

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

FILE NAME: 106-108 Washington Avenue North, the Bradshaw Building
DATE OF APPLICATION: July 14, 2008
APPLICANTS: Adsit Architecture, Mina Adsit, (612) 348-8013
PUBLICATION DATE: August 6, 2008
DATE OF HEARING: August 12, 2008
END OF APPEAL PERIOD: August 22, 2008
HPC SITE/DISTRICT: Northloop Warehouse Historic District
CATEGORY: Contributing
CLASSIFICATION: Certificate of Appropriateness
STAFF INVESTIGATION AND REPORT: Molly McCartney, (612) 6735811

A. SITE DESCRIPTION & BACKGROUND:

The building at 106-108 Washington Avenue North, also known as the Bradshaw Building, is a contributing structure to the Northloop Warehouse Historic District and the Minneapolis Warehouse Historic District on the National Register of Historic Places. Designed by Long and Thorshov and built in 1925, the building is a four-story Commercial style curtain wall building with decorative stone detailing. The first story has a storefront treatment and the upper stories are divided by pilasters into five window bays. The first floor has two entrances which are separated by a large window area. The original diamond-shaped parapet has been altered to a flat parapet wall; however, the diamond inset with the name “Bradshaw” is still visible. The building’s original factory sash windows on the façade (paired nine-over-six lights) were replaced with one-over-one fixed vinyl windows in 1993. This change was denied by the HPC and overturned on appeal by the City Council. The secondary elevations have a mixture of replacement windows, louvers, and boards. The Bradshaw Building once was flanked by a building to the east however, today it stands as the only building on the block.

B. PROPOSED CHANGES:

The applicant is proposing a rehabilitation of the building. The renovation of the building includes masonry repairs, replacement windows and repairs to the window openings, and rehabilitation of the rear fire escapes. The proposed project will be for office space.

Existing building

The applicant has submitted plans for repair of masonry features of the building, including tuckpointing and brick infill. Tuckpointing will be done with mortar to match the original color as well as repairs to window sills. Plans do indicate which areas are in most need of repair. The applicant states that brick infill and replacement will be done on the east, west, and north elevations with a Chaska style brick to match existing. The applicant also states that washing will be done to remove graffiti paint on the west side. The parapet on the façade will also be repaired and the flat shaped parapet will also be replaced with a historically accurate diamond shaped parapet.

The applicant has stated that the limestone foundation wall at the west north and east elevations have eroded and split. The applicant has stated they would like to replace this material with materials found in the indoor of the building.

Changes to the first floor include replacing the storefront window frames with painted aluminum to more closely match historic photos. The door opening on the east side will also be reinstalled.

The windows (or boarded and louvered window openings) on the secondary elevations (east and north) will be replaced with painted aluminum framed windows with an exterior muntin grid that will simulate the light divisions of the original industrial windows.

The windows on the primary faces (south elevation) will also be replaced with painted aluminum framed windows with an exterior muntin grid that will simulate the light divisions of the original industrial windows. The paired, single hung windows will have a six-over-four light pattern. The muntins are applied to the exterior of the window with a muntin placed within the two pieces of glass.

The applicant is proposing to be structurally reinforced the fire escapes on the rear (north) elevation. However, the doors leading to the escaped are proposed to be filled in with non-operable, full light fixes glazing panels. The building does have multiple interior means of egress and the fire escapes are no longer required for fire escape. The fire escapes are proposed to be painted black. Two large overhead doors on the rear (north) elevation will be replaced with brick infill.

C. GUIDELINE CITATIONS:

WAREHOUSE HISTORIC DISTRICT GUIDELINES Minneapolis Heritage Preservation Commission

II. Guidelines For Rehabilitation of Buildings

1. Masonry repair.

- A. No exterior sandblasting is permitted.
- B. Chemical cleaning is not permitted on glazed brick, glazed terra cotta, limestone, marble or other masonry material susceptible to damage from chemical exposure.
- C. Repointing of masonry joints shall be done with a mortar composition and color to match original mortar, joints shall be tooled to match original profile.

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.

3. Window replacement.

- A. Windows which have unique architectural or historically significant details which cannot be duplicated must be retained.
- B. Window replacement other than item A shall be permitted if original windows are badly deteriorated or provide inadequate thermal performance. (Use of interior storm windows shall be encouraged.)
- C. Replacement windows may be wood or aluminum. Window paning shall be provided to replicate existing wood moldings.
- D. Replacement windows must have a true offset, single or doublehung operation. (They need not be operable.)
- E. Replacement windows will have a paint finish. (Anodized windows will not be permitted.)
- F. Replacement windows shall have clear glass unless historical documentation suggests otherwise.

4. Roofing.

- A. Modern roofing materials will be permitted on flat roofs.
- B. Original copings on street facings shall be retained or replaced. Metal coping with a paint finish will be permitted as replacement for brick copings on common walls.
- C. Roof top additions which project above parapet walls such as deck, skylights, penthouses, and mechanical equipment shall be set back from the primary building or street facades at least one structural bay.

5. Dropped interior ceilings.

- A. Interior dropped ceilings shall be held away 5'0" from exterior window when they drop below the existing window head.

6. Removal of historical fabric.

- A. Selective removal of original building materials is allowed when deterioration has occurred or for remodeling as part of an adaptive reuse. HPC approval is required to remove any historic building materials.

7. Health and safety code requirements.

Exterior alterations required by health and safety codes also require HPC review. When necessary, the HPC can argue for exceptions to the building code when life safety issues are not involved.

III. Guidelines For Infill Construction

1. Decision intent.

A. The intent of these guidelines is for infill construction which characterize a masonry loading bearing building and not a contemporary curtain wall structure. The existing warehouse buildings followed early commercial ideas for tall buildings which emulate the classic column with a defined base shaft and capital. Creative design concepts are not discouraged.

2. Building massing (General foot-printing and shape).

A. Building outline.

- a. New construction shall be built out to the property line on street frontage.
- b. Corner lots: The building shall be built out to both property lines on street frontage.
- c. Buildings which do not require a footprint as large as the site may utilize courtyards or atrium on the interior of the lot.

B. Building shape.

- a. The building shall be rectangular in shape and volume. Step backs at the upper floors on street facades will not be allowed.

C. Building height.

- a. Minimum height: 2 stories.
- b. Maximum height: 10 stories.
- c. A story shall be defined as follows:
 - (1) First story: 14-18'0" floor to floor.
 - (2) 2-10 story: 10-12'0" floor to floor.Deviation in story height will not allow additional stories.

3. Street facade.

A. Building material.

- a. Primary facing material shall be dark brown or red unglazed brick.
- b. Corner buildings shall have dark brown or red unglazed brick on both facades.
- c. The brick shall be modular in size (3 courses per 8").

B. Criteria for storefront option.

- a. The first story storefront shall be divided into bays by masonry piers which correspond with window openings above.
- b. Storefront design shall be complimentary to existing buildings.

C. Windows.

- a. Windows shall be a series of rectilinear openings separated by masonry piers. Window openings shall not exceed a single structural bay in width. These may be single or pairs of windows separated by masonry piers.
- b. Continuous horizontal or vertical bands of windows will not be permitted.
- c. Window height shall be three times its width as applied to a single window unit.
- d. Window frames shall have a paint finish.
- e. Window glass shall be clear.
- f. Windows shall be true single or doublehung. (Operable windows are not required.)
- g. Windows will be set back from the brick face a minimum of one brick width.

D. Building entrances.

- a. Building entrances shall be incorporated into storefronts or may be a special design feature such as Butler Square.

F. Accent banding.

- a. The brick facade shall be articulated by horizontal accent bands of brick detail, stone, terra cotta precast, cast iron, exposed steel, pressed metal, or other suitable materials.

4. Side or rear walls.

A. Building materials: Light common brick shall be the primary facing materials. (Simple unembellished designs will be encouraged.)

a. Window openings

- (1) Window openings shall be of a punched nature.
- (2) Window design shall be the same as 2C.
- (3) Windows within interior court and not visible from the street have no restrictions.

- b. Interior court yards not viewed from the street will not have design restrictions.

5. Elevators.

- A. Exterior glass enclosed elevators or other high tech design elements will not be permitted.

6. Roofs.
 - A. The roof shall be flat with parapet walls.
 - B. Roof top mechanical equipment shall be set back from front exterior walls a minimum of one structural bay.
 - C. Penthouses and staintowers will be set back one structural bay from a street facade.

The Secretary of the Interior's Standards for Rehabilitation (1990)

Building Exterior

Masonry: *Brick, stone, terra cotta, concrete, adobe, stucco, and mortar*

Recommended:

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 joint and unit size, tooling and bonding patterns, coatings, and color.

Protecting and maintaining masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.

Carrying out masonry surface cleaning tests after it has been determined that such cleaning is necessary. Tests should be observed over a sufficient period of time so that both the immediate effects and the long range effects are known to enable selection of the gentlest method possible.

Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.

Inspecting painted masonry surfaces to determine whether repainting is necessary.

Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand scraping) prior to repainting.

Applying compatible paint coating systems following proper surface preparation.

Repainting with colors that are historically appropriate to the building and district.

Evaluating the overall condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to the masonry features will be necessary.

Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.

Removing deteriorated mortar by carefully handraking the joints to avoid damaging the masonry.

Duplicating old mortar in strength, composition, color, and texture.

Duplicating old mortar joints in width and in joint profile.

Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.

Using mud plaster as a surface coating over unfired, unstabilized adobe because the mud plaster will bond to the adobe.

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 terracotta brackets or stone balusters.

Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.

Replacing in kind an entire masonry feature that is too deteriorated to repair if the overall form and detailing are still evident using the physical evidence to guide the new work. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Design for Missing Historic Features

Designing and installing a new masonry feature such as steps or a door pediment when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended:

Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.

Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.

Removing paint from historically painted masonry.

Radically changing the type of paint or coating or its color.

Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure.

Cleaning masonry surfaces when they are not heavily soiled to create a new appearance, thus needlessly introducing chemicals or moisture into historic materials.

Cleaning masonry surfaces without testing or without sufficient time for the testing results to be of value.

Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.

Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.

Cleaning with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces.

Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.

Removing paint that is firmly adhering to, and thus protecting, masonry surfaces.

Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure waterblasting.

Failing to follow manufacturers' product and application instructions when repainting masonry.

Using new paint colors that are inappropriate to the historic building and district.

Failing to undertake adequate measures to assure the preservation of masonry features.

Removing non-deteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.

Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.

Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with a synthetic caulking compound.

Using a "scrub" coating technique to repoint instead of traditional repointing methods.

Changing the width or joint profile when repointing.

Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance.

Applying cement stucco to unfired, unstabilized adobe. Because the cement stucco will not bond properly, moisture can become entrapped between materials, resulting in accelerated deterioration of the adobe.

Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the masonry feature or that is physically or chemically incompatible.

Applying waterproof, water-repellent, or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.

Removing a masonry feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

Creating a false historical appearance because the replaced masonry feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new masonry feature that is incompatible in size, scale, material, and color.

Windows

Recommended:

Identifying, retaining, and preserving windows and their functional and decorative features that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and moldings, and interior and exterior shutters and blinds.

Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.

Making windows weather tight by recaulking and replacing or installing weather stripping. These actions also improve thermal efficiency.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.

Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

Replacing in kind an entire window that is too deteriorated to repair if the overall form and detailing are still evident using the physical evidence to guide the new work. If using the same kind of materials is not technically or economically feasible, then a compatible substitute material may be considered.

Design for Missing Historic Features

Designing and installing new windows when the historic windows (frame, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical,

pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

Alterations/Additions for the New Use

Designing and installing additional windows on rear or other non character defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character defining elevation.

Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

Not Recommended:

Removing or radically changing windows which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash which does not fit the historic window opening.

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which radically change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic window trim with metal or other material.

Stripping windows of historic material such as wood, iron, cast iron, and bronze.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the windows results.

Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.

Failing to undertake adequate measures to assure the preservation of historic windows.

Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse serviceable window hardware such as brass lifts and sash locks.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.

Removing a character defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

Design for Missing Historic Features

Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible with the historic character of the building.

Alterations/Additions for the New Use

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character defining features.

Inserting new floors or furred down ceilings which cut across the glazed areas of the windows so that the exterior form and appearance of the windows are changed.

Entrances and Porches

Recommended:

Identifying, retaining, and preserving entrances and their functional and decorative features that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, and stairs.

Protecting and maintaining the masonry, wood, and architectural metal that comprise entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to entrance and porch features will be necessary.

Repairing entrances and porches by reinforcing the historic materials. Repair will also generally include the limited replacement in kind or with compatible substitute material of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs.

Replacing in kind an entire entrance or porch that is too deteriorated to repair if the form and detailing are still evident using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Design for Missing Historic Features

Designing and constructing a new entrance or porch if the historic entrance or porch is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building.

Alterations/Additions for the New Use

Designing enclosures for historic porches when required by the new use in a manner that preserves the historic character of the building. This can include using large sheets of glass and recessing the enclosure wall behind existing scrollwork, posts, and balustrades.

Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the building, i.e., limiting such alteration to noncharacterdefining elevations.

Not Recommended:

Removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Stripping entrances and porches of historic material such as wood, iron, cast iron, terra cotta, tile and brick.

Removing an entrance or porch because the building has been reoriented to accommodate a new use.

Cutting new entrances on a primary elevation.

Altering utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights, and sidelights.

Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances and porches results.

Failing to undertake adequate measures to assure the preservation of historic entrances and porches.

Replacing an entire entrance or porch when the repair of materials and limited replacement of parts are appropriate.

Using a substitute material for the replacement parts that does not convey the visual appearance of the surviving parts of the entrance and porch or that is physically or chemically incompatible.

Removing an entrance or porch that is unrepairable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual appearance.

Design for Missing Historic Features

Creating a false historical appearance because the replaced entrance or porch is based on insufficient historical, pictorial, and physical documentation.

Introducing a new entrance or porch that is incompatible in size, scale, material, and color.

Alterations/Additions for the New Use

Enclosing porches in a manner that results in a diminution or loss of historic character such as using solid materials such as wood, stucco, or masonry.

Installing secondary service entrances and porches that are incompatible in size and scale with the historic building or obscure, damage, or destroy characterdefining features.

New Additions to Historic Buildings

Recommended:

Placing functions and services required for the new use in noncharacter defining interior spaces rather than installing a new addition.

Constructing a new addition so that there is the least possible loss of historic materials and so that characterdefining features are not obscured, damaged, or destroyed.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Placing new additions such as balconies and greenhouses on noncharacter defining elevations and limiting the size and scale in relationship to the historic building.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended:

Expanding the size of the historic building by constructing a new addition when the new use could be met by altering noncharacterdefining interior spaces.

Attaching a new addition so that the characterdefining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Imitating a historic style or period of architecture in new additions, especially for contemporary uses such as drivein banks or garages.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be a part of the historic building.

Designing new additions such as multistory greenhouse additions that obscure, damage, or destroy characterdefining features of the historic building.

Constructing additional stories so that the historic appearance of the building is radically changed.

District/Neighborhood

Recommended:

Identifying, retaining, and preserving buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, street lights, signs, benches, parks and gardens, and trees.

Retaining the historic relationship between buildings, and streetscape and landscape features such as a town square comprised of row houses and stores surrounding a communal park or open space.

Protecting and maintaining the historic masonry, wood, and architectural metals which comprise building and streetscape features, through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and protecting and maintaining landscape features, including plant material.

Protecting buildings, paving, iron fencing, etc. against arson and vandalism before rehabilitation work begins by erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

Evaluating the overall condition of building, streetscape and landscape materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

Repairing features of the building, streetscape, or landscape by reinforcing the historic materials. Repair will also generally include the replacement in kind or with a compatible substitute material of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balustrades, paving materials, or streetlight standards.

Replacing in kind an entire feature of the building, streetscape, or landscape that is too deteriorated to repair when the overall form and detailing are still evident using the physical evidence to guide the new work. This could include a storefront, a walkway, or a garden. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Design for Missing Historic Features

Designing and constructing a new feature of the building streetscape, or landscape when the historic feature is completely missing, such as row house steps, a porch, streetlight, or terrace. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the district or neighborhood.

Alterations/Additions for the New Use

Designing required new parking so that it is as unobtrusive as possible, i.e., on side streets or at the rear of buildings. “Shared” parking should also be planned so that several business’ can utilize one parking area as opposed to introducing random, multiple lots.

Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the district or neighborhood in terms of size, scale, design, material, color, and texture.

Removing nonsignificant buildings, additions, or streetscape and landscape features which detract from the historic character of the district or the neighborhood.

Not Recommended:

Removing or radically changing those features of the district or neighborhood which are important in defining the overall historic character so that, as a result, the character is diminished.

Destroying streetscape and landscape features by widening existing streets, changing paving material, or introducing inappropriately located new streets or parking lots.

Removing or relocating historic buildings, or features of the streetscape and landscape, thus destroying the historic relationship between buildings, features and open space.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building, streetscape, and landscape feature results.

Permitting buildings to remain unprotected so that windows are broken; and interior features are damaged.

Stripping features from buildings or the streetscape such as wood siding, iron fencing, or terra cotta balusters; or removing or destroying landscape features, including plant material.

Failing to undertake adequate measures to assure the preservation of building, streetscape, and landscape features.

Replacing an entire feature of the building, streetscape, or landscape such as a porch, walkway, or streetlight, when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building, streetscape, or landscape feature or that is physically or chemically incompatible.

Removing a feature of the building, streetscape, or landscape that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial and physical documentation.

Introducing a new building, streetscape or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character, e.g., replacing picket fencing with chain link fencing.

Alterations/Additions for the New Use

Placing parking facilities directly adjacent to historic buildings which cause the removal of historic plantings, relocation of paths and walkways, or blocking of alleys.

Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the district or neighborhood.

Removing a historic building, building feature, or landscape or streetscape feature that is important in defining the overall historic character of the district or the neighborhood.

Roofs

Recommended:

Identifying, retaining, and preserving roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such

as hipped, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

Protecting and maintaining a roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.

Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.

Protecting a leaking roof with plywood and building paper until it can be properly repaired.

Repairing a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind or with compatible substitute material of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.

Replacing in kind an entire feature of the roof that is too deteriorated to repair if the overall form and detailing are still evident using the physical evidence to guide the new work. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Design for Missing Historic Features

Designing and constructing a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Alterations/Additions for the New Use

Installing mechanical and service equipment on the roof such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public rightofway and do not damage or obscure characterdefining features.

Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public rightofway and do not damage or obscure characterdefining features.

Not Recommended:

Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or “improved” appearance.

Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.

Applying paint or other coatings to roofing material which has been historically uncoated.

Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.

Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.

Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials masonry, wood, plaster, paint, and structural members occurs.

Replacing an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new roof feature that is incompatible in size, scale, material, and color.

Alterations/Additions for the New Use

Installing mechanical or service equipment so that it damages or obscures characterdefining features; or is conspicuous from the public rightofway.

Radically changing a characterdefining roof shape or damaging or destroying characterdefining roofing material as a result of incompatible design or improper installation techniques.

Mechanical Systems: Heating, Air Conditioning, Electrical, and Plumbing

Recommended:

Identifying, retaining, and preserving visible features of early mechanical systems that are important in defining the overall historic character of the building, such as radiators, vents, fans, grilles, plumbing fixtures, switchplates, and lights.

Protecting and maintaining mechanical, plumbing, and electrical systems and their features through cyclical cleaning and other appropriate measures.

Preventing accelerated deterioration of mechanical systems by providing adequate ventilation of attics, crawlspaces, and cellars so moisture problems are avoided.

Repairing mechanical systems by augmenting or upgrading system parts, such as installing new pipes and ducts; rewiring; or adding new compressors or boilers.

Replacing in kind or with compatible substitute material those visible features of mechanical systems that are either extensively deteriorated or are missing when there are surviving prototypes such as ceiling fans, switchplates, radiators, grilles, or plumbing fixtures.

Alterations/Additions for the New Use

Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to historic building material.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Installing air conditioning units if required by the new use in such a manner that the historic materials and features are not damaged or obscured.

Installing heating/air conditioning units in the window frames in such a manner that the sash and frames are protected. Window installations should be considered only when all other viable heating/cooling systems would result in significant damage to historic materials.

Not Recommended:

Removing or radically changing features of mechanical systems that are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.

Enclosing mechanical systems in areas that are not adequately ventilated so that deterioration of the systems results.

Replacing a mechanical system or its functional parts when it could be upgraded and retained.

Installing a replacement feature that does not convey the same visual appearance.

Alterations/Additions for the New Use

Installing a new mechanical system so that character-defining structural or interior features are radically changed, damaged, or destroyed.

Installing vertical runs of ducts, pipes, and cables in places where they will obscure character-defining features.

Concealing mechanical equipment in walls or ceilings in a manner that requires the removal of historic building material.

Installing "dropped" acoustical ceilings to hide mechanical equipment when this destroys the proportions of character-defining interior spaces.

Cutting through features such as masonry walls in order to install air conditioning units.

Radically changing the appearance of the historic building or damaging or destroying windows by installing heating/air conditioning units in historic window frames.

D. FINDINGS:

1. 106-108 Washington Avenue North, also known as the Bradshaw Building, is a contributing resource to the North Loop Warehouse Historic District designated by the City of Minneapolis and also in the Minneapolis Warehouse Historic District on the National Register of Historic Places.
2. The proposed work includes renovation to the building's windows, masonry repair, and repair of the rear fire escapes.
3. The proposed plans to clean and repair the masonry and mortar of the building is consistent with the Northloop Warehouse Historic District Guidelines (the "*Guidelines*") that call for repointing of masonry joints to be done with a mortar composition and color to match original mortar.
4. The proposed plans to clean and repair the masonry and mortar of the building is consistent with the Secretary of Interior's Standards for Rehabilitation (the "*Standards*") that call for retaining and repairing masonry features that are important in defining the overall historic character. The proposed methods to clean graffiti from the building are also consistent with the *Standards*' proscribed cleaning methods. The proposed mortar color is also consistent with the *Standards* that call for duplicating mortar in color.
5. The existing windows on the façade are non-sensitive replacement windows from the 1990s. The proposed windows (including the proposed material and window pattern) on the façade are consistent with the *Standards* that call for installing new windows using accurate documentation, such as photographs, for a design that is compatible with the window openings and the historic character of the building.
6. The windows on the rear and west side of the building appear to be original, however, they also appear to be deteriorated. The *Guidelines* call for retaining original windows when possible. Given that the windows are on the secondary elevations, the proposed replacement windows (with the proposed material and window pattern) would adhere to the *Guidelines*.
7. Changes to the storefront are consistent with the *Guidelines* and *Standards* that call for retaining and preserving the storefront doors, windows, and other features.
8. The rear fire escapes are part of the historic fabric of this building and repair of them is consistent with the *Guidelines* or *Standards*. While the fire escapes are no longer needed for safe egress, fire escapes do represent the historical fabric of the District.
9. The proposed work will not negatively impact this resource or the Warehouse District, provided that the replacement windows are painted aluminum.

E. STAFF RECOMMENDATION:

Staff recommends that the HPC adopt staff findings and **approve** a Certificate of Appropriateness for the proposed work subject to the following conditions:

1. All windows shall be aluminum with a painted finish.

2. Detail section drawings shall be submitted to CPED-Planning staff for final approvals, including storefront windows and doors, and all new windows.
3. Review and approval of final drawings by CPED-Planning staff.