



## CPED STAFF REPORT

Prepared for the Heritage Preservation Commission  
 HPC Agenda Item #2  
 March 22, 2016  
 BZH-29051

### HERITAGE PRESERVATION APPLICATION SUMMARY

*Property Location:* 321 14<sup>th</sup> Avenue Southeast  
*Project Name:* Storefront Rehabilitation  
*Prepared By:* Lisa Steiner, Senior City Planner, (612) 673-3950  
*Applicant:* Sky Investments LLC  
*Project Contact:* Mark Coan  
*Ward:* 3  
*Neighborhood:* Marcy Holmes  
*Request:* To rehabilitate an existing storefront.  
*Required Applications:*

<b>Certificate of Appropriateness</b>	To allow storefront rehabilitation.
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### HISTORIC PROPERTY INFORMATION

<b>Current Name</b>	None
<b>Historic Name</b>	Dayton's University Store / Campus Cobbler
<b>Historic Address</b>	321 14 <sup>th</sup> Ave SE
<b>Original Construction Date</b>	1910
<b>Original Architect</b>	Ernest Kennedy
<b>Original Builder</b>	F.G. McMillan
<b>Original Engineer</b>	Unknown
<b>Historic Use</b>	Commercial & residential
<b>Current Use</b>	Vacant
<b>Proposed Use</b>	None specified

<b>Date Application Deemed Complete</b>	February 18, 2016	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	April 18, 2016	<b>End of 120-Day Decision Period</b>	Not applicable

**CLASSIFICATION**

<b>Local Historic District</b>	Dinkytown Commercial Historic District
<b>Period of Significance</b>	1899-1929
<b>Criteria of Significance</b>	<p><i>Criteria 1:</i> The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.</p> <p><i>Criteria 2:</i> The property is associated with the lives of significant persons or groups.</p> <p><i>Criterion #3:</i> The property contains or is associated with distinctive elements of city or neighborhood identity.</p> <p><i>Criteria 4:</i> The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.</p> <p><i>Criterion #5:</i> The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.</p>
<b>Date of Local Designation</b>	2015
<b>Date of National Register Listing</b>	N/A
<b>Applicable Design Guidelines</b>	None; district design guidelines are currently being developed

**SUMMARY**

**BACKGROUND.** The building at 321 14<sup>th</sup> Avenue Southeast was built in 1910. It is a three story Tudor Revival structure with a stucco and timber façade. It has a gabled front with wood bargeboard and applied trim, timber support brackets, and a projecting third story with scroll support brackets. The tile roof has a faux cross-gabled form. The upper two stories of the building were originally a private residence for University of Minnesota professor Harlow S. Gale, and a restaurant originally occupied the ground floor. In the 1920s, Dayton’s opened a campus store selling men’s and women’s clothing in the building which also featured a tea room on the third floor of the building. The sidewalls of the building have two faded ghost signs for the Dayton’s store (located in the building from the 1920s to the 1950s) and the Campus Cobbler shoe store (located in the building in the 1970s). The windows and storefront have been altered.

The Dinkytown Commercial Historic District played an important role in the history of streetcar development in Minneapolis. The commercial district was the terminus of the first horse car line established from downtown to the surrounding community. This line was eventually converted to electric streetcar and Dinkytown became an important link in the overall streetcar system as the intersection of two busy streetcar lines. Dinkytown also has a long-standing connection to the development of the University of Minnesota as the district’s proximity made Dinkytown a convenient destination for faculty, staff, and students of the University. The district experienced building booms in the early 1900s and in the 1920s and many Dinkytown businesses catered to the university clientele as well as to the immediate neighborhood.

**APPLICANT’S PROPOSAL.** The applicant is proposing to remove the building’s existing angled storefront and replace it with a storefront that is mostly flush with the building’s front façade. The storefront would be clear-anodized aluminum with a traditional storefront configuration including a

kickplate, display window, and transom window. An existing retractable canvas awning would also be removed. Due to building code exiting requirements and Public Works encroachment restrictions, the entry doors must swing out and therefore must be recessed slightly into the building. Building permit records indicate that storefront alterations took place in 1927, 1955, and 1974. A 1934 photo of the building when it was utilized as a Dayton's University Store shows that two central double doors and a traditional storefront with an overhanging awning were present at the time. A 1974 photo shows the angled storefront in the configuration that exists today. Asymmetrical angled storefronts were common features in post-war renovated storefronts which provided additional display area and a small exterior lobby.

**PUBLIC COMMENTS.** No public comments had 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 storefront rehabilitation 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 significance of the Dinkytown Commercial Historic District lies in the interconnected physical and commercial development and the social and cultural history over time. The period of significance identified for the historic district is 1899 to 1929, when the majority of structures in the district were built. The buildings are closely associated with the streetcar-related commercial development at the intersection of 4<sup>th</sup> Street Southeast and 14<sup>th</sup> Avenue Southeast. The district is also significant for its relationship to the University of Minnesota, the identity of the neighborhood, the characteristic commercial vernacular architecture, and the unique landscape feature of the Dinkytown trench.

The existing storefront configuration appears to date from either 1955 or 1974, after the period of significance for the Dinkytown Commercial Historic District. Because asymmetrical angled storefronts were common features in post-war storefronts, staff believes its form most likely dates to 1955. During the period of significance, the building would have had a wood storefront that was flush with the building façade above, as shown in the 1932 photo shortly after the period of significance. The removal of the angled storefront and replacement with a storefront that is flush with the building façade above, with the exception of minimally recessed entry doors, would be compatible with and continue to support the criteria and period of significance for which the Dinkytown Commercial Historic District was designated.

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

The Tudor Revival style building's distinctive features are its stucco and timber façade, bargeboard, trim, brackets, and faux cross-gabled roof. The windows and storefront have been replaced but retain their original openings.

The applicant is proposing a clear-anodized finish for the aluminum storefront. Staff would instead recommend either a color anodized finish or a painted finish to ensure that the storefront material

is compatible with the distinctive Tudor Revival style of the building. Clear-anodized finishes have a shiny silver appearance, which would detract from the Tudor Revival style of the upper stories above. Aluminum with a color anodized finish or a painted finish would not have a shiny appearance and would be more in keeping with the remaining character-defining materials of the building which reflects its Tudor Revival style. These types of finishes would have a more similar visual appearance to wood, which would have been the original storefront material.

The existing storefront is not original to the building. A storefront that is mostly flush with the front façade would be more similar to the original configuration, though the aluminum storefront will be clearly differentiated as non-historic. With the proposed condition of approval related to the finish of the storefront, the alteration of the non-historic storefront would be compatible with the exterior designation of the subject building within the Dinkytown Commercial Historic District.

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

The proposed storefront rehabilitation will not impact the location, setting, workmanship, feeling, or association of the building. The existing storefront configuration likely dates to either 1955 or 1974. The design and materials of the existing storefront do not date from the period of significance. As noted above, staff would recommend that a color anodized finish or painted finish be used rather than the proposed clear-anodized finish. With the recommended condition of approval, the proposed removal of the non-historic storefront and replacement will be compatible with and will ensure the continued integrity of the Dinkytown Commercial Historic District.

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 Dinkytown Commercial Historic District was locally designated in 2015. The design guidelines are currently in the early stages of being developed. While the guidelines are developed, the *Secretary of Interior's Standards for the Treatment of Historic Properties* will be utilized to evaluate alterations in the district (see finding #5 below).

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

The following recommendations are most applicable to this proposal:

- 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 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.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 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.
- 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 property was originally utilized as a restaurant on the ground level with a residence in the upper stories. The entire building was converted to a commercial use in the 1920s. No change in this use is proposed. The remaining historic features of the building would be retained and preserved as only non-historic materials would be removed. Because the period of significance is limited to 1899-1929, the existing storefront does not date from the period of significance and has not acquired historic significance in its own right. The proposed storefront rehabilitation will not destroy historic materials.

Staff recommends a condition of approval that the aluminum storefront use a color anodized finish or painted finish in order to be more compatible with the remaining Tudor Revival style architectural features of the upper stories of the building. These types of finishes would have a more similar visual appearance to wood, which would have been the original storefront material. If the storefront were to be removed in the future, the essential form and integrity of the property would be unimpaired.

With the recommended condition of approval, the alteration will not materially impair the significance and integrity of the building within the Dinkytown Commercial Historic District as evidenced by the consistency of alterations with the recommendations in the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

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 certificate of appropriateness would conform to all applicable regulations of the preservation ordinance and is consistent with the following applicable policies of the comprehensive plan:

**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.
- 8.1.2 Require new construction in historic districts to be compatible with the historic fabric.

Additionally, the *Marcy Holmes Neighborhood Small Area Plan* was adopted in 2014. The plan recommends that an active ground floor retail presence be required in the core area of Dinkytown, particularly near the intersection of 4<sup>th</sup> Street Southeast and 14<sup>th</sup> Avenue Southeast. The proposed storefront rehabilitation will be consistent with this recommendation.

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.*

This proposal does not constitute destruction.

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.*

Evidence presented in the application submitted and the alterations proposed demonstrate that the applicant has made adequate consideration of the description and statement of significance of the Dinkytown Commercial Historic District and the contribution of this building to 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 require 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.*

The application submitted presents evidence that the applicant has adequately considered the applicable guidelines for the rehabilitation of storefronts. Because the historic storefront is completely missing and no conclusive historic documentation of its exact design can be found, the applicant has designed a storefront that is compatible with the size and scale of the historic building. Staff recommends a condition of approval related to the finish of the storefront, as discussed above, in order to ensure that the material of the storefront is compatible with the Tudor Revival style of the building.

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.*

With the recommended conditions of approval, the proposed alterations would be compatible with and will ensure continued significance and integrity of all contributing properties in the Dinkytown Commercial Historic District based on the period of significance of 1899-1929. See findings 1-4 for more detailed 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.*

Granting the certificate of appropriateness will be in keeping with the spirit and intent of the preservation ordinance and will not negatively alter the essential character of the 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. It will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Mark Coan for the property located at 321 14<sup>th</sup> Avenue Southeast in the Dinkytown Commercial Historic District:

### A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow storefront rehabilitation, subject to the following conditions:

1. The aluminum storefront shall have a painted finish or a color anodized finish.
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 March 22, 2018.
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

1. BZH Map
2. Oblique aerial
3. Photos – 1932 and 1974
4. Written description and findings submitted by applicant
5. Plans
6. Building elevations
7. Photos
8. Specification sheets showing clear anodized, color anodized, and painted finishes (included by CPED staff)
9. Correspondence

Mark Coan

3rd

NAME OF APPLICANT

WARD

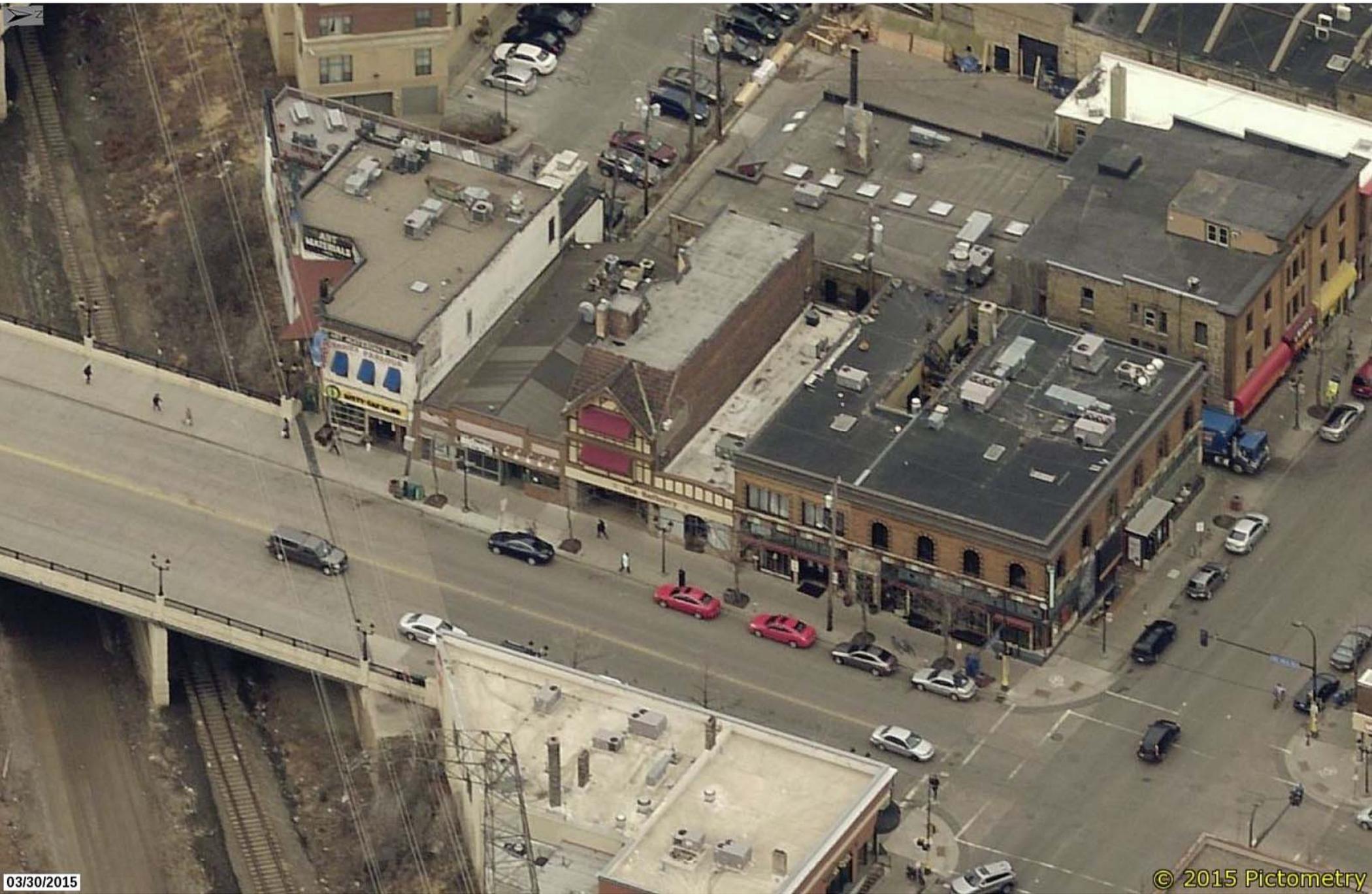


PROPERTY ADDRESS

321 14th Avenue Southeast

FILE NUMBER

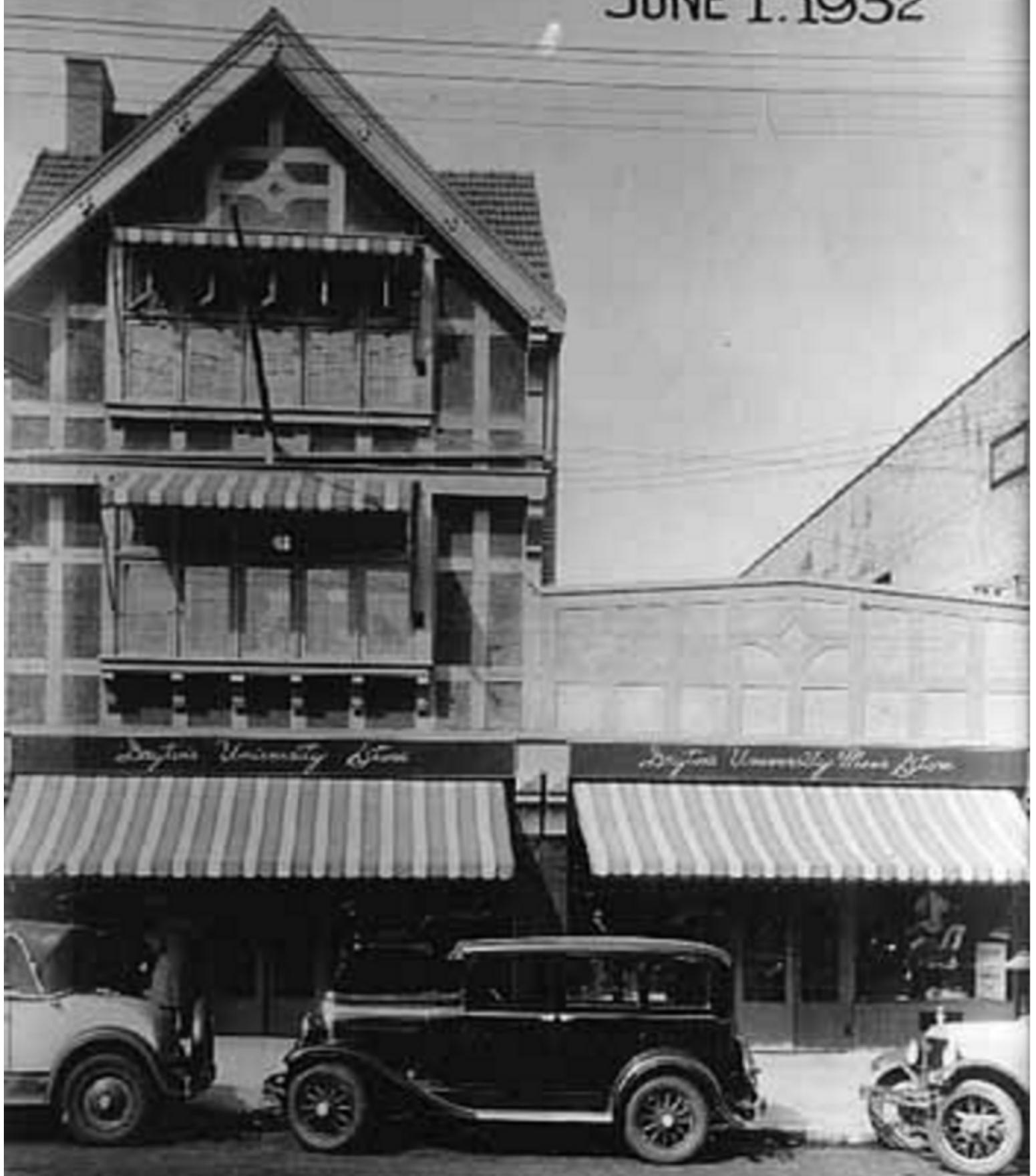
BZH-29051



03/30/2015

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JUNE 1. 1932





1974 - Hennepin County Library

Daniel Lam  
Sky Investments, LLC  
PO Box 821218  
Woodbury, MN 55125

February 17, 2016

Lisa Steiner  
Senior City Planner  
City of Minneapolis  
Community Planning and Economic Development  
250 South 4<sup>th</sup> Street, Room 300  
Minneapolis, MN 55415

**Subject: Historic Preservation Application for 321 14<sup>th</sup> Avenue SE  
-Statement of Proposed Use and Description of Project**

Dear Lisa:

A Historic Preservation Application has been prepared by Sky Investments, LLC, of Woodbury, MN, owner of the building located at 321 14<sup>th</sup> Avenue SE, Minneapolis, MN, 55414.

The application will be submitted to the City of Minneapolis, Community Planning and Economic Development Department, Development Services Division.

The purpose of the application is to obtain approval by the CPED and the Minneapolis Heritage Preservation Commission to allow the building owner to reconstruct the existing street-level storefront wall and entryway area of the building.

**Statement of Proposed Use:**

The building is not currently leased out, and therefore a specific statement of proposed use cannot be made at this time. The building's zoning classification is set as Neighborhood Commercial District (C1), Pedestrian Oriented Overlay District (P1), and University Area Overlay District (UA).

**Description of Project:**

The building, as constructed in the year 1910, featured a straight, windowed storefront wall with a single doorway that was built in close proximity to the front of the building.

During the late 1940s or early 1950s (exact date unknown), the original storefront wall was converted to a recessed-style entryway. This irregular-shaped entryway projects into the core building structure 14 feet at its maximum depth.

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The redesigned wall had the effect of increasing the total window display area, while decreasing available interior space. An additional door and interior partition were also added allowing separate entrances for the first floor and for the upper floors.

The intent of the proposed project is to create a storefront that will:

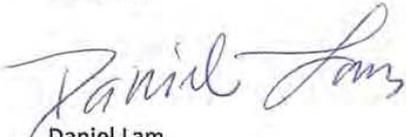
- Substantially decrease the size of the existing exterior entryway area. The entryway, which is freely accessible by design, has become a collection point for litter, as well as a place for persons to congregate and sleep.
- Replace all existing aluminum storefront framing, doors, and glass. These materials have become worn, damaged, or cracked over many decades, and as a practical matter, cannot be refinished or repaired.

The revised storefront will feature an all new, clear-anodized aluminum-framed wall with glass panels that is recessed into the core building structure approximately 2 inches from the front of the building. It will also include two aluminum-framed, glass panel doors. One door allowing access to the first floor, while the other door enables access to the upper floors.

The new storefront wall will be positioned between the two existing flagstone sidewalls, and be placed underneath the existing plaster ceiling. An existing retractable canvas awning will be removed.

To the best of my knowledge, no other historic applications are required for this project. Please feel free to contact me with any questions or concerns.

Sincerely,



Daniel Lam  
Sky Investments, LLC  
612-470-9770

## **Responses for Certificate of Appropriateness for 321 14<sup>th</sup> Avenue SE (2-16-16)**

### **(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 scope of the proposed project does not impact any of the building's original or listed architectural characteristics or features, and will continue to support the criteria of significance.

The building will continue to be representative of the Dinkytown Historic Districts period of significance, including both sub-periods (i.e., 1899-1929 / "Dinkytown's Streetcar Commercial Era" and 1940 – 1972 / "Student Cultural Era").

Commercial retail in Dinkytown was and always has been rooted in neighborhood services, especially for nearby residences and for students, faculty, and staff of the University of Minnesota. The new storefront wall will help the building's tenants continue to support the commercial and retail needs of the area.

The proposed alteration work is limited to an open entryway area that was created approximately 40 years following the original 1910 construction date of the building.

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

The proposed project supports the property's exterior designation as described in the Draft Designation Study for Dinkytown Historic District. The scope of the project involves removing a worn and damaged storefront wall and entryway that were not part of the building's original design or construction.

In addition, the wall to be removed was constructed in a location that is different from that of the building's original storefront wall. The new wall will be located in very close proximity to the location of the building's original storefront wall.

The key design features that are listed on the nomination for the Tudor Revival building's historic nomination, including the façade's stucco, timber, applied trim and ghost signs, will remain unaltered.

All proposed work is limited to an open entryway area that was created approximately 40 years following the original 1910 construction date of the building.

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

**Location:** The proposed alterations will not impact the location of the Dinkytown Historic District.

**Design:** The design of the storefronts for the majority of designated buildings within the Dinkytown Historic District consist of commercial aluminum framing and glass panels. The proposed storefront design of 321 14<sup>th</sup> Avenue SE will be substantially similar to other designated buildings in the district.

**Setting:** The proposed alterations of 321 14<sup>th</sup> Avenue SE are consistent with those of other designated buildings in the area, and do not impact the setting of the historic district.

**Materials:** The materials used to construct the existing storefronts for the majority of the designated buildings within the Dinkytown Historic District generally consist of commercial aluminum framing and glass panels. The materials used for the proposed storefront design of 321 14<sup>th</sup> Avenue SE will be substantially similar those used on the storefronts of the other designated buildings in the district.

**Workmanship:** The proposed alterations do not impact or obscure any of the workmanship evident in other buildings within the historic district.

**Feeling:** The feeling of the Dinkytown Historic District has been developed over time from a combination of influences. The proposed alterations are consistent with the feeling of the historic district, and will not detract from the building's historic character.

**Association:** The proposed alterations to the building's existing storefront/entryway will not detract from its historic character, and will not negatively impact its integrity of association with the historic district.

**(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 Historic Preservation Commission has not yet adopted any standards for the Dinkytown Historic District.

**(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 Secretary of the Interior's Standards for the Treatment of Historic Properties, Guidelines for Rehabilitation are being applied to this project, with particular emphasis on the following guidelines:

#1 - A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

#2 - The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

#5 - Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

#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 will be differentiated

from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**(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 alterations to the building's storefront would conform to all applicable regulations of the preservation ordinance and is consistent with the following applicable policies of the comprehensive plan:

- 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.

*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:*

**(7) 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 proposed project requires the removal of a recessed aluminum and glass storefront/entryway wall that is not a part of the original design or construction of the building. The wall's removal is required, and will be rebuilt using comparable materials in a position that is very near the building's original storefront wall location.

*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:*

**(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 take into consideration the description and statement of significance indicated in the Draft Designation Study's original nomination upon which the historic district designation was based. The scope of the alterations do not impact the significance of the original nomination of the district.

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

The CPED will review the plans for the proposed project to ensure compliance with existing Minneapolis zoning codes.

**(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 applicant will follow the Secretary of Interior's Standards for the Treatment of Historic Properties and associated guidelines.

Although the scope of the project involves the removal of non-original, non-listed components of the building, all steps will be taken to ensure the protection of other existing original and listed building materials during construction.

The scope of the proposed project is limited to removing a retractable awning, and an aluminum-framed, glass panel wall, and then constructing a new one. During reconstruction, the new wall will be fastened to the existing plaster ceiling, flagstone sidewalls, and concrete floor. The project does not otherwise involve removing, replacing, or otherwise modifying any adjacent building materials (e.g., masonry, flagstone, trim, etc.).

*In addition, the following findings must be addressed if approving a certificate of appropriateness that involves alterations to a property within an historic district:*

**(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 proposed storefront alteration of 321 14<sup>th</sup> Avenue SE will be substantially similar to the existing storefront design and materials used in the majority of the other contributing properties in the 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.**

The scope of the proposed alteration will be in keeping with the spirit and intent of the ordinance. The proposed alterations do not negatively impact any of the building's original architectural characteristics or features.

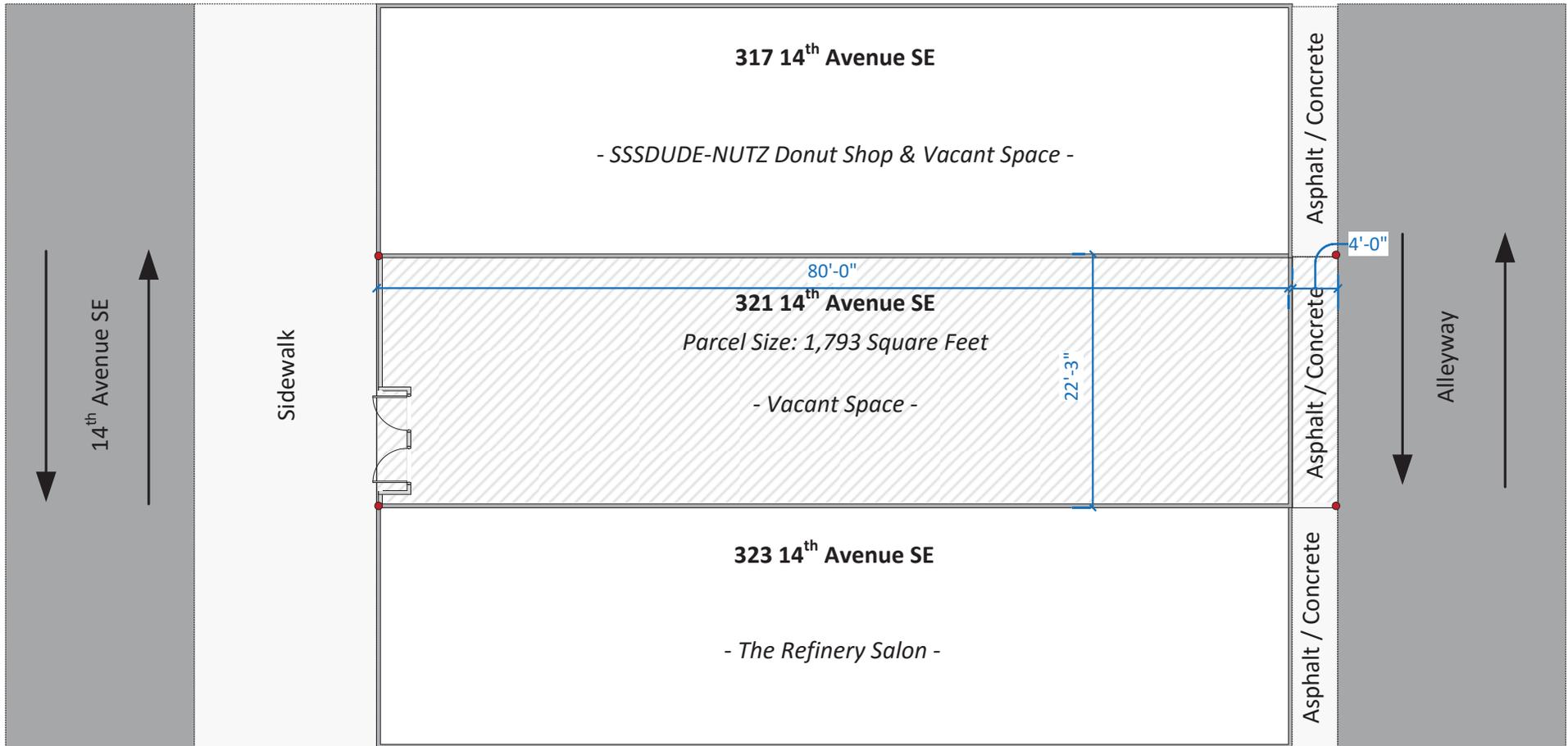
Additionally, the proposed alteration does not negatively impact the essential character of the Dinkytown Historic District. Throughout the district, a substantial majority of the contributing buildings have received similar storefront/window alterations over the course of time.

**(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 Dinkytown Historic District. Throughout the district, an overwhelming majority of the buildings that have received historic classification also received similar storefront/window alterations over the course of time.

The proposed project will not impede the normal and orderly preservation of surrounding resources as allowed by the regulations within the preservation ordinance.

# Site Plan for 321 14<sup>th</sup> Avenue SE Historic Preservation Application (New Storefront)



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Proposed Storefront

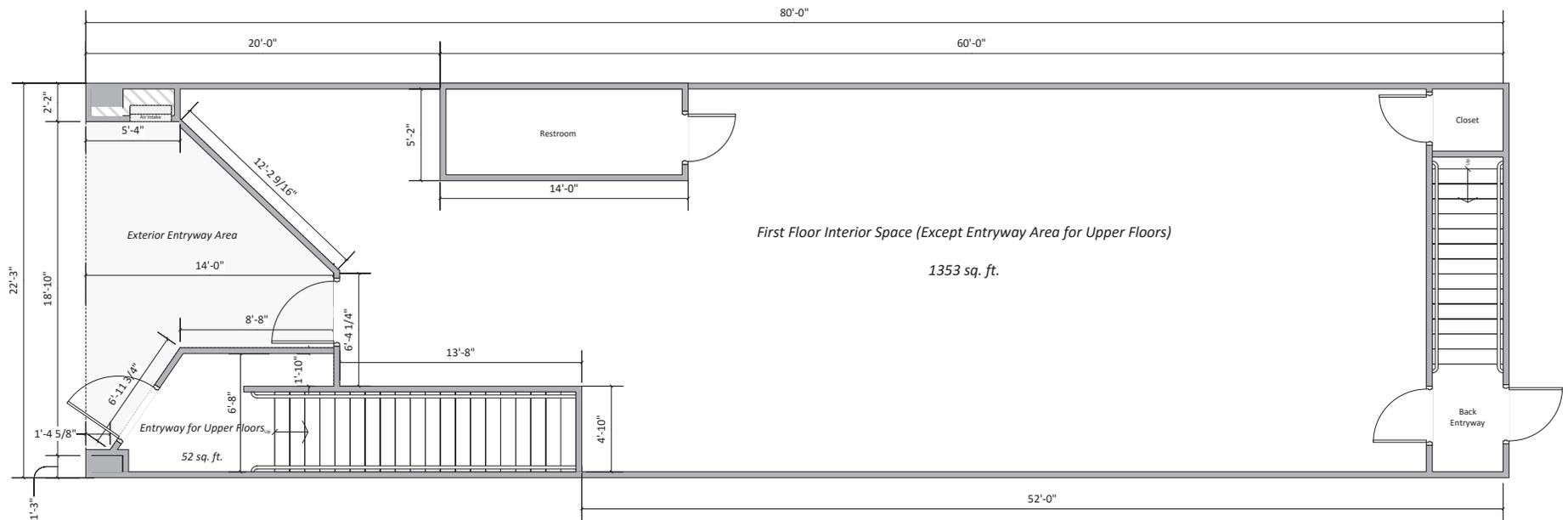
Front View

Side View



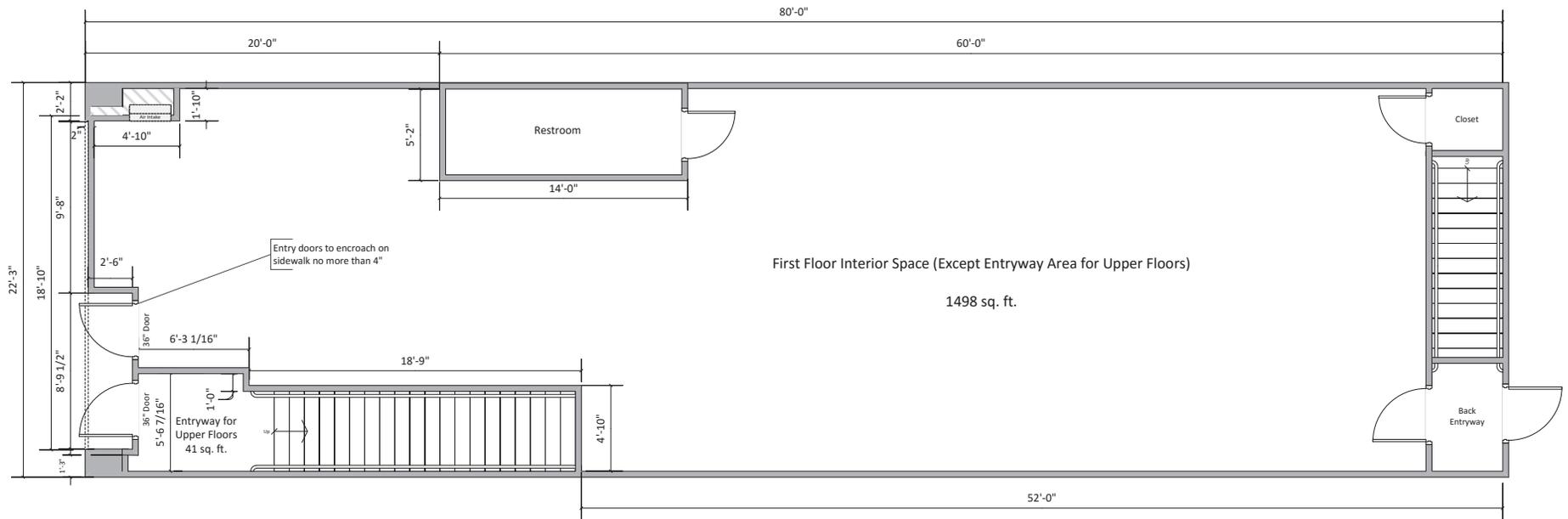
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# Existing Floor Plan



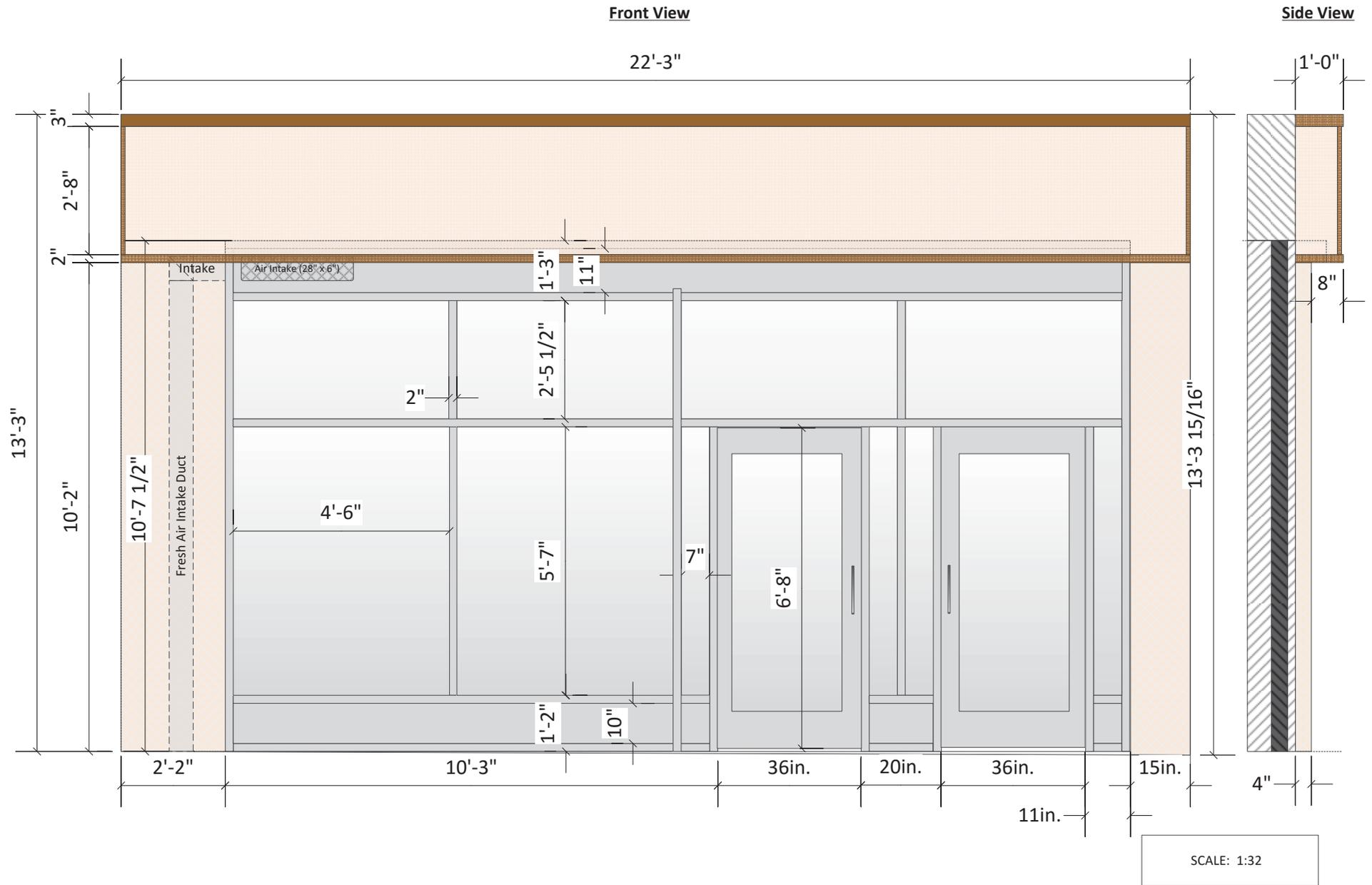
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## Proposed Floor Plan (Dimensioned)

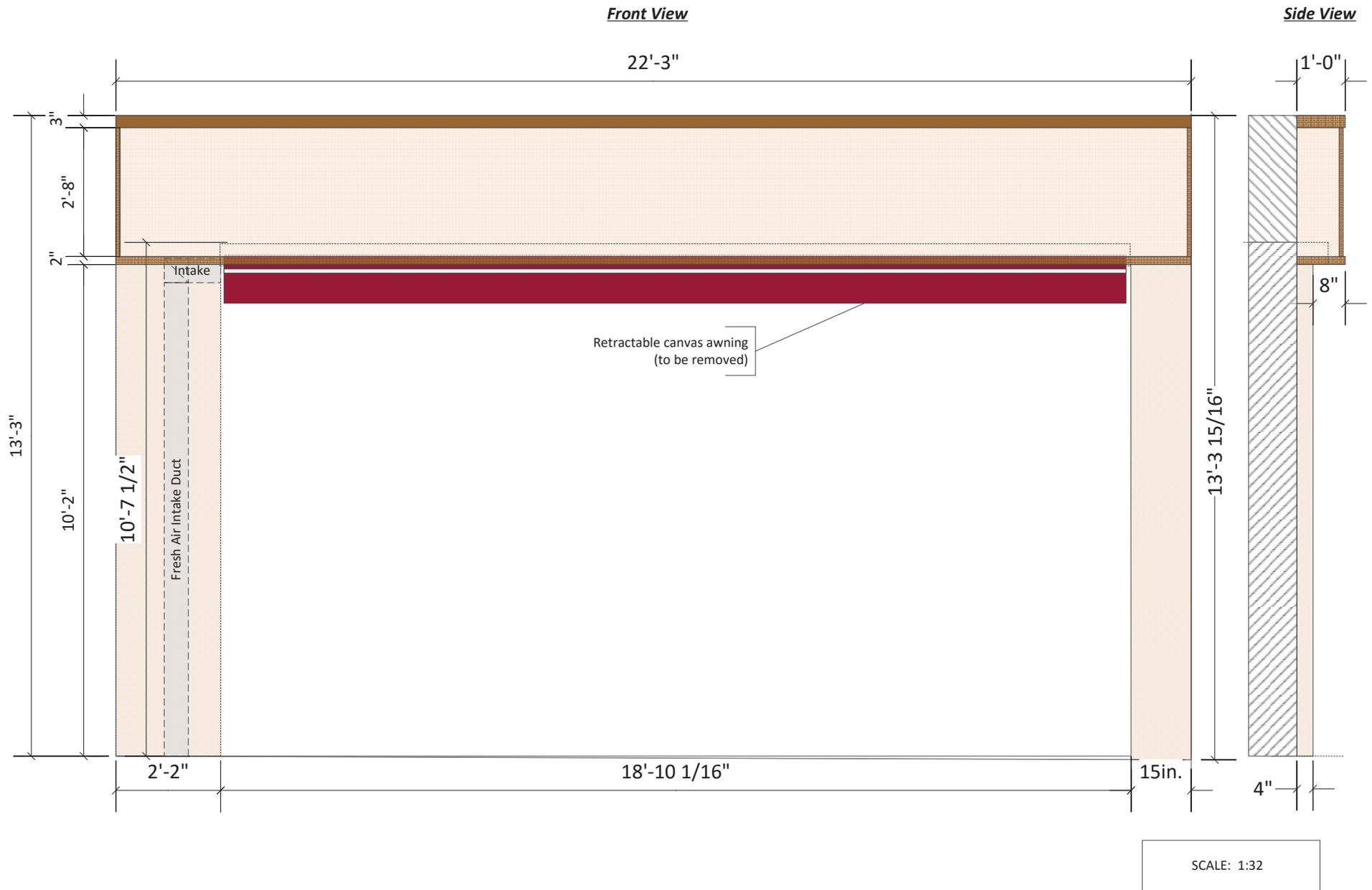


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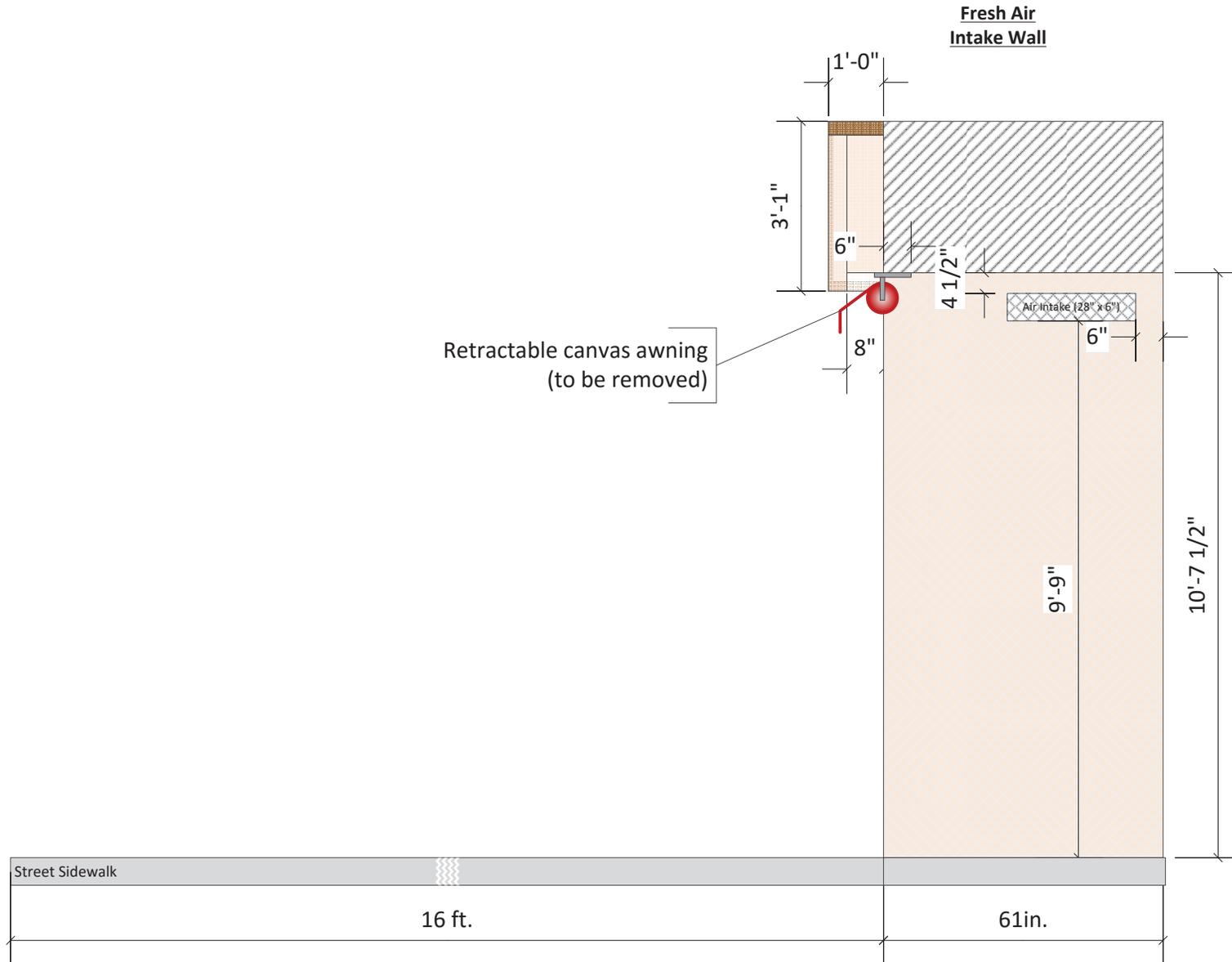
# Proposed Storefront (Dimensioned)



# Existing Storefront

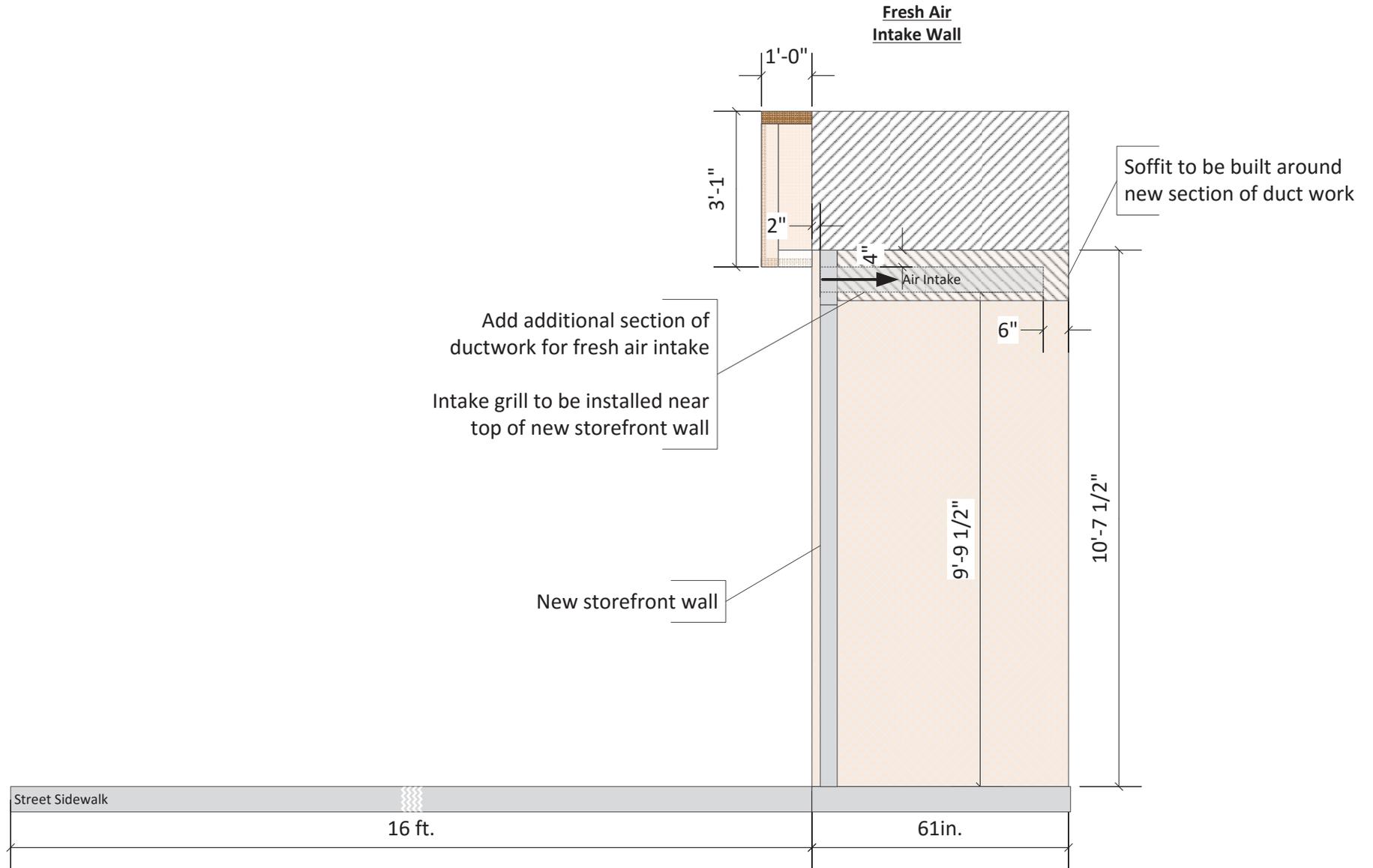


Existing Left Side Wall with Fresh Air Intake Opening (Dimensioned)



SCALE: 1:32

Proposed Left Side Wall with Added Section of Air Intake Ductwork (Dimensioned)



SCALE: 1:32



Red awning over the second-floor window.

Red awning over the first-floor window.

FACIALS WAXING MASSAGE

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FOR LEASE  
(651) 470-9770

SPACE  
FOR LEASE  
(651) 470-9770

2/16/2016

FACIALS WAXING MASSAGE

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(651) 470-9770

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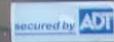
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(651) 470-9770

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**FOR LEASE**  
**(651) 470-9770**



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FOR LEASE  
BYT  
612.338.7787

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PIZZA

FRAME

NO PARKING  
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ART MATERIALS  
INC.  
CAMPUS  
FRAMING

DRINKY TOWN  
USA  
HOME TOWN

SSDUDE  
NUTZ

**FOR LEASE**  
HOYT  
Properties, Inc.  
**612.338.7787**

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the Refinery

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FOR LEASE  
(651) 470-9770

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**SECTION 08 43 33**

**ALUMINUM STOREFRONT FRAMING (4500 SERIES STOREFRONT FRAMING)**

**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes: This Section includes, but shall not be limited to, all necessary materials, labor, and equipment for the complete installation of aluminum storefront framing as shown on the Drawings and specified herein.

**1.2 SYSTEM DESCRIPTION**

- A. General: Provide the manufacturer's aluminum storefront framing system, adapted to the application indicated, and modified as required to comply with performance requirements and materials specified, as demonstrated by testing the manufacturer's corresponding systems according to test methods indicated.
1. Performance Requirements:

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Insert applicable wind load values below.

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- a. Structural Performance: Structural performance shall be based on a maximum allowable deflection of L/175 of the clear span for spans up to 13'-6" (4115 mm) or L/240 of clear span plus 1/4 inch (6 mm) for spans greater than 13'-6" (4115 mm), or an amount that restricts edge deflection of individual glazing lites of glass to 3/4 inch (19 mm), whichever is smaller. The system shall perform to those criteria under the wind load specified for this Project.

**1.3 SUBMITTALS**

- A. General: See Section 01 33 00 - Submittal Procedures.
1. Product Data: Submit product data showing material proposed.
  2. Shop Drawings: Submit shop drawings for each product and accessory required.
  3. Samples: If colors not preselected or scheduled, submit samples for initial color selection. Submit samples for verification purposes.
- B. Quality Control Submittals:
1. Design Data: Submit design calculations for the aluminum storefront framing system and the connections for attaching them to the structure.
  2. Test Reports: Submit two copies each, plus the number the Contractor wants returned, of tests.
  3. Certificates:
    - a. Submit designer's certification.

- b. Submit manufacturer's certification that the Installer is approved.

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Retain below for project requiring LEED certification.

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- C. LEED Submittals: Furnish submittals that are required to comply with requirements for LEED certification.
- D. Maintenance Manuals: Furnish complete maintenance manuals describing the materials, devices, and procedures to be followed in cleaning and maintaining the work.

#### **1.4 QUALITY ASSURANCE**

- A. Regulatory Requirements: Comply with applicable requirements of the laws, codes, ordinances, and regulations of Federal, State, and local authorities having jurisdiction. Obtain necessary approvals from such authorities.
- B. Mock-Ups: Prior to installation of the work, fabricate and erect mock-ups for each type of finish and application required to verify selections made under sample submittals and to demonstrate aesthetic effects as well as qualities of materials and execution.
- C. Pre-Installation Conference: Conduct pre-installation conference in accordance with Section 01 31 19 - Project Meetings.

### **PART 2 - PRODUCTS**

#### **2.1 MANUFACTURERS**

- A. Basis of Design: Product specified is "4500 Series Flush Glaze," 1-3/4 inches (44 mm) by 4-1/2 inches (114 mm), as manufactured by Tubelite, Inc. Items specified are to establish a standard of quality for design, function, materials, and appearance. Equivalent products by listed manufacturers are acceptable. The Architect will be the sole judge of the basis of what is equivalent.
  - 1. Product shall be American-made.

#### **2.2 MATERIALS**

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Retain below for project requiring LEED certification.

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- A. LEED Requirements: Provide products and materials that comply with requirements for LEED certification.
- B. Materials:
  - 1. Extrusions shall be of aluminum alloy 6063-T5 extruded within commercial tolerance and free from defects impairing strength and/or durability. Main framing sections shall be of 0.075 inch (1.9 mm) minimum wall thickness and glazing stop moldings shall be of 0.060 inch (1.5 mm) thickness.
    - a. Recycled Content: For all aluminum extrusions except those required for doors and door frames, provide manufacturer's proprietary product fabricated of aluminum with a recycled content of more than 70 percent ("Ecoluminum," Tubelite, Inc.).
  - 2. Screws, bolts, and other accessories shall be compatible with the aluminum under normal service conditions.
  - 3. Glazing shall be by means of an exterior and interior roll-in wedge of high quality extruded elastomeric material.

#### **2.3 ACCESSORIES**

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Retain below if applicable to the Project.

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- A. Light Shelves: Provide light shelves to allow more natural daylight and less artificial lighting needs. Light shelves shall effectively increase the amount of natural daylight reaching deeper into occupied areas which shall reduce the need for artificial light.
  - 1. Basis of Design: "Aluminate Light Shelves" as manufactured by Tubelite, Inc.

## 2.4 FABRICATION

- A. Carefully fit and match work with continuity of line and design. Rigidly secure members with hairline joints, unless otherwise indicated. Reinforce members and joints for rigidity and strength as needed to fulfill performance requirements.
  - 1. Conceal fasteners unless otherwise indicated.
  - 2. Separate dissimilar materials with a heavy coating of epoxy paint or other suitable permanent separation as required to prevent galvanic action.

## 2.5 FINISHES

- A. General: Comply with NAAMM MFM for recommendations relative to application and designation of finishes. Finish designations prefixed by "AA" conform to the system established by the Aluminum Association for designating aluminum finishes.

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Retain finishes below which are applicable to the Project.

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- B. Aluminum Finishes ("Eco-Efficient"):
  - 1. Class I Clear Anodized Finish: AA-M10-C21-A41 complying with AAMA 611.
  - 2. Class II, Clear Anodized Finish: AA-M10-C21-A31 complying with AAMA 611.
  - 3. Class I Color Anodized Finish: AA-M10-C21-A44 complying with AAMA 611. Provide color as indicated or, if not indicated, as selected by the Architect from the manufacturer's standards.
  - 4. Class II, Color Anodized Finish: AA-M10-C21-A32/A34 complying with AAMA 611. Provide color as indicated or, if not indicated, as selected by the Architect from the manufacturer's standards.
  - 5. High Performance Organic Coating: AA-C12-C42-R1x.
    - a. Standard Two-Coat Polyvinylidene Fluoride (PVDF) Finish Coating: Manufacturer's standard thermocured system, complying with AAMA 2605, composed of primer and color topcoat containing not less than 70 percent PVDF resin by weight. Provide color as indicated or, if not indicated, as selected by the Architect from the manufacturer's standards.
    - b. Special Three-Coat Polyvinylidene Fluoride (PVDF) Finish Coating: Manufacturer's standard three-coat thermocured system, complying with AAMA 2605, composed of primer, color coat, and clear topcoat, with both color coat and clear topcoat containing not less than 70 percent PVDF resin by weight. Provide color as indicated or, if not indicated, as selected by the Architect from the manufacturer's standards.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Verification of Conditions: Examine areas and conditions under which the work is to be installed, and notify the Contractor in writing, with a copy to the Owner and the Architect, of any conditions

detrimental to the proper and timely completion of the work. Do not proceed with the work until unsatisfactory conditions have been corrected.

1. Beginning of the work shall indicate acceptance of the areas and conditions as satisfactory by the Installer.

### **3.2 PREPARATION**

- A. Coordinate and furnish anchors, concrete inserts, sleeves, anchor bolts, etc., that are to be embedded in concrete or masonry construction. Coordinate delivery of such items to the Project site.

### **3.3 INSTALLATION**

- A. General: Installation shall be in accordance with reviewed product data, final shop drawings, the manufacturer's specifications and recommendations, and as indicated on the Drawings.
  1. Erection Tolerances: Comply with manufacturer's published instructions.

### **3.4 ADJUSTING AND CLEANING**

- A. Touch-Up Painting: Immediately after installation, touch-up scratched, nicked, abraded, chipped, or otherwise damaged areas of the finish so as to be unnoticeable.
- B. Cleaning: Wash to remove any deleterious material from finished surfaces immediately.

### **3.5 DEMONSTRATION**

- A. Maintenance Instructions: Instruct the Owner's personnel who will be responsible for maintaining the work after the time of final acceptance.

### **3.6 PROTECTION**

- A. Provide final protection and maintain conditions in a manner acceptable to the Installer, that shall ensure that the aluminum storefront framing shall be without damage at time of Substantial Completion.

**END OF SECTION**

## **DISCLAIMER STATEMENT**

This guide specification is intended to be used by a qualified construction specifier. This guide specification is not intended to be verbatim as a project specification without appropriate modifications for the specific use intended. The guide specification must be used and coordinated with the procedures of each design firm, and the particular requirements of a specific construction project. This guide specification is subject to change without written notice by the manufacturer.

# 4500 SERIES STOREFRONT

Difference between clear anodized and painted finish

Our 4500 Series Storefront framing is ideal for a wide variety of interior or low-rise exterior applications. Profiles of 1-3/4" x 4-1/2" are designed for 1/4" to 3/8" exterior glazing, and can be assembled by screw spline or clip joinery. The roll-in gasket is easy to install at the interior and exterior of the glass. The 1-3/4" framing is compatible with Tubelite Narrow, Medium and Wide Stile Doors.

*4500 Series Storefront, Red Painted Finish;  
Owner: Michigan Chamber of Commerce,  
Lansing, MI; Architect: Smith Group;  
Tubelite Dealer: Glass Design*



## RESULTS

Tubelite provides clear specification resources, personalized customer service and products you can trust, delivered complete, correct and on time.

*4500 Series Storefront,  
0A Clear Anodized; Owner:  
The Factory – Bldg. 11;  
Architect: Edward Hotchkiss;  
Tubelite Dealer: Baker Glass*



# TUBELITE®

**DEPENDABLE**

LEADERS IN ECO-EFFICIENT STOREFRONT,  
CURTAINWALL AND ENTRANCE SYSTEMS



More recycled content, eco-efficient finishes

## Anodized Finishes



Clear Class 2 **C2**  
Clear Class 1 **C1**



Champagne **CH**



Light Bronze **LB**



Medium Bronze **MB**



Dark Bronze **DB**



Extra Dark Bronze **EB**



Black **BL**



Copper **CA**

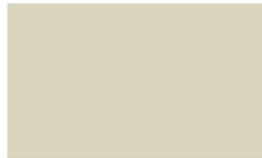
## Standard Painted Colors – 70% PVDF



Bone White **1P**  
LT609-70



Colonial White **NP**  
LT640-70



Sandstone **5P**  
LT607-70



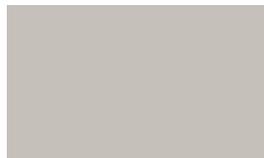
Burnt Sun **7P**  
LT612-70



Antique Bronze **ZP**  
LT641-70



Beige **BP**  
LT603-70



Light Seawolf Beige **CP**  
LT614-70



Dove Gray **VP**  
LT615-70



Slate Gray **WP**  
LT604-70



Charcoal Gray **XP**  
LT605-70



Patina Green **SP**  
LT616-70



Dark Ivy **TP**  
LT617-70



Hartford Green **2P**  
LT606-70



Military Blue **DP**  
LT610-70



Black **3P**  
LT601-70



Colonial Red **RP**  
LT622-70



Boysenberry **9P**  
LT608-70



Sage Brown **8P**  
LT620-70



Quaker Bronze **6P**  
LT602-70

**NOTE** Colors shown are not exact and are intended for planning purposes.

For actual job, Tubelite® will supply Linetec color chips.

Daniel Lam  
Sky Investments, LLC  
PO Box 821218  
Woodbury, MN 55125

February 17, 2016

Jacob Frey  
Ward 3 Councilman  
City of Minneapolis  
350 South 5<sup>th</sup> Street, Room 307  
Minneapolis, MN 55415

**Subject: Historic Preservation Application to be Submitted for 321 14<sup>th</sup> Avenue SE  
- Statement of Proposed Use and Description of Project**

Dear Councilman Frey:

A Historic Preservation Application has been prepared by Sky Investments, LLC, of Woodbury, MN, owner of the building located at 321 14<sup>th</sup> Avenue SE, Minneapolis, MN, 55414.

The application will be submitted to the City of Minneapolis, Community Planning and Economic Development Department, Development Services Division.

The purpose of the application is to obtain approval by the CPED and the Minneapolis Heritage Preservation Commission to allow the building owner to reconstruct the existing street-level storefront wall and entryway area of the building.

**Statement of Proposed Use:**

The building is not currently leased out, and therefore a specific statement of proposed use cannot be made at this time. The building's zoning classification is set as Neighborhood Commercial District (C1), Pedestrian Oriented Overlay District (P1), and University Area Overlay District (UA).

**Description of Project:**

The building, as constructed in the year 1910, featured a straight, windowed storefront wall with a single doorway that was built in close proximity to the front of the building.

During the late 1940s or early 1950s (exact date unknown), the original storefront wall was converted to a recessed-style entryway. This irregular-shaped entryway projects into the core building structure 14 feet at its maximum depth.

February 17, 2016

Page 2

The redesigned wall had the effect of increasing the total window display area, while decreasing available interior space. An additional door and partition were also added creating separate entries for the first floor and for the upper floors.

The intent of the proposed project is to create a storefront that will:

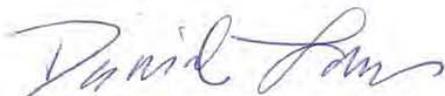
- Substantially decrease the square footage of entryway space located on the exterior side of the display window, but is still inside the core building structure. The existing exterior entryway area, which is freely accessible by design, has become a collection point for litter, as well as a place for persons to congregate and sleep.
- Replace all existing aluminum storefront framing, doors, and glass which have become worn, damaged, or cracked over many decades. As a practical matter these items cannot be refinished or repaired.

The revised storefront will feature an all new, clear-anodized aluminum-framed wall with glass panels that is recessed into the core building structure approximately 2 inches from the front of the building. It will also include two aluminum-framed, glass panel doors. One door allowing access to the first floor, while the other door enables access to the upper floors.

The new storefront wall will be positioned between the two existing flagstone sidewalls, and be placed underneath the existing plaster ceiling. An existing retractable canvas awning will be removed.

To the best of my knowledge, no other historic applications are required for this project. Please feel free to contact me with any questions or concerns.

Sincerely,



Daniel Lam  
612-470-9770

Daniel Lam  
Sky Investments, LLC  
PO Box 821218  
Woodbury, MN 55125

February 17, 2016

Melissa Bean  
Executive Director  
Marcy-Holmes Neighborhood Association  
500 8<sup>th</sup> Avenue SE  
Minneapolis, MN 55414

**Subject: Historic Preservation Application to be Submitted for 321 14<sup>th</sup> Avenue SE  
- Statement of Proposed Use and Description of Project**

Dear Melissa:

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February 17, 2016

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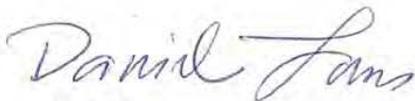
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The revised storefront will feature an all new, clear-anodized aluminum-framed wall with glass panels that is recessed into the core building structure approximately 2 inches from the front of the building. It will also include two aluminum-framed, glass panel doors. One door allowing access to the first floor, while the other door enables access to the upper floors.

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