



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission
 HPC Agenda Item #4
 March 22, 2016
 BZH-29047

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 937 13th Ave SE, 901 12th ½ Ave SE, 901 12th Ave SE, 1200-06 Brook Ave SE
Project Name: Bunge Elevator Complex Demolition
Prepared By: Shanna Sether, Senior City Planner, (612) 673-2307
Applicant: Project for Pride in Living, Inc.
Project Contact: Mary Novak
Ward: 2
Neighborhood: Southeast Como Improvement Association
Request: To demolish over 60% of an existing grain elevator in order to allow for a new addition and adaptive reuse to residential dwellings.

Required Applications:

Demolition of Historic Resource	To allow the demolition of an existing grain elevator, a potential historic resource.
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HISTORIC PROPERTY INFORMATION

Current Name	Bunge Elevator Complex
Historic Name	Bunge Midway grain elevator
Historic Address	932 12 th Ave SE
Original Construction Date	Grain Elevators (1935) and Headhouse (1936)
Original Architect	N/A
Original Builder	N/A
Original Engineer	N/A
Historic Use	Terminal grain elevator and headhouse
Current Use	Vacant
Proposed Use	93-unit multiple-family dwelling

Date Application Deemed Complete	February 16, 2016	Date Extension Letter Sent	March 10, 2016
End of 60-Day Decision Period	April 16, 2016	End of 120-Day Decision Period	June 15, 2016

CLASSIFICATION

Local Historic District	N/A
Period of Significance	1935 – 1940
Criteria of Significance	N/A
Date of Local Designation	N/A
Date of National Register Listing	N/A
Applicable Design Guidelines	N/A

SUMMARY

BACKGROUND.

The 2006 project received federal funds from the U.S. Department of Housing and Urban Development (HUD) and was required to comply with Section 106 Review of the National Historic Preservation Act of 1966, as amended. PPL’s consultant for this project, 106 Group, completed the Phase II Architectural History of the property required for the Section 106 Review and identified the property’s association with events important in the commerce of Minneapolis and established that the property had retained sufficient historical integrity, in order to convey that significance. Therefore, the 106 Group concluded that the Bunge Midway grain elevator complex was eligible for listing on the National Register of Historic Places (NRHP). The grain elevator, in particular, was determined to be eligible under Criterion A for its association with the Minneapolis grain trade and its major contribution in giving Minneapolis a larger capacity of grain storage than any other North American city, thereby enabling the grain exchange commodities market to flourish during the mid-twentieth century. The property is significant in the area of commerce and its period of significance is 1935 to 1940.

However, the HPC approved the demolition of several contributing buildings to allow for the proposed new construction and conversion of the existing headhouse and 1935 Annex Elevator. Staff’s analysis of the proposed removal and conversion from the 2006 staff report to the HPC is below:

Removal of non-significant buildings: Consistent with the Secretary of the Interior’s Standards (Standards), the Project includes the removal of the following non-contributing buildings, which detract from the historic character of the contributing buildings:

- Warehouse (1973)
- Single-family residence at 935 13 Ave. SE (1905)
- “1954 Annex” elevator (1954)
- Quonset shed (1947)
- Office building (1965)

Removal of contributing buildings: Inconsistent with the Standards, the Project will demolish the “1936 Annex” Elevator and the 1936 office building, both of which are contributing buildings.

Conversion destroys historic integrity: The conversion of the contributing buildings to residential (the “1935 Annex” Elevator and the 1936 headhouse) will affect the buildings’ historical integrity such that they will no longer be eligible for inclusion on the National Register.

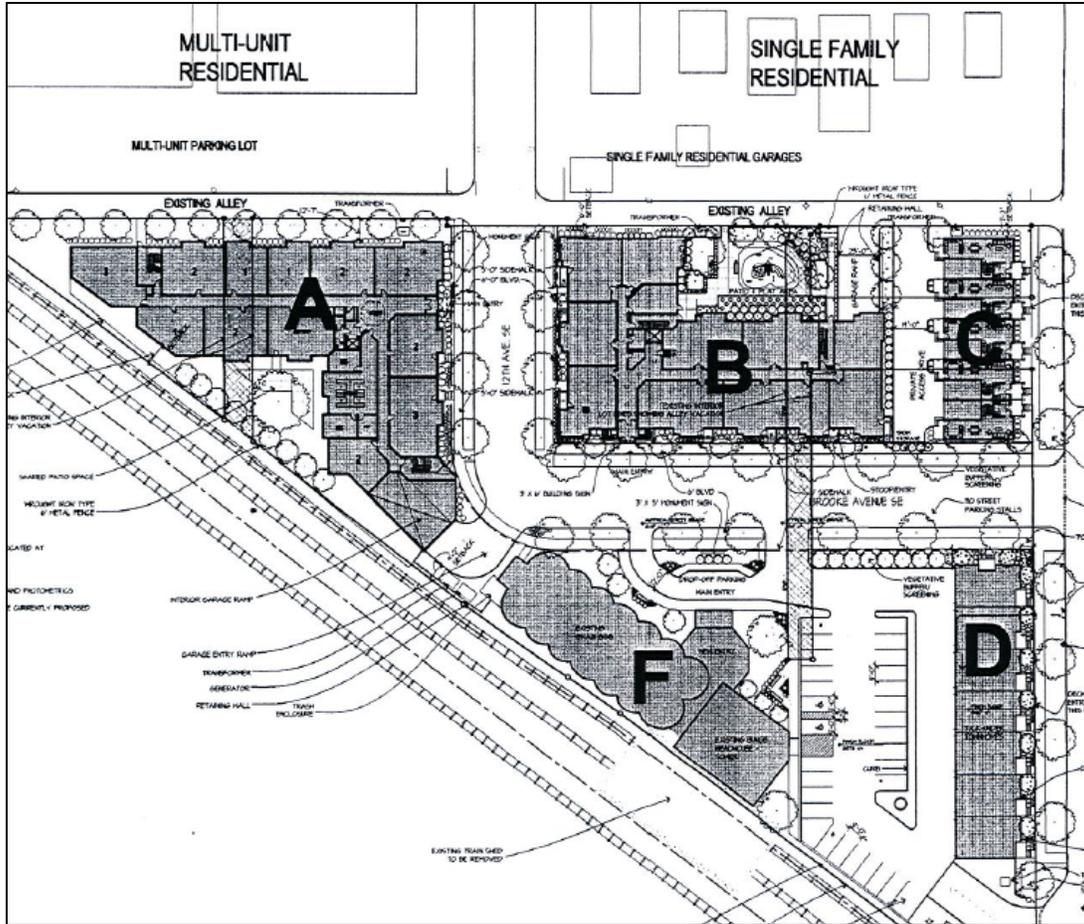
In 2006, MN SHPO drafted a Memorandum of Agreement (MOA) as a part of the federal Section 106 Review, which is required by the federal Environmental Assessment that the City prepared for the Project. The MOA includes the conclusion that, “the project will result in the removal and/or substantial alteration of the Bunge Elevator, which will constitute an adverse effect on historic properties.” It specifies the measures that the City of Minneapolis is responsible to ensure are completed in order to sufficiently mitigate this adverse effect. The two primary measures are as follows and were completed by PPL:

- PPL will record the Bunge Elevator to the standards of the Minnesota Historic Property Record (MHPR), in consultation with MN SHPO. The completed documentation will be submitted to the MN SHPO for review and concurrence before beginning any demolition or site work on the Bunge Elevator area of the project.
- PPL will complete an article about the roles of the different types of grain elevators in Minneapolis in the context of the city’s grain trade and flouring milling, with a particular focus on the Bunge Elevator. The article will take into account the Multiple Property Documentation Form “Grain Elevator Design on Minnesota,” the Minnesota Historic Property Record on the Cepro Elevator in Minneapolis, and relevant material on the Minneapolis Grain Exchange. The article will be written by a historian who meets the Secretary of the Interior’s Professional Qualifications Standards for Historian. The article will be written to the standards of the journal *Hennepin History*, or another scholarly journal, and will be submitted by PPL for publication. A copy of the article will be submitted to MN SHPO and the MHPC.

APPLICANT’S PROPOSAL.

As previously mentioned, Phase III to convert the existing 1935 Annex Elevator and headhouse to residential was not realized in the previous project. PPL is now proposing to remove approximately 90 feet of the existing 115-foot tall, Annex Elevator and construct a new five story addition atop of the remaining grain elevator, convert the headhouse to lobby and amenity space and construct a new three-story building with underground parking all to allow for 93 multiple-family dwelling units. The units will be a combination of studios, one-, two- and three-unit apartments.

RELATED APPROVALS. The project known as the Bunge Elevator Complex/Van Cleve Courts was proposed by Project for Pride in Living, Inc. (PPL) and was reviewed by the HPC in 2006. The applicant applied for a demolition of a potential historic resource application to allow for demolition of several non-contributing buildings and two contributing buildings to allow for the Van Cleve Apartment and Townhouse project and the conversion of two contributing resources to residential buildings. The Heritage Preservation Commission approved the demolition of a potential historic resource application on November 14, 2006.



The Bunge Elevator Complex/Van Cleve Courts project was a three-phased project that did not reach the full scope as proposed in 2006. The Townhomes project noted as site “D” and the conversion of the two remaining buildings, the Headhouse and the 1935 Annex Elevator, noted as site “F” to residential uses were never constructed. The previous consultant and MN SHPO determined that the planned conversion for the Headhouse and 1935 Annex Elevator would destroy the historic integrity of these buildings. The HPC approved the demolition of the buildings included in Phases I and II and the conversion of the 1935 Annex Elevator and Headhouse in 2006.

Bunge Building Inventory						
Property		Historically on site	Built	Historic status	Status	Existing use
A	Van Cleve Apartments West	Warehouse	1973	Non-contributing	Demolished	4-story, 50-unit apartments
B	Van Cleve Apartments East	Single family residence at 935 13 Ave. SE	1905	Non-contributing	Demolished	3-story, 35-unit apartments
		"1954 Annex" Elevator	1954	Non-contributing	Demolished	
		"1936 Annex" Elevator	1936	Contributing	Demolished	
		Quonset shed	1947	Non-contributing	Demolished	
C	Townhomes	Same as for Building B				2-story, 4-unit townhomes
D	Townhomes	Office building	1965	Non-contributing	Demolished	Vacant
		Office building	1936	Contributing	Demolished	
F	Bunge Redevelopment	Headhouse	1936	Contributing	Existing	Headhouse
		"1935 Annex" Elevator	1935	Contributing	Existing	Grain elevator

PUBLIC COMMENTS. At the time of writing the staff report, staff has not received any feedback regarding the proposed demolition. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

CONTINUANCE

The applicant will not be available to attend the March 22, 2016, Heritage Preservation Commission meeting and has requested a continuance for one-cycle to the April 5, 2016, public hearing.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission make the following action for the application by Project for Pride in Living, Inc. for the properties located at 937 13th Ave SE, 901 12th ½ Ave SE, 901 12th Ave SE, 1200-06 Brook Ave SE:

A. Demolition of Historic Resource.

Recommended motion: **Continue** the demolition of a potential historic resource application for the properties located at 937 13th Ave SE, 901 12th ½ Ave SE, 901 12th Ave SE, 1200-06 Brook Ave SE for one cycle to the April 5, 2016, Heritage Preservation Commission public hearing.

ATTACHMENTS

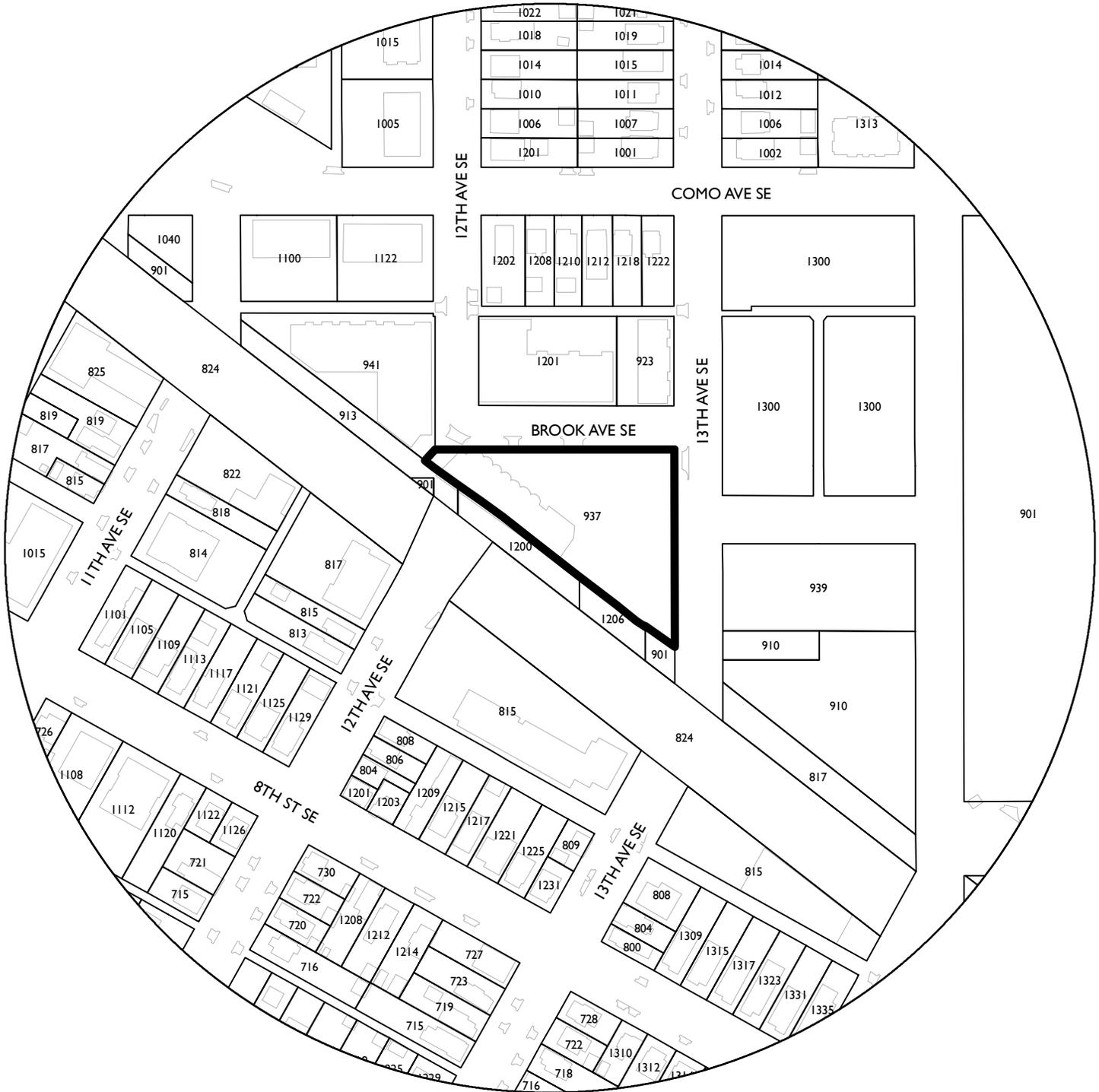
- I. BZH Map

Project for Pride in Living

2nd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

937 13th Ave SE

FILE NUMBER

BZH-29047