

**Community Planning & Economic Development
Planning Division**
250 South 4th Street, Room 110
Minneapolis, MN 55415-1385



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

MEMORANDUM

TO: Heritage Preservation Commission
FROM: John Smoley, Ph.D.
PUBLICATION DATE: March 29, 2011
MEETING DATE: April 5, 2011
RE: Conceptual Review, 300 Washington Avenue North, Jackson
/Anderson building conversion



Figure 1. 300 Washington Avenue North, circa 1910, photo courtesy of Brent Havekost



Figure 2. 300 Washington Avenue North, 2011, photo courtesy of Applicant

CLASSIFICATION:	
Local Historic District	Minneapolis Warehouse Historic District (contributing resource)
Period of Significance	1865 to 1930
Criteria of significance	The Minneapolis Warehouse Historic District is significant for its depiction of social history, architecture, and the work of master craftsmen during the period 1865 to 1930.
Date of local designation	1978
Applicable Design Guidelines	<i>The Secretary of the Interior's Standards for the Treatment of Historic Properties</i> <i>Minneapolis Warehouse Historic District Design Guidelines</i>

PROPERTY INFORMATION	
Current name	Jackson Building
Historic Name	Anderson/Jackson Building
Current Address	300 Washington Avenue North
Historic Address	300 Washington Avenue North
Original Construction Date	1897
Original Contractor	
Original Architect	Ernest Kennedy
Historic Use	Warehouse
Current Use	Vacant
Proposed Use	Multi-family residence

Background:

The subject property is a contributing resource in the Warehouse Historic District. According to the Applicant, the building is mostly vacant with a portion of the first floor being used as a music school.

Summary of Applicant's Proposal:

The BKV Group seeks a conceptual review for plans to convert the building to a multi-family residence. The basement will be converted into approximately twenty indoor parking stalls. The building will retain the first floor commercial space currently fronting along Washington Avenue. The second through fifth floors will have studio, one-bedroom, and two-bedroom apartments installed within them. A packet and plans, prepared by the Applicant, are attached for review. Specific tasks can be found in the supplemental packet provided by the Applicant.

Staff Summary

The project will be seeking state and federal historic preservation tax credits, thus the Minnesota State Historic Preservation Office (SHPO) will be reviewing the project. Staff strongly recommends the Applicant complete the SHPO tax credit review before submitting a Certificate of Appropriateness application, as the SHPO will be reviewing both the interior and exterior alterations, whereas the City staff and the HPC will review changes to the exterior of the building only.

The Applicant is conducting a rehabilitation of the subject property. Alterations to properties within the district are subject to the *Minneapolis Warehouse Historic District Design Guidelines* and *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

The proposed use (multi-family residence) is very different than the historic use (warehouse), but open floor plans inside the building, extensive fenestration, and the presence of a former rail spur opening in the building appear to make the proposed reuse quite compatible with the building's preservation. The Applicant's plans also call for the preservation of extensive historic materials, features, and spaces on the building, but the preliminary nature of the plans warrant attention in several areas.

Masonry

The Applicant proposes to clean existing masonry with the gentlest means possible and repoint where necessary. Details of the proposed work (cleaning methods, mortar composition, etc.) should be submitted at a later date.

Loading Docks and Use of Lower Level/Basement as Garage

The Applicant has not proposed specific changes to the 3rd Avenue (eastern) loading dock, though it is proposed to be the residence's main entrance.

The western loading dock is proposed to be a vehicle entrance into the basement parking area. A site plan has not yet been submitted.

Replacement Windows and Doors

The Applicant proposes to replace windows on the second through fifth stories with new aluminum windows that are similar to the historic window type, color and profile. The Applicant also proposes to remove window infill and install new aluminum windows that are similar to the historic window type, color and profile. It is not clear which windows the Applicant considers nonhistoric. A window survey should be provided to identify historic windows and document existing conditions.

The proposed replacement of nonhistoric doors on the building is a similar issue, in terms of documentation required.

Roof Work

The Applicant proposes to install atrium skylight(s) on the roof of the building, retain historic penthouse(s) on the roof, build additions on the roof, and install new private terrace areas adjacent to mezzanine additions on the roof. The Applicant indicates that the skylights will not be visible from the street and that the additions will be set back at least one bay from all facades. The building already has a rooftop addition, though this addition dates back to the district's period of significance and is historic in its own right. Ideally, the Applicant will place mock-up frames of the proposed units atop the building and photograph them from surrounding streets to demonstrate the visibility of the planned units from public rights of way.

It is not clear whether the proposal includes new mechanical equipment on the roof.

Metal siding is the proposed wall cladding for the additions. The design, color, reflectivity, and other attributes should be detailed in the Certificate of Appropriateness.

Heritage Preservation Commission Feedback

The Heritage Preservation Commission is asked to provide the Applicant and staff with feedback and guidance on the proposed project, particularly regarding the four items for which the Applicant has specifically requested feedback. This feedback will be used by the Applicant as they prepare a formal Certificate of Appropriateness application, and by staff when reviewing the application and preparing the staff report.