

Department of Community Planning and Economic Development
Planning Division

Certificate of Appropriateness
BZH-26071

Date: September 1, 2009

Proposal: Amend previous HPC approvals of rooftop addition to allow for a change in exterior materials

Applicant: Charlene Roise of Hess, Roise, and Company, on behalf of the Vik Uppal,

Address of Property: 27 North 4th Street

Project Name: Cladding of Rooftop Addition

Contact Person and Phone: Charlene Roise, 612.338.1987

Planning Staff and Phone: Brian Schaffer, 612.673.2670

Date Application Deemed Complete: August 3, 2009

Publication Date: August 25, 2009

Public Hearing: September 1, 2009

Appeal Period Expiration: September 11, 2009

Ward: Ward 7

Neighborhood Organization: Downtown Minneapolis Neighborhood Association

Concurrent Review: None

Attachments: Attachment A: Materials submitted by CPED staff – page 11
1. Map of NRHP Minneapolis Warehouse District
2. Map of North Loop Warehouse District

Attachment B: Materials submitted by Applicant – page 14
1. Application
2. Email sent to Council Member & Neighborhood Group
3. Applicant's statement
4. Plans for the Rooftop Addition

Attachment C: Materials submitted by interested parties – pg. 28
1. Email from Natascha Wiener, Historical Architect for the Minnesota State Historic Preservation Office

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Fourth Street North at intersection of First Avenue North looking east: 1930 MNHS



27 Fourth Street North: 2009 by CPED

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CLASSIFICATION:	
Local Historic District	North Loop Warehouse Historic District & Interim Protection for the National Register of Historic Places Minneapolis Warehouse Historic District
Period of Significance	1865-1930
Criteria of significance	Architecture and Commerce
Date of local designation	1978
Applicable Design Guidelines	North Loop Warehouse District Guidelines

PROPERTY INFORMATION	
Current name	Nate's Building
Historic Name	Resler Building
Current Address	27 4 th Street North
Original Construction Date	1913 and 1920
Original Contractor	J. Leck & Co./Fleisher
Original Architect	J.E. Nason
Historic Use	Warehouse
Current Use	Mixed use - Commercial
Proposed Use	Mixed use - Commercial

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BACKGROUND:

27th Street North, also addressed by 401 1st Avenue North, is commonly known for its most recent tenant, Nate's Clothing. This five story structure has been subject to two Certificates of Appropriateness applications with the HPC.

On July 15, 2008 the HPC approved a Certificate of Appropriateness application to allow for rehabilitation of the building with the following conditions:

1. The two story rooftop addition is not approved.
2. The applicant is encouraged to retain, or find an appropriate new location, for the existing vertical projecting neon Nate's Clothing sign.
3. All final elevations and site plans are subject to approval by CPED Preservation Planning staff.

On September, 16, 2008 the HPC approved a Certificate of Appropriateness application to allow a one story rooftop addition to the building with the following conditions:

1. The canopies should be attached to the building through mortar joints and not masonry.
2. All final elevations, site, canopy and awning plans are subject to approval by CPED – Planning.

The project is seeking federal historic tax credits. As a result, the National Park Service has been reviewing the plans, which meet the Secretary of the Interior's Standard for the Treatment of Historic Properties.

SUMMARY OF APPLICANT'S PROPOSAL:

The HPC approved rooftop addition was proposed to be clad in weathered steel. According to the applicant the National Parks service did not believe that this material met the Secretary of the Interior's Standards for the Treatment of Historic Properties. The applicant indicates that numerous other materials were evaluated with the Minnesota State Historic Preservation Office architect. The applicant states that National Park Service concluded that brick would be the most appropriate material in a color that was similar to the existing brick material.

The applicant states that due to structural consideration, brick veneer (rather than entire brick units) will sheath the addition. The applicant states the mortar will match the color, dimensions, and profile of the mortar of the upper floors of the building.

PUBLIC COMMENT:

None received as of August 24, 2009.

CETIFICATE OF APPROPRIATENESS: Certificate of Appropriateness to amend a previous certificate of appropriateness approval to allow for a change in the previously approved materials of a roof top addition.

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.***

National Register of Historic Places (NRHP) Minneapolis Warehouse District is significant for warehousing industries that shaped the patterns of development in Minneapolis. The district is also significant for the architecture represented by the warehouse and supporting industries. 27 4th Street North is a contributing building to the district. The period of significance for the district is 1865-1930.

Brick was a common material used during the period of significance and is found throughout the district. The material choice is compatible with the criteria of significance and the period of significance.

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

The property is designated for its association with the jobbing warehousing industry and for its architecture. The building is constructed of brick and the proposed brick is compatible with the exterior designation of the property.

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

The brick cladding of the previously approved addition is compatible with district. The existence of the addition was previously analyzed and approved in the prior Certificate of Appropriateness applications. Brick is a common material in the district and the material will help retain the design integrity of the structure as it will not call added attention to the rooftop addition. This will ensure the continued integrity of the district.

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- (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 North Loop Warehouse Historic District does not specifically address materials for new addition. The Guidelines for Infill construction discuss building materials and state the following:

- Primary facing material shall be dark brown or red unglazed brick.
- Corner buildings shall have dark brown or red unglazed brick on both facades.
- The brick shall be modular in size (3 courses per 8").

The proposed brick material meets these requirements as is a dark red/brown unglazed brick that is modular in size.

- (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 Secretary of the Interior's Standards for Rehabilitation state the following:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

This Standard is further explained in the Secretary of the Interior's Guidelines for Rehabilitation under New Additions, which state that the following is recommended for additions: "Designing a new addition in a manner that makes clear what is historic and what is new." The guidelines go further and recommend against "duplicating the exact form, material, style, and detailing of the historic building in a new addition so that the new work appears to be part of the historic building. Imitating a historic style or period of architecture in a new addition."

The setback of the addition, its simple roof line and fenestration patterns make it clear that it is not historic. Using materials to differentiate the new from the historic has been used in past additions, but is not necessary based on the design addition. The proposed brick material meets the Secretary of the Interior's Standards and Guidelines, as evidenced by the applicant's reference to the choice of the material by the National Park Service's reviewer, and will not impair the integrity or significance of the property or the district.

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- (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 comprehensive plan: The Minneapolis Plan for Sustainable Growth offers the following guidance:

Implementation Step: 8.1.1 “Protect historic resources from modifications that are not sensitive to their historic significance.”

Implementation Step: 8.1.2 “Require new construction in historic districts to be compatible with the historic fabric.”

The implementation and analysis of these is best done through adopted local design guidelines and the Secretary of the Interior’s Standards and Guidelines. The above analysis regarding the Secretary of the Interior’s Standards and Guidelines addresses the deck addition.

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 stated the following: “Brick is a common material in the historic district.”

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

Chapter 530 of the Zoning Ordinance allows for brick.

- (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.***

The applicant stated the following. “The ‘rehabilitation’ treatment standard has been adopted for this project. The brick cladding is appropriate for the rehabilitation treatment standard.”

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:

- (11) 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 brick cladding is compatible with district. The existence of the addition was previously analyzed and approved in the prior Certificate of Appropriateness applications. Brick is a common material in the district and the material will help retain the design integrity of the structure as it will not call added attention to the rooftop addition. This will ensure the continued integrity of the district.

- (12) 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 addition has previously been approved by the HPC. The previously approved material was weathered steel. The weathered steel would have taken on a similar reddish brown color to that of the proposed brick. Brick is a common material in the district and is in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the district.

- (13) 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 material of the addition does not call added attention to the addition and does not compete or obscure the design integrity of the building or the surrounding resources.

STAFF RECOMMENDATION

CPED-Planning staff recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** Certificate of Appropriateness to amend a previous certificate of appropriateness approval to allow for a change in the previously approved materials of a roof top addition with the following conditions:

1. The applicant shall supply staff with written approval from the Minnesota State Historic Preservation Office architect or the National Park Service recommending the proposed brick.
2. CPED-Planning review and approve final site plan, floor plans, and elevations including paint samples.