

Certificate of Appropriateness

BZH-27302

Proposal: Install new windows in new window openings and replace nonhistoric windows in nonhistoric window openings

Applicant: Mark Matasovsky, MATCOM, 612-968-3093

Address of Property: 100 1st Avenue North

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

Date Application Deemed Complete: May 11, 2012

Public Hearing: June 5, 2012

Appeal Period Expiration: June 15, 2012

Ward: 7

Neighborhood Organization: Warehouse District North Loop Neighborhood Association

Concurrent Review: n/a

Attachments:

- Staff Report – A1-A8
- Materials Submitted by CPED – B2-B3
 - Zoning District Map – B1
 - Photos – B2-B3
- Materials Submitted by Applicant – C1-C14
 - Application – C1-C3
 - Letter to Neighborhood Group and Councilmember – C4
 - Plans – C5-C10
 - Photos – C11-C14
- Materials Submitted by Other Parties – n/a

Department of Community Planning and Economic Development - Planning Division
BZH-27302

CLASSIFICATION:	
Local Historic District	St. Anthony Falls Historic District, North First Street "Hotel" Sector Minneapolis Warehouse Historic District
Period of Significance	1848-1941 (St. Anthony Falls), 1865-1930 (Warehouse)
Criteria of significance	Events, Master Architects
Date of local designation	1971 (St. Anthony Falls), 1978 (Warehouse)
Applicable Design Guidelines	<i>St Anthony Falls Historic District Design Guidelines</i> <i>Minneapolis Warehouse Historic District Design Guidelines</i> <i>The Secretary of the Interior's Standards for Treatment of Historic Properties</i>

PROPERTY INFORMATION	
Current name	The former Theater de la Jeune Lune
Historic Name	The Realty Company Warehouse
Current Address	100 1 st Avenue North
Historic Address	100-112 1 st Avenue North
Original Construction Date	1889
Original Contractor	James McMillan
Architects	Edward Stebbins (original building), Cass Gilbert (1902-1906 remodel)
Historic Use	Warehouse
Current Use	Event center
Proposed Use	Event center

BACKGROUND:

The subject property is a large four-story brick building at the northwest corner of 1st Avenue North and 1st Street North (Attachment B1).

This three-story orange-colored brick warehouse, designed to store household goods, was first constructed in 1889 and was designed by architect Edward S. Stebbins. However, its present appearance is largely a result of an extensive remodeling done between 1902 and 1906 by Cass Gilbert, who at the time was completing the Minnesota State Capitol in St. Paul. Elements of the Gothic Revival Style are employed on the long, plain facade by organizing small window openings within recessed panels with pointed arches. The third story windows are also capped with similar pointed arches. This approach served to unify the various window heights of the original building. A low pediment completes the structure while original iron gates are still found in place on the ground level. The warehouse was converted into a theater in 1992 and operated as such until 2008. The building has been used as an event center since then.

SUMMARY OF APPLICANT'S PROPOSAL:

The Applicant wishes to modify the alley side of the building to install new windows in new window openings and replace rusted nonhistoric windows in nonhistoric window openings (Attachment C5-C10, C14).

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 association with master architects Edward Stebbins and Cass Gilbert and for its association with warehousing. Visual evidence indicates that the fenestration pattern on the street and non-street sides has changed multiple times during the building's period of significance (Attachment B2). Therefore permitting sensitive alterations of this pattern is in keeping with the property's designation. The appropriateness of the specific design, location, and other attributes of the windows are discussed below in finding #5.

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

As conditioned, the proposed work will not affect the building's location, design, setting, materials, workmanship, feeling, or association 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.*

St Anthony Falls Historic District Design Guidelines

The property lies with the North First Street "Hotel" sector of the St Anthony Falls Historic District. The district's design guidelines stipulate that openings be in a consistent and repeated pattern across the principal facades, with window openings approximately 2.5-3 times as tall as they are wide and set toward the front of the openings but not flush with the masonry surface.

Consistent and Repeated Pattern

The changes will appear on the alley side of the building where a consistent fenestration pattern does not currently exist (Attachment C12–C13). By removing all nonhistoric windows and installing new windows in equally spaced openings, the proposal will create a consistent and repeated pattern across floors two through four of this façade. No windows are proposed for the first floor since that opens into a drive-in unloading area and this story already possesses a very large roll-up garage door (Attachment C12).

The proposed nonhistoric double hung aluminum windows are quite comparable, in terms of dimensions, materials, and installation depth, to the existing nonhistoric double hung metal windows (Attachment C6). The rails of the proposed windows are ½" narrower. The installation depth of the existing and proposed nonhistoric windows is identical, though the glass is set further back in deeper rails and stiles on the existing nonhistoric windows. Due to the replacement of all nonhistoric windows on the alley façade, these slight differences still enable the proposal to meet the guidelines.

Window Specifications

The proposed window openings are only 2.19 times as high as they are wide, but they match the existing nonhistoric window openings (Attachment C6). The Applicant could have further enlarged the nonhistoric window openings and proposed commensurately larger new window openings, but this would have resulted in a greater loss of historic masonry.

Minneapolis Warehouse Historic District Design Guidelines

New Window Openings

The *Minneapolis Warehouse Historic District Design Guidelines* do not permit new or expanded openings on primary facades, but they state that, “New window openings on secondary facades will be considered.” Given the dearth of window openings on the 1st Street North side of the building (Attachment C11), staff applauds the proposed window location along the alley, where visual evidence indicates windows historically existed (Attachment B2).

Ideally, the historic window openings would be re-used, but the openings were likely blocked in prior to the end of the district’s period of significance (1941), and the existing nonhistoric window openings do not replicate the location or size of the historic window openings. To require reopening of the historic window openings without requiring the closure of nonhistoric window openings existing on the fourth floor would produce an inconsistent pattern of window openings. It would also result in the installation of windows in between floors currently existing inside the building.

Finish

The guidelines also state, “Replacement windows shall be finished with a painted enamel finish. Anodized or other unfinished treatments are not allowed.” The plans do not indicate the finish of the proposed aluminum windows, so staff recommends the project be conditioned to meet this standard.

(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*.

The rehabilitation guidelines of *The Secretary of the Interior’s Standards for the Treatment of Historic Properties* recommend identifying retaining, and preserving windows—and their functional and decorative features—that are important in defining the overall historic character of the building. The applicant is proposing to preserve all existing historic windows.

The rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* recommend designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. The design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation. The proposed windows will be installed on the alley side of the building. The proposed windows will be larger than the historic windows remaining on the building, yet not as large as the windows that once existed on the alley side of the building (whose rough size can be approximated from brick infill) (Attachments C6-C10). The proposed aluminum frames are appropriate, since aluminum framed windows were used on commercial buildings during the district's period of significance (which ends in 1941).

(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 by altering the fenestration pattern for a new use on an appropriate alley side where the fenestration pattern has been very malleable over time.

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 findings #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's proposed avoidance of architectural features; alteration of the alley side of the property; and use of appropriate materials indicates a sensitivity toward the property's ability to communicate historical significance.

(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. It should be noted, however, that this chapter does not permit blank, uninterrupted wall segments greater than twenty five feet in length. The proposed addition of window openings in the alley helps bring the building closer to compliance with the Zoning Code's standards while preserving the historic appearance of the building's street sides.

(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 above.

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 alterations are small, relative to the building's size, and in keeping with local and federal design guidelines, thus the alterations are compatible with and continue to support the criteria of significance and period of significance for which the historic district was designated.

(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 location of the alterations on the alley side of the property are on the façade least visible from the public right of way (not including the wall covered by an adjacent building).

(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

The Department of Community Planning and Economic Development - Planning Division recommends that the Heritage Preservation Commission adopt the findings above and **approve** the Certificate of Appropriateness to allow modifications to the alley side of the building to install new windows in new window openings and replace rusted nonhistoric windows in nonhistoric window openings in the building located at 100 1st Avenue North subject to the following conditions:

1. Replacement windows shall be finished with a painted enamel finish. Anodized or other unfinished treatments are not allowed.
2. 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 June 55, 2013.
3. 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.
4. CPED-Planning Staff shall review and approve the final plans and elevations prior to building permit issuance.