

Department of Community Planning and Economic Development
Planning Division

Certificate of Appropriateness
BZH- 26459

Date: (of hearing) July 13, 2010

Proposal: Request for Certificate of Appropriateness to modify south patio area; modify trash enclosure; install awnings; modify and install signs; modify doors and windows; modify bicycle parking; reinstall a bell and flagpole; and convert basement and first floors from office to restaurant use.

Applicant: Thomas Peterson, Station 19 Architects, Inc. for Buffalo Wild Wings, Inc.

Address of Property: 2001 University Avenue Southeast

Project Name: 2001 University Ave SE (Station 19) Signs/Tenant Improvement

Contact Person and Phone: Thomas Peterson, 612-623-1800

Planning Staff and Phone: John Smoley, Ph.D., 612-673-2830

Date Application Deemed Complete: June 25, 2010

Publication Date: July 6, 2010

Public Hearing: Month, date, year

Appeal Period Expiration: July 13, 2010

Ward: 2

Neighborhood Organization: Prospect Park East River Road Improvement Association

Concurrent Review: N/A

Attachments:

- A. Staff report – A1-A19
- B. Materials submitted by CPED – B1-B6
 - a. Location map – B1
 - b. 350' map – B2
 - c. 350' map with comprehensive plan land use categories indicated – B3
- C. Materials submitted by Applicant – C1-C116

Department of Community Planning and Economic Development
Planning Division

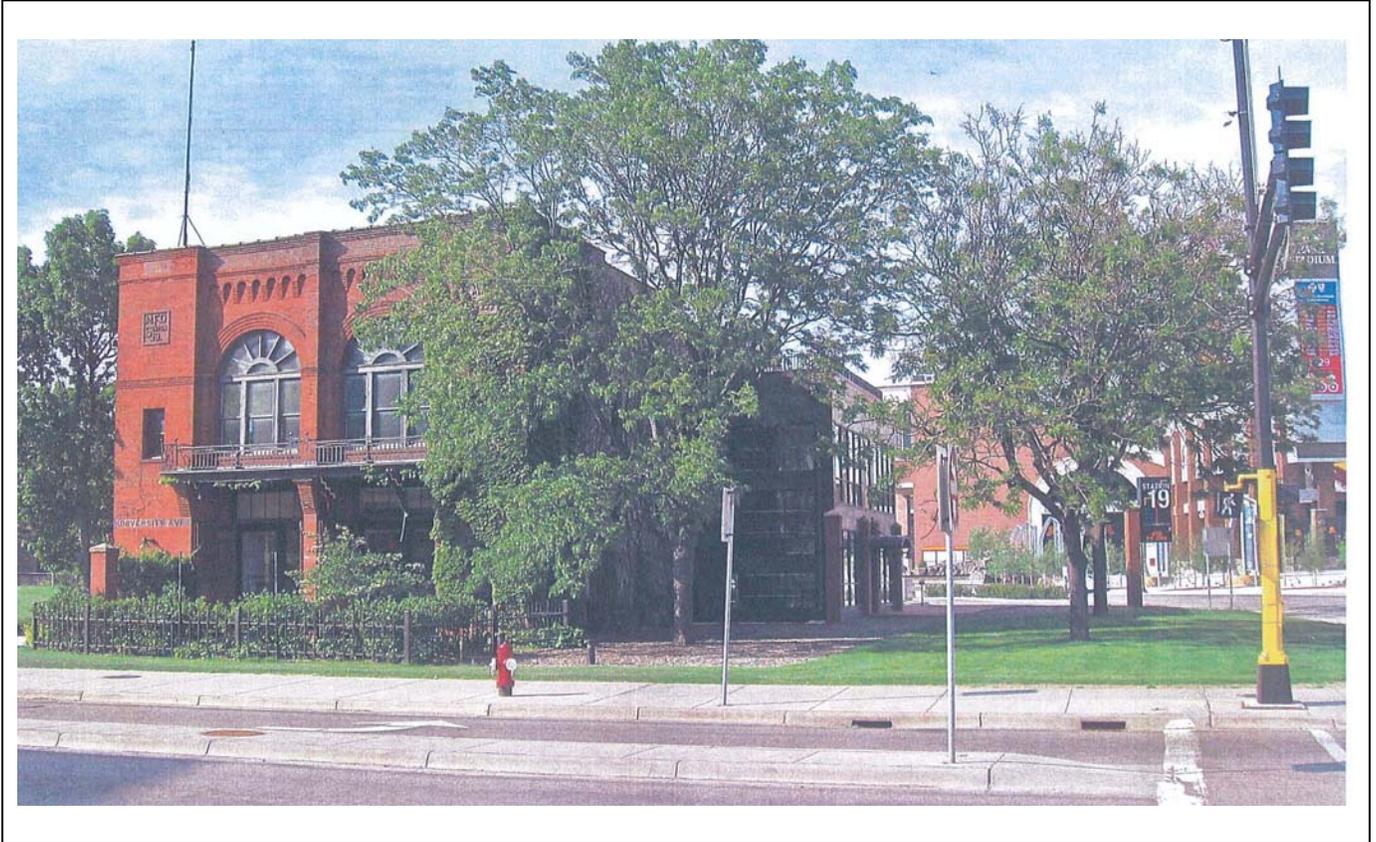
- a. Letters to neighborhood group and councilmember – C1-C4
 - b. Application – C5-C13
 - c. Plans – C14-C54
 - d. Declaration of restrictions, covenants, and conditions plus 1939 station floor plans – C55-C60
 - e. Current photos – C61-C67
 - f. Historical photos and information – C68-C116
- D. Materials submitted by other parties – n/a

Department of Community Planning and Economic Development
Planning Division



2001 University Ave SE, circa 1900, MNHS photo

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2001 University Ave SE, 2010, photo submitted by Applicant

Department of Community Planning and Economic Development
Planning Division

CLASSIFICATION:	
Individual Landmark	Station 19
Period of Significance	1893-1906
Criteria of significance	Social History
Date of local designation	1979
Applicable Design Guidelines	<i>The Secretary of the Interior's Standards for the Treatment of Historic Properties</i>

PROPERTY INFORMATION	
Current name	Station 19
Historic Name	Fire Station # 19
Current Address	2001 University Avenue Southeast
Historic Address	2001 University Avenue Southeast
Original Construction Date	1893
Original Contractor	D.D. Smith
Original Architect	Unknown Minneapolis Building Inspector
Historic Use	Fire station
Current Use	office
Proposed Use	Office and restaurant

BACKGROUND:

Fire Station # 19 is a two-story brick building laid out in a linear plan built in 1893 in response to the tremendous industrial growth experienced by Minneapolis in the 1880s. The city emerged from the decade as the leading milling, warehousing, and railroading center of the upper Midwest. Although commercial expansion brought the city increased prosperity, it also quickly antiquated municipal public services, especially in the realm of fire protection. Residents and manufacturers living along the East Bank of the Mississippi River repeatedly requested a new station, especially after the devastating fire destroyed the University of Minnesota's Old Main in 1892. A fire station constructed at the corner of Oak Street and University Avenue employed a typical utilitarian style while incorporating many design elements found in more elegant structures. A bell tower originally located on the southwest corner was removed several years after construction; however, the remainder of the exterior is essentially unchanged. One of the last Minneapolis firehouses to become fully motorized, Fire Station #19 used horse-drawn equipment as late as 1922. While the station is significant because of its contributions to fire protection, it is also famous as the birthplace of a major variant of American softball known as "kittenball." The inventor and organizer of kittenball was Louis Rober, a lieutenant at Fire Station #19 from 1896 to 1906. During this period, Rober

Department of Community Planning and Economic Development
Planning Division

adapted the rules of baseball to create a sport requiring less space, time, and equipment than the traditional ball game.

Fire Station #19 ended its fire protection service in 1977 when it was purchased by two architecture firms, one of which is the Applicant's firm. In 1979 the owners converted the building for use as a restaurant, in addition to housing offices for the two architecture firms. After years as a restaurant, the building was converted for office use exclusively. The current proposal seeks to return the building to restaurant use on the basement and first floors with the second floor being used for the offices of the Applicant's architectural firm.

The building was locally designated in 1979 and listed in the National Register of Historic Places in 1982 for its eighty-three year history of providing fire protection; for being one of the city's few surviving technological links with the horse-drawn era; and for being the birthplace of a major variant of American softball called kittenball.

SUMMARY OF APPLICANT'S PROPOSAL:

The Applicant is proposing the following changes to the exterior to accommodate the grade and basement level remodel from current office use back to restaurant use that existed in these spaces from 1979 to 1999:

1. Modification of south patio area (Attachment C14);
 - I. Relocate non-historic shrubs and trees (Attachment C14, C41-43);
 - II. Remove portion of non-historic fence and remove entire non-historic gate (Attachment C14, C16, C17, C21, C25, C30, C41, C42, C44);
 - III. Demolish portion of non-historic concrete walk (Attachment C14);
 - IV. Expand existing non-historic iron fence south to sidewalk and around southeastern corner of building (Attachment C14, C41, C42, C44);
 - V. Install new lights on non-historic fence, with lights designed to match non-historic lights previously installed on building (Attachment C14, C31, C32); and
 - VI. Expand brick pavers to sidewalk and preserve historic brick pavers (Attachment C14, C40-42);
2. Modification of trash enclosure:
 - I. Demolish non-historic curb and gutter, bituminous parking stall paint and plantings (Attachment C14);
 - II. Relocate non-historic plantings (Attachment C14);
 - III. Install concrete curb, gutter, and walk (Attachment C14);
 - IV. Enlarge trash enclosure with new brick walls to be complementary to, but distinguishable from, historic building bricks and new doors to match metal on 2007 addition (Attachment C14, C15, C38); and
 - V. Install grease holding tank (Attachment C14, C16-17);
3. Addition of awnings at lower level openings (Attachment C15-16, C33-35);
4. Addition and modification of signs (Roman numerals below correspond to Arabic numerals on submitted sign plans):
 - I. Install one new backlit wall sign on the east (corner) side (Attachment C16, C21, C30, C35);

Department of Community Planning and Economic Development
Planning Division

- II. Move three existing walls sign from the west (interior) to the east (corner) side (Attachment C16-17, C21-22, C25, C30)
 - III. Install two new wall signs on the north (rear) side of the building (Attachment C16, C23, C30, C36);
 - IV. Move one existing wall sign from the south (front) to the west (interior) side (Attachment C17, C24-26, C30, C37, C41);
 - V. Install one new wall sign on the west (corner) side (Attachment C17, C25);
 - VI. Install one new projecting sign on the south (front) side of the building (Attachment C17, C26, C30, C42);
 - VII. Modify one large freestanding pole sign (located on the eastern edge of the site at the intersection of Oak Street Southeast and the building's driveway) to reflect a new tenant by adding one backlit sign, modifying one existing internally illuminated sign, and preserving one existing changeable copy sign (Attachment A15 and C27-28);
 - VIII. Install four freestanding parking lot signs (Attachment C29);
 - IX. Install three new awnings (Attachment C16-17, C21, C23, C26, C30) on north (rear) and east (corner) side of building; and
 - X. Remove four cloth banners and poles on the south (front) side of the building (Attachment C16-17, C41-42);
5. Modification of 2007 addition to replace two rear-facing window bays with a pair of aluminum doors with a dark bronze finish to match the existing doors on the eastern side of the addition (Attachment C16, C33-35);
 6. Modification of windows;
 - I. Replace a glass block window with an aluminum frame door on the north face (Attachment C16, C36); and
 - II. Install opaque film over existing aluminum windows in grated window wells (Attachment C16);
 7. Replacement of the front pedestrian door (Attachment C17, C42);
 8. Modification of bicycle parking;
 - I. Relocate one existing bike rack from north to west side of building (Attachment C14, C49-51); and
 - II. Install three new bike racks on the eastern side of the lot (Attachment C14, C52-54);
 9. Reinstallation of the fire station's historic bell along with a flagpole on the roof of the building (Attachment C45-48).

PUBLIC COMMENT:

Staff has received no comment letters on the project.

CERTIFICATE OF APPROPRIATENESS: Certificate of Appropriateness to modify south patio area; modify trash enclosure; install awnings; modify and install signs; add doors and windows; and convert basement and first floors from office to restaurant use.

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.***

The building at 2001 University Avenue Southeast is historically significant for its eighty-three year history of providing fire protection; for being one of the city's few surviving technological links with the horse-drawn era; and for being the birthplace of a major variant of American softball called kittenball. Regardless of what changes are made to the subject property, it will maintain its historical significance, but proposed changes may affect its integrity (i.e. the property's ability to communicate its historical significance).

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

The proposed alterations are not compatible with and do not support the property's designation.

A declaration of restrictions, covenants, and conditions (Attachment C55-C60) placed upon the property by the City of Minneapolis at its time of sale includes the following statements:

...1. Existing Building Exterior and Décor...All repair and replacement materials shall be replaced in kind...

...2. Building Interior...The owner or tenant shall have complete flexibility to remodel and repair the building interior...

...4. Other Structures and Signs. No additions or other structures shall be constructed on the said land so as to detract from the view to the existing building from the public walks and street rights-of-ways. No billboard type-signs are permitted. Signs may be placed on the building relating to the on-premise use no larger than 1/10th of the front wall area or 1/20th of the side wall area...

Department of Community Planning and Economic Development
Planning Division

The Applicant is proposing extensive changes to the interior to convert the building from office to restaurant-office use, in accordance with these covenants, however the proposed exterior work violates these covenants. Specifically:

1. The Applicant is proposing to replace building materials with different materials (e.g. doors and glass block windows). This violates the in-kind replacement provision in the property's declaration of restrictions, covenants, and conditions, however the materials in question are not historic.
2. The Applicant is proposing to add awnings to the building, install a larger trash enclosure on site, install a 24 square foot 4.5 foot high grease holding tank, expand a fence partially covered with vegetation. The former three structures would cover two non-historic additions to the building. These additions also violate provisions of these covenants related to structures and additions. Expansion of noncompliant structures or construction of new structures onsite will not improve the property's compliance with this standard.

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

Based upon the evidence provided below, the subject property will retain integrity following the proposed work.

Location: The Applicant proposes no changes to the property's location, thus the project will not impair the property's integrity of location.

Design: The Applicant proposes to modify non-historic features such as trash enclosures, signs, glass block windows, grass, fences, and building additions in manners that complement the historic building. Key details related to sign installation and location remain unaddressed, thus the property's integrity of design may be marred should the proposal be approved. The damage, however, would not prohibit the property from retaining its integrity.

Setting: The Applicant proposes no offsite changes, thus the project will not impair the property's integrity of setting.

Materials: The Applicant proposes no replacements of historic building materials, thus the project will not impair the property's integrity of materials.

Workmanship: The Applicant does not propose to replace or further cover historic building materials, thus the project will not impair the property's integrity of workmanship.

Feeling: The Applicant proposes to adaptively reuse the building the way it was used for twenty years immediately after its designation. The project will not impair the property's integrity of feeling.

Association: The ongoing use of "Station 19" on the building's sign will maintain its association with fire station #19, thus the project will not impair the property's integrity of

Department of Community Planning and Economic Development
Planning Division

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 Heritage Preservation Commission has not adopted design guidelines for this property, but, at the time of the property's sale from the City of Minneapolis to the building owner, the City placed a declaration of restrictions, covenants, and conditions (Attachment C55-C60) on the property. The proposal does not comply with these stipulations, as discussed in finding #2.

The Minneapolis Heritage Preservation Commission *Design Guidelines for On-Premise Signs and Awnings* states that a *Certificate of Appropriateness* is required for sign or awning proposals that do not conform to the design guidelines. The proposal does not comply with the design guidelines, as discussed below. In determining whether to approve a Certificate of Appropriateness for a sign or awning proposal, the HPC will consider special situations including building condition, building orientation, historic precedence and exceptional design proposals.

The Applicant is proposing to conduct the following sign work (Roman numerals below correspond to Arabic numerals on submitted sign plans):

- I. Install one new backlit wall sign on the east (corner) side (Attachment C16, C21, C30, C35);
- II. Move three existing walls sign from the west (interior) to the east (corner) side (Attachment C16-17, C21-22, C25, C30)
- III. Install two new wall signs on the north (rear) side of the building (Attachment C16, C23, C30, C36);
- IV. Move one existing wall sign from the south (front) to the west (interior) side (Attachment C17, C24-26, C30, C37, C41);
- V. Install one new wall sign on the west (corner) side (Attachment C17, C25);
- VI. Install one new projecting sign on the south (front) side of the building (Attachment C17, C26, C30, C42);
- VII. Modify one large freestanding pole sign (located on the eastern edge of the site at the intersection of Oak Street Southeast and the building's driveway) to reflect a new tenant by adding one backlit sign, modifying one existing internally illuminated sign, and preserving one existing changeable copy sign (Attachment A15 and C27-28);
- VIII. Install four freestanding parking lot signs (Attachment C29);
- IX. Install three new awnings (Attachment C16-17, C21, C23, C26, C30) on north (rear) and east (corner) side of building; and
- X. Remove four cloth banners and poles on the south (front) side of the building (Attachment C16-17, C41-42);

Historic Signs, Window Signs, and Parking Lot Signs: The building possesses extensive, existing historic signage, window signage, and parking lot signage. Their locations, types,

Department of Community Planning and Economic Development
Planning Division

methods of illumination, sizes, and other details have not been included in the plans, making an analysis of their compliance with adopted guidelines impossible.

Sign Numbers: The Minneapolis Heritage Preservation Commission *Design Guidelines for On-Premise Signs and Awnings* states that a corner lot with a principal entrance on each street is allowed two signs per street frontage. The two signs may be a combination of one wall sign, one projecting sign, one ground sign, one banner, and awning signage. However, a property may not have both a projecting sign and a ground sign.

The Applicant is proposing to:

1. install nine new signs;
2. modify one large freestanding pole sign;
3. move four existing signs;
4. install three new awnings; and
5. remove four cloth banners and poles.

The Applicant seeks approval of fourteen signs, but the lot also possesses extensive, existing historic signage, window signage, and parking lot signage not detailed in the application.

Historically, the subject property was a corner lot with roads to its west and south. With the construction of TCF Bank Stadium, located immediately east of the subject property, Oak Street Southeast was rerouted from the western to the eastern side of Fire Station #19. Signage is appropriate for the historic front of the building, its south side, now used as an enclosed patio area: an attractive pedestrian amenity in keeping with CPTED (crime prevention through environmental design) principles. Some signage is also appropriate for the proposed restaurant entrance on the western side of the building, immediately across the street from TCF Bank Stadium. The rear portion of Fire Station #19's lot encompasses the parking lot for the building and the northern side of the property is bounded by a bend in Oak Street Southeast. Some identification signage is thus appropriate at the rear of the property. Given the changing circulation patterns around the building and the appropriate retention of historic entrances and new street-side entrances, signage is acceptable on all sides of the building. The guidelines permit two signs per street frontage. The Applicant has not demonstrated that this building should be permitted more than two signs per building side or the fourteen signs requested.

Location of building signs: The Minneapolis Heritage Preservation Commission *Design Guidelines for On-Premise Signs and Awnings* states that, wherever possible, signs should be placed in traditional sign locations including the storefront sign band area. Signs should not obscure or damage architectural features including windows, doors, pilasters, columns and historic signs. Building signs should be located only on the primary façade of the building adjacent to the street and should be no higher than fourteen (14) feet, except as otherwise provided in the specific guidelines for wall signs. All wall signs are proposed to be no more than 14' in height and none, as proposed, will obscure or damage architectural features.

Department of Community Planning and Economic Development
Planning Division

Color: The Minneapolis Heritage Preservation Commission *Design Guidelines for On-Premise Signs and Awnings* states that sign colors and materials should be compatible with the colors of the building and its surroundings. Day-glo, light reflecting or fluorescent colors or materials are not allowed. The proposed , traditional colors do not include day-glo, light reflecting or fluorescent colors or materials.

Installation: The Minneapolis Heritage Preservation Commission *Design Guidelines for On-Premise Signs and Awnings* states that sign installation should have a minimal impact on the building and to the extent practical allow the building to be returned to its original condition if the sign is removed. Existing signboards and sign frames should be reused to limit drilling new holes into masonry. Wall signs should be attached to the building through the mortar joints. Projecting signs should be attached to a permanent mounting plate. Awnings should be attached to window or door frames and should never damage masonry. The plans do not indicate these installation details on any proposed sign.

Illumination: The Minneapolis Heritage Preservation Commission *Design Guidelines for On-Premise Signs and Awnings* states that only one of the signs should be illuminated. Staff believes the Applicant is proposing a total of five illuminated signs: one internally illuminated projecting sign, one wall-mounted backlit sign, two wall signs lit with gooseneck lamps, and one large freestanding pole sign with three components: one backlit (because the logo portion of the sign is translucent), one internally illuminated, and one existing changeable copy. The Applicant has not identified all signs on the lot and has not indicated the method of illumination in several wall signs slated for relocation. Should any of these additional signs be illuminated, the actual illuminated sign count would be higher. Given the changing pedestrian and vehicular circulation patterns around the building and the appropriateness of lit signage for a use (restaurant) that will undoubtedly see heavy nighttime use, more than one illuminated sign is appropriate. The Applicant has not, however, demonstrated that five illuminated signs are appropriate.

The Minneapolis Heritage Preservation Commission *Design Guidelines for On-Premise Signs and Awnings* prohibit backlit signs, pole signs, and changeable copy signs. The Applicant is proposing one wall-mounted backlit sign and one pole sign comprised of three portions: one backlit (because both the logo portion of the sign is translucent), one internally illuminated, and one changeable copy. Neither of these signs meets the guidelines.

The guidelines also state that plastic face covers should not be placed on illuminated signs. The Applicant is proposing one internally illuminated projecting sign, one wall-mounted backlit sign, and one pole sign comprised of three portions: one backlit (because both the logo portion of the sign is translucent), one internally illuminated, and one changeable copy. All three of these signs are proposed to have plastic face covers. The pole sign has had plastic face covers over parts of its surface since its Building Permit approval in 2008. CPED files contain no record of the property owner applying for or receiving HPC approval for this eighteen foot ten inch high changeable copy pole sign.

The Minneapolis Heritage Preservation Commission *Design Guidelines for On-Premise Signs and Awnings* also states that all illuminated building signs should connect to a

Department of Community Planning and Economic Development
Planning Division

permanent mounting plate located near the entrance. Electrical conduit should be installed through the permanent mounting plate. Not more than one brick should be damaged by the installation of the permanent mounting plate. Electrical conduit and any lighting fixture should be attached to the sign and not the building wall. The proposed projecting sign has four attachments, rather than one. The excessive size of the proposed projecting sign (nearly four times the guidelines' maximum) is likely the reason the Applicant has requested four mounting points. The Applicant's plans for other proposed signs are not detailed enough to demonstrate compliance with these standards.

Wall signs: The Minneapolis Heritage Preservation Commission *Design Guidelines for On-Premise Signs and Awnings* states that wall signs should be located between the first and second floor and should not be higher than fourteen (14) feet, except where the historic sign band is higher. Wall signs should not conceal architectural features or obstruct openings. The proposal meets these standards.

The guidelines also state that wall signs should be no more than two (2) feet high and thirty-two (32) square feet in area and should not extend outward from the building more than eight (8) inches. Wall signs may be constructed of wood, metal, painted fiberglass or painted plastic. Wall signs should be attached to the building through the mortar joints. If illuminated, a wall sign should be placed adjacent to or over a permanent mounting plate for electrification. Electrical conduit and lighting fixtures should be attached to the top of the wall sign, and should not be attached to the building. Wall signs should not be painted directly on the surface of the building, except as part of the maintenance or restoration of an existing historic sign. The proposal does not meet these standards in relation to attachment and height. All proposed wall signs are greater than 2' in height. The Applicant's plans for signs are not detailed enough to demonstrate compliance with attachment standards.

Projecting Sign: The Minneapolis Heritage Preservation Commission *Design Guidelines for On-Premise Signs and Awnings* states that projecting signs should be located near a building entrance and should not be higher than fourteen (14) feet. Projecting signs should not conceal architectural features or obstruct openings, and should not be suspended from the soffit. Projecting signs should be no more than twelve (12) square feet in area and should not project more than four (4) feet from the building. The thickness of a projecting sign should not exceed eight (8) inches. Projecting signs may be constructed of wood, metal, painted fiberglass or painted plastic. Projecting signs should always use a single permanent mounting plate.

The proposed projecting sign does not meet these standards. The sign is proposed to be located above the historic firehouse doors, but these doors are not proposed to be used as doors, as indicated in the site plan which shows tables directly abutting the doors beneath the balcony. Adjacent entrances are not for the use of restaurant patrons entering the restaurant. Having this sign be the largest sign on the building may misdirect patrons seeking to enter the establishment. The sign hangs down from the balcony's soffit, obstructing views out of the fire station doors' windows. Mounting details do not indicate whether a single permanent mounting plate will be used. The sign is proposed to be 45 square feet in area.

Department of Community Planning and Economic Development
Planning Division

Ground Sign: The Minneapolis Heritage Preservation Commission *Design Guidelines for On-Premise Signs and Awnings* states that ground signs should not obscure the significant architectural detail of adjacent buildings. Ground signs should be no more than thirty-two (32) square feet in area and should not be higher than eight (8) feet. Ground signs should be constructed of materials similar to those found on the existing building or compatible with the existing building. Acceptable materials include brick, stone, stucco, metal or wood. The proposed ground sign does not meet these height and area standards. Its 18'10" height and 42.82 square foot area are larger than what is permitted.

Awnings and Awning Signs: The Minneapolis Heritage Preservation Commission *Design Guidelines for On-Premise Signs and Awnings* states that awnings should fit within the window or door opening. The number of awnings may not exceed the number of window or door openings. Awnings should be constructed of coated or uncoated cloth fabric. Awning hardware should be attached to the window or door frame and should never damage masonry. Awnings should not be attached to or cover any part of the building wall. Awnings and awning signs should not be illuminated. Awnings should project downward and outward from the openings in straight lines unless they are reflecting the curved shape of the opening. The projection of an awning should be less than its height. An awning drop or skirt should not exceed twelve (12) inches. The proposed awnings, all scheduled to be installed on the 2007 addition to the historic building, meet these standards save two. The awning hardware will be attached to more than just the window or door frame and will cover roughly as much building wall as window area.

- (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 Applicant is conducting a rehabilitation of the subject property.

The proposed project follows the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Modification of south patio area

The rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* recommend identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character, including circulation systems such as walks, paths, roads, or parking. The remaining historic site features consist of brick pavers at the front of the property, once used as a driveway for fire vehicles entering and exiting the building. The Applicant proposes to preserve those features. Non historic features such as grass and a 1979 fence and gate will be modified. A portion of the grass shall be dug up for installation of an extended patio area that more closely resembles the historic building site

Department of Community Planning and Economic Development
Planning Division

(Attachment A3). The fence shall be expanded to enclose a larger patio area. Other non-historic vegetation will be relocated or replaced.

When designing for the replacement of missing historic site features, the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* do not recommend introducing a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas. The Applicant proposes to replace missing brick pavers at the front of the property with similar but distinguishable brick pavers that match those previously approved and installed around the western entry. The patio is proposed to be lit by fence fixtures that match previously approved building-mounted wall sconces.

Modification of trash enclosure

The rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* recommend identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character, including circulation systems such as walks, paths, roads, or parking. The trash enclosure is not historic. Its expansion will facilitate the needs of the proposed restaurant use. Changes made to the enclosure will complement the historic features of the site without creating a false sense of history, as stipulated by the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* which do not recommend introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features. The walls shall be built from 8" thick concrete masonry block surfaced with 4" brick to match brick approved for use in the 2007 addition. The cap shall remain a dark bronze pre-finished metal to match the approved 2007 addition. The enlarged gate doors shall have a painted steel frame with pre-finished or painted galvanized metal designed to match the dark bronze pre-finished metal on the 2007 building addition. Related site improvements (replacement and installation of non-historic concrete curbs, gutters, and walks) support this change by providing appropriate drainage and access to the expanded site. A nearby grease holding tank will provide a way to meet modern Building Code requirements for grease without creating a false sense of history.

Signs

The proposed signs are consistent with the very limited sign standards in the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* which recommend identifying, retaining, and preserving historic signs. The Applicant's plans indicate no modifications to the building's historic signs on the front and side face of the building.

Department of Community Planning and Economic Development
Planning Division

Awnings

The proposed awnings are consistent with the very limited awning standards in the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* which recommend improving the energy efficiency of historic buildings by installing awnings.

Doors and windows

When designing for the replacement of missing historic features, the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* do not recommend introducing a new entrance or porch that is incompatible in size, scale, material, and color. The existing pedestrian door at the front of the property is a non-historic, insulated, metal, faux-panel door. The Applicant proposes to replace this with a feature more complimentary to the building's design: an aluminum door with panel pattern with glass vision panels, designed to ensure accessible access to the patio. No modifications of the historic opening shall be made. While the Applicant's plans could contain more details to demonstrate compliance with this standard, the replacement doors, as proposed, meet this standard far better than the existing door, as historic photos demonstrate that the door had a large glass window in its upper portion, at least, during its period of significance and at the time it ended its fire service in 1977 (C71, C77, C81). The Applicant also seeks to install opaque film over existing aluminum windows in grated window wells in the basement of the property. These non-original windows are located completely below grade and not visible from the public right of way. Additionally, the change is reversible, as the opaque film could be removed or the glass replaced to return the non-historic windows to their original look.

Also in accordance with this standard, the Applicant proposes to replace a glass block window at the rear of the property with a dark bronze aluminum framed door very similar to the east elevation door on the approved 2007 addition. This window opening was previously a door apparently blocked in during a 1999 remodel. The proposed door will return the opening to its historic function with a design very similar to one that was determined to complement the historic character of the building when it was approved for use on a building addition in 2007.

When designing alterations/additions for a new use, the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* recommend designing and installing additional entrances or porches on secondary elevations 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. In keeping with this standard, the Applicant proposes to replace two rear-facing window bays in the approved 2007 addition with a pair of aluminum doors with a dark bronze finish to match the existing doors on the eastern side of the addition. While both entrances will be in very close proximity to each other, they will permit separate secured entrances into the second-floor offices and the proposed restaurant on the first floor and basement, as well as universal access to the elevator, designed to transport people of all abilities between floors.

Department of Community Planning and Economic Development
Planning Division

Bicycle Parking

The Applicant is proposing to modify bicycle parking onsite by relocating one existing bike rack from north to west side of building and installing three new bike racks on the eastern side of the lot. This expansion of bike parking is very much in keeping with the building's period of significance, as a bicycling craze swept the nation through the 1890s. The metal materials and simple design of the racks, installed on the rear and eastern portions of the property where much change has already occurred, will complement the historic features of the site without creating a false sense of history, as stipulated by the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* which do not recommend introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Bell and Flag

When designing for the replacement of important missing historic features, the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* note that reinstallation of the missing historic feature is the preferred course of action. In 2008 the Applicant arranged to return the fire bell that previously stood atop Fire Station 19 from the Bill and Bonnie Daniels Firefighters Hall and Museum in northeast Minneapolis. The Applicant has temporarily located it atop the building and seeks permission to maintain it in place. The Applicant does not know where the bell stood once the station's bell tower (formerly atop the building's southwestern corner) was torn down sometime after 1900 but, to ensure the bell's sound travelled large distances, the bell or its replacement device likely remained on the building's roof. The Applicant seeks to maintain the bell at the opposite corner (northeast) of the property alongside an American flag. The clang of fire bells was the primary way fire officials alerted firefighters and citizens to conflagrations and rapidly exiting fire vehicles until sirens replaced bells. Reinstallation of this historic feature will return an important component of the station's early history to its rooftop location. Ideally, the bell would be returned to the site where the bell tower once stood, next to the flagpole in place there, or to another known location previously occupied by the bell.

- (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.***

Action 8.1.1 of the Minneapolis Plan for Sustainable Growth indicates that the City shall protect historic resources from modifications that are not sensitive to their historic significance. The project will modify the building in ways that do not comply with local sign guidelines and the property's covenants, created by the City of Minneapolis.

Comprehensive plan policy 8.1 states that the City will, "Preserve, maintain, and

Department of Community Planning and Economic Development
Planning Division

designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.” The proposed work will help preserve the subject property by reconverting it for reuse as a restaurant while maintaining all historic materials.

The subject property lies within no adopted small area plan area.

- (7) ***Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.***

The project does not include the destruction of the subject property.

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:

- (8) ***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 proposed alterations are compatible with and support the statement of significance in the original nomination upon which designation of the landmark or historic district was based. Among other proposed changes, the Applicant seeks approval of the long-term installation of the station's historic bell on the roof of the building. Such a re-installation will return an important component of the station's early history to its rooftop location.

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

Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review does not require site plan review for this proposal, which includes no building additions. The application goes on to note that, “The proposed change of use of the grade and basement levels of the building meet the current requirements of the Zoning Code and will require minimum changes to the site and exterior elevations, largely because the initial remodeling of the building from a vacant firehouse in 1979 was the

Department of Community Planning and Economic Development
Planning Division

same as the proposed use with a restaurant on the same building levels as noted in the Minneapolis Individual Landmark Historic Profile.”

(10) *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.*

As discussed in finding #5, the application is in compliance with the rehabilitation guidelines of *the Secretary of the Interior's Standards for the Treatment of Historic Properties*. The application notes,

The proposed south patio expansion restores more of the area of the previously removed brick drive outside of the south-facing equipment bays and will give more of a feel of the original use, while containing this proposed outside dining area with a minimal picketed fence that matches the fence detail developed and adapted from the initial remodel in 1979 and confirmed by the subsequent city designation, national registration, and repeated review and approval.

The required trash enclosure is located in the least visible location on the site and is composed of brick and pre-finished metal used on the later additions in a way that is differentiated but respectful to the original structure.

The addition of the awnings and modified north entrance is applied only to the...addition and not to the original building.

The replacement of the grade level window in the north elevation removes the nonperiod block in-fill and replace with the typical dark bronze aluminum frame and door similar to the one on the east elevation. This visually preserves the door function while allowing natural light in and sight out. It would approximate a "screen door" that might have been in that opening in the past.

STAFF RECOMMENDATION

CPED-Planning staff recommends that the Heritage Preservation Commission **adopt** staff findings and **deny** the Certificate of Appropriateness.