CITY OF MINNEAPOLIS
HERITAGE PRESERVATION COMMISSION STAFF REPORT

FILE NAME: Certificate of Appropriateness for Rehabilitation of the Historic Abbott Hospital Complex
ADDRESS: 110 East 18th Street
DATE OF APPLICATION: May 20, 2008
APPLICANT: Adsit Architecture and Planning on behalf of Gateway Commons, LLC
DATE OF HEARING: June 10, 2008
EXPIRATION OF APPEAL PERIOD: June 20, 2008
HPC SITE/DISTRICT: Local District: Stevens Square Historic District; National Register of Historic Places: Stevens Square Historic District
CATEGORY: Contributing, non-contributing (local); contributing, non-contributing (National Register)
CLASSIFICATION: Certificate of Appropriateness
STAFF INVESTIGATION AND REPORT: Carol Ahlgren (612) 673-2847
DATE: June 3, 2008

A. SITE DESCRIPTION AND BACKGROUND:

The Abbott Hospital Complex located at 110 East 18th Street comprises more than half a city block in the Stevens Square Historic District. The complex is bounded to the south by East 18th Street, to the east by Stevens Avenue South, to the west by 1st Avenue South and to the north by the Copenhagen Apartments and a surface parking lot; the complex is located at the northwestern edge of the District near Interstate I94. The former hospital complex represents five (5) construction episodes beginning with the construction of the original Abbott Hospital, known as the Dunwoody building in 1910, with connected additions completed in 1919-1920, 1938, 1954, and 1957. The period of significance for the National Register of Historic Places District is 1910 to 1926; the local district designation does not provide a specific period of significance, but notes that the District is characterized by a high density of residential property consisting primarily of 3 ½ story brick apartment buildings constructed in the teen's and 1920's.

The Renaissance Revival style Dunwoody building (1910) is contributing to the Stevens Square Historic District and also contributing to the National Register of Historic Places District. The four story Renaissance Revival Style Janney Pavilion Building (1919-1920) is non-contributing to the local district, but is contributing to the National Register District. The additional buildings on the site: the Wyman Addition (1938); the Janney Pavilion Addition (1954) and the Stevens Addition (1957) are non-contributing to both the local and national districts.

A proposed redevelopment project for rehabilitation and demolition of the complex for market rate condominiums, known as "Fusion Flats, Phase I" was presented to the Heritage Preservation Commission (HPC) on October 25, 2005. The HPC granted conditional approval to rehabilitate the Abbott Hospital/Dunwoody building but denied the application to demolish the Janney Pavilion building for the construction of a 23 story tower on the site. The HPC decision to deny demolition of the Janney building was appealed by the applicants to the Zoning and Planning Committee of the Minneapolis City Council; the appeal was subsequently denied.

On January 30, 2007, the project was again presented to the HPC as "Fusion Historic." The second proposed development again called for demolition and rehabilitation including reconstruction of a

portion of the original hipped, Spanish tile Dunwoody roof which had been partially removed through an addition of a fourth floor in 1938 when the Wyman building was constructed. The proposed project also called for demolition of the 1938, 1954, and 1957 additions which are non-contributing to both the local and National Register Districts. The HPC conditionally approved the project; and called for the reconstruction of the red clay tile roof on the south façade of the Dunwoody building (see Attachment C, staff report, January 30, 2007 and HPC actions). The approval period for commencement of work on the proposed Fusion Historic project expired on January 9, 2008; no permits were pulled and an extension was not requested.

Current plans, now known as the Dunwoody Apartments, call for the development of approximately 125 apartments; the increase in number of units is due to the fact that the current plan calls for retention of all the buildings on the site: the 1938 Wyman Building, the 1954 Janney Pavilion Addition, and the1957 Stevens Addition which were previously approved for demolition. Upon removal of mechanical roof systems and non-historic penthouses, freight elevator, and covered walkways, a new entrance and interior courtyard will be located in the center of the complex, with a parking lot and new entrance added to the north façade of the Wyman building. Additional below grade parking will be located in the lower level of the Stevens Addition, accessed through the existing driveway on the Stevens Avenue South or west edge of the complex. Other changes include construction of a new entry on the west façade of the Dunwoody building through expansion of an existing window; replacing in-fill windows with compatible new wood windows; and the addition of new windows on the east façade of the Stevens Wing and the south façade of the Janney Pavilion Addition. The 1957 one story section of the Stevens Wing, located on East 18th Street, will also be rehabilitated and the area landscaped.

The Dunwoody Apartment project is currently undergoing a Certified Restoration for tax credits with the National Park Service. Certified Restoration projects require that buildings be listed, or in process for listing, on the National Register of Historic Places. Designation forms for the three buildings not included in the original National Register nomination: the Wyman Building; Janney Pavilion Addition; and the Stevens Addition will be presented for consideration to the Minnesota State Historic Preservation Review Board in the fall of 2008.

B. PROPOSED CHANGES:

Due to the complexity of the site, the proposed changes are described in general below, followed by individual building descriptions in chronological order (See Attachment B, p.9).

Rehabilitation/Restoration all buildings in complex:

Windows: Existing wooden windows will be retained and repaired wherever possible. Where existing wooden trim is unsalvageable, new wooden window trim will match the existing. New windows will be: In-filled windows will be reopened and fitted with new wood windows to match the originals. Where new wood or aluminum frame window openings are created or existing windows enlarged, windows will be compatible to existing. Surrounding brick will be patched to match original color and mortar. All buildings will receive new storm windows with the exception of the Stevens Wing (1957) which will receive replacement windows. The Stevens Wing one story addition is a metal-framed curtain wall system which will be restored.

Masonry:

Brick: Following removal of vines and vegetation from masonry, all exterior brick will be cleaned with restoration cleaner pending test cleaning results and masonry restorer's recommendations. All necessary patching of exterior brick will be done to match the original, following cleaning results.

Test mortars will be obtained from buildings and areas following cleaning of exterior brick. Compatible mortar mixes will be obtained for those areas where tuck pointing is determined to be necessary. Tuck-

pointing will be undertaken following review of all masonry and mortar conditions and will only be performed on areas where it is determined to be necessary.
Stone: Existing stone sills, water tables, parapet caps and other accents will be evaluated and matched by qualified consultants. Following exterior cleaning of buildings, matches will be reviewed; stone and architectural precast options will then be evaluated for cost and appropriateness for replacement stone if necessary. If original stone elements must be replaced, the new material will be compatible with the original.

Roofs: With the exception of a portion of the Dunwoody building, the buildings in the complex feature flat roofs that will be replaced by single layer, fully adhered EDPM roof systems. The hipped roof portion of the Dunwoody building, which is located above its main entrance and extends north to the connection with the Janney building, will be replaced with 18 inch terra cotta colored Spanish tile to match the original roof. Sheet metal flashing will be installed to prevent erosion and staining; flashing will match brick or stone as appropriate.

Metal: Historic gutters and downspouts will be salvaged wherever possible; if replacement is required, new units will match existing metal or copper. Decorative metal, including guardrails, decorative street lamps and mounted building lamps (Janney and Stevens additions, 1954, 1957) will be repaired and refurbished, sandblasted where necessary to remove rust, then primed and repainted to match original. Where necessary guardrail parts will be fabricated to matching existing; handrail heights will be modified where necessary to meet current code requirements.

Demolition: For all buildings in the complex, c.1960's exterior roof top mechanical systems, metal penthouses and HVAC units will be removed. In the interior of the complex, freight elevator, one to two story utility buildings will also be removed.

Reconstruction: On the east and west facades of the Dunwoody building, brick chimneys will be reconstructed to match the originals.

The following descriptions for the Dunwoody and Janney buildings are derived from the National Register of Historic Places nomination (Zellie, 1993).

1. Dunwoody Building (original Abbott Hospital Building) **1910**
Contributing to local and national districts

Description: Constructed in 1910, the dark brown brick Dunwoody building is three stories in height with a hipped roof, a hipped roof dormer, and wide overhanging eaves. The basement story of the building has a rusticated treatment repeated in a two story portico. The portico, which sets off the original portion of the building from later additions, has a rusticated arcade at the first story supported by a colonnade of four (4) Doric piers at the second. The piers are constructed of brick with stone bases. The classical style balustrade is also executed in stone. A portion of the southern wing of the building had a hipped roof and a second story sun porch; both were demolished through construction of the non-contributing additions in 1938 and 1954. The National Register nomination noted that the removal of the southern portion of the roof resulted in a "somewhat abbreviated building," which nonetheless retains its historic integrity (Attachment B., pp. 10, 11).

Current application, proposed changes: The current project calls for removal of the following elements: roof top mechanical system, main (1st Avenue South), or west facade; HVAC louvers; freight elevator and utility buildings on east, or interior courtyard façade. In-fill windows on the east façade, located at the first and third floors respectively will be removed and replaced with new window to match existing. The existing configuration of the hipped roof will be retained since the later additions will not be

demolished. The existing roof will be removed and replaced with terracotta tiles on the hipped portion and single layer EPDM on the flat 4th story portion. The project also calls for construction of a new entrance through an existing first floor window on the 1st Avenue façade (Attachment B, pp.12-14).

2. Janney Pavilion, 1919-1920
Non-contributing to the local district, ***contributing*** to the National Register District

Description: The Janney Pavilion is a four story brick flat roofed addition on the north façade of the Dunwoody building with its main façade fronting 1st Avenue South; it repeats the Dunwoody's rusticated base. The Janney Pavilion features a stone-trimmed recessed entry with a broken pediment flanked by paneled pilasters. Stone consoles support an entablature and balcony; a stone belt course is located above the third floor. A brick four story link with paired windows on each floor was constructed in 1954 to connect the Janney to the Dunwoody building (Attachment B, pp. 11, 15, 19).

Current application, proposed changes: The current project calls for removal of the following elements: roof top mechanical system and HVAC louvers on the main (1st Avenue South), or west façade. On the south façade, facing the proposed new interior courtyard, windows on the second, third, and fourth floors will be repaired or replaced in kind with new wood windows to match the originals. Following removal of the utility and mechanical buildings also located on this façade, new wooden windows to match the original design will be installed on the first level, for a total of 12 new individual and paired windows on this façade. On the 1st Avenue (main) façade the metal balcony railing above the main entrance will be refurbished and repainted (Attachment B, pp. 12, 16).

3. Wyman Building, 1938
Non-contributing to the local and national districts.

Description: The Wyman building is a four story brick rectangular shaped addition to the hospital complex that was constructed between 1937 and 1938. The main façade of the addition fronted 18th Street; this became the main entrance to the hospital. The Wyman building is utilitarian and ornamentation is limited to stone belt courses and sills; original fenestration however, is largely intact. The construction of the Wyman addition resulted in the removal of the south portion of the hipped roof of the Dunwoody building for the addition of a fourth story. The addition of the five story Stevens Wing in 1957 (see number 5 below) consisted of a four story brick addition to the east, and construction of a one story curtain wall addition along the Wyman's main or south façade (Attachment B, pp. 17, 20).

Current application, proposed changes: A large, 1967 metal panel penthouse that extends above the east portion of the roof onto the west portion of the Stevens Wing roof will be removed. The smaller brick penthouse original to the Wyman building will remain; its windows will be replaced with new wood windows to match the existing. The brick walls of the penthouse will be rebuilt with salvaged brick as necessary. On the main or south façade of the Wyman building, mechanical louvers beneath the existing 30 windows will be removed and repaired and patched with brick to match the original. New stone sills will be installed as necessary, to match the originals. The one story curtain-wall Stevens Wing addition to the Wyman building's main façade will be refurbished and repaired in kind (see Number 5 below).

On the north façade of the Wyman building, one to two story non-historic additions will be removed for construction of a new entrance and storefront which will be 220 square feet, with door and one storefront bay near the center of the facade. Nine new wood double-hung windows will be constructed on the first level to match the originals (Attachment B, pp. 18, 22).

4. Janney Pavilion Addition 1954
Non-contributing to the local and national districts.

Description: The Janney Pavilion Addition was added to the complex in 1954. The Addition consists of a three story brick stairwell on the south side of the Dunwoody building, at the corner of 1st Avenue South and East 18th Street. The addition resulted in the removal of screen porches. The rectangular shaped addition projects outward approximately one bay from the original portion of the Dunwoody building; paired windows are located on each floor of the 1st Avenue South façade. The south or East 18th Street façade of the Pavilion Addition is a blank brick wall with a centrally located first level entry with a single light fixture located above the door. Signage is located above and to the west of the door with the words, "City of Lakes." The 1954 Addition included construction of a four story brick link between the Dunwoody and original Janney building that features paired, double hung windows on each floor (Attachment B, p. 10).

Current application, proposed changes: The four story brick link between the Dunwoody building and the Janney Pavilion will be cleaned and tuck-pointed as necessary. Boarded over windows on the first level of the east façade will be re-opened. All windows on the link will be repaired or replaced with compatible new wood windows as necessary. Changes to the south or East 18th Street façade include removal of the doorway and in-fill with brick to match the existing, and removal of the signage. The light fixture will be cleaned, repaired, and salvaged for re-installation. Twelve (12) new wood double hung windows, to match existing will be installed on each story of this façade. The paired windows will be symmetrically located on the east and west sides of the removed entrance to provide visual balance. On the east façade, existing wood double hung paired windows on each floor will be repaired and refurbished as necessary (Attachment B, p. 18).

5. Stevens Wing 1957
Non-contributing to the local and national districts.

Description: The Stevens Wing, constructed in 1957 consists of a large rectangular shaped four story brick addition to the east of the Wyman building fronting Stevens Avenue South with an entrance located at the northeast corner of the building. The east façade is divided into ten bays that feature a brick wall that extends approximately 16 feet from grade. Three paired, ribbon windows are located in each bay at the second, third and fourth levels, separated by brick bands that extend along the façade. The south or East 18th Street façade of the building features a blank brick wall. The addition also includes a one story curtain-wall addition that extends east-west along the south façade of the Wyman building; it originally housed the lobby and gift shop for the hospital complex (Attachment B, pp. 22, 25).

Current application, proposed changes: On the east, or main façade of the Stevens Wing ten (10) new wood three- part windows will be added; one to each bay. The windows feature a large square pane above rectangular shaped paired operative windows. Ribbon windows on the second, third and fourth stories will be replaced with new aluminum windows that will compliment the existing, but increase the height by one foot. Existing brick panels will be cut to accommodate the new windows. The north façade of the building will retain its original blank brick wall with the exception of a new door installed in the existing entryway at ground level (Attachment B, pp. 22, 24).

The west façade of the four story building extends four bays north of the Wyman (1938) building and three bays to the south. The three bays of the northern portion of the wing will have three new ribbon windows to match the originals, installed in each of the three bays on the first level. Ribbon windows on the second, third, and fourth levels will be expanded in the manner of those on the east façade. The current windowless stairwell located near the northwest junction with the Wyman building will have one new wooden window installed on each level. The portion of the Steven's Wing that extends south of the Wyman building and the one story addition will also have one new window opening on each level. New

ribbon aluminum windows will be increased in height, and the existing brick cut to fit, in the manner of the fenestration on the east façade of the building (Attachment B, p. 26).

C. APPLICABLE REGULATION, POLICIES, AND GUIDELINES:

The Secretary of the Interior's Standards for Rehabilitation
U.S. Department of the Interior National Park Service
1990

Building Exterior

Masonry: *Brick, stone, terra cotta, concrete, adobe, stucco, and mortar*
Recommended:
-Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and joint and unit size, tooling and bonding patterns, coatings, and color.

-Protecting and maintaining masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

-Carrying out masonry surface cleaning tests after it has been determined that such cleaning is necessary. Tests should be observed over a sufficient period of time so that both the immediate effects and the long range effects are known to enable selection of the gentlest method possible.

-Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.

-Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.

-Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.

-Duplicating old mortar in strength, composition, color, and texture.

-Duplicating old mortar joints in width and in joint profile.

Architectural Metals: *Cast iron, steel, pressed tin, copper, aluminum, and zinc*
Recommended:
-Identifying, retaining, and preserving architectural metal features such as columns, capitals, window hoods, or stairways that are important in defining the overall historic character of the building; and their finishes and colors.

-Cleaning architectural metals, when necessary, to remove corrosion prior to repainting or applying other appropriate protective coatings.

-Identifying the particular type of metal prior to any cleaning procedure and then testing to assure that the gentlest cleaning method possible is selected or determining that cleaning is inappropriate for the particular metal.

-Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with appropriate chemical methods because their finishes can be easily abraded by blasting methods.

-Using the gentlest cleaning methods for cast iron, wrought iron, and steel - hard metals - in order to remove paint buildup and corrosion. If hand- scraping and wire brushing have proven ineffective, low pressure dry grit blasting may be used as long as it does not abrade or damage the surface.

-Applying appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.

-Repainting with colors that are appropriate to the historic building or district.

-Repairing architectural metal features by patching, splicing, or otherwise reinforcing the metal following recognized preservation methods. Repairs may also include the limited replacement in kind - or with a compatible substitute material - of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balusters, column capitals or bases; or porch cresting.

Roofs

Recommended:

-Identifying, retaining, and preserving roofs - and their functional and decorative features - that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

-Protecting and maintaining a roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.

-Repairing a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind - or with compatible substitute material - of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.

-Replacing in kind an entire feature of the roof that is too deteriorated to repair - if the overall form and detailing are still evident - using the physical evidence to guide the new work. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Design for Missing Historic Features

-Designing and constructing a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Alterations/Additions for the New Use

-Installing mechanical and service equipment on the roof such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Windows

Recommended:

-Identifying, retaining, and preserving windows - and their functional and decorative features - that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and moldings, and interior and exterior shutters and blinds.

-Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

-Making windows weather tight by recaulking and replacing or installing weather-stripping. These actions also improve thermal efficiency.

-Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.

-Replacing in kind an entire window that is too deteriorated to repair - if the overall form and detailing are still evident - using the physical evidence to guide the new work. If using the same kind of materials is not technically or economically feasible, then a compatible substitute material may be considered.

Design for Missing Historic Features
-Designing and installing new windows when the historic windows (frame, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

Alterations/Additions for the New Use
-Designing and installing additional windows on rear on other-non character-defining elevations if required by the new use. New windows openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Entrances and Porches
Recommended:
-Identifying, retaining, and preserving entrances - and their functional and decorative features - that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, and stairs.

-Protecting and maintaining the masonry, wood, and architectural metal that comprise entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

-Repairing entrances and porches by reinforcing the historic materials. Repair will also generally include the limited replacement in kind - or with compatible substitute material - of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs.

Alterations/Additions for the New Use
-Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the building, i.e., limiting such alteration to non-character-defining elevations.

Mechanical Systems: *Heating, Air Conditioning, Electrical, and Plumbing*
Recommended:
-Identifying, retaining, and preserving visible features of early mechanical systems that are important in defining the overall historic character of the building, such as radiators, vents, fans, grilles, plumbing fixtures, switchplates, and lights.

Alterations/Additions for the New Use
-Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to historic building material.

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, street lights, 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.

Alterations/Additions for the New Use
-Designing required new parking so that it is as unobtrusive as possible, i.e., on side streets or at the rear of buildings. "Shared" parking should also be planned so that several businesses' can utilize one parking area as opposed to introducing random, multiple lots.

Health and Safety Code Requirements
Recommended:
-Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

-Upgrading historic stairways and elevators to meet health and safety codes in a manner that assures their preservation, i.e., so that they are not damaged or obscured.

Energy Retrofitting
Recommended:
Windows
-Utilizing the inherent energy conserving features of a building by maintaining windows and louvered blinds in good operable condition for natural ventilation.

-Improving thermal efficiency with weather-stripping, storm windows, caulking, interior shades, and, if historically appropriate, blinds and awnings.

-Installing interior storm windows with airtight gaskets, ventilating holes, and /or removable clips to insure proper maintenance and to avoid condensation damage to historic windows.

II. Guidelines For Rehabilitation of Buildings

A. Masonry Repair.

1. No exterior sandblasting is permitted.
2. Chemical cleaning is not permitted on glazed brick or terra-cotta, limestone, marble, or other masonry material susceptible to damage from chemical exposure.
3. Repointing of joints shall be done with a mortar design similar to the original. Joints shall be tooled to match original profile.

B. Window Replacement/Repair.

1. Windows shall have clear glass unless historical documentation is presented which shows patterned or opaque glass.
2. Anodized aluminum finished are not permitted.
3. Mullion patterns will match original. Replacement windows shall replicate original window operation.

D. Roofing materials.

1. Wherever possible the original roofing shall be replicated when replacement is required. Flat, hidden roofs may be replaced with any suitable material including membrane roofs. However, parapets and coping materials should be replaced to match the original materials.
2. Clay tile shingles may be replaced with replica materials that are approved by the Commission.

D. STAFF ANALYSIS

The former Abbott Hospital complex, located at the northwest boundary of the Stevens Square Historic District represents the hospital's evolution and expansion since construction of the original Dunwoody building in 1910. Less than a decade later, in 1919-1920, the Janney Pavilion was added to the site north of the Dunwoody building. Subsequent additions, including the Wyman Building in 1938, the Janney Pavilion Addition, 1954, and the Stevens Wing in 1957 were added, including two multi-story connecting links resulting in the current irregularly shaped complex with main facades fronting 1St Avenue South, East 18th Street, and Stevens Avenue South.

The period of significance for the Stevens Square Historic District-- 1912 to 1926-- reflects the predominance of the District's high density residential development, characterized by 3 ½ story dark red or dark brown brick apartment buildings. Of the District's 62 buildings, 54 are apartment buildings of similar size and massing that exhibit good or exceptional integrity. The five (5) buildings that comprise the former Abbott hospital complex are atypical of the district in terms of architectural style and historic use, reflected in the fact that only the Dunwoody building is contributing to the local district. Since the construction of the Dunwoody building the hospital remained in the district, expanding through time on a relatively small site. Although the 1938, 1954, and 1957 additions to the complex now meet the 50 year age requirement for inclusion on the National Register, they were constructed outside the 1912-1926 period of significance, and are non-contributing to the district. The current Dunwoody Apartment proposal however, will restore and reuse all of the buildings in the complex, retaining their visual and historic spatial relationship within the complex and the District.

The current proposal meets the Stevens Square District guidelines and/or the Secretary of the Interior's Standards for Rehabilitation as follows:

• By retention of and planned repair or replacement to match the original wood windows and the installation of storm windows;

• Through the plan to test clean, then use appropriate cleaning materials for exterior stone and brick;

• Through the plan to conduct mortar testing and assess each building for tuck-pointing needs prior to and following cleaning of all exteriors;
• Through the plan to repair and refurbish metal guardrails and street lamps;
• Through the plan and to reconstruct the missing chimneys from the same building;
• Through the provision of underground parking, and parking that is at the rear of the complex.
• Through the plan to retain existing entrances where possible; when new doors are required they will be in unobtrusive locations;
• Through presenting a sample of the roof material to the HPC for approval prior to reinstalling Spanish tile on the south, hipped roof portion of the Dunwoody building;

E. FINDINGS

1. The former Abbott Hospital Complex, consisting of 5 individual, connected buildings, is located in the Stevens Square Historic District which is a city of Minneapolis Historic District, and a National Register of Historic Places Historic District.

2. The Dunwoody Building, constructed in 1910, is the only building in the complex that is contributing to both the local and National Register Districts; the Janney Pavilion (1919-1920) is contributing to the National Register District.

3. Previous applications for conversion of buildings on the site were reviewed by the HPC in October 2005, and January, 2007; the work was not undertaken and the approvals have expired.

4. Previous applications called for demolition of the 1938, 1954, and 1957 additions to the Dunwoody building and site were approved by the HPC on January 30, 2007.

5. The current Dunwoody Apartment proposal will retain all buildings on the site; a Certified Restoration is underway and the 1938, 1954, and 1957 additions will be submitted for listing on the National Register of Historic Places.

6. The Dunwoody Apartment proposal meets the Secretary's Standards through the retention of all the buildings and thereby, the historic relationships to the site and to the District.

F. STAFF RECOMMENDATION:

That the Heritage Preservation Commission **adopt** the staff findings and **approve the** Certificate of Appropriateness with the following condition:

1. Upon completion of exterior cleaning and testing for matching replacement brick, mortar, and stone, the individual building assessments will be submitted to CPED Preservation Planning staff for review.

2. All final plans and elevations will be submitted for approval for CPED Preservation Planning staff.

Attachments:
A. Steven's Square Historic District map
B. Certificate of Appropriateness application and supporting materials
C. Staff report January 20, 2007, and HPC actions
D. Letter of support from the Stevens Square Community Organization, May 30, 2008