

Department of Community Planning and Economic Development
 Certificate of Appropriateness
 BZH-27701

Date: April 30, 2013

Applicant: Shea, Inc., on behalf of Hennepin Avenue Realty, LLC

Address of Property: 1121 (and 1127) Hennepin Avenue

Project Name: Butcher & the Boar Patio

Contact Person and Phone: Shea, Inc., Attn: Cori Kuechenmeister, 612-339-2257

CPED Staff and Phone: Becca Farrar-Hughes, 612-673-3594

Date Application Deemed Complete: March 26, 2013

Public Hearing: April 30, 2013

Appeal Period Expiration: May 10, 2013

Ward: 7

Neighborhood Organization: Downtown Minneapolis Neighborhood Association (DMNA) and Citizens for a Loring Park Community (CLPC)

Concurrent Review: N/A

CLASSIFICATION:	
Historic District	Harmon Place Historic District
Period of Significance	1907-1930
Criteria of Significance	- Broad patterns of economic history (automotive industry in Minneapolis; -Architecture
Date of Local Designation	2001
Applicable Design Guidelines	- <i>Harmon Place Historic District Design Guidelines</i> - <i>Secretary of Interior Standards for Treatment of Historic Properties</i>

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PROPERTY INFORMATION:	
Current name	Butcher & the Boar
Historic Name	N/A
Current Address	1121 Hennepin Avenue
Historic Address	1121 Hennepin Avenue
Original Construction Date	1956
Original Contractor	Roy Nelson
Original Architect	Magney, Tusler & Setter
Historic Use	Gas station (demolished at an unknown date)
Current Use	Restaurant
Proposed Use	Restaurant

BACKGROUND:

The principal and accessory structures located on the premises were constructed in 1956. The principal structure is a single-story, modern building currently occupied by a restaurant tenant that is clad in polished stone on the front façade with the remainder of the elevations composed of plain concrete block. The accessory structure is a detached four stall garage that is composed of concrete block and faces the public alley. Both structures are non-contributing structures in the Harmon Place Historic District as they were constructed 26 years after the period of significance for the district (1907-1930).

The Heritage Preservation Commission has reviewed two recent certificate of appropriateness applications for the property, both in 2011. The first certificate of appropriateness application (BZH-26971) was reviewed on September 13, 2011. Overall, the project proposal to convert the building into a restaurant via a number of alterations was approved; however, there were a few specific elements that were not approved. Please see the components as summarized below:

Front / West Building Elevation facing Hennepin Avenue

- New window system on the east side of the entry;
- New entry door;
- New metal canopy over the entry;
- New signage on the front wall and on top of the canopy.

South Building Elevation facing the on-site parking lot

- *Install gabion rock wall system at rear corner of the building; - Not approved*
- *Install new large wooden door at rear corner of the building; - Not approved*
- *Install new signage over large wooden door at the rear corner of the building; - Not approved*
- Painted mural;
- Paint remainder of wall a yellow/gold color.

Parking lot alterations

- Installation of new plant materials for screening and green space requirements;
- Alter existing fence along 12th Street South;

- *Install gabion rock walls on both sides of the parking lot exit along Hennepin Avenue; - Not approved*
- Reface existing sign in the parking lot along Hennepin Avenue.

Additional site alterations

- Demolish rear half of the existing detached garage.
- *Construct a new gabion rock wall system linking the rear southwest corner of the building to the garage. – Not approved*

The second certificate of appropriateness (BZH-27057) was reviewed on October 25, 2011. The purpose was to review the revisions to the components of the project that were not approved at the previous public hearing. These components were approved as proposed and summarized below:

- Continue the screen fence approved for use on the south side of the parking lot to the west parking lot entrance in lieu of the gabion rock wall that was not approved.
- Install a new 7-foot tall screen wall at the southeast corner of the building composed of hot-rolled metal similar to the material used to cap the fence screening the parking lot in lieu of the gabion rock wall that was not approved.
- A new gate to the rear courtyard area designed to have a similar appearance to the previously approved front door on the west elevation of the building in lieu of the previous gate design that was not approved.
- A new sign above the proposed gate as the previous proposed sign was not approved.
- Removal of the previously proposed and approved folding curtain window system on the west elevation – leaving the existing marble face intact.

It should also be noted that the applicant submitted a certificate of no-change application to Staff for review and approval on January 7, 2013. The work that was administratively approved was to the detached accessory structure at the rear of the lot. The applicant proposed and received approval to remove two existing garage doors and to infill the walls with CMU painted to match the structure in order to accommodate new men's and women's restrooms. These approved modifications have not been implemented as the applicant is now proposing to construct an addition in order to accommodate restrooms and a new kitchen to serve the outdoor patio.

SUMMARY OF APPLICANT'S PROPOSAL:

Shea, Inc., on behalf of Hennepin Avenue Realty, LLC, has applied for a certificate of appropriateness application to allow for the expansion of an existing non-contributing accessory structure in the Harmon Place Historic District located on the properties at 1121 and 1127 Hennepin Avenue. The proposed addition to the accessory structure would be one-story tall and total approximately 150 square feet in size. The addition would allow for the incorporation of a kitchen and restrooms to serve the outdoor patio at the Butcher & the Boar.

A portion of the northeast end of the accessory structure was removed previously as approved by the Heritage Preservation Commission (BZH-26971) in order to accommodate an enclosed trash/recycling area. The proposal would extend the length of the accessory structure approximately 13 feet, 8 inches to the south in the existing patio area towards 12th Street South. Two garage doors would be removed and

CMU block would infill the openings that is painted to match the existing building face. The existing fence would be reduced to accommodate the extension of the building in this location.

PUBLIC COMMENT:

Staff received official correspondence from the Downtown Minneapolis Neighborhood Association (DMNA) prior to the printing of this report. DMNA supports the certificate of appropriateness application. The correspondence has been attached for reference.

CERTIFICATE OF APPROPRIATENESS: Certificate of appropriateness to expand an existing non-contributing accessory structure.

Findings as required by the Minneapolis Preservation Code:

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.

The proposal to expand an existing single-story, non-contributing accessory structure is compatible with the Harmon Place Historic District. The Harmon Place Historic District is generally considered locally significant for its depiction of auto-related commercial development and automotive architecture (the period of significance is from 1907-1930). Neither the principal structure nor the accessory structure is contributing to the district as both structures were constructed in 1956, after the district's period of significance. Due to the fact that the subject structure is considered a non-contributing resource in the district, concerns about the potential impacts of the proposed work are focused on how it would impact the adjacent buildings and the district as a whole, rather than how it impacts the subject site.

The proposal to expand the existing detached structure that is composed of concrete block and faces the public alley is compatible with the district and further complements the architecture of the existing accessory building by matching the exterior materials and height of the existing structure.

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

As previously noted, the Harmon Place Historic District is considered locally significant for its collection and representation of automotive-oriented commercial development and architecture. Further, the boundaries of the historic district reflect the general edges and sense of place long associated with the core of the city's automotive district. The proposed alteration is compatible with and supports the designation of the district. The overall impact of the proposed 150 square

foot expansion of the existing non-contributing accessory structure on the district as a whole would be negligible.

- (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 would not affect the building's location, design, setting, materials, workmanship, feeling, or association and would 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 *Harmon Place Historic District Design Guidelines* were approved by the City Council in September of 2002. The guidelines provide a framework for evaluating proposed alterations to existing building and new construction within the district, and are based upon *The Secretary of the Interior's Standards for Rehabilitation* which promote the preservation of historic materials and features that contribute to a property's significance. As previously noted, the applicant intends to expand the accessory structure located at the rear of the lot by approximately 150 square feet, and remove two garage doors that would be in-filled with CMU block painted to match the existing structure in order to accommodate restrooms and a kitchen.

The following guidelines apply to this specific proposal:

Masonry

e. Painting and Paint Removal

"The original color and texture of masonry surfaces should be retained and unpainted stone and brick surfaces should not be painted. The removal of paint from painted masonry surfaces should only be attempted if unpainted surfaces are historically appropriate and if removal can be accomplished without damage to the masonry."

Staff comment: Unpainted stone or brick surfaces should not be painted. In this specific circumstance, the accessory structure is composed of CMU block and is currently painted. Removal of two garage doors that would be in-filled with CMU and painted to match the remainder of the garage as well as expanding the garage by 150 square feet with an addition that is also composed of CMU block and painted to match the garage would be compatible and appropriate given the building's non-contributing status in the district.

Entries and Storefronts

c. Entrances

"Historic doors (and hardware) should be repaired rather than replaced. If replacement of original or historic doors is necessary the replacement should be compatible with the material, design and

hardware of the older door. If there are no historic models available, the new door should be of simple design with a single-light design.”

“Historic garage openings and doors should be conserved. If removal is necessary, materials used to fill the opening should be compatible with the material, design, and hardware of the surrounding façade.”

Staff comment: In general, the standards state that historic garage openings and doors should be conserved but if removal is necessary, materials used to fill the openings should be compatible with the material, design, and hardware of the surrounding façade. The applicant proposes to infill two of the three existing garage doors with CMU block and paint the in-filled openings which is compatible with the existing structure and surrounding buildings. Further, the addition is located at the rear of the site adjacent to the public alley; not within close proximity to the abutting public streets.

New Construction and Additions

- a. “New building and additions in the *Harmon Place Historic District* should be compatible with surrounding historic buildings and the pedestrian-oriented streetscape.”
- b. “New buildings and additions should relate to the scale, size, height, massing and materials of existing historic buildings. Acceptable materials include stone, brick, rusticated concrete block and decorative terra cotta. Synthetic stucco, including EIFS, should not be used.”

Staff comment: The visual impacts of the proposed addition to the accessory structure located at the rear of the site would be compatible with surrounding buildings and would have no visual impact on the streetscape given its location. The addition as proposed relates to the scale, size, height, massing and materials of the existing non-contributing structure.

- (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 proposed alteration is compatible with the guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The proposal to construct an approximate 150 square foot addition to the accessory structure located on the property would comply as a rehabilitation project that meets Standard 1, Standard 9, and Standard 10.

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials,

features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future the essential form and integrity of the historic property and its environment would be unimpaired.

- (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.**

The project would comply with Policy 8.1 which 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,” as well as implementation step 8.1.1, which states: “Protect historic resources from modifications that are not sensitive to their historic significance.”

The project would not modify the accessory building in ways that are insensitive to its historical character. The property was built outside of the designated period of significance (1907-1930) of the Harmon Place Historic District but is consistent and compatible with the applicable *Harmon Place Historic District Design Guidelines*.

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:

- (7) 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 submitted a statement outlining how they feel the proposed work meets the guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

- (8) 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 as required by Zoning Code Chapter 530.

- (9) 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 applicant submitted a statement saying that the alteration makes adequate consideration for the treatments delineated in the *Secretary of the Interior's Standards for the Treatment of Historic Properties* as the proposed scope of work is compatible with the existing non-contributing accessory structure and the project alterations are reversible. The application, 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:

- (10) 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.**

As proposed, the alteration is compatible with the surrounding historic properties and the Harmon Place Historic District. The alterations to the existing accessory structure located at the rear of the site are relatively minor, and are in keeping with local and federal design guidelines as noted above.

- (11) 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 spirit and intent of the City of Minneapolis' Heritage Preservation Regulations is to preserve historically significant buildings, structures, sites, objects, districts, and cultural landscapes of the community while permitting appropriate changes to be made to these properties. The granting of the certificate of appropriateness to allow for a 150 square foot expansion of an existing non-contributing accessory structure would be in keeping with the spirit and intent of the ordinance and would not negatively alter the essential character of the historic district as the proposed alteration is appropriate and would not have a negative impact on the surrounding historic properties and district.

- (12) 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.**

Granting the certificate of appropriateness with the conditions of approval listed below would not be injurious to the significance and integrity of other resources in the historic district nor would it impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance. The proposed addition at the rear of the site would not have any visual impacts on the overall character of the district and is consistent with the district guidelines.

STAFF RECOMMENDATION

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the above findings and **approve** the Certificate of Appropriateness to allow for alterations to the existing accessory structure located on the properties at 1121 (and 1127) Hennepin Avenue subject to the following condition(s):

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1. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>.
2. The Applicant shall obtain all other necessary City approvals prior to the commencement of work.
3. By ordinance, approvals are valid for a period of two years 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 April 30, 2015.
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. The proposed addition to the accessory structure shall not exceed 150 square feet in size. The addition shall be composed of CMU block and painted to match the existing building.
6. The two garage door openings shall be in-filled with CMU block and painted to match the existing building.
7. Final plans shall comply with the *Harmon Place Historic District Design Guidelines* as noted within this report.

Attachments:

1. Project description and applicable C of A findings
2. BZH Map
3. Correspondence – Ward 7 & DMNA and CLPC
4. Plans – site plan, floor plan, elevations
5. Photos