

**Community Planning & Economic Development
Planning Division**
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City of Minneapolis
*Department of Community Planning
& Economic Development - CPED*

MEMORANDUM

TO: Heritage Preservation Commission
FROM: John Smoley, Kevin Carroll, and Steve Maki, CPED
DATE: February 15, 2011
RE: Legacy Amendment Grant Update, Grain Belt Office Building



Figure 1. 1215 Marshall Street Northeast, 1972, source: Minnesota Historical Society



Figure 2. 1215 Marshall Street Northeast, 1972, source: CPED

Background:

The Grain Belt Brewery complex is one of the state's earliest and most enduring examples of brewing and commercial history.

In 1989 the City of Minneapolis acquired this landmark and National Register property to save it from near-certain demolition. Restoration of five of the six larger structures garnered preservation awards from the National Trust for Historic Preservation (2005), the Preservation Alliance of Minnesota (2002), the Minnesota Chapter of the American Institute of Architects (2002), the Minneapolis Heritage Preservation Commission (2002), the Minnesota Real Estate Journal (2001) and others. One historic structure, the 1893 office building, remains vacant.

Site and building conditions are creating significant water damage to the Grain Belt office building. Actions are needed to correct the water issues and better position the property for redevelopment and reuse. Staff has developed a four-phase stabilization strategy.

- Phase I involved connecting the building to the City's storm sewer grid at 13th Avenue N.E. Phase I also included some soil grading to move water away from the northern building foundation.
- Phase II work will replace an obsolete sump and pump and connect it to the newly-installed storm sewer.

Phase I and II work met the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and was approved via a Certificate of No Change on April 1, 2010.

- Phase III calls for the completion of drain tile installation and sloping corrections with the window wells, allowing those to connect with the drainage system. Currently, rainwater that collects in the window wells drains through grates that appear to lead to a manhole located on the south side of the building. That manhole is old and broken and it does not appear to connect to any drainage system. Some of the windows drain via a broken and clogged pipe that runs underneath the building. Once the window wells are connected to the storm sewer system, the existing manhole on the south side of the building will be abandoned and the drains sealed (B3-B4, B11).
- Phase IV involves replacing nonhistoric roofing materials, last replaced in 1983, on the two eastern portions of the roof to stop water infiltration to the upper levels of the building. These portions are the peaked roof on the addition and the flat roof on the connector between the addition and the original office building (Figure 2).

Phases I is complete. Phases II, III and IV are pending. These latter three phases are the subject of the presentation today. Phase I and II work use \$113,500 in City funds and a

\$50,000 Legacy Amendment grant award. Phase III and IV work use \$210,000 in City funds and a \$125,000 Legacy Amendment grant award. These grants, while sizeable, represent less than 40% of what was requested in the grant proposals. Staff has studied how to accomplish the original mission with this dramatically reduced budget.

On January 18, 2011 staff presented an information item to the HPC regarding this grant amendment process. This memorandum and accompanying presentation are the next phase in staff's ongoing informational updates to the HPC on this matter.

Summary of Applicant's Proposal:

In 2008, the City retained engineering consultants Loucks Associates to analyze drainage problems at the Office Building and identify corrective measures to remedy water infiltration especially into the basement of the building. The consultant completed a report which provided the City with corrective measures and cost estimates (Attachment B). That report served as the basis for the City's two successful Legacy Amendment grant applications. During the implementation of Phases I and II, staff discovered a previously undetected sump pump within the building. A recently commissioned report by Loucks Associates confirmed staff's suspicions that adding additional sump pumps may be a cost-effective method to accomplish the original mission while keeping the project on budget and on time (Attachment C). The Loucks report recommends revising Phases II, III, and IV to reduce the drain tile installed and increase the sump pumps used.

Staff Analysis

In 1996 the Minneapolis City Council approved development objectives for the Grain Belt Brewery area, but these objectives did not include design guidelines for the rehabilitation of the buildings.

The Heritage Preservation Commission has not approved design guidelines for the subject property, but the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* do apply.

As proposed, the project meets the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Interior changes (drain tile and sump pump repair and installation) affect the lower level of the building. This area is a secondary space and has been heavily modified in the past, making it an excellent location to concentrate changes. Exterior changes involve re-sloping the window wells on the southern side of the building. The window wells appear to have been modified in the past and are not considered historic features by staff. Re-sloping them and reconnecting them to the storm sewer system will inhibit water infiltration into the building, better preserving the building's historic features.

Staff concurs with the revised recommendation listed in the most recent Loucks Associates report (Attachment C) and summarized above (see Summary of Applicant's Proposal).

Staff has determined that the proposed work is a minor alteration, to be reviewed by staff using a Certificate of No Change.

Staff will return to the HPC with relevant updates in the future, to include a business meeting onsite or nearby in the future.

CPED staff is currently preparing another request for proposals to market the property and adjacent Orth brewery site to potential developers who can adequately care for this historic property.

Attachments

- A. Staff Report – A1-A5
- B. 2008 Loucks Report – B1-B59
- C. 2010 Loucks Report – C1-C2