

Department of Community Planning and Economic Development  
Planning Division

**Certificate of Appropriateness**  
BZH-26308

**Date:** April 6, 2010

**Proposal:** Certificate of Appropriateness for the installation of security cameras and lighting and for the removal of brick infill for fire egress.

**Applicant:** Jeff Garetz, Load-Bearing Inc, on behalf of Minikahda Ministorage IV, LLP

**Address of Property:** 300 5<sup>th</sup> Street North

**Project Name:** N/A

**Contact Person and Phone:** Jeff Garetz, 612-721-8747

**Planning Staff and Phone:** Chris Vrchota, 612-673-5467

**Date Application Deemed Complete:** March 1, 2010

**Publication Date:** March 30, 2010

**Public Hearing:** April 6, 2010

**Appeal Period Expiration:** April 16, 2010

**Ward:** Ward 7

**Neighborhood Organization:** Downtown Minneapolis Neighborhood Organization

**Concurrent Review:** N/A

**Attachments:** Attachment A: Materials submitted by CPED staff –

- 350' map

Attachment B: Materials submitted by Applicant –

- Notification letter to Council Member and Neighborhood organization (B-1)
- Application form submitted February 3, 2010 (B-2 – B-4)
- Project Description by Applicant (B-5 – B-6)
- Site Plan and Drawings (B-7 – B-11)
- Photographs (B-12 – B-18)
- Information on proposed cameras (B-19 – B-31)

Department of Community Planning and Economic Development  
Planning Division

- Information on proposed lights (B-32 – B-36)



**Rear Elevation of Property- Prior to Brick Removal  
(Photo Submitted by Applicant)**

Department of Community Planning and Economic Development  
Planning Division



**Rear Elevation of Property- After Brick Removal  
(Photo Submitted by Applicant)**

Department of Community Planning and Economic Development  
Planning Division

<b>CLASSIFICATION:</b>	
Local Historic District	Warehouse Historic District
Period of Significance	1865-1930
Criteria of significance	Architecture, Commerce
Date of local designation	1978
Applicable Design Guidelines	Secretary of Interior Standards for Treatment of Historic Properties

<b>PROPERTY INFORMATION</b>	
Current name	Minikahda Mini Storage
Historic Name	Booth Fisheries
Current Address	300 5 <sup>th</sup> Street N
Historic Address	300 5 <sup>th</sup> Street N
Original Construction Date	Built: 1914 Significant Alterations: 1916- Close Up Windows 1920- Cut in two new windows and doors. 1987- Extensive repair to masonry.
Original Contractor	Butler Brothers
Original Architect	Unknown
Historic Use	Commercial
Current Use	Commercial
Proposed Use	Commercial

Department of Community Planning and Economic Development  
Planning Division

**BACKGROUND:**

The subject property is an 8-story Renaissance style warehouse building. It served as a cold-storage facility until 1987 when it was converted to a mini-storage facility.

**SUMMARY OF APPLICANT'S PROPOSAL:**

The Applicant is proposing to add security cameras and lighting to the exterior of the building. The Applicant is also seeking approval for the removal of brick between two concrete columns on the northwest side of the building to allow for fire egress from the building. This work has already been performed. The property has been flagged for unpermitted work, and the Applicant is now working with staff to obtain needed approvals.

**PUBLIC COMMENT:**

No public comment had been received by the time of publication.

**CETIFICATE OF APPROPRIATENESS:** Certificate of Appropriateness for a new recessed entryway and handicapped accessible ramp.

***Findings as required by the Minneapolis Preservation Code:***

*The Planning Division of the Minneapolis Community Planning and Economic Development Department has analyzed the application based on the findings required by the Minneapolis Preservation Ordinance. Before approving a certificate of appropriateness, and based upon the evidence presented in each application submitted, the commission shall make findings based upon, but not limited to, the following:*

**(1) *The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.***

The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.

The North Loop Warehouse District is significant due to its collection of 19<sup>th</sup> and early 20<sup>th</sup> century commercial architecture and its representation of late 19<sup>th</sup> and early 20<sup>th</sup> century commerce. The Applicant is proposing to install 4 security cameras, 2 of which will be visible from outside the building. (See Appendix B-8, B-10, and B-27-31 for locations.) The Applicant is also proposing to install 7 new light fixtures on the building- 3 on the building wall adjacent to N 5<sup>th</sup> Street, 2 on the rear of the building adjacent to the parking lot, and 2 on an interior wall. (See Appendix B-8 – B-10 and B-34 – B-36 for locations.) Lastly, the Applicant is seeking approval for the removal of a 14'x13' section of brick between two concrete columns to allow for direct egress from the building- this work has already been done.

The added security cameras and lights will provide additional security for the building and for pedestrians along 5<sup>th</sup> Street N. The property owners are expecting a significant rise in pedestrian activity around the building with the upcoming opening of Target Field.

The removal of the brick material on the rear of the building allows for proper fire egress from the building. The area on the northwest side of the building is a semi-enclosed cold storage area. There are partial walls on the outside, but the area is not fully enclosed. The fire exit from the building currently brings people into this area, but prior to the removal of the brick material there was no clear path for them to fully exit the building. This allows the building to meet current fire code requirements while maintaining its use as a storage facility, which is very similar to its original use.

**(2) *The alteration is compatible with and supports the interior and/or exterior designation in which the property was designated.***

Department of Community Planning and Economic Development  
Planning Division

The alteration is compatible with and supports the interior and/or exterior designation in which the property was designated.

The subject property is part of the North Loop Warehouse District, which is significant due to its collection of 19<sup>th</sup> and early 20<sup>th</sup> century commercial architecture and its representation of late 19<sup>th</sup> and early 20<sup>th</sup> century commerce. The building was originally constructed as cold storage warehouse facility and the current proposal aims to bring the building into compliance with modern fire safety standards and increase safety and security on and adjacent to the site, while maintaining its use as a storage facility.

**(3) *The alteration is compatible with and will ensure continued integrity of the landmark or historic district for which the district was designated.***

Both the City of Minneapolis' Heritage Preservation Regulations and the National Register of Historic Places identify integrity as the authenticity of historic properties and recognize seven aspects that define a property's integrity: location, design, setting, materials, workmanship, feeling and association. Based upon the analysis provided below, the proposed work would not impair the integrity of the contributing resource.

*Location:* The Applicant is not proposing to change the location of the structure, thus the project will not impair the landmark's integrity of location.

*Design:* The Applicant is proposing to add security cameras and lights to the exterior of the building and to remove a section of brick infill on the exterior of the building. The proposed cameras and lights would not have an impact on the integrity of design. The brick infill that has been removed is on the rear elevation of the building. The area is adjacent to a parking lot for the building, with more parking across the alley that runs behind the building. It is not a primary façade, and visibility from public right-of-way and other contributing properties in the district is very limited. The proposed brick removal would have an impact on the integrity of design, but it would not be enough to impair the building's integrity of design.

*Setting:* The Applicant is not proposing any changes to the massing or location of structures on the site. The proposed project would not impair the landmark's integrity of setting.

*Materials:* The Applicant is proposing to remove a 14'x13' section of brick between two concrete columns at the back of the material. The Applicant has identified this material as original. The Applicant as stated that the brick that has been removed has been saved and is being stored on the site. The proposed work would not impair the contributing resource's integrity of materials.

*Workmanship:* The Applicant is seeking approval for the removal of original brick from the building. This brick filled the space between two concrete columns on the rear of the building. It was utilitarian, acting as a wall between the exterior of the building and

Department of Community Planning and Economic Development  
Planning Division

an interior cold storage area. No decorative features were lost through the removal of this brick. The work would not impair the integrity workmanship.

*Feeling:* The Applicant is proposing to install security cameras and lighting on the exterior of the building. While these items do not date from the period of significance, they are not out of place on a storage facility. The Applicant has also removed brick in-fill material on the rear elevation of the building to provide fire egress from the building. The brick was removed on a non-primary elevation with limited visibility, and contained no distinct features. The project will not impair the property's integrity of feeling.

*Association:* The proposed changes would allow the building to maintain its use as a storage facility, which is similar to its original use as a cold-storage facility. The work with the largest potential impact- the removal of brick on the rear of the building, is on a non-primary elevation with limited visibility. The work would not impact the buildings association with late nineteenth and early twentieth century commercial architecture. The project will not impair the property's integrity of association.

- (4) *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.***

The Heritage Preservation Commission had not adopted local design guidelines for the Warehouse Historic District by the time the application was submitted and deemed complete.

- (5) *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.***

The Guidelines for windows in the Secretary of the Interior's Standards for Rehabilitation are most applicable to the proposed project.

In regard to making changes to historic properties to meet health and safety requirements, The Secretary of the Interior's Standards for Rehabilitation recommend the following: "Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss", and "Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved."

Character defining features of the subject property include its size, scale, the distribution of the building's mass between the base, middle, and top sections on the primary building elevations, and the cornice. The proposed changes would not impact the defining features of the building, because it would not required changes to the size or scale of the

Department of Community Planning and Economic Development  
Planning Division

structure. The proposed lights and camera along 5<sup>th</sup> Street N would have a negligible impact on the appearance of the building, as they are small and relatively unobtrusive. The brick removal was done on a non-primary building elevation and did not impact any of the character defining features of the building. The proposed changes meet the above recommendations from the Secretary of the Interior' Standards for Rehabilitation.

- (6) *The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.***

The proposed alterations are considered a major alteration and require a Certificate of Appropriateness application.

As proposed, the project would conform to policy 8.1.1 of The Minneapolis Plan, which states: "Protect historic resources from modifications that are not sensitive to their historic significance." This policy is met by limiting the changes made to character defining features and primary elevations and by doing the work in a way that is in keeping with the Warehouse District Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation.

The proposal also conforms to the CPTED polices in the comprehensive plan. The comprehensive plan encourages the use of Crime Prevention Through Environmental Design (CPTED). The purpose of CPTED is to enhance public safety through site design that encourages eyes on the street, provides a high level of visibility and limits opportunities for loitering, graffiti and other public nuisances or safety threats. The proposed addition of security cameras and lights help to enhance visibility on the property and on the sidewalk along 5<sup>th</sup> Street N, reducing potential for illegal activities.

***Before approving a certificate of appropriateness, and based upon the evidence presented in each application submitted, the commission shall make findings that alterations are proposed in a manner that demonstrates that the applicant has made adequate consideration of the following documents and regulations:***

- (7) *Adequate consideration of the description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.***

The Applicant did not specifically address the description and statement of significance from the original nomination for the potential historic district.

- (8) *Where applicable, Adequate consideration of Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.***

The Applicant began work on these projects *prior* to receiving appropriate City approvals, including HPC approvals, zoning sign offs and building permits. Since being cited for

working without a permit, they have been working with City staff to receive appropriate approvals.

**(9) *The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.***

The Applicant referenced and addressed two sections of *the Secretary of the Interior's Standards for the Treatment of Historic Properties* in the project description (see Appendix B-5 – B-6). The standards referenced by the applicant were: “A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment”, and “The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.” Staff finds that the proposed project is in keeping with these standards.

***Before approving a certificate of appropriateness that involves alterations to a property within an historic district, the commission shall make findings based upon, but not limited to, the following:***

**(10) *The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.***

The North Loop Warehouse District is significant due to its collection of 19<sup>th</sup> and early 20<sup>th</sup> century commercial architecture and its representation of late 19<sup>th</sup> and early 20<sup>th</sup> century commerce. The Applicant is proposing to install new security cameras and lighting, and is seeking approval for the removal of brick infill on the rear elevation of the building. These changes would not have an impact on the significance or integrity of any of the other buildings in the district. The changes would allow the building to continue to function as a mini-storage facility, which is similar to its original use as a cold-storage facility.

**(11) *Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.***

The spirit and intent of the City of Minneapolis' Heritage Preservation Regulations is to preserve historically significant buildings, structures, sites, objects, districts, and cultural landscapes of the community while permitting appropriate changes to be made to these properties. The proposed security cameras and lights would not have a substantial impact on the primary building elevations. The brick removal was done on a non-primary building elevation with limited visibility from the public right-of-way or from other contributing properties in the district. The work will not negatively alter the essential character of the historic district.

Department of Community Planning and Economic Development  
Planning Division

- (12) *The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.***

The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance. The overall changes to the exterior appearance of the property would be minor and would not have an impact on the neighboring buildings or the district as a whole.

## STAFF RECOMMENDATION

CPED-Planning staff recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the Certificate of Appropriateness for the installation of security cameras and lighting and for the removal of brick infill for fire egress with the following conditions:

1. CPED-Planning reviews and approves final site plan, floor plans, and elevations.
2. Removed brick material shall be retained on site for use in future repair work on the site or for replacement in the instance that the egress is no longer required.
3. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>
4. The Applicant shall obtain all other necessary City approvals prior to the commencement of work.
5. No future work on this site shall take place prior to receiving the necessary City approvals, including those related to the property's local designation status.

**Appendix A: Submitted by CPED staff**

**Appendix B: Materials submitted by Applicant**

**Appendix C: Materials submitted by other parties**