

Department of Community Planning and Economic Development
Planning Division

Certificate of Appropriateness
BZH-26421

Date: July 13, 2010

Proposal: Request for COA to complete chimney removal, dome reconstruction, and decorative fascia rehabilitation

Applicant: Will Law, Artspace Projects Inc

Address of Property: 524 Hennepin Avenue

Project Name: Hennepin Center for the Arts Rehabilitation Project

Contact Person and Phone: Will Law, (612) 465-0224

Planning Staff and Phone: Aaron Hanauer, (612) 673-2494

Date Application Deemed Complete: June 15, 2010

Publication Date: July 6, 2010

Public Hearing: July 13, 2010

Appeal Period Expiration: July 23, 2010

Ward: 7

Neighborhood Organization: Downtown West

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Attachments:

Attachment A: Materials submitted by CPED staff – (A1-A12)

- A1: Context Map
- A2: Future Land Use Map
- A3-A4: 11/6/2007 Actions
- A5-A11: 10/23/2007 COA Application
- A12: Alley Photo: 6th Street Decorative Element

Attachment B: Materials submitted by Applicant– (B1-B30)

- B1-B6: Certificate of Appropriateness Application
- B7-B11: Addendum COA Application
- B12-B14: Proposed Elevations
- B15-B17: Partial Floor Plans
- B18: Existing Chimney Plan
- B19-B20: Partial Proposed Elevations
- B21: Historical Photos
- B22-B23: Existing Photos
- B24: Existing Photo with Chimney
- B25: Proposed Rendering without Chimney
- B26: Existing and Proposed Site Plans
- B27: Turning Radius Confirmation
- B28-B30: Proposed Dome Plans

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6th Street and Hennepin Avenue: Masonic Temple, circa 1890, Source: Unknown

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6th Street and Hennepin Avenue: Hennepin Center for the Arts, circa 2010, Provided by Artspace

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CLASSIFICATION:	
Individual Landmark	Hennepin Center for the Arts
Period of Significance	1800-1899, 1900-present
Criteria of significance	Architecture Master Architect
Date of local designation	1980
Applicable Design Guidelines	N/A

PROPERTY INFORMATION	
Current name	Hennepin Center for the Arts
Historic Name	Masonic Temple
Current Address	524 Hennepin Avenue
Historic Address	524 Hennepin Avenue
Original Construction Date	1888-1890
Original Contractor	Unknown
Original Architect	Long and Kees
Historic Use	Commercial
Current Use	Commercial
Proposed Use	Commercial

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BACKGROUND:

Adorning the corner of Hennepin Avenue and 6th Street for over a century, the Masonic Temple is an exemplary representative of the Richardsonian Romanesque style of architecture. The architecture firm of Long and Kees employed Romanesque techniques, extremely popular in the 1880s, to design offices and lodging space for the Masonic Temple Association of Minneapolis. Careful attention to exterior detail is found in the intricately carved motifs, especially along the Hennepin Avenue façade. The words “Masonic Temple” along with the symbols of the terrestrial and celestial globes were carved into the sandstone. The building remains in good condition; however the two Moorish onion domes placed on the corner towers were removed due to deterioration (the date is unknown, but it was prior to local designation). In 1978, the building was purchased and renovated as the Hennepin Center for the Arts to provide performing, teaching, studio and office facilities for non-profit arts organizations (National Register of Historic Places – Nomination Form, February 1975).

In 2007, the Applicant proposed through a Certificate of Appropriateness application removing the lower portion of the chimney (Attachment A5-A11). The Heritage Preservation Commission (HPC) approved with conditions the removal of the entire chimney, based upon information that was submitted at the public hearing (Attachment A4).

As part of the current application, the Applicant is proposing a rehabilitation project that includes three parts:

1. **Chimney removal:** The Applicant is proposing to remove the chimney at the northwest corner of the building. As part of a mitigation effort for the chimney removal, the Applicant is proposing to use the salvaged brick from the chimney to rebuild the northwest corner of the building and to rebuild a five foot portion of the chimney above the parapet to recall the original chimney location (Attachment B4, B19 and compare B24 and B25).

There are three main reasons for this. First, to allow greater access for service vehicles in the alley to the Masonic Temple and the Shubert Theater. The Applicant states that, “The construction of the infill building between the historic Shubert and the Hennepin Center for the Arts will eliminate building service deliveries and garbage removal other than by this alley (Attachment B2, B3, B18, and B26).” The chimney limits the alley to an eight-foot wide dimension, which will not allow for service vehicles to gain access to the Shubert Center (Attachment B2-B3).” Second, the Applicant states the chimney has separated from the building as evident by vertical cracks at either edge, and has minimal structural integrity (Attachment B2). Finally, the Applicant states that the chimney has no functional use for the building (Attachment B2).

2. **Dome reconstruction:** The original painted galvanized metal ‘onion’ shaped domes along Hennepin Avenue and 6th Street were removed from the building prior to local designation in 1980 (the exact date of removal is unknown). The Applicant is proposing to replicate the ‘onion’ shaped galvanized metal dome at Hennepin Avenue based on photos and original drawings (Attachment B12, B14, and B28-B30). The actual metal work will be completed by trained metal artisans with a local roofing company (Attachment B8). The proposed dome is approximately 23 feet in height and 15 feet in diameter (Attachment B28-B30). The dome reconstruction would be funded by a Save Americas Treasure Grant.

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- 3. Decorative fascia rehabilitation:** The original decorative metal parapet fascia and finials along Hennepin Avenue and 6th Street are partially intact (Attachment B12, B14, and B29). The bottom four feet of the fascia are still attached to the building and other than signs of rust and surface corrosion they are in fair condition. The top foot decorative portion was removed at some unknown time and another one foot section was covered with flat painted metal flashing.

The Applicant is proposing to rehabilitate the decorative fascia including making repairs to the original decorative galvanized metal panels in place (Attachment B5). The panels will be cleaned to remove corrosion. A detergent cleaning method with hand scraping will be tested and if comparable with the material will be used to remove surface corrosion prior to repair. The repair will include filling all decorative portions and corrosion abraded surfaces with an epoxy modified filler. The missing circular portions will be replicated in galvanized metal based on the original drawings and photos. The dimensional size has been confirmed based on physical evidence at the remaining fascia. The existing decorative metal under the visible flat flashing is still intact and will require only minor alterations. This work can be completed in place and the circular elements are proposed to be replaced.

PUBLIC COMMENT:

Public notices of the Hennepin Center for the Arts rehabilitation project were mailed on June 22, 2010. As of July 6, 2010 no public comments have been received.

CETIFICATE OF APPROPRIATENESS: Certificate of Appropriateness to rehabilitate the steel fence as part of Phase I of the fence restoration project.

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 proposed dome reconstruction and the fascia rehabilitation portions of the project support the criteria of significance and the period of significance for which the landmark is designated. The 6th Street and Hennepin Avenue elevations of this Richardsonian Romanesque building are the primary elevations.

The proposed removal of the original chimney does not support the criteria of significance. However, the chimney is on a secondary elevation, is not a character defining feature of the building, nor viewable from Hennepin Avenue. In addition, the removal of the chimney will allow for greater access to the Hennepin Center for the Arts and the Shubert Theater, which will help with the continued use and viability of the buildings. In addition, as part of a mitigation effort for the chimney removal, the Applicant is proposing to use the salvaged brick from the chimney to rebuild the northwest corner of the building and to rebuild a five foot portion of the chimney above the parapet to recall the original chimney location (Attachment B4, B19, and compare B24 and B25).

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

The dome reconstruction and the fascia rehabilitation portions of the project are compatible and do support the exterior designation of the Masonic Temple. The proposed dome reconstruction and fascia rehabilitation will help rehabilitate the building to the original look, and will be sympathetic to the original design. The Applicant has looked to photographs and documentation of the building near the time of construction to guide the dome reconstruction and the fascia rehabilitation.

The proposed removal of the original chimney does not support the exterior designation for which the property is designated. However, the chimney is on a secondary elevation, is not a character defining feature of the building, nor viewable from Hennepin Avenue. The removal of the chimney will also allow for greater access to the Hennepin Center for the Arts and the Shubert Theater, which will help with the continued use and viability of

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the buildings. In addition, as part of mitigation, the Applicant is proposing to rebuild a five-foot portion of the chimney to mark the original location.

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

The reconstruction of the onion dome and rehabilitation of the fascia work is compatible with and will ensure continued architectural and historical integrity of the landmark. The original onion domes and the fascia are character defining features of the original construction. The proposed work will assist in bringing the Masonic Temple back to its original design.

The proposed removal of the chimney will have a negative effect on the building. However, it will not undermine the integrity of the Masonic Temple, nor have an adverse impact on the building's Richardsonian Romanesque architectural style. The chimney is on a secondary elevation, and is not a character defining feature of the building. In addition, the removal of the chimney will assist in providing greater access to the Hennepin Center for the Arts and the Shubert Theater by allowing service vehicles easier access (Attachment B26). The Applicant has provided verification of large service vehicles being able to back into the alley (Attachment B27). The Applicant states that, "The alley configuration was engineered by BKBM and tested by McGough with an actual vehicle to confirm the design. The design for the drive includes curbing to control the placement or alignment of the vehicles within the alley so that the vehicle cannot come in contact with the decorative elements at the alley corner of 6th Street (Attachment B8)."

(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 Masonic Temple/Hennepin Center for the Arts was designated in 1980. No specific design guidelines were adopted by the Heritage Preservation Commission for the building at that time nor since then.

(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 proposed reconstruction of the onion dome and rehabilitation of the fascia work are consistent with Secretary of the Interior's Standards for Reconstruction and Rehabilitation. The original onion domes and ornate fascia were character defining features of the original construction. With the dome and fascia work, the Applicant will be retaining, preserving, and improving the historic character of the Masonic Temple.

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The proposed removal of the chimney will not impair the significance of the Masonic Temple. The secondary elevation chimney, although viewable from the west, is not a character defining feature of the Masonic Temple nor the building's Richardsonian Romanesque architectural style (Attachment B21 and B22). In addition, the removal of the chimney will allow for greater access to the Hennepin Center for the Arts and the Shubert Theater, which will help with the continued use and viability of the buildings.

- (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.***

Policy 8.1.1 of the Minneapolis Plan for Sustainable Growth indicates that the City shall protect historic resources from modifications that are not sensitive to their historic significance. The proposed dome reconstruction and fascia rehabilitation will ensure that the historic character of the Hennepin Center for the Arts is retained as well as improved.

CPED also agrees with the Applicant's statement that the "removal of the chimney allows for the development, reuse, and revitalization for three historic buildings within Minneapolis by providing them a location for loading and waste removal services. This is keeping with Policy 8.10: Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality (Attachment B8).

- (7) *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.***

The project does not constitute the destruction of the subject property.

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:

- (8) *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 gave thoughtful consideration to the statement of significance of the building. The original nomination states that the significance of this building is the Richardsonian Romanesque architectural style and its association with master architects. The proposed reconstruction work to the onion dome and the fascia will assist in rehabilitating the building to its original elegance. The removal of the chimney, although a prominent feature on the rear elevation, will not take away from the significance of the building. In addition, the Applicant, as part of a mitigation effort, is proposing to rebuild a five-foot portion of the chimney to mark the original location.

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

Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review will not regulate the proposed rehabilitation work.

- (10) *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.***

For the proposed project, the Applicant would be using two typologies of treatment. For the dome reconstruction work, the Applicant would be following the Standards for Reconstruction. The Applicant is proposing to reconstruct a missing, character defining feature by using historical photographs and other evidence to guide the work.

For the fascia rehabilitation work, the Applicant would be following the Standards for Rehabilitation. The Applicant is proposing to restore the fascia as it originally appeared to help the Masonic Temple convey its historical and architectural significance.

STAFF RECOMMENDATION

CPED-Planning staff recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the Certificate of Appropriateness to allow for the chimney removal, onion dome reconstruction, and fascia rehabilitation with the of the following condition(s):

1. The chimney mitigation work shall include the rebuilding of a five foot portion of the chimney above the parapet on the northwest corner of the building to recall the chimney's original location.
2. The rebuilt portion of the chimney shall use salvaged brick from the removed chimney.
3. The northwest corner of the building shall be rebuilt using salvaged brick from the removed chimney.
4. All additional salvageable bricks from the removed chimney shall be stored for future repairs.
5. CPED-Planning Preservation Staff shall review and approve the final plans and elevations prior to building permit issuance.
6. The Certificate of Appropriateness approval shall expire if it is not acted upon within one year of approval, unless extended by the Planning Director in writing prior to one-year anniversary date of approvals.