

David J. Kelly
Architect, Inc.

May 06, 2014

City of Minneapolis CP&ED
250 So. 4th St., Rm 300 PSC
Minneapolis, MN 55415-1393

Re: Pocket Hercules Balcony
Project Description and
Specific Application Findings
Butler North Building
Suite 505
510 First Ave. No.
DKA Comm. No. 14.001.2

Members of the Heritage Preservation Commission,

The owners of the Butler North Building, located at 510 1st Ave. No., would like to install a steel-framed balcony at the 5th floor level of the building. The Butler North Building is located within zoning district B4S-1/DP and is within the Minneapolis Warehouse Historic District (MWHD Building ID# 16).

Property History

The original 6-story Renaissance Revival Style building was built on the 5th St. No. and 1st Ave. No. corner in 1900. An 8-story addition was built in 1909 on the northwest-side of the original building. The overall building was known then as the McDonald Brothers Building. Today the building is referred to as the Butler North Building and it is a multi-tenant office building. **See Exhibit A.**

The building's northwest wall is a secondary façade (**See Exhibit B**). It is located 8 feet from the northwest property line. Its primary material is common brick. The windows are non-historic replacement units, either double-hung or single-light, manufactured by Quaker Door & Window Co and finished in a Dark Bronze Anodized color (**See Exhibit C**). None of the window openings have an architectural sill. A few of the window openings have fresh air or exhaust louvers. Several existing window openings have been enlarged. The building's loading dock is located along part of the elevation. At the first floor level painted-metal mechanical equipment platforms have been installed on the side of the building in three locations.

Project Description

The proposed steel-framed balcony is to be 48'-0" long by 8'-0" deep. The side of the balcony closest to 5th St. No. will be 50'-5" (4 structural bays) from the primary façade. The underside of the balcony will be 56'-8" above the service yard. The balcony framing will be painted Pittsburgh Paints No. 7032 Green Glaze. **See Exhibit D.**

The 42" high guardrail along the perimeter of the balcony will be constructed of steel barstock pickets (1/2" x 1/2" square) spaced at 4" on center. The guardrail will also be painted Pittsburgh Paints No. 7032 Green Glaze.

Access to the balcony will be through a new aluminum-and-glass door. Its edge closest to the building's primary façade along 5th St. No. will be 66'-6" from the façade. The door and sidelight

unit will be finished to match the existing adjacent windows (Pittsburgh Paints No. 7032 Green Glaze).

To accommodate the new door an existing masonry window opening will have its non-historic window removed. The existing 45.5" wide masonry opening will be lengthened to extend down to the 5th floor level.

SPECIFIC APPLICATION REQUIREMENTS

Certification of Appropriateness

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

As stated on pages 22 and 23 of the Minneapolis Warehouse Historic District Design Guidelines;

“2.54 Balconies on facades that do not face public streets will be considered. They shall be setback one structural bay from the primary façade(s).”

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

It was not uncommon for buildings in the Minneapolis Warehouse District to have metal-framed canopies, fire escapes, equipment platforms, etc. The proposed steel-framed balcony would be in character with these historic examples and, as such, would be compatible with and supports the exterior designation of the Minneapolis Warehouse Historic District.

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

There are numerous projecting balconies installed within the Minneapolis Warehouse Historic District. The installation of the proposed 5th floor balcony on the secondary façade of the Butler North Building is simply a continuation of the present policy and, as such, will not impeded the normal and orderly preservation of the surrounding resources within the historic district.

The following is a partial list of historic buildings with non-historic balconies:

<u>Building Common Name</u>	<u>MWHD #</u>	<u>Nat'l Register #</u>	<u>Address</u>
The Itasca	73	64	702-708 1 st St. No.
	74	65	710-722 1 st St. No.
	75	66	724 1 st St. No.
Security Warehouse Co.	108	92	410 Washington Ave. No.
A. I. Harper Box Co.	116	116	618 Washington Ave. No.
Beco-Helmann Co.	150	127	801 Washington Ave. No.
Hershel Roth Mfr. Co.	169	141	748 3 rd St. No.
Lansing Co.	178	148	519 3 rd St. No.
The Bookmen Inc.	179	149	525-3 rd St. No.

In each instance existing windows were removed, their brick openings lengthened and non-historic doors installed.

Last fall the HPC approved a similar balcony on the 8th floor of the Colwell Building, 123 Third St. No., above the loading dock. **See Exhibit E.**

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.

Items 2.51 through 2.54 of the Minneapolis Warehouse Historic District Design Guidelines specifically address balconies.

2.51 Balconies on the street facing facades of buildings are not allowed.

The proposed balcony will not be on a street-facing façade.

2.52 Balconies shall maintain the fenestration patterns of the building.

The proposed balcony will maintain the fenestration pattern of the building.

2.53 Details which reflect the industrial heritage of the area are most appropriate for balconies and railings.

The balcony and railing details reflect the industrial heritage of the area.

2.54 Balconies on facades that do not face public streets will be considered. They shall be setback one structural bay from the primary façade(s).

There are numerous projecting balconies installed on buildings within the Minneapolis Warehouse Historic District.

The proposed balcony is located four (4) structural bays from its primary façade on 5th Street No.

(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 Places.

The Secretary of the Interior's Standards for the Treatment of Historic Properties, Standards for Rehabilitation relating to new construction, Standards 9 and 10, have been applied to this project:

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 the massing to protect the integrity of the property and its environment.

The steel construction of the balcony will be compatible with the steel construction used for the district's historic canopies, fire escapes and equipment platforms.

10. New additions and adjacent or related new construction shall 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.

All removed brick will be salvaged if possible and stored on-site for future reuse or wall repair.

The balcony assembly mounting plates will be located such that each anchor will be positioned over an existing brick mortar joint.

(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 the applicable preservation policies in small area plans adopted by the city council.

Minneapolis Code of Ordinance, Title 23, Chapter 599, Heritage Preservation Regulations: This application complies with application procedures and public hearing requirements, and application fees.

Downtown Minneapolis 2010 Plan: This application addresses:

Downtown's Physical Setting Policy 16: Preserve, restore and reuse historic buildings and sites in Downtown.

Downtown's Office Policy 9: Provide a physical environment that will attract continued investment by ensuring that Downtown remains attractive, clean and safe.

Destruction, in Whole or in Part, of Any Property

One existing non-historic double-hung window is proposed to be removed and stored on-site for future reuse.

Its brick opening is proposed to be lengthened to accommodate a new access door for the balcony. The removed brick will be salvaged if possible and stored on-site for future reuse or wall repair.

(1) The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based:

As stated on page 10 of the Minneapolis Warehouse Historic District Design Guidelines;

2. Industrial Heritage. The character of the district is largely based in its historic industrial uses. Alterations in the district should reflect this industrial heritage, while allowing for the livability improvements necessary to support a growing urban neighborhood.

3. Compatible Design. New construction in the district shall be compatible with the historic district. Compatibility is the ability of different components, whether similar or dissimilar, to

function together and stand together without disharmony or conflict. New structures shall be true to themselves and not replicate existing structures.

(2) Where applicable, Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review:

A site plan review will be required for the proposed balcony. As planned it will comply with the Zoning Code for the permitted locations of a balcony.

(3) 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:

Referring to the Special Requirements for New Additions to Historic Buildings in the Secretary of Interior's Standards for the Treatment of Historic Properties, the first item under Recommended reads as follows:

“Placing functions and services required for the new use in non-character-defining interior spaces rather than constructing a new addition.”

The tenant believes it is in their company's best interest to have access to the out-of-doors for their employees. This will provide the employees with sunlight and fresh air, as well as providing long view out over the cityscape.

Given the tenant's suite being located on the 5th floor of the building a rooftop deck was not possible. The proposed balcony will provide the tenant's desired access to the out-of-doors.

The Special Requirements for New Additions to Historic Buildings also recommends placing a new addition on a non-character-defining elevation and limiting the size and scale in relationship to the historic building. The proposed balcony's location on a secondary elevation follows this recommendation and its size and scale is compatible with the other features on the alley elevation.

Alterations to a Property within an Historic Districts

(1) 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.

It was not uncommon for buildings in the Minneapolis Warehouse District to have metal-framed canopies, fire escapes, equipment platforms, etc. The proposed steel-framed balcony would be in character with these historic examples and, as such, would be compatible with and support the exterior designation of the Minneapolis Warehouse Historic District.

(2) 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.

There are numerous projecting balconies installed within the Minneapolis Warehouse Historic District. The installation of the proposed 5th floor balcony on the secondary façade of the Butler

North Building is simply a continuation of the present policy and, as such, will not negatively alter the essential character of the historic district.

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

The proposed balcony's location at the 5th floor level and its relative small size will not be injurious to the significance and integrity of other resources in the historic district and will not impeded the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

Summary

1. The balcony is located on a façade that does not face public streets. This is in compliance with Item 2.54 of the Minneapolis Warehouse Historic District Design Guidelines.
2. The balcony is located four (4) structural bays from a primary façade. This is also in compliance with Item 2.54 of the Minneapolis Warehouse Historic District Design Guidelines.
3. Numerous historic buildings within the Minneapolis Warehouse Historic District have non-historic balconies. In each instance, existing windows were removed, their brick openings lengthened and a non-historic doors installed.
4. The tenant space is located on a floor that does not have access to an adjacent roof level, either horizontally or vertically.

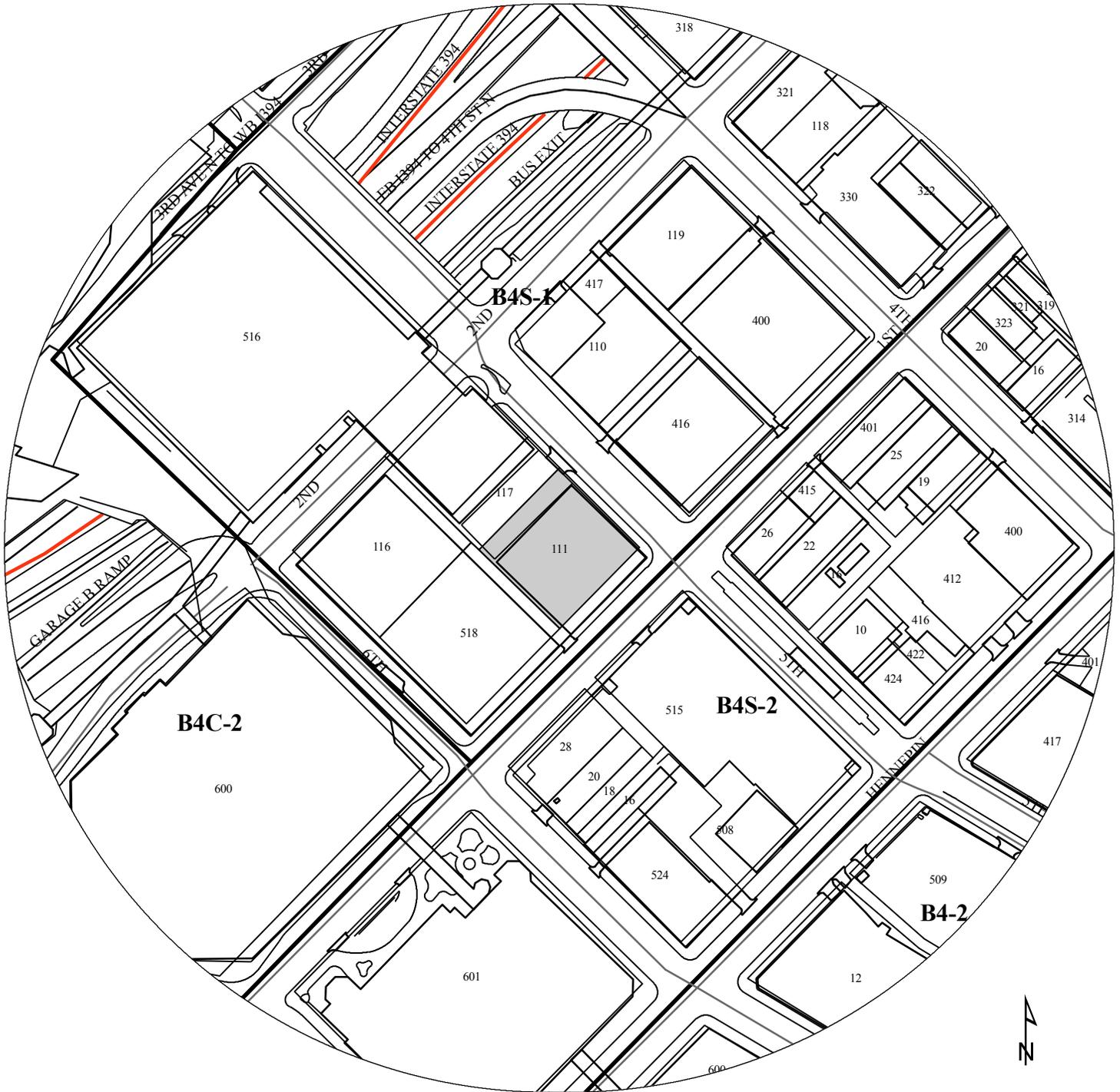
The owners of the Butler North Building respectfully request the issuance of a Certificate of Appropriateness for the proposed steel-framed balcony to be located at the 5th floor level, above the northwestern service yard.

Respectfully,



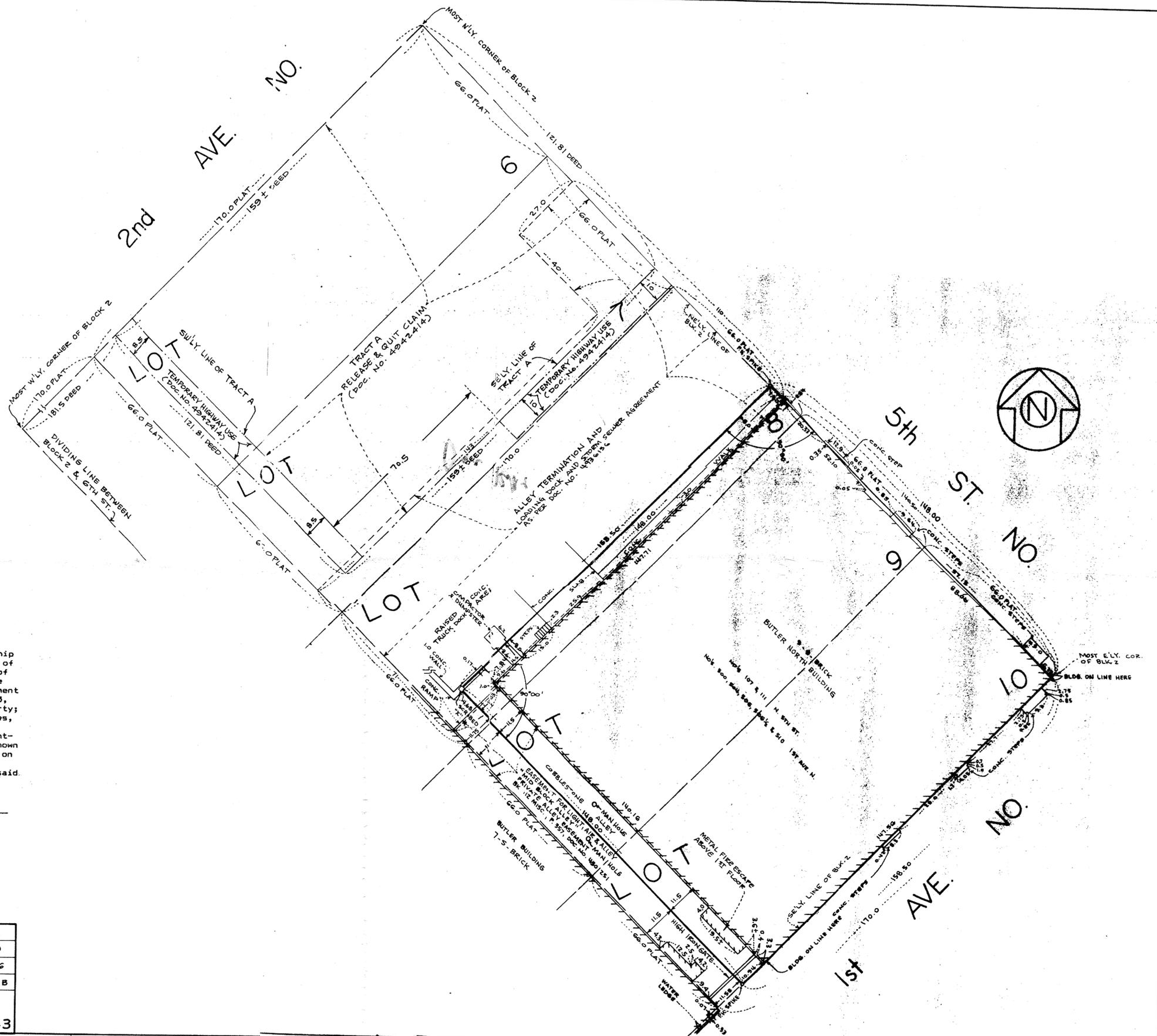
David J. Kelly, A.I.A.
Applicant and Architect-of-Record

cc: File (MPLS_510 1st balcony HPC CofA App_5-6-14)



Survey for 510 INVESTORS

- Notes:
- All building measurements shown are taken to the face of the brick.
 - There is a water ledge at ground level on the 1st Ave. N. & 5th St. N. sides of the building which protrudes 0.5 ± feet beyond the brick face.
 - There is a water ledge at the 2nd & 6th floors on the 1st Ave. N. & 5th St. N. sides of the building which protrudes 0.5 ± feet beyond the brick face.
 - The roof on the 1st Ave. N. & 5th St. N. sides of the building protrudes 3.5 ± feet beyond the brick face.
 - There is ductwork on the westerly and southerly sides of the building that protrudes 2.0 ± feet beyond the brick face.
 - There are air conditioning units hanging from upper floors on the westerly side of the building that protrude 7.0 ± feet beyond the brick face.
 - There are cloth canopies on the north westerly and easterly building faces that protrude 4.5 ± feet beyond the brick face.
 - There are no minimum building setbacks required on this property as per the City of Minneapolis Zoning Dept.



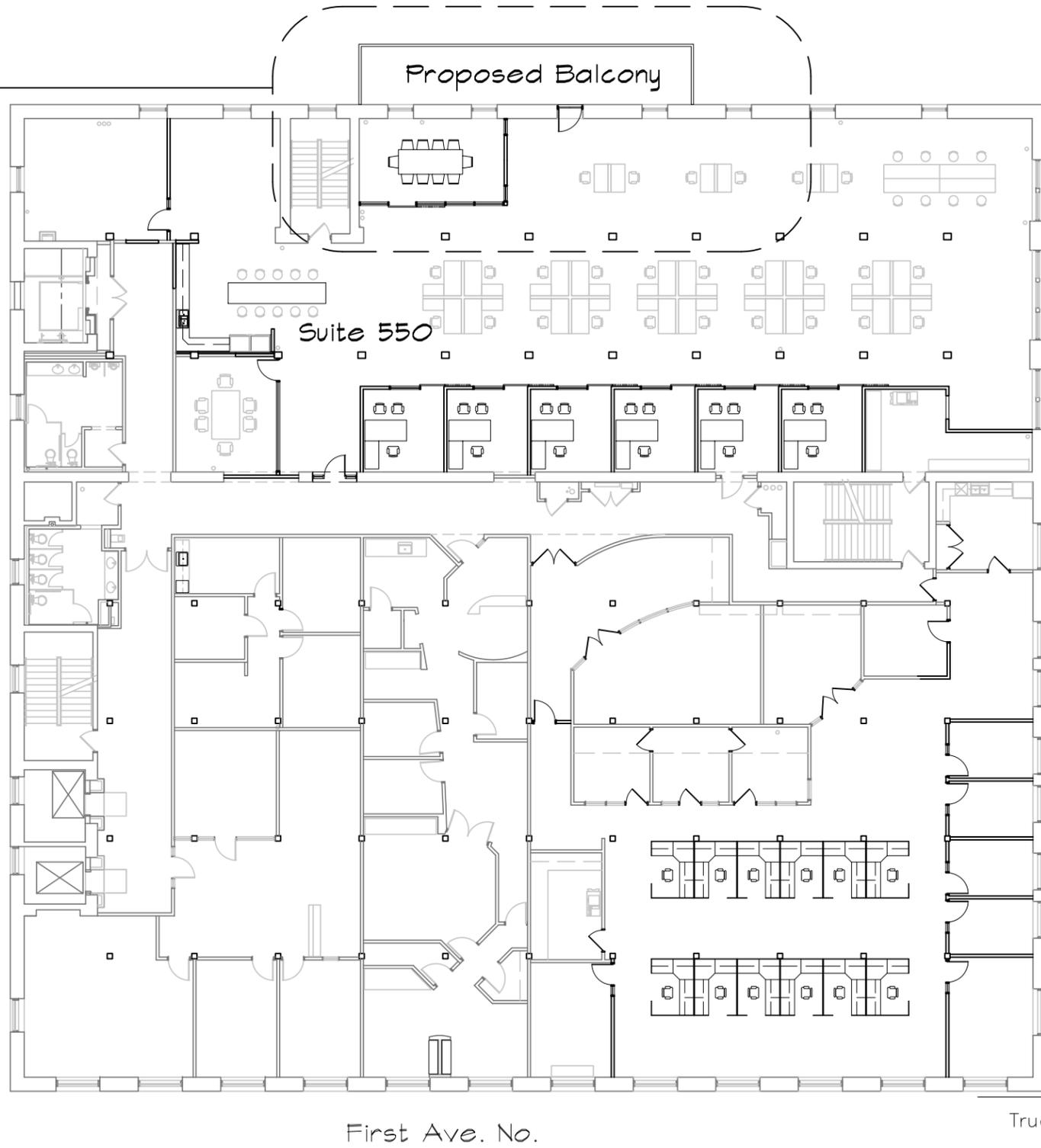
CERTIFICATION:

I hereby certify to 510 Investors, a Minnesota general partnership and Title Services, Inc. that this is a true and correct survey of the herein described property and correctly shows the location of all easements of record as per Commonwealth Land Title Insurance Company commitment No. C24644, dated February 12, 1988, Endorsement No. 1, dated April 6, 1988 and Endorsement No. 2, dated April 13, 1988, all buildings, structures, and improvements on said property; that there are no visible encroachments onto adjoining properties, streets, or alleys by any of said buildings, structures, or improvements other than as shown, that there are no visible right-of-ways or easements on said described property other than as shown thereon; that there are no party walls or visible encroachments on said described property by buildings, structures, or other improvements situated on adjoining property except as shown on said plat of survey.

Signed John Coulter Peterson Date 5/13/88
 John Coulter Peterson
 Minnesota Reg. No. 13792

DATE 3/31/88	C. E. COULTER & ASSOCIATES, INC.	SCALE 1" = 20'
REVISIONS 5/13/88		JOB NO. 10,969
	PROFESSIONAL REGISTERED SURVEYORS	BK./PG. 730/66
	REGISTERED IN MN, WI & IA	FILE NO. 3-9-151 B
	3300 LYNDALE AVENUE SOUTH MINNEAPOLIS, MINNESOTA 55408 TELEPHONE: 612-824-0370	SHEET 3 of 3

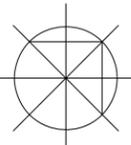
1
a5.2



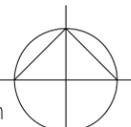
Fifth St. No.

First Ave. No.

True North



Project North



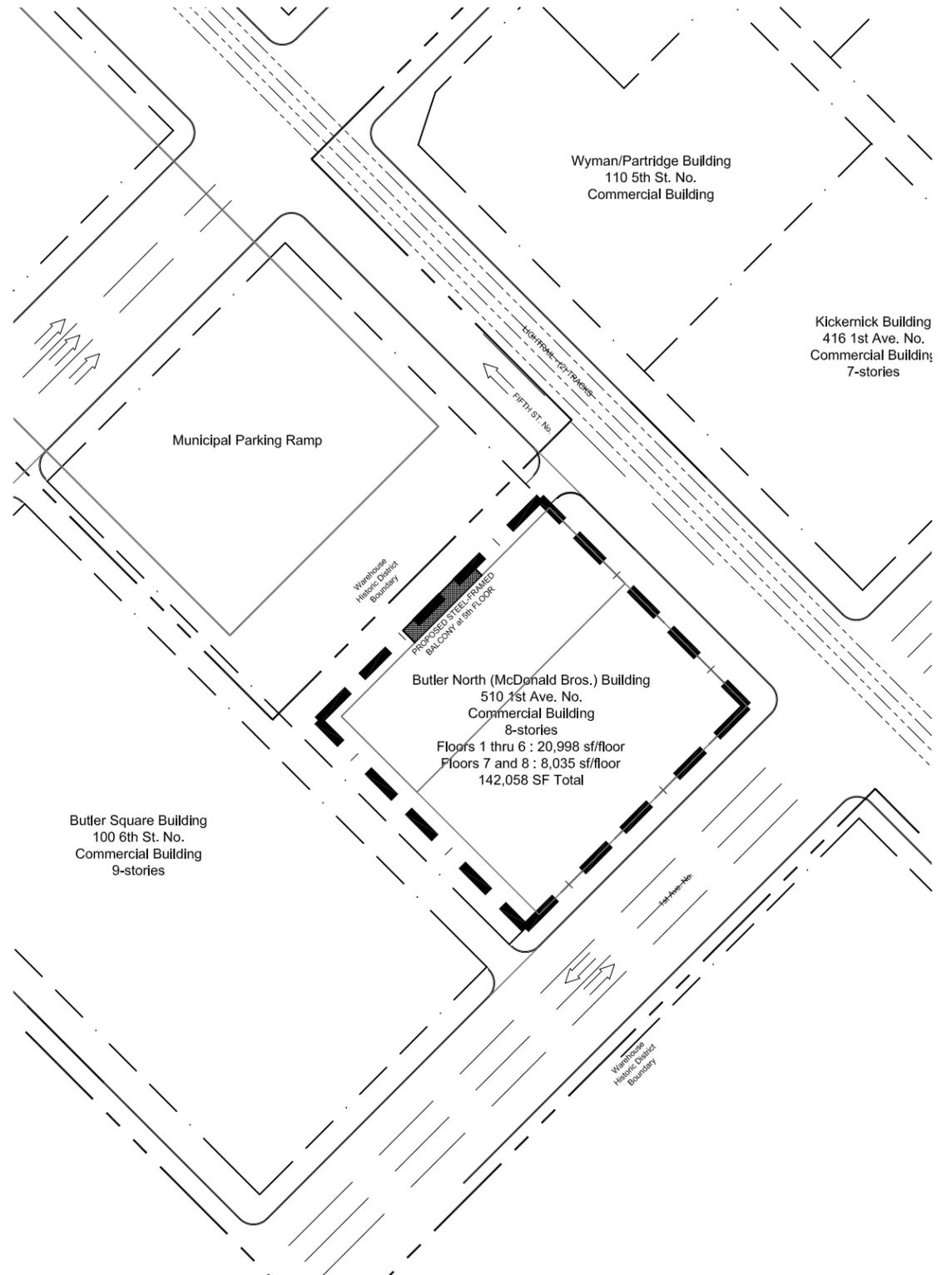
2 Overall Fifth Floor Plan

a5.1 Scale : 1" = 20'-0"

1 Vicinity Map

a5.1 Scale : 1" = 20'-0"

True North



David J. Kelly
Architect, Inc.

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Project Butler North Building
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Minneapolis, MN

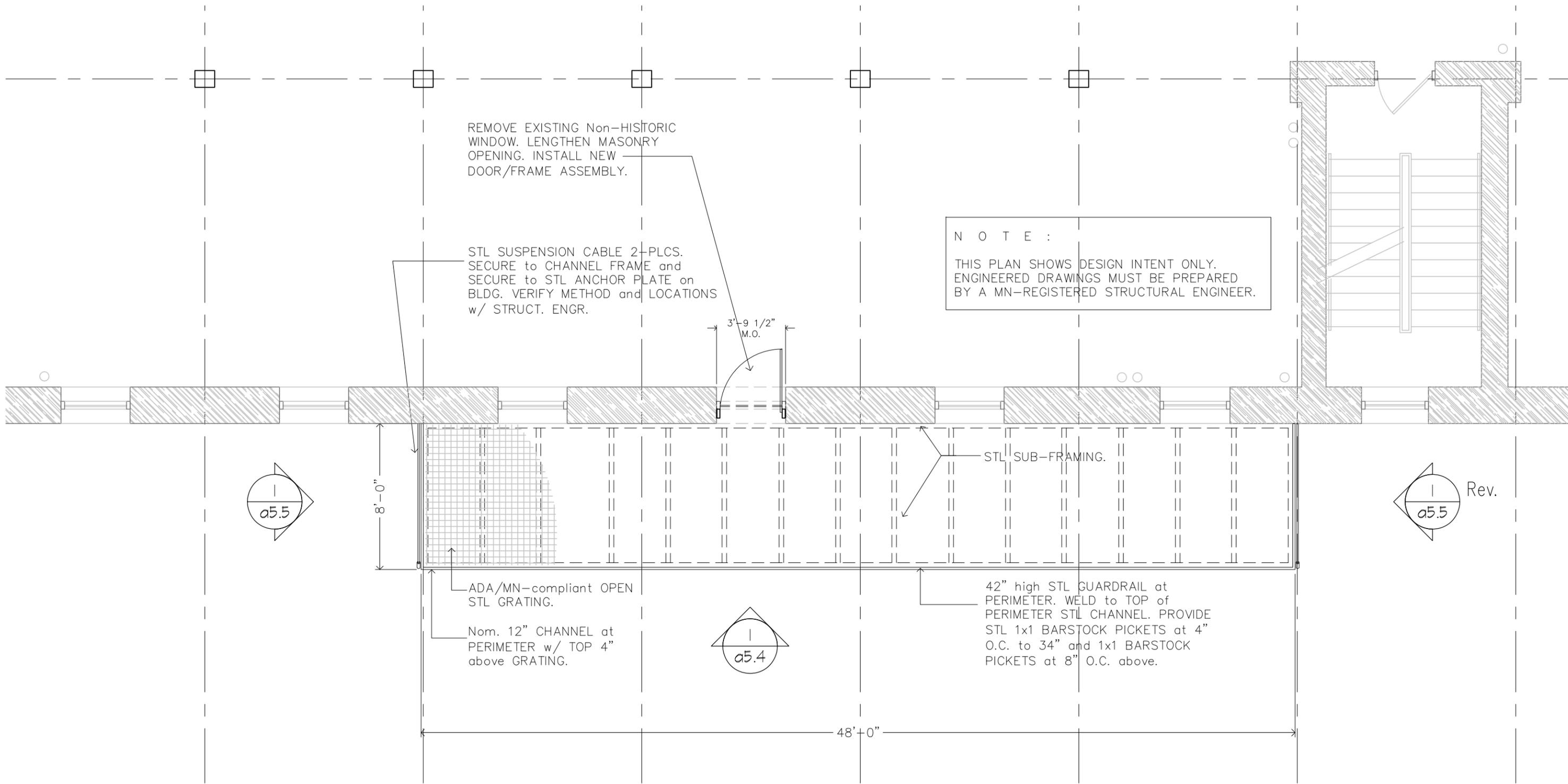
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a5.1

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a5.2 Enlarged Floor Plan at Proposed Balcony

Scale : 3/16" = 1'-0"



ONE (1) EXISTING WINDOW OPENING to be MODIFIED.

EXISTING NON-HISTORIC WINDOW to be REMOVED. ORIGINAL 45.5" wide MASONRY OPENING to be LENGTHENED to 5th FLOOR LEVEL. NEW NON-HISTORIC DOOR Ass'y. to be INSTALLED.

1
a5.4

PROPOSED STEEL-FRAMED BALCONY.

56'-8 3/8"

66'-6"

50'-5"

EXISTING METAL LOUVER

EXISTING METAL LOUVER

EXISTING WIDENED OPENINGS

EXISTING VENTS

1 Butler North Building Northwest Elevation

a5.3 Scale : 1/16" = 1'-0"

David J. Kelly
Architect, Inc.

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Project Butler North Building
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Minneapolis, MN

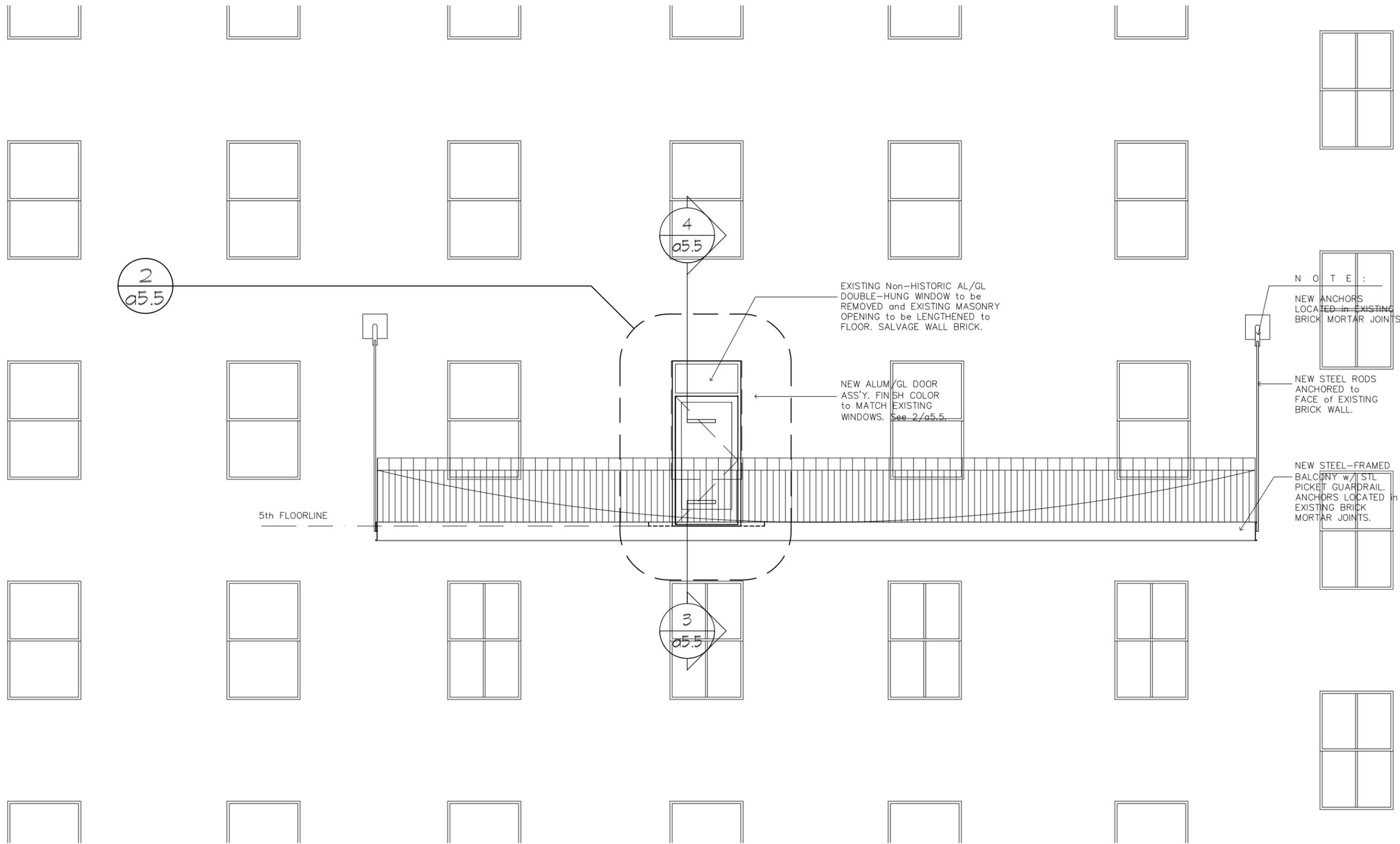
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a5.3

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1 Proposed Balcony Enlarged Elevation

a5.4 Scale : 3/16" = 1'-0"

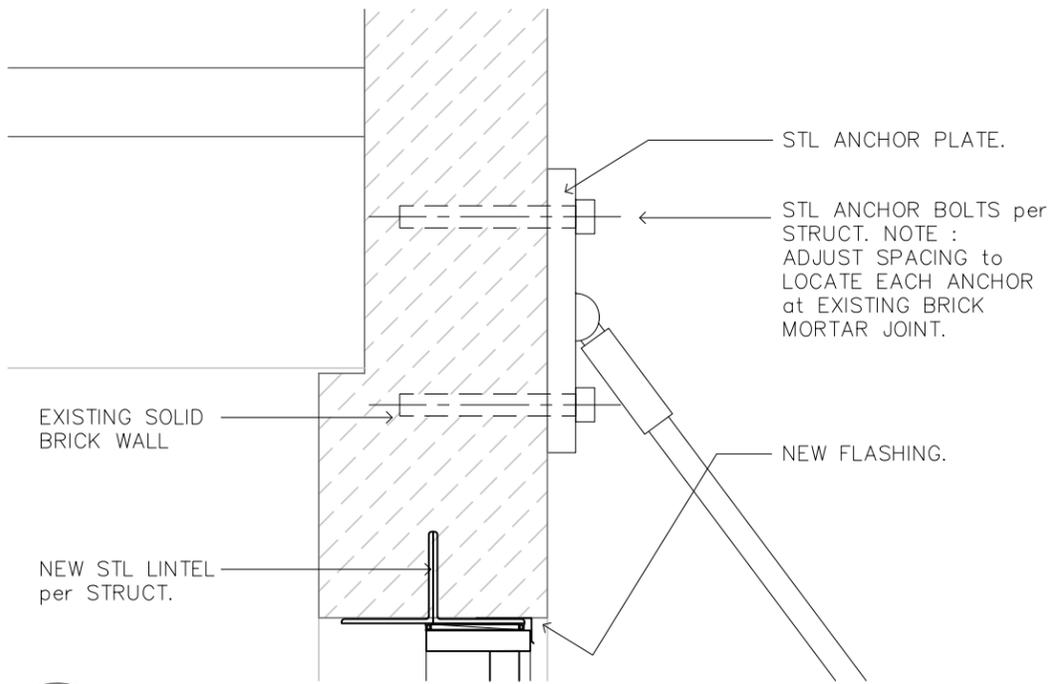
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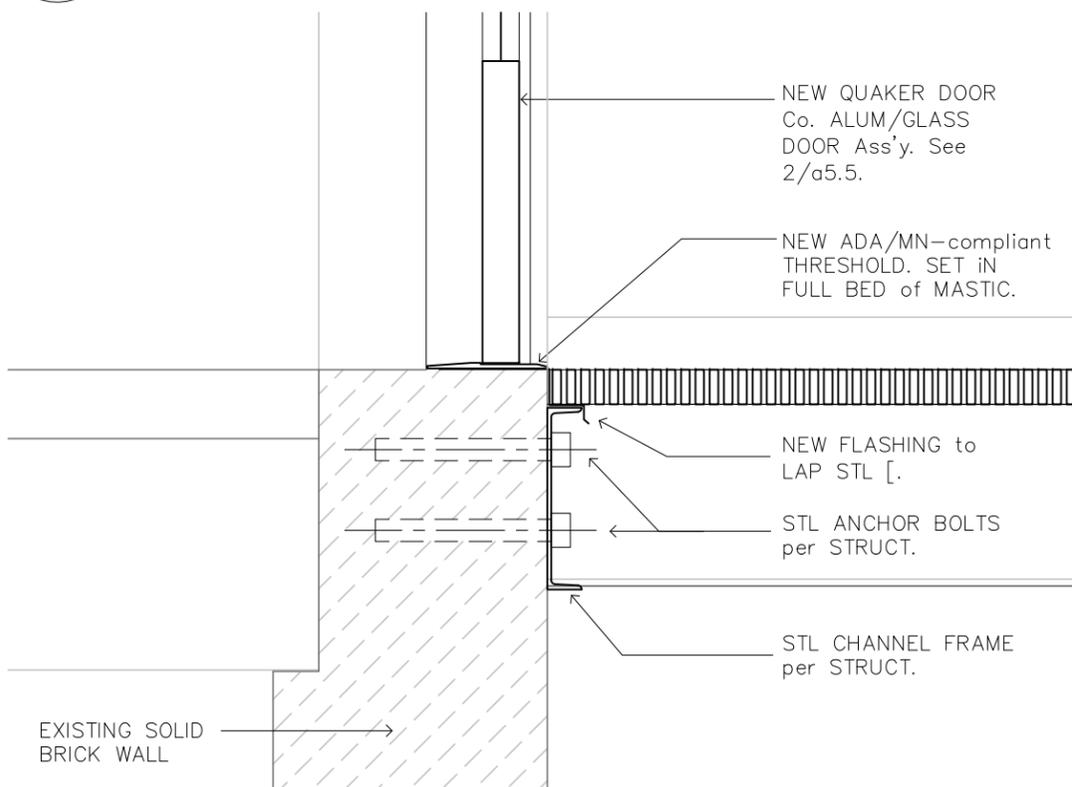
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a5.4

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4 Balcony Detail
a5.5 Scale : 1-1/2" = 1'-0"

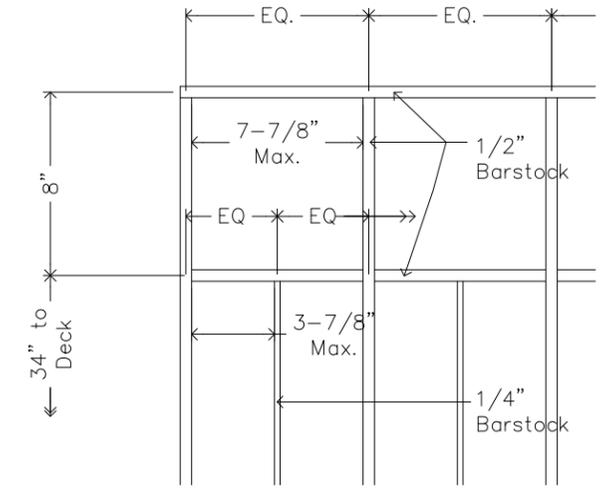


3 Balcony Detail at Floor
a5.5 Scale : 1-1/2" = 1'-0"

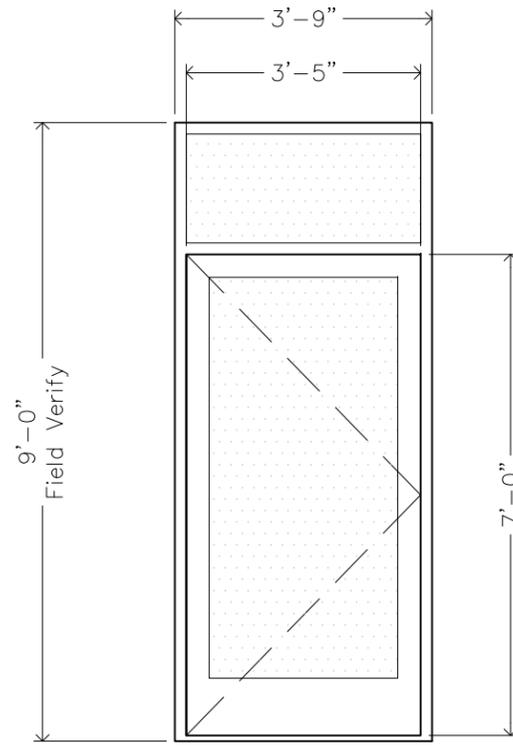
NEW DOOR and SIDELIGHT ASSEMBLY

MFR. : QUAKER WINDOWS PRODUCTS
 WEBSITE : quakerwindows.com
 ALUMINUM : 6063-T6 ALUMINUM
 DOOR TYPE : TERRACE SWINGING DOORS
 DOOR FRAME : THERMALLY-BROKEN ALUM.; 4-1/2" deep.
 DOORS : THERMALLY-BROKEN ALUM.
 FLASHINGS : Pre-Fin BRAKE-FORMED ALUM.
 FINISH : BAKED-ON 2065 POWDER COAT
 COLOR : MATCH EXISTING QUAKER DH WINDOWS (Pittsburgh Paint No. 7032 Green Glaze or EQ.)

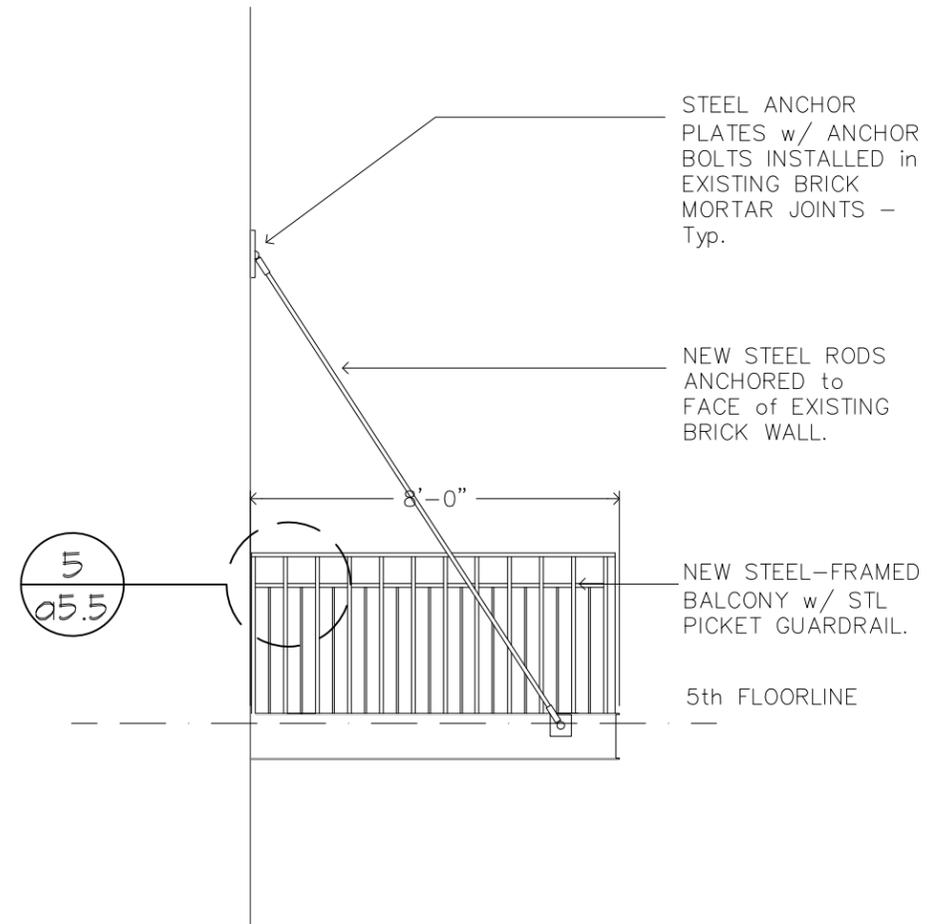
GLASS : 1" thick INSULATED; CLEAR, Low-E Tempered GLASS
 SILL : EXTRUDED ALUM. - NATURAL FINISH.
 DOOR ASS'Y. PERFORMANCE : C-70
 HARDWARE :
 HINGES : HEAVY-DUTY OFFSET PIVOT HINGES; 1-1/2 pair
 LOCKSET : EGRESS LOCKSET w/ ADA/MN-compliant LEVER HANDLES; 5-Point LOCKING SYSTEM
 THRESHOLD : ADA/MN-compliant PROFILE
 WEATHERSEALS : PRESSURIZED AIR-TIGHT SEALS



5 Balcony Detail
a5.5 Scale : 1-1/2" = 1'-0"



2 Door Elevation
a5.5 Scale : 3/8" = 1'-0"



1 Proposed Balcony Typ. End Elevation
a5.5 Scale : 1/4" = 1'-0"

EXHIBIT A
Butler North Building view along 5th Str. No.



Proposed Balcony for Pocket Hercules
510 First Avenue No., Minneapolis, MN

EXHIBIT B

Existing view of northwest elevation.



Proposed Balcony for Pocket Hercules
510 First Avenue No., Minneapolis, MN

EXHIBIT C
View of existing window.



EXHIBIT D

View of northwest (alley) elevation
With Proposed Balcony at 8th floor level.



Proposed Balcony for Pocket Hercules
510 First Avenue No., Minneapolis, MN

EXHIBIT E
View of HPC-Approved Balcony
at 123 Third St. No.



Proposed Balcony for Pocket Hercules
510 First Avenue No., Minneapolis, MN

BUTLER NORTH, LLC

*510 - 1st Avenue North, Suite 600
Minneapolis, MN 55403
Office 612-332-8323*

May 23, 2014

Downtown Minneapolis Neighborhood Assoc.
40 So. 7th St.
Suite 212, PMB 172
Minneapolis, MN 55402

Re: 5th Floor Balcony
Butler North Building, 510 – 1st Avenue North

We are the owners of the Butler North Building, a commercial property located at 510 First Avenue North, and are planning to construct a small balcony on the fifth floor of the building. The lease agreement with the Tenant prohibits them from using this balcony for any storage of any kind, other than the outdoor furniture that they will be using on this balcony. We will be strictly enforcing this policy.

Respectfully,

BUTLER NORTH, LLC

Ned Abdul

Ned Abdul
Chief Manager