

Community Planning & Economic Development

Crown Roller Mill, 105 Fifth Ave. S.
Suite 200
Minneapolis, MN 55401



**GRAIN BELT MARSHALL STREET SITE
RFP Tour - May 19, 2011
Meeting Minutes**

Jerry LePage of CPED's Housing Development Division opened the tour. Other City staff in attendance were: Kevin Carroll of CPED Business Development, Steve Maki of CPED Engineering, Jim Voll of CPED Planning, Randy de la Pena of City Property Services, and John Smoley of CPED Planning/Preservation & Design. A brief history of the City's past attempts to develop the Marshall Street site (i.e. the Housing Parcel and Office Building) was provided, consisting of an RFP for the entire site in 2000, and separate RFP's for the Office Buildings from 2006-2009.

As in the May 12th tour, John Smoley reviewed the history of the entire Grain Belt complex, including its local and national historic designations in the 1980's, and also described some of the important features of the Office Building, and the Housing Parcel, particularly the underground foundation ruins of the 1850 Orth Brewery. He also described briefly the SHPO/HPC historic review processes that will be involved in the development of the Marshall Street site. John's presentation notes can found in their entirety as Attachment 1.

The following is a list of the questions that were asked on the tour and the answers that were provided by City staff:

- Q: What measures are being taken to address the Office Building's water infiltration issues?
A: In 2010, the City installed a new storm water line which runs from near the Office Building to 13th Avenue NE. This line accomplished the separation of the storm and sanitary sewer and also added capacity. By June 30, 2011, the City will be installing an interior drain tile and pump system with State Legacy grant funds that will solve the water infiltration problems in the Office Building basement. The City is also obtaining bids for repairs to the roof that will be done with any leftover Legacy grant funds. The City will post an update or addendum to the RFP that will describe all of the work that was done.
- Q: Are the original construction drawings or plans for the Office Building available?
A: No, the City does not have the drawings or plans.
- Q: Are any of the other Office Building proposals that have been submitted over the past few years available to the public?
A: City staff will check with the City Attorney's office to find out if the previous proposals for the Office Building can be made available to the public, or if they are considered proprietary information and protected by the Data Practices Act. When we find out, we will post the answer on the City website.
- Q: Who is preparing the historical/archaeological report on the 1850 Orth Brewery foundation ruins?
A: The City has retained Two Pines Resources to prepare the final report on the Orth foundations. This report should be completed by mid-June and will be posted on the City website. Two Pines also worked on the preliminary 2006 archaeological report which is already posted on the City website.

- Q: How would the City view a proposal for the Housing Parcel that included the construction of building that would attempt to replicate the 1850 Orth Brewery?
- A: This would depend upon what the proposal would look like, what the proposed uses would be, and how it would conform to the City's policies and goals. In terms of historic preservation, the City and Minnesota State Office of Historic Preservation both utilize *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (available online at www.nps.gov/history/hps/tps/standguide/). These standards allow for historically accurate reconstruction, but such reconstruction would necessitate excavation and installation of concrete for foundations. This excavation would likely destroy the remnants of the historic brewery and would likely result in the removal of other artifacts that would provide valuable data about historically significant uses of the site. In short, the reconstruction of the Orth Brewery would destroy the significant remaining remnants of the original brewery and would likely require full mitigation for loss of the historic site.
- Q: Will there be another opportunity for people to visit the Office Building with contractors, architects, or other development team members to more extensively inspect the building and develop cost estimates?
- A: City staff will check out the possibility of arranging individual appointments for inspection or scheduling another group tour for this purpose and any liability concerns. We will announce the arrangements on the City website.
- Q: What kind of interior alterations to the Office Building would be acceptable under historic preservation guidelines?
- A: The City and Minnesota State Office of Historic Preservation both utilize *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (available online at www.nps.gov/history/hps/tps/standguide/) to determine the appropriateness of proposed changes. It is not always clear which features of the building are historic, thus the city cannot provide a simple list of acceptable and unacceptable alternations. The City will take a flexible approach and is open to creative proposals which it will evaluate in terms of what is in the best interest of the building.
- Q: When did the City use the building for offices?
- A: Approximately 1989-1999.
- Q: Which floors held City offices?
- A: The first and second floors.
- Q: Do the building's two elevators meet building code standards for accessibility?
- A: Unsure. Please check with building code plan reviewers in the Public Service Center.

The RFP tour ended around 3:00.

ADDITIONAL NOTE:

The date and location of the **RFP Pre-Proposal meeting** previously scheduled for Tuesday, June 7th at CPED's Crown Mill office has been changed. The new date of this meeting is **Thursday, June 16th from 1:00 to 3:00 p.m.** and the new location is the **Grain Belt Office Building** at 1215 Marshall Street NE.

The change in the meeting location is intended to provide an opportunity for potential development teams to do a more extensive walk-thru of the Office Building than was possible at the May 12th and May 19th site tours for the purpose of developing rehab plans and cost estimates. This meeting will also be another opportunity in the RFP process to have direct face-to-face communication and Q & A time with City staff regarding both the Office Building and the Housing Parcel.

Historical overview – John Smoley

MOVE TO ADDITION

- An initial rush of construction begun in 1891 resulted in a major brewery complex here, initially known as the Minneapolis Brewing & Malting Company.
- Production began in July 1892. The new complex was capable of producing 300,000 barrels of beer each year.
- In addition to the extant brew house, power station, and wagon shed, the company built a two-story rectangular office building in 1893.
- Cream-colored Milwaukee brick cladding, a course rough-faced Platteville (Wisconsin) limestone foundation, and Mankato dolomite window trim and beltcourses link the building to the Richardsonian Romanesque style of architecture.
- The fledgling corporate giant thrived, producing half a million barrels of beer in 1900.
- By 1910 the company's success prompted a second wave of development, which included a 1 ½ story 85 foot-long addition to the office building.
- Although the architect used identical primary exterior building materials, the addition is distinguished from the original construction by a gabled roof with a leaded-glass skylight, as opposed to the slightly sloped, parapeted flat roof on the original building.
- Here on the interior, much has changed, but beneath the layers you can see historic features in surprisingly good shape – wood floors, tile, wood windows with intact pulleys, tiled floors, safes, a skylight, wood wainscoting, and radiators – for those of you who don't like the dust of forced air heat.
- 1893 – year this building was built – was also year the org shortened its name to the Minneapolis Brewing CO and introduced Golden Grain Belt Old Lager
- Grain Belt referred to the region's preeminence in grain production – an appropriate moniker in the milling capital of the nation. The name caught on quickly.
- Soon early brand names, such as Gilt Edge and London Porter, came to be advertised as “The Golden Grain Belt Beers”
- In 1967 the Mpls Brewing Co officially changed its name to Grain Belt Breweries, Inc. It possessed 30% of the MN beer market and was roughly the 20th largest brewer in the nation.

- The brewery had its ups and downs, surviving prohibition, war-rationing, labor unrest in the 1950s, and major competition from local and national brands.
- But it failed to survive a takeover by a bag manufacturer.
- In 1975 Irwin Jacobs purchased Grain Belt, promising to continue brewery operations.
- He owned the Northwestern Bag Co. but had no experience brewing.
- Within 8 months he'd sold the company to Heileman's out of Lacrosse, which had just bought St Paul's Schmidt Brewery
- The last batch of beer rolled off the production line on Christmas Day 1975.
- Jacobs applied for wrecking permits to demolish the brewery complex and redevelop the riverfront site.
- The City denied the application and designated the complex as a Landmark in 1977
- The City purchased the property in 1989.
- It was listed in the National Register of Historic Places in 1990.
- Since then the City has worked with local developers and the State Office of Historic Preservation to secure capital, rehabilitate, and reinvigorate portions of the main brewery complex, which now includes architectural offices, Park Board facilities, a public library branch, union office, and artist studios. The office building is the last portion of the complex in need of this treatment.

Historical context – John Smoley

MOVE OUTSIDE OR TO N FACING WINDOWS

- The building exists within a complex of brewery buildings in roughly a four block area.
- The design of new buildings should complement these historic buildings without creating a false sense of history because the buildings are built to look like pre-1928 buildings
- As a locally designated landmark and a recipient of federal and state rehabilitation funds, changes to the building and the lot next door must be reviewed by both the Minneapolis HPC and MN SHPO.
- This process is fairly rapid (over the counter or several days) for minor changes and longer for more significant changes. In return, the city, state, and federal government offer incentives such as transfers of development rights, historic variances (from the standards of the Zoning Code), and generous tax credits for qualified properties (see <http://www.nps.gov/history/hps/tps/tax/brochure1.htm> for requirements and further details).
- Stabilization of property values and the creation of methods to hinder out-of-character development within clusters (districts) of historic properties are other benefits of designation. And the state recently developed a historic preservation tax credit too (see <http://www.mnhs.org/shpo/grants/tax.htm>).
- In short, designation is for property owners who genuinely care about their property's historical significance and appearance and want to ensure those features are maintained in perpetuity. If you plan on making extensive changes to the exterior of the building (large additions to areas visible from the public right of way, for example) designation is probably not the optimal choice (though the tax credits and other incentives are enticing).

Archaeological ruins – John Smoley

- One important component of the brewing company complex lies belowground

SHOW MHS photo of brewery

- French immigrant John Orth opened MN's second brewery on this site in 1850, two years after Anthony Yoerg established the states first brewery in St Paul. Orth continued in this business until his death in 1887 at which time his sons, long involved in the company, took over.
- The Minneapolis Brewing and Malting Company officially began in 1890 with the merger of four long-standing local breweries: Germania Brewing, Heinrich Brewing, Norenburg Brewing, and Orth Brewing.
- The companies consolidated to be more competitive in a market increasingly being taken over by international (British) investors, much like the beer market a century later.
- The new company did not need the Orth Brewery's plant, and demolished the buildings.
- An ongoing archaeological survey determined that these ruins are historically significant
- Note general area of site (parking lot to north of office building)
- Historic foundations lie 16"-36" below the surface.
- Preservation fits in well with the brewery square required by the development objectives.
- Sensitive subsurface alterations are permissible.
- A full archaeological report is due mid-June & should include a scaled map to aid in planning subsurface disturbances.
- The Secretary of the Interior's Rehabilitation Standards (http://www.nps.gov/history/hps/tps/standguide/rehab/rehab_standards.htm) are used by both the Minneapolis HPC and MN SHPO. Standard #8 indicates that preservation and mitigation are options. Being that this was the first brewery established in Minneapolis and the 2nd in the state, full data recovery will likely be requested if mitigation is desired.

GRAIN BELT MARSHALL STREET RFP - MAY 19TH SITE TOUR

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