



## **Joe's Project Description Harmon Place Historic District**

The proposed transformation involves minimal rehabilitation to the historical exterior of 1610 Harmon Place in the Harmon Place Historic District. The building was built in 1946 and is non-contributing. The designer and owners' goal is to tailor the building closer to its original historic character with minor alternations that have low impact on the historic appearance of the property, so that it complements the Harmon Place Historic District's historic significance.

To achieve this goal, the design team proposes to remove portions of the deconstruction style of the last renovation, and alter existing paint colors and awnings. This will make a stronger supporting building in the Harmon Place Historic District. This involves the following:

- Replace all windows with similar style aluminum casement for greater efficiency and function.
- Modify the façade to allow for right angles, level brick coursing, and removing segmental mullions at the windows and parapet.
- Remove knee wall between edge of side walk and patio replacing with built-in planters to provide additional greenery.
- Remove the awnings that extend over the storefront on street level.
- Install new awnings above second story by reusing existing metal awning supports.
- New metal beam headers to be installed on storefront level openings which will match second floor existing metal beam header.
- Refinish the storefront wood cladding and trim to a mid-brown tone to integrate into the historic neighborhood pallet.
- Replace the existing garage door with French doors similar to existing adjacent window style on building.
- Remove door at second "porch" at plan SE corner; replace with window to match existing window style.
- Change faux fiberglass columns to blackened steel I-beams which match the existing metal beam header already in place.
- Remove existing exit door on plan west side of building under exit stair and patch with materials to match existing façade.
- Paint mural at stucco finish at plan north side of building.

In addition to the above proposed modifications, the American with Disabilities Act (ADA) requires the property have an elevator for guests to reach the second floor/patio area. The design team has placed the elevator back from the exterior elevations so that it has the least impact on the street facing elevations. The design of addition is not replicating the original, but stands as a new structure to the roof. The new wood siding helps to differentiate the structure from others, while still being compatible with the existing building.



**CERTIFICATE OF APPROPRIATENESS**

- (1) The alteration is compatible with the criteria of significance: The Harmon Place Historic District. The building will continue to support the area of significance as a restaurant. The building does not, however, support the period of significance. The period of significance for the Harmon Place Historic District is 1907 to 1930. The proposed alteration and upgrades are to a building constructed in 1946; therefore our proposed design complements the post World War II architecture of the existing building and Harmon Place Historic District.
- (2) The building does not have an interior designation. The alteration is to a non-contributing building within the Harmon Place Historic District.
- (3) The alteration is compatible with and ensures continued integrity of the district by preserving and renovating the existing building at 1601 Harmon Place. This includes maintaining the existing building footprint and materials.
- (4) The proposed project will not materially impair the significance and integrity of the Harmon Place Historic District. The proposed project will strengthen the significance and integrity of the building and district by remodeling the facades. This in turn will bring increased awareness to the community of the Harmon Place Historic District. This is not a contributing building within the Harmon Place Historic District.

During the last remodel, the front elevation was modified using the deconstruction style of architecture. The brickwork around the windows will be redone in a style and shape compatible with the Harmon Place Historic District.

WE are proposing to change out all windows to wood casement style, simple in design, and single lights as suggested by the Historic District's Design Guidelines.

The Minnesota Accessible Code requires that an elevator be added for access to the proposed basement and rooftop. The elevator and stair will require a small structure on the existing rooftop patio. The structure will be set back away from the storefront and complement the existing scale and finish of the structure. The proposed flat roof and cap flashing will match existing roof details. The existing storefront size and entry location will be maintained. We propose removing the existing garage doors that were added during the last remodel and replace them with pairs of swing doors. The doors will be of simple design with single lights as suggested in the Historic District Design Guidelines. We also propose removing the metal door at the SE front corner that was part of the last renovation and replacing it with a window to match the newly updated windows.

The current storefront has exposed columns of different height with exposed steel beams above. It appears that the columns were modified during the last remodel. We propose replacing the columns using steel beams which match the existing metal header. The new columns will be of a more consistent height and will reflect scale and size of existing buildings in the Harmon Place Historic District.

The current awnings are mounted above the first floor windows and entry. The new awnings will match the existing style and be located above the second story windows. Moving the awnings to the second floor provides more visibility to the entry and signage above.

The existing building's footprint and site plan will remain with minimal modifications. The building aligns with the property lines along the storefront and both sides. The area behind the building has a service entrance, exit stair, and mechanical equipment. We propose infilling one door under the exit stair and make upgrades to the mechanical equipment. The door infill will match adjacent materials and finish. The property has no public parking area. Parking is available along streets and in parking lots adjacent to the Harmon Place Historic District.

- (5) The proposed project will not materially impair the significance and integrity of the Harmon Place Historic District in which it is designated. The building's scale and post World War II design style will be maintained. The proposed project is not a contributing building in the Harmon Place Historic District. We will adhere to the Secretary of the Interior's Ten Standards for Rehabilitation of Historic Properties in the following manner:

<p>I. 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</p>	<p>The building to be altered did not exist during the period of significance. The proposed renovation will require changes to some of the current deconstruction style of architecture. The</p>
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relationships.	changes to brickwork, doors, columns, and other features will enhance the historical character of the building's Post World War II style and the Historic District.
II. 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.	The historic character of the property will be retained, preserved, and enhanced. The features on the storefront with a false sense of history will be removed and replaced with features that complement the historic nature of the building and district.
III. 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.	The property was built after World War II. The proposed alterations will maintain and enhance the post World War II period of architecture.
IV. Changes to a property that have acquired historic significance in their own right will be retained and restored.	The property has not acquired historic significance in its own right and is a non-contributing building in the Harmon Place Historic District. The changes to the property will retain the historic significance of the building as it was constructed in 1946.
V. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	The materials, finishes, and construction techniques will be preserved. The storefront brick features adjacent to windows will be replaced in a style similar to the original construction.
VI. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where, possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	The historic features will be repaired when possible. Features that are not original to the building, such as overhead doors and deconstruction style brickwork will be replaced.
VII. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Treatments of historical building components will be cleaned in a gentle manner.
VIII. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	To our knowledge, no archeological resources exist on the project site.
IX. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials,	The new addition is on the existing roof patio and set back from street frontage. The new addition and exterior alterations will not destroy historic materials, features, and spatial relationships of the property. The new work will be compatible with historic material, features, and massing. The addition will protect the integrity of the

features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	property and historic district.
X. 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.	If the new rooftop addition is removed in the future, the historic integrity of the property would not be impaired.

- (6) To the best of our knowledge, this application adheres to the Harmon Place Historic Guidelines for historical properties. This is not a contributing property. The proposed project is sensitive to the building's own period of architectural significance in the post World War II period while being sensitive to the adjacent buildings' period of historic significance. According to the Minneapolis Plan for Sustainable Growth's Heritage Preservation element, projects should "Protect historic resources from modifications that are not sensitive to their historic significance." Upon review of the Small Area Plans Map, dated October 2010, this property does not reside in any of the Small Area Plans.

**DESTRUCTION OF PROPERTY**

The project does not involve destruction of the property.

**ADEQUATE CONSIDERATION OF RELATED DOCUMENTS AND REGULATIONS**

- (1) We feel the proposed project has made adequate consideration of the Harmon Place Historic Design Guidelines. Upon review of the Harmon Place Historic District's Design Criteria, we find this property does not qualify. This is a non-contributing building within the Harmon Place Historic District but the building does not as it was not constructed until after the period of historic significance. This property does, however, embody the distinctive characteristics of the post World War II architectural era in which it was built. These characteristics will be preserved and enhanced.  
The proposed project will not materially impair the significance and integrity of the historic district in which it is designated. The proposed project will match existing building materials/construction methods which enhance the property's use and will continue to bring increased awareness to the community of the Harmon Place Historic District.
- (2) We feel the proposed project has made adequate consideration of Minneapolis Code of Ordinances, Zoning Zone, Chapter 530, Site Plan Review. The project involves minimal site modifications and will adhere to any plan and health department comments/requirements. Site modifications are connected to service and mechanical areas behind the building.
- (3) This building is not contributing building within the Harmon Place Historic District. The building was constructed in 1946. We will adhere to the Secretary of the Interior's Ten Standards for Rehabilitation of Historic Properties.

**ALTERATIONS TO A PROPERTY WITHIN AN HISTORIC DISTRICT**

- (1) We believe that the alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the Harmon Place Historic District because this property does not currently comply with the period of significance for the Harmon Place Historic District. The building will continue to maintain its post World War II design style.
- (2) We feel that 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 Harmon Place Historic District. The proposed project will strengthen the significance and integrity of the property and district increasing support areas by remodeling the facades and roof top patio area. This in turn will help maintain the increased awareness to the community of the Harmon Place Historic District.
- (3) We believe that the Certificate of Appropriateness will not be injurious to the significance and integrity of other resources within the Harmon Place Historic District because this property will be rehabilitated to capture the architectural significance of its design. We are proposing minimal changes to the building scale and finishes. New alterations will be compatible with the existing massing scale, and

architectural features of the property. The new roof top structure will be kept to a minimum size allowing access to the roof top patio.

**DEMOLITION OF AN HISTORIC RESOURCE**

The proposed project does not involve the destruction of property.

**HISTORIC VARIANCE**

The proposed project will not materially impair the significance and integrity of the historic district in which it is designated. The proposed project will strengthen the significance and integrity of the building and district by renovating the facades. The last remodel was constructed using the deconstruction style. We propose making modifications that are compatible with post World War II style used in the original construction. The property's renovation will bring increased awareness to the community of the Harmon Place Historic District.

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Minneapolis MN 55402

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May 15, 2013

Councilmember Lisa Goodman  
350 South Fifth Street  
City Hall, Room 307  
Minneapolis, MN 55415  
[lisa.goodman@ci.minneapolis.mn.us](mailto:lisa.goodman@ci.minneapolis.mn.us)

Jana Metge  
Citizens for a Loring Park Community  
1645 Hennepin Ave. So. Suite 204  
Minneapolis, MN. 55403  
[loveloring@gmail.com](mailto:loveloring@gmail.com)

Subject: Joe's  
1610 Harmon Place

Dear Councilmember Goodman and Association Contact,

Joe's Building, LLC, and myself, Tim Rooney as owner and developer, with the assistance of Shea, Inc, intend to pursue a remodel of Joe's located at 1610 Harmon Place (formerly Joe's Garage). As part of the approval process, we seek a Certificate of Appropriateness from the Heritage Preservation Commission (HPC).

The proposed transformation involves minimal rehabilitation to the historical exterior. Our goal is to tailor the building closer to its original historic character with minor alternations that have low impact on the historic appearance of the property, so that it complements the Harmon Place Historic District's historic significance.

To achieve this goal, we propose to remove portions of the deconstruction style of the last renovation, and alter existing paint colors and awnings. This will make a stronger supporting building in the Harmon Place Historic District. This involves the following:

- Modify the façade to allow for right angles, level brick coursing, and removing segmental mullions at the windows and parapet.
- Remove knee wall between edge of side walk and patio replacing with built-in planters to provide additional greenery.
- Remove the awnings that extend over the storefront on street level.
- Install new awnings above second story by reusing existing metal awning supports.
- New metal beam headers to be installed on storefront level openings which will match second floor existing metal beam header.
- Paint the storefront wood cladding and trim to a neutral blue color to integrate into the historic neighborhood pallet and reference the adjacent Loring Pond water element.
- Paint the stucco finish along the side of the building.

In addition to the above proposed modifications, the American with Disabilities Act (ADA) requires the property have an elevator for guests to reach the second floor/patio area. The design of the addition is not replicating the original, but stands as a new structure to the roof. The new metal panel siding helps to differentiate the structure from others while still being compatible with the existing building.

Please contact us if you have further questions or concerns.

Sincerely,

Joe's Building, LLC  
Tim Rooney  
Owner/Developer

Shea, Inc.  
Cori Kuechenmeister  
Designer  
[CoriK@SheaDesign.com](mailto:CoriK@SheaDesign.com)

**From:** Kristie Davy  
**Sent:** Wednesday, May 15, 2013 4:03 PM  
**To:** 'Jana Metge'  
**Subject:** Joe's HPC Certificate of Appropriateness  
**Attachments:** Neighborhood Letter 051513.pdf

Jana,  
I've just been informed that we have the wrong neighborhood for this project! My apologies. Please see the attached letter that affects a project in your neighborhood.

Kristie Davy  
Administrative Assistant

**Shea**  
10 South Eighth Street  
Minneapolis, MN 55402

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**From:** Kristie Davy  
**Sent:** Wednesday, May 15, 2013 3:15 PM  
**To:** 'Lisa.Goodman@ci.Minneapolis.mn.us'; 'christie@hutchtel.net'  
**Subject:** Joe's HPC Certificate of Appropriateness

Dear Councilmember and Association Contacts:

Attached is a letter with information regarding a proposed project submitted to the HPC for Certificate of Appropriateness at 1610 Harmon Place.

Please reply to this email to acknowledge your receipt of this letter and let us know if you have any questions.

Kristie Davy  
Administrative Assistant

**Shea**  
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**From:** Jana Metge [loveloring@gmail.com]  
**Sent:** Wednesday, May 15, 2013 4:30 PM  
**To:** Kristie Davy  
**Subject:** Re: Joe's HPC Certificate of Appropriateness

Yes, Joe's is our neighborhood. Joe is coming to our mtg tonight in the park. Loring Park neighborhood goes from 12th to the freeway/94 and from Central Lutheran to Freeway behind Laurel Village and freeway.

The 1600 block is 4 blks into the Loring neighborhood.

Jana

Sent from my iPhone

On May 15, 2013, at 4:02 PM, Kristie Davy <[KristieD@sheadesign.com](mailto:KristieD@sheadesign.com)> wrote:

Jana,  
I've just been informed that we have the wrong neighborhood for this project! My apologies. Please see the attached letter that affects a project in your neighborhood.

Kristie Davy  
Administrative Assistant

**Shea**  
10 South Eighth Street  
Minneapolis, MN 55402

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**Sent:** Wednesday, May 15, 2013 3:15 PM  
**To:** '[Lisa.Goodman@ci.Minneapolis.mn.us](mailto:Lisa.Goodman@ci.Minneapolis.mn.us)'; '[christie@hutchtel.net](mailto:christie@hutchtel.net)'  
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Kristie Davy  
Administrative Assistant

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<Neighborhood Letter 051513.pdf>