

**Department of Community Planning and Economic Development**  
 Certificate of Appropriateness  
 BZH-27789

**Proposal:** Replacement of windows on the front elevation, façade alterations, replacement of awnings, a 494 square foot elevator addition on the roof and a painted mural on the north side of the building.

**Applicant:** Tim Rooney of Joe’s Building, LLC, (612) 369-4523

**Address of Property:** 1608-10 Harmon Place

**Planning Staff:** Kimberly Holien, Senior Planner, (612) 673-2402

**Date Application Deemed Complete:** June 12, 2013

**Public Hearing:** July 9, 2013

**Appeal Period Expiration:** July 19, 2013

**Ward:** 7

**Neighborhood Organization:** Citizens for a Loring Park Community

**Concurrent Review:** Not applicable for this application

<b>CLASSIFICATION:</b>	
Historic District	Harmon Place Historic District (Non-contributing property)
Period of Significance	1907-1930
Criteria of significance	Criterion 1, Broad patterns of economic history (automotive industry in Minneapolis)
Date of local designation	2001
Applicable Design Guidelines	<i>Harmon Place District Design Guidelines, The Secretary of the Interior’s Standards for Treatment of Historic Properties, Design Guidelines for On-Premise Signs and Awnings</i>

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PROPERTY INFORMATION	
Current name	N/A
Historic Name	Auto Gear Company
Current Address	1608-10 Harmon Place
Historic Address	1608 Harmon Place (address not reliable in historic records)
Original Construction Date	1949
Original Contractor	Steward G. Collins Co.
Architects	Unknown
Historic Use	Auto repair
Current Use	Restaurant
Proposed Use	Restaurant

**BACKGROUND:** The Harmon Place Historic District was the heart of the Minneapolis automotive district for over fifty years. The buildings along Harmon Place and Hennepin Avenue include many of the city’s best remaining examples of a vital industry that engaged thousands of entrepreneurs, workers and customers. The automotive buildings reflect the roller-coaster progress of the early automotive industry and the twentieth-century economy as both evolved on the edge of downtown Minneapolis.

The building at 1608-10 Harmon Place was originally a 50’ x 110’ auto repair garage. The building was later converted to other retail and office uses and a restaurant was first located in the building in approximately 1985. This building has been extensively remodeled over time and is non-contributing to the historic district. During the last remodel of the building the front elevation was modified using the deconstruction style of architecture. The roof was converted to a patio for outdoor dining in 1993. The ground floor of the building includes two tenant spaces, one of which was previously occupied by a Starbucks. The remainder of the building most recently housed Joe’s Garage, a restaurant use.

**SUMMARY OF APPLICANT’S PROPOSAL:**

The applicant is proposing to rehabilitate the subject property to bring it closer to its original character to compliment the contributing structures in the Harmon Place Historic District. The proposed work primarily affects the front elevation facing Harmon Place. Work on this elevation includes replacing non-historic windows with aluminum casement windows, modifying the façade to remove the deconstructionist brick elements and allow for right angles, level brick coursing and removing segmental mullions at the windows and parapet. The applicant is also proposing to remove the first floor awnings and install new black fabric awnings at the second floor. Also on the front elevation, new metal beam headers will be installed on the storefront level openings to match the existing second floor metal beam header. The wood cladding on the storefront will be refinished to a mid-brown tone and the faux fiberglass columns on both floors will be removed and replaced with blackened steel I-beams that match the metal beam header already in place. The existing overhead door on the first floor will be replaced with French doors and the door at the porch in the southeast corner will be replaced with a window in roughly the same opening. Low wall elements will also be removed on the front elevation and planter boxes will be added between the building entrance and the public sidewalk. On the north elevation, an existing exit door will be removed and infilled with materials that match the existing façade. The parapet wall will be leveled and a bronze metal screenwall will be added to screen new rooftop

mechanical equipment. On the east elevation, a mural will be painted on the previously painted wall. The deconstructionist CMU elements and faux column on this elevation will also be removed and the existing window will be replaced. A steel railing will be added to the edge of the rooftop patio.

The applicant is also proposing a 494 square foot elevator addition on the roof that will also house stairs and a small storage space. This addition will be clad with metal panel that is copper in color. The addition will be set back 8'10" from the west edge of the building, 14 feet from the north edge of the building and 15.5 feet from the east building edge. The addition will extend approximately 10.5 feet above the parapet wall (15 feet total above the roof). This elevator addition is necessary to make the rooftop patio ADA accessible per the building code.

**PUBLIC COMMENT:**

Staff has not received any public comment regarding the proposed project. Any correspondence received will be forwarded to the Commission for review.

**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.**

According to *The Harmon Place Historic District Final Report*, prepared by Landscape Research, the Harmon Place Historic District is locally significant for its depiction of auto-related commercial development and automotive architecture during the period 1907-1930.

The existing building was constructed in 1949, which was after the period of significance. Furthermore, the building has experienced several renovations since its original construction that have impacted the structure's historical integrity. The applicant is proposing to make a number of modifications that will help restore the building to its original appearance. Modifications include removing deconstructionist architecture elements such as segmented mullions and leveling randomly patterned window openings and parapet walls to achieve right angles. Non-original windows and doors will be replaced and an elevator addition is proposed on the rooftop as required by building code to make the rooftop patio ADA accessible. The proposed alterations are compatible with the criteria and period of significance for the district. The alterations proposed, as detailed above, will extend the life of existing building materials and remove non-historic elements that were added after the period of significance.

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

The proposed alterations to this non-contributing structure will be compatible with the Harmon Place Historic District by removing deconstructionist elements to bring the building closer to its original appearance. This is further accomplished by removing other non-historic elements, such as faux

columns and mullion segments. The proposed elevator addition is situated in a manner that limits visibility from Harmon Place.

**(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 would not further impair the integrity of the non-contributing property:

*Location:* The applicant is not proposing to change the non-contributing resource's location, thus the project will not impair the integrity of location.

*Design:* The integrity of the buildings original design has been compromised with previous alterations and the building is not a contributing structure in the district. The alterations proposed at this time will remove non-historic materials and modify deconstructionist building elements that were the result of a remodel conducted after the period of significance of the district. Non-original faux columns will be removed and non-historic windows will be replaced with new aluminum casement windows with a light bronze metal finish. The deconstructive brick elements will be redone around the windows to achieve right angles. These and the other proposed alterations will make the building more compatible with the design of other structures in the district. The proposed elevator addition is necessary to make the rooftop deck accessible and the location of the addition sets it back from the building edge to reduce visibility from the front. This is a removable alteration should the rooftop cease to function as an active space in the future.

*Setting:* The proposed alterations to the exterior of the building will not impact the integrity of the setting for this property or other properties within the district.

*Materials:* The proposed work will not result in the loss of any historic material from the building that dates from the period of significance. False columns, mullion segments and deconstructionist brick and CMU elements will be removed. The windows and doors that are proposed for replacement are not original to the building. The metal panel proposed on the elevator addition will differentiate this new portion of the building from the original structure.

*Workmanship:* The integrity of workmanship has also been impacted with previous modifications to the building. The work proposed at this time will not have any further impact on the structure's integrity of workmanship, as the modifications proposed will remove non-historic elements and bring the building closer to its original appearance.

*Feeling:* The proposed alterations will help return the building to an appearance closer to the original design. The project will not impair the property's integrity of feeling.

*Association:* The project will not impair the property's integrity of association. This is a non-contributing property in the Harmon Place Historic District as it was constructed after the period of significance and has been extensively modified over time.

**(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 applicable design guidelines for this project are the *Harmon Place Historic District Design Guidelines*, which were adopted by the Heritage Preservation Commission in September of 2002. Applicable design guidelines for this project are evaluated below:

### **3. Windows**

**a. Windows and Sash: Size and Shape.** All existing historic window openings should be retained, and window openings should not be enlarged or reduced to fit new units. New windows should be compatible with existing historic units. New window openings should not be introduced into principal elevations. Windows should not be removed or permanently blocked for the installation of air conditioners. Wherever possible, air conditioners should be located in the transom.

**Staff comment:** All existing window openings are being retained and the deconstructionist elements around the window openings are being modified to provide right angles. No new window openings or window air conditioners are proposed.

**b. Sash and Glazing.** Historic wooden or metal sash should be conserved rather than replaced. If historic sash requires replacement, the size and number of panes of glass in each sash should not be altered. New sash, if installed, should duplicate the existing or other appropriate historic models, including the division of lights. Clear glass should be used unless historical documentation shows other treatments. Replacement windows may be wood or metal with a painted or baked enamel finish. The operation of replacements and the arrangement of lights should match the original. Crank-out units are not appropriate replacements for double-hung sash.

**Staff comment:** No historic sash exists on the building at this time. The applicant is proposing to replace the existing windows with aluminum casement windows with a light bronze finish. One door is also being converted to a window that reflects the window pattern of the remainder of the building.

**c. Trim.** All decorative trim around the windows should be retained, including brick or terra cotta detail, wood or stone lintels, pediments, mouldings and hoods. If replacement is necessary, the original profile should be replicated.

**Staff comment:** No historic decorative trim is being impacted by the proposed alterations.

### **4. Entries and Storefronts**

**a. Size and Shape.** All historic entry and storefront components should be retained. Entry openings should not be enlarged or reduced to fit a new door. New entry openings should not be introduced into principal elevations. Any new entry openings and doors should be compatible with existing historic units. Interior dropped ceilings should be set back at least 5 feet from exterior doors and windows.

**Staff comment:** No historic entries or storefronts remain on this non-contributing structure. New entry doors are proposed and one door will be removed and replaced with a window in the same rough opening. An existing, non-historic overhead door will be replaced with swinging French doors. All new doors are compatible with the building.

**b. Trim.** Original or historic features of the entry and storefronts, including hoods, cast iron or other columns, sidelights, fanlights, tilework or paving, bulkheads, transoms, mouldings and hardware should be retained. If replacement is necessary, historic trim details should be replicated.

**Staff comment:** No historic decorative trim is being impacted by the proposed alterations.

**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 facade.

**Staff comment:** None of the existing doors on the building are historic. The applicant is proposing to replace the existing entry doors and overhead door on the first floor with new swinging French doors with dark bronze metal frames. The overhead door on the front elevation is not original to the building and dates from the most recent remodel in the 1990's. The proposed replacement doors are simple in design and compatible with the character of the building. One additional door in the porch area in the southeast corner will be removed and converted to a window in roughly the same opening.

## **6. Signs, Awnings, and Lighting.**

a. Signs and awnings should follow regulations contained in Chapter 543 of the city's zoning ordinance. Refer also to "Guidelines for Signs and Signage and Murals for Historic Properties and Districts" and "Architectural Fabrics in Historic Properties and Districts" adopted by the HPC.

**Staff comment:** The applicant is proposing a pin mounted metal wall sign on the Harmon Place elevation, above the main entrance, and a projecting sign on the east end of this elevation. The proposed signs are conceptual at this time as tenants for the building have not been identified. Separate permits for signage shall be required once tenants have been identified and more detailed sign plans are available. The Design Guidelines for On-Premise Signs and Awnings limits the number of signs to two signs per street-facing entrance or 1st floor tenant, whichever is less. Additionally, these guidelines limit the size and height of signs to 32 square feet in area and 14 feet in height. The proposed wall sign is 32 square feet in area and 10.5 feet in height, consistent with the design guidelines. The proposed projecting sign is 12 square feet in area and 13.6 feet in height, also consistent with the design guidelines. The proposed signage is also consistent with the zoning code. The mural proposed on the east wall is not considered a sign.

b. Wherever possible, signs should be placed in traditional sign locations including the storefront signband area and upper facade. Existing signboards and sign frames should be reused if possible to limit drilling new holes into masonry.

**Staff comment:** The proposed wall sign is above the main entrance, which is a traditional sign location for commercial uses. The building has a projecting sign that will be removed from the west side of the front facade as part of the project, and a new projecting sign is proposed on the east side of the front facade. Projecting signs are common throughout the district and the proposed location is a traditional sign location.

c. Signs should be appropriately sized and complement the building exterior. They should be constructed of traditional materials such as wood and metal.

**Staff comment:** The signs are appropriately sized for the front façade and will be constructed of metal.

d. Signs should not conceal architectural details or features and materials should be compatible with the materials of the building to which they are attached.

**Staff comment:** The signs will not conceal any architectural details.

e. No part of the historic facade should be irreversibly damaged or altered in the installation of signs and awnings. Limit drilling new holes into masonry. Signs must be attached to the building with holes drilled into mortar joints.

**Staff comment:** The applicant would be required to comply with this installation technique.

f. Where appropriate, historic painted advertising signs on building walls should be conserved.

**Staff comment:** No such signs are proposed on the building.

g. Awnings should be sized to fit the windows and storefronts behind them. Simple canvas and a variety of metal awnings are traditional in the Harmon Place Historic District.

**Staff comment:** Black fabric awnings on the first floor of the Harmon Place elevation will be removed and new, similar black fabric awnings will be installed on the second floor, reusing the existing steel frame. These awnings are sized to fit the windows on this floor.

h. Lighting should highlight building elements, signs, or other features rather than attract attention to itself. Lighting should have an even level of illumination and be indirect. New light fixtures should be of simple contemporary design.

**Staff comment:** No new lighting fixtures are proposed on the exterior of the building. However, the wall sign proposed above the main entrance will be a metal halo lit sign.

i. No part of the historic facade should be irreversibly damaged or altered in the installation of lighting. Electrical conduit and other hardware should be concealed and not installed across the building facade.

**Staff comment:** The applicant shall be required to conceal all electrical conduits and other hardware.

## **7. New Construction and Additions**

a. New buildings and additions in the Harmon Place Historic District should be compatible with surrounding historic buildings and the pedestrian- oriented streetscape.

**Staff comment:** The proposed elevator addition will be on the roof of the structure, near the back of the building with limited visibility from Harmon Place. The addition will be compatible with the surrounding historic buildings.

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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 proposed addition is only 494 square feet in area and will include the elevator and stair tower and storage space. The exterior will be clad in metal panel to differentiate between the original building and the addition.

c. New buildings and additions should relate to the placement and orientation of adjacent historic buildings. In most cases, new buildings should be built to the lot line to create a continuous street wall.

**Staff comment:** As stated above, the elevator addition is on the roof of the existing building and it is stepped back from the building edge a minimum of 8'10". The placement of the addition is located so as to have limited visibility from the street. The addition will not impact the street wall.

d. Facades should maintain the traditional division of an articulated storefront or entry-level story, an upper facade with regularly-spaced windows, and a well-demarcated roofline. Roofs should be flat with appropriately detailed parapets and/or cornices.

**Staff comment:** The addition will house the elevator and stair overrun required per building code to make the rooftop patio ADA accessible. A small storage space is also included. The addition is not at street level nor visible from Harmon Place and does not have any windows. The proposed roofline is flat.

e. Windows, entries, and storefronts should be compatible with surrounding historic buildings in their alignment, type and proportion. Features such as divided lights, transoms, signbands, and bulkheads are typical of many storefronts and should be included in new design where appropriate.

**Staff comment:** These requirements are not applicable to the proposed elevator addition.

f. Additions to existing historic buildings should not replicate the original but should be designed as a new structure that is compatible with the scale, height, massing, materials and details of the original building.

**Staff comment:** The addition has been designed to be distinguishable from the original structure, yet compatible in scale, massing and materials. The height of the addition is approximately 10.5 feet above the parapet wall, which is necessary to provide elevator access to the roof.

**(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.**

As conditioned, the project will not materially impair the significance and integrity of the historic district 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 Secretary of the Interior Standards for Rehabilitation recommends the following: *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. The proposed alterations will remove and selectively replace deteriorated, non-historic building elements. The building itself was constructed after the period of significance. The proposed rooftop addition is located in a manner that limits visibility from Harmon Place and designed to be easily distinguished from the original building.*

**(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 proposed work is consistent with the *Minneapolis Plan for Sustainable Growth*, the City's Comprehensive Plan. 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 allows the property to be rehabilitated while respecting its historic significance.

Implementation Step 8.1.1 of the comprehensive plan indicates that the City shall protect historic resources from modifications that are not sensitive to their historic significance. As conditioned, the project will be sensitive to its historical character.

**(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. The features that are proposed for outright removal in lieu of rehabilitation or replacement are non-historic elements that have contributed to the building's loss of integrity over time. The faux columns, segmented mullions and deconstructionist brick elements will all be removed as part of the project to bring the building closer to its original appearance.

*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 has demonstrated adequate consideration for the statement of significance in the original nomination upon which the historic district was based, per the attached statement of findings. The

structure is non-contributing in the district as it was constructed in 1949. The building has also experienced significant modifications over time.

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

The scope of work in this application does not require site plan review under Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530. The proposed addition is less than 1,000 square feet and therefore does not require site plan review. As proposed, the alterations would meet all other zoning code standards.

**(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 proposed work falls under the scope of rehabilitation. The application, as conditioned, complies with the rehabilitation guidelines of *the Secretary of the Interior's Standards for the Treatment of Historic Properties*. The alterations proposed will extend the life of existing historic building materials and remove non-historic elements that were added after the period of significance.

**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 alterations to the structure at 1608-10 Harmon Place, in the Harmon Place Historic District, subject to the following conditions:

1. Community Planning and Economic Development staff shall review and approve the final site plan, floor plans, and elevations prior to building permit issuance.
2. All signage shall be submitted as part of a separate application when detailed sign plans are available.
3. Glazing for all street-level windows shall be clear, un-tinted, non-reflective glass. Low-e coating may be used on glazing above the first story.
4. The approved mural on the east side of the building shall be as depicted in the application materials.
5. 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 July 9, 2015.
6. 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.

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**Attachments:**

- Project description and findings
- Neighborhood and City Council Letters
- Zoning Context Map
- Site Plan
- Floor Plans
- Elevations
- Window specifications
- Mural rendering
- Color rendering
- Site photos
- Area photos