

Department of Community Planning and Economic Development
Planning Division

Certificate of Appropriateness
BZH-26198

Date: December 29, 2009

Proposal: Certificate of Appropriateness to install three new door openings and in-fill one existing door opening on the rear elevation of a contributing resource in the Harmon Place Historic District.

Applicant: Shea, Inc.

Address of Property: Nash Building, 8 13th Street South

Project Name: Nash Building Rehab

Contact Person and Phone: Jim Ruckle, 612-339-2257

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

Date Application Deemed Complete: November 13, 2009

Publication Date: December 22, 2009

Public Hearing: December 29, 2009

Appeal Period Expiration: January 8, 2010

Ward: Ward 7

Neighborhood Organization: Citizens for a Loring Park Community

Concurrent Review: N/A

Attachments: Attachment A: Materials submitted by CPED staff –

- 350' map (A-1)

Attachment B: Materials submitted by Applicant –

- Notification letter to Council Member and neighborhood organization (B-1 – B-2)
- Application form submitted November 5, 2009 (B-3 – B-4)
- Applicants Findings Responses (B-5 – B-8)
- Plan drawings and specifications (B-9 – B-13)
- Additional Photos from Applicant (B-14 – B-20)

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**Front of Subject Property- Present Day
Photo Submitted by Applicant**

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**Rear of Subject Property (Project Area)- Present Day
Photo Submitted by Applicant**

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CLASSIFICATION:	
Local Historic District	Harmon Place Historic District
Period of Significance	1907-1930
Criteria of significance	Broad patterns of economic history (automotive industry in Minneapolis); Architecture
Date of local designation	2001
Applicable Design Guidelines	Harmon Place Historic District Design Guidelines, Secretary of Interior Standards for Treatment of Historic Properties

PROPERTY INFORMATION	
Current name	Nash Building
Historic Name	Automotive Store Building
Current Address	8 13 th Street S
Historic Address	1218-1228 Harmon Place
Original Construction Date	1922
Original Contractor	C.F. Haglin & Sons Co.
Original Architect	Magney & Tusler
Historic Use	Commercial
Current Use	Commercial
Proposed Use	Commercial

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BACKGROUND:

This L-plan, one-story building was designed to provide ten shops. The Harmon Place and S. Thirteenth Street elevations and the foundation are smooth limestone; common brick was used at the west and north elevations. Along Harmon Place, three storefronts step up the grade of the street. Each storefront has two large display windows with curved corners and recessed entry. It was designed by prominent Minneapolis architectural firm Magney and Tusler. The building originally housed a variety of automotive tenants. (Source: *The Harmon Place Historic District Final Report*, prepared by Carolle Zellie, Landscape Research. April 2001.)

In the fall of 2009, the applicant received a Certificate of No Change to restore two storefronts on the front of the building that were previously in-filled, likely in 1976.

SUMMARY OF APPLICANT'S PROPOSAL:

The Applicant is proposing to remove infill concrete block for the installation of two overhead garage doors and one standard sized entry door. The Applicant is also proposing to completely fill in one existing opening that is currently partially filled and unused. Finally, the Applicant is proposing to paint the already painted portions of the rear of the building after all proposed construction work is completed. The area proposed for re-painting includes original and infill masonry.

PUBLIC COMMENT:

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

CETIFICATE OF APPROPRIATENESS: Certificate of Appropriateness to install three new door openings and in-fill one existing door opening on the rear elevation.

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.***

According to *The Harmon Place Historic District Final Report*, prepared by Carolle Zellie, Landscape Research, the Harmon Place Historic District is locally significant for its depiction of auto-related commercial development and automotive architecture during the period 1907-1930.

The exterior portions of the building at 8 13th Street S contribute to the district's significance. The proposed changes will not impact the criteria of significance for the potential historic district because the work would be done on a non-primary elevation, and in a way that would match existing conditions on the building. Replacing previously removed overhead garage doors will help strengthen the building and district ties to the automotive industry that made the district significant.

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

The designation study for the Harmon Place Historic District determined the exterior portions of the subject property contribute to the district's significance. The proposed work can be done in a manner that will be compatible with the elements of the property that make it a contributing resource in the Harmon Place historic district. This is being accomplished by making changes to a non-primary elevation, using doors and frames that will match those that already exist on the building, and re-painting the already painted portions of the building wall to provide a uniform appearance. ItThe re-introduction of these doors- especially the overhead garage doors, will strengthen the building's ties to the districts' auto-oriented past.

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

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,

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workmanship, feeling and association. Based upon the evidence provided below, the proposed work would not impair the integrity of the contributing resource.

Location: The Applicant is not proposing to change the contributing resource's location, thus the project will not impair the contributing resource's integrity of location.

Design: The Applicant is proposing install two overhead garage doors and one standard sized entry door. These doors would be in locations where it is evident that doors had once been present and had been bricked in at some point in the past. Applicant is also proposing to completely fill in one existing opening that is currently partially filled and unused (see appendix B-17), to create a more uniform look on the building wall. The new doors are not all proposed to go in locations where a matching sized opening was filled in, however. (For instance, the proposed overhead garage door on the far left side of the east elevation would be in a location where standard sized entry door was once located. See appendix B-12 and B-13 for illustration.) Overall, the proposed changes would not impair the contributing resource's integrity of design, and would bring the building closer to its original design.

Setting: The Applicant is not proposing any off-site changes, and the changes being proposed would be compatible with the property and the district. The project will not impair the contributing resource's integrity of setting.

Materials: The Applicant is proposing install two overhead garage doors and one standard sized entry door. These doors would be in locations where it is evident that doors had once been present and had been bricked in at some point in the past. The infill material is not original to the building and its removal would not have an impact on the building or the district. Applicant is also proposing to completely fill in one existing opening that is currently partially filled and unused to create a more uniform look on the building wall. Because the new doors are not proposed to go in locations where a matching sized opening was in-filled, the work would require the removal of some original material. However, the amount of material lost would be limited and as a whole, the proposed work would not impair the contributing resource's integrity of materials.

Workmanship: The rear wall of the building- the location for the proposed changes, has been significantly altered since it was built, with many door openings having been filled. The Applicant is proposing to restore some of these openings, using materials to match those that presently exist on the site. Little original material would be removed, and the overall design of the building would remain unchanged. As conditioned, the work would not impair the contributing resource's integrity of workmanship.

Feeling: The Applicant is proposing install two overhead garage doors and one standard sized entry door. These doors would be in locations where it is evident that doors had once been present and had been bricked in at some point in the past. The reintroduction of these doors will help will strengthen the building's ties to the districts' auto-oriented past. The project will not impair the property's integrity of feeling.

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Association: As conditioned, 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 applicable design guidelines for this project are the Harmon Place Historic District Design Guidelines, which were adopted by the Heritage Preservation Commission in September of 2002.

The Harmon Place Historic District Design Guidelines do not specifically address changes to the rear elevations of buildings. However, they do address the treatment of masonry and building entrances. (While the section on entrances is primarily aimed at storefronts, they still can be used to provide guidance for other doors and entrances.)

Regarding masonry, the Harmon Place Historic District Design Guidelines recommend: "Resurfacing- Repairs to historic masonry surfaces should duplicate the original in color and texture, if evidence exists. Smooth or heavy dashed surfaces should be avoided unless they were used on the historic surface. Stucco, artificial stone, brick veneer, or vinyl or aluminum products should not be applied over historic masonry surfaces."

Applicant is also proposing to completely fill in one unused existing opening that is currently partially filled, to create a more uniform look on the building wall. They are proposing to use a brick that is similar in size and shape to the existing brick. The new brick would then be painted to match the existing paint on the portion of the building that is already painted. This work would be in keeping with the applicable design guideline.

Regarding paint on buildings, the Harmon Place Historic District Design Guidelines state: "Painting and Paint Removal: The original color and texture of masonry surfaces should be retained and unpainted stone and brick surfaces should not be painted. The removal of paint from painted masonry surfaces should only be attempted if unpainted surfaces are historically appropriate and if removal can be accomplished without damage to the masonry."

A portion of the rear wall of the subject property was painted yellow at some point in the past. It is unknown if the building was originally painted, if it was painted during the period of significance or if it was painted at a later time. The paint was present at the time that the district was designated. The proposed work is all contained within the area that was painted. The Applicant is proposing to repaint the entire previously painted area after the completion of the work to create a more uniform appearance. This work would be in keeping with the applicable design guideline.

In regards to entrances, Harmon Place Historic District Design Guidelines state: "Entrances Historic doors (and hardware) should be repaired rather than replaced. If replacement of original or historic doors is necessary, the replacement should be

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compatible with the material, design, and hardware of the older door. If there are no historic models available, the new door should be of simple design with a single-light design.”

“Historic garage openings and doors should be conserved. If removal is necessary, materials used to fill the opening should be compatible with the material, design, and hardware of the surrounding facade.”

The Applicant is proposing to install three new doors- two overhead garage doors and one standard sized entry door- on a non-primary elevation and in locations where door openings had previously been bricked in. The Applicant is also proposing to completely fill in one existing standard entry door sized opening that is currently partially filled and unused. They are not proposing the removal of any garage doors, and are proposing to restore two overhead garage doors to the building. They are proposing to use doors and frames that will match the existing materials found on the building. This work would be in keeping with the applicable design guideline.

- (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 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 Applicant is proposing install two overhead garage doors and one standard sized entry door. These doors would be in locations where it is evident, due to distinguishable infill material (see Appendix B-18) that doors had once been present and had been bricked in at some point in the past. This work would be done on a non-primary elevation and use materials that would match those used for the other doors on the elevation. This is in keeping with The Secretary of the Interior's 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 conditioned, the project would comply policy 8.1.1 of The Minneapolis Plan, which states: “Protect historic resources from modifications that are not sensitive to their

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historic significance.” This is being accomplished by limiting the changes to a non-primary elevation, using replacement materials that match those presently found on the building, and using previously in-filled door openings as a guide for the location of the new openings.

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 submitted a document addressing the 12 required findings (see Appendix B Pages 5-8). The applicant did not specifically address the description and statement of significance from the original nomination for the potential historic district.

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

The proposed exterior changes to the building do not require site plan review. The applicant has made some interior changes to the building, which have been approved by CPED through Zoning review.

- (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 proposed work falls under the scope of rehabilitation. The proposed work would be in compliance with the Secretary of the Interior's Standards for Rehabilitation. The Applicant did not specifically address the recommendations of the Secretary of the Interior's Standards for Rehabilitation, but did identify how they think the proposed work is in compliance with them.

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 alterations would be compatible with and will ensure the 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 proposed changes are being made to non-primary elevations and in a manner that is compatible with the building and

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the district. The proposed work would strengthen the building's ties to the districts' auto-oriented past. The proposed work would be in keeping with The Secretary of the Interior's Standards for Rehabilitation, as demonstrated in finding #5 of this analysis.

(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.*

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 Applicant is proposing install two overhead garage doors and one standard sized entry door. These doors would be in locations where it is evident that doors had once been present and had been bricked in at some point in the past. Applicant is also proposing to completely fill in one existing opening that is currently partially filled and unused. As conditioned, the project complies with the Harmon Place Historic District Guidelines and Secretary of the Interior's Standards for the Treatment of Historic Properties, and would not negatively alter the essential character of the historic district. The proposed work would ultimately have a positive impact on the character of the district by restoring previously removed overhead garage doors to the building, a defining feature of many of the buildings in the auto-oriented Harmon Place 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 proposed work is confined to the subject property, and the changes would be made in a manner so as to be in keeping with the original architectural design of the property. The proposal 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.

STAFF RECOMMENDATION

CPED-Planning staff recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the Certificate of Appropriateness to install three new door openings and in-fill one existing door opening on the rear elevation with the following condition(s):

1. CPED-Planning reviews and approves final site plan, floor plans, and elevations.
2. Mortar used for the infill construction shall match the existing mortar in strength, thickness and composition.
3. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>
4. The Applicant shall obtain all other necessary City approvals prior to the commencement of work.

Attachment A: Submitted by CPED staff

Attachment B: Materials submitted by Applicant

Attachment C: Materials submitted by other parties