

**CITY OF MINNEAPOLIS
CPED PLANNING DIVISION
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

FILE NAME: 322 1st Avenue North – BZH-25806

CATEGORY/DISTRICT: Contributing, North Loop Warehouse Historic District

CLASSIFICATION: Certificate of Appropriateness to allow for the construction of a new entrance in an existing storefront

APPLICANT: Brett Pederson, (612) 203-1917

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DATE OF HEARING: April 14, 2009

APPEAL PERIOD EXPIRATION: April 24, 2009

STAFF INVESTIGATION AND REPORT: Brian Schaffer (612) 673-2670

A. BACKGROUND

William Channing Whitney designed 322 1st Avenue North as a four-story wholesale warehouse and store in 1903. Two stories were added in 1910 and a one-story addition was made to the north in 1912. The second and third stories have three bays with paired double-hung windows with brick surrounds. The fourth through the sixth stories consist of bands of six windows enclosed by an ornamental brick frame. A Renaissance Style cornice completes the building.

In 1962 the storefront was remodeled and in the 1980s the building was rehabilitated and the storefront was further altered. The steel I-beam and pilasters of the storefront remain intact, but the building permit evidence indicates that the storefront is not original.

B. PROPOSED CHANGES

322 1st Avenue North is known for its most public tenant, the Fine Line Music Café, which is located in the 1912 addition to the north of the original structure. The main floor of the 1903 building is divided into two spaces. The south space is a lobby, stairway and elevator for the office tenants above. The north space is used as a bar, which has had numerous tenants in the past; the current tenant and applicant for this project is Elixir. The Elixir tenant space and the Fine Line share an entryway that is located in the 1912 one-story addition.

The applicant is proposing to install a separate entrance to the Elixir tenant space. The applicant states that:

“The proposed new door will allow this business to have its own entry. Currently the business shares a vestibule with the adjacent nightclub. This is a very congested entry during busy times and it can be impassable with the number of patrons from each business. The new entry will allow safe egress in and out of the business and free up egress from the neighbor. The new doors will be

recessed into the storefront to allow the doors to fully operate with the property line. The access to the existing vestibule will remain but not used as the entry or exit of the business.”

The proposed double door will be an aluminum door to match the existing material, design and color of the existing door for the Consortium entrance in the south tenant space. The doors will be recessed two feet from the front of the storefront to provide enough clearance to allow the doors to open within the envelope of the property. If the door opens up on to the public right of way an encroachment permit is required by public works. The walls flanking the recessed entry will have a glass and wooden panel detail similar to the front of the storefront.

C. ANALYSIS

The applicant provided the following analysis of the proposed project.

“The proposed new door will continue the design of the existing commercial building. No new materials are being introduced into the storefront vocabulary. The design features and lines will be consistent with the existing doors and recessed entry.”

Building permit evidence and previous analysis indicates that the existing storefront is not original. The proposed storefront matches the materials and design of the existing elements of the current storefront and is consistent with the Warehouse District Guidelines and the Secretary of the Interior Standards which call for new entry doors to be recessed, have clear glass, include transom windows over the storefront and have raised paneling below the storefront glass.

D. GUIDELINE CITATIONS

WAREHOUSE HISTORIC DISTRICT GUIDELINES Minneapolis Heritage Preservation Commission

II. Guidelines For Rehabilitation of Buildings

2. Storefronts.

- A. Wherever existing storefronts remain, critical details shall be retained, e.g., cast iron columns, wood molding, trim, terra cotta ornament.
- B. Modifications to entries shall be permitted as required for the adaptive reuse of the buildings. Modifications shall be constructed with materials to match original storefronts.
- C. Handicap accessibility shall be done within the building where ramping with guard rails is required on street facades. Appropriate modifications to the facade will be permitted for on-grade access.

D. New storefronts will be permitted where original storefronts have been removed. New storefronts shall replicate original where historical photos exist or be designed in the spirit of the original buildings with characteristics as follows:

- Clear glass
- Transoms over storefront
- Recessed entry doors
- Raised panels below storefronts
- Use of historic columns compatible with the buildings and era
- Storefronts shall be divided into bays corresponding with the window bay pattern above. Bays may be divided with brick, cast iron, terra cotta panels or other historically compatible materials.

E. FINDINGS

1. 322 1st Avenue North is a contributing structure to the local North Loop Warehouse Historic District and to the National Register of Historic Places Minneapolis Warehouse Historic District.
2. Building permit evidence indicates that the existing storefront is not original and is a product of modifications that occurred in 1962 and the 1980s.
3. The proposed double door entry matches the materials and design of the existing elements of the current storefront. The proposed entry is recessed and the recessed alcove is designed with clear glass and raised paneling which is consistent with the Warehouse District Guidelines and the Secretary of the Interior Standards.

F. STAFF RECOMMENDATION

Staff recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the certificate of appropriateness to allow for the installation of a new entryway in the storefront of 322 1st Avenue North with the following condition:

1. The size and style of the proposed transom window above the proposed double doors shall match the transom above the south tenant space entry doors.
2. CPED-Planning review and approve final site plan, floor plans, and elevations including paint color samples.

F. ATTACHMENTS

- A. Map
- B. Application
- C. Current Photographs
- D. Site Plan, Floor Plan, Elevations and Section Drawings