

Department of Community Planning and Economic Development
Planning Division

Certificate of Appropriateness
BZH-26433

Date: June 22, 2010

Proposal: Certificate of Appropriateness for the installation two doorways on the second floor of a non-primary elevation for access to a rooftop deck.

Applicant: Robert Mack, MacDonald & Mack Architects, on behalf of 110 Wyman LLC

Address of Property: 110 5th Street N

Project Name: N/A

Contact Person and Phone: Amy Meller, 612-332-8323

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

Date Application Deemed Complete: May 26, 2010

Publication Date: June 15, 2010

Public Hearing: June 22, 2010

Appeal Period Expiration: July 2, 2010

Ward: Ward 7

Neighborhood Organization: Downtown Minneapolis Neighborhood Organization

Concurrent Review: N/A

Attachments: Attachment A: Materials submitted by CPED staff –

- 350' map

Attachment B: Materials submitted by Applicant –

- Notification letters to Council Member and Neighborhood organization (B-1 – B-2)
- Application form submitted May 24, 2010 (B-3 – B-5)
- Site Plan and Drawings (B-6 – B-11)
- Statement addressing the findings (B-12 – B-16)
- Additional Photographs (B-17)

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**View of Subject Property from SW corner of N 5th Street and 2nd Avenue N
(Photo Submitted by Applicant)**

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**View of Subject Property from 2nd Avenue N
(Photo Submitted by Applicant)**

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CLASSIFICATION:	
Local Historic District	Warehouse Historic District
Period of Significance	1865-1930
Criteria of significance	Architecture, Commerce, Master Craftsmen
Date of local designation	1978
Applicable Design Guidelines	Secretary of Interior Standards for Treatment of Historic Properties, Warehouse District Design Guidelines.

PROPERTY INFORMATION	
Current name	Wyman Partridge Building
Historic Name	Wyman Partridge and Company
Current Address	110 5 th Street N
Historic Address	110 5 th Street N
Original Construction Date	1916
Original Contractor	H.N. Leighton Co.
Original Architect	Kees & Colburn
Historic Use	Commercial
Current Use	Commercial
Proposed Use	Commercial

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BACKGROUND:

The subject property is a 12-story Renaissance style warehouse building. It originally served as a warehouse for the Wyman & Partridge Company, a regional manufacturer and wholesaler. It is now used primarily as office space.

SUMMARY OF APPLICANT'S PROPOSAL:

The Applicant is seeking a Certificate of Appropriateness for the installation of a sliding entry door to provide access to the rooftop deck on the adjacent structure, and for the installation of an egress door serving as the secondary egress point from the rooftop deck on the adjoining structure. This work has already been performed. The property has been flagged for unpermitted work, and the Applicant is now working with staff to obtain needed approvals.

Since the time that the Certificate of Appropriateness application was submitted by the Applicant, new information has been submitted by a contractor hired by the property owner. This information indicates that the design work related to this Certificate of Appropriateness is not yet complete. As such, it would not be prudent to have a decision on this component finalized by the Heritage Preservation Commission with incomplete information on the whole.

PUBLIC COMMENT:

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

STAFF RECOMMENDATION

CPED-Planning staff recommends that the Heritage Preservation Commission **continue** the hearing for the Certificate of Appropriateness for the installation two doorways on the second floor of a non-primary elevation for access to a rooftop deck for two cycles to the July 27th, 2010 meeting.

Appendix A: Submitted by CPED staff

Appendix B: Materials submitted by Applicant

Appendix C: Materials submitted by other parties