

**CITY OF MINNEAPOLIS
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

FILE NAME: Runyon Building, 107 Washington Avenue North

CATEGORY/DISTRICT: Contributing Structure, North Loop Warehouse Historic District

CLASSIFICATION: Certificate of Appropriateness

APPLICANT: John Rimarcik, (612) 339-5712

DATE OF APPLICATION: July 9, 2008

PUBLICATION DATE: August 19, 2008

DATE OF HEARING: August 26, 2008

APPEAL PERIOD EXPIRATION: September 5, 2008

STAFF INVESTIGATION AND REPORT: Brian Schaffer (612) 673-2670

REQUEST: Three new windows and an awning on the east facade

A. SITE DESCRIPTION AND BACKGROUND:

Located at 107 Washington Avenue North, the Runyon building was originally constructed as the Gayety Annex in 1895. The Gayety building was demolished in 1965; a surface parking lot marks the site, immediately west of the Runyon building. The Runyon building is contributing to the City of Minneapolis North Loop Historic District and the National Register of Historic Places Minneapolis Warehouse Historic District. A three-story formal Beaux Arts commercial style building, the Runyon Building features decorative quoins that flank the Chicago style windows on the second and third floors. Other features of the Beaux Arts style include the garlands and swags on the second story lintels. The pediment features a baroque curve with a cartouche flanked by garlands and swags. The original storefront has been replaced. In 2002, a Certificate of Appropriateness was approved for the installation of a 12 foot by 2 foot vertical projecting neon sign.

The original Gayety vaudeville theater which was adjacent to the Runyon building was demolished in 1965; the site has been surface parking since that time.

B. PROPOSED CHANGES:

The applicant is proposing to cut three new window openings and add a fabric awning to the first floor of the east façade of the building, fronting the surface parking lot. The applicant owns the Runyon building as well as the adjacent surface parking lot. The three windows will be identical in appearance and will be spaced two feet apart. The windows will measure 3 feet 4 inches by 5 feet 9 inches and will be operable single hung two-over-two divided light windows made of aluminum and in a holly green color. Beneath the window the applicant proposes a four inch thick limestone sill. The applicant proposes salvaging the removed brick for reuse to create three course brick head arches and to tooth in the sides of the new openings. Paint will be touched up to match disturbed areas with existing wall surface.

The proposed project also includes installation of framework for a retractable canvas awning. The awning will extend 11 feet 6 inches from the building façade and will measure 12 feet from the ground.

C. APPLICABLE REGULATION, POLICIES, AND GUIDELINES:

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.

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 double-hung 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.

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.

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 footprinting 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.
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").
- 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 double-hung. (Operable windows are not required.)
 - g. Windows will be set back from the brick face a minimum of one brick width.
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 2-C.
 - (3) Windows within interior court and not visible from the street have no restrictions.

The Secretary of the Interior's Standards for Rehabilitation

U.S. Department of the Interior National Park Service
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.

-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.

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

-Duplicating old mortar joints in width and in joint profile.

-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 terra-cotta brackets or stone balusters.

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.

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.

Not Recommended:

-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.

Design for Missing Historic Features

-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.

Storefronts

Recommended:

-Identifying, retaining, and preserving storefronts - and their functional and decorative features - that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.

Not Recommended:

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

-Changing the location of a storefront's main entrance.

Building Site

Recommended:

-Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features can include driveways, walkways, lighting, fencing, signs, benches, fountains, wells, terraces, canal systems, plants and trees, berms, and drainage or irrigation ditches; and archeological features that are important in defining the history of the site.

-Retaining the historic relationship between buildings, landscape features, and open space.

Alterations/Additions for the New Use

Not Recommended:

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

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.

Alterations/Additions for the New Use

-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.

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.

D. ANALYSIS

The Runyon building, constructed in 1895 was historically known as the Gayety Annex. The adjacent three story classical revival style Gayety building was located at the northeast corner of Washington Avenue and First Avenue North, and was built to the property lines on those facades. According to historic building permits, the Gayety was demolished in 1965; a surface parking lot has been on the site since that time. The Runyon building and the adjacent parking lot are owned by the applicant. Although the Gayety building site has been a parking lot for over 40 years, the lot could be redevelopment. Guidelines for new construction in the District require that in-fill construction be built to the property lines on corner lots. If the parking lot is redeveloped, the proposed new windows and canopy would have to be removed and/or infilled to comply with district guidelines for new construction.

The east building wall of the subject property is along the interior property line shared with the property at 101 Washington Avenue North. Due to fire and safety concerns the Building Code does not

prescriptively permit the window openings due to the proximity of the wall to the property line. There is a process in Minneapolis for the applicant to seek a type of compliance with the Building Code to allow for the windows. In the past, applicants have installed windows that meet the required fire rating or obtained a no-build easement on the adjacent property to allow for the openings. The adjacent property at 101 Washington Avenue North is owned by the applicant and is currently used as a surface parking lot. If the applicant chooses to pursue a no-build easement to allow for the window openings that easement could then prohibit any potential infill construction on the adjacent surface parking lot from complying with the District Guidelines that requires infill construction be built to the property lines.

E. FINDINGS

1. The Runyon building, located at 101-107 Washington Avenue North is a contributing building in the city of Minneapolis North Loop Warehouse district, and the Minneapolis Warehouse National Register Historic District.
2. Historically known as the Gayety Annex, the original Gayety building was located immediately east of the Annex; it was demolished in 1965. Since that time, a surface parking lot has been located on the site.
3. The Warehouse District Guidelines for new construction calls for new construction to be built to the property lines, among other requirements.
4. The three new proposed windows on the first floor of the Runyon building's east façade, will be aluminum windows with at two-over-two divided light pattern and will be operable single hung which meets the District guidelines and the Secretary of the Interior's guidelines for new windows.
5. The proposed new windows will not be located on the building's primary façade, in keeping with the District and Secretary of the Interior's guidelines.
6. Brick removed for the new window openings will be salvaged and reused to form the brick head arch and openings in keeping with the District and Secretary of the Interior's guidelines.

F. STAFF RECOMMENDATION:

Staff recommends that the Heritage Preservation Commission adopt the staff findings and approve the Certificate of Appropriateness to allow for the three new windows in the east façade with the following condition:

1. The applicant receives specific approval for the proposed window openings from the Minneapolis Building Department.
2. If the adjacent surface parking lot at 101 Washington Avenue North is developed for new construction the proposed windows and awning shall be removed as necessary and appropriate to allow that development to meet the District Guidelines.
3. CPED-Planning review and approve final site plan, floor plans, and elevations including material samples for the replacement brick.

Attachments:

1. Map of District
2. Plans for proposed work and pictures of subject site.
3. Historic Photograph of Subject Site