

Department of Community Planning and Economic Development (CPED)
Certificate of Appropriateness
BZH-27741

Proposal: Rehabilitation project including alterations to entryways, additional window openings (on secondary façade), mechanical equipment modifications, site modifications, and sign proposal

Applicant: Charlene Roise with Hess, Roise and Company

Address of Property: 701 Washington Avenue North

CPED Staff: Aaron Hanauer, Senior City Planner, 612-673-2494

Date Application Deemed Complete: May 9, 2013

Public Hearing: June 4, 2013

Appeal Period Expiration: June 14, 2013

Ward: 5

Neighborhood Organization: North Loop Neighborhood Association

Concurrent Review: Not applicable

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CLASSIFICATION:	
Local Historic District	Minneapolis Warehouse Historic District (contributing resource)
Period of Significance	1865-1930
Criteria of Significance	Events, Architecture, Architect
Date of local designation	2010
Date of National Register listing	1989
Applicable Design Guidelines	<i>Minneapolis Warehouse Historic District Design Guidelines</i> <i>The Secretary of the Interior's Standards for the Treatment of Historic Properties</i>

PROPERTY INFORMATION	
Current name	701 Washington Avenue North
Historic Name	Loose-Wiles Biscuit Company
Current Address	701 Washington Avenue North
Historic Address	701 Washington Avenue North
Original Construction Date	1910
Original Architect	Edwin Hawley Hewitt
Original Builder	H.N. Leighton Company
Historic Use	Factory
Current Use	Office
Proposed Use	Offices and ground floor restaurant/brewpub

BACKGROUND: The Loose-Wiles Biscuit Company Building is a contributing building to the Minneapolis Warehouse Historic District. It is a seven-story, flat-roofed, brick and reinforced-concrete building with a limestone foundation and brick exterior. A limestone stringcourse separates the first

floor from the next five stories while another horizontal band with Prairie Style ornamentation separates the top story. A single-story brick annex was added to the west side of the building in 1945. It is 90'-6" in width, which is slightly narrower than the original building that is 110'-0".

In 2000, the building was renovated and converted into an office building using historic tax credits. The building became vacant when its tenant, HGA Architects, moved out in 2012. United Properties purchased the property and is renovating it into multiple-tenant office/commercial space using federal and state historic tax credits.

SUMMARY OF APPLICANT'S PROPOSAL: The building is proposed to be a mixed use building. The first floor will be split between a restaurant/brewpub, office space, and a lobby for the office uses on the upper floors. The applicant is proposing a rehabilitation project that includes the following work:

- New canopy above the Washington Avenue North entrance;
- New windows on the west façade (secondary elevation);
- New glass front within the annex's original loading dock openings;
- Heating, ventilation, and air conditioning (HVAC) work;
- Conversion of landscape area into a patio area for the restaurant/brewpub; and
- Master sign proposal that proposes six signs on the property.

The rehabilitation work to the 1910 building is a tax credit eligible project; the proposed rehabilitation work to the 1945 annex is not eligible for tax credits because it is a noncontributing building to the Minneapolis Warehouse Historic District (district's period of significance is from 1865-1930). However, the work proposed for the annex still has to be reviewed by the State Historic Preservation Office (SHPO)/National Park Service (NPS) as part of the tax credit application process to make sure that it does not have a negative impact on the 1910 building.

PUBLIC COMMENT: As of the writing of this report, CPED has not received any public comments for the proposed rehabilitation project.

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.

As conditioned, the proposed alterations are compatible with and support the criteria of significance, and period of significance for the Minneapolis Warehouse Historic District. The Minneapolis Warehouse Historic District's period of significance is from 1865-1930. The Warehouse District is historically significant as an area of commercial development during the early growth of the city and the region. The city's Warehouse District developed during the late nineteenth and early twentieth centuries when Minneapolis became a major distribution and jobbing center for the upper Midwest. The district is also architecturally significant for its concentration of commercial buildings designed by the city's leading

architects in styles that evolved from the Italianate Style of the 1860s to the curtain-wall structures of the early twentieth century.

A majority of the applicant's proposed project is sensitive to the building's original design and the character of the Minneapolis Warehouse District. This includes adding only a few new window openings on a secondary elevation that will match details of nearby windows, and placing new HVAC equipment in an area that will not be visible from the street. However, the applicant's proposed canopy above the main entrance on Washington Avenue North would not be compatible with the criteria of significance and period of significance for which the historic district was designated. The proposed canopy would be 23' wide and 10' deep. A unifying feature of the Loose-Wiles Biscuit Company Building and the other large, early 20th century warehouses along Washington Avenue North are the buildings' strong rectilinear and horizontal orientation on their primary elevations. None of these nearby warehouses on Washington Avenue North have a canopy on their Washington Avenue North facades; instead many of them have long canopies over the loading dock on the numbered facades (e.g. 6th, 7th, and 8th Avenues North). The applicant's proposal to add a large canopy at the proposed location will take away from the strong horizontal orientation of this early 20th century warehouse on a primary elevation and reduce the continuity with the nearby warehouses. It would also mask architectural details on the Loose-Wiles Biscuit Building such as the lion's head and limestone string course that is present between the first and second floors.

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

The Loose-Wiles Biscuit Building, along with the other buildings in the Warehouse District, was locally designated for its association with commercial development during the early growth of the city and the region, for its high quality business architecture, and association with master architects. As detailed in Finding #1, most of the applicant's proposal is compatible with the Minneapolis Warehouse Historic District's exterior designation. However, a few of the applicant's proposals would not be compatible with the exterior designation. This includes the proposed canopy over the Washington Avenue entrance and three of the proposed signs (see Finding #4 for detailed analysis on the proposed canopy and signs).

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

Both the City of Minneapolis' Heritage Preservation Regulations and the National Register of Historic Places identify integrity as the authenticity of historic properties and recognize seven aspects that define a property's integrity: location, design, setting, materials, workmanship, feeling and association. Based upon the evidence provided below, the proposed work, with the exception of the proposed canopy above the Washington Avenue North entrance and three of the six proposed signs, are compatible with and will ensure continued integrity of the historic district.

Location: The applicant is not proposing to change the location of the structure, thus the project will not impair the landmark's integrity of location.

Design: The applicant's rehabilitation proposal, in particular their proposal for placing new HVAC equipment on the noncontributing annex building that will not be visible from the street

and adding six complimentary windows on a secondary elevation will not adversely impact the Loose-Wiles Biscuit Company Building in terms of its design.

Setting: The applicant is not proposing modifications that would have a negative impact on the subject property's integrity of setting. The applicant is proposing to activate the existing landscape area to the west of the annex with an outdoor patio area for a brewpub. During the period of significance, the area of the proposed patio was occupied by two small structures (use unknown). Sometime between 1930 and 1951, these small structures were torn down without building something new; the area has remained undeveloped. The applicant's proposed modifications to the existing landscaping are limited in area in terms of the overall site (approximately 2,700 square feet on a 29,722 square foot lot) and will not adversely impact the setting of the nearby area or the Warehouse District.

Materials: The proposed project would have a minimal impact to the building's original materials. The only materials that the applicant would be removing would be masonry on a secondary elevation to add six modest sized window openings (5'-6" high by 3'-6" wide). Similar window modifications have been made to the northwest elevation of the Loose-Wiles Biscuit Company Building in years past.

Workmanship: The modifications proposed will not result in the loss of workmanship. The character defining features and the architectural details of the building are not proposed to be removed.

Feeling: The proposed project would not have an adverse impact on the building's ability to evoke the historic sense of the period of time. Eliminating the canopy over the main entrance will assist in retaining the building's original design. It also maintains a unifying characteristic of the large reinforced concrete warehouses on Washington Avenue North not having a large canopy on the primary elevation.

Association: The proposed alterations would not have an adverse impact on the industrial character of the Warehouse District.

(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.

As conditioned, the proposed alterations to the Loose-Wiles Biscuit Building will not materially impair the significance and integrity of the historic district evidenced by the consistency with the Warehouse District Guidelines. Parts II and III of the *Minneapolis Warehouse Historic District Design Guidelines* provide guidance for alterations to buildings. The existing building design guidelines provide guidance for the buildings constructed within the district's period of significance (1865-1930). Buildings constructed outside the period of significance are analyzed by the design guidelines for new buildings on infill sites. The original Loose-Wiles Biscuit Building was built in 1910. The annex was constructed in 1945. CPED used the design guidelines for existing buildings to analyze the rehabilitation proposal to the Loose-Wiles Biscuit Building and the design guidelines for new buildings on infill sites to analyze the rehabilitation of the Annex.

LOOSE-WILES BISCUIT BUILDING ORIGINAL CONSTRUCTION

Fenestration: Entryways (north elevation): The north entry has a modern double door with sidelights and a fixed transom dating from 2000. A sculptural lion's head ornaments the stone keystone.

A new canopy is proposed to be installed over the Washington Avenue North entrance. The canopy is proposed to be 23' wide, 10' deep, and have a clear ¾" glass roof. The canopy's front edge will be supported by two steel tie rods that will be anchored to the building through mortar joints. The steel is proposed to be painted to match the existing door trim. LED light fixtures would be incorporated into the structure. During the installation, a section of the brickwork above the canopy would be removed; it will be rebuilt when the canopy is in place. A sign reading "Loose-Wiles Building" is proposed to be mounted on the front edge of the canopy and illuminated (see sign section below for analysis). The applicant states that if construction of the canopy is not allowed, the sign will be installed on the face of the existing storefront system as it was shown in original drawings (see bottom right drawing on Sheet A09.05). New light fixtures that are inspired by the design of the original fixtures are proposed to flank the main door on Washington Avenue North.

CPED recommends that a condition of approval be added that the canopy over the Washington Avenue North entrance is not approved. The large, early 20th century warehouses and factory buildings along Washington Avenue North historically did not have a prominent canopy over their primary pedestrian entrance on Washington Avenue North. This includes the Minneapolis Iron Store Building (528 Washington Avenue North), the Parlin and Orendorff Plow Company Building (607 Washington Avenue North), the International Harvester Company Building (618 Washington Avenue North), the Northern Bag Company Building (700 Washington Avenue North), the Great Northern Warehouse Building (716-718 Washington Avenue North and 730-750 Washington Avenue), and the Deere-Webber Company Building (800 Washington Avenue North). The proposed canopy will detract from the large, early 20th century warehouses along Washington Avenue North. It will also mask the brick and stone detail between the first and second floors. As conditioned, the applicant's proposal for the Washington Avenue North entrance is consistent with the following *Minneapolis Warehouse Historic District Design Guidelines*:

- 2.34. Original or historically significant entryways and doorway configurations shall be retained.
- 2.35. Original or historic features of the entryway and storefront including trim and other architectural features shall be retained.
- 2.40. If original entryways were altered, the preferred treatment is to restore them to their original condition based on historic photos or other evidence.
- 2.47. Original features such as the columns or piers that support the storefront framing, shall not be altered, obscured or removed

Fenestration-Windows: There have been a variety of window openings that have been created or filled in on the west façade over the years. Today, many of those window openings have been infilled with brick.

On the west façade, the applicant is proposing to install a total of six windows; one window on floors two through seven in the fourth bay (from Washington Avenue North). These windows would be vertically aligned. The proposed windows would be 5'-6" high by 3'-6" wide. The request is to introduce natural light into the elevator lobbies. The new windows are proposed to match the frame,

muttons, profile, and finish color of comparable existing windows. The new windows are proposed to be a dark coated aluminum window (black in color) with a simulated divided light with interstitial spacer. All of the windows within the brick exterior are proposed to be positioned in the same plane as the historic window and will be positioned at least one brick from the face of the building wall.

CPED recommends that a condition of approval be added that clear transparent glass be used for the new windows and that low emission coatings are allowed if they are not reflective or tinted. As conditioned, the applicant's proposal will be in compliance with the following *Minneapolis Warehouse Historic District Design Guidelines*:

- 2.23. Clear transparent glass shall be used to replace missing panes or in full window replacement unless historical documentations show other treatments. Low emission coatings will be considered if they are not reflective or tinted.
- 2.26. New window openings on secondary facades will be considered.
- 2.31 Where true divisions are not possible, applied muntins, with an interstitial spacer will be considered. Applied muntins shall be installed on both sides of the glass.
- 2.33 Replacement windows shall be finished with a painted enamel finish. Anodized or other unfinished treatments are not allowed.

1945 ANNEX

Fenestration-windows: The west wall of the annex originally had seven rollup doors for the loading dock. The building has maintained these openings and their original sizes. The northern six loading doors are the same size; the southern loading door opening is smaller. As part of the 2000 renovation, the five northern loading doors were replaced with glass and aluminum window and door systems; the last two loading doors were replaced with dark opaque doors to match the color of the aluminum doors and windows. In 2000, bays 2-4 were converted into window openings; bays 1 and became pedestrian access points.

The applicant is proposing to replace the windows and doors within the northern five bays without changing the opening sizes. The non-historic storefront window units in bays 2-4 will be replaced by a window system that has operable glass panels that stack at either side of the opening. The glass (clear insulated units) and painted finish of the storefronts will match the existing.

The proposed window system is sympathetic to the Loose-Wiles Biscuit Building and to the annex. In addition, the operable glass panels that stack at either side of the opening are an ode to the operating function of the original loading dock. The applicant's proposal for new windows in the Annex is in compliance with the following *Minneapolis Warehouse Historic District Design Guidelines* for buildings built outside of the period of significance:

- 3.40. A simple rectangular fenestration pattern is appropriate.
- 3.41. Windows shall be compatible with the surrounding historic buildings in their alignment, type and proportion.
- 3.42. Window frames and mullions shall match the scale of the window opening and glazed area and be compatible with the color and materials of the facade.
- 3.43. Clear glass or non-reflective low emission glass or coatings shall be used.

Fenestration-entrances: As mentioned in the fenestration section above, the first and fifth bays were converted to building entrances in the 2000 renovation. The northern bay (first bay) provided the

building's main entry for the previous occupants (HGA Architects), and the southern bay provided a secondary building entrance.

The applicant is proposing modifications to the door systems without changing the size of the openings. The northern entrance point (Bay 1) is proposed to be the entrance to the brewpub. It will maintain having a tripartite glazing system, however, the applicant is proposing to replace the centered door. The replacement aluminum door profile (with clear insulated glass) is proposed to match the existing. The southern entry will serve as the building's secondary tenant entry. The existing door frame, hardware, and associated items will be removed. A new aluminum and glass storefront with finishes matching the adjacent storefront units will hold a pair of aluminum and glass doors, which will be aligned with the interior corridor (moved to the left portion of the opening).

The proposed entrance modifications are sympathetic to the Loose-Wiles Biscuit Building and are consistent with the following *Minneapolis Warehouse Historic District Design Guidelines* for buildings built outside of the period of significance.

- 3.40. A simple rectangular fenestration pattern is appropriate.
- 3.41. Windows shall be compatible with the surrounding historic buildings in their alignment, type and proportion.
- 3.42. Window frames and mullions shall match the scale of the window opening and glazed area and be compatible with the color and materials of the facade.
- 3.43. Clear glass or non-reflective low emission glass or coatings shall be used.
- 3.52. Entryways shall be in scale with the building.
- 3.53. Entryways shall have a design that is rectilinear or arched in shape.
- 3.54. Doors and entryways shall be vertically proportioned.

Mechanical equipment: The existing heating ventilation and air conditioning (HVAC) system was installed when the building was renovated in 2000. The boilers are in the basement of the original building and the chiller is on the southwest corner of the original building.

The existing boiler system in the basement of the original building will be replaced with a more efficient system including two boilers and variable speed pumps. The exhaust vent will be a 12" diameter pipe on the roof on the Annex; this will avoid having to run the vent the height of the original building to exhaust above the seventh floor. The four-foot-tall vent will be at the rear of the annex and set back from the west facade so that it will not be visible from the street. The existing chiller on the roof of the original Loose-Wiles Biscuit Company Building will be retained and a new chiller pump will be installed below the existing chiller. It will not be visible from the street.

The applicant's proposal for mechanical equipment is in compliance with the following *Minneapolis Warehouse Historic District Design Guidelines*:

- 2.24. Windows on primary facades shall not be removed or blocked to install air conditioning, mechanical equipment, louvers, or for any other reason.
- 2.63: Rooftop decks and equipment including HVAC, wind or solar power equipment that projects above the roofline shall be set back from the primary building elevation(s) one structural bay. They shall not be visible from the street. More visible locations will be considered if evidence is provided of structural load needs.

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- 2.69. The height of the rooftop addition shall be limited to one story and shall not exceed 14 feet in height measured from the structural roof deck of the existing building. The height includes stair and elevator penthouses and rooftop mechanical equipment proposed on top of the addition.
- 3.39. Louvers or other openings in the facades for mechanical equipment such as fireplace heating ventilation air condition (HVAC) and laundry vents are not appropriate and shall not be permitted on primary (street facing) facades.

SITE: The landscaped area to the west of the annex was added as part of the renovation project in 2000. This area during the period of significance was the location of two small structures (use unknown).

The applicant is proposing to update the existing landscaped area next to the annex and convert it into an outdoor patio area for the brewpub. As part of the proposal the existing trees would remain. The applicant is proposing to install the following:

- 8'-8"-high perforated metal screen at the southern boundary of the patio to shield the loading dock to the north and west;
- 36"-high fence with steel posts and steel cladding, painted to match the existing storefront, around the perimeter of the patio;
- 3-24"-tall fire pits between the trees;
- 22'-0" tall grain silo that is 12' in diameter to hold grain for the brewing operations at the southwest portion of the patio. The silo is sized to accommodate the capacity of the trucks that will deliver grain to the brewery; and
- 3' and 3'-10" tall bar that is 8' wide and 8'4" deep at the south end of the patio. The bar will be made of masonry matching the exterior of the annex, have stainless-steel counters and bar back.

The proposed patio area design will not adversely impact the building's ability to convey its significance. Although the proposed patio will be a more intense outdoor space than currently, it is not proposing to expand the footprint. The grain silo, which is the tallest feature of the patio proposal, is a complimentary element to the historic use of the district (production of food products and equipment to produce food) that will not convey a false sense of history and has an actual function (storing of grain for beer production). CPED recommends that a condition of approval be added that the 8'-8" perforated metal screen be reduced in height to 8'-0" to comply with the zoning code requirement (535.420) for fence height. As conditioned, the applicant's proposal for the patio area is in compliance with the following *Minneapolis Warehouse Historic District Design Guidelines*:

- 1.37. Parks and open space that reinforce the street wall are encouraged.
- 1.38. Mid-block parks and open spaces adjacent to public streets are appropriate.
- 1.39. Landscape grass strips, planting beds, and grass boulevards are not recommended in most locations within the district. These features will be considered on a case by case basis.
- 2.76. Accessory structures including but not limited to storage buildings and dumpster enclosures shall not be visible from the public right of way and shall not obscure the building's features.
- 2.77. Accessory structures shall be compatible to the primary building or structure. Such compatibility shall be determined by architectural style, colors, materials and finishes.

MASTER SIGN PLAN: The applicant is proposing a total of six signs for the project site; two of the signs would provide building identification.

- Over the Washington Avenue entrance, a metal sign is proposed to be mounted on the front edge of the glass canopy. It would read "Loose-Wiles Building". The sign would be 13' wide by 2'6" tall. It is proposed to have internally illuminated letters attached to a steel plate. The applicant

states that if the construction of the canopy is not allowed, the sign will be installed on the face of the existing storefront system, similar to how the building was originally designed (see Sheet A09.05).

- To the south of the proposed patio and near the building's west entry, the applicant is proposing a metal and concrete monument sign. The base of the sign would read 'Loose-Wiles Building' and be 1'-6" tall and 5'-7" wide. The metal portion of the sign would be 4'-2" tall and 2'-6" wide; the overall height would be 5'-8". Tenant names will be on metal plaques with internally lit letters.

The brewpub which is slated to be named, *Loose Wiles Freehouse*, is proposed to have four signs:

- A circular projecting sign at the building's northwest corner is proposed to be 4' in diameter (12.6 square feet). It is proposed to be 17' in height at its tallest point. It would be an aluminum box built with extruded acrylic lettering that would be illuminated and/or neon.
- A sign attached to the top of the existing concrete wall (5'-5" in height) along Washington Avenue North. The sign would be 10' wide by 3'-2" tall (32 square feet). The overall height would be 8'-7". It would be an aluminum box with extruded acrylic lettering that would be illuminated and/or neon.
- A flag sign is proposed to fly from the existing sign pole to the north of the patio area. The flag would be 6' wide by 4' tall (24 square feet). It is proposed to be the color of the business.
- A painted sign on the grain silo. No dimensions or graphics have been provided, but it would be up to 22' in height.

The HPC adopted the *Design Guidelines for On-Premise Signs and Awnings* in June of 2003. The purpose of the guidelines is to allow for effective signage that is appropriate to the character of the city's historic districts and preserves the integrity of historic structures. The preservation guidelines also recognize the need for proposed signs to comply with Chapter 543 of the City's zoning code. If a provision of the design guidelines conflicts with a provision of the zoning code, the more restrictive provision will apply.

As previously stated, CPED is recommending denial of the glass canopy that is the proposed location of the Loose-Wiles Building sign (see page 6). For the reasons mentioned in not supporting the glass canopy, CPED finds that the sign is not in keeping with the building's original design. The applicant stated that if the canopy is not approved, a sign will be installed on the face of the existing storefront system, similar to how the building was originally designed. CPED is supportive of this proposal.

The subject property is zoned B4N Downtown Neighborhood District. The Minneapolis zoning code (Table 543-3) allows one freestanding sign for a B4N property. The applicant is proposing four freestanding signs. CPED is recommending that the following three freestanding signs not be approved in order to be in compliance with the zoning code as well as the HPC guidelines for height: 1. the flag sign, 2. the sign attached to the top of the existing concrete wall along Washington Avenue North, and 3. the painted sign on the grain silo (CPED is supportive of the metal and concrete freestanding (monument) sign naming the tenant names). The HPC guidelines state that ground signs should not be taller than 8' in height. The proposed flag sign would be 20' tall, the painted sign on the grain silo would be between 10' and 20' (graphics were not provided) tall, and the concrete wall sign along Washington Avenue North would be 8'-7" tall. CPED is also concerned that the proposed height of the freestanding sign on Washington Avenue North would not be complimentary to the pedestrian environment of this area.

(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.

Although the proposed office and brewpub uses are different than the original factory use, the applicant's rehabilitation proposal retains the historic character, materials, and features of the Loose-Wiles Biscuit Company Building. As conditioned, the proposed alterations are consistent with the recommendations contained in the following *Secretary of the Interior's Standards for Rehabilitation*:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.

(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.

As stated in Findings #1-#5, CPED is supportive of the overall rehabilitation project with conditions. The proposed work will help preserve the historic building by allowing for an adaptive reuse that will maintain the building's integrity and character. As conditioned, the certificate of appropriateness will conform to all applicable regulations of this preservation ordinance and would be consistent with the following policies of the comprehensive plan.

- Preservation policy 8.1: 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 historic building by allowing for adaptive reuse. These actions will not impair the building's integrity of design. (Implementation Step 8.1.1) City shall protect historic resources from modifications that are not sensitive to their historic significance.
- Preservation policy 8.8: Preserve neighborhood character by preserving the quality of the built environment. (Implementation Step 8.8.1) Preserve and maintain the character and quality of residential neighborhoods with regulatory tools such as the zoning code and housing maintenance code.

(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 proposed alterations demonstrate that the applicant has made adequate consideration of the Minneapolis Warehouse Historic District's statement of significance and original nomination. Please see Findings #1 and #2 for analysis as well as the applicant's narrative and statement to the findings (B4-B5, B19-B20).

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

The applicant's proposal does not require a site plan review application as it does not meet the threshold outlined in Table 530-1. However, as stated in Finding #4, the project's sign proposal does not comply with all zoning code requirements. CPED has recommended conditions of approval for the sign proposal in order to comply with the zoning code requirements for signage.

(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.

As discussed in Finding #5, the project complies with the *Secretary of the Interior's Standards for Rehabilitation*. The project, as conditioned, will be in compliance with the corresponding guidelines for rehabilitation.

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.

As conditioned, the proposed alterations are compatible with and will ensure continued significance and integrity of all contributing buildings in the historic district based on the period of significance for which the district was designated. Please see Findings #1 and #2 for analysis.

(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 proposed alterations will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district. Please see Findings #1-#4 for analysis.

(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.

Approving the certificate of appropriateness application 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. The applicant is proposing a sensitive rehabilitation to the Loose-Wiles Biscuit Building that will maintain the building's architectural integrity and the historic character of the Minneapolis Warehouse Historic District.

STAFF RECOMMENDATION:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the findings above and **approve** the certificate of appropriateness to allow the proposed rehabilitation project of the Loose-Wiles Biscuit Company Building located at 701 Washington Avenue North, subject to the following conditions:

1. 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 June 4, 2015.
2. 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.
3. Community Planning and Economic Development staff shall review and approve the final plans and elevations prior to building permit issuance.
4. Glazing shall be clear. Low E and other energy-efficient glazing is acceptable if it is not reflective or tinted.
5. The canopy over the Washington Avenue North entrance and the proposed canopy sign are not approved.
6. The proposed 8'-8" perforated metal screen shall be reduced in height to 8'-0".

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7. The proposed flag sign, the sign on top of the concrete wall along Washington Avenue North, and the painted sign on the grain silo are not approved.

Attachments:

- Minneapolis Warehouse District map and context map
- Aerials
- Loose-Wiles Biscuit Building and neighboring warehouse building images
- Project description
- Letter authorizing application
- Council member and neighborhood organization notification
- Statement addressing the applicable certificate of appropriateness findings
- Photographs
- Plan set: survey, site plan, floor plans, elevations, sign proposal, outdoor patio details