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ARCHITECTURE & DESIGN®

2014 March 24

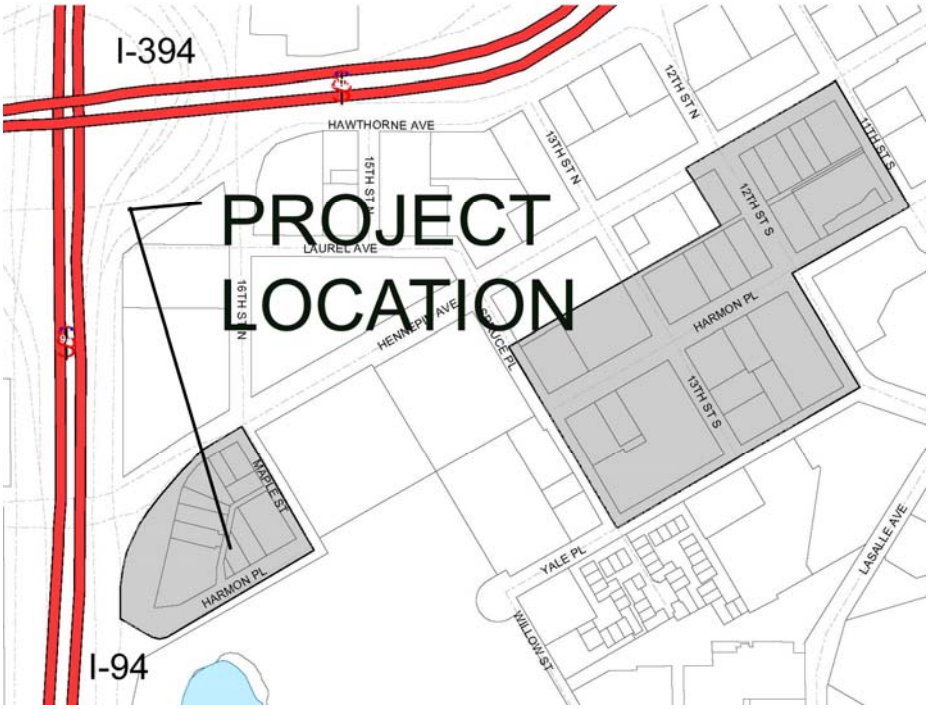
Janelle Widmeier
Senior City Planner, Minneapolis HPC

Re: 1612 Harmon Place

Dear Ms. Widmeier,

Our re-development team is interested in an alteration to a contributing structure in the Harmon Place Historic District. The address is 1612 Harmon Place, formerly Café Maude – Loring. The use proposed is restaurant called the Bauhaus. Previous restaurants have failed at this location, and we are determined to understand why that is and propose a couple of alterations that are intended to maintain the prosperity of this historic structure.

Harmon Place Historic District



Date of Local Designation: 2001

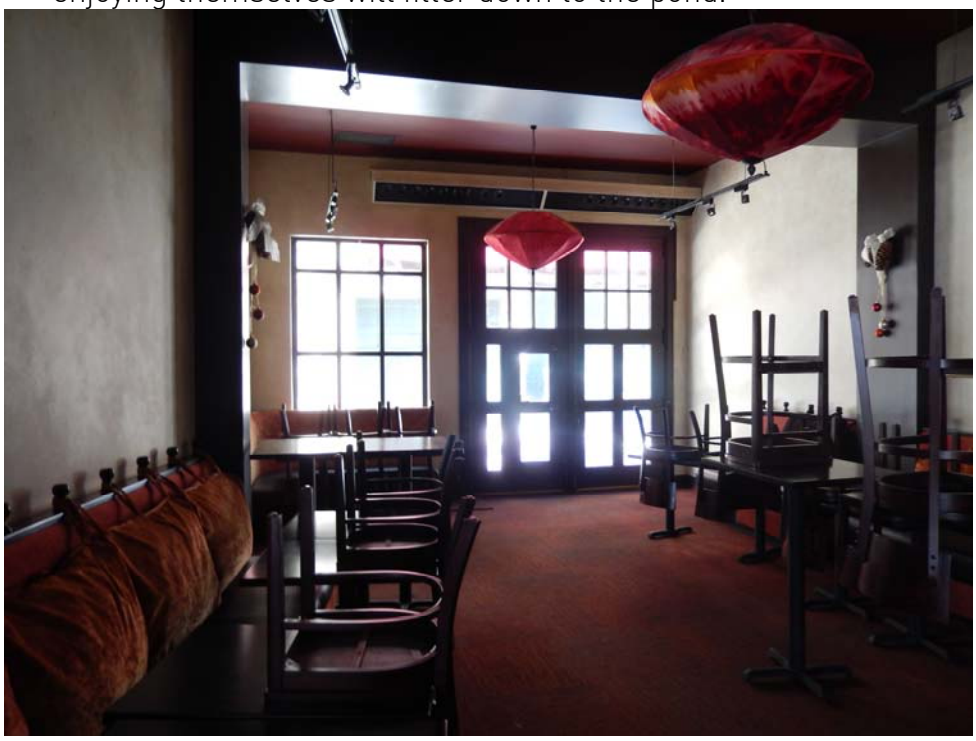
Historic Profile: The Harmon Place Historic District was the heart of the Minneapolis automotive district for over fifty years. The buildings along Harmon Place and Hennepin Avenue include many of the city's best remaining examples of a vital industry that engaged thousands of entrepreneurs, workers 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 façade arrangement allowed the prominent display of large vehicles, while leaving enough room for eye-catching exterior signs (text from the Minneapolis website).

Our Goals for 1612 Harmon Place:

To replace the front storefront and rear wooden swing doors:

1. We cannot determine whether the Harmon Place storefront is original as we have been unable to find an original image of the façade. If the frames of the windows are original, they have had modifications to them. The storefront is currently unsafe for guests to sit next to it; any slight pressure applied to one of the eastern vertical mullion bends the single pane glass 1-2 inches. This could be dangerous as we do not know if this glass is even tempered. The western side of the storefront has one pane of single glass spanning a double bay, which seems odd as the base and transom have a four bay rhythm. The two upper outside transoms appear to be wood and operable – not now but at one time.
    a. We propose to replace this entire front storefront with a new system of dark bronze double glazed storefront. This will help to reduce the cold winter effect that is currently causing guests to avoid sitting at the windows and reduce the currently high energy bills. We are also proposing to activate the windows with the center bays as sliding panels that open,

bringing the park in when weather permits. The open sliding windows will activate the restaurant by connecting with the park: sounds of people enjoying themselves will filter down to the pond.



2. The existing large swing doors at the alley appear to be original but are currently also single glazed and very energy inefficient. These doors are not operable in a normal fashion; they have a great deal of weight and are not intended for daily use. Note the door within the door.
    a. We propose to replace these doors with 2 normal swinging service doors that have typical storefront profiling and locking mechanisms. The window adjacent to this door has been replaced with typical insulated storefront glazing and we intend to do the same with this door. The transom will have the three wide divided lights.
3. Existing Alley openings have changed over the years and following are images of these openings;

1629

1629-1625
No Idling,
Air Intake Area.

STUDIOS

As seen in the images, the openings been modernized for the continued use of the commercial buildings that they support; as we hope to do with our storefront and back door replacement.

We appreciate the Minneapolis HPC staff meeting on site for discussions regarding this beautiful building. We have the same goal; to preserve the historic nature and intent of building for the future generations; we are looking at the building from an economic sustainability perspective and we believe they are compatible. Thank you.

Sincerely,

Deborah Everson, Architect LEED AP

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2014 March 31

Janelle Widmeier
Senior City Planner
Community Planning & Economic Development
Development Services
250 South 4th Street – Room 300
Minneapolis, MN 55415

Re: 1612 Harmon Place

Dear Ms. Widmeier,

Please see attached comments regarding this Certificate of Appropriateness:

1. The alteration is compatible with and continues to support the criteria of significance and period for which the landmark or historic district was designated.
    a. The proposed main level use of this three story building has been changed over time to "restaurant" (from car showroom) and is still the best use at this time. This use continues to require minimal change to the "defining" characteristics of the building and its site and environment.
        i. The proposed alteration of the Harmon Place main level storefront will not alter the defining characteristic of the building. The new windows (2) will continue to support the historic integrity of the brick building by repeating the divisions of glass and transom. There will be a new shadow line as the storefront holds the glass back from the face of the mullions for structural integrity. The existing glass is bending with the slightest pressure, and it is not sure if the glass is tempered. The existing glass is single glazed and energy inefficient across the 50' width of the building. We will to have 4 bays per opening as we believe that was the original idea.
        ii. The replacement of the alley doors will maintain the "wooden door" look but be reorganized so they operate to today's standards. The doors will still open in but function easily – with maximum 5 lbs

pressure as required by ADA. These doors will have divided lights with insulated glass.

These two alterations to this beautiful building will continue its use for years to come and help the owners and tenants to have a more efficient and tempered environment, especially important after this 2013/2014 winter. The overall massing and openings of this building hold the greatest significance for this building, with the breakdown of the openings secondary to the massing. We intend to keep the rhythm of the Harmon Place windows, while the alley doors will simply become functional. Our alterations are appropriate with the Historic Guidelines and the intent of the Minneapolis Ordinance and will not negatively alter the essential character of the historic district.

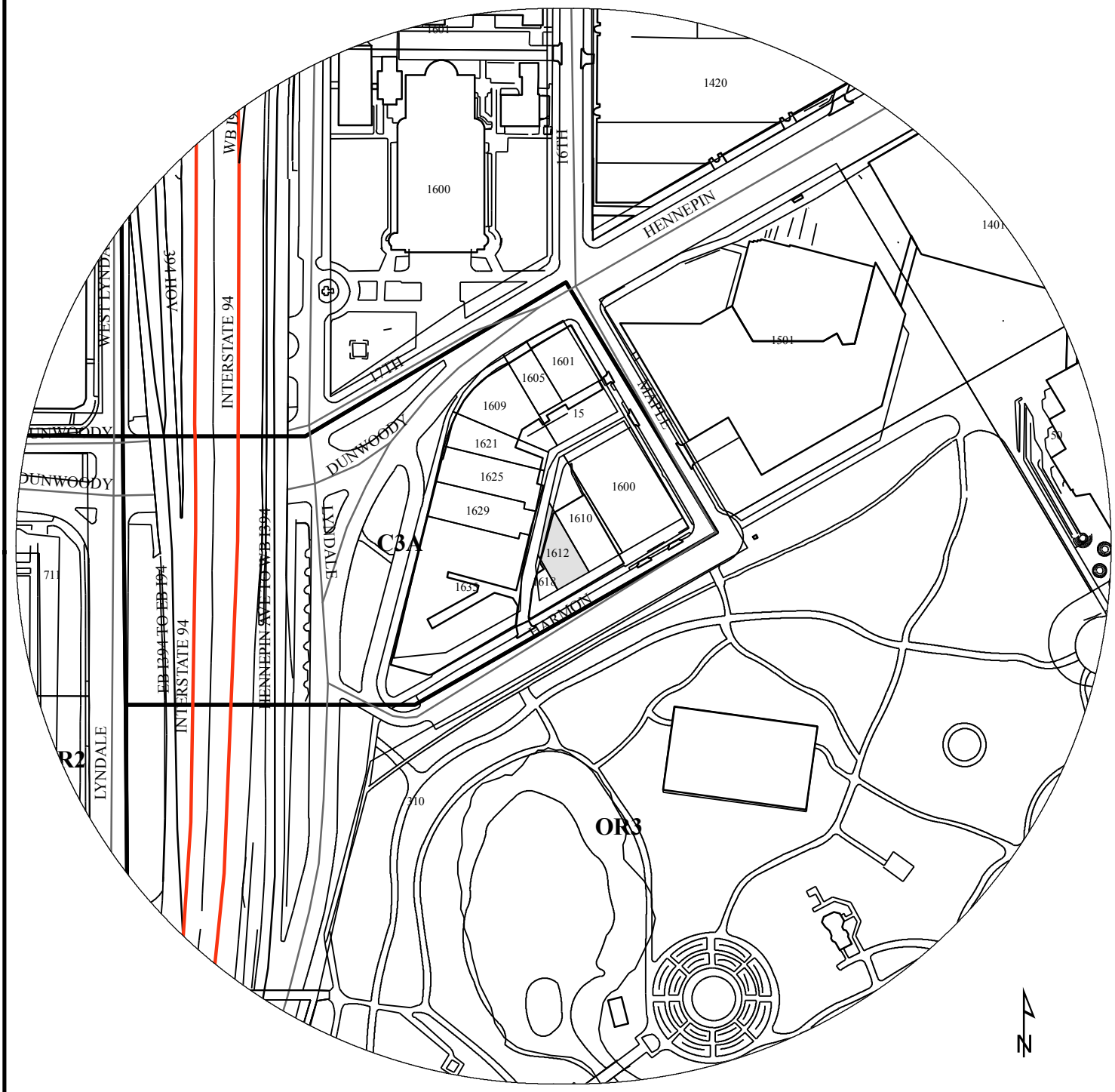
Please note that we were unable to find any photographs of this building in historic records.

Sincerely,

Deborah Everson, AIA LEED AP

Bauhaus Restaurant **7**

NAME OF APPLICANT WARD

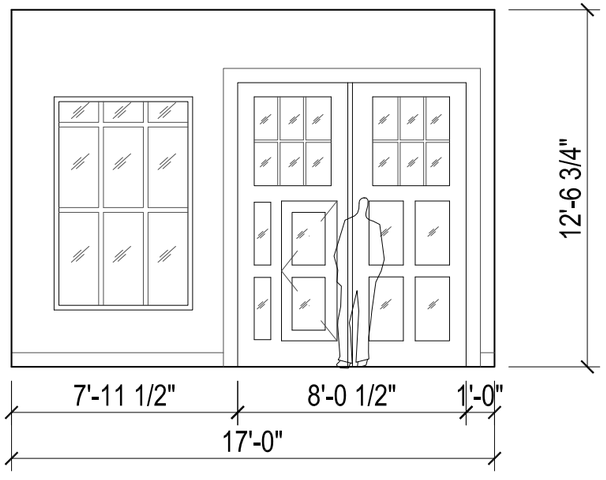


PROPERTY ADDRESS

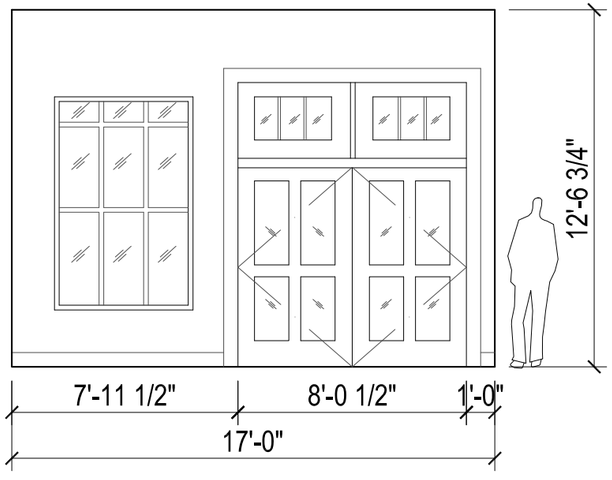
1612 Harmon Place

FILE NUMBER

BZH-28128



1 EXISTING INTERIOR ELEVATION
3/16"=1'-0"



2 PROPOSED INTERIOR ELEVATION
3/16"=1'-0"

PAINTED WOOD DOORS WITH TRANSOME IN EXISTING OPENING (INSULATED GLASS)

3 EXISTING HARMON PLACE FACADE
NTS

4 EXISTING ALLEY WOOD DOOR
NTS

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ARCHITECT 24341 LICENSE NO.

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BAUHAUS
1612 HARMON PLACE
MINNEAPOLIS, MN 55403

ISSUE DATE

PERMIT	2014 03-07
HPC	2014 03-14

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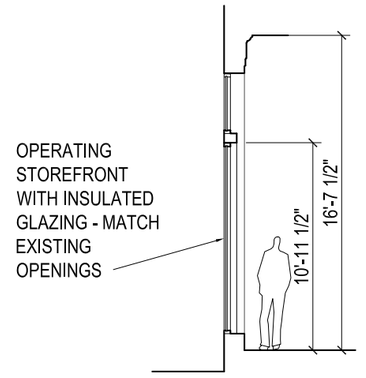
DWG NO.

A-202

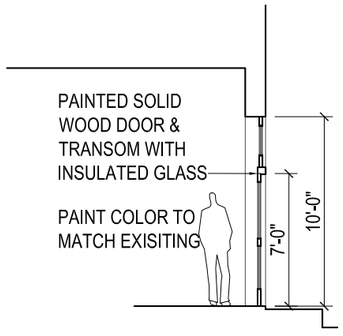
Mar 14,2014-2:30pmP:\Bauhaus 1612 Harmon Place 55403\CAD\SheetA-202.dwg

1 EXISTING NORTH ELEVATION -MAIN LEVEL
1/8"=1'-0"



2 PROPOSED STOREFRONT SECTION
1/8"=1'-0"

3 PROPOSED NORTH ELEVATION -MAIN LEVEL
1/8"=1'-0"



4 PROPOSED DOOR SECTION
1/8"=1'-0"

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BAUHAUS
1612 HARMON PLACE
MINNEAPOLIS, MN 55403

ISSUE DATE	
PERMIT	2014 03-07
HPC	2014 03-14
REVIEW	2014 03-18
SIDEWALK	2014 03-28
HPC	2014 03-31

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DWG N0.

A-204

Mar 31,2014-12:59pmP:\Bauhaus 1612 Harmon Place 55403\CAD\Sheet\A-204.dwg

1612

1512

NO PARKING

RAT RACE

ASPEN
ASPEN

Four
Seasons
Dancing

2003

Widmeier, Janelle A.

From: Sadler, Patrick A.
Sent: Tuesday, March 25, 2014 9:04 AM
To: Widmeier, Janelle A.
Cc: Jana Metge
Subject: FW: 1612 Harmon

Janelle,

Below is the letter of support from the Loring Park Neighborhood Association for the new Kim Bartmann restaurant in the former Café Maude location.

Patrick Sadler, Council Member Policy Aide Ward 7, Council Member Lisa Goodman City of Minneapolis
350 S 5th Street, RM 307
Minneapolis, MN 55415
612.673.3195 - direct
612.673.2207 - general
patrick.sadler@minneapolismn.gov

-----Original Message-----
From: Jana Metge [mailto:loveloring@gmail.com]
Sent: Tuesday, March 25, 2014 8:55 AM
To: Smoley, John
Cc: Elliott, Beth M.; Sadler, Patrick A.
Subject: 1612 Harmon

March 25, 2014

Dear John,

Citizens for a Loring Park Community heard a presentation from Kim Bartmann and Joe Whitney for the proposed new restaurant last night. They discussed front window replacement and Alley Door replacement.

The neighborhood loves the alley and wants to see the restaurant be able to use it as a part of their ongoing operations. We are also aware of the dramatic heat loss out of those front windows. Being a LEED ND pilot project for the U.S. GBC, sustainability is a huge goal. That amount of heat loss is unacceptable.

CLPC unanimously approved a motion to "100% support enthusiastically the requests made by Kim Bartmann and Joe Whitney for the 1612 Harmon location."

We also strongly encourage that they be placed on the April 29th HPC agenda. We want too see this location up and running by mid-June if possible.

Thank you.

Jana Metge, Director
Citizens for a Loring Park Community
www.loringpark.org

HPC
4-29-14
#1

Widmeier, Janelle A.

From: jonnyzygomatic@yahoo.com
Sent: Monday, April 28, 2014 10:58 AM
To: Widmeier, Janelle A.
Cc: jwhitney@loringcorners.com
Subject: 1612 Harmon Place door and window replacement

Janelle,
My name is Jon Clifford. I am owner of HiFi Hair on 1637 Hennepin. I am writing in reference to the proposed door and window replacement on 1612 Harmon Place, and the hearing being held on Tuesday, April 29.
I stand in support of Kim Bartmann, and allowing her to make this change. I feel it would be for the betterment of the space, and for that matter, the building in question. Kim's current and past success should speak for itself; Bryant Lake Bowl, Pat's Tap, and Red Stag have all proven to be of great value to both her, and the neighborhoods they occupy. Her vision has always held the neighborhood in high regard, and allowed for better commerce to develop. I believe her joining the Loring park neighborhood, will do nothing but good things for all that surround it. I also believe she has a strong sense of maintaining the integrity of historic structures.
The door in question, in the rear of the building, may be original, but is extremely impractical. It is not handicap accessible, doesn't hold heat, and carries no value as an entrance or exit in the world we live in today. I am certain Kim would replace it with something that suits the character of the building and the block, with the added benefit of it being useful.
Please consider this variance as a positive change to the Loring Corners historical block.
Thanks, Jonny
Sent from my princess phone by Northwestern Bell

Widmeier, Janelle A.

From: Marilyn Johnson <MJohnson@loringcorners.com>
Sent: Friday, April 25, 2014 11:48 AM
To: Widmeier, Janelle A.
Subject: FW: HPC 4/29 Agenda - 1612 Harmon Place Windows and Door

Please take into consideration the attached.
Thank you.

From: Marilyn Johnson
Sent: Thursday, April 24, 2014 4:25 PM
To: 'ljfaucher@aol.com'; 'alex@whllc.com'; 'charnett@mbjeng.com'; 'pfbengtson@gmail.com'; 's-hunt1@umn.edu'; 'glackovic@hga.com'; 'ljmack@earthlink.net'; 'bobm@mmarchltd.com'; 'icstade@hclib.org'; 'constance@lakesareareal ty.com'
Cc: kb@barbette.com; Jana Metge (loveloring@gmail.com)
Subject: HPC 4/29 Agenda - 1612 Harmon Place Windows and Door

Chair Laura Faucher, Vice Chair Alex Haecker, Secretary Chris Hartnett
Commissioners Paul Bengtson, Susan Hunter Weir, Ginny Lackovic, Linda Mach, Robert Mack, Ian Stade, Constance Vork

My name is Joseph Whitney and I own the property known as Loring Corners. I have owned Loring Corners for 25 years. In that time I have been very sensitive to keeping the historic nature of these buildings.

You can be assured that whatever we propose to do to the alley back door will be within the parameters of retaining the historic look and feel of this area. The primary reason for requesting this change for the large alley door is to allow patrons of Kim Bartmann's new restaurant a comfortable environment. One of the major reasons the last two restaurants were unsuccessful was the inability to properly heat in the winter and cool in the summer due to poor insulation.

I hope that your Committee will allow Ms. Bartmann to make these much needed improvements to the building.

Sincerely,

JOSEPH H. WHITNEY
President
Loring Corners, Inc.
1624 Harmon Place #210
Minneapolis, MN 55403

Widmeier, Janelle A.

From: Jana Metge <loveloring@gmail.com>
Sent: Wednesday, April 23, 2014 7:47 AM
To: Widmeier, Janelle A.
Subject: CLPC

Dear Commissioners;

Citizens for a Loring Park Community (CLPC) supports all requests made by Kim Bartmann for her restaurant to be located at 1612 Harmon.

Ms. Bartmann, Mr. Joe Whitney/building owner, Jesse/building manager and architect presented at the CLPC Land Use Committee. The Community is thrilled that Ms. Bartmann is proposing to open a restaurant at this vacated site and look forward to her partnership in the Loring community.

There were no concerns raised by the community on this proposal or the requests being made to the city.

Sincerely,

Jana Metge
CLPC Coordinator

Sent from my iPhone