

**CITY OF MINNEAPOLIS  
CPED PLANNING DIVISION  
HERITAGE PRESERVATION COMMISSION STAFF REPORT  
BZH #26978**

**ADDRESS:** 730 Washington Avenue N

**CATEGORY/DISTRICT:** Warehouse Historic District

**CLASSIFICATION:** Historic Variance

**APPLICANT:** Hess, Roise and Company, on behalf of Greco Properties

**CONTACT PERSON:** Elizabeth Gales, Hess Roise & Company, 612-338-1987

**DATE APPLICATION DEEMED COMPLETE:** August 22, 2011

**PUBLICATION DATE:** August 30, 2011

**DATE OF HEARING:** September 13, 2011

**APPEAL PERIOD EXPIRATION:** September 23, 2011

**STAFF INVESTIGATION AND REPORT:** Chris Vrchota, 612-673-5467

**REQUEST:** Historic Variance to reduce the minimum drive aisle width from 22 feet to 14 feet 5 inches.

**Attachments**

- A. Vicinity Map (prepared by staff)

<b>CLASSIFICATION:</b>	
Historic District	Warehouse Historic District (Contributing)
Period of Significance	1865-1930
Criteria of significance	Architecture, Commerce, Master Craftsmen
Date of local designation	1978
Date of National Register designation	1989
Applicable Design Guidelines	Secretary of Interior Standards for Treatment of Historic Properties, Warehouse District Design Guidelines.

<b>PROPERTY INFORMATION</b>	
Current name	Precision Building
Historic Name	Scriver-Andrews Warehouse Company
Current Address	730-750 Washington Avenue N
Historic Address	738-744 Washington Avenue N
Original Construction Date	1920-1922
Original Contractor	Unknown
Original Architect	Concrete Steel Company (Per the Applicant)
Historic Use	Warehouse
Current Use	Industrial (Manufacturing)
Proposed Use	Mixed Use- Commercial and Residential



**Precision Building** : 730 Washington Avenue North, circa 1920.



**Precision Building** : 730 Washington Avenue North, Present Day

**SITE DESCRIPTION:**

The subject property is a 6 story brick warehouse building (the three easternmost bays are 3 stories). It was constructed between 1920-1922. Building permit records do not list an architect or contractor, though the Applicant has identified the architect to be the Concrete Steel Company. It housed various warehouse and wholesale uses through the period of significance. The current occupant, Precision Associates, has occupied the space since the 1960s.

The building is of a relatively simple, utilitarian design, with no ornamentation or detailing. The first two stories have been heavily modified through window replacement and some windows have been in-filled on the sides and rear, but original windows remain on the upper floors on much of the rest of the building. The building's massing and divided light windows are its key character defining features.

**BACKGROUND:**

This application was submitted with a Certificate of Appropriateness for the larger rehabilitation and conversion project for the building. That application is being recommended for continuance to allow staff time to review revised drawings for the project. Because the Historic Variance is so closely tied with the Certificate of Appropriateness, staff is recommending that the Historic Variance application also be continued so that both items can be heard and acted on at the same public hearing.

**SUMMARY OF APPLICANT'S PROPOSAL:**

The Applicant intends to convert the building into a mixed use development, with street level commercial spaces and studio, one-bedroom and two-bedroom apartments in the remainder of the building. As part of this conversion, they are proposing to provide parking for the residential units on the 2 lower levels of the building. Due to the existing support columns in the lower levels, not all of the drive aisles are able to meet the minimum width of 22'. The Applicant is requesting a historic variance to reduce the minimum drive aisle width from 22' to 14'-5".

**RECOMMENDATION:**

Staff recommends that this item be continued to the September 27, 2011 Heritage Preservation Commission meeting.