

**CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

FILE NAME: 2400 University Avenue West
APPLICANT: Joseph Bergman, Exeter Group LLC
OWNER: Flats Venture LLC
ARCHITECT: Jeremiah Smith, BKV Group
DATE OF APPLICATION: March 22, 2017
DATE OF PUBLIC HEARING: June 22, 2017
HPC SITE/DISTRICT: University-Raymond Commercial Heritage Preservation District
PERIOD OF SIGNIFICANCE: 1891-1941
CATEGORY: Contributing **WARD:** 4 **DISTRICT COUNCIL:** 12
INVENTORY NUMBER: RA-SPC-6301
CLASSIFICATION: Building Permit **ZONING:** T3
BUILDING PERMIT #:
STAFF INVESTIGATION AND REPORT: Alex Greenwood & George Gause
DATE OF REPORT: June 22, 2017

A. SITE DESCRIPTION:

The General Motors Truck Company Building at 2390-2400 University Avenue/735 Raymond Avenue was designed by Buechner and Orth and constructed in 1928. The one-story, flat roofed, commercial building wraps around the Twin Cities State Bank designed by the same firm. The University Avenue elevation's base is faced in St. Cloud granite and has square buff brick accents above the four storefronts and rhythmic buff brick 'T's' above the brick columns separating the storefronts. The Raymond Avenue elevation has two of the truck servicing bays remaining while the other five original bays have been infilled with brick and concrete or modified for window openings. Both street facing facades are clad in dark brown variegated texture brick rising to a brickwork cornice and a low parapet.

The building is representative of the many trucking companies settling in the University-Raymond Commercial Historic District between World War I and the Great Depression and was one of the largest automotive servicing buildings in the Twin Cities at the time of its construction. The building is categorized as contributing to the historic and architectural character of the University-Raymond Commercial Historic District which is significant for its development as the city's largest industrial neighborhood and a national transportation center. Many of the buildings are associated with the Minnesota Transfer Railway or the early trucking industry and are excellent examples of early twentieth-century factory, warehouse, and office structures. Many designed by prominent architects such as Buechner and Orth, Ellerbe and Round, and Toltz, King and Day. District buildings designed by Buechner and Orth are the Northwestern Furniture Exposition Building (1906), the Simmons Mattress Company (1909), Twin Cities State Bank (1914), and the General Motors Truck Company Garage (1928).

A 5-story, U-shaped addition was constructed in 2016 that is set far back from University Avenues and features metal and fiber cement panel façades in 3 main colors.

B. PROPOSED CHANGES:

The owner is rehabilitating the existing 6000 square foot commercial space that exists along University Avenue into two separate 3000 square foot spaces. In order to provide greater functionality and division of the existing space, the applicant proposes to replace the existing historic storefronts with new aluminum storefront systems that are dark bronze in color. The division of space as outlined by the applicant thus divides the six historic storefront bays equally between the new retail spaces with three storefront bays a piece. In the replacement of the

storefront windows, the applicant desires that center bay of each three storefront window set have a folding glass operable wall installed but has also proposed a fixed variation if the operable windows cannot be achieved. In addition to installing two folding glass walls, the applicant proposes to install two entries to each individual retail space for a total of four. The entries are proposed to be installed into the storefront bays that flank the center storefront bay. Each entry will have a door installed into an alcove to avoid the door opening into the public right-of-way along University Avenue. This installation of the entry alcoves will result in the replacement of two existing alcove entries as well as introduce two new alcove entries where they have not existed historically. Out of these two new alcoves, one will remove and setback the historic entrance to the General Motors Truck Company Building. The other new alcove will replace and modify the only existing historic two-lite storefront window. Overall, the design of the new storefront system incorporates some of the historic divisions and dimensions. The new storefront systems will replicate the historic four-lite transoms and will maintain a similar mullion and muntin dimension where the windows in the systems are fixed. However, the new storefront windows deviate from the historic division pattern below the transom. The new storefront systems replicate previous storefront alterations which have a four lite division below the transom instead of the historic two-lite division. Where the storefront windows are to be operable, the mullions and muntins will be larger to accommodate the hardware and travel room needed to make the window operable. In addition, the proposed mullions and muntins of the new storefront system will not replicate the historic coping details or the historic stamping detail. The applicant's proposal to install new aluminum storefront window systems, alcoves, and operable windows will result in the complete removal of historic storefront window fabric and introduce alcoves where they have not existed previously.

C. BACKGROUND:

On June 19, 2017 the applicant provided photos and a written statement that indicates the condition of the wood that backs the historic metal storefront window jambs, sills, mullion, and header as deteriorated. The applicant also included a statement written by the contractor that indicates a difficulty with salvaging the trim to be reused and does not feel the trim could be removed and reapplied in the same plane on top of a new window system without damage.

On June 16, 2017 HPC staff met briefly with the applicant to discuss the parameters of a small exploratory demolition and advised them on obtaining condition results to show the Commission.

On June 15, 2017 HPC staff conducted a site visit to inspect the storefront materiality and condition. The site visit resulted in staff identifying the storefront system being approximately 75% historic and finding the metal storefront to be good visual condition. However, staff also developed the inquiry if there was more historic material currently covered by previous alterations. Staff also wished to find out the condition of the wood substrate behind the metal storefront. Staff emailed the applicant explaining their concerns regarding the historic material and asked for the applicant the condition of the substrate. HPC staff suggested that the applicant conduct a small, non-invasive exploratory demolition to find the out substrate condition.

On June 14, 2017 HPC staff, after reviewing the application and preparing the report for 2400 University, questioned the materiality of the existing storefront. Research into current and historic photos prompted the staff to investigate the materiality and the overall existence of historic material at the site.

On June 1, 2017 HPC staff met with Joe Bergman and Thomas Nelson to discuss the storefront window replacement project. Mr. Bergman and Mr. Nelson presented the shop drawings for new storefront systems. Both the HPC staff and the applicants were under the impression that there was a limited amount of historic fabric currently extant. However, as the proposal

deviated in function from the existing storefront systems and proposed new door openings in a primary facade, HPC staff advised the applicant that they would be placed on the June 22 Public Hearing. HPC staff received the necessary application materials, drawings, and photos on Friday morning, June 2, 2017.

The site received HPC approval to construct a five-story addition to the roof of the existing L-shaped 1-story historic building, as well as some rehabilitation of the historic building on June 4, 2015 (File # 15-036). The applicant's team has had several meetings with HPC staff to discuss the signage proposed by the subject application. The proposal generally incorporates direction provided by HPC staff.

D. GUIDELINE CITATIONS:

University-Raymond Commercial Historic District

Sec. 74.06.3. - Design review guidelines, purpose and intent.

(a) The following guidelines for design review serve as the basis for the heritage preservation commission's permit review decisions in the University-Raymond Commercial Historic District. The guidelines define the most important elements of the historic district's unique physical appearance and are intended to state the best means of preserving and enhancing these elements in rehabilitation or new construction. When applying the guidelines, the commission, in clearly defined cases of economic hardship, will also consider deprivation of the owner's reasonable use of property.

(b) The commission shall conduct its design review for all projects in the district according to the secretary of the interior's "Standards for Rehabilitation" (1995). These standards shall be applied to all district projects in a reasonable manner and take into consideration their economic and technical feasibility. The ten (10) standards are:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Sec. 74.06.3(c)(2) Windows and Doors

A. Openings:

Existing window and door openings should be retained. New window and door openings should not be introduced into the principal elevations. Enlarging or reducing window or door opening to fit stock window sash or new stock door sizes should not be done. Infilling of window openings or installing new openings may be permissible on secondary facades if standard sizes approximate the size and proportions of the opening. Generally, a secondary facade will be considered as any facade not facing the street and not having the ornamentation and higher quality materials usually associated with street facades.

B. Panes, Sashes and Hardware:

It is desirable to retain original windows and doors, but they may need replacement for functional reasons. Replacement is clearly acceptable for functional reasons if new materials closely match original materials. Different materials may be acceptable on a case-by-case basis. Window panes should be two-way glass. No reflective or spandrel glass is permitted. The stylistic period or periods a building represents should be respected. Shutters are generally inappropriate in the district. Missing or irreparable windows should be replaced with new windows that match the original in material, size, general muntin and mullion proportion and configuration and reflective qualities of the glass. Replacement sash should not alter the setback relationship between window and wall.

C. Storm Windows:

Storm windows and doors should be compatible with the character of the building and should not damage window and door frames, or require removal of original windows and doors. Exterior storm windows should be appropriate in size and color and should be operable.

E. Lintel, Arches, and Sills:

Lintels, sills, architraves, pediments, hoods and steps should be retained or repaired if possible. Existing colors and textures should be matched when repairing these elements

F. Storefronts:

Original or storefronts determined to have historical, architectural or engineering significance should be retained and repaired including windows, sash, doors, transoms, signage, and decorative features where such features contribute to the architectural and historic character of the building. Where original or early storefronts no longer exist or are too deteriorated to save, the commercial character of the building should be retained through: (1) contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings; or (2) an accurate restoration of the storefront based on historical research and physical evidence. Storefronts or new design elements on the ground floor, such as arcades, should not be introduced which alter the architectural and historic character of the building and its relationship with the street or its setting or which cause destruction of significant historic fabric. Materials which detract from the historic or architectural character of the building, such as mirrored glass, should not be used. Entrances through significant storefronts should not be altered.

E. FINDINGS:

1. On February 23, 2005, the University Raymond Commercial Heritage Preservation District was established under Council File No. 05-52 § 1 and Chapter 73 of the Legislative Code states the Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04(4). The period of significance for the University-Raymond Commercial Historic District is 1891 to 1941.
2. The General Motor Truck Company Building is categorized as contributing to the character of the University-Raymond Commercial Historic District and is certified eligible as a contributing building for the National Register of Historic Places.
3. **Sec. 74.06.3(c)(2)(A):**
The proposal to install two alcoves that flank the center storefront window bays will result in the creation of two new door openings on the primary facade where they have not existed historically. The installation of a new alcove in Window bay 5 (third from the left) will remove the original storefront door opening that existed during the building's occupation by the General Motors Truck Company. In addition, the installation of the second alcove at window bay 1 (sixth from the left) and will remove the only remaining historic two-light storefront window and mullion that is extant from the building's initial construction in 1928. Furthermore, the detailing of the extant historic storefront framing features ornate coping and stamping in order to establish itself as the primary façade that faces University Avenue. The new proposed storefront system does not incorporate the replication of any coping details or stamping.
4. **Sec. 74.06.3(c)(2)(B):**
The proposed storefront window system will result in the complete removal and replacement of all extant historic fabric. The new systems would remove all historic transoms, sills, jambs, mullions, and muntins. While the new storefront systems are being proposed to offer improved functionality to the rehabilitated commercial spaces, they do not incorporate, or replicate the historic material, detailing, or functionality. Furthermore, the proposed operable windows do not respect the stylistic period of building as they do not match the general muntin and mullion proportions of the extant historic windows and do not respect the stylistic period as they change the original design intent of the static storefront windows.
5. **Sec. 74.06.3(c)(2)(C):**
Although the applicant is not proposing a window system that includes a storm window variant, the proposed operable windows require the remove of the existing, historic storefront windows. Furthermore the installation of track and latches would make a different set of alterations to the existing brick opening than a static storefront window system.
6. **Sec. 74.06.3(c)(2)(E)**
The proposed installation of alcove doors where not previously existing would require the elimination the sill/lintel. The sill/lintel where the angle is needed for the recessed opening would also be altered, but would be reinstalled. The granite and brick at these areas, if salvageable, are proposed to be repurposed but would most likely require additional material to accommodate the small change in linear footage. This proposal, while similar in execution to previously altered storefronts on this property would result in further separation of the design intent to have the sill/lintel flush with the main façade. The elimination and recessing of the sill/lintel adds to the creation of second plane setback from the façade which further dissolves the flush façade appearance.
7. **Sec. 74.06.3(c)(2)(E)**
The proposed new aluminum storefront systems would replace extant historic storefront

jamb, sills, mullions, muntins, and coping that has an unusually high degree of scroll work stamped into the framing along all linear edges. While some of the storefront has been altered, a high majority of the historic fabric remains in place and appears to be able to be repaired. If the historic storefront material proves to be unrepairable, it should be replicated in-kind in material, size, profile, stamping, and overall detailing. The proposed new aluminum storefronts do not incorporate the retention of any fabric, openings, or detailing, and would strip the building of significant architectural character. The proposed storefronts introduce new material that is non-compatible with historic precedence or the overall structure.

8. The proposal to replace the existing storefront windows with new aluminum storefront systems at the General Motors Truck Company Building at 2390-2400 University Avenue will adversely affect the Program for the Preservation and architectural control of the University-Raymond Commercial Heritage Preservation District (Leg. Code §73.06 (e)).

F. STAFF RECOMMENDATION:

Based on the findings, staff recommends denial of the building permit application. Staff or the Commission could review and approve an approval that features the repair and retention of historic storefront material. Staff or the Commission could also review and approve an in-kind replacement that replicates the extant historic fabric and detailing.

G. ATTACHMENTS:

1. HPC Design Review Application
2. Existing Elevation Drawing
3. Shop drawings and plans
4. Project Description with photos
5. Staff Historic Material Identification Key
6. Condition photos and contractor statement



Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 Fourth Street West, Suite 1400
Saint Paul, MN 55102
Phone: (651) 266-9078
ApplyHPC@stpaul.gov

Project Address:
2400 University Ave W

Heritage Preservation Commission Design Review Application

PROCESS

This application must be completed in addition to required city permit applications for individually designated Heritage Preservation Sites and properties located within Heritage Preservation Districts.

Design review applications are reviewed and approved by either heritage preservation staff or the Heritage Preservation Commission (HPC) at a public hearing. HPC staff are authorized to approve work that complies with adopted design review guidelines and preservation programs, available at our website www.stpaul.gov/hpc, while the HPC reviews projects that are significant alterations, demolitions, additions, new construction or proposals that do not comply with HPC guidelines. The decision of whether a proposal may be reviewed and approved by HPC staff or must be reviewed by the HPC at a public hearing is made once a complete application is submitted.

The HPC public hearing schedule is viewable here:

<https://www.stpaul.gov/departments/planning-economic-development/heritage-preservation/heritage-preservation-commission>

A complete application consists of:

- 1) An application form
- 2) Required attachments that adequately describe the proposed work (see attached checklist)

An incomplete application will be put on hold and staff will contact you for additional information. If an application is incomplete for 30 days after it was received, it will be returned to the applicant.

Complete applications will be reviewed in the order they are received. **Applications are not entered in queue to be reviewed until staff has determined them to be complete.** Once reviewed, a Certificate of Approval will be issued along with any conditions for the proposed work. You will be notified by staff when the Certificate of Approval has been issued and a copy will be sent to the Department of Safety and Inspections (DSI) to complete the HPC process of obtaining the necessary permit(s).

1. CATEGORY

Please check the category that best describes the proposed work

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning | <input type="checkbox"/> New Construction/Addition/Alteration |
| <input type="checkbox"/> Moving | <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Pre-Application Review Only |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other _____ | |

2. PROJECT ADDRESS

Street and number: 2400 University Ave W Zip Code: 55114

3. APPLICANT INFORMATION

Name of contact person: Joseph Bergman
Company: Exeter Group LLC
Street and number: 332 Minnesota St, Suite W2300
City: St. Paul State: MN Zip Code: 55101
Phone number: 651-294-2446 e-mail: jbergman@exetermn.com

4. PROPERTY OWNER(S) INFORMATION (If different from applicant)

Name: Flats Venture LLC
Street and number: 332 Minnesota St, Suite W2300
City: St. Paul State: MN Zip Code: 55101
Phone number: 651-294-2443 e-mail: rstolpestad@exetermn.com

5. PROJECT ARCHITECT (If applicable)

Contact person: Jeremiah Smith
Company: BKV Group
Street and number: 222 N 2nd St
City: Minneapolis State: MN Zip Code: 55401
Phone number: 612-339-3752 e-mail: jksmith@bkvgroup.com

6. PROJECT DESCRIPTION

Completely describe ALL exterior changes being proposed for the property. Include description of affected existing exterior features and changes to architectural details such as windows, doors, siding, railings, steps, trim, roof, foundation or porches. Attach specifications for doors, windows, lighting and other features, if applicable, including color and material samples.

Please see attached sheets

Total Project Value: \$125,000

Attach additional sheets if necessary



7. ATTACHMENTS & DESIGN REVIEW CHECKLIST

Please refer to the following checklist section(s) that relate to your proposed scope of work and check next to the items that are attached to your application. Attach all checked items listed to this application or attach in an email to ApplyHPC@stpaul.gov

Staff may contact you for additional information or materials.

If your project or work type is not included in this checklist, please contact the staff by calling 651-266-9078 or sending an e-mail to applyhpc@stpaul.gov for assistance on how to complete an application.

<i>Applicant Submitted</i>	<i>Staff Received</i>	<i>Date Received</i>	
			Restoration /Repair/Rehabilitation
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Three (3) copies of scaled and dimensioned plans which note all materials, finishes, and dimensions on plan (2 copies will be forwarded to the Dept. of Safety and Inspections).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Photographs of all features and areas affected by proposed work.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		If an existing architectural feature is being replaced, please provide detailed drawings of the existing feature.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Historic photographs (if any) that inform the restoration/rehabilitation/repair work.
			Sign/Awning:
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of location of proposed signage on structure/property.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of structure and all exterior sides affected by proposed work.
<input type="checkbox"/>	<input type="checkbox"/>		Three (3) copies of plans that note materials, dimensions, colors, and method of attachment.
<input type="checkbox"/>	<input type="checkbox"/>		Section drawing showing point of installation, method of installation, awning profile and projection.
<input type="checkbox"/>	<input type="checkbox"/>		Illumination plan.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs or elevation of the building showing location of proposed sign in relation to the building and, if applicable, other signage on the building.
			New Construction/Addition/Exterior Alteration:
<input type="checkbox"/>	<input type="checkbox"/>		Three (3) copies of construction level plans which note all materials, finishes, and dimensions on plan (2 copies will be forwarded to the Dept. of Safety and Inspections). Show how the addition(s) relates to the existing structure.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of all features and areas affected by proposed work.
<input type="checkbox"/>	<input type="checkbox"/>		Site plan showing lot dimensions, location of any existing buildings, and proposed addition(s), elevation plans, section and detail drawings as necessary. All plans must be scaled and dimensioned.
<input type="checkbox"/>	<input type="checkbox"/>		Digital copies of the plans and photos submitted on CD or USB.

<u>Applicant Submitted</u>	<u>Staff Received</u>	<u>Date Received</u>	
			Fencing/Retaining Wall:
<input type="checkbox"/>	<input type="checkbox"/>		A site plan showing the location of the fence/wall in relation to property lines and any structures with measurements.
<input type="checkbox"/>	<input type="checkbox"/>		An elevation drawing or photo of the proposed fence/wall.
			Roofing:
<input type="checkbox"/>	<input type="checkbox"/>		Sample or description of existing material(s).
<input type="checkbox"/>	<input type="checkbox"/>		Sample or specifications of proposed material(s).
<input type="checkbox"/>	<input type="checkbox"/>		Sample colors.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of all exterior sides affected by the proposed work.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of the building and roof showing existing conditions of roof, coping, flashing, affected masonry, parapet, siding, existing skylights, and/or dormers. Also include any other critical intersections where the roof meets the historic fabric, and sightline drawings when a change in slope or other potentially visible change is proposed.
			Heating, Ventilating, and Air Conditioning Equipment
<input type="checkbox"/>	<input type="checkbox"/>		Site plan showing location of condenser in relation to the building(s) and property lines.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs of the proposed location of any condensers or venting.
<input type="checkbox"/>	<input type="checkbox"/>		Photographs demonstrating that the proposed unit is not visible from the street.
<input type="checkbox"/>	<input type="checkbox"/>		A screening plan if a condenser is in the side yard.
<input type="checkbox"/>	<input type="checkbox"/>		Drawing or photograph demonstrating where and how conduit will be attached to the building.
			Window/Sash Replacement:
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Statement describing in detail why windows need replacement as well as a description of weatherization efforts and copy of window repair estimates.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Existing window design and dimensions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Proposed window design, dimensions, and manufacturer's specifications including shop drawings.
<input type="checkbox"/>	<input type="checkbox"/>		Existing type of exterior storm windows.
<input type="checkbox"/>	<input type="checkbox"/>		Proposed style of exterior storm windows.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Existing exterior window trim material.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Proposed exterior window trim material and style.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Photographs of all exterior sides where window replacement is being proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Photographs of existing features/conditions which support window replacement proposal.

<i>Applicant Submitted</i>	<i>Staff Received</i>	<i>Date Received</i>	
			Other Items Requested by HPC Staff:
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		

Will any federal money be used in this project? YES ☐ NO ☒
 Are you applying for the Investment Tax Credits? YES ☐ NO ☒

I, the undersigned, understand that the Design Review Application is limited to the aforementioned work to the affected property. I further understand that any additional exterior work to be done under my ownership must be submitted by application to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.

Signature of applicant:  Date: 6/1/17

Typed name of applicant: Joseph Bergman

Signature of owner:  Date: 6/1/17

Typed name of owner: Robert Stolpestad

Send completed application with the necessary attachments to ApplyHPC@stpaul.gov or to:

Saint Paul Heritage Preservation Commission
 Department of Planning and Economic Development
 25 Fourth Street West, Suite 1400
 Saint Paul, MN 55102

You may also click the button below to attach the completed application to an email that will go directly to ApplyHPC@stpaul.gov . Please attach supporting documents to the email as well.

Submit Application

FOR HPC OFFICE USE ONLY

Address: 2400 University Ave W

Date received: _____

Date complete: _____

District: _____/Individual Site: _____

Pivotal/Contributing/Non-contributing/New Construction/Parcel

FILE NO. _____

City Permit # ____ - _____

☐ **Requires staff review**

Supporting data: **YES** **NO**

Complete application: **YES** **NO**

The following condition(s) must be met in order for application to conform to preservation program:

It has been determined that the work to be performed pursuant to the application does not adversely affect the program for preservation and architectural control of the heritage preservation district or site (Ch.73.06).

HPC staff approval

Date _____

☐ **Requires Commission review**

Submitted:

- ☐ 3 Sets of Plans
- ☐ 15 Sets of Plans reduced to 8 ½" by 11" or 11" by 17"
- ☐ Photographs
- ☐ CD of Plans (pdf) & Photos (jpg)
- ☐ City Permit Application
- ☐ Complete HPC Design Review application

Hearing Date set for: _____

HPC Staff Notes



June 1, 2017

Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 Fourth Street West, Suite 1400
Saint Paul, MN 55102
ApplyHPC@stpaul.gov

**RE: Design Review Application – University Avenue Storefront Windows & Doors (the “Application”)
Raymond Avenue Flats (the “Project”)
2400 University Avenue West, Saint Paul MN 55401 (the “Building”)**

Dear HPC Staff and Members of the Commission:

On August 19, 2015, the Saint Paul City Council granted an appeal to Exeter Group LLC (“Exeter”), memorialized in Resolution No. 15-1824, allowing for the Project to proceed subject to certain conditions outlined therein.

Condition No. 6 on page 3 of the Resolution requires that Exeter “...go back to the HPC for any University Ave. street level commercial space changes once new occupants are identified.”

Pursuant to condition No. 6 and on behalf of the property owner, Flats Venture LLC, Exeter is submitting this Application, and supporting plans and materials seeking approval for:

1. Replacement of non-historic University Avenue Storefront Windows & Doors.
2. The option to have operable windows in certain storefront window bays.

Existing Conditions:

The non-historic windows and doors are in very poor condition, no longer code compliant and do not maintain a consistent pattern or use of materials. The pattern of doors and windows within the original openings needs to be reconfigured to meet code for current and prospective tenant layouts.

What are the existing window and door design and dimensions?

Architectural drawings of existing conditions along with an historic photo and current photos are enclosed.

What are the existing and proposed exterior window trim materials?

Existing trim is a mixture of various metal types and colors. Proposed exterior trim material is dark bronze anodized aluminum.

Proposed Conditions:

What are the proposed window and door designs, dimensions and Manufacturer’s specifications?

Exeter is proposing to divide the approximately 6,000 SF retail area into two equal 3,000 SF spaces. Each space would be fronted by three (3) historic bays containing window and/or door openings with new doors in the two outermost bays for egress separation compliance. The new doors would also be

Saint Paul Heritage Preservation Commission

June 1, 2017

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recessed to allow for code compliant egress swing. The new windows are based as closely as possible on the historic configuration within the existing openings but would include Low E glass to ensure a maximum level of energy efficiency.

The option for operable windows is being requested for the center historic opening of each of the two retail bays (W2 and W3 on the enclosed shop drawings). The request to have the option to have operable windows in certain bays is from a tenant prospect who has signed a letter of intent that is contingent upon the approval of operable windows. While this existing tenant prospect is only expected to install operable windows in one bay (W2), we are seeking the option to install operable windows in bay W3 as well to provide any future tenants with the option to incorporate a similar aesthetic and maintain a sense of symmetry to the storefront.

Detailed shop drawings with designs, dimensions and Manufacturer's specifications are enclosed.

Why are we proposing these designs?

Exeter representatives have met with HPC staff several times to discuss replacement of both the storefront and the operable windows. This Application incorporates the feedback received from staff (i.e. maintain general window and entry shape/design and proportions, locate new entries in the center of the relevant bay, attempt to replicate existing historic window conditions, etc.).

Exeter explored several options for operable window designs, with some discarded because they required changing the depth (sliding variety) or style (overhead/garage variety) of the windows or required penetration into the public right of way. The design proposed has slightly larger mullions necessary to support the hinges but maintains the existing transom/display window shape and proportions, replicates the existing mullion alignment and retains the bulkhead below the display windows visible in the other bays.

Please advise if you have questions or need further information.

Very truly yours,
EXETER GROUP LLC

Thomas M. Nelson
Principal

Enclosures:

Architectural Drawings of Existing Conditions
Shop Drawings of Proposed Windows and Storefront
Historic Photos
Photos of Current Conditions



GENERAL NOTES

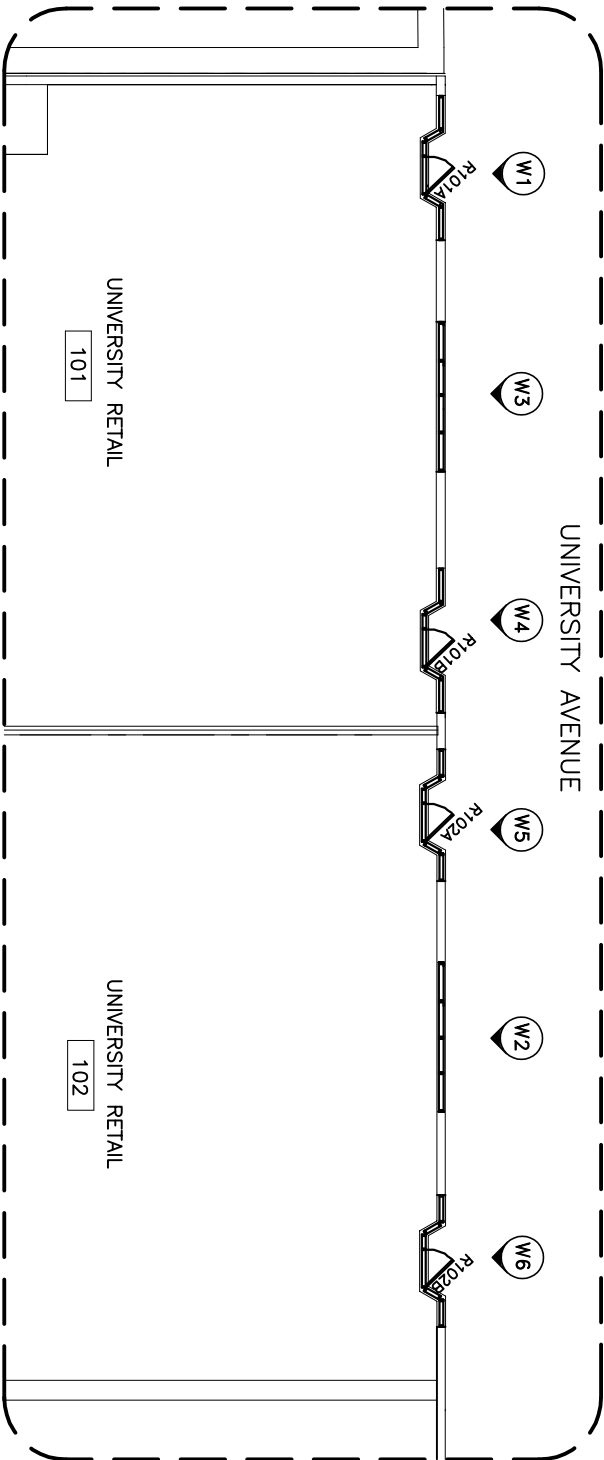
- MINNEAPOLIS GLASS WILL FIELD VERIFY CONDITIONS AND/OR DIMENSIONS PRIOR TO FABRICATING THE ALUMINUM AND GLASS PRODUCTS DEPICTED IN THESE SHOP DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY/NOTIFY MINNEAPOLIS GLASS SHOULD ANY VARIANCE OF ANY TYPE OCCUR IN THESE FIELD VERIFIED CONDITIONS AND/OR DIMENSIONS. THIS NOTIFICATION SHALL OCCUR AT FIRST KNOWLEDGE OF ANY/ALL VARIANCES OF EACH TYPE BY GENERAL CONTRACTOR.
- EXTERIOR FRAMES SHALL BE CTS 1 1/4" X 4 1/2" (FRONT-SET) AT PERIMETERS AND CTS 1 3/4" X 4 1/2" AT MULLIONS BY CMI ARCHITECTURAL PRODUCTS. ALTERNATE: FOLDING WINDOW AS OPERABLE WINDOW AT UNIT #W2
- DOORS SHALL BE MEDIUM STILE DOOR W/ 10" BOTTOM RAIL BY CMI ARCHITECTURAL PRODUCTS.
- METAL FINISH SHALL BE #33 DARK BRONZE ANODIZED ALUMINUM BY CMI ARCHITECTURAL PRODUCTS.
- CAULKING SHALL MATCH ALUMINUM IN COLOR BY DOW CORNING ANY INTERIOR FINISH CAULKING IS BY OTHERS.

GLASS SCHEDULE

- ◊ = 1" O.A., 1/4" CLEAR TEMPERED
SOLARBAN 60 LOW E ON SURFACE #2
1/2" AIRSPACE
1/4" CLEAR TEMPERED
- ◊ = 1" O.A., 1/4" CLEAR ANNEALED
SOLARBAN 60 LOW E ON SURFACE #2
1/2" AIRSPACE
1/4" CLEAR ANNEALED

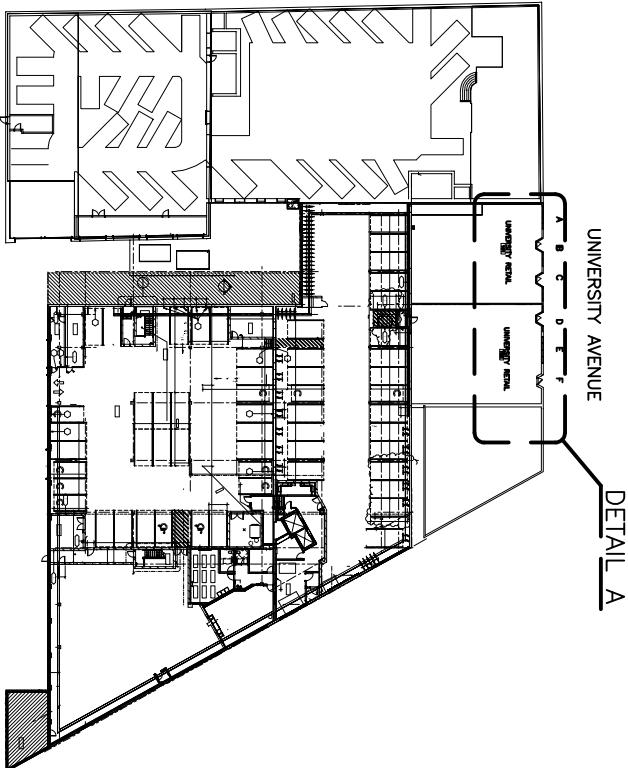
DOOR HARDWARE SCHEDULE

DOOR #R101A, #R101B, #R102A, #R102B							EXTERIOR (PER DOOR) OUT-SWING	
HARDWARE ITEM	QTY	MFR	SIZE/PART#	FINISH	COMMENTS			
BUTT HINGE	4	CMI	STANDARD	BRONZE				
PULL	1	CMI	CE-15	BRONZE				
CYLINDER						BY OTHERS		
EXIT DEVICE	1	FIRST CHOICE	3790	BRONZE				
MANUAL CLOSER	1	FALCON	SC71	BRONZE				
DROP PLATE	1	FALCON	SC70-18PA	BRONZE				
WEATHERSTRIPPING	1	CMI	STANDARD	BLACK				
1" GLASS STOPS	1	CMI	STANDARD	DARK BRONZE				
DOOR SWEEP	1	REESE	964D	BRONZE				
THRESHOLD	1	CMI	STANDARD	MILL				
10" BOTTOM RAIL	1	CMI	STANDARD	DARK BRONZE				



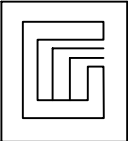
NOTES:

- THERE WILL NEED TO BE SOME SILL REPAIR AT EXISTING KNEEWALLS DUE TO ROTTEN WOOD (THIS WOULD BE BY OTHERS). INTERIOR FINISHES INCLUDE SHEETROCK RETURNS TO FRAMES BY OTHERS.
- KNEEWALL ANGLES WILL NEED TO BE MODIFIED TO ACCEPT DOORS W/ 18" SIDELITES ON ALL OPENINGS. (KNEEWALLS BY OTHERS)
- IF EXISTING HORIZONTAL HEADER NEEDS TO BE REPLACED, EXISTING WOOD BLOCKING AT PERIMETER CLADDED WITH BREAK METAL COULD BE ELIMINATED. FRAME COULD BE HELD TIGHT TO MASONRY IN THIS CONDITION (A/7, B/7, C/7). NEW HEADER WOULD BE BY OTHERS. CLADDING OF NEW HEADER W/ DARK BRONZE ANODIZED BREAK METAL BY MINNEAPOLIS GLASS CO.



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ARCHITECT: BKV GROUP

PROJECT: C & E FLATS- UNIVERSITY AVE. RETAIL FACADE
235 RAYMOND AVE.
ST. PAUL, MN.

REVISIONS

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JOB# PROJECT MGR
5948 CHRIS LINTENBACH

SHEET:
1 OF 7



LEVEL 1 KEY PLAN
SCALE: N/A



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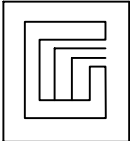
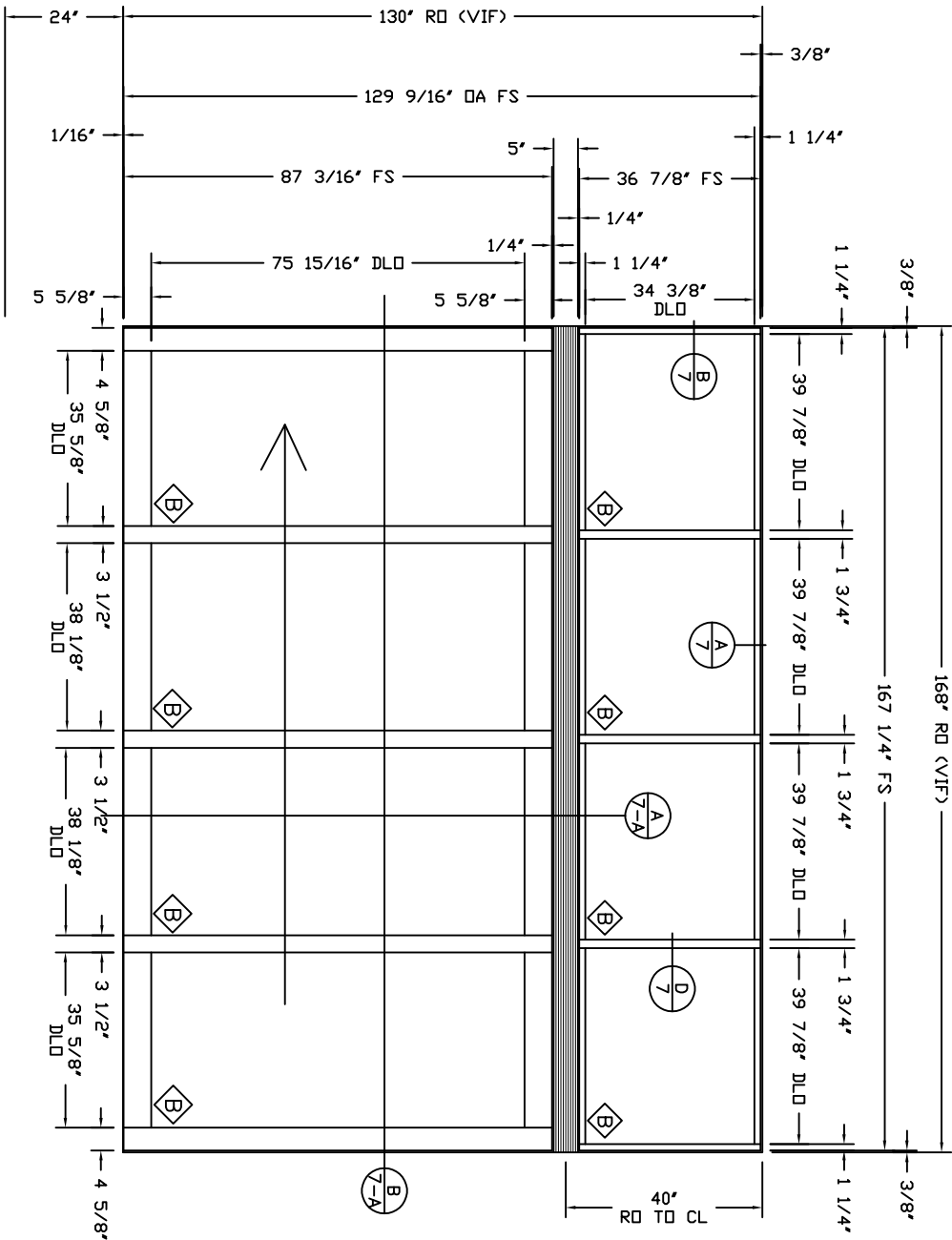
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* ALTERNATE *



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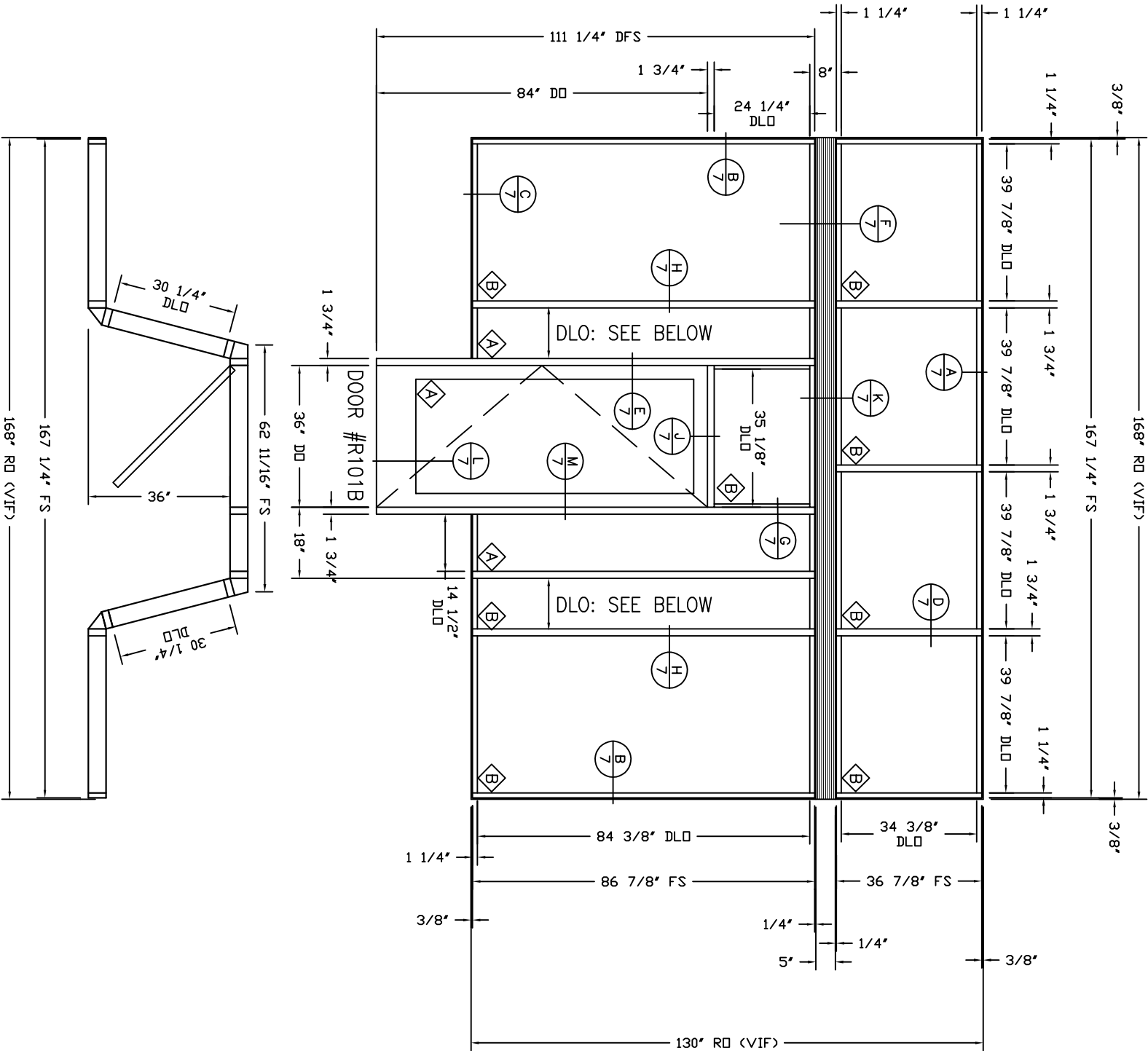
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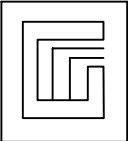


* ALL DIMS TO BE VERIFIED IN FIELD *

FRAME #W4 (1) REQUIRED
CMI CTS FRONT-SET (1 1/4" X 4 1/2")
#33 DK BRONZE ALUMINUM ANODIZED



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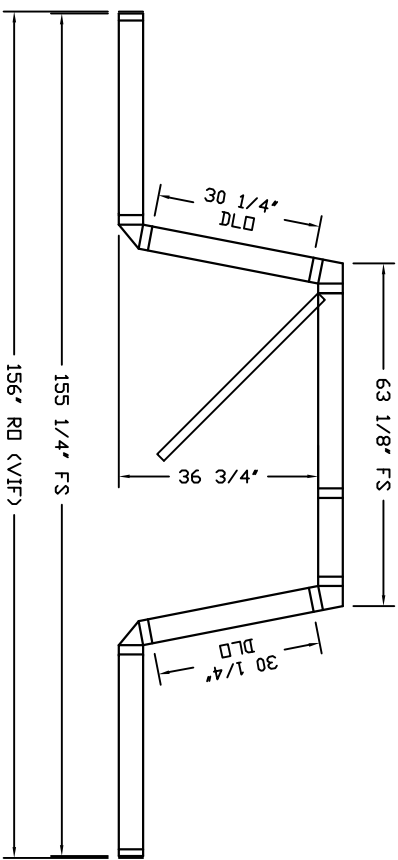
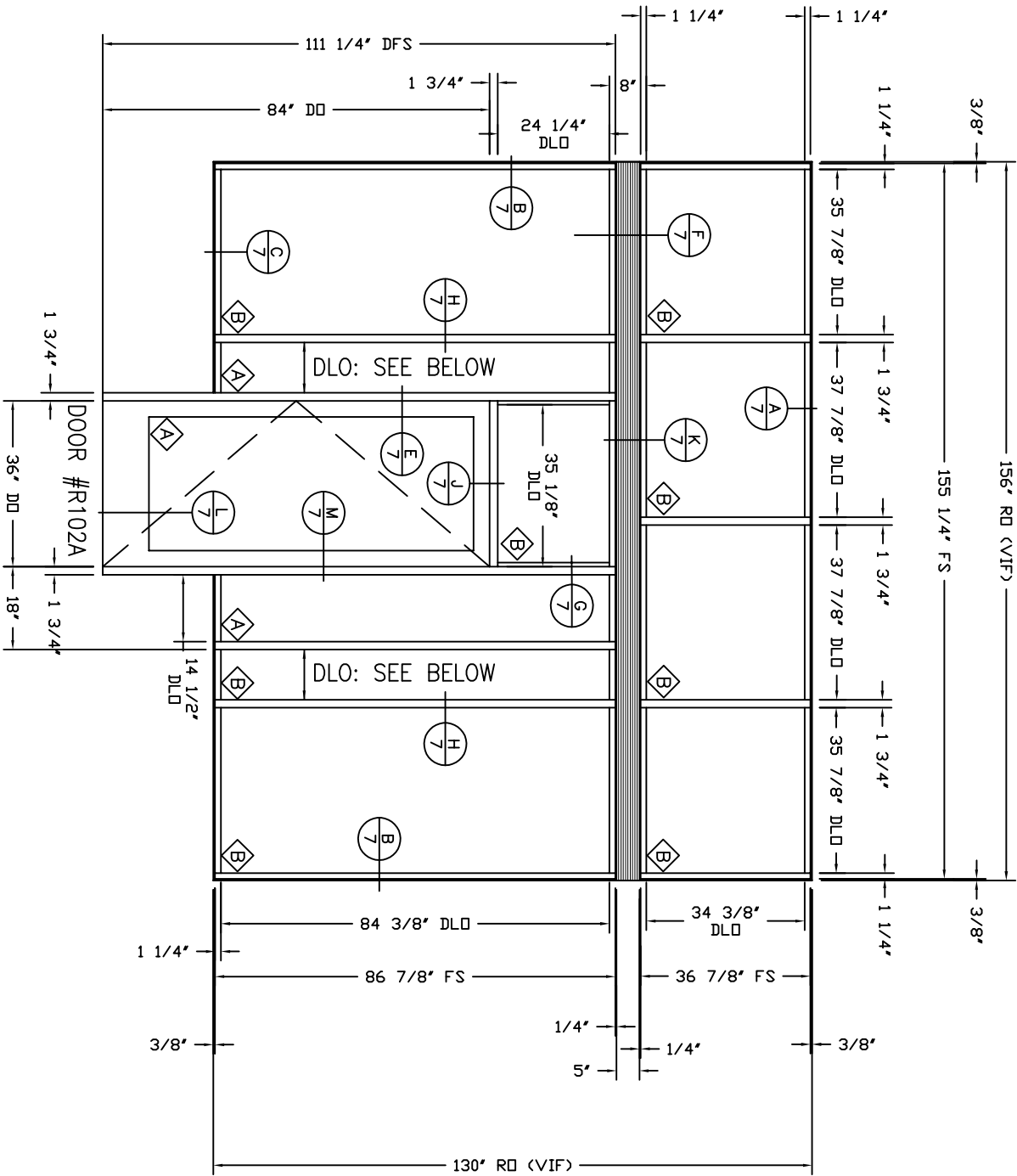
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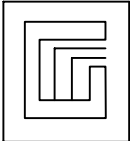
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FRAME #W5 (1) REQUIRED
CMI 450TB FRONT-SET (2" X 4 1/2")
#33 DK BRONZE ALUMINUM ANODIZED



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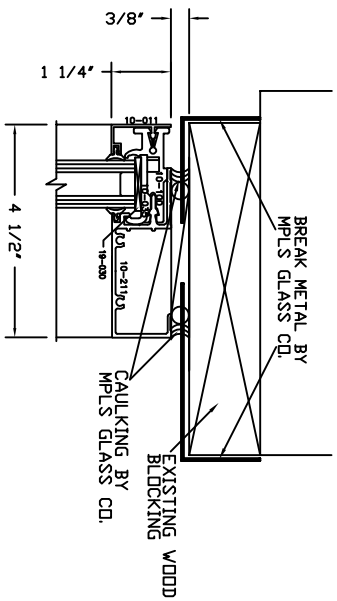
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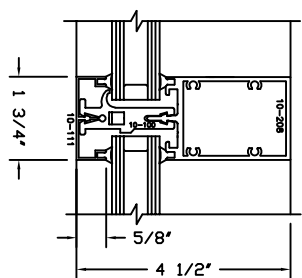
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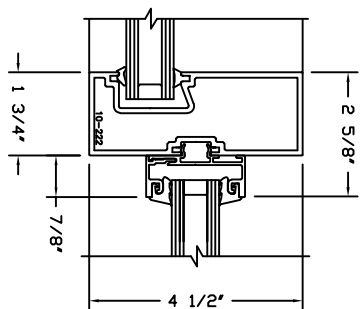
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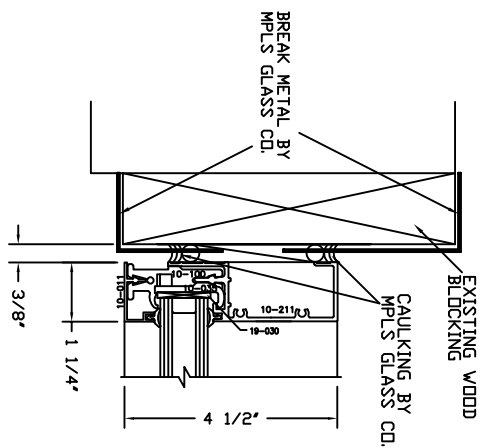
① CTS-FS HEAD



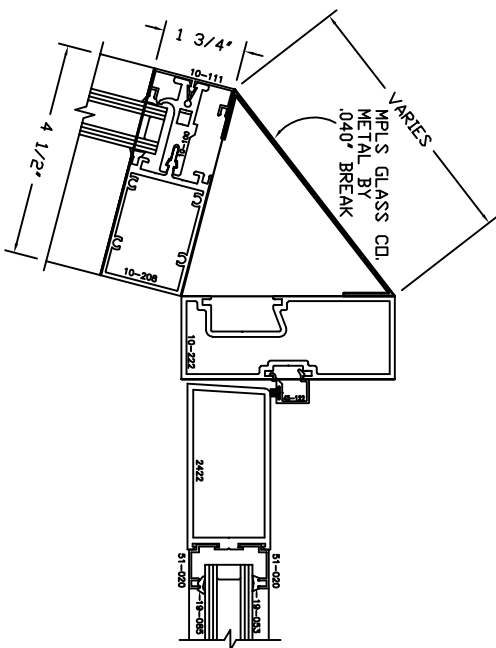
① CTS VERTICAL MULLION



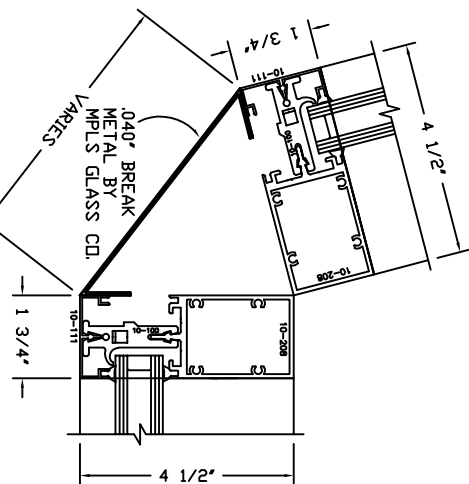
TRANSOM JAMB ABOVE DOOR



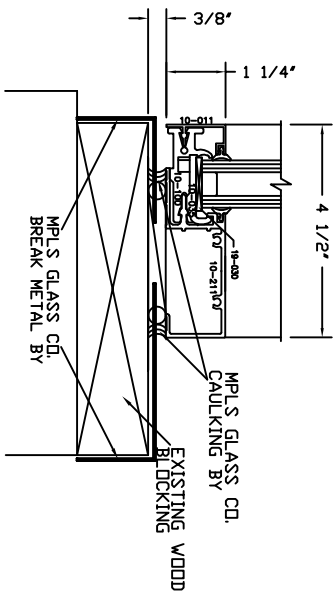
② CTS-FS JAMB



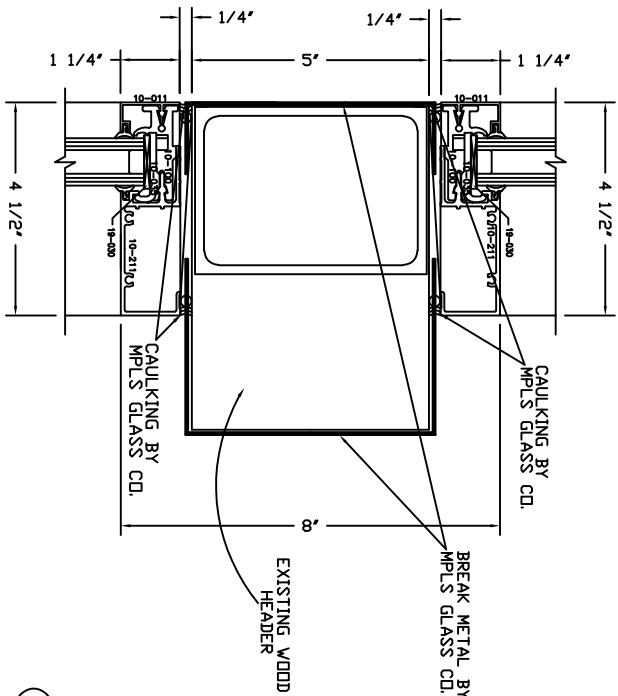
⑤ DOOR JAMB @ ALCOVE



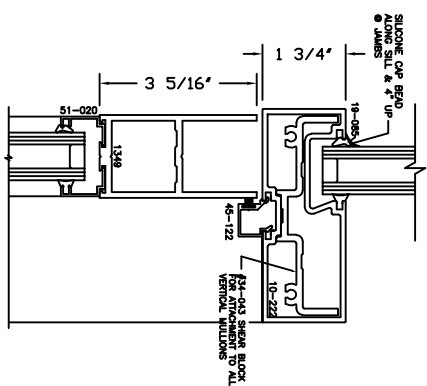
H JAMB @ ALCOVE



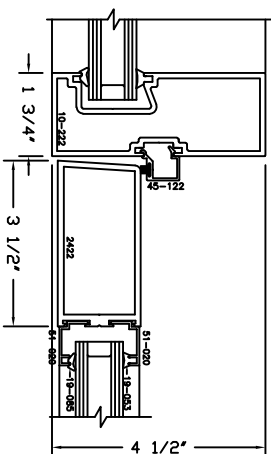
450TB-FS SILL



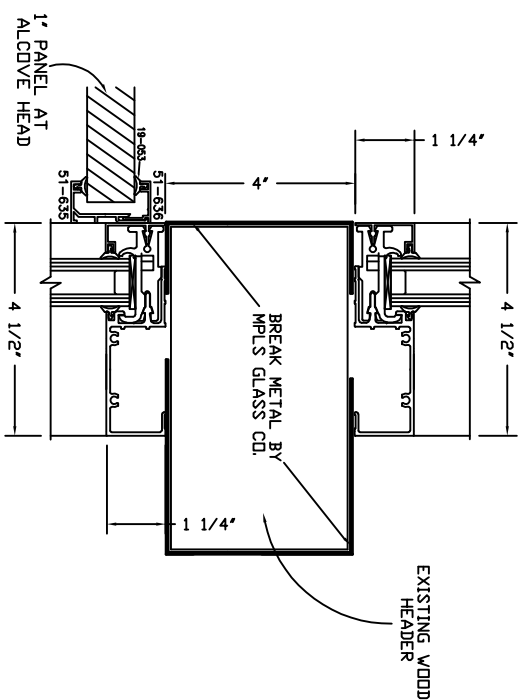
F SECTION BETWEEN FRAMES



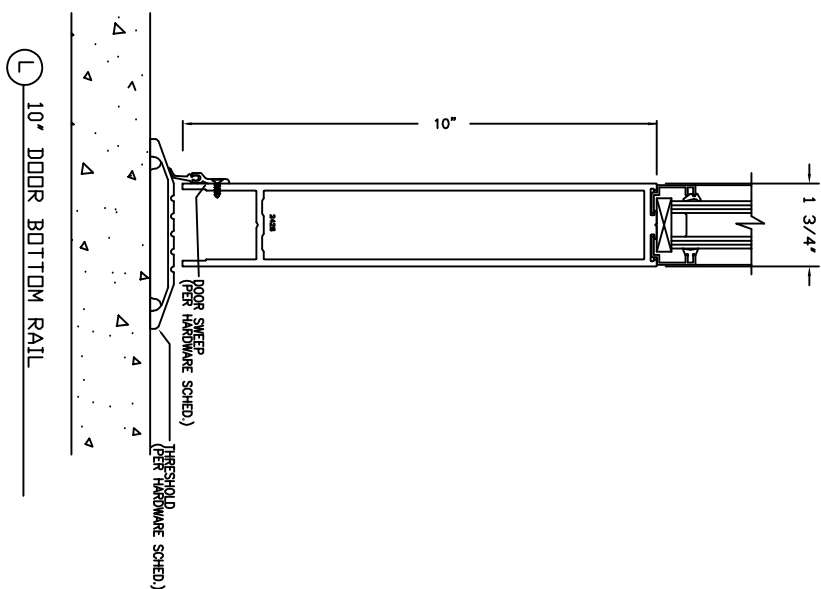
9 DOOR HEAD @ TRANSOM



④ DOOR JAMB AT SIDELITE

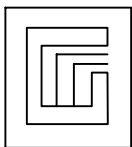


(K) HEAD AT ALCOVE DOOR SIDELITE



① 10" DOOR BOTTOM RAIL

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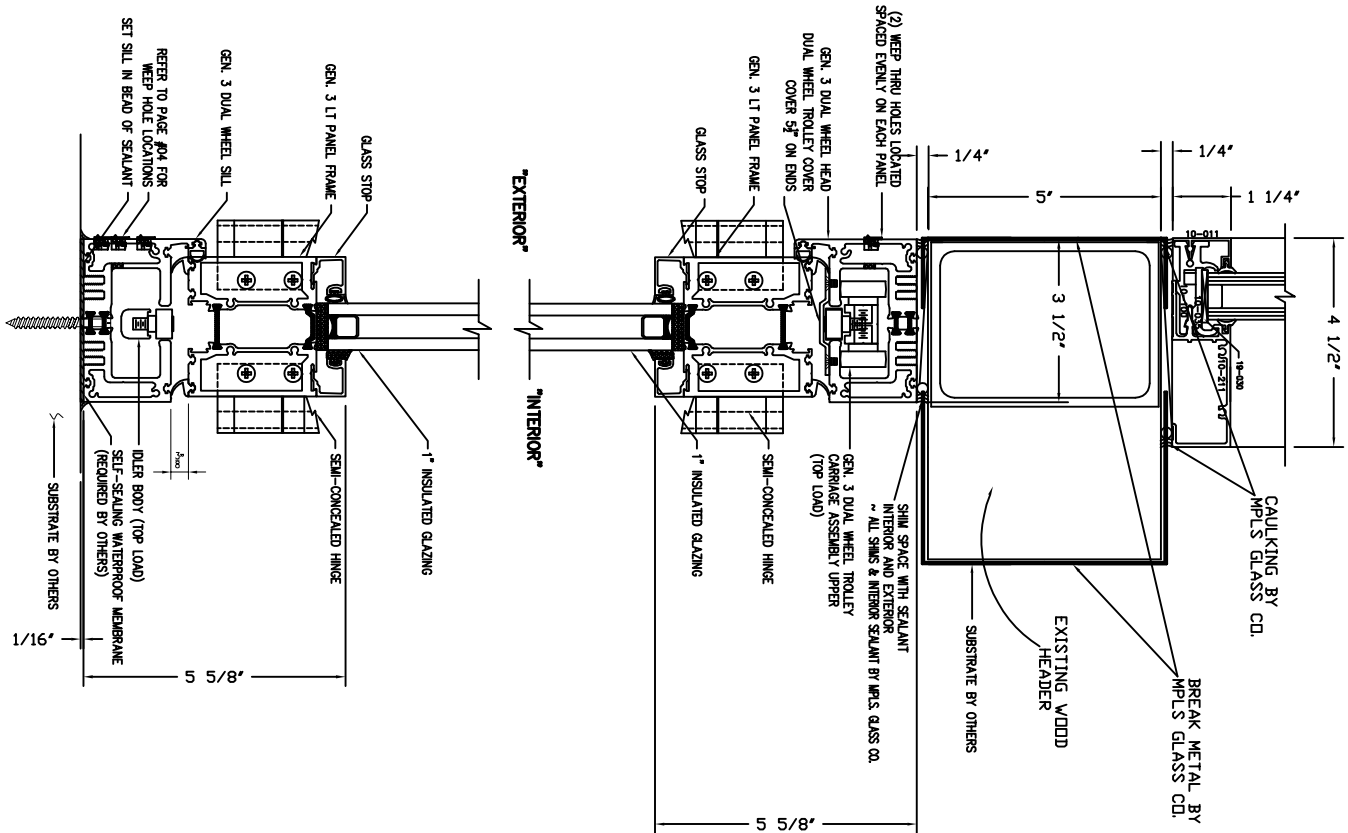
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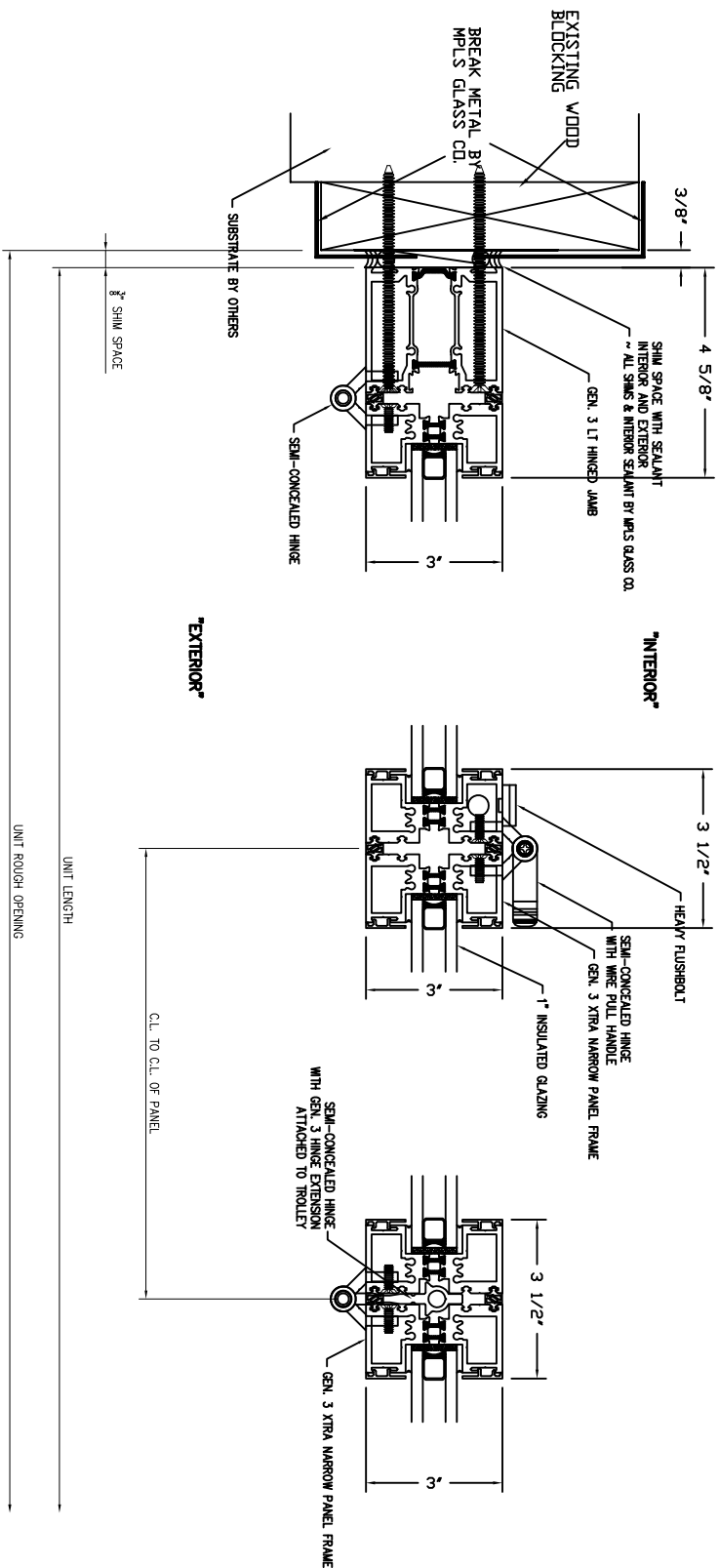
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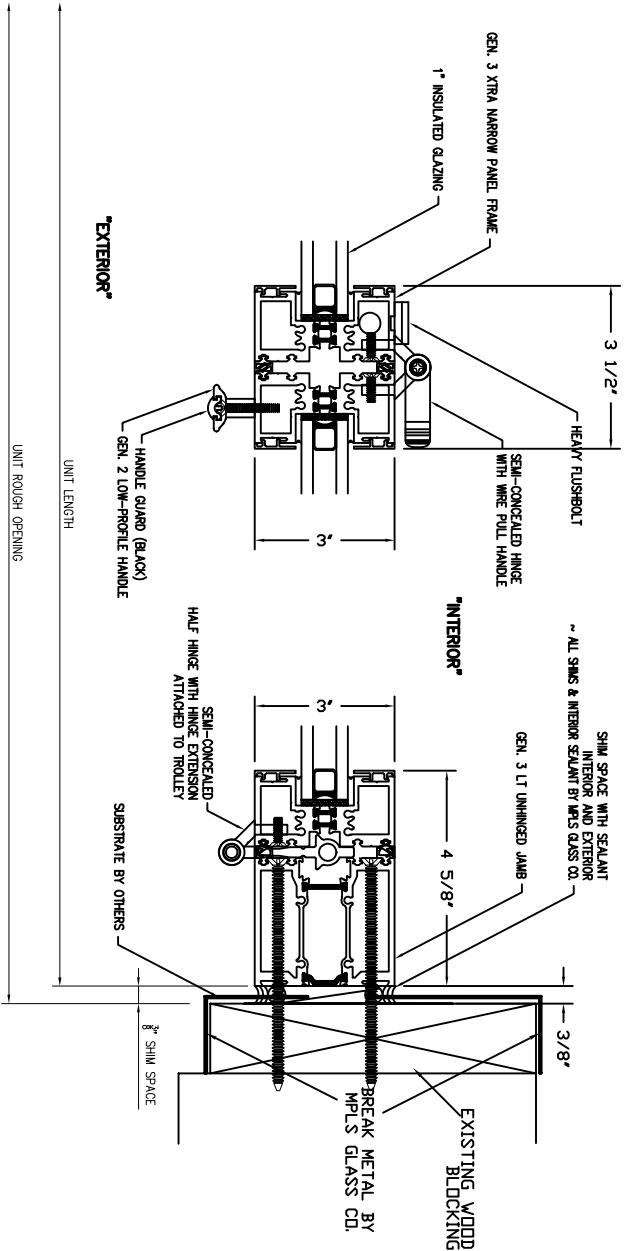
NOTE: BREAK METAL CLADDING OVER EXISTING WOOD @ HORIZONTAL & PERIMETER TO BE DARK BRONZE ANODIZED.



A NANAWALL VERTICAL SECTION

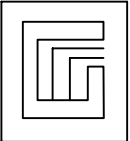


B NANAWALL HORIZONTAL SECTION



B NANAWALL HORIZONTAL SECTION

NOTE: BREAK METAL CLADDING OVER EXISTING WOOD @ HORIZONTAL & PERIMETER TO BE DARK BRONZE ANODIZED.



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ARCHITECT: BKV GROUP

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