CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #1
April 29, 2014
BZH-28128

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 1612 Harmon Place
Project Name: Bauhaus Restaurant
Prepared By: Janelle Widmeier, Senior City Planner, (612) 673-3156
Applicant: Kim Bartmann
Project Contact: Deborah Everson, Domain Architecture and Design
Ward: 7
Neighborhood: Citizens for a Loring Park Community
Request: To allow storefront window replacements on the front of the building and door replacement on the rear of the building.

Required Applications:

Certificate of Appropriateness	To allow storefront window replacements on the front of the building and door replacement on the rear of the building in the Harmon Place Historic District.

HISTORIC PROPERTY INFORMATION

Current Name	Formerly Café Maude
Historic Name	States Distributing Corporation and apartment flats
Historic Address	1610-1618 Harmon Place
Original Construction Date	1921
Original Architect	Ar-Em-Co.
Original Builder	Carlsted Brothers
Original Engineer	Unknown
Historic Use	Auto parts firm and apartments
Current Use	Vacant storefront (formerly occupied by a restaurant) and apartments
Proposed Use	Restaurant and apartments

Date Application Deemed Complete	March 31, 2014	**Date Extension Letter Sent**	Not applicable
End of 60-Day Decision Period	May 30, 2014	**End of 120-Day Decision Period**	Not applicable

CLASSIFICATION

Local Historic District	Harmon Place Historic District (contributing property)
Period of Significance	1907-1930
Criteria of Significance	Criterion 1: broad patterns of economic history for automotive industry in Minneapolis
Date of Local Designation	2001
Applicable Design Guidelines	*Harmon Place Historic District Guidelines;* *The Secretary of the Interior's Standards Treatment of Historic Properties*

SUMMARY

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.

Located in the western part of Minneapolis, Harmon Place is bordered by Loring Park on the south, I-394 on the north, and I-94 on the west. Allen Harmon settled the area in 1855, building his home on Hennepin Avenue and 13th Street. After the Civil War, he divided his property and sold it to wealthier citizens of Minneapolis. Until the turn of the century the area served as a prosperous neighborhood filled with mansions, townhouses, and residential hotels. The H. Alden Smith house at 1403 Harmon Place is a Richardsonian Romanesque building designed by William Channing Whitney in 1887. Its close proximity to the downtown business center and the expansive green of Central Park (now Loring Park) made it an ideal location for these citizens and their families.

Just after the turn of the century, automobiles grew in popularity and city residents started moving further out of the area and commuting back to work. After the first showroom opened in 1907, service stations and repair and parts shops soon followed. The automotive industry began to develop near Harmon Place and Hennepin Avenue. It became known as "Automobile Row."

Between 1907 and 1930, the automotive building developed as a specific building type addressed by real estate investors and architects. The Leslie Fawkes buildings (1911 – 1917) and the Oscar M. Nelson Company (1923) are among the district's fine examples of automotive showroom design. Modern concrete and brick curtain wall construction allowed an emphasis on display areas. These buildings and their other counterparts such as parts buildings and repair garages exhibit a range of Renaissance Revival, Prairie Style and Art Deco treatments, all arranged around the important display windows. The façade arrangement allowed the prominent display of large vehicles, while leaving enough room for eye-catching exterior signs.

As the wealthy citizens of Harmon Place migrated to the suburbs during the 1920's, many of their vacant homes were demolished or used for boarding houses and institutions. Several apartment buildings were erected on these vacant lots, typically clad in brown or tan brick with common brick used at the rear and side elevations. Renaissance Revival designs prevailed, with stone or terra cotta trim and heavy sheet metal cornices. The buildings have had few alterations, although brownstone and other masonry are evident.

The building at 1612 Harmon Place is a three-story mixed use building. Designed to house 12 apartments on the second and third floors, it is clad in tan brick with common tan brick at the rear and side elevations. Rectilinear bands of brick frame the upper two stories, and form pilasters at the corners. Each double-hung window has a lintel of red header-course brick, and there are decorative red brick diamonds between the second and third stories. Geometric brick and terra cotta panels are arranged over a single-leaf door and transom in each of the one-story bays which flank the building. Storefront windows with transoms are located between the entry doors. Window and door openings are located on the rear elevation facing the alley. With its companion building at 1618 Harmon Place, this building is a good example of early twentieth-century commercial construction in the Harmon area.

APPLICANT'S PROPOSAL. The applicant is proposing to replace the storefront windows on the front of the building and a door on the rear of the building. The existing storefront windows are single-pane with a metal frame. The applicant has safety concerns with the existing windows because the windows flex significantly when slight pressure is applied to the mullions. Further, the windows are very energy inefficient. The existing rear double-doors are wood with divided light transoms. The applicant would like to replace these doors, whose weight make them inconvenient for everyday use, and are also energy inefficient.

The replacement windows would infill the existing storefront openings with a new system of dark bronze aluminum storefronts with double glazing (a color sample will be available at the public hearing). Each display window will be divided into 4 bays with transoms above to match the existing mullion pattern, with the exception of one larger center display window on the left side. The center column (appears to be original and made of cast iron) along with the sill base (also appears to be original and made of limestone) will remain. In each opening, the center display windows will be operable sliding panels.

The replacement doors would infill an existing loading door opening in the wall facing the alley. Two wood swinging doors with divided-light transoms above are proposed. They would be painted green to match the existing door color. In previous conversations, the applicant indicated that they would like to use these doors as an additional public entrance. However, there are other requirements that will likely prevent such use. The rear building wall is about one foot off of the property line. The doors are separated from the alley by an approximately 8 to 12 inch high threshold. It does not appear that there would be sufficient room to provide a level 36-inch deep surface, as required by the building code for an entrance, adjacent to the alley side of the door without encroaching into the alley. The Department of Public Works has indicated that they would not authorize any encroachments in the alley. These restrictions would also prevent the entrance from being made accessible. Any modifications to or removal of the threshold would be subject to review by the Heritage Preservation Commission.

PUBLIC COMMENTS. A letter of support was received from the Citizens for a Loring Park Community. Any additional correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow storefront window replacements on the front of the building and door replacement on the rear of the building based on the following findings:

1. *The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.*

   The Harmon Place Historic District is significant for its depiction of auto-related commercial development and automotive architecture during the period of 1907-1930. Because most of the storefront windows do not appear to be original and the new windows are designed to be consistent with the district design guidelines as discussed in finding #4 below, the proposed replacement storefront windows will be compatible with and will support the criteria and period of significance for the building with the adoption of the staff recommendation. The loading doors appear to be original and in good condition. Therefore, allowing replacement doors would not be compatible with the district.

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

   The exterior portions of the building communicate the building's significance. The building is significant for its substantial retention of architectural details and its association with the automotive industry and as a good example of early twentieth-century commercial construction in the Harmon area. The proposed storefront alterations will be compatible with the purpose for designation with the adoption of the staff recommendation. The loading doors appear to be original and in good condition. Therefore, allowing replacement doors would not be compatible with the designation.

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 storefront windows would impact but not impair the integrity of the landmark. The replacement doors would have a larger impact on integrity.

   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 proposal would not affect the property's ability to reflect its historic function and the building's style. The replacement windows are designed to be compatible with the building as well as other contributing buildings in the district.

   The proposed doors would have windows in the lower portion of the doors, which does not seem consistent with loading doors. There appears to be wood panels, not windows, in the

attached photo from 2003. There are also two other doors facing the alley (see attached pictures) that appear to be original wood panels in the lower portions of the doors with transoms above. One of the existing doors also contains a pedestrian door. The proposed doors do not include that element. The proposed alterations would change from two doors infilling the opening to two doors with a fixed transom above. Also, it is not clear from the application submittal if the muntin profile will be replicated. The proposed doors and transoms would not be consistent with the design of the property.

Setting: The applicant is not proposing any modifications that would have an impact on the integrity of setting.

Materials: In the existing storefront windows, it appears that two wood transom windows are original and that the metal frame windows are not. The proposed replacements would be constructed of metal and glass. The design guidelines for the district state that metal is a historically compatible material for windows.

The existing doors are made of wood and contain windows. The proposed doors would consist of the same materials. However, the new doors would not have the "heaviness" of the existing doors.

Workmanship: The removal of the original wood windows has had an impact on the integrity of workmanship. The existing doors likely exhibit workmanship, such as joinery and hardware mechanisms.

Feeling: The proposed storefront alterations would not substantially impact the feeling of the building. The proposed doors would convey less the loading function of the original doors.

Association: The proposed alterations would not have a substantial impact on the integrity of association.

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 Heritage Preservation Commission adopted the *Harmon Place Historic District Design Guidelines* in 2002. The windows, entries and storefronts guidelines apply to this proposal, including the following:

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.

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.

c. Entrances
Historic doors (and hardware) should be repaired rather than replaced. If replacement of original or historic doors is necessary, the replacement should be compatible with the material, design, and hardware of the older door. If there are no historic models available, the new door should be of simple design with a single-light design. Historic garage openings and doors should be conserved. If removal is necessary, materials used to fill the opening should be compatible with the material, design, and hardware of the surrounding façade.

d. New Storefronts
Where original storefronts have been completely removed, their replacement should be compatible with the architectural character of the building and historic storefront design of similar buildings. The division of new storefront bays should be compatible with the arrangement of windows on the building, and the bays should be divided with historically compatible materials such as brick, metal, wood, or terra cotta. Entries should be recessed wherever possible.

Storefront windows: Historic photos of the front façade could not be located. It appears that the original windows were wood. There are two wood transoms at each corner of the existing windows and part of the wood frame of the display windows is still visible. However, the rest of the windows are metal. It is unknown when these windows were installed. There are also wood frame remnants in the storefront windows at 1618 Harmon Place, which are currently metal windows.

The aluminum replacement windows will infill the existing openings and the center cast iron column and limestone sill base will remain. The design and color is compatible with the architectural character of and arrangement of windows on the building as well as the historic storefront design of similar buildings. Using clear, untinted, and unreflective glass for glazing is recommended.

Doors: Replacing the doors would impair the integrity of the building, as discussed in finding #3 above. Further, the existing double, inward-swinging doors with transoms appear to be original and in good condition. Made of wood, they are approximately 2.5 to 3 inches thick. The transoms are true-divided lights in a 2 by 3 pattern. One of the doors contains a pedestrian door. The windows in the lower portion of the doors are probably not original. There appears to be wood panels, not windows, in the attached photo from 2003. The hardware appears to be original as well. The applicant has indicated that the weight of the doors make them inconvenient for everyday use, and are also energy inefficient. However, the necessity of their replacement has not been demonstrated.

5. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The following Secretary of the Interior's Standards for Rehabilitation are most applicable to the proposed project:

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.

6. 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.

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.

Storefront windows: As discussed in the findings above, the replacement of the storefront windows will retain and preserve the historic character and integrity of the property, yet be differentiated from the old. Also, the center cast iron column and limestone sill base will remain.

Doors: The loading doors appear to be original and in good condition. For the reasons discussed in the findings above, replacing these doors would not be consistent with the Secretary of the Interior's Standards.

6. *The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.*

   Comprehensive plan preservation 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." Implementation Step 8.1.1 of the Minneapolis Plan for Sustainable Growth indicates that the City shall protect historic resources from modifications that are not sensitive to their historic significance. The proposed storefront windows will be consistent with the above policy and will conform to the applicable preservation ordinances. Replacing the loading doors would not be sensitive to the historic significance of the property.

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. *The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.*

   For the storefront windows, following the district design guidelines indicates consideration of the significance of the district. However, the consideration was not given for replacing what appear to be original doors.

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

   The proposal does not trigger Site Plan Review required by Zoning Code Chapter 530.

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 above, the replacement windows do and the doors do not make adequate consideration of the Secretary of the Interior's Standards.

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.*

    Because most of the storefront windows do not appear to be original and the new windows are designed to be consistent with the district design guidelines as discussed in finding #4 above, the proposed storefront alterations will be compatible with and will support the criteria and period of significance for the building with the adoption of the staff recommendation.

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.*

    As discussed in the findings above, allowing the proposed replacement storefront windows is in keeping with the spirit and the intent of the ordinance and will have little effect on the character of the historic district. However, replacing what appears to be the original loading doors would have a negative effect on the district. These doors are one of the few remaining examples of loading doors in this alley.

13. *The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.*

    The request may set a precedent for future cases, but will not formally authorize changes to other Landmarks, Historic Districts, or properties under interim protection without CPED staff or HPC review.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Certificate of Appropriateness:

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 storefront window replacements on the front of the building at the property of 1612 Harmon Place, subject to the following conditions:

1. Glazing shall be clear, untinted, and unreflective glass.

2. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approval is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than April 29, 2014.

3. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

Recommendation of the Department of Community Planning and Economic Development for the Certificate of Appropriateness:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the above findings and **deny** the Certificate of Appropriateness to allow door replacement on the rear of the building at the property of 1612 Harmon Place.

ATTACHMENTS

1. Applicant's statement and responses to findings
2. Zoning map
3. Building elevations
4. Photos: storefront windows
5. Photos: subject doors and alley context
6. Photos: other remaining examples of loading doors in the alley
7. Photo: 2003 picture of building viewed from the alley
8. Correspondence