CITY OF SAINT PAUL

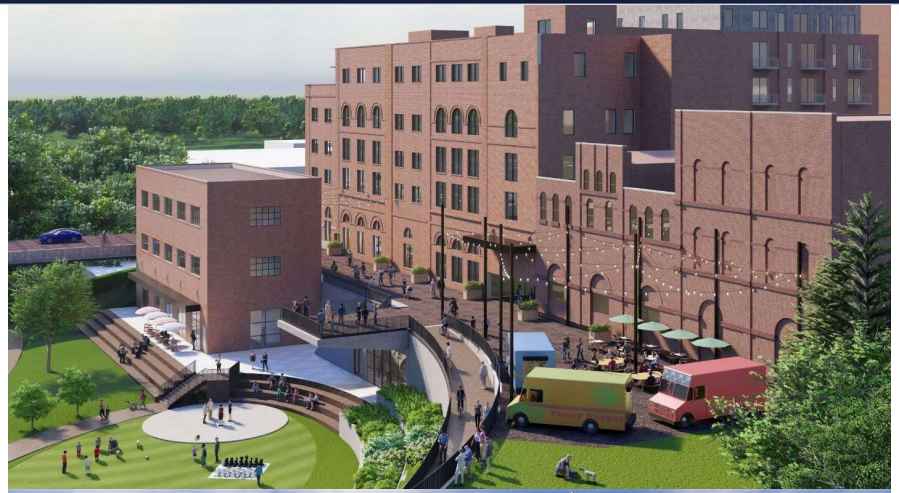
Theodore Hamm Brewing Company Heritage Preservation District

October 15, 2025

Project Overview – Hamm's Eastside Complex

Building Affordable Housing

- East End Apartments: New construction of **110 units affordable ranging from 30% to 60% AMI**
- West End artist lofts: **Adaptive reuse of historic brewery building**, creating 86 units affordable at 30% to 70% AMI
- Units will be affordable for 50 years
- Site improvements including a bike and pedestrian link to the Bruce Vento trail
- Anticipate construction start in 2027



Project Overview – Hamm's Eastside Complex

A New Commercial Marketplace

- 30,000 square feet
- **Multi-cultural hub** with 30 to 50 spaces for vendors and 1-3 anchor tenants creating **opportunities for local entrepreneurs**

What is a Local Heritage Preservation District?

- Local **historic district designation recognizes and protects** areas of **special historical and architectural significance**.
- The designation **helps ensure that any changes are appropriate** and do not compromise the district's character.
- Local districts may apply for certification for the National Register so that they **may apply for Federal and State Historic Tax Credits.**
- Does not prohibit property owners from developing or using their property

Local Certified Heritage Preservation Districts

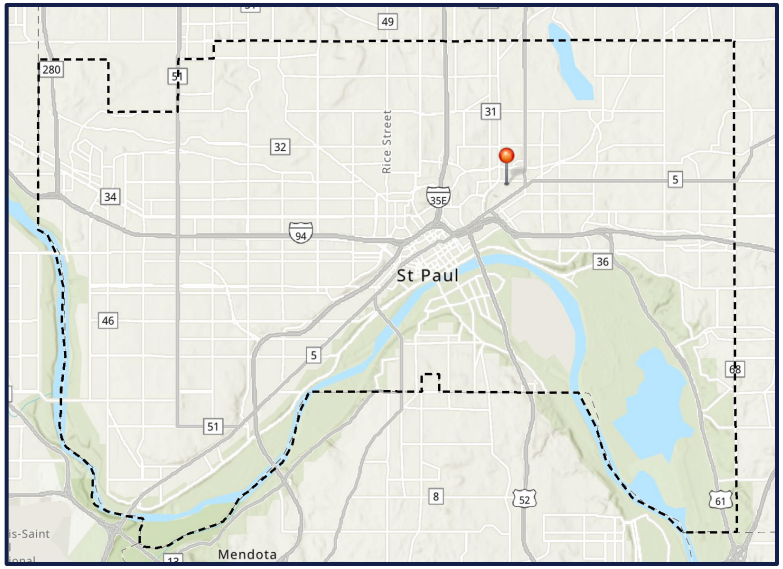
University Raymond District (2005)

Jacob Schmidt Brewing Company District (2011)

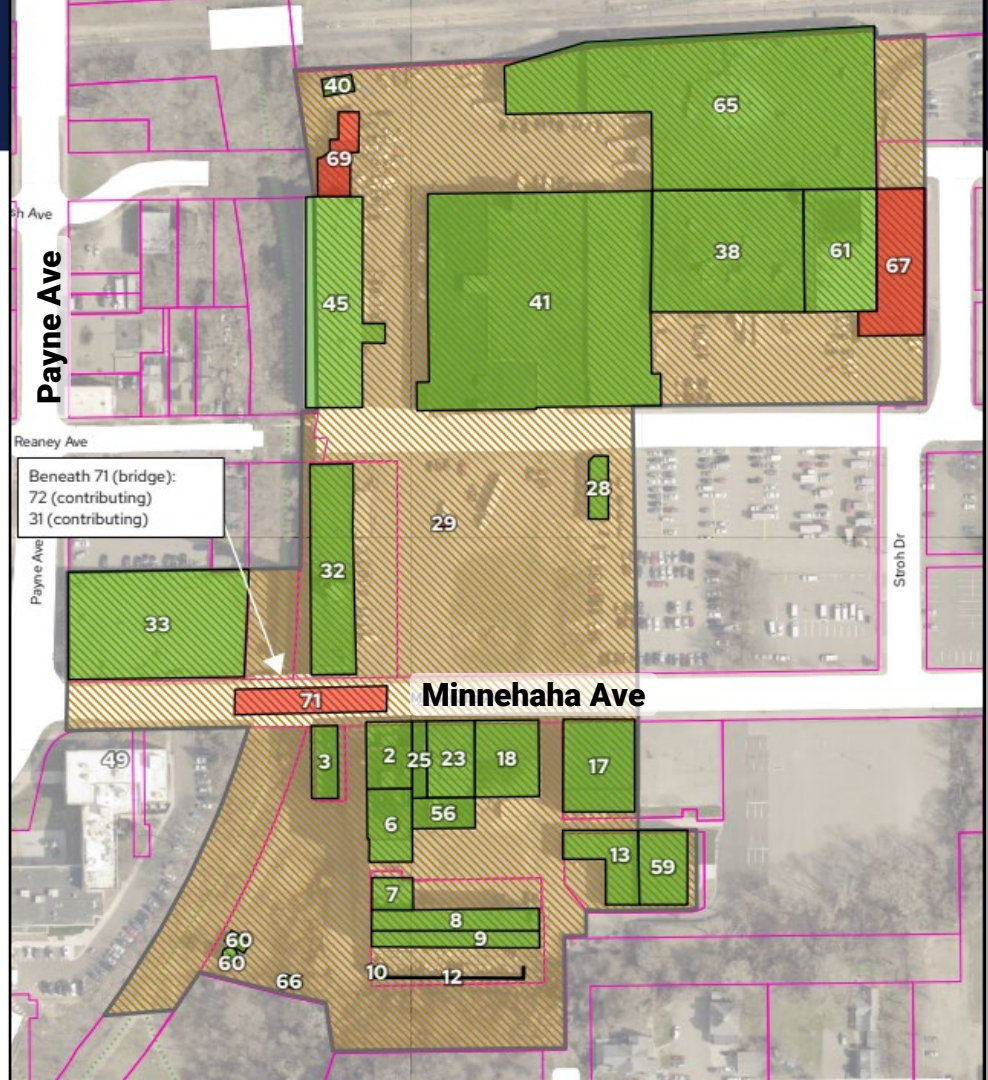
Background

2004	Site was nominated to the National Register of Historic Places
Feb 2025	The district was nominated to the National Register and received unanimous support for designation from the State Historic Preservation Review Board, but was not listed in the National Register because more than 50% of the property owners objected
Apr 2025	Site was nominated for designation as a Saint Paul Heritage Preservation Site
May 2025	Heritage Preservation Commission voted to recommend approval
Sept 2025	Planning Commission voted to recommend approval

Proposed District



Theodore Hamm Brewing Company - Local Historic District - Proposed
Contributing resource to the historic district
Non-contributing addition or resource to the historic district



Criteria for Designation

Criterion 1 Its character, interest or value as part of the development, heritage or cultural characteristics of the City of Saint Paul, State of Minnesota, or the United States.

Criterion 3 Its identification with a person or persons who significantly contributed to the culture and development of the City of Saint Paul.

Criterion 7 Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community or the City of Saint Paul.

Questions?