



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #4
 July 8, 2014
 BZH-28212

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 4901 Minnehaha Avenue
Project Name: Minnehaha Falls Refectory Renovation and Site Improvements
Prepared By: [Lisa Steiner](#), City Planner, (612) 673-3950
Applicant: Miller Dunwiddie Architecture
Project Contact: Jean Turck
Ward: 12
Neighborhood: Hiawatha; adjacent to Minnehaha and Ericsson
Request: To renovate the Minnehaha Falls refectory building and alter the surrounding site.

Required Applications:

Certificate of Appropriateness	To allow for renovation of the refectory building and associated site improvements in the Minnehaha Historic District.
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HISTORIC PROPERTY INFORMATION

Current Name	Minnehaha Park Refectory
Historic Name	Minnehaha Park Refectory
Historic Address	4901 Minnehaha Avenue
Original Construction Date	1905
Original Architect	Harold A. Eads
Original Builder	Unknown
Original Engineer	Unknown
Historic Use	Refectory (Pavilion)
Current Use	Pavilion and Restaurant
Proposed Use	Pavilion and Restaurant

Date Application Deemed Complete	June 12, 2014	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	August 11, 2014	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

Local Historic District	Minnehaha Historic District
Period of Significance	19 th Century and 20 th Century
Criteria of Significance	Architecture, Commerce, Conservation, Literature, Transportation, Urban Planning
Date of Local Designation	1986
Date of National Register Listing	1969
Applicable Design Guidelines	<i>Secretary of the Interior's Standards for Treatment of Historic Properties</i>

SUMMARY

BACKGROUND.

In 1889, the land surrounding Minnehaha Falls was purchased by the State of Minnesota and acquired by the Park Board. It was one of the first state parks in the United States. In 1969, the Minnehaha Park Historic District was listed on the National Register of Historic Places, the first historic district in Minneapolis listed on the National Register. In 1986, the Minnehaha Historic District was locally designated.

The refectory building is located about 150 feet north of Minnehaha Falls. The refectory (or dining hall/pavilion) was designed by architect Harold A. Eads and was constructed in 1905.¹ The refectory was originally an open air pavilion with no interior obstructions. The building corners boasted decorative cement plaque ornamentation. The interior walls had a rough cast plaster finish and the floors of the dining room and public space were cement tile. The roof was constructed of timber trusses and was topped with red Spanish tile.²

In the early twentieth century, the Minnehaha Falls refectory was the largest in all the parks in Minneapolis. In a 1919 report, it was noted that the refectory supplied the most varied service of any in Minneapolis including “café, fresh buttered popcorn, candies, home-made taffy, cigars, soft drinks, ice cream cones, sundaes, sodas, kodak films, souvenirs, souvenir post cards, etc., a kitchen with free gas service for picnic parties, and a parcel checking service for five cents.”³ (See Attachment 4 in the appendix for a 1918 plan showing the interior layout at this time.) Concessions sales took place in the refectory until 2005.

¹ Parks, Lakes, Trails and So Much More: An Overview of the Histories of MRPB Properties, 2008, pages 167-168

² Minnehaha Park Renovation Plan, page 78

³ Charles Johnson, Manager of Refectories, “Making Municipal Park Refectory Service Pay,” Town & County Edition of the American City, March 1919, page 249

The refectory has undergone a few changes throughout its history that have changed its appearance and functionality. The most drastic modifications occurred in 1958, when the refectory was remodeled extensively. In an attempt to modernize the park and its buildings, the refectory's open-air arches were either plastered shut or enclosed with metal roll-down doors. Hot plate units were installed along one wall, as well as a gift shop and restrooms. Drop ceilings were also installed. Most of the decorative ornamentation was removed from the façade of the building and the original Spanish tile roof was replaced with an asphalt roof. (See Attachment 5 in the appendix for *Minneapolis Star* articles and photos with more detailed descriptions of these renovations.)

After the 1958 renovation, no major changes were made to the refectory until the 1990s. From 1967 to 1983, controversy over Highway 55 kept the park and its buildings in a state of limbo with no major restoration work considered due to the park's uncertain future. Only routine maintenance and minor restoration work occurred during this period. Finally, in the 1980s the highway plans were approved and a renovation plan was begun for future park improvements.⁴ In 1992, the *Minnehaha Park Renovation Plan*, a long-range improvement plan was completed for the entire park.

The *Minnehaha Park Renovation Plan* noted that "because of its size and proximity to the Falls, the Refectory is the single most dominant building in the Park."⁵ The plan recommended that the refectory be restored to its original design, in order to restore the pavilion character instead of the enclosed character that was a result of the 1958 renovations. In 1992, the building housed a picnic facility, gift shop, concessions stand, and restrooms. The plan envisioned that the refectory would be used purely as a large picnic pavilion, with the other uses relocated to other buildings in the park. The plan called for the openings in the walls to be reestablished to their former state, the metal roll-down doors to be removed, and the tile roof, windows, doorways, plaques, and other detailing to be reintroduced. The refectory was envisioned to be the centerpiece of a formal axial arrangement of paths and vistas.⁶

In 1997, the refectory and the surrounding area underwent significant renovation, implementing some but not all of the improvements identified in the *Renovation Plan*. Existing bituminous sidewalks, concrete curbing, and the parking lot that was once located near the falls were all removed. New concrete walks, pavers, lighting, landscaping, picnic tables, and signage were installed. The existing deck and terrace were also installed at this time. The openings on the east end of the building in the space now occupied by Sea Salt Eatery were also restored as part of this work.

The concession area in the refectory was operated by the Minneapolis Park and Recreation Board until 2005 when Sea Salt Eatery opened in the former concession space. Sea Salt Eatery has successfully operated in the refectory since that time, similar to the various private restaurants that have opened in other Minneapolis parks in recent years. Some interior alterations have already taken place this year to improve the functionality of the refectory. The hot plates and fireplace have been removed, modifications have been made to the basement area, and portions of the ceiling have already been taken down.

⁴ *Minnehaha Park Renovation Plan*, pages 20-21

⁵ *Minnehaha Park Renovation Plan*, page 78

⁶ *Minnehaha Park Renovation Plan*, page 36, 78

APPLICANT'S PROPOSAL.

This certificate of appropriateness application involves the renovation of the Minnehaha Falls refectory building as well as associated site improvements.

Refectory Improvements

Roof: The applicant is proposing to replace the existing asphalt roof. The color and style of the proposed roof will mimic the historic Spanish tile roof but will be an asphalt roof. Some of the abandoned vents in the roof will also be removed.

Doors: The exterior coiling overhead doors and interior garage doors, frames, and tracks are proposed to be entirely removed. The applicant is proposing two different types of doors to replace these. The three central doors on both the south and north elevations would be sectional overhead aluminum garage doors painted to match the existing doors in the Sea Salt Eatery area. Aluminum storefront doors with fixed door panels are proposed for the other two doorways, providing code required egress from the building and matching those existing at Sea Salt Eatery. The diamond pattern muntin profiles proposed will match the existing doors at Sea Salt Eatery. One of the doors will contain a louver rather than the diamond pattern muntins. The applicant has stated that the louver is necessary for supplying make-up air for Sea Salt's expanded exhaust hoods and this location was considered the best option because it would not require new openings in the walls or the roof.

Windows: The infill louvers and panels currently located in the dormer windows on the south and north elevations of the building are proposed to be removed. Aluminum windows with diamond pattern muntins would be put in their place. The windows will be made of aluminum and will be painted to match the doors.

Wood Trim: Various restoration treatments are proposed for the wood rafters, fascia, and soffit boards. The applicant is proposing to address wood rot by scraping out the rotted wood, saturating the wood with a borate treatment to protect the wood, and applying epoxy. The proposal also includes the replacement of missing or split rafter tails using a Dutchman repair method. Only those features noted to be rotted or otherwise damaged are proposed to be affected. Minor dings in the frieze board will be filled with wood filler and damaged edges and corners will be treated with epoxy fillers. The planned location of each of these treatments has been noted on the applicant's plans.

Interior Modifications: The applicant is also planning to update the restrooms, remove the dropped ceiling in the pavilion and add new lighting. Additionally, the applicant plans to expand the pavilion storage area and repair concrete cracks in the flooring. However, the interior work is not under consideration for the certificate of appropriateness as the interior of the building is not designated.

Site Improvements

Deck: The applicant is proposing to construct a new 865 square foot deck directly east of the current 230 square foot deck. The existing deck will be restored and the pavers and decking material will be replaced. Materials proposed are composite decking in a grey color. Wall and guardrail details will match the existing non-historic materials in appearance. Existing oak trees will be protected and the deck will be built around them.

Trash, Compost, and Bicycle Storage Enclosure: The existing approximately 250 square foot trash enclosure northwest of the refectory building is proposed to be expanded into a multi-function enclosure that is approximately 2,150 square feet in area. The proposed enclosure would add about 250 square feet of compost and recycling space as well as about 1,650 square feet of space to store rental bicycles. The rental bikes are currently stored in the refectory building; with the renovation of the building, the applicant states that it is desired to move this function out of the building. The site proposed was chosen because it is out of the main areas of the park, is relatively flat, and has few

mature trees. The design matches the existing trash enclosure and is proposed to be built of stained cedar approximately 8 feet in height. The applicant has stated that this location was determined best for access it provides, the fact that the area is not used for other purposes, and is not in the line of major viewsheds. Screening for the enclosure would be composed of 6 white pines, 6 serviceberry trees, and 33 hydrangeas.

Trail: A new bituminous trail is proposed which will direct foot and bicycle traffic from the parking area around the Sea Salt Eatery seating area, providing a new route to reach Minnehaha Falls.

Bike Parking: Bike loops providing 92 new bicycle parking spaces are proposed east of the refectory building.

Benches, Planters, and Signs: New benches north of the refectory building are proposed; the design of these benches will match the existing benches in the area. Additional fixed tables are proposed in order to provide more seating for patrons of Sea Salt Eatery. New signs and planters are proposed to assist wayfinding and direct visitors of Minnehaha Falls to the new bituminous trail around the seating area.

Landscaping: 60 new dwarf bush honeysuckles and a swamp white oak tree are proposed southeast of the refectory building. 37 hydrangeas are proposed between the seating areas and the new bicycle parking. Additional landscape lighting would be added as well.

PUBLIC COMMENTS.

No comments have been received as of the writing of this report. Any 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 the renovation of the refectory building and associated site improvements 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.*

Although the refectory building was not specifically mentioned in the nomination of the Minnehaha Historic District, it has historically been viewed as a contributing resource to the district. No formal period of significance for the district was noted in the original nomination, as was common with early nominations. However, the Grand Rounds Park System, an overlapping feature, has a period of significance of 1884-1942 which is therefore viewed as the informal period of significance for the Minnehaha Historic District. The refectory building was constructed within this informal period of significance.

The statement of significance notes that the park “preserves the environment of five or six historic sites illustrating commercial, transportation, pioneering and architectural themes, and is itself an expression of inspired foresight in urban planning. The influential feature of the historic district is Minnehaha Creek with its falls and glen. This stream and cascade have attracted explorers, settlers, tourists and entrepreneurs since the beginning of recorded Minnesota history.” The renovation of the refectory building, a dominant structure in close proximity to

Minnehaha Falls, will be compatible with the criteria of significance identified in the district designation.

The proposed design will restore the open pavilion-like character of the refectory building and will be compatible in design with both the 1997 renovations of the building and the historic character of the building. The applicant's proposed removal of the metal roll-down doors and interior modifications from the 1958 remodeling will remove non-historic elements of the building which currently detract from the building's historic appearance and were added after the period of significance. As proposed, the renovated refectory building will continue to be an architectural complement to the character of Minnehaha Creek and Minnehaha Falls. The alterations will continue to support the criteria and period of significance of the Minnehaha Historic District. The majority of the site improvements will continue to support the criteria of significance and the period of significance and will support the functionality of the site as traveled by visitors.

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

The building alterations proposed are compatible with the designation of the district. The nomination focused upon the important balance of the built and natural environment in Minnehaha Park. Specific elements of the built environment described in the nomination were the Stevens House, Longfellow House, Godfrey's Mill, and Minnehaha Station. The refectory building is not specifically mentioned in the nomination. The alterations will not affect those specific buildings or their surrounding sites. The building alterations are compatible with and continue to support the exterior designation of the Minnehaha Historic District.

The natural environment of Minnehaha Park was specifically detailed in the designation, which noted the topography, geography, ecology, and wildlife of the district. The site alterations east of the refectory, including the new trail, deck, seating, planters, and bike parking are found to be compatible with the exterior designation of the Minnehaha Historic District. No trees are proposed to be removed and the new proposed landscaping will be compatible with the area and will not obstruct views of the refectory or views towards Minnehaha Falls.

However, the proposed trash/compost/bicycle enclosure is not found to be compatible with the exterior designation. The scale of the enclosure is out of character with the built and natural environment of the district. The design of the enclosure does not tie in architecturally with any other built features in the park. Additionally, the proposed enclosure will be visible from many different vantage points. Although screening is proposed to be provided along two of the enclosure's expansive walls, the mass of the structure will be prominent and will likely block views of the refectory from the roundabout at Minnehaha Avenue and Godfrey Parkway. The existing trash enclosure is almost one-tenth the size of the proposed enclosure and is currently visible from the north side of the refectory, Godfrey Parkway, and Minnehaha Avenue. The lilac bushes in the drop-off area west of the refectory currently screen the existing enclosure from the south side of the refectory and the vicinity of Minnehaha Falls, but if these lilac bushes were ever removed, it would be visible from Minnehaha Falls. (See Attachment 8 in the appendix for photos of the current enclosure from various vantage points.) Staff finds that the proposed enclosure will not be compatible with or support the district designation due to its visual impact and incompatible design.

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

The Minneapolis Code of Ordinances, Title 23, Heritage Preservation, Chapter 599 Heritage Preservation Regulations recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. Based upon the evidence provided below, with the exception of the proposed enclosure, the majority of the proposed work is compatible with and will ensure continued integrity of the historic district.

Location: The applicant is not proposing to change the location of the refectory building. The existing path locations were created during the 1997 renovation and the addition of a new bituminous trail will be compatible with and ensure continued integrity of the district.

Design: Design is the combination of elements that create the form, plan, space, structure, and style of a property. The applicant's proposed renovation project will return the refectory building to a more open character, as it was historically designed. The doors and windows will be consistent in design with the existing doors and windows in the Sea Salt Eatery portion of the building. Due to the functions within the structure, it cannot be restored to a completely open-air pavilion as it was originally planned. For instance, the location of the restrooms prevents the reintroduction of the historic openings in the western portion of the building.

The design of the trash/compost/bicycle enclosure is not compatible with the historic district and will not ensure continued integrity of the district. The enclosure is proposed to be made out of 8-foot tall stained cedar boards with dimensions of approximately 50 feet by 45 feet. This design is not consistent with any other features in the vicinity. The nearby picnic shelter and the bandstand are both designed to be compatible with the architectural features, materials, and colors of the refectory building. Although the enclosure is a more utilitarian structure, the proposed size of it will actually be larger than either the picnic shelter or the bandstand east of the refectory. The design of the enclosure should be consistent and compatible with these surrounding structures in order to ensure continued integrity of the district.

Setting: Setting is the physical environment of a historic property. The proposed renovation project and most of the associated site work will help preserve one of the most dominant architectural features in close proximity to Minnehaha Falls. The creation of a new bituminous trail will take the place of an informal trail that has already been worn by foot and bicycle traffic.

However, the proposed enclosure is found to be incompatible with the setting and therefore will negatively impact the continued integrity of the historic district. The size of the enclosure will detract from the integrity of the park's setting. Two trees will need to be removed to accommodate the expanded bicycle storage/compost/trash enclosure; these are 2 and 4 inch caliper Autumn Blaze Maples. It will be visible from many important vantage points in the park.

Materials: Materials are the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property. The applicant is proposing to remove materials including the infill louvers in the dormers, the metal roll-down doors, and some vents in the roof. These are considered non-historic materials from outside the period of significance and staff finds their removal to be appropriate as they will restore the open character of the original design. The proposed doors will be made out of glass, allowing for views into and out of the refectory even when closed. Although the applicant is proposing an asphalt roof, which is a different material than the historic Spanish tile present from 1905-1958, staff finds that the proposed cottage red asphalt shingles are an appropriate substitute due to

their similar appearance. Remaining historic materials from the period of significance will not be removed.

The materials of the enclosure are not compatible with the historic district. Stained cedar is not a principal material used on any other building in the park. Because the structure is proposed to be so large, there is a great deal of this material being utilized and as such it will detract from the integrity of the district.

Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. The proposed restoration work to the wood trim appropriately supports the original workmanship of the building.

Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The applicant's proposed renovation of the refectory and associated site work will help preserve the feeling of the refectory and the Minnehaha Historic District by allowing for needed rehabilitation work and returning to a more open character with new operable, transparent garage doors. The building has been an attraction for visitors of the park throughout its history. The proposed renovation work and most of the site improvements will maintain and support the feeling of the refectory building and surrounding site.

The enclosure does not support the feeling of the Minnehaha Historic District. The proposed enclosure will have a negative aesthetic impact due to its size, design, and materials. It would be one of the first structures a visitor would see when entering the park from the northeast and would block important views of the refectory and the surrounding area.

Association: Association is the direct link between an important historic event or person and a historic property. The proposed project will maintain the association between the refectory building and the operation of the park as a destination for visitors.

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.*

There are no adopted design guidelines associated with the Minnehaha Historic District. The *Minnehaha Park Renovation Plan* was developed to provide guidance through a long-range improvement plan. The proposed alterations are consistent with the goals for the refectory established in that plan and partially implemented in the late 1990s. The goal stated in the *Minnehaha Park Renovation Plan* for the refectory was to "restore, enhance, and adaptively reuse the refectory and its adjacent surroundings." This proposal implements the plan to restore the refectory to its original design, with some modifications necessary in order to better adaptively reuse the building.

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.*

Aside from noted exceptions related to the proposed enclosure, the proposed project will be consistent with the following Secretary of the Interior's Standards for the Treatment of Historic Properties:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The refectory historically housed an open-air dining pavilion and concessions area. The open air-dining pavilion use will be restored in part with the proposed operable glass and aluminum overhead doors. The concessions function has been replaced by Sea Salt Eatery. This proposal does not place the building in a new use than its present uses. Most of the changes to the site are minimal and will preserve as much landscaping as possible. However, the proposed enclosure will more than minimally change the defining characteristics of the western edge of the surrounding refectory site because the structure will be of such a large size and will not be screened on the eastern wall or most of the southern wall; both of these walls are the sides that face the refectory and Minnehaha Falls.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of the refectory and the site will be retained and preserved and no historic materials from the period of significance will be removed. Non-historic materials will be removed and the alterations proposed will better reflect the building's historic character.

3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.

There is some evidence that diamond pattern muntins were historically located in some of the building's openings; however there is not enough evidence to substantiate the exact design of those muntins. (See Attachment 7 for close ups of historic photos in the appendix.) Therefore, the proposed design does not attempt to replace those but rather loosely references the historic design, incorporating the diamond pattern muntins into the new doorways as well. The proposal matches the existing doors and windows in the Sea Salt Eatery, creating architectural consistency and symmetry. It does not create a false sense of history as the materials are aluminum, a modern material.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Staff does not find that the alterations made in the 1958 renovation have acquired historic significance on their own. The alterations undertaken in that project hinder the functionality of the pavilion and drastically modified the interior of the pavilion. Many of those changes, including the introduction of restrooms and infilled openings on the west end of the refectory will still remain and will represent the changes made at that time.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The proposed restoration treatments of the woodwork on the building preserves the distinctive examples of craftsmanship on the exterior of the building.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The applicant is proposing to repair rather than replace deteriorated woodwork.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

No chemical or physical treatments that would cause damage to historic materials are proposed.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

No known significant archeological resources will be affected by this proposal.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The expanded deck, new doors and windows, new bike racks, and new planters will not destroy historic materials that characterize the property. The new work is differentiated but compatible with the historic features of the site and building.

The new enclosure will not be compatible in massing, size, scale, or architectural features with the property. It will negatively impact the historic integrity of the property. The enclosure is proposed to be almost one-third the size of the refectory building, with no compatible architectural features. An architecturally compatible enclosure of a smaller size will better protect the historic integrity of the property and its environment. If the enclosure is expanded to a total size of only 500 square feet and is designed to be architecturally compatible, the new structure will be compatible with the massing, size, scale, and architectural features of the property. A structure of this size will still be able to accommodate the additional compost and recycling space proposed by the applicant as well as the current 250 square feet utilized for trash.

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 new additions and construction will be removable without negatively impacting the form and integrity of the refectory and its surrounding site.

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.*

Staff is recommending that as a condition of approval, the proposed enclosure is not approved. As conditioned, the certificate of appropriateness will conform to all applicable regulations of this preservation ordinance and would be consistent with the following policies of the comprehensive plan:

Open Space Policy 7.5: Protect landscapes that are significant to the historic legacy of Minneapolis, the region and state, and preserve and expand artistic features in publicly accessed open spaces.

7.5.1 Encourage the preservation of historic buildings, memorials and monuments found in open spaces throughout the city.

7.5.4 Use open space to protect prime public view corridors such as those of landmark buildings, significant open spaces, and/or water bodies.

Open Space Policy 7.6: Continue to beautify open spaces through well designed landscaping that complements and improves the city's urban form on many scales – from street trees to expansive views of lakes and rivers.

7.6.1 Where open spaces and the built environment interface, seek greater design integration between them to create interesting spaces for active and passive use.

Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.

8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.

Preservation Policy 8.5: Recognize and preserve the important influence of landscape on the cultural identity of Minneapolis.

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.*

No destruction of property is proposed.

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.*

The proposed alterations demonstrate that the applicant has made adequate consideration of the original nomination in renovating the refectory and completing associated site improvements. Nearly all of the proposed alterations will continue to express the park's history as a foresight in urban planning as well as the commercial, transportation, pioneering and architectural themes that were noted in the original nomination.

The proposed enclosure does not demonstrate adequate consideration of the original nomination. The important balance of natural and built environment in the park will be negatively impacted due to the size of the proposed enclosure, its prominence from many vantage points, and its lack of architectural consistency with other structures in the immediate vicinity.

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

This project would not trigger Site Plan Review.

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 addressed in finding #5, the refectory alterations proposed demonstrate that the applicant has made adequate consideration of the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed treatments to the woodwork on the building are consistent with the associated recommended guidelines for protecting, maintaining, replacing, and repairing wood. No historic doors or windows remain on the refectory building; the replacement of these missing historic features is with a new design that is compatible with the openings and the historic character of the building.

Most of the modifications to the site will be minimal and will not alter any character-defining features of the property. Many of the site improvements that currently exist are from the 1997 renovation and are not considered historic. Site improvements have been designed to minimize disturbance on terrain. However, the expanded enclosure does not meet the Secretary of Interior's guidelines for rehabilitation of a site. Introducing a new building or site feature that is out of scale or of an otherwise inappropriate design is not recommended.

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.*

Staff is recommending that as a condition of approval, the enclosure as proposed is not approved. As conditioned, the proposed renovation of the refectory and the site improvements will be compatible with and will ensure continued significance and integrity of all contributing

properties in the Minnehaha Historic District based on the informal period of significance for which the district was designated. Please see findings #1 and #2 for analysis.

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.*

With the proposed conditions of approval, 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 Minnehaha Historic District. The proposed enclosure is not in keeping with the spirit or intent of the ordinance and will negatively alter the essential character of the historic district and is therefore not recommended for approval as part of this certificate of appropriateness. Please see findings #1 through #5 for analysis.

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.*

As conditioned, the certificate of appropriateness will not be injurious to the significance or integrity of other resources in the Minnehaha Historic District and will not impede the normal and orderly preservation of surrounding resources. As discussed in finding #3 and #5, the proposed enclosure will be injurious to the integrity of the district due to its impact on design, setting, materials, and feeling and therefore is not being recommended for approval as part of this certificate of appropriateness.

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 for renovation of the refectory building and associated site improvements, subject to the following conditions:

1. The proposed enclosure is not approved. An expanded enclosure of no more than 500 total square feet in size may be approved administratively by CPED staff, provided the enclosure is adequately screened and is designed to be architecturally consistent with the refectory building.
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 approved 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 8, 2016.
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.

ATTACHMENTS

Attachments provided by staff

1. Zoning map
2. Aerial map
3. Historic photos and postcards of refectory
4. 1918 interior plan
5. Minneapolis Star articles, 1958
6. Aerial image before 1997 renovation
7. Historic close-up photos of diamond pattern muntins
8. Map and photos of existing enclosure from various vantage points
9. Site photos

Attachments provided by applicant

10. Project description and findings
11. Architectural plans
12. Colored elevations
13. Site improvement plans
14. Material sheets
15. Photos of the property and existing conditions
16. Correspondence