

Department of Community Planning and Economic Development
Planning Division

Certificate of Appropriateness
BZH-26433

Date: June 22, 2010

Proposal: Certificate of Appropriateness for the installation two doorways on the second floor of a non-primary elevation for access to a rooftop deck.

Applicant: Robert Mack, MacDonald & Mack Architects, on behalf of 110 Wyman LLC

Address of Property: 110 5th Street North

Project Name: N/A

Contact Person and Phone: Amy Meller, MacDonald & Mack Architects, 612-332-8323

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

Date Application Deemed Complete: May 26, 2010

Publication Date: June 15, 2010

Public Hearing: July 27, 1010- Continued from June 22, 2010

Appeal Period Expiration: August 6, 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 –

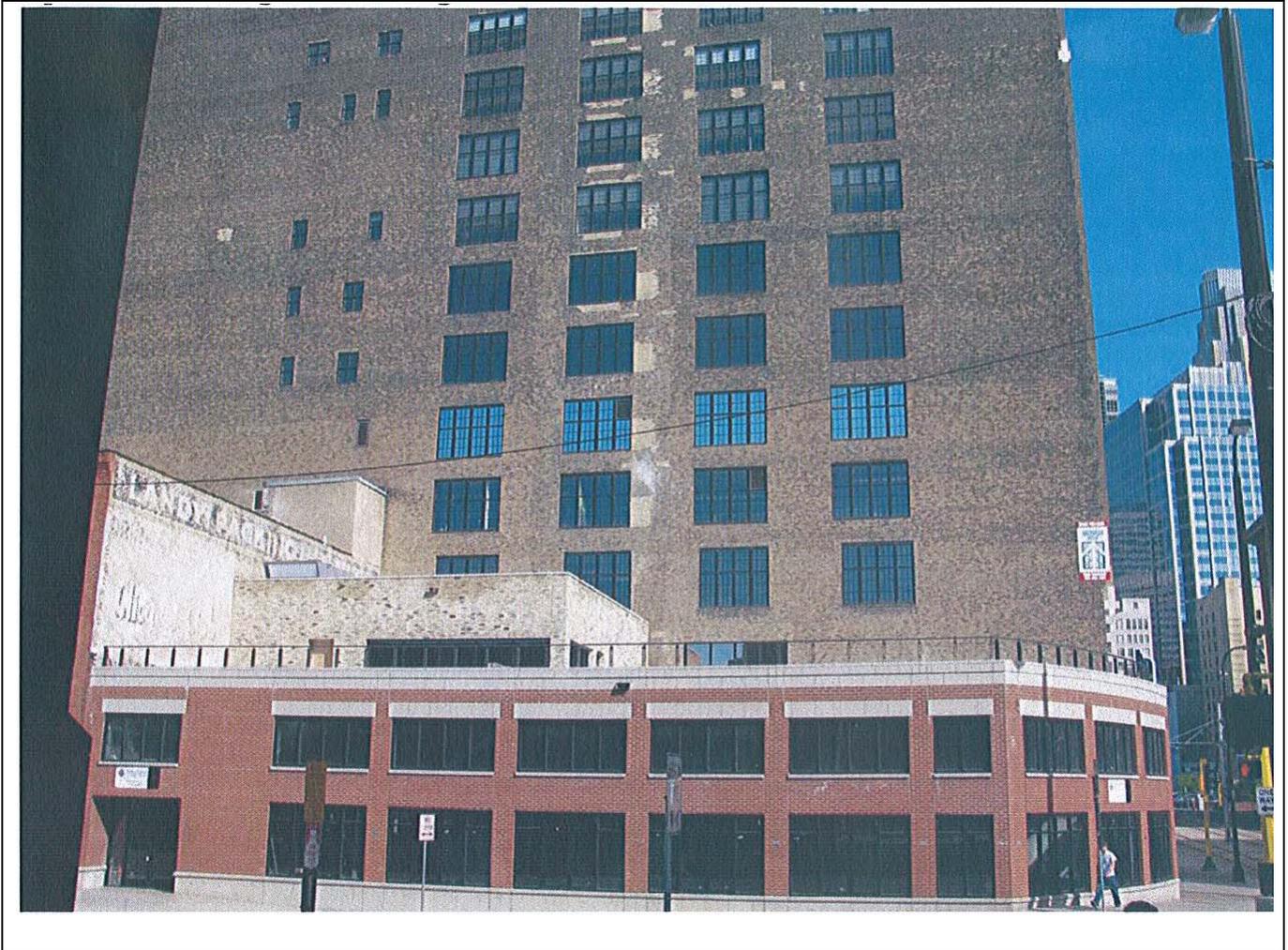
- Notification letters to Council Member and Neighborhood organization (B-1 – B-2)
- Application form submitted May 24, 2010 (B-3 – B-5)
- Site Plan and Drawings (B-6 – B-11)
- Statement addressing the findings (B-12 – B-16)
- Additional Photographs (B-17)

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**View of Subject Property from SW corner of N 5th Street and 2nd Avenue N
(Photo Submitted by Applicant)**

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**View of Subject Property from 2nd Avenue N
(Photo Submitted by Applicant)**

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

PROPERTY INFORMATION	
Current name	Wyman Partridge Building
Historic Name	Wyman Partridge and Company
Current Address	110 5 th Street North
Historic Address	110 5 th Street North
Original Construction Date	1916
Original Contractor	H.N. Leighton Co.
Original Architect	Kees & Colburn
Historic Use	Commercial
Current Use	Commercial
Proposed Use	Commercial

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BACKGROUND:

The subject property is a 12-story Renaissance style warehouse building designed by the noted architecture firm of Kees & Colburn. It originally served as a warehouse for the Wyman & Partridge Company, a regional manufacturer and wholesaler. It is now used primarily as office space.

SUMMARY OF APPLICANT'S PROPOSAL:

The Applicant is seeking a Certificate of Appropriateness for the installation of a sliding entry door to provide access to the rooftop deck on the adjacent structure, and for the installation of an egress door serving as the secondary egress point from the rooftop deck on the adjoining structure. 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.

After the initial Certificate of Appropriateness application was submitted, slightly prior to the date that this item was originally scheduled to be heard, a building permit application for additional work was submitted by a contractor hired by the tenant of the building addition at 126 N 5th Street. Staff recommended at that time that this item be continued 2 cycles to the July 27th meeting so that more complete information could be provided. When plans were provided to staff showing substantial alterations to the rooftop of 126 N 5th Street, it was determined that the scope of work being proposed needed its own Certificate of Appropriateness.

This application and report focus solely on the previously completed installation of 2 doors in the wall of 110 N 5th Street. Proposed work on the roof of the addition at 126 N 5th Street will need to be considered separately under a new application and at a different hearing.

PUBLIC COMMENT:

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

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 Warehouse District is significant due to its collection of 19th and early 20th century commercial architecture and its representation of late 19th and early 20th century commerce. The Applicant is seeking approval for the installation of two doors on the second floor of a non-primary elevation. One door is to provide access to the rooftop deck on the adjacent addition from within the Wyman Partridge Building. The second is an egress door which would provide a secondary means of egress from the rooftop deck on the adjacent building. Both doors have already been installed. The proposed work does not alter the building's significance or reduce its status as a contributing resource in a historic district that is significant for being a collection of 19th and 20th century commercial architecture. 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.

- (2) 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 Warehouse District, which is significant due to its collection of 19th and early 20th century commercial architecture and its representation of late 19th and early 20th century commerce. The building was originally constructed as warehouse facility. It has since been converted to other commercial uses, primarily office space. The Applicant is proposing to replace the doors and windows that were installed without a building permit or appropriate approvals with a smaller doorway that is similar in size and pattern to the windows located on the upper floors of the side elevation. They are proposing to fill in the difference between the larger opening and the proposed smaller opening with brick that will match the original brick on this elevation of the building. The smaller egress door is close to being aligned with the windows above, though not perfectly aligned, due to the location of the stairwell inside the building. All work is limited to a non-primary elevation. The alteration is compatible with and supports the interior and/or exterior designation in which the property was designated.

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

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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 seeking approval for the installation of two doors on the second floor of the side elevation. The larger door is aligned with the windows above it on the elevation, though it is slightly larger. The proposed windows have a mullion pattern that is similar to that on the windows, though featuring slightly larger glass sections to differentiate between the windows and the new door. The doors are on the 2nd floor of a non-primary elevation, and have limited visibility from the street. Both doors could be removed in the future and in-filled with brick matching the existing brick. The proposed doors 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 original brick that was removed when the doors were installed through unpermitted work has been discarded. The Applicant is proposing to fill in a portion of the larger doorway with replacement brick that matches the existing brick. The Applicant is proposing an aluminum door system that will visually match the windows on the elevation above. Both doors could be removed in the future and in-filled with brick matching the existing brick. The proposed work would not impair the contributing resource's integrity of materials.

Workmanship: Some original brick was removed when the two doorways were installed. Because this is a secondary elevation, it featured a more utilitarian design. No decorative features were lost through the removal of the brick. The work would not impair the integrity workmanship.

Feeling: The two doorways are on the second floor of a non-primary elevation and have limited visibility from the street level. They are meant to provide access to and egress from a rooftop deck on a modern addition built on the adjacent property. The project will not impair the property's integrity of feeling.

Association: The subject property was originally constructed as a commercial warehouse. While the use has changed to primarily office space, it is still a commercial use. 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 Warehouse Historic District Design Guidelines are the appropriate local design guidelines for the subject property.

Regarding façade materials, the Warehouse Historic District Design Guidelines state: "2.19. When patching an area of historic brick wall, the original brick and mortar shall match the original brick and mortar in material, color, profile, dimension, and texture."

The Applicant is proposing to replace the existing entryway with a smaller one, infilling the larger opening with brick matching the existing original brick on the building. The proposed work is in keeping with this guideline.

Section 2.38 states: "New openings or entryways on elevations that face public streets are not allowed." Section 2.43 of the guidelines goes on to state: "New openings or entryways on elevations that face a public street will be considered if evidence is provided that the new opening or entryway keeps with the original fenestration pattern and no other feasible alternative exists."

The entrances in this case are on the second story of a non-primary elevation, and are largely shielded from view at street level by the new building addition to which they provide access and egress. Both doorways are closely, though not perfectly aligned with the windows on the building wall above. The proposed locations are the most reasonable options for providing direct access between the two buildings.

- (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 masonry, The Secretary of the Interior's Standards for Rehabilitation recommend the following: "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 details such as tooling and bonding patterns, coatings, and color", and "Repairing masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes such as terra-cotta brackets or stone balusters." The brick that has been removed for the installation of the doors was

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common brick, and no decorative or character defining masonry features were removed. The Applicant is proposing to replace some of the missing brick around the new, smaller opening with brick that will match the existing brick on the elevation. The proposed work meets these guidelines.

Regarding new entrances, the Secretary of the Interior's Standards for Rehabilitation recommend: "Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations. The new entrances are on the second story of a non-primary elevation, and are largely screened from view at the street level by the building addition that they provide access to and from. 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.

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 included language from the designation study in their statement addressing the 12 required findings, listing the three criteria for which the Warehouse Historic District was determined to be significant. They did not illustrate how the statement of significance was taken into consideration when designing the proposed project.

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

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Neither the work that has already been done nor the proposed alterations trigger site plan review requirements. 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 submitted statements addressing the 12 required findings for a Certificate of Appropriateness (see Appendix B-12 – B-16). The Applicant stated that the work is in keeping with the Secretary of the Interior's Standards because it does not destroy character defining features or materials; the alterations can be removed and restored in the future by in-filling the openings with brick matching the existing brick; the proposed brick in-fill matches the existing brick; the new doors are compatible with the window openings found on the rest of the elevation, and; the doors are located on a secondary, non-character-defining elevation. These statements are consistent with the findings staff made in section 5 of this report.

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 Warehouse District is significant due to its collection of 19th and early 20th century commercial architecture and its representation of late 19th and early 20th century commerce. The Applicant is seeking approval for the installation of two doorways on the second story of a non-primary elevation. This work has already been done, though the Applicant is proposing to change the design of one of the doors.

Unpermitted work is a significant concern in the Warehouse Historic District and poses a threat to the integrity of the district. While the work done on the subject property would not have an impact on the significance or integrity of the subject property or any of the other buildings in the district, it is crucial that all work done on designated properties be reviewed through the proper channels and processes prior to the actual completion of the work.

(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.*

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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 doorways are located on the second story of a non-primary elevation and have limited visibility from the public right-of-way. The work is in keeping with both the Warehouse District Design Guidelines and the Secretary of the Interior's Standards for rehabilitation. The Warehouse District features a diverse collection of 19th and early 20th century warehouses and other commercial buildings. The area immediately surrounding the subject property features a number of large warehouse buildings which haven been divided into several smaller commercial and office uses. The work, which is limited to the 2nd story of a non-primary façade, will not negatively alter the essential character of the historic district.

- (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, due to the limited visibility from the street.

STAFF RECOMMENDATION

CPED-Planning staff recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the Certificate of Appropriateness for the installation two doorways on the second floor of a non-primary elevation for access to a rooftop deck with the following conditions:

1. CPED-Planning reviews and approves final site plan, floor plans, and elevations.
2. Approval of the two doors is contingent upon the completion and approval of a Certificate of Appropriateness for the additional work on the rooftop of the addition.
3. Mortar used for the brick replacement shall match the existing mortar in strength, thickness and composition.
4. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>
5. The Applicant shall obtain all other necessary City approvals prior to the commencement of work.
6. 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