

APPEAL OF THE DECISION OF THE  
HERITAGE PRESERVATION COMMISSION  
MINNEAPOLIS, MINNESOTA

The undersigned hereby Appeals to the City Council the decision of the Heritage Preservation Commission, as authorized in section 599.190 of the Minneapolis Code of Ordinances.

1. Name of Appellant:

Minneapolis College of Art and Design

Address:

2501 Stevens Avenue South, Minneapolis, MN

Daytime Telephone:

612-871-7979

2. Street address of Affected Property:

2535 2nd Avenue South

Legal Description:

Lot 6, Block 1, Geo Galpins Addition to Minneapolis

3. Describe the decision being appealed and the reasons for appealing the decision. Attach additional documentation as needed:

Decision to deny certificate of appropriateness to remove a vacant duplex at 2535 Second Avenue South. Please see attached documentation.

4. Attach a list of property owners and mailing labels for property located within 350 feet of the affected property obtained from:

Hennepin County Taxpayer Services Division  
A-600 Government Center  
300 South 6<sup>th</sup> Street  
Minneapolis, MN 55487  
Telephone: 612-348-5910

5. Attach three copies of scaled and dimensioned plans for the project, if different than the original application, including at least one copy that is reduced to 8 1/2" x 11" or 11" x 17". Project plans must include a site plan, floor plan and all exterior elevations.

Signature of Applicant:

Sally Hemmerlall, Facilities Dir. Date: 3-22-02

Submit completed application and required attachments to:

Minneapolis Planning Department  
Room 210, City Hall  
350 South Fifth Street  
Minneapolis, MN 55415-1385  
Telephone: 612-673-2597

**For Planning Department use only:**

Date received: 3/22/2002

Received by: GREG MATHIS

Date application complete: 3/25/2002

Name of building: N/A

Historic district (if applicable): WASHBURN-FAIR OAKS

Public hearing date: 4/23/2002

Date HPC decided: 3/12/2002

Date City Council Approved: \_\_\_\_\_

Date City Council Denied: \_\_\_\_\_



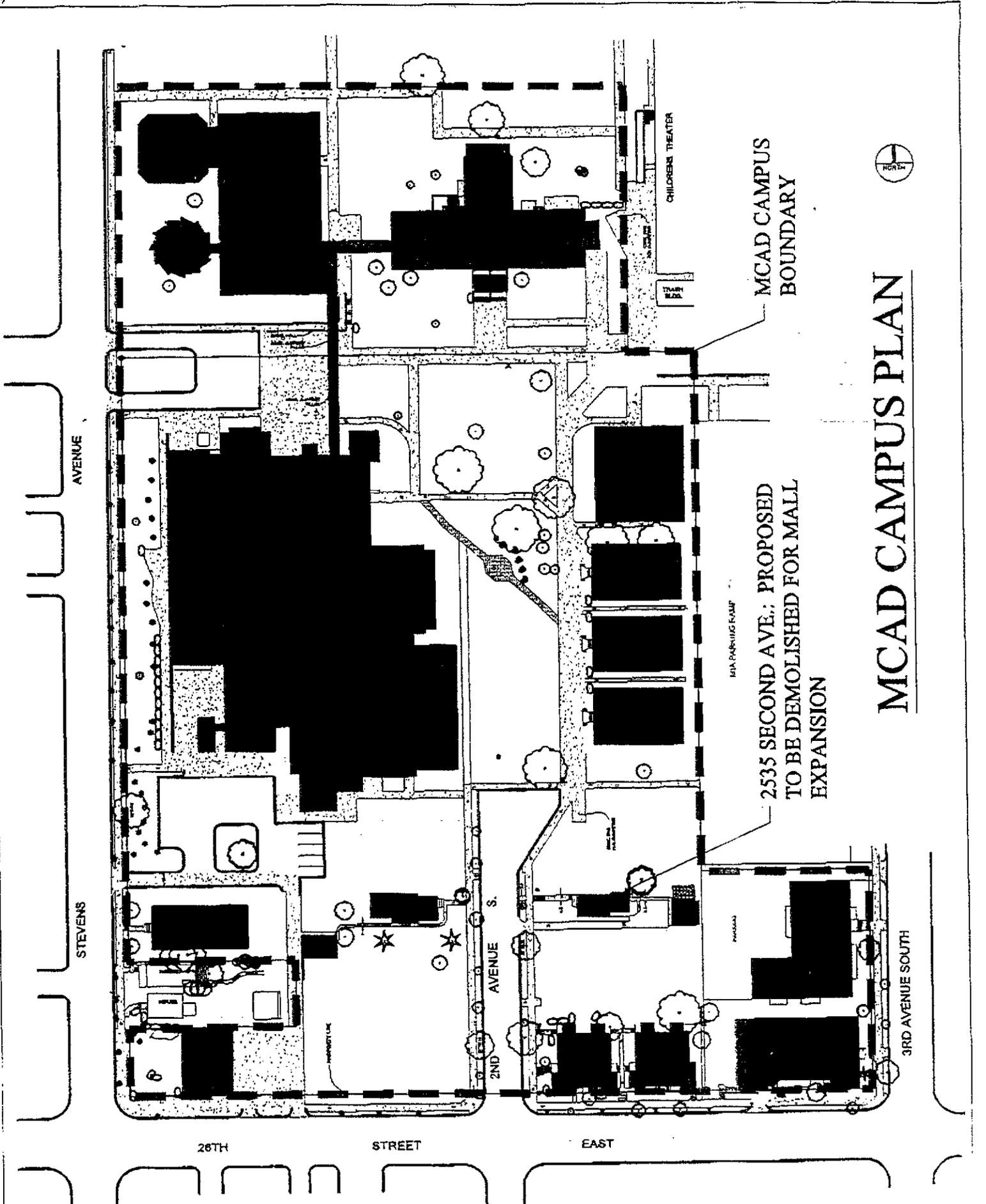




# MCAD CAMPUS PLAN

MCAD CAMPUS  
BOUNDARY

2535 SECOND AVE.; PROPOSED  
TO BE DEMOLISHED FOR MALL  
EXPANSION



STEVENS  
AVENUE

STEVENS

28TH

STREET

EAST

2ND  
AVENUE  
S.

3RD  
AVENUE  
SOUTH

CHILDREN'S  
THEATER

TRASH  
BLDG

MIA  
PARKING  
EXHAUST

PARKING

LANDSCAPE

350 South Fifth Street  
March 22, 2002  
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In our discussions with City staff, we have been informed that no fee is required, and that plans already submitted are adequate, so that additional plan sets are not required. Please inform us immediately if this is not correct.

#### The Washburn/Fair Oaks Historic District

The Washburn Fair Oaks Historic District was originally designated to recognize and protect a unique area which has long comprised one of the most prominent arts centers in the upper Midwest. The area includes the Minneapolis Institute of Arts (MIA), the Children's Theatre Company (CTC), the MCAD, the Hennepin History Museum, and Washburn Fair Oaks Park. The district is named after the Washburn family, several of whom built mansions on the adjacent blocks. Fair Oaks Park itself was once the site of Fair Oaks, the William D. Washburn mansion, from 1884 to 1922.

The district is made up of large-scale prominent structures in two primary building types: art institutions and mansions. The presence of the art institutions was an attraction for the wealthy families of Minneapolis. Today, their mansions nearby are used by social and charitable groups. The arts buildings and mansions feature masonry exteriors designed for prominence, with high-quality construction. The district recognizes the area's importance. Once at the edge of the City, it attracted the leading families of the time, and became an arts and cultural center of its own. The cultural institutions dominate in terms of land and scale (see aerial photograph). The City has placed the area in an Institutional/Office Residence Zoning District (OR-3) recognizing this fact.

The Historic Preservation Commission resolution designating the Washburn – Fair Oaks Historic District notes the attributes that justify historic designation. These include structures “distinguished by past historical and cultural events, by architectural quality and aesthetic appeal” which “display the distinguishing characteristics of an architectural type reflective of a style or method of construction . . . works of master builders and architects,” and “quality . . . of architectural factors.”

#### The 2535 Building

MCAD is seeking to remove an isolated and dilapidated duplex. Unlike the buildings that give this district its historic character, the 2535 building is small in scale, meant for private use, and contains no architectural detail of note. There is no record of the building's original appearance, or whether it began as a duplex or single-family residence. Though it may have had some architecturally interesting details at various periods, extensive remodeling has removed these. Remodeling has lengthened the building, so that it is now about twice as long as its width, with the back half clearly distinct from the front by a different roof shape and offset roofline. Remodeling has sheared off the side porch, replaced the foundation, resided the building with asbestos, replaced most of the windows and doors, added a concrete stoop, and replaced original plaster walls with gypsum wallboard. The original woodwork, if any, has been removed. The original shape and most of the actual building materials have been lost. In particular, the original materials have been replaced with cheaper, lower-quality finishes.

The block is predominantly much larger buildings of higher quality; there is one residence of similar scale across Second Avenue. The lot itself is undersize, below the 5,000 square feet required. There are cleared lots on either side. The view to the south is the back entry to two fourplexes, which face 26th

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Street. Larger apartment buildings are at the 26th Street/Third Avenue intersection to the southeast. To the north, the MIA has constructed its main parking ramp. The main MCAD building is to the northwest. The 2535 building is on a dead-end access street, with no visual connection to 26th Street or the rest of the neighborhood.

MCAD reviewed the structure with Thorbeck Architects and representatives of the Whittier Alliance. The review concluded that the building has few redeeming architectural features, and could be renovated only at great cost. Renovation to restore the historic character is almost impossible due to the remodeling over the years, and would be economically infeasible. Despite the Whittier Alliance's willingness to re-use buildings wherever possible, and experience relocating buildings, the Alliance rejected this building as too small, too low-value, and too expensive for repair. The Whittier Alliance notes that this building actually detracts from the area's historic structures.

#### MCAD's Plan

The 2535 lot is an important part of MCAD's campus improvements which are designed to improve its campus aesthetics and safety. MCAD recently acquired a 90-unit residential building one-half block to the southwest for student housing. In the short term, the 2535 lot is planned to be part of an entry area for students from this building, and for students arriving from the south in general. Currently, students walking to MCAD take a circuitous sidewalk route. Providing the 2535 lot as open space closer to the MCAD building allows a more direct route, eliminates what is now a blind spot from the MCAD building, and creates a more defined entrance area for MCAD students, faculty, and staff. The new circulation plan includes landscaping for the 2535 lot to improve safety and create a more unified and attractive campus. As MCAD improves its campus facilities, it will integrate what is now the 2535 lot into long-term plans. MCAD is planning for the 2535 lot to become part of the campus main entrance. The 2535 lot is near the center of the MCAD block, and is therefore a pivotal campus element. Preserving the 2535 building precludes the opportunity to design the 26th Avenue side of the block as MCAD's campus entrance.

#### MCAD's Historic Preservation Initiative

MCAD has been an important part of this historic neighborhood for decades. MCAD supports historic preservation; after HPC review and approval, MCAD is renovating and restoring the historic 1916 Morrison building, an early MCAD building. MCAD owns several properties in the area which it is preserving and maintaining, particularly along Third Avenue and 26th Street. At the same time, the MCAD continues to plan for its place in this world-class arts community, which is to create a high-quality art and design school that competes nationally and internationally for talented students and faculty. The MCAD views the historic neighborhood as an asset, and strives to create a cohesive campus. The 2535 building jeopardizes efforts to plan for the future.

#### Conclusion

The Washburn Fair Oaks Historic District protects the cultural institutions and surrounding mansions that make the area a cultural center for the past century. The 2535 building does not add to this historic character. Instead, it is a common building type. While it might contribute to an district designed to

LARKIN, HOFFMAN, DALY & LINDGREN, LTD.

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protect buildings of its type, it is not in keeping with this District. It is isolated and surrounded by public and semi-public cultural institutions, and it has little visual effect, since it is cut off from the neighborhood and difficult to see. The lot is undersized, and any historic characteristics have been remodeled out of the building – the entire foundation and exterior has been replaced with modern materials. It has deteriorated and despite MCAD's efforts, it cannot be renovated economically, and cannot be renovated to restore any historical character. For the reasons above, we ask that you support removing the building.

Sincerely,



William C. Griffith, Jr., for  
LARKIN, HOFFMAN, DALY & LINDGREN, Ltd.

cc: Pam Newsome-Prochniak  
Stella Gimmestad

March 22, 2002

To: John Slorp, President  
Jim Hoseth, Treasurer

Project: MCAD Site Improvements and Building Repairs

Subject: **Historic Report for 2535 Second Avenue So.**

Memo By: Dewey Thorbeck, FAIA and Jeff Hemer, Assoc. AIA

**Introduction**

This memorandum is in response to the City of Minneapolis Heritage Preservation Commission (HPC) Staff Report and Action to deny the MCAD application for a Certificate of Appropriateness to demolish the house and garage on the property at 2535 Second Avenue So.

**Historic Preservation**

MCAD supports the intentions of the Washburn/Fair Oaks Historic District and endeavors to work within its guidelines. MCAD has recently purchased two apartment buildings at the intersection of 3rd Avenue So. and 26th Street and has invested in their restoration and repair to help create a good fit with the neighborhood.

We are currently working with the College to restore the exterior and install new windows in the historic Morrison Building, one of the school's original academic buildings built in 1916. This building, following the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, is considered a "character defining" building for MCAD, Minneapolis Institute of Arts, and the Washburn/Fair Oaks Historic District. Although it is not the first academic building for MCAD (formerly called the Minneapolis School of Art started in 1886), it is the structure that defines the identity of the College since its construction. The design employs classical Palladian proportions, geometry, and details resulting in a good example of this architectural style. The building's original architectural components and mechanical systems remain largely intact. The additions built in 1923 and 1948 respected the architecture and scale of the original building, and the work we are now has been approved by the Heritage Preservation Commission.

**Demolition of vacant house at 2535 Second Avenue South**

As the HPC Staff findings stated, the house has been greatly altered from its original design. Most of the original architectural materials and details of this house have been removed and replaced with inexpensive and low quality exterior siding, windows, doors, interior finishes, fixtures and appliances. A new concrete block foundation replaced the original stone foundation in the early seventies.

The house is isolated between two vacant lots, where houses had previously been removed, and has no physical connection to the surrounding neighborhood. MCAD owns all the adjacent properties and has petitioned to the City of Minneapolis to vacate Second Avenue in order to create a more contiguous campus feeling. The vacant house causes a separation between the student apartments and the main campus creating unobserved, unsafe areas.

With removal of the house the College can develop new green open space for student activity, displays of art, and more direct access between academic and residential facilities. With closing of the Second Avenue additional parking and loading/unloading for students and faculty can be achieved. The future "main entrance" to the campus is planned to be off 26th Street in line with the vacated street focusing on the Morrison Building at the end of the mall.

#### **Alternatives to Demolition**

MCAD offered the house to the Whittier Alliance along with funds to move it. This community group has moved several houses to new locations in the neighborhood and renovated them for residential use, but they declined the donation after several of their members toured the house and discovered the alterations that had been made.

The College has utilized the house for student apartments in the past and attempted to find a new use for the building, but because of its poor condition has no functional reason for keeping it, and as indicated above, it is a safety hazard. The house would need to be completely gutted down to the framing and restored with new siding, windows, doors, interior finishes, fixtures and appliances. We do not see this as economically feasible.

#### **Conclusion**

Thorbeck Architects supports HPC's efforts in preservation of historic buildings, even modest houses like this. We are currently involved on four other restoration projects, and although we agree with the intent of the HPC to preserve the historic character of the neighborhood, we do not agree with the result of the hearing to deny the application by MCAD. In our opinion, the benefits of the planned campus improvements to the Historic district far outweigh the need to preserve this particular house. The HPC was equally divided in its vote. Those who had toured the house seemed to be the ones favoring demolition, and those that voted to deny were mostly voting on the principle of preservation rather than the merits of the application.

We hope the City Council will allow the demolition of the particular building and support MCAD's efforts to improve the campus and neighborhood.

# WHITTIER

THE INTERNATIONAL NEIGHBORHOOD

March 20, 2002

Members of the Zoning and Planning Committee:

Gary Schiff (Chair), Robert Lilligren, Dan Niziolek, Paul Ostrow and Dean Zimmermann  
Minneapolis City Council  
350 South Fifth Street, Room 307  
Minneapolis, MN 55415

Dear Councilmembers Schiff, Lilligren, Niziolek, Ostrow and Zimmermann:

The Whittier Alliance supports granting the Minneapolis College Of Art and Design a certificate of appropriateness to remove the building at 2535 Second Avenue South. The Washburn/Fair Oaks Historic District was designated to protect the historic Minneapolis Institute of Arts, Fair Oaks Park, and turn of the century homes that have made these blocks a center of art and culture. The duplex at 2535 does not contribute to the area's history; in terms of use and scale, it actually detracts from the structures that give the area its reputation.

The building itself has been almost completely remodeled. Remodeling over the years has replaced the foundation, the siding, ceilings, walls, windows, and the architectural detail such as woodwork, porch, and bays. The building is now a mis-proportioned rectangle with asbestos siding, on an undersized lot, with empty lots on either side and a parking ramp for a neighbor.

The MCAD asked the Whittier Alliance to consider accepting it as a donation, but, after touring it, the Whittier Alliance found that it is too small and requires too much work to justify the extensive renovation that would be required. It would require gutting to restore to any usable state; restoring it to historical accuracy would cost far beyond that. The Whittier Alliance considers the building substandard and supports MCAD's plan to remove it.

City staff incorrectly reported that MCAD has not offered any alternatives to demolition or demonstrated that there are no reasonable alternatives to demolition. In fact, MCAD's architects and Whittier Alliance representatives have studied the building and other solutions. The building is of such poor quality and low value that it cannot be renovated or moved within any realistic budget. The building does not contribute to the area's historic character, is out of scale with the neighboring buildings, and its historic details have been removed by remodeling. It has deteriorated beyond any economic use. MCAD has pursued alternatives, but none are possible. Therefore, the Whittier Alliance supports removing the building.

Sincerely,



Dave Harstad  
Chair, Transportation & Land Use  
Planning Committee  
Secretary, Whittier Alliance Board of Directors



Marian Biehn  
Chair, Whittier Alliance Board of Directors

**Minneapolis Planning Department**  
**Minneapolis Heritage Preservation Commission**  
350 South Fifth Street, Room 210  
Minneapolis, MN 55415-1385  
(612) 673-2422 Phone  
(612) 673-2728 Fax  
(612) 673-2157 TDD

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**MEMORANDUM**

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DATE: April 16, 2002

TO: The Honorable Gary Schiff, Chair  
Zoning and Planning Committee  
Members of the City Council

FROM: Greg Mathis

RE: Minneapolis College of Art and Design (MCAD) appeal of a decision of the  
Heritage Preservation Commission (HPC) regarding 2535 Second Avenue South

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The matter before you is an appeal by MCAD of a decision made by the HPC at its public hearing of March 12, 2002. The appeal affects the property at 2535 Second Avenue South, in the Washburn-Fair Oaks Historic District.

#### **A. BACKGROUND**

The Minneapolis City Council created the Washburn-Fair Oaks Historic District in 1976. The district is bounded by Franklin Avenue on the north, Fourth Avenue and I-35W on the east, 26<sup>th</sup> Street on the south, and the alley between Nicollet and First Avenue on the west, including the northeasterly corner of 24<sup>th</sup> Street and Nicollet Avenue. Centered around Fair Oaks Park, the district encompasses a diverse range of building stock that differs in age, size, use, and architectural prominence. Several mansions are located just north of the park and a number of cultural institutions, including MCAD, are located directly south of the park. Commercial buildings can be found along the south and east edges of the district. The remainder of the district is comprised primarily of Late-Nineteenth and Early-Twentieth Century residential buildings. Housing types range from small vernacular cottages, to Queen Anne residences and American foursquares, to brick rowhouses and apartment buildings, to stone mansions. A smattering of modern apartment buildings (1950-1975) are scattered throughout the district.

The house at 2535 Second Avenue South is a two-story, wood frame dwelling with a clipped gable roof. The vernacular style residence was constructed circa 1880. The house is located mid-block, across the street from another historic house, near the south edge of the historic district. Like almost every building in the district, this house has seen several changes over the last 120 years. Despite these modifications, the house has retained its overall character and form (see

Attachment 1). The house contributes to the Washburn-Fair Oaks Historic District in terms of size, scale, massing, materials, architectural style, and date of construction. The dwelling helps maintain the historic integrity and character of one of the weaker sections of the district. The existing garage appears to be post-war construction, so it does not contribute to the historic character and integrity of the district.

The dwellings on either side of the house were demolished in the early 1970s, before the creation of the historic district. No historic buildings have been demolished on this block since the creation of the district 26 years ago.

## **B. HPC DECISION**

In February 2002, MCAD applied to the HPC for a Certificate of Appropriateness (C of A) to demolish the house and garage at 2535 Second Avenue South. As proposed to the HPC, MCAD will not replace the house and garage with new construction, although a plan submitted with the application shows that MCAD wants to build a surface parking lot on this site (see Attachment 2).

The HPC reviewed the application at a hearing on March 12, 2002 (several Commissioners toured the property the previous day). By ordinance, the HPC is required to make certain findings before it can approve a C of A for the demolition of a building in an historic district (see "Guidelines" section of Attachment 1). The applicant did not prove that demolition was necessary to correct an unsafe or dangerous condition. The applicant did not present any information on the economic value, viability and usefulness of the property. Additionally, the applicant did not demonstrate that reasonable alternatives to demolition were studied. At the hearing, the applicant stated that they offered to give the house to the neighborhood group (Whittier Alliance) if they would move it. The applicant then stated that the neighborhood group was not interested in the house; however, the applicant did not present documentation to verify this claim (the letter from the Whittier Alliance was submitted with the appeal).

After listening to the staff report and all public testimony (see Attachment 3), the HPC adopted the following findings and denied the C of A for the demolitions:

1. While the building (house) is somewhat altered, it contributes to the Washburn-Fair Oaks Historic District in terms of size, scale, massing, materials, architectural style, and date of construction.
2. The area around the house was disrupted in the early 1970's, when the adjacent houses were demolished. These demolitions occurred before the creation of the historic district.
3. The building is currently vacant, but it recently housed MCAD students.
4. The value of the building is difficult to determine without additional information from the applicant. The applicant/property owner is a non-profit organization; it appears that the property owner does not pay taxes on the property.

5. The demolition is not needed to correct an unsafe or dangerous condition. Like many older buildings in the city, the duplex does not fully comply with the current building code; however, this does not present an imminent health/life/safety risk to the public.
6. The applicant has not offered any alternatives to demolition.
7. The applicant has not provided any evidence that clearly demonstrates that there are no reasonable alternatives to demolition.
8. The demolition of the house will further compromise the architectural and historic integrity and character of this section of the historic district. The removal of this building will further disrupt the relationship between buildings and open space in the district and it will materially impair the overall historic character of the district.
9. The applicant is proposing to replace the house with a permanent surface parking lot. The number of parking spaces that would occupy this site would be minimal. A surface parking lot will materially impair the historic integrity and character of the district.

The HPC decision is consistent with the Sixth Goal of the City, as stated in *The Minneapolis Plan*, which is to "preserve, enhance and create a sustainable natural and historic environment city-wide."

#### **C. APPEAL:**

The MCAD is appealing the decision of the HPC to deny the issuance of a C of A for the demolition of the house and garage at the referenced address. The applicant is asking the City Council to approve the Certificate of Appropriateness for the demolitions.

#### **D. STAFF RECOMMENDATION:**

Staff recommends that the Zoning and Planning Committee 1) adopt the HPC findings and **deny** the appeal requesting a Certificate of Appropriateness for the demolition of the house and 2) **approve** a Certificate of Appropriateness for the demolition of the garage.

#### **Attachments:**

HPC Staff Report  
Application for Certificate of Appropriateness  
Unapproved March 12, 2002 HPC meeting minutes

# ATTACHMENT 1

## CITY OF MINNEAPOLIS HERITAGE PRESERVATION COMMISSION STAFF REPORT

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FILE NAME: 2535 Second Avenue South  
DATE OF APPLICATION: February 20, 2002  
APPLICANT: Minneapolis College of Art and Design  
DATE OF HEARING: March 12, 2002  
HPC SITE/DISTRICT: Washburn-Fair Oaks Historic District  
CATEGORY: contributing  
CLASSIFICATION: Certificate of Appropriateness  
STAFF INVESTIGATION AND REPORT: Greg Mathis  
DATE: March 5, 2002

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### **A. SITE DESCRIPTION & BACKGROUND:**

The building at 2535 Second Avenue South is a circa 1880, two-story wood frame duplex with a clipped gable roof. The house is situated mid-block, across the street from another historic house, near the south edge of the Washburn-Fair Oaks Historic District. The dwellings on either side of the house were demolished in 1972 and 1974, before the creation of the historic district.

The vernacular style residence is generally rectangular in plan. It features an offset, gable roofed rear addition that was built before 1889. The house originally had a polygonal bay on its façade and a side porch. By 1912, the polygonal bay was replaced by a picture window and a wrap-around porch. The building currently has a small concrete stoop with side-by-side entrances to the separate units. In 1903, a 1-story, 12' x 40' shed was added to the back of the house. The shed was at least partially demolished by 1951. It is unclear when the remainder of the shed was demolished. The existing garage appears to be post-war construction. The house was resided in 1947 with asbestos siding and the original foundation was replaced sometime within the last 40 years. (See the attached Sanborn Fire Insurance Atlases for details on the changes to the house.)

It is unclear whether the house was built as a duplex, or if it began life as a single-family residence. The earliest traceable resident was Charles Almquist, a gardener, who moved into the house in 1898 and lived there until 1911. Starting in the early 1930's, city directories list the house as having two separate units. Over the years, a number of salesmen, businessmen, mechanics and their families lived in the house. In recent years, the duplex housed students attending the Minneapolis College of Art and Design (MCAD).

### **B. PROPOSED CHANGES:**

The applicant is applying for a Certificate of Appropriateness to demolish the house and garage on the property. The applicant wishes to demolish these structures so they can construct a permanent surface parking lot and landscaped green space in this area (these items would require additional approvals from the HPC).

## C. GUIDELINE CITATIONS:

### ***CHAPTER 599. HERITAGE PRESERVATION REGULATIONS***

#### **599.350. Required findings for certificate of appropriateness.**

(b) *Destruction of any property.* Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.

### ***FIFTH STREET S.E./WASHBURN-FAIR OAKS HISTORIC DISTRICT GUIDELINES (1995)***

#### **Demolition of a building**

Before the demolition of a building, findings must be made regarding: (1) the architectural and historic merit of the building; (2) the effect of the building's demolition on surrounding buildings; (3) the effect of any new construction to the rest of building (in partial demolition) and to surrounding building; (4) the possible economic value or usefulness of building (as it now exists or if altered or modified) compared to the value or usefulness of proposed structure. 34.070 (2)

#### **New building**

Proposed new buildings shall not "materially impair the architectural or historic value of buildings on adjacent sites or in the immediate vicinity within the preservation district. 34.070 (3)

### ***THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION (1990)***

#### **Building Site, District/Neighborhood**

##### **Recommended:**

-Identifying, retaining, and preserving buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, streetlights, signs, benches, parks and gardens, and trees.

-Retaining the historic relationship between buildings, and streetscape and landscape features such as a town square comprised of row houses and stores surrounding a communal park or open space.

-Designing new onsite parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of character-defining features of the site.

##### **Not Recommended:**

-Removing a historic building, building feature, or landscape or streetscape feature that is important in defining the overall historic character of the district or the neighborhood.

-Destroying streetscape and landscape features by widening existing streets, changing paving material, or introducing inappropriately located new streets or parking lots.

-Removing or radically changing those features of the district or neighborhood which are important in defining the overall historic character so that, as a result, the character is diminished.

#### **D. FINDINGS:**

1. While the building is somewhat altered, it contributes to the Washburn-Fair Oaks Historic District in terms of size, scale, massing, materials, architectural style, and date of construction.
2. The area around the house was disrupted in the early 1970's, when the adjacent houses were demolished. These demolitions occurred before the creation of the historic district.
3. The building is currently vacant, but it recently housed MCAD students.
4. The value of the building is difficult to determine without additional information from the applicant. The applicant/property owner is a non-profit organization; it appears that the property owner does not pay taxes on the property.
5. The demolition is not needed to correct an unsafe or dangerous condition. Like many older buildings in the city, the duplex does not fully comply with the current building code; however, this does not present an imminent health/life/safety risk to the public.
6. The applicant has not offered any alternatives to demolition.
7. The applicant has not provided any evidence that clearly demonstrates that there are no reasonable alternatives to demolition.
8. The demolition of the house will further compromise the architectural and historic integrity and character of this section of the historic district. The removal of this building will further disrupt the relationship between buildings and open space in the district and it will materially impair the overall historic character of the district.
9. The applicant is proposing to replace the house with a permanent surface parking lot. The number of parking spaces that would occupy this site would be minimal. A surface parking lot will materially impair the historic integrity and character of the district.

#### **E. STAFF RECOMMENDATION:**

Staff recommends that the HPC adopt staff findings and **deny** a Certificate of Appropriateness for the proposed demolition.

# ATTACHMENT 2

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS HERITAGE PRESERVATION COMMISSION MINNEAPOLIS, MINNESOTA

The undersigned hereby applies for a Certificate of Appropriateness, as authorized in section 599.330 of the Minneapolis Code of Ordinances.

1. This application is for (check all that apply):

- New Construction
- Rehabilitation
- Relocation
- Demolition
- Sign/Awning

2. Street address of Affected Property:

2535 2nd Ave. So.

Legal Description:

See Exhibit A.

3. Name of Applicant:

Jeff Hemer for MCAD.

Address:

2501 Stevens, Ave. So. Minneapolis, MN.

Daytime Telephone:

612 871 7979.

4. Name of Property Owner (if different than applicant):

Address:

Daytime Telephone:

5. Name of Architect or Contractor (if applicable):

Thorbeck Architects, Ltd.

Address:

1409 Willow Street, Minneapolis MN 55409

Daytime Telephone:

612 871 7979.

6. Describe the project, including changes to important architectural details such as windows, doors, siding, railings, steps, roof, foundation, porches or ornamental

features. Attach specifications for doors, windows, lighting and other ornamental features, if applicable, including color and material samples. NOTE: If applying for the demolition of a property, state the reasons for the demolition, including the economic value or usefulness of the existing structure, its current use, costs of renovation and feasible alternative uses. Attach additional documentation as needed:

Proposing complete demolition of house, garage, driveways etc. with intention of building surface parking lot, which will come before HCP for future approval. The Whittier Alliance has been contacted in an effort to find a new location for the house in lieu of demolition.

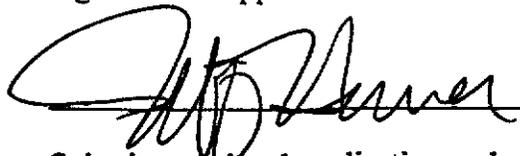
7. Attach a list of property owners and mailing labels for property located within 350 feet of the affected property obtained from:

Hennepin County Taxpayer Services Division  
A-600 Government Center  
300 South 6<sup>th</sup> Street  
Minneapolis, MN 55487  
Telephone: 612-348-5910

8. Attach three copies of scaled and dimensioned plans for the project, including at least one copy that is reduced to 8 1/2" x 11" or 11" x 17". Project plans must include a site plan, floor plan and all exterior elevations.

9. Attach photographs of all affected elevations of the project (no Polaroid pictures).

Signature of Applicant:



Date: 2/20/02

Submit completed application and required attachments to:

Minneapolis Planning Department  
Room 210, City Hall  
350 South Fifth Street  
Minneapolis, MN 55415-1385  
Telephone: 612-673-2597

**For Planning Department use only:**

Date received: 2/20/2002  
Received by: GREG MATHIS  
Date application complete: 2/21/2002  
Name of building: N/A  
Historic district (if applicable): WASHBURN-FAIROAKS  
Public hearing date: 3/12/2002  
Date HPC Approved: \_\_\_\_\_  
Date HPC Denied: 3/12/2002

LEGAL DESCRIPTION INFORMATION

PAGE 1

NEXT =

ENQUIRY CODE 103 PROPERTY ID 34 029 24 13 0120  
SCH DST 001 WTRSHD 0 SWR DST IFPROJ #  
EARLIEST DELO YR ACREAGE .00  
OWNER MPLS COLLEGE OF ART & DESIGN  
REG ADDR 2535 2ND AVE S  
TAXPAY N/A MPLS COLLEGE OF ART & DESIGN  
2501 STEVENS AVE S  
MPLS MN .55404

MUNIC 01 PLAT 17090 PARCEL 5450 PSC C  
DIV STATUS  
LAST STAT CHG  
VERF LEGAL  
PREVIOUS OWNER

APPROX PARCEL SIZE 36 X 134.4  
TRAN DATES 05/08/96  
MINNEAPOLIS

T

ADDN DATE FILED 07/21/1873 A

ADN GEO. GALPIN'S ADDITION TO

METES / BOUNDS DESCRIPTION  
N 36 FT

2/20/2002



Mr. Greg Mathis, Preservation Planner  
Minneapolis Planning Department, City Hall  
Room 210, 350 South 5<sup>th</sup> Street,  
Minneapolis, MN 55415-1385

Dear Mr. Mathis,

Enclosed please find supporting documents for our application. The proposed site improvements are part of a broad-based effort by Minneapolis College of Art and Design (MCAD) to improve the facilities and amenities of the campus towards our overall planning to better recruit and retain students and enhance our visibility in the neighborhood. The proposed parking lots, driveways, paths, sculpture areas, lighting, landscaping and signage are designed to provide MCAD students and visitors with adequate parking and access from our students apartments and 26th Street. The plan provides for additional handicapped and visitor parking.

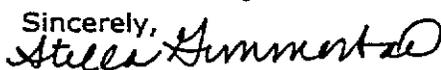
MCAD recently acquired 2 properties on 3rd Avenue South and now has contiguous street frontage along 26th Street between 3rd and Stevens Avenues South. The addition of 2540 and 2550 3rd Avenue South increased our campus housing by 40 units and 90 plus students, and thus increased our need for additional parking.

We currently lease parking from the Minneapolis Institute of Arts (MIA) in their ramp and surface lot at 3rd Avenue and 25th Street. In the event that MIA discontinued leasing space to us, MCAD will not be able to provide enough parking as required by Minneapolis ordinances.

We are also requesting demolition of a single family dwelling at 2535 2nd Avenue South. We are able to house only 3 students in this building. Economically, it isn't feasible for us to consider renovating it. It does not fit with the proposed plan to improve our parking options and, importantly, create a more gracious, open, green area at the SE corner of our campus to better bring that area into our over-all campus design scheme.

We have contacted the Whittier Alliance and are working with them to move the house if they are able to find an open lot and the funding to re-locate it. MCAD would contribute the estimated cost of our demolishing the house to Whittier Alliance, excluding the amount that we need to reserve for foundation demo, asbestos abatement, and the like. While this option is a possibility, it is far from final.

Thank you for all your help and consideration.

Sincerely,  
  
Stella Gimmetstad

Facilities Director, Minneapolis College of Art and Design

ACADEMIC BUILDING

CONC.

- DEMOLITION NOTES
1. REMOVE BUILDING AND ASSOCIATED STRUCTURES.
  2. REMOVE ELECTRICAL AND MECHANICAL SYSTEMS.
  3. REMOVE CONCRETE CHASE.
  4. REMOVE CONCRETE SLAB ON GRADE.
  5. REMOVE CONCRETE RETAINING WALL.
  6. REMOVE TREE.

MIA PARKING RAMP

STUDENT HOUSE

STUDENT HOUSE

APARTMENT 2540 3RD

APARTMENT 2550 3RD

DUPLEX 200-204

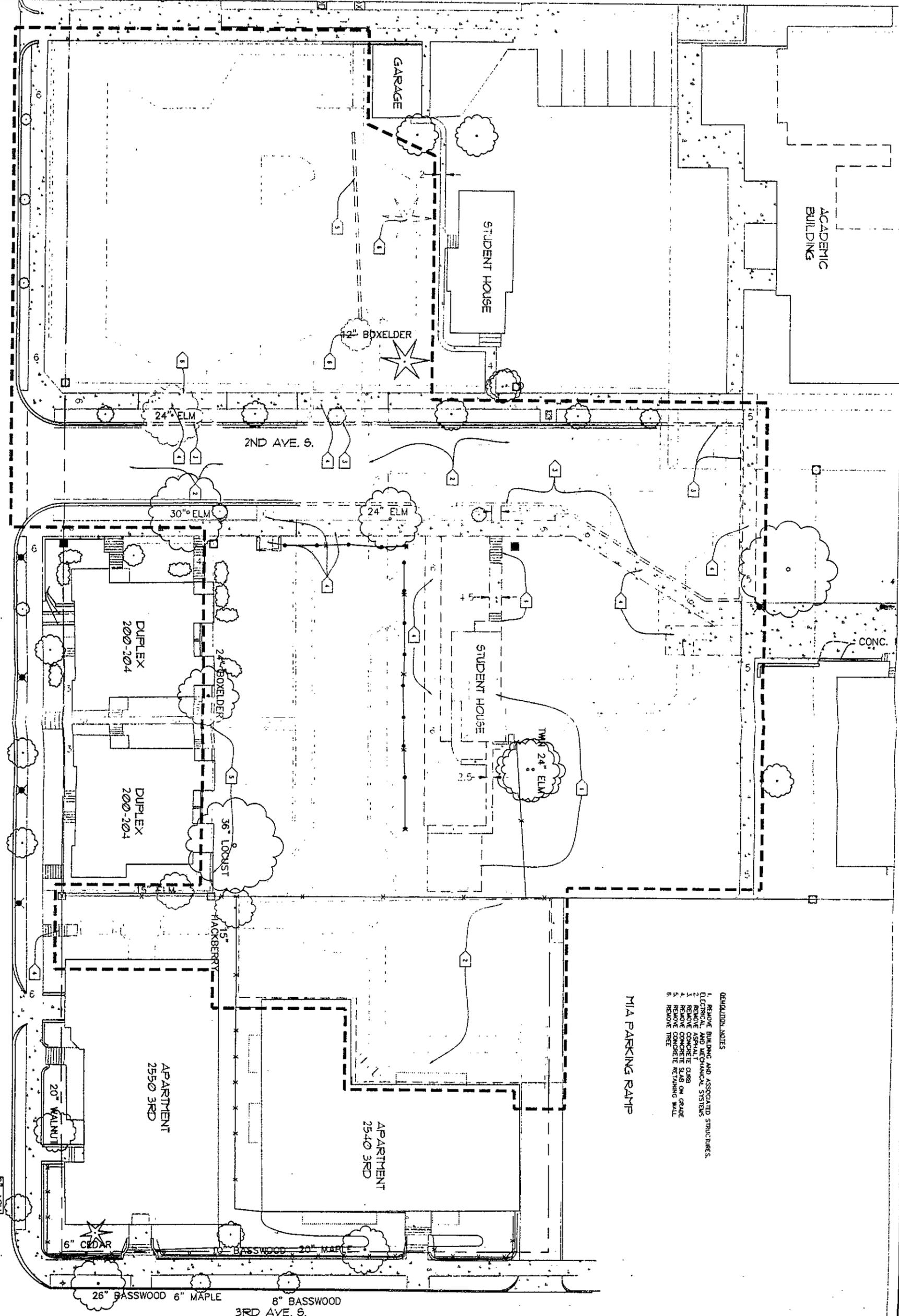
DUPLEX 200-204

GARAGE

2ND AVE. S.

26TH STREET

3RD AVE. S.



1 SITE DEMOLITION PLAN  
01 1/8" = 1'-0"  
DWG-01-01

NORTH

PROJECT PACKAGE 1

MCAD

SITE IMPROVEMENTS & BUILDING REPAIRS

**thorbeck**  
ARCHITECTS  
1409 Willow Street  
Minneapolis, MN 55403  
Tel: 612.871.1779  
Fax: 612.871.8088

DRAWN: JH, TB  
CHECKED: DT  
SCALE: 1/8" = 1'-0"  
DATE: 02-04-02  
REVISIONS:

NOTES  
1. DESIGN DEVELOPMENT SET FOR PRICING NOT FOR CONSTRUCTION  
2. SEE REMOVED WINDOW FOR REPAIR WORK FOR JOHNSON HALL AND LIBRARY  
3. FIELD VERIFY ALL DIMENSIONS  
4. EXISTING WALL ARE POCKETED

CERTIFICATION  
I, the undersigned, being a duly Licensed Professional Engineer in the State of Minnesota, do hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

SHEET TITLE  
SITE DEMOLITION PLAN

SHEET NO.  
D1



# ATTACHMENT 3

## MINNEAPOLIS HERITAGE PRESERVATION COMMISSION

ROOM 317, CITY HALL  
350 SOUTH FIFTH STREET  
MINNEAPOLIS, MN 55415-1385

### PERMIT REVIEW/PUBLIC HEARING MINUTES

MARCH 12, 2002

5:00 P.M.

The meeting was called to order at 5:05 p.m. **Present:** Commissioners Stevens, Neiswander, Messenger, Anderson, Grover, Glancy, Dunn, Lindquist (arrived at 5:10) Housum (arrived at 5:06) Koski (arrived at 5:06) Herman (arrived at 5:18). **Staff Present:** Mathis, Jensen, Graham, Lucas.

Ms. Lucas asked Chair Messenger if she could briefly discuss an item not on the agenda. Ms. Lucas explained the Programmatic Agreement for the North Star Rail Corridor. The proposed rail line will run from St. Cloud to Minneapolis behind the TAD ramps in the Warehouse Historic District. The Heritage Preservation Commission (HPC) signs Programmatic Agreements as a consulting party. The agreement is mandatory and is between MnDOT, SHPO and the National Advisory Council on Historic Preservation. When issues arise with the development all parties and consulting parties are brought to the table for a consultation session and resolution. At this time, it looks as if one building may be affected, and it may be foundation damage possibly from the drilling to install the new line. No buildings will be lost in the Warehouse Historic District. If Commissioners have any questions about Section 106 review and Programmatic Agreements they can contact Ms. Lucas.

### PERMIT REVIEW/PUBLIC HEARING

1. ~~110 North Fifth Street, Warehouse Historic District, by Wyman Properties LP (Burt Corwin), for a Certificate of Appropriateness to replace the terra cotta cornice, sign and window sills. (Staff, Greg Mathis)~~

~~Commissioner Grover stated he had a conflict of interest on this property and would not be participating in the discussion or voting.~~

~~Mr. Mathis showed photos of the building and presented the staff report recommending that the HPC adopt staff findings and approve a Certificate of Appropriateness for the proposed work subject to the following conditions:~~

- ~~1. The metal letters must be scored along the breaks in the original terra cotta sign, to emulate the distinctive character of the original terra cotta sign.~~
- ~~2. The metal letters must have a gold finish that matches the historic terra cotta lettering. The HPC staff must approve the color for the letters.~~
- ~~3. The terra cotta must remain on the building until the HPC staff approves a sample of the actual GRFC material that will replace it.~~

4. Fixed single-hung windows can be installed as replacements for the existing double-hung windows in the building. The HPC staff must approve any fixed, single-hung replacement windows.

The public hearing was then opened. Mr. Dewey Thorbeck, of Thorbeck Architects, spoke on behalf of the project. He stated that they would like to use double hung windows, but they weigh too much. They thought the awning windows would be acceptable. The owner wants operating windows. Mr. Peter Weeam from W. L. Hall Co., the window supply company, explained that the 6'0" wide windows cannot be counter balanced with thermal panes.

Discussion continued on the use of awning windows versus a hopper window. Commissioner Messenger stated that she is not totally opposed to awning windows. Commissioner Koski asked if operable hopper windows were considered. Mr. Mathis stated he suggested it to the applicant. Mr. Weeam stated that hopper windows might cause problems with the drapes in the building. Mr. Thorbeck stated that hopper windows cause security problems because they make it easier to break in. Commissioner Grover stated that mechanics is an issue. He is concerned that the flatness of the proposed windows will change the character of the building. If awnings are used, the operable sash must be set back, to visually resemble the original double-hung windows. Commissioner Glancy asked if the building is air-conditioned. Mr. Thorbeck replied that the building is partially air-conditioned. It currently has window air-conditioning units. They are currently pricing individual window units for the offices. Mr. Thorbeck said the offices need individual temperature control and operable windows provide individual control.

**MOTION** by Commissioner Neiswander to adopt staff findings and approve the Certificate of Appropriateness, with staff recommended conditions 1 and 2, and allow the awning windows. **SECOND** by Commissioner Housum. **MOTION APPROVED** with no abstentions.

4. **2535 Second Ave. South, Minneapolis College of Art and Design, for a Certificate of Appropriateness to demolish a two-story house and two-car garage. (Staff, Greg Mathis)**

Mr. Mathis gave the staff report recommending that the HPC adopt staff findings and deny a Certificate of Appropriateness for the proposed demolition.

Commissioner comments began with a question by Commissioner Anderson, who asked if there will be a parking lot. Mr. Mathis replied that a parking lot was shown in the plan submitted with the application, but it was not part of the approval being sought tonight.

The public hearing was then opened. Mr. Jim Hoseff, Treasurer of the Minneapolis College of Art and Design (MCAD), spoke on behalf of the demolition. They have done a lot of work on the campus to enhance it to appeal to more students. They have acquired seven apartment buildings on the block in order to accommodate more students living on campus. They are trying to create a mall area where this house is sitting. The house is not doing the campus any good. They have offered to relocate this house and give it to the Whittier Alliance Neighborhood, and they do not want it either.

The public hearing was then closed. Commissioner comments began with the proposed parking lot. Commissioner Housum asked if a parking lot would need more approvals. Mr. Mathis replied yes. MCAD's request for demolition of an historic structure for a parking lot was not very favorable to some of the Commissioners. Commissioner Koski stated that he is concerned about the demolition because ordinary buildings are great, they maintain the character of the district, and they are much better than a parking lot. Commissioner Grover stated that we need to save historic fabric buildings. Even though this is an ordinary structure of not much individual significance, it is an example of an ordinary building in an ordinary neighborhood and that makes it worth saving. Other Commissioners felt that there is no context for this house, so it is not worth saving.

**MOTION** by Commissioner Anderson to approve the Certificate of Appropriateness for demolition. Mr. Mathis clarified that the **MOTION** should be to approve a Certificate of Appropriateness for the demolition, and adopt findings that support the **MOTION**. **SECOND** by Commissioner Neiswander. Commissioner Anderson stated the following findings for her **MOTION**: 1) the neighborhood has not accepted the offer to move the house, 2) the historic aspect of the neighborhood has already been destroyed, and 3) the addition of a mall or green space would be an asset for the MCAD campus.

Commissioner Herman asked if conditions could be put on the **MOTION**, such as preserving the tree, and using this space not for parking, but for green space? Mr. Mathis said the Commission could deny the demolition, or approve it with certain conditions such as the demolition can not occur until the Commission approves a replacement structure for the site or the demolition is predicated upon some future condition that will happen. To identify a specific use for the property as a requirement for approval of the demolition is questionable. Commissioner Anderson questioned Mr. Mathis that if they put on structure on this space it would have to come to HPC for approval anyway. Mr. Mathis confirmed that she was correct.

Chair Messenger suggested the **MOTION** include giving MCAD the ability to demolish the property, and then they will need to come back to HPC for approval of future changes. Mr. Mathis clarified the **MOTION**; as to approve the demolition for now, and any future structure or parking lot will need future approval. Commissioner Anderson replied yes, that is her intent in her **MOTION**. Commissioner Anderson said she would accept the friendly amendment to her **MOTION**. Commissioner Anderson reiterated her **MOTION**, which is to adopt the following findings: 1) the neighborhood has not accepted the offer to move the house, 2) the historic aspect of the neighborhood has already been destroyed, 3) the addition of a mall or green space would be an asset for the MCAD campus; and approve a Certificate of Appropriateness for the demolitions. Commissioner Anderson's **MOTION** goes against the staff findings and recommendation to deny the Certificate of Appropriateness.

An audible vote was taken, and then clarified by a roll call.

**YEA**, in favor of issuing a Certificate of Appropriateness for the demolition: Commissioners: Messenger, Neiswander, Anderson, Glancy, and Herman

**NAY**, not in favor of issuing a Certificate of Appropriateness for the demolition:  
Commissioners: Housum, Stevens, Koski, Lindquist, Grover, and Dunn

**MOTION FAILED; 6 nays and 5 yeas.**

**MOTION** by Commissioner Koski to adopt staff findings and deny the Certificate of Appropriateness for the proposed demolition. **SECOND** by Commissioner Housum.

**YEA**, in favor of not issuing a Certificate of Appropriateness for the demolition:  
Commissioners: Housum, Stevens, Koski, Lindquist, Grover, and Dunn

**NAY**, not in favor denying a Certificate of Appropriateness for the demolition:  
Commissioners: Messenger, Neiswander, Anderson, Glancy, and Herman

**MOTION APPROVED with no abstentions; 6 yeas and 5 nays.**

**MOTION to adjourn** by Commissioner Housum. **SECOND** by Commissioner Dunn. **MOTION APPROVED** with no abstentions.

The meeting was adjourned at 7:05 p.m.