

Certificate of Appropriateness
BZH-27030

Proposal: Request for Certificate of Appropriateness to replace windows

Applicant: Diversified Equities Corporation, 612-378-1085

Address of Property: 215 Broadway Street Northeast

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

Date Application Deemed Complete: January 24, 2011

Public Hearing: February 14, 2011

Appeal Period Expiration: February 24, 2012

Ward: 3

Neighborhood Organization: Sheridan Neighborhood Organization

Concurrent Review: n/a

Attachments:

- Staff Report – A1-A12
- Materials Submitted by CPED – B1
- Materials Submitted by Applicant – C1-C38
- Materials Submitted by Other Parties – n/a



Figure 1. 215 Broadway St NE, 1967, front face, Minnesota Historical Society photo



Figure 2. 510 6th Ave SE, July 2011, front face, CPED photo



Figure 3. 215 Broadway St NE, 1967, front face, Minnesota Historical Society photo

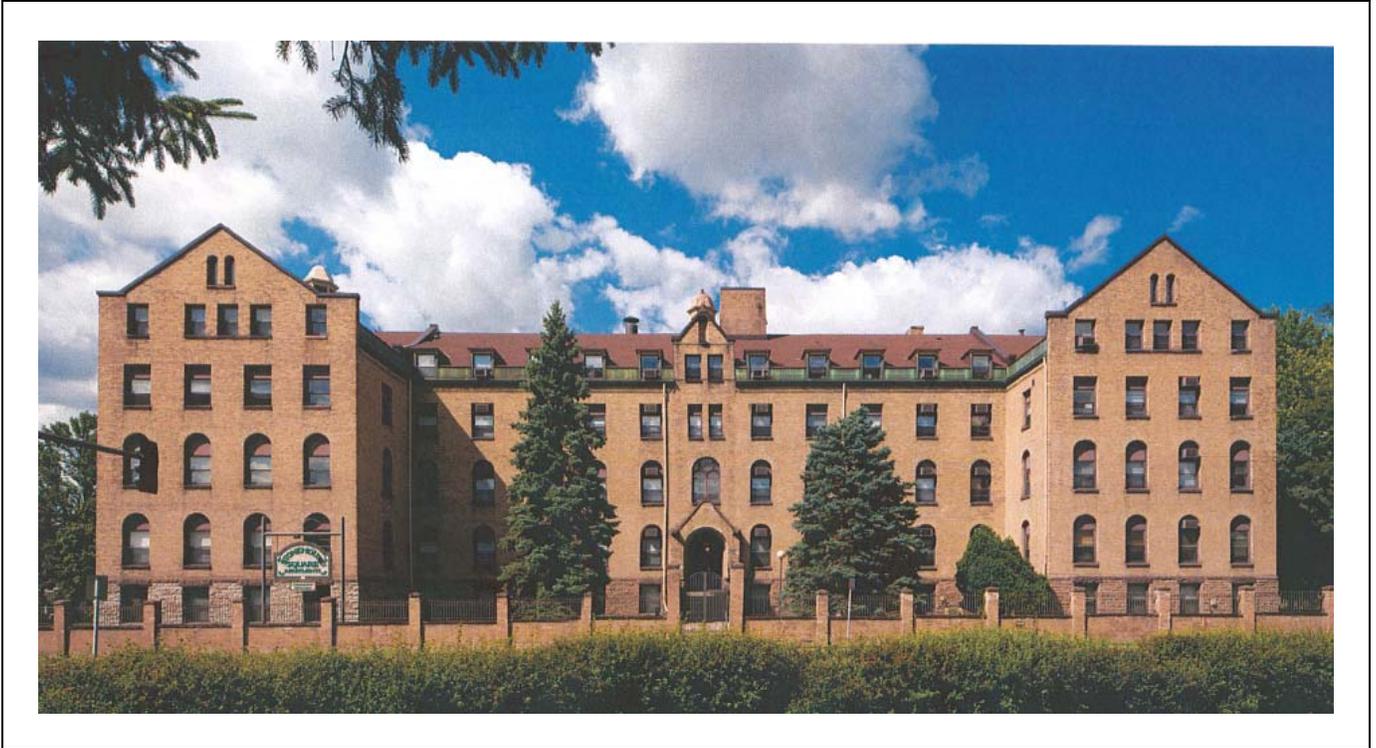


Figure 4. 510 6th Ave SE, July 2011, front face, applicant photo

Department of Community Planning and Economic Development - Planning Division

CLASSIFICATION:	
Landmark Name	Little Sisters of the Poor Home for the Aged
Period of Significance	1895-1977
Criteria of Significance	Architecture, Events
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	Stonehouse Square Apartments
Historic Name	Little Sisters of the Poor Home for the Aged
Current Address	215 Broadway Street Northeast
Historic Address	215 East/Northeast Broadway Street/Avenue
Original Construction Date	1895
Original Contractor	McMillen & Company
Original Architect	Frederick Corser
Historic Use	Care Facility
Current Use	Multi-Family Residence
Proposed Use	Multi-Family Residence

BACKGROUND:

The subject property is a large multi-family residence that encompasses all but the northeastern corner of the block bounded by Broadway Street Northeast, 12th Avenue Northeast, Second Street Northeast, and Third Street Northeast (Attachment B1).

The Little Sisters of the Poor, a religious order dedicated to serving the poor, came to Minneapolis in 1889 for the purpose of building and supporting a home for the aged. A three and one-half story yellow brick building with an attached chapel was designed by Corser in 1895. In 1905 Corser designed a large, east side wing. In 1914, the west wing was added and, while it was designed by a different architecture firm (Kees and Colburn), it is almost identical to the east wing. The Home for the Aged was maintained by the Little Sisters of the Poor for 82 years with gifts and financial support from the Minneapolis community. In June 1977, the Sisters and their patients moved into a newly built home located in St. Paul. In 1978 and 1979 the building was converted into a seventy-one unit apartment complex.

SUMMARY OF APPLICANT'S PROPOSAL:

The Applicant wishes to replace nearly every non-historic wood window in the complex, with notable exceptions being the chapel windows.

PUBLIC COMMENT:

Staff has received no public comment on the project.

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.

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), as discussed in finding #3 below.

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

The exterior portions of the building communicate the building's significance. The building is significant for its architecture and association with the Little Sisters of the Poor. The proposal to remove nonhistoric windows and replace them with historically compatible replacements supports the property's exterior designation.

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

The proposed work will not affect historic building materials. As conditioned, the proposed replacement windows will be compatible with the building's historic design and will not, therefore, affect the building's integrity.

(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 HPC has not adopted local design guidelines for the property.

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

The rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* recommend designing and installing new windows when the historic windows (frames, 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. The existing wood windows, with the exception of their wood trim, are not historic, having been replaced in 1978 and 1979 when the building was converted for use as a multi-family residence. The Applicant proposes to install new replacement windows and frames within the existing historic wood trim. As conditioned, the proposal meets the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, as discussed below.

Dimensions

The exact dimensions of the historic windows is unknown, but historic photos from 1967 indicate that the existing window components appear to possess roughly the same dimensions as the historic window components, when viewed from across Broadway Street (Figure 1-4). Compared to the nonhistoric sashes currently installed on the building, the new inserts will result in less glazing on the windows in some areas (7/16") and more glazing on the windows in others (from 3/4" to 1 3/16") (plan sheet # A720). The Applicant proposes to replace nearly every window in the complex, with notable exceptions being the chapel windows. Given the extensive scope of the replacement and the size of the building, the dimensional changes of the proposed nonhistoric windows will be very difficult to discern.

Division of Lights

Historic photos from 1967 (Figures 1 and 3) reveal that the historic double- or single-hung windows on the building at that time displayed at least several different divisions of lights. Although the photos do not clearly depict all windows, it appears that 2/2, 2/1, and 4/1 divisions existed. The Applicant is proposing 1/1 windows with a fixed metal transom panel at the top (to accommodate air conditioning units), as are currently on the building. The rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* do not recommend changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening. Staff recommends that the project be conditioned to prohibit the requested fixed metal transom panels and to ensure that replacement windows fit entirely within the existing historic wood window frames, as their historic counterparts did.

Materials

The Applicant is proposing to replace the existing, nonhistoric wood windows with new aluminum windows, to include wrapping the existing historic wood window frame with aluminum sheathing. Aluminum windows were readily available during the building's period of significance, thus the proposed materials meet the rehabilitation guidelines. No details have been provided that indicate the color and reflectivity of the existing and proposed glass. Clear, nonreflective glass is appropriate for the building's period of significance. Staff recommends the project be conditioned to ensure that clear, nonreflective glass is used.

(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.

Comprehensive plan policy 8.1 states that the City will, “Preserve, maintain, and 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 landmark.

Implementation Step 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. As conditioned, the project will not modify the building in ways that are insensitive to its historical character, as discussed in items 4 and 5 above.

(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 involve the destruction of the 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 Applicant included a statement describing how the project meets findings 1-6.

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

The proposal does not trigger Site Plan Review required by Zoning Code Chapter 530.

(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.

The application, as conditioned, complies with the rehabilitation guidelines of *the Secretary of the Interior's Standards for the Treatment of Historic Properties* as discussed in finding #5.

Before approving a certificate of appropriateness that involves alterations to a property within an historic district, the commission shall make findings based upon, but not limited to, the following:

(11) The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.

The property does not lie within a historic district.

(12) Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.

The property does not lie within a historic district.

(13) The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

The request might set a precedent for future cases, but will not authorize changes to other Landmarks, Historic Districts, or properties under interim protection without staff or HPC review.

STAFF RECOMMENDATION

CPED-Planning recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the Certificate of Appropriateness subject to the following conditions:

1. No fixed metal transom panels are approved. Replacement windows must fit entirely within the existing historic window frames.
2. The proposed windows shall utilize clear, nonreflective glass.
3. By ordinance, approvals are valid for a period of one year from the date of the decision unless required permits are obtained and the action approval is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than February 14, 2012.
4. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.
5. CPED-Planning Staff shall review and approve the final plans and elevations prior to building permit issuance.