



## Request for City Council Committee Action from the Department of Community Planning & Economic Development – Planning Division

**Date:** May 12, 2010

**To:** Council Member Gary Schiff, Chair, Zoning and Planning Committee  
Members of the Committee

**Referral to:** Zoning and Planning Committee

**Subject:** Local Historic Designation of the Green & DeLaitre Wholesale Grocery Company Warehouse at 500 North Third Street

**Recommendation:** The Heritage Preservation Commission adopted a resolution recommending that the Minneapolis City Council designate the Green & DeLaitre Wholesale Grocery Company Warehouse at 500 North Third Street

**Previous Directives:** On December 2, 2008 the Minneapolis Heritage Preservation Commission held a public hearing on the nomination of 500 North Third Street, the Green & DeLaitre Grocery Warehouse Building, as a local historic landmark. The Minneapolis HPC placed the property at 500 North Third Street under interim protection and directed the Planning Director to commence a designation study of the property.

**Prepared or Submitted by:** Brian Schaffer, Senior City Planner, 612-673-2670

**Approved by:** Jack Byers, Planning Manager, 612-673-2634

**Presenters in Committee:** Brian Schaffer, Senior City Planner

### Financial Impact (Check those that apply)

- No financial impact (If checked, go directly to Background/Supporting Information).
- Action requires an appropriation increase to the \_\_\_\_\_ Capital Budget or \_\_\_\_\_ Operating Budget.
- Action provides increased revenue for appropriation increase.
- Action requires use of contingency or reserves.
- Business Plan: \_\_\_\_\_ Action is within the plan. \_\_\_\_\_ Action requires a change to plan.
- Other financial impact (Explain):
- Request provided to department's finance contact when provided to the Committee Coordinator.

### Community Impact (use any categories that apply)

**Ward:** 7

**Neighborhood Notification:** The North Loop Neighborhood Association was notified of the May 4, 2010 HPC public hearing on April 19, 2010.

**City Goals:** See staff report.

**Comprehensive Plan:** See staff report.

**Zoning Code:** See staff report.

**Living Wage/Job Linkage:** Not applicable.

**End of 60/120-day Decision Period:** Not applicable

**Other:** Not applicable.

**Background/Supporting Information Attached:** On December 2, 2008 the Minneapolis Heritage Preservation Commission held a public hearing on the nomination of 500 North Third Street, the Green & DeLaitre Grocery Warehouse Building, as a local historic landmark. The Minneapolis HPC placed the property at 500 North Third Street under interim protection and directed the Planning Director to commence a designation study of the property.

The designation study has been reviewed the Minnesota State Historic Preservation Office (SHPO) and the Minneapolis Planning Commission. The designation received favorable comments from both groups.

If adopted, the proposed local designation of the Green & DeLaitre Wholesale Grocery Company Warehouse would implement policy direction in The Minneapolis Plan for Sustainable Growth which was adopted by the Minneapolis City Council in 2009.

The Heritage Preservation Commission voted unanimously to adopt a resolution recommending that the Minneapolis City Council designate the Green & DeLaitre Wholesale Grocery Company Warehouse at 500 North Third Street as a local historic landmark.

#### Supporting Material

1. HPC Resolution on Designation May 4, 2010
2. May 4, 2010 HPC Meeting Minutes.
3. Comments submitted by the property owner prior to the May 4, 2010 HPC Meeting
4. May 4, 2010 HPC Staff Report
  - a. Staff Report
  - b. Staff Report Attachment A: Designation Study
  - c. Staff Report Attachment B: Map of Site
  - d. Staff Report Attachment C: Letter from Minnesota State Historic Preservation Office – April 15, 2010
  - e. Staff Report Attachment D: City Planning Commission Memo- March 19, 2010
  - f. Staff Report Attachment E: HPC Nomination Staff Report – December 2, 2008

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**Historic Designation**

**Date:** April 27, 2010

**Proposal:** Local Designation of Green & DeLaittre Wholesale Grocery Company Warehouse – 500 North Third Street

**Applicant:** City of Minneapolis CPED

**Address of Property:** 500 North Third Street

**Planning Staff and Phone:** Brian Schaffer, 612.673.2670

**Publication Date:** April 27, 2010

**Public Hearing:** May 4, 2010

**Ward:** Ward 7

**Neighborhood Organization:** North Loop Neighborhood Association

**Attachments:**

- Attachment A: Green & DeLaittre Wholesale Grocery Company Warehouse Designation Study-500 North Third Street Designation Study – April 19, 2010
- Attachment B: Map of Site
- Attachment C: Letter from Minnesota State Historic Preservation Office – April 15, 2010
- Attachment D: City Planning Commission Memo – March 19, 2010
- Attachment E: HPC Nomination Staff Report and Actions – December 2, 2008

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**Background**

On December 2, 2008 the Minneapolis Heritage Preservation Commission held a public hearing on the nomination of 500 North Third Street, the Green & DeLaittre Grocery Warehouse Building, as a local historic landmark. The Minneapolis HPC placed the property at 500 North Third Street under interim protection and directed the Planning Director to commence a designation study of the property.

**Consistency with City of Minneapolis Adopted Plans and Policies**

The designation of the property at 500 North Third Street is supported by the Minneapolis Plan for Sustainable Growth. In 2009, the City Council approved the comprehensive plan: *The Minneapolis Plan for Sustainable Growth*.

Policy 8.1 of the comprehensive plan provides the most guidance on this item and states the following: "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture." The property at 500 North Third Street is the oldest extent example of C.A.P. Turner's flat slab mushroom capital system of concrete construction in Minneapolis. C.A.P. Turner developed his revolutionary system of flat slab concrete construction in Minneapolis and his technique became internationally renowned.

The proposed designation of the Green & DeLaittre Wholesale Grocery Company Warehouse at 500 North Third Street is consistent with the development plans and objectives adopted by the City Council. The Minneapolis Plan for Sustainable Growth identifies two small area plans that include the property at 500 North Third Street: *The Downtown East North Loop Master Plan* adopted by the City Council in 2003 and the *Warehouse Preservation Plan*, which was adopted in 2000 by the City Council.

*The Downtown East -North Loop Master Plan*

The Downtown East -North Loop (DTE-NL) Master Plan was developed around the Hiawatha Light Rail Line and other future light rail and commuter rail lines that are planned for the area including the multi-modal station. The proposed designation is consistent with and supported by the master plan. The plan has a section titled "Preservation of Remaining Historic Fabric." This section of the plan discusses the preservation of historic resources and states "Wherever possible, as many existing older buildings as possible should be retained through historic designation."

The land use policies of the plan are separated into smaller precincts such as Warehouse West. The property at 500 North Third Street is located in the Warehouse West precinct. In general the DTE-NL master plan supports the preservation of the district. More specifically it states that "the historic structures in [Warehouse West] precinct should be protected and preserved with an emphasis on adaptive re-use of existing structures."

*The Warehouse Action Plan*

The Warehouse Action Plan was adopted by the City Council in 2000. The plan area was bounded by Hennepin Avenue to the south and 10<sup>th</sup> Avenue North as the northern boundary. First Street North was the eastern boundary and Seventh Street North was

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the western boundary. The plan was developed for the NRHP Minneapolis Warehouse Historic in response to the demolition of five historic buildings for the construction of the Federal Reserve Bank.

The first goal of the Warehouse Action Plan is to “Preserve the distinctive character of the Plan Area, through rehabilitation of buildings, conservation of historic streetscape features, and compatible design for new construction.” The proposed designation will preserve the distinctive character of the flat slab mushroom capital system of concrete construction while allowing sensitive rehabilitation of the building.

### **Local Designation Criteria**

The City of Minneapolis developed seven local designation criteria based on the larger historical context of the city as outlined in the Preservation Plan. The proposed designation meets the following designation criteria.

#### *Designation Criterion Four:*

The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.

Built in 1908, the Green & DeLaittre Wholesale Grocery building is the earliest known extant example in Minneapolis of the ‘Mushroom System’ of reinforced concrete flat-slab construction. The engineer, C.A.P. Turner, received national and international recognition for his contributions to reinforced concrete. Turner’s experimental designs using the ‘Mushroom System’ of load-bearing reinforced concrete columns made it possible to design buildings that improved fire resistance, provided more natural light, and increased usable space, among other benefits. The revolutionary design of the “Mushroom System” of reinforced concrete is most evident on the interior building where the structural system is located.

C.A.P. Turner’s innovations in reinforced concrete flat-slab construction have been recognized nationally. In 2002, Turner’s Marshall Building (1907) in Milwaukee was dedicated as a National Civil Engineering Landmark for being the earliest extant example in the country of Turner’s flat-slab designs. The so-called ‘Turner System’ is also an important component of the significance of Frank Lloyd Wright’s 1939 Johnson Wax Administrative Building which is a National Historic Landmark.

#### *Designation Criterion Six:*

The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

The Green & DeLaittre Grocery Warehouse is significant under criterion six for its association with Minneapolis’ C.A.P. Turner whose ‘Mushroom System’ for reinforced concrete flat slab construction had national and international impacts. His advancements enabled buildings to be constructed with ample structural support, but in less time, for less money, and with greater design versatility. By 1913, only seven years

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after it was first displayed, Turner's Mushroom System had been used in over 1000 buildings around the world, and today is commonplace.

### **Reviews & Comments**

The Preservation Chapter of the Minneapolis Code of Ordinances (Chapter 599) requires that the designation be submitted to the Minnesota State Historic Preservation Office (SHPO) for review and comment.

#### *State Historic Preservation Office*

The designation was submitted to SHPO for comment on February 19, 2010. In a letter dated April 15, 2010 (see attachment C for the letter) SHPO provided favorable comments on the designation and stated:

“Constructed in 1908, the Green & DeLaittre Wholesale Grocery Company Warehouse is a four-story reinforced concrete building faced with reddish-brown brick. It is located within the North Loop neighborhood of downtown Minneapolis. The warehouse building is the earliest known extant example in Minneapolis of the “Mushroom System” of reinforced concrete slab construction. This construction system utilized reinforced concrete columns that allowed buildings to be designed with improved fire resistance, greater natural light and increased floors space. Minneapolis engineer Claude Allen Porter (C.A.P.) Turner patented this highly efficient column-and-slab structural system for concrete in 1908, the same year the Green & DeLaittre Warehouse was built. By 1913, Turner's system had been used in over 1000 buildings around the world. Green & DeLaittre's building is contributing within the Minneapolis Warehouse Historic District, which was listed in the National Register of Historic Places on November 3, 1989. As such, it is an ideal candidate for local designation.”

#### *City Planning Commission*

Chapter 599 of the Minneapolis Code of Ordinances also requires that the designation be submitted to the Minneapolis City Planning Commission (CPC) for review and comment. The Ordinance states that the city planning commission shall consider, but not be limited to, the following factors:

- (1) The relationship of the proposed designation to the city's comprehensive plan.
- (2) The effect of the proposed designation on the surrounding area.
- (3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

The designation study was submitted to the CPC on March 19, 2010. On April 15, 2010 the CPC found that the proposed designation was consistent with the City of Minneapolis's Comprehensive Plan and applicable development plans and objectives adopted by the City Council. The CPC found that the proposed designation would have a positive effect on the surrounding North Loop Neighborhood and Minneapolis Warehouse Historic District. A copy of the staff report submitted to CPC is located in Attachment D.

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**Staff Recommendation**

CPED Staff recommends that the Minneapolis Heritage Preservation Commission **adopt** the above report and attachments as findings of fact and submit the same together with a recommendation to the Zoning & Planning Committee of the City Council to **approve** the local designation of the property at 500 North Third Street with the following conditions:

1. The designation includes the entire property, including the exterior of the building and the interior of the building.
2. The Secretary of Interior's Standards for Treatment of Historic Properties will be used to evaluate alterations to the interior of the property, as they have during interim protection, until such time local design guidelines for this individual property are adopted. The Secretary of Interior's Standards for Treatment of Historic Properties and the Minneapolis Warehouse Historic District Design Guidelines will be used to evaluate alterations to the exterior of the property.

**Minneapolis Heritage Preservation Commission**

**May 4, 2010, Room 317 City Hall**

**Staff: Brian Schaffer**

**Planning Supervisor: Jack Byers**

**Date of Z&P Meeting: May 20, 2010**

**ITEM SUMMARY**

**Address:** 500 North Third Street, Green & DeLaittre Wholesale Grocery Company Warehouse, Historic Resource, Ward 7

**Description:** Historic Designation

**Action:** Adopt the report and attachments as findings of fact and submit the same together with a recommendation to the Zoning & Planning Committee of the City Council to approve the local designation of the property at 500 North Third Street with the following conditions:

1. The designation includes the entire property, including the exterior of the building and the interior of the building.
2. The Secretary of Interior's Standards for Treatment of Historic Properties will be used to evaluate alterations to the interior of the property, as they have during interim protection, until such time local design guidelines for this individual property are adopted. The Secretary of Interior's Standards for Treatment of Historic Properties and the Minneapolis Warehouse Historic District Design Guidelines will be used to evaluate alterations to the exterior of the property.

**TRANSCRIPTION**

**Chair Larsen:** Alright, we will move into our presentation items for the evening, we have one. That would be item #3, 500 North 3<sup>rd</sup> Street, the Green & DeLaittre Wholesale Grocery Company Warehouse, Historic Resource, Ward 7. And this is for an historic designation, Mr. Schaffer.

**Staff Schaffer:** We'll keep this quick as I think I understand that you kept your consent agenda quick. The property before you is 500 North 3<sup>rd</sup> Street. On November 18, 2008, the HPC voted unanimously to direct staff to prepare a nomination for the consideration of the designation for the property at 500 North 3<sup>rd</sup>. This is consistent with our normal ordinance practices. On December 2, 2008, the Minneapolis Heritage Preservation Commission held a public hearing on the nomination of 500 North 3<sup>rd</sup> Street as a local historic landmark. The Minneapolis HPC placed that property at 500 North 3<sup>rd</sup> Street under interim protection and directed the planning director

to commence a designation study of the property. The property is located at the corners of 5<sup>th</sup> Avenue North and 3<sup>rd</sup> Street. I think by now you might be familiar with it, but I'll give you a quick refresher. You can see it here as well. Here's 3<sup>rd</sup> Street North, or 5<sup>th</sup> Avenue North. The ballpark is located just off the screen here.

You have a copy of the designation study, so I won't belabor the review of that, but I will just quickly identify the criteria that it meets for local designation. The property appears to meet, or meets criteria number 4 for local designation: the property embodies distinctive characteristics of an architectural or engineering type or style of method of construction. Built in 1908, the Green DeLaittre Grocery building is the earliest known example in Minneapolis of the mushroom system of reinforced concrete flat slab construction. The engineer, C.A.P. Turner, received national and international recognition for his contributions to reinforced concrete. Turner's experimental designs using the mushroom system of load-bearing reinforced concrete columns made it possible to design buildings that improved the fire resistance, provided more natural light, and increased usable space, among other benefits. This revolutionary design of the system of reinforced concrete is most evident in the interior of the building where the structural system is still located. C.A.P. Turner's innovations in reinforced concrete, flat slab construction, have been recognized nationally. In 2002, Turner's Marshall Building in Milwaukee, built in 1907, was dedicated as a national civil engineering landmark for being the earliest extant example of Turner's flat slab construction. The so called Turner System, or mushroom system, is also important or significant in one of the Frank Lloyd Wright buildings, the 1939 Johnson Wax Administrative Building, which is a National Historic Landmark. Included in your packet is a table of known or extant buildings in Minneapolis that, of the earliest extant buildings, opps, I'm sorry ... as you can see, the earliest building that actually C.A.P. Turner worked on was the Johnson-Bovey Building built in 1906. That building is now demolished. It's basically where 394 ramps come in. So the earliest extant building of using the mushroom system is the 1908 Green & DeLaittre Grocery Warehouse. You can see there are still a few buildings afterwards that are still intact as well. Here's a couple pictures of the interior columns. These are also included in your staff report. You can see the mushroom system portion is not actually the curved part that you see on the exterior of the column but it is actually within the column itself in the slab.

The property also meets designation criteria number 6, it exemplifies the work of a master builder, engineer, designer, artist, craftsmen, or architect. The building was designed by C.A.P. Turner, whose mushroom system, again, for reinforced concrete flat slab construction, had national and international impacts. His advancements enabled the buildings to be constructed with ample structural support but in less time for less money and with greater design versatility. By 1913, only 7 years after it was first displayed, Turner's mushroom system had been used in over 1,000 buildings around the world and today is commonplace.

In conjunction with our ordinance, our designation studies are reviewed both by the State Historic Preservation Office and by the Minneapolis City Planning Commission. The State Historic Preservation Office letter is included in your packet. I won't summarize the entire letter, there is a summary also included in your staff report, but I will just end with the last line of that: "The property at 500 North 3<sup>rd</sup> is an ideal candidate for local designation."

The City Planning Commission also found that the proposed designation is consistent with the City of Minneapolis' Comprehensive Plan and adopted policies as well as the local adopted plans which is the Downtown East/North Loop Master Plan and the Minneapolis Warehouse Action Plan. With that, the staff recommendation is to adopt the above report and attachments as findings of fact and submit the same together with a recommendation to the Zoning and Planning Committee of the City Council to approve the local designation of the property at 500 North 3<sup>rd</sup> Street with the following conditions:

1. The designation includes the entire property, including the exterior of the building and the interior of the building.
2. The Secretary of Interior's Standards for Treatment of Historic Properties will be used to evaluate alterations to the interior of the property, as they have during interim protection, until such time local design guidelines for this individual property are adopted. The Secretary of Interior's Standards for Treatment of Historic Properties and the Minneapolis Warehouse Historic District Design Guidelines will be used to evaluate alterations to the exterior of the property.

With that we do have a resolution. I don't know if I need to read that fully in the record but you have a copy of that and I think we can just move that forward. And I will draw to your attention that there is a letter that you received from Kennedy & Graven, attorneys that represent the property owner. I'll answer questions about that letter if you'd like. But just so you are aware, we followed every requirement in our ordinance and the procedures that went into the designation and nomination of this building were all met in those requirements as well. So with that I'll open it up to any questions that you may have.

**Chair Larsen:** Alright, questions? Commissioner Crippen.

**Commissioner Crippen:** I think you were just touching on this letter of April 30, given that it seems like we're not going to have public testimony could you in a couple more sentences of detail give us an overview of what the gist of this argument is?

**Staff Schaffer:** I'm not going to paraphrase, so make sure you look at the record because I haven't read the letter since I received it. I did speak with the property owner's representative today, the person who wrote the letter, Michael Norton. He said he would not be attending and neither would be the property owner. A lot of the information you see is procedural history about the property and how it came to its current state, how the process through the city planning commission was, how it was referred to the Heritage Preservation Commission for nomination, and what they might feel is their durable approvals through the land use process. A copy of this letter has been given to our assistant city attorney, and he and I have discussed it. We have followed every aspect of our ordinance and every process with the designation we have met. I can answer deeper questions, but I would have to go back and read the whole document. But I believe the document just literally lays down a timeline of what events occurred and when they had occurred. But do know that the referral that you guys made on November 18 and the direction you gave to staff to bring a nomination forward was within the power of this body as a

power to nominate a property and we moved forward within the regulations of our ordinance throughout.

**Staff Byers:** The applicant and his counsel were both given notice of tonight's hearing and they were given the opportunity to come and be appear before you.

**Chair Larsen:** Ok, other questions of staff?

**Commissioner Elliott:** I have one more question about the letter. In the final paragraph, the ultimatum is that the city council's approval of the project as designed on January 9, 2009, would supersede the HPC designation process. Is there anything to that?

**Staff Byers:** Brian, if I could, Mr. Chair and Commissioners, we received this letter. We're not really in the head of the owner's attorney so I can't really make their case for them. They had the opportunity to come and make the case tonight. Certainly if we had any concerns that there was any procedural errors or any problems with due process we wouldn't have brought this forward tonight.

**Chair Larsen:** Alright. Other questions? Another question, Commissioner Elliott?

**Commissioner Elliott:** So I'm just curious since this is, as far as I know, the only building in the Warehouse District that we would have an interior designation on. Whose responsibility would it be to develop the design guidelines? Would it be part of staff's and we would then ... because I'm assuming the exterior would fall under the typical Warehouse guidelines but then how would the interior guidelines be developed?

**Staff Schaffer:** Commissioner Elliott, Chair Larsen, the interior design guidelines would be developed like we would for exterior design guidelines. We would work with staff, perhaps reach out and look for some other consultation, some other examples of interior designations and how they might work and then bring them forward back to HPC for adoption. In that process we would likely work with the applicant or property owner at some point to discuss our proposed design guidelines. If there's more information or if the commission would like to be more involved in that process, in the development instead of just the approval, we could probably work through that as well.

**Commissioner Elliott:** If you want it, and it's just up to you for your designation study, it's your call, but I have a lot more information on existing C.A.P. Turner buildings in Minneapolis. You are welcome to it if you want. And other information on him if you wanted to incorporate it, but if you are happy with it ... it's there for the offering if you'd like it is what I'm saying.

**Staff Schaffer:** More information is always nice. I don't know if your information, it would probably be a nice supplement, but if you feel that the designation study from what your knowledge of C.A.P. Turner's experiences is consistent, we'd love to have more information in our files and to know more about his work.

**Chair Larsen:** And for additional research.

**Commissioner Elliott:** The only thing I think would be the most useful would just be additional buildings that we can show that are in Minneapolis that are still standing. That might be the one piece that would be really easy to add that would be the most valuable, I would think.

**Chair Larsen:** I think maybe for the file that might be more appropriate more than just for this study.

**Commissioner Elliott:** I always like more information, but if this is sufficient, if there is anything before this that we've missed, which is kind of the keystone of this designation, it would be nice to know. But in our review this is the information we had so if there's other information I'd love to see it but if it's ok with you we don't need to incorporate that necessarily into the designation study.

**Chair Larsen:** Commissioner Morse Kahn?

**Commissioner Morse Kahn:** Yes, understanding this will be our first interior designation in this district, are we setting any kind of legal precedent or is this specific to this building, only to this building, at this time?

**Staff Schaffer:** Chair Larsen, Commissioner Morse Kahn, this is only to this building. The district is, had the district existed or not existed, this building would still be significant. So it has no connection, necessarily, to the district except for it is a warehousing building. The construction style was used in other warehouse buildings after this construction date, it wouldn't set any legal precedent for other buildings unless we had reason to bring those forward for interior designations for their structural components but based on the staff report and designation study I think we are comfortable with this building.

**Chair Larsen:** Commissioner Lackovic.

**Staff Byers:** I'm sorry, I think it is important to clarify for the record too that this is the first interior designation in the warehouse district, but not the first in the city. There are other landmarks in the city that have just interior designation. For instance, the Pantages Theater.

**Chair Larsen:** Ok, Commissioner Lackovic.

**Commissioner Lackovic:** I just had a question about using the word interior on this building. It seems like we're actually trying to protect the structural system. There really aren't any interior finishes that I can see and so I'm wondering if interior is really the right word in this case. It seems like we're actually, and using Pantages as a reference, where that interior is designated. That has a lot more to do probably with finishes than just a space or the structure. So I'm wondering if it wouldn't be better in this case because it is a structural system that we are protecting to be a little more specific about that. Interior, to me, is kind of way too broad of a scope for this building.

**Staff Schaffer:** Chair Larsen, Commissioner Lackovic, staff would be open to suggestions.

**Chair Larsen:** I guess my question would be whether that is more of a technical term and that's where the design guidelines would apply as to what's the significant aspect of the interior.

**Staff Byers:** Mr. Chair and Commissioners, we did actually talk about this at the staff level and we do recognize that what is important here is the structural system, but if any kind of change could happen to the interior, that could impact the ability to understand and see and read the significance of the structural system. So for instance if you filled this up with sand or candy canes or anything else and completely obliterated the structural system, it would still be there but you wouldn't be able to appreciate it. So in technical terms, we have exterior or interior. We don't have a whole lot of other categories. So because this is about the interior of the building we determined that it should be an interior classification.

**Chair Larsen:** I think that raises an interesting question. Go ahead, Commissioner Mack.

**Commissioner Mack:** No, go ahead.

**Chair Larsen:** I was going to say that the, certainly one of my concerns was the, well I guess I'll wait until we close the public hearing for that. Commissioner Mack, you had a question.

**Commissioner Mack:** Well, I think I was thinking in the same direction as you were. I know you can't anticipate what the design guidelines would be, but does the designation of this property and identifying the structural system sort of limit its use for the future? I mean, you sort of look at it and think ok if we are going to keep the structural system visible, boy, you know, parking would be the best thing. Well, that's not what we are wanting in the warehouse district, so I'm trying to understand what the implications are of designating this "interior" before we do that.

**Staff Schaffer:** Chair Larsen, Commissioner Mack, is that a question to staff?

**Commissioner Mack:** Yes, it is.

**Staff Schaffer:** I would suggest that if you go throughout many of the buildings in the warehouse district who also have, their structural members are part of the buildings due to their warehousing designs, a lot of those have been exposed and left exposed in different reuses of those buildings. Working through any proposed interior alterations in the development of design guidelines we can look at what levels of exposure, what levels of bracing. Some of the concerns may come from the fact that is someone builds structural supports around these or does something that harms the structural supports might be a concern. But if the finished interior is not harming those, I don't know what we'd do next, I think we'd be fine. I don't think the implications leave it as only a parking garage. As evidenced throughout, there are many exposed columns in many of the designs both commercial and residential structures throughout the

warehouse district. Some of them are the heavy beam timbers, some of them are concrete. But as a commission I would open it up to you for discussion and deliberation on that.

**Commissioner Mack:** A different question, and I need to look at the list again. You do have the International Market Square?

**Staff Schaffer:** Yes, the International Market Square was, C.A.P. Turner was involved in the development of that. It did not include the mushroom system, it was more of a beam-post system.

**Commissioner Mack:** Oh, I thought it was.

**Commissioner Kelley:** (unclear)

**Staff Schaffer:** It's one of the buildings that make up the International Market Square. That building is designated as well as a historic landmark, but not for C.A.P. Turner's work.

**Chair Larsen:** Alright. Any other questions for staff? Thank you. We'll open up the public hearing. Is there anybody who wishes to speak either for or against this application, please step forward at this time. Seeing none, we'll close the public hearing. Alright, questions .. discussion. Commissioner Kelley.

**Commissioner Kelley:** Fellow commissioners, I will apologize now for not moving this to the consent agenda. I formed a mistaken impression outside in the hall that there were two people who were definitely here to testify against this one; however, I am glad for the conversation that did arise to clarify some things. But just to keep the wheels moving here, I think this is a slam dunk. It's a landmark as much as the Duluth Lift Bridge although not quite as famous because it's an interior mostly. But its engineering makes it a beautiful building for multiple uses with the structural load distributed the way it is. It's just very clearly a landmark inside and out. In that spirit I will move that we adopt the report and attachments as findings of fact and submit the same together with the recommendation to the Zoning and Planning Committee of the City Council to approve the local designation of the property at 500 North 3<sup>rd</sup> Street with the conditions as written. Although I'd be open to an amendment if somebody wants to change the word interior to something else, I think interior is good.

**Chair Larsen:** Ok, so we have a motion on the floor, is there a second to the motion?

**Commissioner Morse Kahn:** I second that motion.

**Chair Larsen:** Commissioner Morse Kahn, thank you. Ok, discussion on the motion. Commissioner Mack, did you want to have further discussion? Ok. Commissioner Lackovic?

**Commissioner Lackovic:** (unclear) ... my only comment was, I can't resist, and I'm trying to remember this one back when it was proposed the first time. And I guess the only hesitation I have, I mean the structural is clearly what this building, why this building is more important

maybe than some of the others that we've seen in that district for the interiors. My only concern is that exiting is always such a problem in ADA access. Designating the interior and forcing someone to follow, not forcing but compelling, someone to follow Secretary of Interior Standards, altering bays, taking out floor systems to add different stairs and elevators is, would be something that is in direct opposition to the Secretary of Interior Standards and that's kind of where I was going with the word interiors. If we specifically designate the columns or is it the space or what exactly is it, but, Jack, I think your comment that it's interior or it's exterior, there's really no fine grained scale set up right now to evaluate things separately. That's my only concern that by giving this one an interior designation you do kind of hog tie a little bit some of the development opportunities perhaps just because of the exiting. Because I don't know that this one had two stairs.

**Chair Larsen:** Let me be, if I can respond, comment on that as well. I have similar concerns, but I think it really is about looking at the exterior and interior as a nomenclature versus, and if we think about, and I'm sort of immediately reminded of Prospect Park where we were talking about designation and all they could hear was, and partly through my fault, was windows and things like that. But a designation maybe for something completely other, and then it's architecture, maybe it's engineering style, maybe it's sense of place, it may be many things. So, in terms of the design guidelines, certainly the challenge the developer will have is presenting something that they feel might meet the spirit of the intent in terms of the structural systems, but yet when it comes up against the Secretary of Interior Standards, as before, if they come up with something before we have design guidelines, they are likely to be in opposition to that. My guess is that we might even see something that would be, that staff would be sort of forced to recommend denial quite possibly, but that where we have to look at it and say how does that fit within the spirit of the study and what it is that we see in terms of the interior architecture, interior engineering, and how do those two things mesh along with, to make a usable viable building in the warehouse district and as an individual landmark. Commissioner Morse Kahn?

**Commissioner Morse Kahn:** Yes, to pick up on that, it takes us back to the question I had earlier. This building, this interior, I agreed that we want protection of the structural elements however it has been my experience in working with this staff group that when it comes to true physical impediment to meeting the needs of the standards and still needing to meet adaptations that are required under Federal law that the staff has been understanding, generous, flexible, and has brought forward alternatives and that for the most part, I only remember one or two instances where minds did not meet. They were not able to find some kind of common ground. So I'm very comfortable knowing that the interior as it is in the context of this architect, is now covered by protection and that when plans are brought forth the staff will be very helpful with the client in helping them meet all other standards required for use of this building.

**Chair Larsen:** Ok, any further discussion? Seeing none, we'll call the roll.

**Clerk:** Commissioner Lackovic?

**Commissioner Lackovic:** Aye.

**Clerk:** Crippen?

**Commissioner Crippen:** Aye.

**Clerk:** Mack?

**Commissioner Mack:** Aye.

**Clerk:** Morse Kahn?

**Commissioner Morse Kahn:** Aye.

**Clerk:** Kelley?

**Commissioner Kelley:** Aye.

**Clerk:** Larsen?

**Chair Larsen:** Aye.

**Clerk:** Lemmon?

**Commissioner Lemmon:** Aye.

**Clerk:** Anderson?

**Commissioner Anderson:** Aye.

**Clerk:** Harrison?

**Commissioner Harrison:** Aye.

**Clerk:** Elliott?

**Commissioner Elliott:** Aye.

**Chair Larsen:** Ok, that motion carries. Commissioner Kelley and I will sign the resolution for staff to forward to City Council.