



# CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #1  
 December 2, 2014  
 BZH-28190

## HERITAGE PRESERVATION APPLICATION SUMMARY

*Property Location:* 321 2<sup>nd</sup> Avenue N  
*Project Name:* 321 2<sup>nd</sup> Avenue N Shed Removal  
*Prepared By:* [Mei-Ling Anderson](#), City Planner, (612) 673-5342  
*Applicant:* Marquee Properties, LLC  
*Project Contact:* Paul Nolan, RJ Marco Construction, Inc.  
*Ward:* 3  
*Neighborhood:* Downtown Minneapolis Neighborhood Association  
*Request:* To remove a portion of the building.  
*Required Applications:*

<b>Certificate of Appropriateness</b>	To allow the removal of a portion of an existing building in the Warehouse Historic District.
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## HISTORIC PROPERTY INFORMATION

<b>Current Name</b>	The New French Café (contributing)
<b>Historic Name</b>	Dole Building
<b>Historic Address</b>	128-130 4 <sup>th</sup> Street North
<b>Original Construction Date</b>	1887; 1912
<b>Original Architect</b>	W. Muther/Charles A. Bergen
<b>Original Builder</b>	Unknown
<b>Original Engineer</b>	Unknown
<b>Historic Use</b>	Commercial
<b>Current Use</b>	Vacant
<b>Proposed Use</b>	No change

<b>Date Application Deemed Complete</b>	October 7, 2014	<b>Date Extension Letter Sent</b>	November 10, 2014
<b>End of 60-Day Decision Period</b>	December 6, 2014	<b>End of 120-Day Decision Period</b>	February 4, 2015

**CLASSIFICATION**

<b>Local Historic District</b>	Warehouse Historic District
<b>Period of Significance</b>	1865-1930
<b>Criteria of Significance</b>	Events, Architecture, Architect
<b>Date of Local Designation</b>	1978
<b>Date of National Register Listing</b>	1989
<b>Applicable Design Guidelines</b>	<i>Minneapolis Warehouse Historic District Design Guidelines</i> <i>The Secretary of the Interior's Standards for Treatment of Historic Properties</i>

**SUMMARY**

**BACKGROUND.** The subject property is located at the northeast corner of 2nd Avenue North and 4th Street North. The address used for this application and for tax purposes is 321 2nd Avenue North. The mailing addresses of the building are 301-321 2nd Avenue North and, in the National Register of Historic Places nomination, the building is referenced as 124-130 4th Street. The building's historic name is the Dole Building, but has been commonly referred to as the New French Café Building. The Dole Building is a contributing structure to both the Minneapolis Warehouse Historic District and the Minneapolis National Warehouse Historic Districts.

In 1887, a building permit was issued to A.M. Dole to construct a 40 by 138-foot store designed by W. Muther. The structure received some minor alterations in 1909. In 1912, a 66 by 135-foot addition designed by Charles A. Bergen was constructed; the current two-story rectangular building is largely a result of the 1912 expansion. The simple Commercial Style building is covered in white glazed brick and features Chicago windows and a projecting cornice. Some of the storefront windows have been altered, but the original scale and rhythm of the façade remains intact.

The parcel is approximately 10,692 square feet and has 170 feet of frontage along 2nd Avenue North, and 66 feet of frontage along 4th Street North. The two-story structure contains approximately 18,870 square feet of gross floor area (GFA); the first floor of the building contains 9,840 square feet, including the 1,035 square foot shed, and the second floor has 9,030 square feet in area. The structure is currently vacant and the most recent tenants of the building include the New French Café, Urban Wildlife Bar and Grill, an art gallery, and various office uses on the second story.

**APPLICANT'S PROPOSAL.** The applicant is proposing to demolish the shed that sits on top of the adjacent loading dock. The shed is approximately 26 feet, 10 inches wide and 38 feet, 7 inches deep, for a total of 1,035 square feet. Both the first and second floors of the contributing structure would remain after the alteration.

The applicant states that the shed is attached to the masonry veneer of the building, and that a wooden 2'x4' is fastened with screws to the masonry where the walls and roof are attached. The applicant would remove the sidewalls and roof by cutting them approximately two feet from the masonry wall, and would then remove the fasteners from the wood to dispose of the remaining wood and tin.

This item was continued from the November 18, 2014, Heritage Preservation Commission meeting so that the public hearing notification postings could comply with the ten-day notification requirements.

**RELATED APPROVALS.** In 2008, the property owner applied for a Certificate of Appropriateness to demolish the entire building, including the loading dock shed. The Heritage Preservation Commission’s decision to deny the application was appealed by the applicant, and the City Council upheld the HPC decision and denied the appeal. There have been no land use or heritage preservation commission applications submitted since that time, and the building has also been vacant since that time.

Planning Case #	Application	Description	Action
BZH-25493 (2008)	Certificate of Appropriateness	To demolish the existing, locally designated property.	HPC adopted staff recommendation and denied the C of A. The City Council denied the appeal of the HPC’s recommendation.

**PUBLIC COMMENTS.** As of the printing of this report, staff has not received any public comments regarding this project. 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 removal of a portion of an existing building in the Warehouse Historic District 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 proposed alteration would be compatible with and support the criteria of significance and period of significance for the building and historic district. The building’s significance is primarily communicated by its street-facing facades, which are covered in white glazed brick. Based on the historical Sanborn maps and building permits, staff understands that the shed portion of the building that would be removed was constructed after the district’s period of significance (1865-1930).

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

The building is significant for its exterior’s Commercial Style architecture. The removal of the shed portion of the structure would not detract from the property and district’s designation. As conditioned, the alteration would support the exterior designation of the property.

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. The proposed project is compatible with and will ensure continued integrity of the historic district for which the district was designated based on the evidence below.

**Location:** The project will not impair the landmark's integrity of location, as the applicant is not proposing to change the location of the structure.

**Design:** The proposed alteration would be visible from 2<sup>nd</sup> Avenue North, which leads to the possibility of the project having an impact on the integrity of design. If not done correctly, the process of removing the shed could result in alterations to the contributing structure that would negatively impact the primary and secondary facades visible from 2<sup>nd</sup> Avenue North. As conditioned, staff finds that the alteration would result in a design that is consistent with the period of significance for the property and structure. The building's projecting cornice, white glazed brick, and fenestration patterns would continue to convey the significance of the building as a contributing structure in the Warehouse Historic District.

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

**Materials:** If the shed is removed properly, the project would have a minimal impact on the building's original materials. The shed that would be removed is most likely attached to the original exterior materials of the existing structure. The applicant states that any masonry that is blemished during the process of removing the shed would be restored to match the historic appearance.

**Workmanship:** The scope of the project would not result in the loss or alteration of any distinct decorative or character-defining elements on the building, and would not have an impact on the integrity of workmanship.

**Feeling:** The proposed alterations would not negatively impact the feeling of the building.

**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 Minneapolis Warehouse Historic District Design Guidelines in 2010. The following guidelines for existing buildings apply to this proposal:

2.1. Character defining features such as loading docks, water towers, fire escapes and chimneys shall be preserved.

2.2. Distinctive architectural features shall be preserved.

2.3. Existing buildings in the district are oriented to provide two kinds of access: pedestrian access from the street and sidewalk and freight access from side streets, alleys, or rail spurs. The existing orientation of each building shall be maintained and preserved.

2.17. Mortar joints shall be cleared with hand tools. The use of electric saws and hammers to remove mortar can seriously damage the adjacent brick and are inappropriate.

2.18. Replacement mortar shall duplicate the original mortar's composition, color, texture, joint width, and joint profile.

2.19. When patching an area of historic brick wall, the new brick and mortar shall match the original brick and mortar in material, color, profile, dimension, and texture.

2.56. Loading docks and their associated canopies shall be preserved. Their location, height, width, and length shall be retained.

2.58. Loading areas that are integrated into buildings shall remain open and not be fully enclosed with opaque materials.

The alteration would not materially impair the significance or integrity of the contributing structure. The loading dock and building orientation would be preserved. The loading area would not be enclosed following the removal of the shed. In addition, the entire secondary façade on the east side of the property would be visible again. Staff is recommending that the alteration include special care toward preserving the brick and mortar on the existing 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.*

As conditioned, the project will not materially impair the significance and integrity of the historic district, as evidenced by the consistency of the alteration with the following recommendations contained in *The 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.
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.
3. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
4. 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.

The proposed alteration would not affect the defining characteristics of the contributing building in its relation to the historic district. Provided that the exterior materials of the existing building are protected in the process of removing the shed, the historic character of the property would be preserved. The loading dock shed is an example of an addition to the historic property that is able to be removed without disturbing the form and integrity of the historic property and its environment.

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.*

The alteration would be consistent with the following policies of *The Minneapolis Plan for Sustainable Growth*:

**Heritage 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.

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

- 8.5.3 Preserve historic materials typically found in public spaces, such as street materials like pavers, lighting and other resources.

The alteration would preserve the existing building and adjacent loading dock, and would not result in a modification that subverts the property's historic significance.

The subject property is located in the West Hennepin area of the *North Loop small Area Plan* and is also guided by the *Warehouse District Heritage Street Plan*. The alteration would be consistent with both plans by preserving the adjacent loading dock's operational ability and appearance. The alteration would also be consistent with the policies of the *Minneapolis Warehouse Historic District*, as described in finding #4.

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 destruction of the shed portion of the property is necessary to correct an unsafe or dangerous condition on the property. The shed, which was constructed with corrugated metal, has rusted through in several areas. The applicant has stated that squatters inhabit the shed because it is not secure. It would not be reasonable to renovate this portion 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.*

The alteration would not have an impact on the portion of the building that is contributing to the historic district. The proposal to remove only the shed portion of the building, and to also retain the loading dock, indicates consideration of the significance of the district.

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 Chapter 530 in the Zoning Code.

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.*

The project complies with the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as discussed in finding #5 (above).

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.*

The alteration, which includes the removal of a non-historic building addition, is minor relative to the rest of the building. The alteration is designed to be compatible with the existing building and would not significantly affect the integrity of the historic district.

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.*

To the extent practical, the proposed alteration would be in keeping with the intent of the ordinance and would have little effect on the character of the historic district.

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 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. While the request might set a precedent for future cases, it does not formally authorize changes to other landmarks, historic districts, or properties under interim protection without staff or Heritage Preservation Commission 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 the removal of the shed that sits on top of the loading dock at the property located at 321 2<sup>nd</sup> Avenue N, subject to the following conditions:

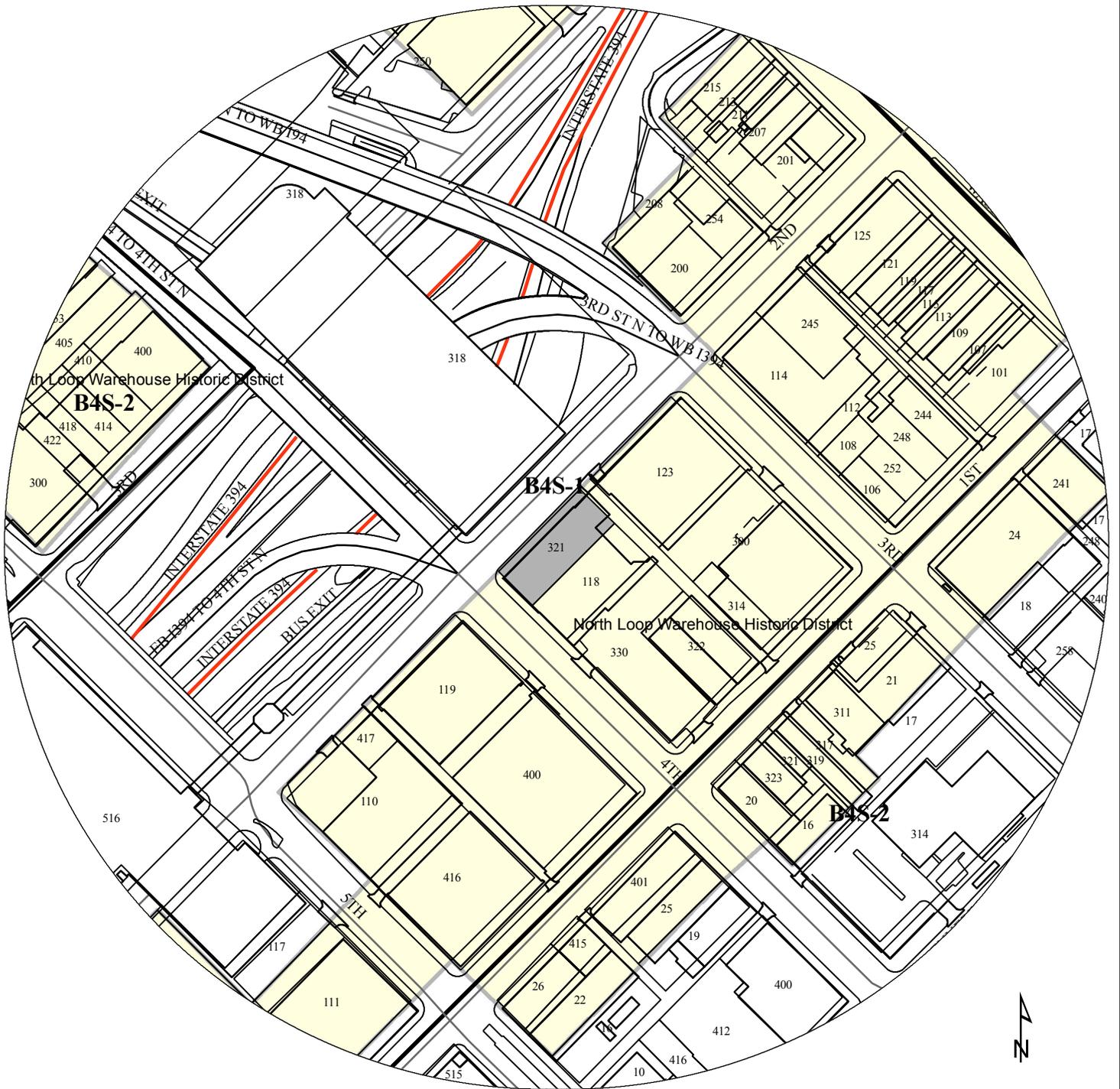
1. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than December 2, 2016.
2. 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.
3. CPED staff shall review and approve the final plans and elevations prior to building permit issuance.
4. A professional in the historic preservation field shall review and approve the demolition method.
5. No portions of the existing contributing structure and loading dock shall be removed as part of the alteration.
6. Any masonry that is damaged shall be repaired and replaced. Any new brick and mortar shall match the original brick and mortar in material, color, profile, dimension, and texture. Replacement mortar shall duplicate the original mortar's composition, color, texture, joint width, and joint profile.

## ATTACHMENTS

1. Zoning map
2. Written description and findings submitted by applicant
3. Plans
4. Building elevations
5. Photos

NAME OF APPLICANT

WARD



PROPERTY ADDRESS  
**321 2nd Ave N**

FILE NUMBER  
**BZH-28190**

321 2nd Ave N  
Minneapolis, Minnesota

## HERITAGE PRESERVATION SPECIAL APPLICATION REQUIREMENTS

### **Statement of proposed use and description of the project:**

The owner of 321 2<sup>nd</sup> Ave N building would like to remove a tin storage shed from the North end of the building. It is currently located on the loading dock and attached to the masonry veneer of the building.

The original building was constructed in 1901. The tin structure was added in the early 1950's. The balance of the North façade remains relatively unaltered.

Every attempt will be made to preserve the historical integrity of the masonry veneer during the demolition process.

The demolition of this structure is being contemplated for several reasons:

- The structural condition is such that it is unsafe for use.
- The exterior metal materials are deteriorated, rusted and unsightly.
- The walls have been tagged and currently exhibit graffiti and are an eyesore.
- The area is being used by homeless vagrants as a lavatory.
- Removal will allow use of original dock

The shed is currently attached to the masonry veneer of the building. A wood 2' x 4' is fastened with screws to the masonry where the side walls and roof are attached.

The sidewalls and roof will be cut approximately 2' from the masonry wall and will be pulled away from the building and disposed of in dumpsters.

The fasteners will be removed from the wood and the balance of the wood and tin will be removed from the building and disposed of.

**Certificate of Appropriateness written statements addressing the following required 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 Minneapolis Warehouse District is significant as an early example of commercial growth as the city's warehouse and wholesaling district. 321 2<sup>nd</sup> Avenue North was associated with the growth of the Warehouse District. The district's buildings also demonstrate every major architectural style from the late nineteenth to early twentieth century, changes in structural building materials, and advances in design. Finally, many of the buildings were designed by the City's most talented and successful architects. The district's period of significance spans from 1865 to 1930.

The alterations proposed at 321 2nd Avenue North are compatible with and continue to support the historic district's criteria of significance and period of significance. The non-compatible tin shed structure on the Northwest corner of the building is proposed to be removed, exposing the masonry façade of the building as originally designed.

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

321 2<sup>nd</sup> Avenue North does not have individual interior and/or exterior designation.

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

As part of the historic district, the building has been deemed contributing for its intact location, setting, design and association with warehousing as well as its formal cornice with circular medallions and the extent of remaining fenestration patterns to convey its significance.

The shed removal is compatible with and supports its exterior designation.

- (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 alterations will not materially impair the significance and integrity of the historic district as evidenced by consistency with the *Minneapolis Warehouse Historic District Design Guidelines*, Design Guidelines for Existing Buildings:

Every attempt will be made to remove the shed without causing any damage to the original façade of the building. Any minor blemishes to the masonry during removal will be restored to match the historic appearance.

Loading Docks (2.56-2.61): The existing loading dock will be exposed in its entirety after the tin shed is removed.

- (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 shed removal will not destroy historic materials, features, or spatial relationships

- (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.

Minneapolis Code of Ordinance, Title 23, Chapter 599, Heritage Preservation Regulations: This application complies with application procedure requirements (see attached documents and samples), public hearing request, and application fees.

Minneapolis Plan for Sustainable Growth, Section 8. Heritage Preservation: This application specifically relates to Policy 8.1: "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture." Alterations preserve and maintain the existing building elements that convey its significance within the historic district.

Warehouse District North Loop Neighborhood Design Guidelines:

- Rehab of Existing Buildings: Significant historic elements of the building are maintained.
- Façade Treatments: Existing masonry will be preserved and or repaired at shed removal area.

North Loop Small Area Plan:

- Historic Resources: 321 2nd Avenue North falls within the Minneapolis Warehouse Historic District and alterations address the district's Design Guidelines as well as the draft North Loop Neighborhood Design Guidelines for evaluation.
- Land Use - West Hennepin: Removal of the tin shed maintains and enhances the historic character of the Warehouse District by reusing and making improvement to an existing building and promotes new commercial use at the street level.
- General and Private Development: The removal of the shed will allow use of the loading dock for future development of the premises.

**321 2<sup>nd</sup> Ave N Minneapolis, MN**

*In addition, the following findings must be addressed if 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:*

1. 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 structural condition is such that is unsafe for use**
- **The exterior metal materials are deteriorated, rusted and unsightly**
- **The walls have been tagged and currently exhibit graffiti and are an eyesore**
- **The area is being used by homeless vagrants as a lavatory**

*In addition, a written statement by the applicant making the findings that alterations are proposed in a manner that demonstrates that the applicant has made adequate consideration of the following documents and regulations:*

1. The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.
  - **The Minneapolis warehouse district is significant as an early example of commercial growth as the City's warehouse and wholesaling district. 321 2<sup>nd</sup> Avenue North was associated with the growth of the Warehouse District. The district's building also demonstrate every major architectural style for the late nineteenth to early twentieth century, changes in structural building materials and advances in design. Many of the buildings were designed by the City's most talented and successful architects. The district's period of significance spans from 1865 to 1930. The alterations proposed at 321 2<sup>nd</sup> Avenue North are compatible with and continue to support the historic district's criteria of significance and period of significance. The non-compatible tin shed structure on the Northwest corner of the building is proposed to be removed, exposing the masonry façade of the building as originally designed.**

321 2<sup>nd</sup> Ave N Minneapolis, MN

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

- **Minneapolis Code of Ordinance, Title 23, Chapter 599, and Heritage Regulations:** This application complies with application procedure requirements, public hearing request, and application fees.
- **Minneapolis Plan for Sustainable Growth Section 8, Heritage Preservations:** This application specifically relates to Policy 8.1: "Preserve, maintain, and designate districts, landmarks, and historic sources which serve as reminders of the City's architecture, history and culture." Alterations preserve and maintain the existing building elements that convey its significance within the historic district.
- **Warehouse District North Loop Neighborhood Design Guidelines:**  
**Rehab of existing Buildings:** Significant historic elements of the building are maintained.  
**Facade Treatments:** Existing masonry will be preserved and or repaired at shed removal area.
- **North Loop Small Area Plan:**  
**Historic Resources:** 321 2<sup>nd</sup> Avenue North falls within the Minneapolis Warehouse Historic District and alterations address the district's Design Guidelines as well as the draft North Loop Neighborhood Design Guidelines for evaluation.  
**Land Use- West Hennepin-** Removal of the tin shed maintains and enhances the historic character of the Warehouse district by reusing and making improvement to an existing building and promotes new commercial use at street level  
**General and Private Development:** The removal of the shed will allow use of the loading dock for future development of the premises.

1. 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 building.
  - See above guidelines

**321 2<sup>nd</sup> Ave N Minneapolis, MN**

*In addition, the following findings must be addressed if approving a certificate of appropriateness that involves ALTERATIONS TO A PROPERTY WITHIN AN HISTORIC DISTRICT:*

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.

- **As part of the historic district, the building has been deemed contributing for its intact location, setting, design and association with warehousing as well as its formal cornice with circular medallions and the extent of remaining fenestration patterns to convey its significance.**
- **The shed removal is compatible with and supports its exterior designation.**

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.

- **The shed removal will not destroy historic materials, features or spatial relationships**

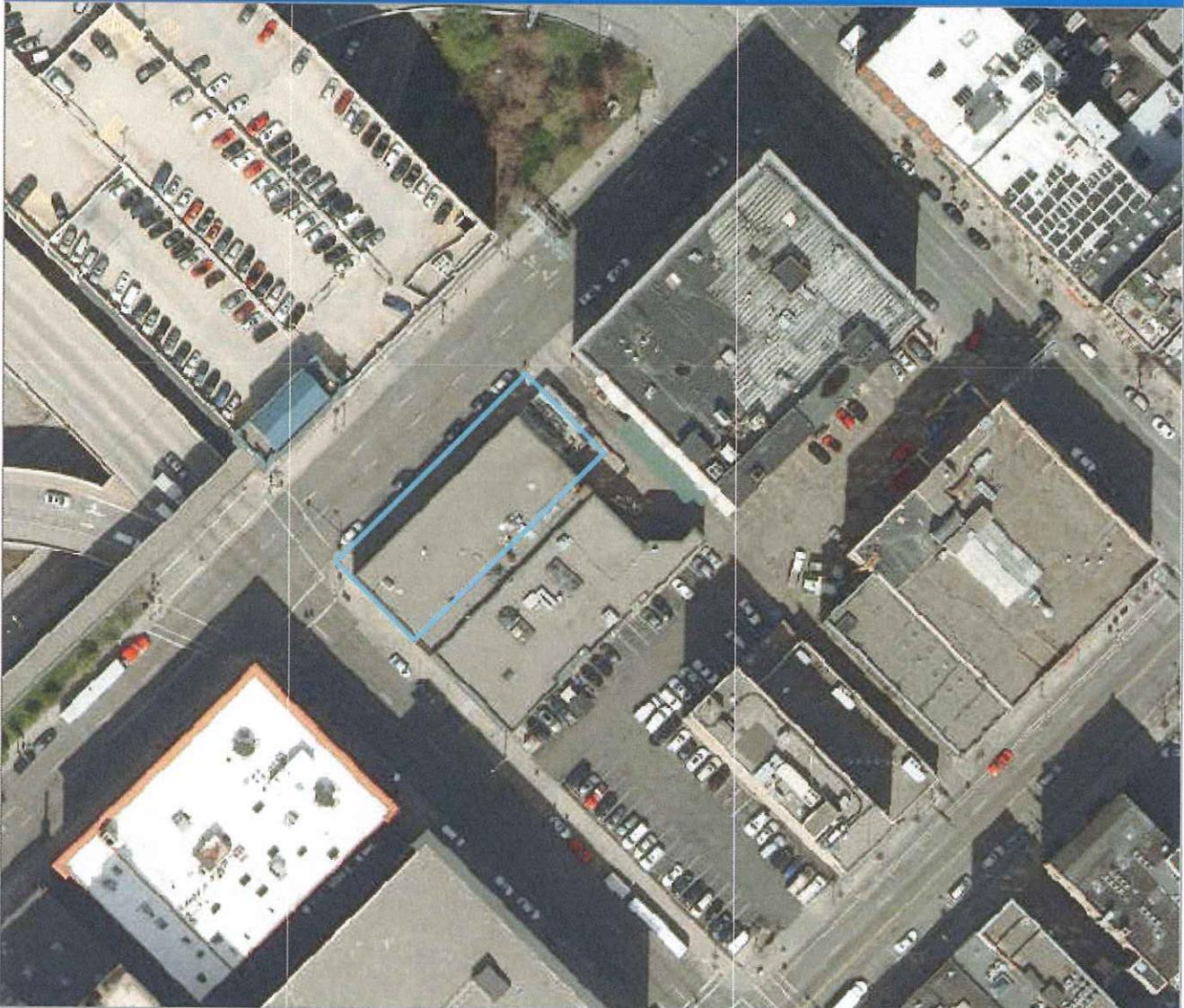
3. The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

- **The alterations will not impair the significance and integrity of the historic district as evidenced by consistency with the *Minneapolis Warehouse Historic District Design Guidelines*, Design Guidelines for Existing Buildings:**
- **Every attempt will be made to remove the shed without causing any damage to the original façade of the building. Any minor blemishes to the masonry during removal will be restored to match the historic appearance.**
- **Loading Dock (2.56-2.61): The existing loading dock will be exposed in its entirety after the shed is removed.**



Interactive  
Maps

Property  
Map



**Parcel ID:** 22-029-24-42-0052

**Owner Name:** Marquee Properties Llc

**Parcel Address:** 321 2Nd Ave N  
Minneapolis, MN 55401

**Property Type:** Commercial-Preferred

**Home-stead:** Non-Homestead

**Parcel Area:** 0.24 acres  
10,530 sq ft

**A-T-B:** Torrens

**Market Total:** \$725,000

**Tax Total:** \$37,179.94  
(Payable: 2013)

**Sale Price:** \$3,287,000

**Sale Date:** 10/2006

**Sale Code:** Sale Includes More  
Than One Parcel

Map Scale: 1" ≈ 100 ft.

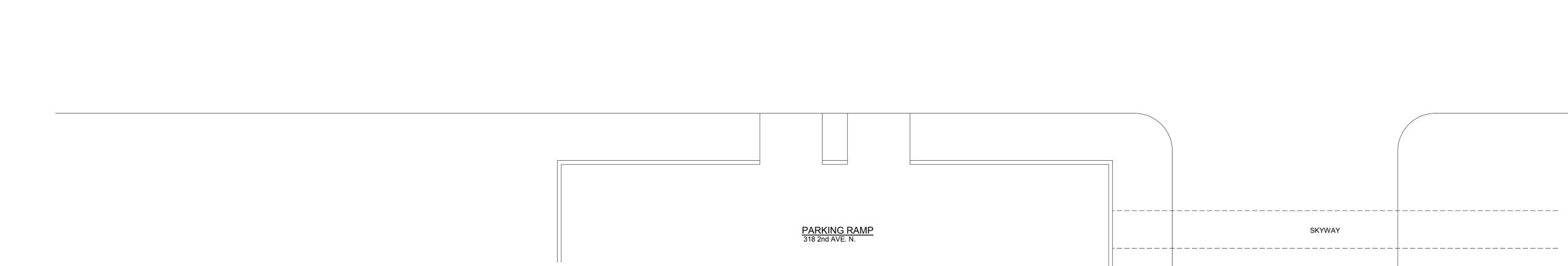
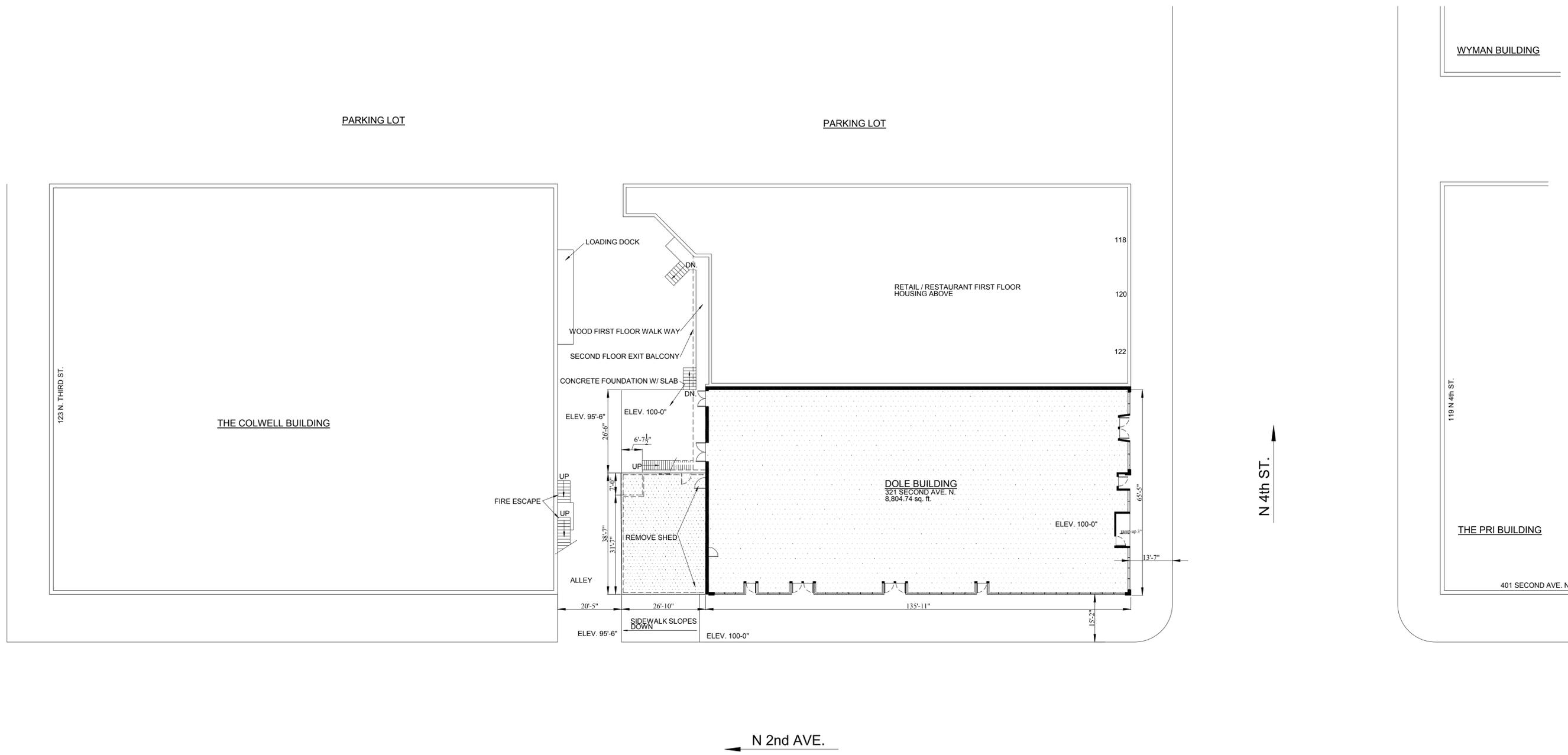
Print Date: 3/24/2014



This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

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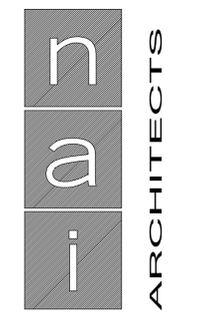


**DEMOLITION SITE PLAN**  
SCALE: 1/6" = 1'-0"



WYMAN BUILDING

THE PRI BUILDING



1959 Sloan Place, Suite 100  
Maplewood, MN 55117  
Phone: (651) 487-3281  
Fax: (651) 487-3283  
www.NAI-Architects.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.  
Signature: *John K. Gaspar*  
Typed Name: JOHN K. GASPAR  
Date: 10-06-14 Reg. No. 16430

**SITE PLAN**

**MARQUEE PROPERTIES**

321 SECOND AVE. N.  
MINNEAPOLIS, MN.

Issues & Revisions:

No.	Description

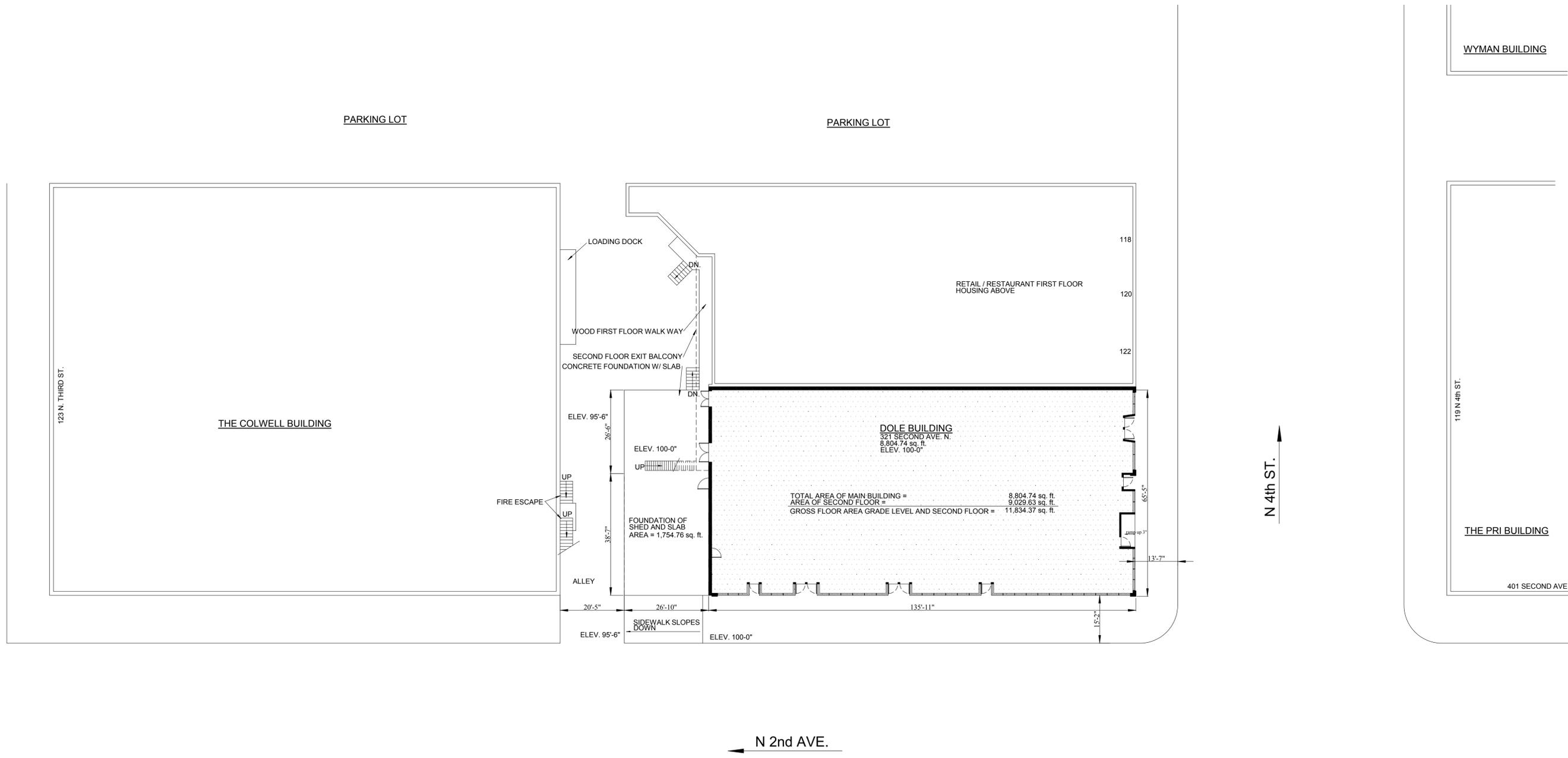
Comm. No.: **42-07**  
Drawn By: **J.K.G.**  
Date: **10-06-14**

Sheet Name:

**SITE PLAN**

Sheet No.:

**A1.2**



TOTAL AREA OF MAIN BUILDING = 8,804.74 sq. ft.  
 AREA OF SECOND FLOOR = 9,029.63 sq. ft.  
 GROSS FLOOR AREA GRADE LEVEL AND SECOND FLOOR = 11,834.37 sq. ft.

FOUNDATION OF SHED AND SLAB  
 AREA = 1,754.76 sq. ft.

RETAIL / RESTAURANT FIRST FLOOR  
 HOUSING ABOVE

**DOLE BUILDING**  
 321 SECOND AVE. N.  
 ELEV. 100'-0"

THE COLWELL BUILDING

THE PRI BUILDING

WYMAN BUILDING

PARKING LOT

PARKING LOT

N 2nd AVE.

N 4th ST.

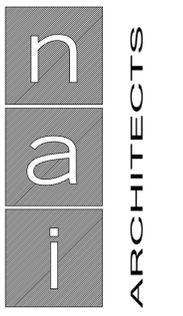
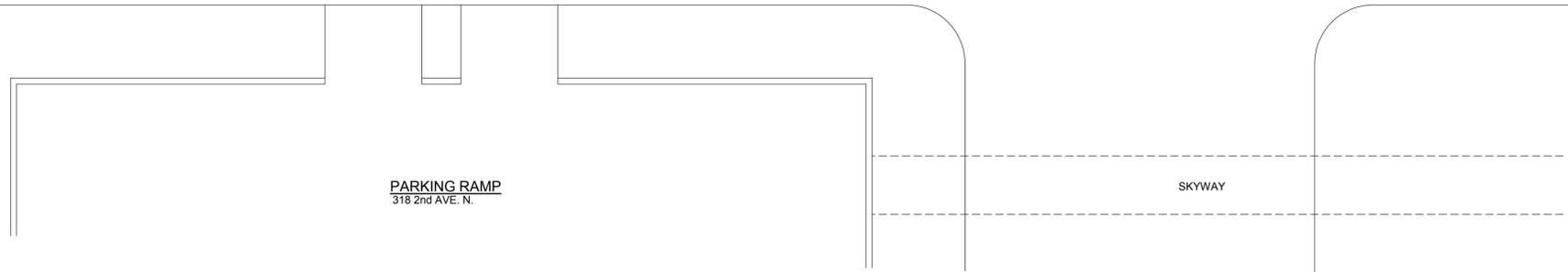
123 N. THIRD ST.

119 N 4th ST.

401 SECOND AVE. N.

**PROPOSED SITE PLAN**

SCALE: 1/6" = 1'-0"



1959 Sloan Place, Suite 100  
 Maplewood, MN 55117  
 Phone: (651) 487-3281  
 Fax: (651) 487-3283  
 www.NAI-Architects.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.  
 Signature: *John K. Gaspar*  
 Typed Name: JOHN K. GASPAR  
 Date: 10-06-14 Reg. No. 16430

**PROPOSED SITE PLAN**

**MARQUEE PROPERTIES**

321 SECOND AVE. N.  
 MINNEAPOLIS, MN.

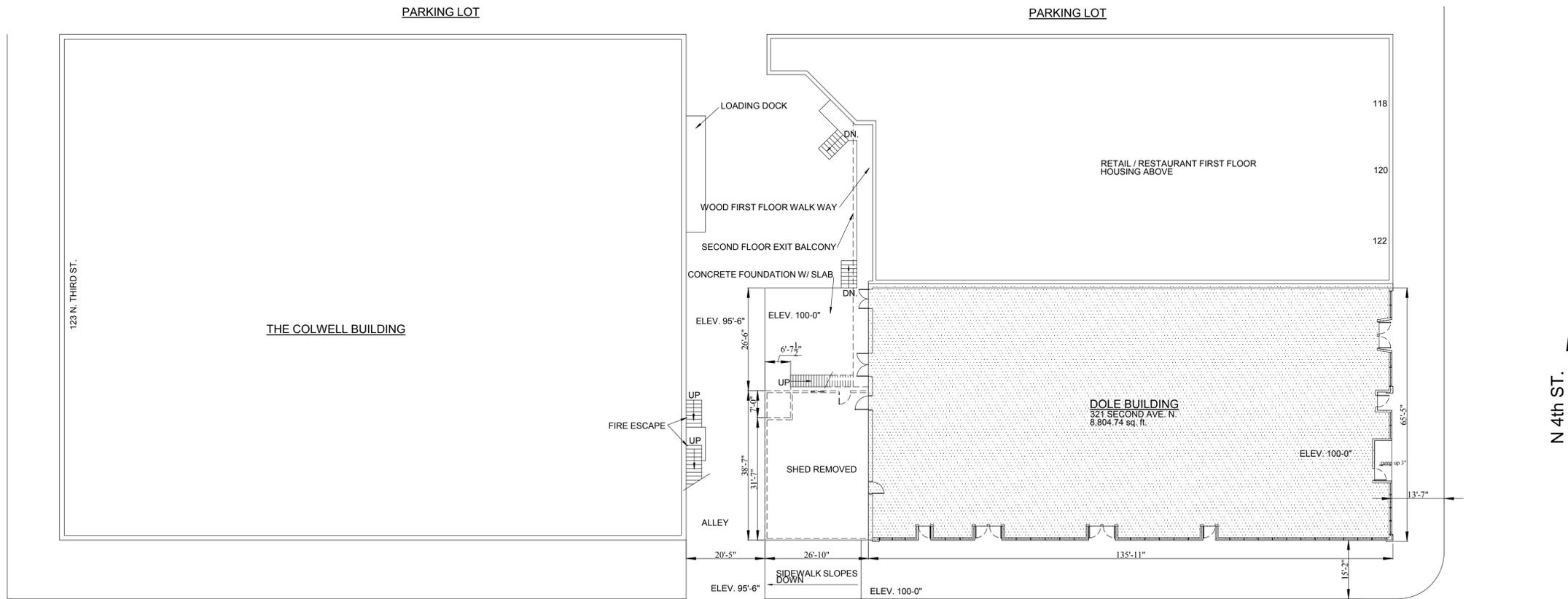
Issues & Revisions:

No.	Description

Comm. No.: **42-07**  
 Drawn By: **J.K.G.**  
 Date: **10-06-14**

**PROPOSED SITE PLAN**

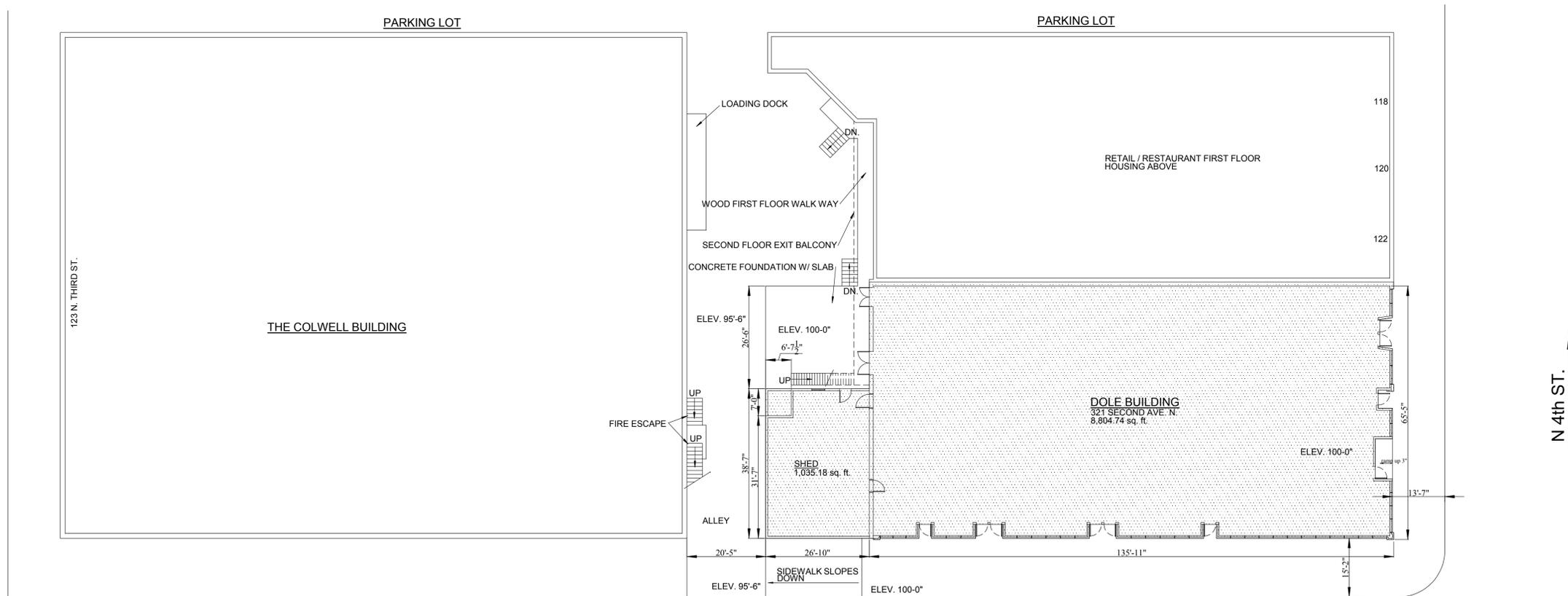
Sheet No.:  
**A1.3**



**SITE PLAN**  
SCALE: 1/6" = 1'-0"  
N TRUE NORTH  
N DESIGN NORTH

**PROPOSED BUILDING FOOTPRINT AREA**

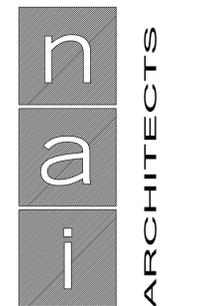
TOTAL AREA OF MAIN BUILDING = 8,804.74 sq. ft.  
AREA OF SECOND FLOOR = 9,029.63 sq. ft.  
GROSS FLOOR AREA GRADE LEVEL AND SECOND FLOOR = 17,834.37 sq. ft.



**SITE PLAN**  
SCALE: 1/6" = 1'-0"  
N TRUE NORTH  
N DESIGN NORTH

**EXISTING BUILDING FOOTPRINT AREA**

TOTAL GRADE LEVEL AREA OF SHED AND MAIN BUILDING = 9,839.92 sq. ft.  
AREA OF SECOND FLOOR = 9,029.63 sq. ft.  
GROSS FLOOR AREA GRADE LEVEL AND SECOND FLOOR = 18,869.55 sq. ft.



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Typed Name: JOHN K. GASPAS  
Date: 10-06-14 Reg. No. 16430

**GROSS AREA SITE PLAN EXISTING & PROPOSED**

**MARQUEE PROPERTIES**

321 SECOND AVE. N.  
MINNEAPOLIS, MN.

Issues & Revisions:

No.	Description

Comm. No.: **42-07**  
Drawn By: **J.K.G.**  
Date: **10-06-14**

**GROSS AREA SITE PLAN**

Sheet No.: **A1.1**

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Signature: \_\_\_\_\_

Typed Name: JOHN K. GASPAR  
Date \_\_\_\_\_ Reg. No. 16430

**EXISTING ELEVATIONS**

**MARQUEE PROPERTIES**

321 SECOND AVE. N.  
MINNEAPOLIS, MN.

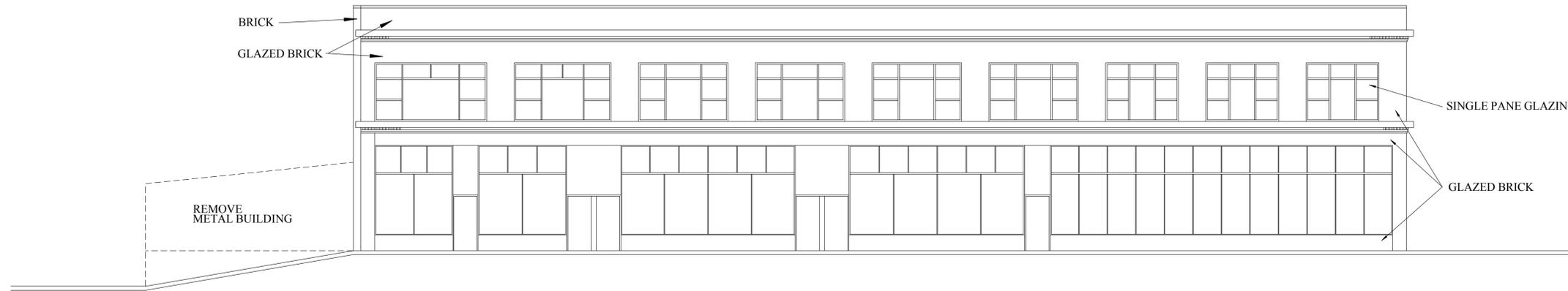
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Comm. No.: **42-07**  
Drawn By: **J.K.G.**  
Date: \_\_\_\_\_  
Sheet Name: \_\_\_\_\_

**ELEVATIONS**

Sheet No.:

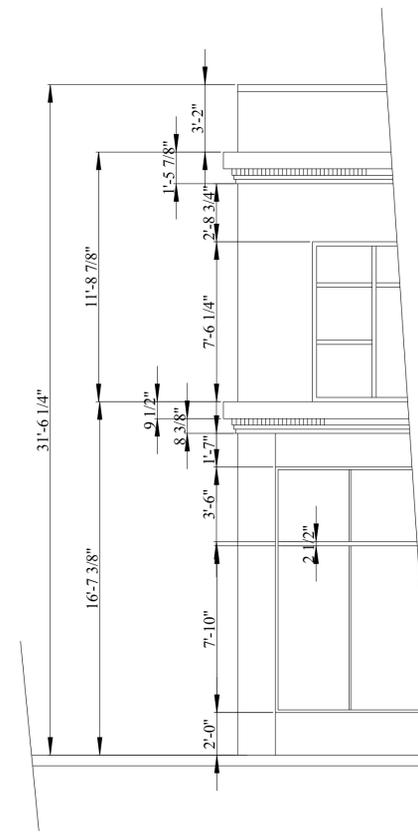
**A2.1**



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WALL HEIGHT DIMENSIONS**  
SCALE: 1/4" = 1'-0"

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Date: 10-06-14 Reg. No. 16430

**EXISTING ELEVATIONS**

**MARQUEE PROPERTIES**

321 SECOND AVE. N.  
MINNEAPOLIS, MN.

Issues & Revisions:

No.	Description

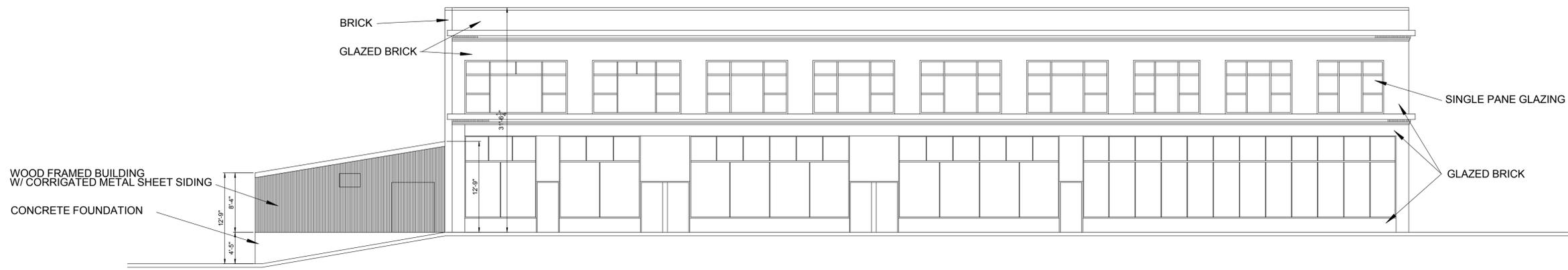
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Drawn By: **J.K.G.**  
Date: **10-06-14**

Sheet Name:

**EXISTING ELEVATIONS**

Sheet No.:

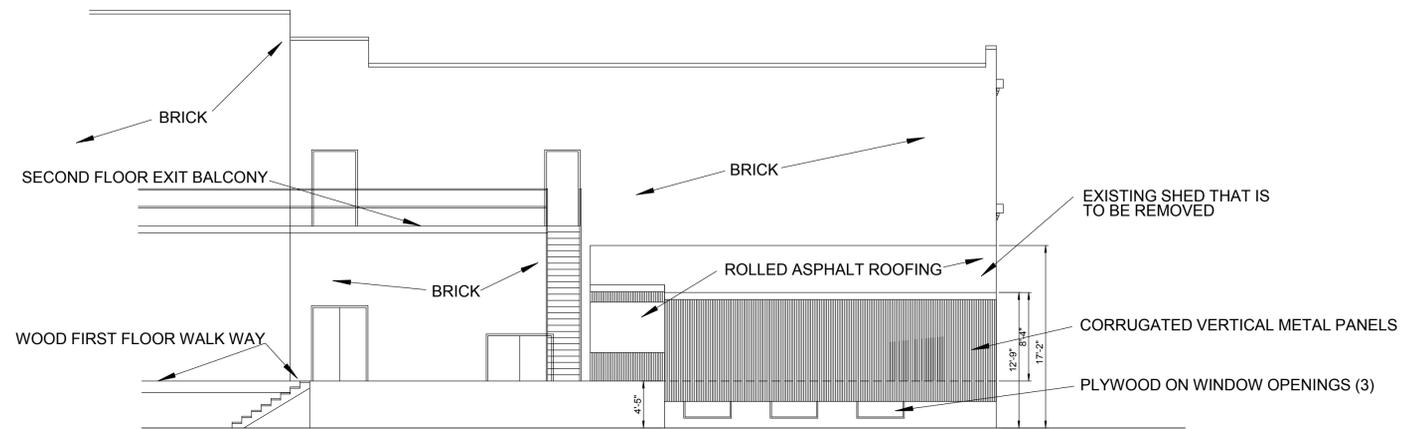
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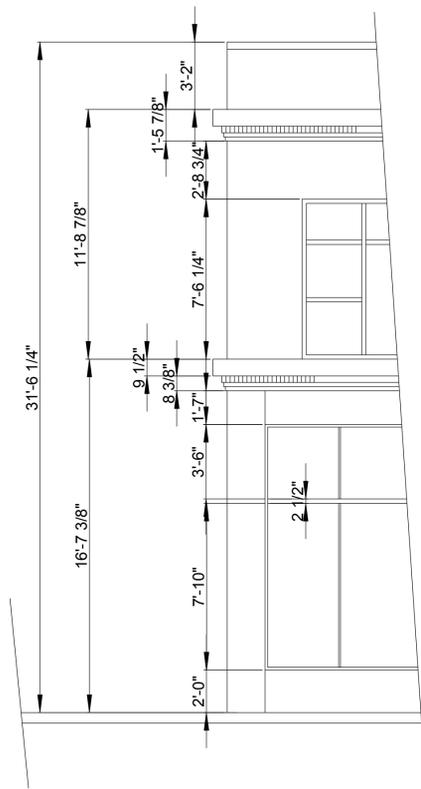
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



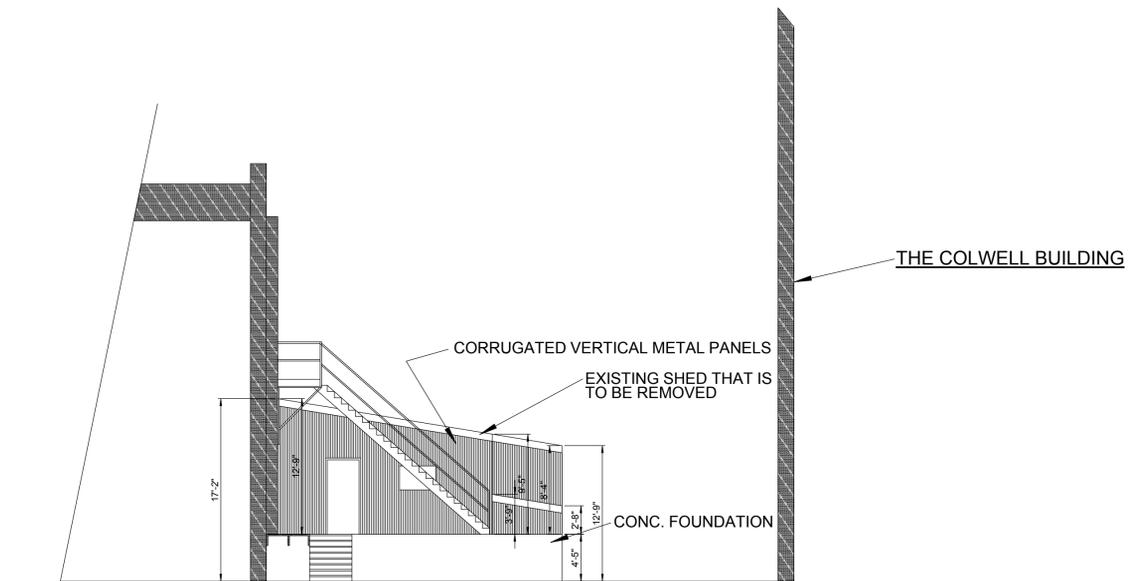
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WALL HEIGHT DIMENSIONS**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION OF SHED**  
SCALE: 1/8" = 1'-0"

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Typed Name: JOHN K. GASPAR  
Date: 10-06-14 Reg. No. 16430

**PROPOSED ELEVATIONS**

**MARQUEE PROPERTIES**

321 SECOND AVE. N.  
MINNEAPOLIS, MN.

Issues & Revisions:


Comm. No.: **42-07**

Drawn By: **J.K.G.**

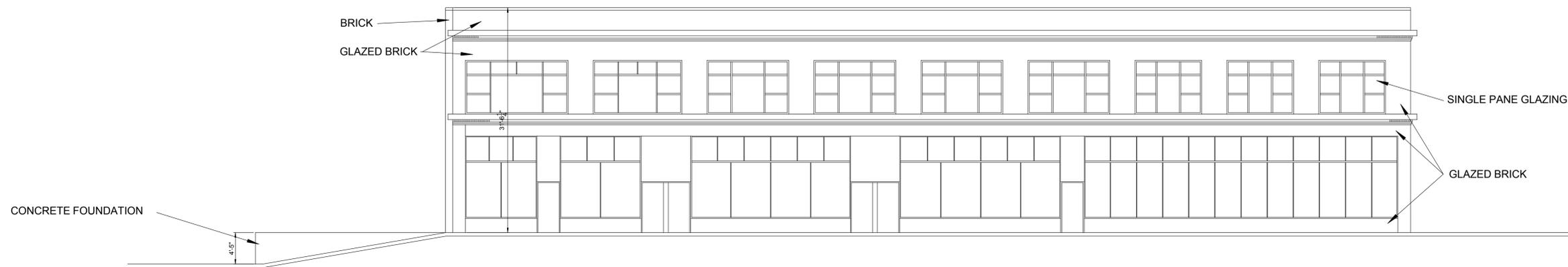
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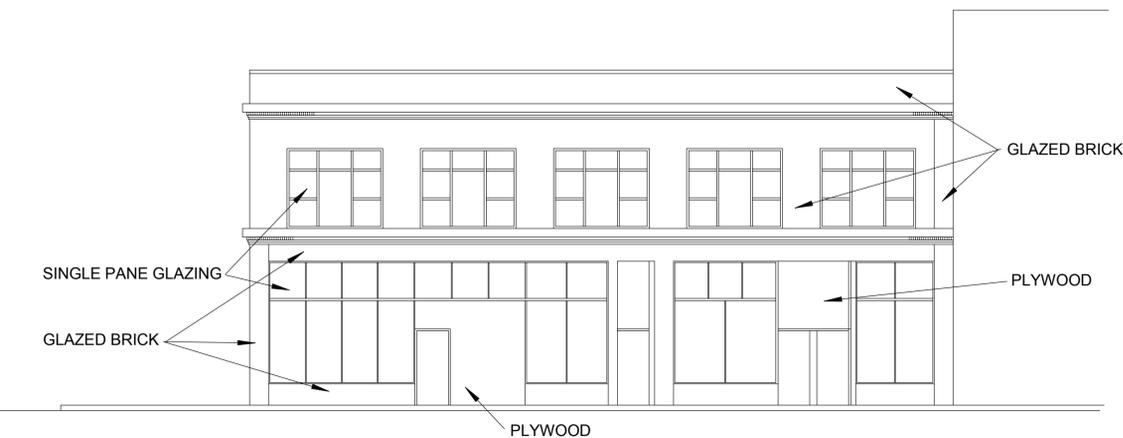
**PROPOSED ELEVATIONS**

Sheet No.:

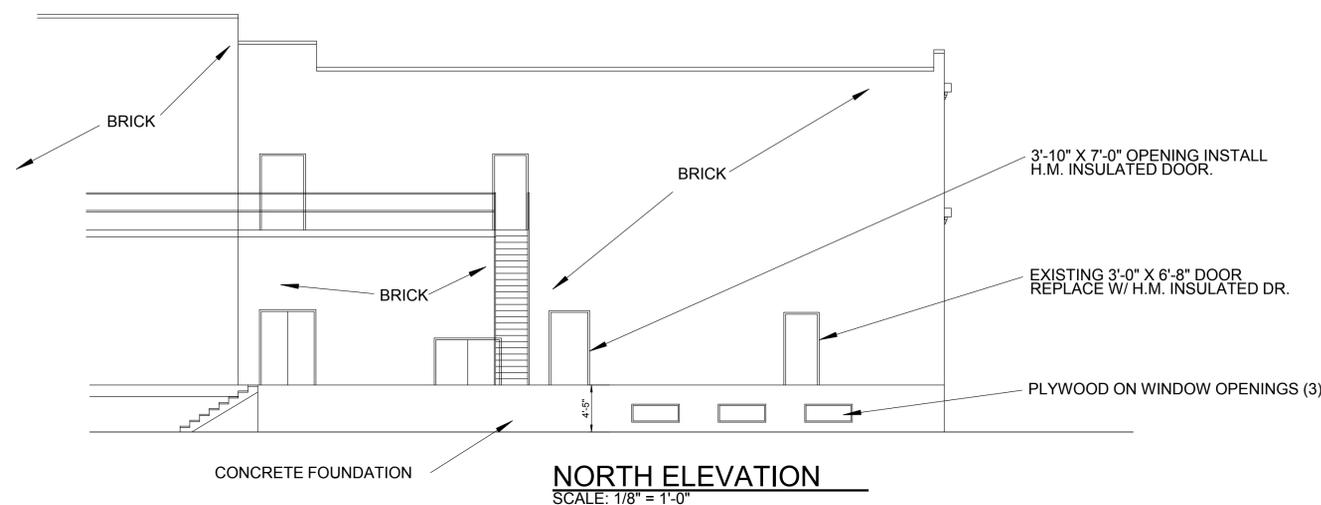
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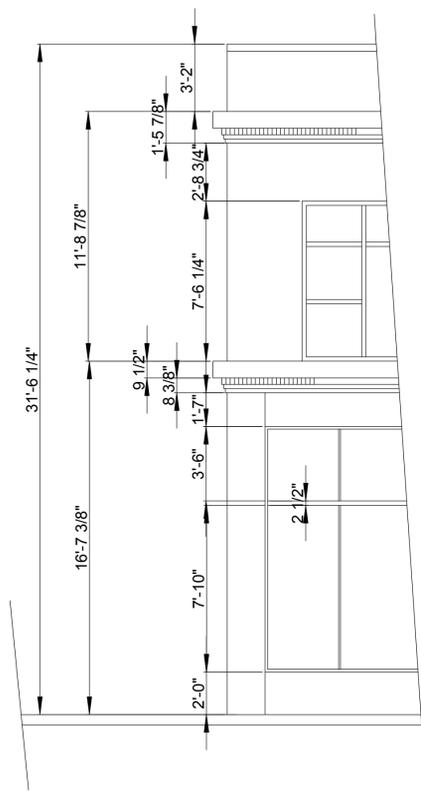
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



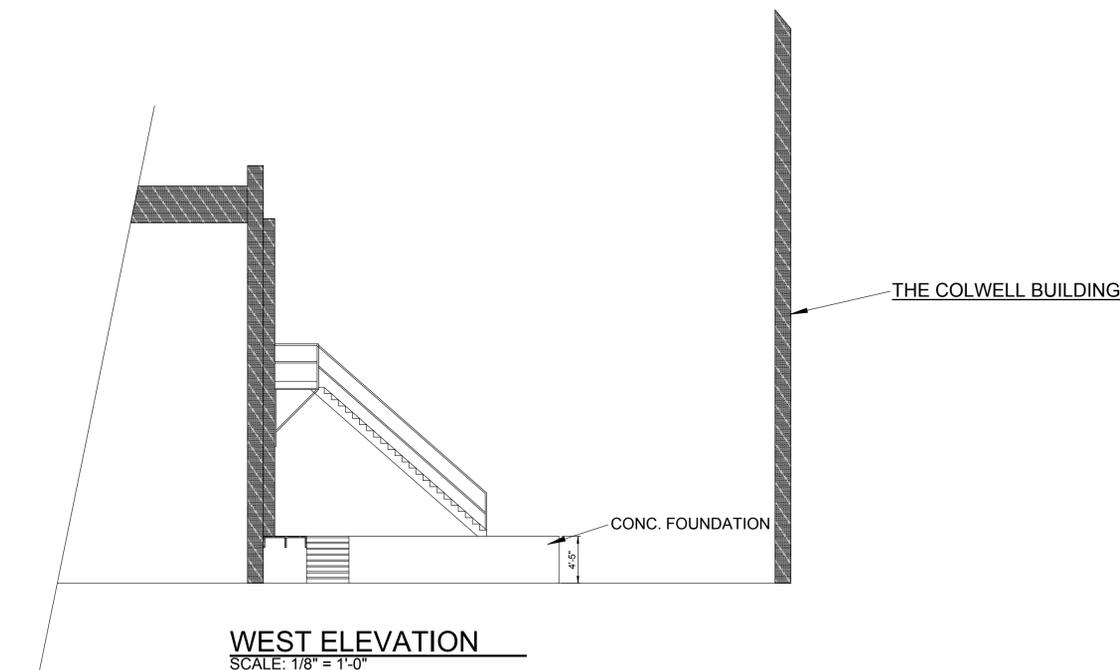
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WALL HEIGHT DIMENSIONS**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

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Signature: \_\_\_\_\_

Typed Name: JOHN K. GASPAR  
Date: \_\_\_\_\_ Reg. No. 16430

**EXISTING FLOOR PLAN**

**MARQUEE PROPERTIES**

321 SECOND AVE. N.  
MINNEAPOLIS, MN.

Issues & Revisions:

No.	Description

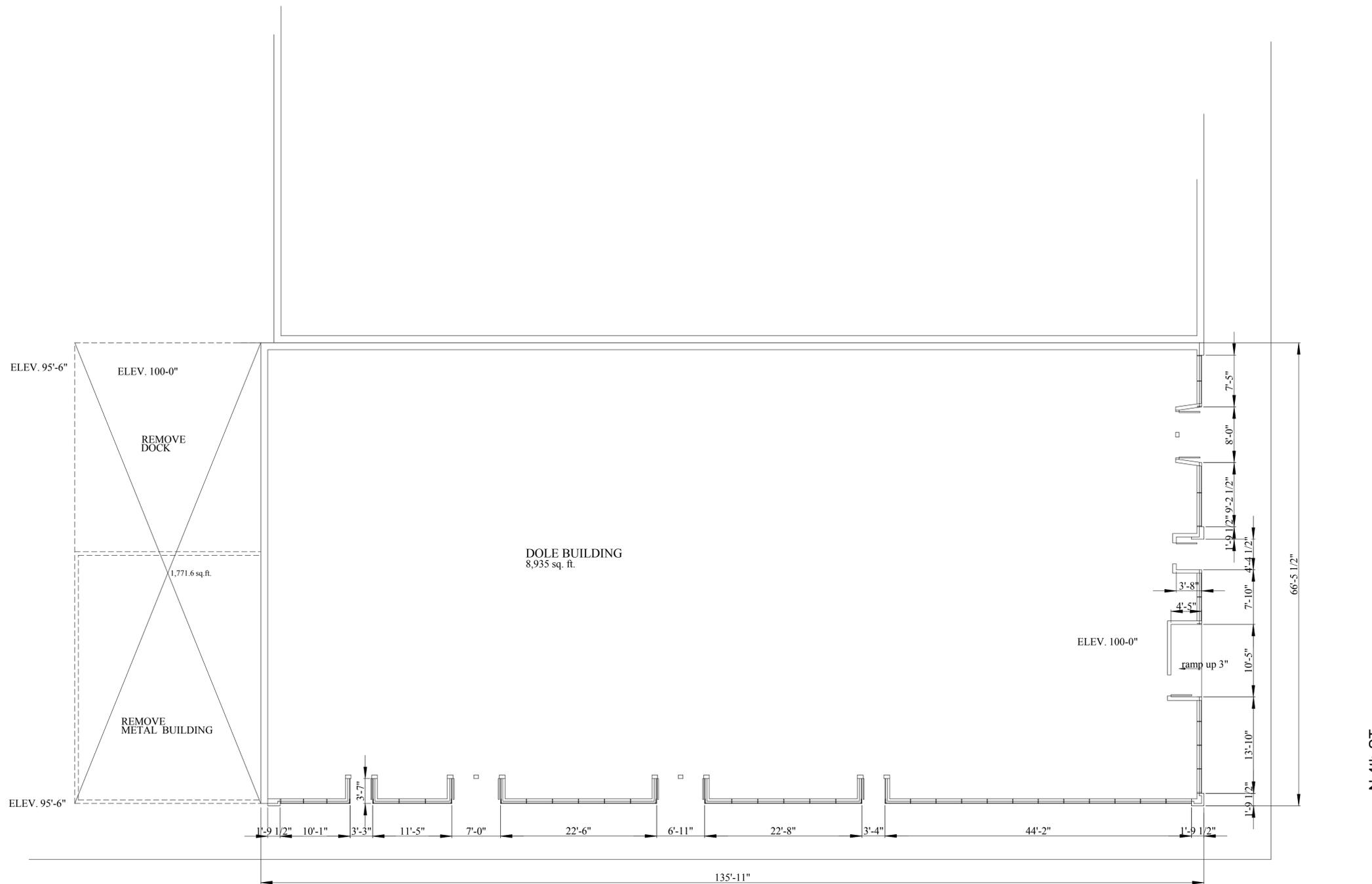
Comm. No.: **42-07**  
Drawn By: **J.K.G.**  
Date: \_\_\_\_\_

Sheet Name:

**FLOOR PLAN**

Sheet No.:

**A1.1**



**EXISTING GRADE LEVEL PLAN**  
SCALE: 1/8" = 1'-0" **N**

2nd AVE. N.

N 4th ST.









323









321



