Minneapolis
City of Lakes

CPED STAFF REPORT

Prepared for the Heritage Preservation Commission
HPC Agenda Item #6
May 17, 2016
BZH-29074

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location:	4401 Lyndale Avenue North
Project Name:	Building Addition and Site Improvements
Prepared By:	Hilary Dvorak, Principal Planner, (612) 673-2639
Applicant:	4401 Lyndale Avenue North, LLC
Project Contact:	Kathy Osborne with 4401 Lyndale Avenue North, LLC
Ward:	4
Neighborhood:	Lind-Bohanon Neighborhood Association
Request:	To demolish the Mereen Johnson Office Building, the Mereen Johnson Garage Building and the 32-foot by 48-foot "brick pattern vault" addition constructed on the northeast end of the Mereen Johnson Factory Building and to allow for an addition to the Mereen Johnson Factory Building.

Required Applications:

Certificate of Appropriateness	To allow for demolition of the Mereen Johnson Office Building, the Mereen Johnson Garage Building and the 32-foot by 48-foot "brick pattern vault" addition constructed on the northeast end of the Mereen Johnson Factory Building.
Certificate of Appropriateness	To allow for an addition to the Mereen Johnson Factory Building.

HISTORIC PROPERTY INFORMATION

Current Name	Not applicable
Historic Name	Mereen Johnson Office Building
Historic Address	4401 Lyndale Avenue North
Original Construction Date	1917, additions in 1953 and 1963-1971
Original Architect	John Schwab
Original Builder	Carlsted Brothers
Original Engineer	Not applicable
Historic Use	Office
Current Use	Vacant
Proposed Use	To be demolished

Date Application Deemed Complete	March 22, 2016	**Date Extension Letter Sent**	April 22, 2016
End of 60-Day Decision Period	May 21, 2016	**End of 120-Day Decision Period**	July 20, 2016

Current Name	Not applicable
Historic Name	Mereen Johnson Factory Building
Historic Address	4401 Lyndale Avenue North
Original Construction Date	1916, additions in 1919, 1920, 1923, 1943, 1946, 1950, 1953, 1960, 1966 and 1969
Original Architect	Not applicable
Original Builder	Not applicable
Original Engineer	Not applicable
Historic Use	Factory and production
Current Use	Production
Proposed Use	Production

Current Name	Not applicable
Historic Name	Mereen Johnson Garage
Historic Address	4401 Lyndale Avenue North
Original Construction Date	1959
Original Architect	Not applicable
Original Builder	Not applicable
Original Engineer	Not applicable
Historic Use	Garage
Current Use	Vacant
Proposed Use	To be demolished

CLASSIFICATION

Proposed Local Historic District	C.A. Smith Lumber Historic District
Period of proposed Significance	1892-1966
Proposed Criteria of Significance	*Criteria 1*: The district is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history. *Criteria 2*: The district is associated with the lives of significant persons or groups. *Criteria 3*: The district contains or is associated with distinctive elements of city or neighborhood identity.
Date of Local Designation	Nominated May 1, 2015
Date of National Register Listing	Not applicable
Applicable Design Guidelines	*Secretary of the Interior's Standards for Rehabilitation*

SUMMARY

BACKGROUND. The parcels at 4401, 4440, and 4430 Lyndale Avenue North were nominated as individual landmarks by Council President Barbara Johnson at the May 1, 2015, meeting of the Minneapolis City Council. The Council adopted the nomination. The nomination was reviewed by Community Planning and Economic Development (CPED) staff and then presented to the Minneapolis Heritage Preservation Commission (HPC) at their public hearing on July 14, 2015. At this time, CPED staff recommended that the parcels at 4410 and 4420 Lyndale Avenue North be added to the nomination. The HPC adopted CPED's findings, placing all five parcels under interim protection and directed the Planning Director to prepare or cause to be prepared a designation study. The study is now complete and will also be considered at the May 17, 2016 HPC meeting. CPED is recommending that the HPC adopt the report and attachments as findings of fact and submit the same together to the Zoning & Planning Committee of the City Council for the local designation of the properties located at 4401 Lyndale Avenue North and 4400-4430 Lyndale Avenue North.

The designation study concludes that the C.A. Smith Lumber Historic District is eligible for local designation. The properties located within the district represent the late stage of the Minneapolis lumber industry (c. 1890-1921), the city's short-lived but robust "post-lumber" industry (c. 1921-1935), and 19th and 20th century manufacturing. The C.A. Smith Lumber Historic District is historically significant under Criterion 1 for its association with the late-lumber and post-lumber industries in Minneapolis, under Criterion 2 for its association with C.A. Smith, Arno Mereen, and Charles Johnson, and under Criterion 3 for its association with distinctive elements of the identity of the Camden neighborhood. The period of significance for the district identified in the study is 1892-1966.

The C.A. Smith Lumber Historic District is located around the intersection of Lyndale Avenue North and 44th Avenue North. The district is composed of five lots – one on the west side of Lyndale Avenue North, and four on the east side of Lyndale Avenue North. The C.A. Smith Lumber Historic District includes the following properties:

- 4400 Lyndale Avenue North, C.A. Smith Lumber Company Office
- 4401 Lyndale Avenue North, Mereen Johnson Machine Company

- 4410 Lyndale Avenue North, C.A. Smith Lumber Company Yards
- 4420 Lyndale Avenue North, C.A. Smith Lumber Company Yards
- 4430 Lyndale Avenue North, Northwestern Compo Board Company and C.A. Smith Lumber Company Factory

The sites have an historical relationship and, collectively, form the historic district. Northwestern Compo-Board was a subsidiary of the C.A. Smith Lumber Company and the Mereen Johnson Machine Company was formed by two former C.A. Smith employees and counted C.A. Smith as an early investor.

According to the designation study, the C.A. Smith Lumber Historic District includes four contributing and two non-contributing buildings, as well as contributing landscape elements such as the extant "Soo" Line railroad siding. Contributing buildings include two office buildings and two larger factory buildings. The office buildings are one to two stories tall with modest masonry detailing and some distinctive architectural features. The factory buildings range from one to three stories in height, are of utilitarian masonry construction, and were designed with minimal architectural detailing. As working buildings on an industrial site, each of the contributing buildings has undergone additions and alterations over time; these additions and alterations are easily identifiable at building exteriors through changes in building materials, roof heights, setbacks, and window opening articulation. The exception to this is the office building at 4400 Lyndale Avenue North – it is designed in the Queen Anne style and has undergone minimal exterior alterations. Non-contributing buildings include a concrete block garage and a corrugated metal shed.

COMPANY HISTORY

The C.A. Smith Lumber Company.

C.A. Smith established the largest sawmill in the City of Minneapolis and his mill had garnered a national reputation in the lumber industry for its commitment to eliminating waste and maximizing the raw material derived from each and every log. C.A. Smith established his lumber company on 20 acres along the west bank of the Mississippi River in the Camden neighborhood. Smith constructed a factory building in 1892 and began construction of his mill in 1893. During the peak white pine production years of 1900 to 1910, Smith significantly expanded his operations. He added drying kilns to his factory in 1894 and 1895. The mill received a 66-foot by 90-foot addition in 1899 and a 48-foot by 80-foot addition in 1902. Additional drying kilns were constructed in 1903 and 1906. The factory was also expanded in 1906. A frame saw mill was constructed on the site in 1907. Another mill expansion took place in 1908.

Northwestern Compo Board Co.

C.A. Smith secured the patent for a "composite material designed to take the place of ordinary plastering," from George S. Mayhew in 1892. Smith called the material, which consisted of thin strips of pine edgings, heavy paper, cement, and glue, "Compo Board" and produced it in his Camden factory. Smith incorporated a separate company – the Northwestern Compo Board Co. – to produce the composite. As with the other mills in Minneapolis, as Minnesota's reserves of white pine were exhausted after 1910, the mill's production dwindled and Smith closed his mill in 1912 and moved his operations to Oregon. While the mill had closed in 1912, Compo Board production continued at the Lyndale Avenue North site through 1939.

Mereen Johnson Machine Company.

The Mereen Johnson Machine Company was started by two employees of the C.A. Smith Lumber Company, Arno Mereen and Charles Johnson, in 1905. Arno Mereen and Charles Johnson invented the first horizontal band re-saw while employed at C.A. Smith Lumber Company. The Mereen Johnson Company's operations were originally housed near the river within the larger C.A. Smith site. However, within approximately two years of being in business, Mereen Johnson was ready to expand their production facilities. While the two businesses enjoyed a symbiotic relationship during Mereen Johnson's early years, by the 1910s Minnesota's white pine stands were rapidly depleting, and C.A. Smith Lumber Company began closing down its Lyndale Avenue North plant. During this time, the Mereen Johnson Machine Company filed a series of patents for machine types that diversified production.

In 1916, Mereen Johnson Machine Company completed its break from C.A. Smith, branding itself as a fully independent company by constructing a new machine shop on the west side of Lyndale Avenue North. The spacious brick machine shop measured 40-feet by 245-feet and featured large windows along its length. In addition to raising Mereen Johnson's profile, the shop was located directly alongside a Soo Line rail siding, allowing for easy loading and distribution of the machines the company manufactured.

In 1917, Mereen Johnson constructed an office building alongside their machine shop. The single-story brick office building was designed by architect John Schwab. At the ground level, the building included an open plan "general office" space, two private offices (presumably for Mereen and Johnson), a vault, an engineer's drawings room, and toilets. The basement of the building was reserved for service space, housing a coal bin and boiler.

Business during the 1910s and 1920s was clearly successful – Mereen Johnson followed the initial construction of its machine shop and office building with a series of expansions to the machine shop, construction of a foundry, and construction of a pattern vault.

Throughout the twentieth century, Mereen Johnson marketed its products at a national level. The late 1930s and 1940s appear to have been a particularly dynamic time for the Mereen Johnson Company. The company filed six new patents during these years. Significant additions to the factory were added in 1943 and 1946, suggesting an increase in production accompanied this diversification in product offerings.

The mid-twentieth century saw the introduction of the Dip Chain Gang Rip Saw in 1963 and the Computerized Panel Saw in 1969. The introduction of these tools marked a transition for Mereen Johnson; they no longer solely produced machines to serve the lumber industry, but also produced tools for more generalized woodworking. Likewise, the factory building received additions in 1960, 1963, two in 1966, and a final addition in 1969.

In 1973, Mereen Johnson opened a second factory and foundry in Webster, SD. The Webster factory was expanded in 1995. The continued growth of the Webster factory marks the shift in production from Minneapolis to South Dakota. Mereen Johnson continued to maintain offices at 4401 Lyndale Avenue North until 2012, when the company was acquired by NC Equity. Mereen Johnson still maintains offices in Minneapolis.

DESCRIPTION OF BUILDINGS. Per the designation study, the site includes two contributing and one non-contributing building, and a contributing site element – the Soo Line rail corridor. The property occupies roughly three-quarters of the city block bounded by Lyndale Avenue North to the east, 44th Avenue North to the south, Aldrich Avenue North to the west and 45th Avenue North to the north.

The contributing Mereen Johnson Machine Company office building is located at the southeast corner of the parcel fronting Lyndale Avenue North. A large contributing factory building covers the bulk of the parcel, fronting Aldrich Avenue North and 44th Avenue North. Just north of the office building is a non-contributing concrete block garage. The remainder of the site is utilized for surface parking.

Office Building

The office building is a single-story brick building originally constructed in 1917 (contributing), with a brick addition added to the north side in 1953. The original building was 32 feet, 4-inches by 50 feet and the 1953 addition expanded the structure by 26 feet. The original building was designed by architect John Schwab and constructed by Carlsted Brothers. A newer concrete block addition (non-contributing) extends across the west side of both the 1917 building and the 1953 addition. The exact date of this western addition is unknown as a building permit cannot be located, though aerial photographs of the site show that the addition dates to sometime between 1967 and 1971.

The building has a flat roof. A clay tile parapet is present at the original portion of the building. At the original building, the cornice features corbeling with a stringcourse below and the water table stands proud of the upper portion of the walls. There are no notable architectural details in the brickwork at the 1953 addition or the later addition. Original architectural drawings of the building show that the pattern of window openings has been altered over time – no historic windows are extant; however limestone sills and soldier course headers are present marking the location of the original window openings.

The office building's primary façade fronts Lyndale Avenue North, and a door is located at the southern edge of the façade. A secondary entrance is located at the western edge of the southern façade facing 44th Avenue North. The building housed the Mereen Johnson Machine Company's offices and drafting department.

Factory Building

The factory building has undergone significant changes with many alterations, additions, and demolitions taking place over time. The original portion of the building, historically the "machine shop" was constructed in 1916 (contributing). The 40-foot by 245-foot machine shop is the section that extends east from Aldrich Avenue North, fronting 44th Avenue North until reaching the railroad spur, where the building turns northeast.

This earliest portion of the building is organized into a series of bays. Each bay features a pair of radial arched windows with stone sills. A brick string course extends the full length of the façade fronting 44th Avenue North and the railroad spur. The window openings on this façade have been covered with plywood.

In 1917, an 18-foot by 32-foot concrete block addition was added to the north side of the machine shop. In 1919, a 55-foot by 72-foot brick foundry was added to the east end of the machine shop, extending the building along the railroad spur (contributing). A second 19-foot by 62 foot brick "addition to machine shop and foundry" followed in 1920 (contributing). Building permit cards for both of these additions credit Mereen Johnson as executive and Arthur B. Johnson as architect. In 1922, Arthur B. Johnson served as architect for another addition to the building – a 32-foot by 48-foot "brick pattern vault" constructed to the northeast of the foundry (contributing). Unspecified repairs were made to the building following a fire in 1938. In 1940, a 12-foot by 92-foot brick addition was added to the north side of the machine shop (contributing).

A series of large, concrete block additions were added to the north of the machine shop beginning in 1943. These additions have a different architectural character from the earlier sections of the building, notably their larger size and difference in material and detailing. These additions include:

- An 8-foot by 37-foot addition in 1943 (contributing)
- A 60-foot by 100-foot addition in 1946 (contributing)
- A 40-foot by 60-foot addition in 1950 (contributing)
- A 60-foot by 80-foot addition in 1953 (contributing)
- A 100-foot, 10-inch by 172-foot, 7-inch addition in 1960 (contributing)
- A 13-foot by 19-foot addition in 1963 (contributing)
- A 62-foot by 50-foot addition and an 81-foot by 266-foot addition in 1966 (both contributing)
- A 62-foot by 119-foot addition in 1969 (non-contributing)

The building housed the Mereen Johnson Company's factory and production facilities.

Garage

To the north of the office building is a two story 24-foot x 60-foot garage constructed in 1959. It is constructed of concrete masonry units (CMU) laid in stacked bond; the exterior is painted. The building has a flat roof with a utilitarian parapet cap. Three overhead garage doors are centered on the south façade. At the east façade, a double man door is located at the northern end of the second story. The stair that served this door has been removed. A single man door is located at ground level on the eastern edge of the north façade. The west façade is an uninterrupted plane of CMU. Historically, the garage building was separated from the office building by a Soo Line railroad spur. This building is non-contributing to the district. It is a garage and never housed factory or office space that was integral to the Mereen Johnson Machine Company operations.

APPLICANT'S PROPOSAL. The applicant uses the site as a contractor's yard and maintenance facility for several of their businesses including Atomic Recycling, Kellington Construction, Inc., Maverick Cutting & Breaking, LLC, and Broadway Resource Recovery, LLC. The site is also home to ProPellet, a manufacture of kitty litter, where recycled wood is converted into pellets. The applicant is proposing to demolish the Mereen Johnson Office Building, the Mereen Johnson Garage Building and the 32-foot by 48-foot "brick pattern vault" addition constructed on the northeast end of the Mereen Johnson Factory Building in order to construct an addition to the Mereen Johnson Factory Building to enclose the truck load out area for ProPellet which is currently uncovered. The applicant has indicated that the Mereen Johnson Office Building and the Mereen Johnson Garage Building need to be demolished in order to make room for truck maneuvering.

The portion of the Mereen Johnson Factory Building that the applicant is proposing to demolish is the contributing 32-foot by 48-foot "brick pattern vault" constructed on the northeast end of the building. In its place, the applicant is proposing to construct an approximate 5,100 square foot addition that measures between 80 and 93 feet long and 59 feet wide. The addition would be 25 feet tall and would have a flat roof. The addition would be clad in cedar lap siding and would have clearstory windows on the east side of the addition. The applicant is proposing to hang a salvaged mill saw on the exterior of the building facing Lyndale Avenue North.

RELATED APPROVALS. On July 14, 2015, the HPC approved the nomination of 4400, 4401, 4410, 4420 and 4430 Lyndale Avenue North as landmarks, established interim protection, and directed the Planning Director to prepare or cause to be prepared a designation study. The study is now complete and will also be considered at the May 17, 2016, HPC meeting.

PUBLIC COMMENTS. No comment letters have been received in regards to this application. 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 for demolition of the Mereen Johnson Office Building, the Mereen Johnson Garage Building and the 32-foot by 48-foot "brick pattern vault" addition constructed on the northeast end of the Mereen Johnson Factory Building based on the following findings:

1. *The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.*

   The C.A. Smith Lumber Historic District is historically significant for its association with the late-lumber and post-lumber industries in Minneapolis, for its association with C.A. Smith, Arno Mereen, and Charles Johnson, and for its association with distinctive elements of the identity of the Camden neighborhood. The period of significance for the district is identified in the designation study as 1892-1966.

   Office Building and Factory Building Addition

   The demolition of the Mereen Johnson Office Building and the 32-foot by 48-foot "brick pattern vault" addition constructed on the northeast end of the Mereen Johnson Factory Building would not be compatible with the designation of the C.A. Smith Lumber Historic District, including the period and criteria of significance. The Mereen Johnson Office Building was constructed in 1917 and the "brick pattern vault" addition to the Mereen Johnson Factory Building was built in 1922. Both the Mereen Johnson Office Building and the 32-foot by 48-foot "brick pattern vault" addition constructed on the northeast end of the Mereen Johnson Factory Building are essential elements in the district which reveal the successful expansion of the Mereen Johnson Machine Company.

   Garage

   The Mereen Johnson Garage Building is a non-contributing building to the district. While it was constructed during the period of significance, it was constructed as a garage and never housed factory or office space that was integral to the Mereen Johnson Machine Company operations. CPED therefore is recommending approval of the proposed demolition of the non-contributing garage.

2. *The alteration will ensure the continued integrity of the landmark or historic district.*

   Office Building and Factory Building Addition

   The demolition of the Mereen Johnson Office Building and the 32-foot by 48-foot "brick pattern vault" constructed on the northeast end of the Mereen Johnson Factory Building would not ensure the continued integrity of the C.A. Smith Lumber Historic District. The preservation ordinance defines integrity as authenticity evidenced by the following seven factors:

   Location: Location is the place where the historic property was constructed. The Mereen Johnson Office Building and the 32-foot by 48-foot "brick pattern vault" addition constructed on the northeast end of the Mereen Johnson Factory Building remain in their original location and therefore retain integrity of location.

Design: Design is the combination of elements that create the form, plan, space, structure, and style of a property. A property's design reflects historic functions and technologies as well as aesthetics. The original portion of the Mereen Johnson Office Building features a clay tile parapet, the cornice features corbeling with a stringcourse below and the water table stands proud of the upper portion of the walls. The Mereen Johnson Factory Building was a utilitarian structure that was added on to and adapted over time. While the buildings were not highly designed, the buildings have not been altered since the period of significance and therefore retain integrity of design.

Setting: Setting is the physical environment of a historic property. While the Camden neighborhood and Lyndale Avenue North continue to be a working industrial area and the spatial relationships among the buildings and their relationship to the Soo Line rail siding remain intact, the setting beyond the boundaries of the district has changed dramatically.

The sites within the district no longer have a direct physical connection to the Mississippi River; the connection was severed within the period of significance as a result of the construction of Interstate 94. Additionally, the neighborhood to the east and north of the district has changed from lumber yards to residential neighborhoods. Much of the historic industrial and commercial fabric along Lyndale Avenue North has been replaced with mid-to-late 20th century commercial buildings.

Materials: Materials are the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property. The Mereen Johnson Office Building and the 32-foot by 48-foot "brick pattern vault" constructed on the northeast end of the Mereen Johnson Factory Building retain their original masonry exteriors (both 19th century brick and early-to-mid 20th century CMU construction) along with details including stone windowsills, some original windows, and ghost signs. The buildings retain integrity of materials.

Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. The Mereen Johnson Office Building retains integrity of workmanship which is expressed through its masonry details and construction quality. The 32-foot by 48-foot "brick pattern vault" addition constructed on the northeast end of the Mereen Johnson Factory Building is utilitarian without a high degree of architectural detail. The articulated addition and straightforward construction methods reflect the quality of workmanship common in 20th century factory buildings constructed by day labor.

Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. The Mereen Johnson Office Building and the 32-foot by 48-foot "brick pattern vault" constructed on the northeast end of the Mereen Johnson Factory Building are historically significant for its association with the late-lumber and post-lumber industries in Minneapolis, for its association with C.A. Smith, Arno Mereen, and Charles Johnson, and for its association with distinctive elements of the identity of the Camden neighborhood. The buildings retain integrity of feeling.

Association: The property's integrity of association is the direct link between an important historic event or person and a historic property. The buildings retain integrity of association with Arno Mereen and Charles Johnson.

Garage

The Mereen Johnson Garage Building is a non-contributing building to the district. While it was constructed during the period of significance, it was constructed as a garage and never housed factory or office space that was integral to the Mereen Johnson Machine Company operations.

Given this, the demolition of this building would not impact the integrity of the C.A. Smith Lumber Historic District.

3. *The alteration is consistent with the applicable design guidelines adopted by the commission.*

   There are no applicable design guidelines that have been adopted for the C.A. Smith Lumber Historic District, as the historic district's designation will be considered at the May 17, 2016, HPC meeting and design guidelines have not yet been created. See finding number 5, regarding the consistency of the alterations with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

4. *The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

   The following standards for rehabilitation 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.
   - Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

   Office Building and Factory Building Addition

   The demolition of the Mereen Johnson Office Building and the 32-foot by 48-foot "brick pattern vault" constructed on the northeast end of the Mereen Johnson Factory Building would not be consistent with the applicable recommendations contained in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. These buildings were constructed during the period of significance and contribute to the integrity of the district.

   Garage

   The demolition of the non-contributing Mereen Johnson Garage Building would be consistent with the applicable recommendations contained in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. While this building was constructed during the period of significance, it was constructed as a garage and never housed factory or office space that was integral to the Mereen Johnson Machine Company operations. Demolition of the garage would have minimal impact on the defining characteristics and contributing structures of the historic district.

5. *The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.*

   The following policies of *The Minneapolis Plan for Sustainable Growth* are most applicable to the proposal:

   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 8.2: Continue to evaluate potential historic resources for future studies and designation as the city ages.

8.2.2 Identify and document the city's 20th century and post-war resources as part of the city's heritage. These resources may be increasingly threatened due to lack of awareness or the information necessary to evaluate their significance.

Demolishing the Mereen Johnson Office Building and the 32-foot by 48-foot "brick pattern vault" constructed on the northeast end of the Mereen Johnson Factory Building would not be consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council. Retaining these buildings on site help explain the successful expansion of the Mereen Johnson Machine Company.

Additional Findings for Destruction

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 the following findings:

1. *The destruction is necessary to correct an unsafe or dangerous condition on the property; or*
2. *That there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to:*
   a. *The significance of the property;*
   b. *The integrity of the property; and*
   c. *The economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses.*

UNSAFE OR DANGEROUS CONDITION

The applicant is proposing to demolish the Mereen Johnson Office Building, the Mereen Johnson Garage Building and the 32-foot by 48-foot "brick pattern vault" addition constructed on the northeast end of the Mereen Johnson Factory Building. The applicant is not asserting that the demolition of these buildings is necessary to correct an unsafe or dangerous condition. However, the applicant contends that the these buildings need to be demolished as there is no economic value in renovating them and that in order to allow for adequate truck access to the proposed addition that they need to be demolished.

REASONABLE ALTERNATIVES TO DEMOLITION

Significance and Integrity: As discussed above, the Mereen Johnson Office Building and the 32-foot by 48-foot "brick pattern vault" constructed on the northeast end of the Mereen Johnson Factory Building retain integrity and contribute to the significance of the C.A. Smith Lumber Historic District. However, the Mereen Johnson Garage Building is a non-contributing building to the district and demolition of this building would not impact the significance or the integrity of the district.

Economic Value or Usefulness of the Existing Structure: Hennepin County Assessor records indicate that the market value of the property is $751,500 and the market value of the buildings is $1,000, for a total market value of $752,500.

The applicant asserts that demolition is the only viable alternative for the buildings. The applicant provided cost estimates for renovation and for asbestos abatement which are attached to the report. The applicant also provided a structural evaluation of the buildings that indicates that the exterior masonry of the buildings is crumbling, that there is evidence of foundation cracks due to settlement and roof damage.

The applicant has indicated that the cost to renovate the Mereen Johnson Office Building would be approximately $1,069,978 dollars and approximately $135,082 dollars to renovate the Mereen Johnson Garage Building. In addition, the applicant has indicated that there would be an additional $308,921 dollars in fees for the remodeling projects.

Based on a real estate brokers opinion that was also submitted the applicant would have to lease out the buildings for $30.00 per square foot to justify the investment to rehabilitate the buildings but the applicant contends that they would only be able to lease out the buildings for $8.00 per square foot. The applicant's information is based upon only one option of renting out the building to someone else. However, since they have several of their own businesses in the building they could utilize the buildings themselves. This option was not explored.

No information was submitted that discussed the possibility of reorganizing the uses within the Mereen Johnson Factory Building to avoid the demolition of the 32-foot by 48-foot "brick pattern vault" addition, nor was there any information provided that discussed reuse of the buildings for their own businesses. Without an exploration for reuse of the existing structures for utilization by their own businesses rather than leasing to other businesses, it is impossible to conclude that there is no economic value or usefulness of the existing structures.

If the property were to be placed on the National Register of Historic Places, a substantial rehabilitation of the buildings could be eligible for state and federal tax credits, which could provide up to a 40 percent tax credit.

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow for an addition to the Mereen Johnson Factory Building based on the following findings:

1. *The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.*

   The C.A. Smith Lumber Historic District is historically significant for its association with the late-lumber and post-lumber industries in Minneapolis, for its association with C.A. Smith, Arno Mereen, and Charles Johnson, and for its association with distinctive elements of the identity of the Camden neighborhood. The period of significance for the district is identified in the designation study as 1892-1966.

   The applicant is proposing to demolish the Mereen Johnson Office Building, the Mereen Johnson Garage Building and the 32-foot by 48-foot "brick pattern vault" addition constructed on the northeast end of the Mereen Johnson Factory Building. In place of the 32-foot by 48-foot "brick pattern vault" addition, the applicant is proposing to construct an approximate 5,100 square foot addition that measures between 80 and 93 feet long and 59 feet wide. The addition would be 25 feet tall and would have a flat roof. The addition would be clad in cedar lap siding and would have clearstory windows on the northeast end of the addition. The applicant is proposing to hang a salvaged mill saw on the exterior of the building facing Lyndale Avenue North.

   The proposed addition to the Mereen Johnson Factory Building would not be compatible with the designation of the C.A. Smith Lumber Historic District, including the period and criteria of significance. The proposed addition requires the demolition of a contributing portion of the building as well as two other buildings on the property; the contributing Mereen Johnson Office Building and the non-contributing Mereen Johnson Garage Building. In addition, the proposed addition would not be compatible with the portion of the building that would remain on the site. The proposed addition would be taller and have significantly more bulk than the remaining building, making the addition

clearly out of proportion with the remaining building. The addition would be clad in cedar lap siding and would have clearstory windows on the east side of the building. On the north side of the addition there would be two overhead garage doors installed. One of the garage doors would be taller than the roofline of the remaining building.

2. *The alteration will ensure the continued integrity of the landmark or historic district.*

   The proposed addition to the Mereen Johnson Factory Building would not ensure the continued integrity of the C.A. Smith Lumber Historic District. The proposed addition requires the demolition of a contributing portion of the building as well as two other buildings on the property; the contributing Mereen Johnson Office Building and the non-contributing Mereen Johnson Garage Building. In addition, the proposed addition would not be compatible in terms of design and scale with the portion of the building that would remain on the site.

3. *The alteration is consistent with the applicable design guidelines adopted by the commission.*

   There are no applicable design guidelines that have been adopted for the C.A. Smith Lumber Historic District, as the historic district's designation will be considered at the May 17, 2016, HPC meeting and design guidelines have not yet been created. See finding number 5, regarding the consistency of the alterations with *The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

4. *The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

   The following standards for rehabilitation 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.
   - Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be 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 addition to the Mereen Johnson Factory Building would not be consistent with the applicable recommendations contained in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The proposed addition requires the demolition of a contributing portion of the building as well as two other buildings on the property; the contributing Mereen Johnson Office Building and the non-contributing Mereen Johnson Garage Building. In addition, the proposed addition would not be compatible with the portion of the building that would remain on the site based on the defining characteristics of the contributing structure. The proposed addition would be taller and have significantly more bulk than the remaining building, making the addition clearly out of proportion with the remaining building. The addition would be clad in cedar lap siding and would have clearstory windows on the east side of the building. On the north side of the addition there would

be two overhead garage doors installed. One of the garage doors would be taller than the roofline of the remaining building.

5. *The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.*

   The following policies of *The Minneapolis Plan for Sustainable Growth* are most applicable to the proposal:

   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.

   The addition to the Mereen Johnson Factory Building would not be consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, or the applicable preservation policies in small area plans adopted by the city council. The proposed addition requires the demolition of a contributing portion of the building as well as two other buildings on the property; the contributing Mereen Johnson Office Building and the non-contributing Mereen Johnson Garage Building. In addition, the proposed addition would not be compatible with the portion of the building that would remain on the site.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the applications by Atomic Recycling for the property located at 4401 Lyndale Avenue North in the potential C.A. Smith Lumber Historic District:

A. Certificate of Appropriateness.

Recommended motion: **Deny** the certificate of appropriateness to allow for the demolition of the Mereen Johnson Office Building and the 32-foot by 48-foot "brick pattern vault" addition constructed on the northeast end of the Mereen Johnson Factory Building but **Approve** the certificate of appropriateness to allow for the demolition of the Mereen Johnson Garage Building.

B. Certificate of Appropriateness.

Recommended motion: **Deny** the certificate of appropriateness to allow for an addition to the Mereen Johnson Factory Building.

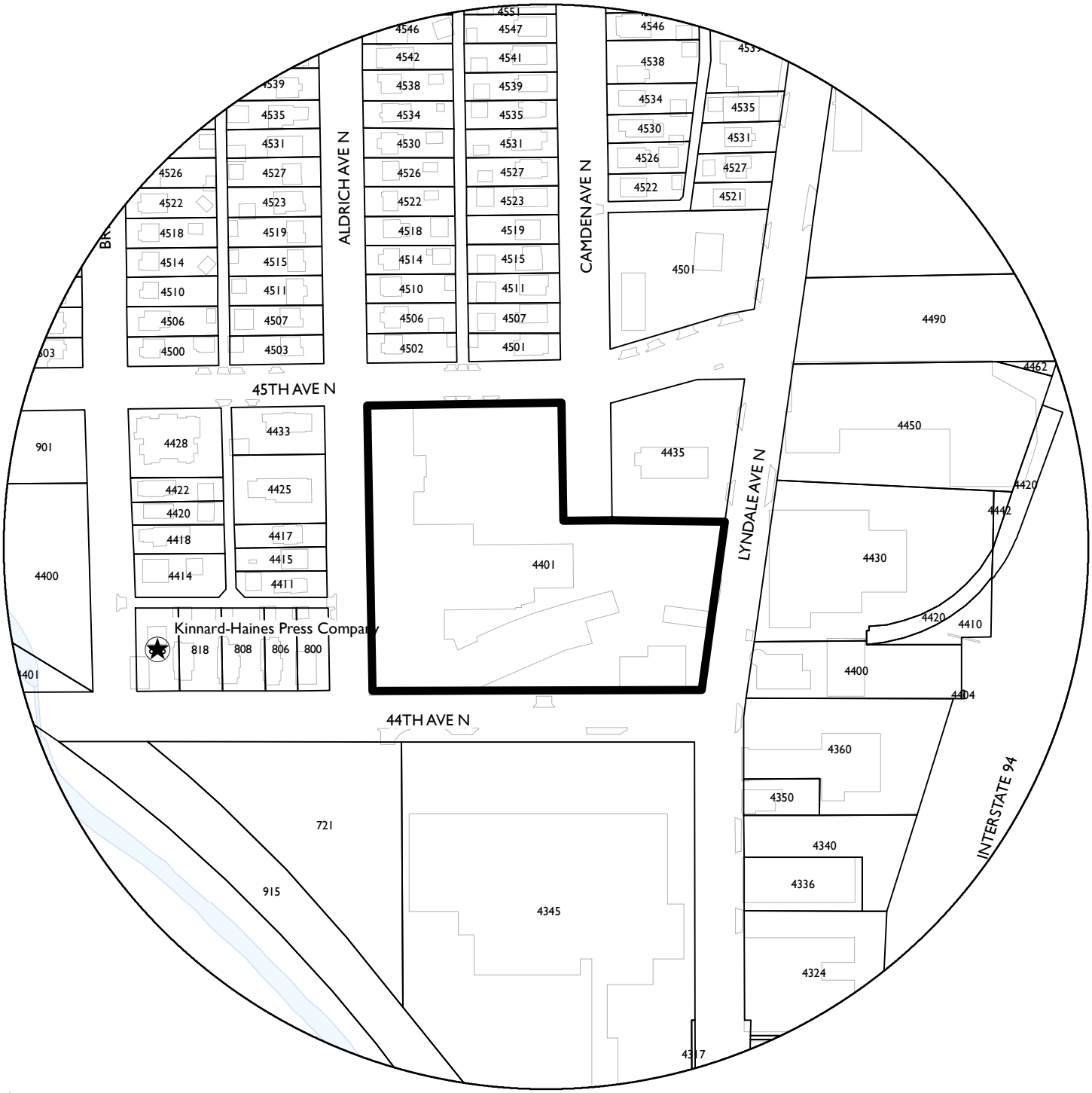
ATTACHMENTS

1. BZH Map
2. C.A. Smith Lumber Historic District designation study
3. Written description and findings submitted by applicant
4. Information from Greiner Construction
5. Information from TWELL Environmental, Inc.
6. Information from Larson Engineering, Inc.

7. Information from Colliers International
8. Information from Anchor Bank
9. Photos
10. Survey
11. Plans
12. Correspondence

4401 Lyndale Avenue North, LLC — **4th**

NAME OF APPLICANT — WARD



PROPERTY ADDRESS

4401 Lyndale Avenue North

FILE NUMBER

BZH-29074

DRAFT DESIGNATION STUDY:

C.A. Smith Lumber Historic District

Minneapolis

Minneapolis Heritage Preservation Commission

Minneapolis Community Planning and Economic Development

MPLS PLAN The Minneapolis Plan for Sustainable Growth

PRESERVATION DESIGN WORKS, LLC

Draft: February 19, 2016

ACKNOWLEDGEMENTS

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Meghan Elliott, Principal
Laurel Fritz, Architectural Historian, Principal Investigator

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Designation Study Purpose and Background

The parcels at 4401, 4440, and 4430 Lyndale Avenue North were nominated as individual landmarks by Council President Barbara Johnson (Ward 4) at the May 1, 2015 meeting of the Minneapolis City Council. The Council adopted the nomination. The nomination was reviewed by Community Planning and Economic Development (CPED) staff and then presented to the Minneapolis Heritage Preservation Commission (HPC) at their public hearing on July 14, 2015. At this time, CPED staff recommended that the parcels at 4410 and 4420 Lyndale Avenue North be added to the nomination. The HPC adopted CPED's findings, placing all five parcels under interim protection while a designation study was completed.

The C.A. Smith Lumber Company (4400 Lyndale Avenue North), Compo-Board Company - a subsidiary of the C.A. Smith Lumber Company (4430 Lyndale Avenue North), and Mereen-Johnson Machine Company (4401 Lyndale Avenue North) properties, are neither locally nor nationally designated. The structures at 4401, 4430, and 4440 Lyndale Avenue North were identified in the 2011 *Camden Area Historic Resources Inventory* as potentially eligible for local landmark designation under Criteria 1 and 4. The same parcels were identified in the 2013 *Historic Resources Inventory Capstone* as sites that could represent 20th Century Manufacturing, a category of historic resource that the *Capstone* identified as under-represented.

The sites have an historical relationship and, collectively, form an historic district. Northwestern Compo-Board was a subsidiary of the C.A. Smith Lumber Company and the Mereen-Johnson Machine Company was formed by two former C.A. Smith employees and counted C.A. Smith as an early investor. The site will be referred to in this Study as the "C.A. Smith Lumber District."

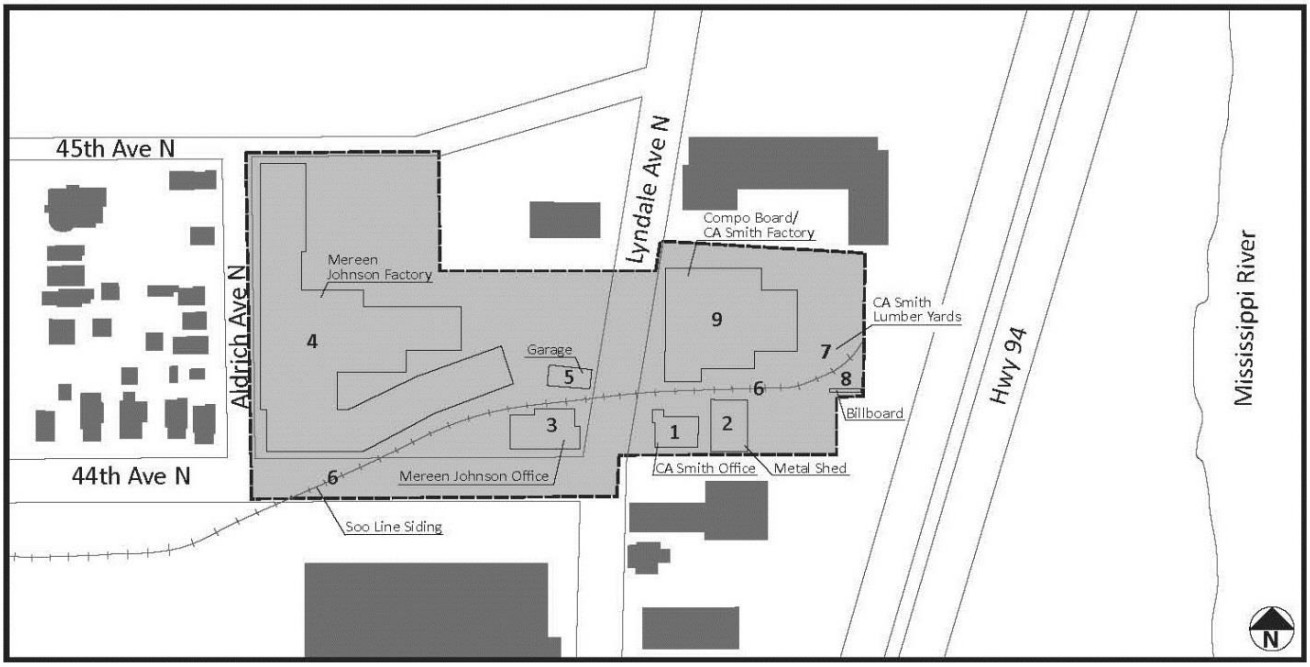
This Study is intended to fulfill the requirements for local historic designation outlined in Title 23, Chapter 599.230 of the Minneapolis Code of Ordinances. The history of the site was assessed with respect to local designation criteria. The study is based on two site visits and primary resources including historic building permits, historic newspaper articles, historic photographs, maps, periodicals, books, and other archival materials. Historic research was conducted at the Gale Family Library at the Minnesota Historical Society, the Minnesota State Archives, the Minneapolis Collection of the James K. Hosmer Special Collections at the Hennepin County Library, the Northwest Architectural Archives at the University of Minnesota, and the Borchert Map Library at the University of Minnesota.

Summary of Findings

The C.A. Smith Lumber District is a historic resource for the City of Minneapolis. The properties located within the district represent the late stage of the Minneapolis lumber industry (c. 1890-1921), the city's short-lived but robust "post-lumber" industry (c. 1921-1935), and 19th and 20th century manufacturing. The C.A. Smith Lumber District meets three landmark designation criteria under Section 599.210 and, as such, is historically significant under Criterion 1 for its association with the late-lumber and post-lumber industries in Minneapolis, under Criterion 2 for its association with C.A. Smith, Arno Mereen, and Charles Johnson, and under Criterion 3 for its association with distinctive elements of the identity of the Camden neighborhood. The period of significance for the district is 1892-1966.

Figure 1: **C. A. Smith Lumber Historic District Map**

Figure 1: CA Smith Lumber Historic District*



Key
- C.A. Smith Lumber Historic District resource
- property analyzed in designation study
- unrelated building
- site features
- proposed historic district

*For each numbered resource above, see pages 31-35 for individual resource forms.

Figure 2: **C.A Smith Lumber District List of Resources and Status**			
ID #	Address	Status	Resource Type
1	4400 Lyndale Ave N	Contributing	Building
2	4400 Lyndale Ave N	Non-Contributing	Building
3	4401 Lyndale Ave N	Contributing	Building
4	4401 Lyndale Ave N	Contributing	Building
5	4401 Lyndale Ave N	Non-Contributing	Building
6	Railroad Siding: 4401, 4420, 4430 Lyndale Ave N	Contributing	Site
7	4410 Lyndale Ave N	Contributing	Site
8	Billboard: 4410 Lyndale Ave N	Non-Contributing	Structure
9	4430 Lyndale Ave N	Contributing	Building

PART 1: PHYSICAL DESCRIPTION OF PROPERTY

District location, shape, and size

The C.A. Smith Lumber District is located in the Camden Industrial neighborhood on either side of Lyndale Avenue North, where it intersects 44th Avenue North (Figure 1). The district is composed of five lots – one on the west side of Lyndale Avenue North, and four on the east side of Lyndale Avenue North.

The district includes the following properties:

- 4400 Lyndale Avenue North, PID 1311821120019
- 4401 Lyndale Avenue North, PID 1311821210026
- 4410 Lyndale Avenue North, PID 1311821120018
- 4420 Lyndale Avenue North, PID 1311821120017
- 4430 Lyndale Avenue North, PID 1311821120023

The C.A. Smith Lumber District includes four contributing and two non-contributing buildings, as well as contributing landscape elements such as the extant "Soo" Line railroad siding (See Figures 1 and 2, and Part 4). Contributing buildings include two office buildings and two larger factory buildings. The office buildings are one to two stories tall with modest masonry detailing and some distinctive architectural features. The factory buildings range from one to three stories in height, are of utilitarian masonry construction, and were designed with minimal architectural detailing. As working buildings on an industrial site, each of the contributing buildings has undergone additions and alterations over time; these additions and alterations are easily identifiable at building exteriors through changes in building materials, roof heights, setbacks, and window opening articulation. The exception to this is the office building at 4400 Lyndale Avenue North – it is designed in the Queen Anne style and has undergone minimal exterior alterations. Non-contributing buildings include a concrete block garage and a corrugated metal shed. (Figure 10 tracks the physical development of the district).

Neighborhood context

On the west side of Lyndale Avenue North, the surrounding neighborhood is primarily residential, with modest single family homes to the west and north of the district. An industrial complex covers the block immediately to the south of the district. Shingle Creek and Webber Park are located just southwest of the site.

On the east side of Lyndale Avenue North, commercial and industrial buildings line the street to the north and south of the district. The Interstate 94 trench is located just east of the site, cutting between the district and the Mississippi River.

Description of building(s) in the C.A. Smith Lumber District

Mereen Johnson Machine Company
4401 Lyndale Avenue North PID 1311821210026

4401 Lyndale Avenue North, historically the Mereen-Johnson Machine Company property, includes two contributing and one non-contributing buildings, and a contributing site element – the Soo Line rail corridor. The property occupies roughly three-quarters of the city block bounded by Lyndale Avenue North to the east, 44th Avenue North to the south, Aldrich Avenue North to the west and 45th Avenue North to quarter of the block at 4435 Lyndale Avenue North.

The Mereen-Johnson Machine Company office building (contributing, Figures 4-9) is located at the southeast corner of the parcel fronting Lyndale Avenue North. A large factory building (contributing, Figures 11-19) covers the bulk of the parcel, fronting Aldrich Avenue North and 44th Avenue North. Just north of the office building is a concrete block garage (non-contributing, Figures 20-21). A flat asphalt L-shaped yard is located at the northeast portion of the parcel (Figure 22).

Office Building

The office building is a single-story brick building originally constructed in 1917, with a brick addition added at the north side in 1953 (Figures 4-6). The original building was 32-feet 4-inches x 50-feet and the 1953 addition expanded the structure by 26-feet.[1] The original building was designed by architect John Schwab and constructed by Carlsted Brothers. A newer concrete block addition (non-contributing) extends across the west side of both the 1917 building and the 1953 addition. The exact date of this western addition is unknown as a building permit cannot be located, aerial photographs of the site show that the addition dates to sometime between 1967 and 1971.

The building has a flat roof. A clay tile parapet is present at the original portion of the building. At the original building, the cornice features corbeling with a stringcourse below and the water table stands proud of the upper portion of the walls. There are no notable architectural details in the brickwork at the 1953 addition or the later addition. Original architectural drawings of the building show that the pattern of window openings has been altered over time – no historic windows are extant, however limestone sills

and soldier course headers are present marking the location of the original window openings (Figures 7-9).

The office building's primary façade fronts Lyndale Avenue north, a door is located at the southern edge of the façade. A secondary entrance is located at the western edge of the southern façade (facing 44th Avenue).

Date(s) of construction:
1917, 1953, unknown (between 1967-1971).

Location, placement, and orientation of building on the site:
The Mereen Johnson Office Building is located at the southeast corner of PID 1311821210026, at the intersection of Lyndale Avenue North and 44th Avenue North.

Size and massing:
Rectangular, single story brick building with flat roof, approximately 76-feet x 76-feet

Architectural style: (or styles if it is a mixed-style building):
Twentieth-century commercial

Known original elements that are deteriorated or missing:
Missing: Historic window sash and frames and some historic window openings

<u>Factory Building</u>
The factory building has undergone significant changes - with many alterations, additions, and demolitions taking place over time (Figures 10-19).

The original portion of the building, historically the "machine shop" was constructed in 1916 (contributing, Figures 11-12). The 40-foot by 245-foot machine shop is the section that extends east from Aldrich Avenue, fronting 44th Avenue until reaching the railroad spur, where the building turns northeast (Figure 13).[2]

This earliest portion of the building is organized into a series of bays. Each bay features a pair of radial arched windows with stone sills. A brick string course extends the full length of the façade fronting 44th Avenue and the railroad spur. The window openings on this façade have been infilled with plywood (Figures 11-13).

In 1917, a 18-foot by 32-foot concrete block addition was added to the north side of the machine shop (contributing, Figure 17).[3]

In 1919, a 55-foot by 72-foot brick foundry was added to the east end of the machine shop, extending the building along the railroad spur (contributing). A second 19-foot by 62 foot brick "addition to machine shop and foundry" followed in 1920 (contributing).[4] Building permit cards for both of these additions credit Mereen-Johnson executive Arthur B. Johnson as architect (Figures 14, 15, and 16).

In 1922, Arthur B. Johnson served as architect for another addition to the building – a 32-foot by 48-foot "brick pattern vault" constructed to the northeast of the foundry (contributing).[5]

Unspecified repairs were made to the building following a fire in 1938.[6]

In 1940, a 12-foot by 92-foot brick addition was added to the north side of the machine shop (contributing).[7]

A series of large, concrete block additions were added to the north of the machine shop beginning in 1943. These additions have a different architectural character from the earlier sections of the building, notably their larger size and difference in material and detailing. These additions include (see also Figure 10 for Development Diagram):[8]

- A 8-foot by 37 foot addition in 1943 (contributing)
- A 60-foot by 100-foot addition in 1946 (contributing, Figure 10)
- A 40-foot by 60-foot addition in 1950 (contributing, Figure 14)
- A 60-foot by 80-food addition in 1953 (contributing)
- A 100-foot 10-inch by 172-foot 7-inch addition in 1960 (contributing, Figure 18)
- A 13-foot by 19-foot addition in 1963 (contributing)
- A 62-foot by 50-foot addition and a 81-foot by 266-foot in 1966 (both contributing)
- A 62-foot by 119-foot addition in 1969 (non-contributing, Figure 19)

Date(s) of construction:
1916, 1919, 1920, 1922, 1940, 1943, 1946, 1953, 1960, 1963, 1966, 1969

Location, placement, and orientation of building on the site:
The Mereen Johnson Factory Building extends the full length of the western edge of PID 1311821210026.

Size and massing:
Irregular single story brick building, 76,115 square feet

Architectural style: (or styles if it is a mixed-style building):
Twentieth-century commercial

Known original elements that are deteriorated or missing:
Missing: Some historic window sash and frames

Garage

To the north of the office building is a two story 24-foot x 60-foot garage constructed in 1959 (Figures 20-21).[9] It is constructed of concrete masonry units (CMU) laid in stacked bond; the exterior is painted. The building has a flat roof with a utilitarian parapet cap. Three overhead garage doors are centered on the south façade. At the east façade, a double man door is located at the northern end of the second story. The stair that served this door has been removed. A single man door is located at ground level on the eastern edge of the north façade. The west faced is an uninterrupted plane of CMU.

Historically, the garage building was separated from the office building by a Soo Line railroad spur (Figure 21).

This building is non-contributing to the district – it is a garage and never housed factory or office space that were integral to Mereen Johnson Company operations.

C.A. Smith Lumber Company Office
4400 Lyndale Avenue North: PID 1311821120019

4400 Lyndale Avenue North, historically the site of the C.A. Smith Lumber Company office building. The property is bounded by Lyndale Avenue North to the west, 4410, 4420, and 4430 Lyndale Avenue to the north, the Interstate 94 trench to the west, and 4360 Lyndale Avenue to the south.

The C.A. Smith Lumber Company office building (contributing, Figures 23-25) is located at the eastern edge of the parcel with a small green lawn setting it back from Lyndale Avenue North. A corrugated metal shed (non-contributing, Figure 26) is located to the east of the office building.

Office Building

The C.A. Smith Office Building was constructed in 1903 (Figures 23-25). The two-story buff brick building is designed in an interpretation of the Queen Anne style. The building

has a stone foundation and a flat roof. A brick parapet wall with decorative stringcourse projects above the roof (Figure 25).

The building has a rectangular massing with a projecting rounded “turret” at the northwest corner (Figure 24). A single-story brick addition extends from the southern half of the eastern façade; there is no building permit dating this addition, however aerial photographs of the site narrow the range of potential construction dates to between 1937 and 1956 (Figure 25).

At the southwest corner of the building, the ground level features a cut corner where the building’s main entrance is located (Figure 23). A set of stone steps rises from grade to the top of the water table “completing” the corner of the building. A single Corinthian column rises from the top of the steps to support a stone lintel and the second story of the building. At the second story, series of brick corbels accentuate the corner of the building. The entry itself is comprised of a single swing door flanked by wood panels. A transom window also flanked by panels is located above the door.

A secondary entrance is located at the eastern end of the north façade (Figure 24). At this entrance a set of metal steps rises to a single swing door.

At the ground and second levels, rows of double-hung arched windows with stone sills stretch the length of the south, west, and north façades. Arched three-over-three fixed windows are present at the garden level on these façades. At the east façade only two arched double-hung windows are present. Throughout the building, the windows are a mixture of historic wood sash and replacement sash. Changes in the brickwork show that various openings have been infilled over time.

A ghost sign band for the “Machine Specialties Mfg. Co.” is present between the ground and second levels of the west and south façades.

Date(s) of construction:
1903, unknown (between 1937 and 1956)

Location, placement, and orientation of building on the site:
The C.A. Smith Office Building is located at the western edge of PID 1311821120019, fronting Lyndale Avenue North.

Size and massing:
Rectangular two-story brick building, 8,018 square feet.

Architectural style: (or styles if it is a mixed-style building):
Queen Anne

Known original elements that are deteriorated or missing:
NA

Metal Shed

A corrugated metal shed is located to the east of the office building (Figure 26). The 30-foot by 100-foot shed was constructed in 1927 and has a flat metal roof.[10] There are doors on the east and north sides of the shed. The shed is significantly rusted and in otherwise poor repair. This deterioration has compromised the integrity of the shed, and it is non-contributing.

C.A. Smith Lumber Company Yards
4410 Lyndale Avenue North: PID 1311821120018

4410 Lyndale Avenue is a vacant parcel, which was part of the C.A. Smith Lumber Company yards during the period of significance (contributing, Figures 32-33). The parcel is located to the east of 4400 and 4430 Lyndale Avenue – between those parcels and the Interstate 94 trench. There is a billboard at the southeast corner of the parcel (non-contributing). The parcel is generally flat and covered with volunteer vegetation including grasses and trees. This parcel is representative of the formerly expansive C.A. Smith Lumber Yards, and is contributing to the district.

C.A. Smith Lumber Company Yards
4420 Lyndale Avenue North: PID 1311821120017

4420 Lyndale Avenue is a vacant parcel, which was part of the C.A. Smith Lumber Company yards during the period of significance (contributing, Figures 32-33). The parcel is located to the east of 4400 and 4430 Lyndale Avenue – between those parcels and the Interstate 94 trench. The parcel is generally flat and covered with volunteer vegetation including grasses and trees. The parcel is the former location of a Soo Line railroad siding, and is contributing to the district.

Northwestern Compo Board Company and C.A. Smith Lumber Company Factory
4430 Lyndale Avenue North: PID 1311821120023

Factory Building
4430 Lyndale Avenue North was historically the site of the Northwestern Compo-Board and C.A Smith Lumber Company factory building (Figures 27-31). The building has an

overall rectangular massing with a flat roof. The majority of the building is two stories, with a relatively small three-story section comprising the northeast portion of the building (this remaining three-story portion survived the 1966 fire). The building is clad in a combination of buff, tan, and red brick. A single-story corrugated metal lean-to has been attached to the southern façade (non-contributing, Figure 29).

The original portion of the building was constructed in 1892. A fire in 1894 necessitated what building permits suggest was a substantial (130-foot by 36-foot and 126-foot by 140-foot) reconstruction and addition to the building (contributing).[11]

A series of expansions to the factory building were constructed over the next 25 years (See also Figure 10 for Development Diagram):[12]

- 1903, a 22-foot by 104 foot addition for a lumber drying kiln (contributing)
- 1906, a 15-foot by 60-foot addition for a lumber drying kiln (contributing)
- 1906, two more “additions” to the factory sized 20-feet by 30-feet and 14-feet by 18-feet (contributing)
- 1917, “new brick walls” were added to the building (contributing)
- 1920, a 50-foot by 74-foot warehouse addition to the building (contributing)

In 1966, a fire destroyed the third floor of the building.[13] Repairs were made to stabilize the remaining portion of the third floor (rear bays at the northeast corner of the building), however, the majority of the third floor was lost to the fire and not rebuilt.

The primary façade fronts Lyndale Avenue North and is clad in buff brick (Figures 27-28). At the second level, a row of regularly spaced six-over-six double-hung windows with stone sills extends the length of the façade. At the first level, a series of six-light awning windows with stone sills are located beneath roughly half of the second level windows. The main entrance to the building is located at the southern end of this façade; a single six-over-six double hung window is located just north of the entrance. An overhead garage door is located at the northern end of the façade.

The buff brick walls and pattern of window openings present at the west façade also turn the corners to the north and south facades. At the north façade (Figure 31), these materials extend east for six bays. At the ground level, a metal garage door and double man door are present on the ground level of this portion of the building. The eastern two bays of this portion of the building retain a third story.

Moving east along the north façade, the next four bays are also three stories high, though the parapet steps up slightly. This portion of the building is clad in tan brick and features rounded arch window openings at all three stories.

Continuing to the east, the final four bays of the building are also three stories. Here, the parapet steps back down slightly and the building is again clad in buff brick. Windows in this section of the building are similar to those in the middle section.

At the south façade, the materials from the primary façade extend east for ten bays (Figure 29). This portion of the building is two stories. A corrugated metal lean-to obscures the first six bays of the ground level. The building's brick wall is extant behind the lean-to. To the east of the lean-to, two large openings spanned by a steel I-beam are present at the first level (Figure 30). One opening is currently filled with an overhead garage door, the second is partially infilled with brick and partially filled with a double man-door, sidelights, and transom.

Moving east along the façade, the rear portion of the building is constructed with red brick (Figure 30). The roof line rises higher than at the buff portion of the building and steps down as it moves east. Two additional openings spanned by steel I-beams are present at the first level; each is filled with an overhead garage door. At the second level, this portion of the building is solid brick with two wooden hoists protruding from the façade.

The east façade of the building is entirely obscured by vegetation (Figure 32).

Date(s) of construction:
1892, 1894, 1903, 1906, 1917, 1920, 1966

Location, placement, and orientation of building on the site:
The Northwestern Compo Board Company and C.A. Smith Lumber Company Factory Building is located at the western edge of PID 1311821120023. The primary façade faces Lyndale Avenue North.

Size and massing:
Rectangular two-story brick building, 44,438 square feet

Architectural style: (or styles if it is a mixed-style building):
Nineteenth Century Industrial

Known original elements that are deteriorated or missing:
Missing: Portions of third floor due to 1966 fire.

Description of landscape and landscape features

Topography, terrain, and vegetation

The topography of the C.A. Smith Lumber District is generally flat. Landscaping is limited to a small lawn at the boulevard of 4400 Lyndale Avenue, and low plantings at south and east sides of the office building at 4401 Lyndale Avenue. Volunteer plants including grasses and trees are located at the eastern portions of the 4400 and 4430 Lyndale parcels and at 4410 and 4420 Lyndale (Figures 32-33).

A large asphalt yard covers the northern portion of 4401 Lyndale Avenue (Figure 22). The yard is enclosed by a chain link fence.

Other landscape features

The most notable landscape feature in the district is the former Soo Line railroad siding (contributing, Figures 21 and 30). Moving from west to east through the district, the siding is extant where it crosses 44th Avenue North. From there, it extends along the southern edge of the Mereen Johnson factory building at 4401 Lyndale Avenue and then between the Mereen Johnson office building and the garage. The siding then crosses Lyndale Avenue and continues between 4400 and 4430 Lyndale Avenue and the length of 4420 Lyndale Avenue.

PART 2: HISTORIC SIGNIFICANCE

Summary

The C.A. Smith Lumber District is a historic resource for the City of Minneapolis. The properties located within the district represent the late stage of the Minneapolis lumber industry (c. 1890-1921), the city's short-lived but robust "post-lumber" industry (c. 1921-1939), and 19th and 20th century manufacturing in the Camden neighborhood. The period of significance for the district is 1892-1966.

The C.A. Smith Lumber District meets three landmark designation criteria under Section 599.210; the district is significant under Criterion 1 for its association with the late stage of the Minneapolis lumber industry and with the city's short-lived but robust "post-lumber" industry, under Criterion 2 for its association with C.A. Smith, Arno Mereen, and Charles Johnson, and under Criterion 3 for its association with the industrial nature of the Camden neighborhood throughout the late 19th and 20th centuries.

The *North Minneapolis Historic Context Study (1998)* identifies the C.A. Smith Lumber Company, the Compo-Board Company, and other industrial sites in Camden as a "significant economic force in encouraging the development of North Minneapolis." The study further states that, "the sawmills provided work for new immigrants as well as American-born, and encouraged the subdivision of land and building of homes for workingmen and well-to-do residents. The sawmills dominated the North Minneapolis economy in the growth period between 1880 and 1920." Furthermore, the *Historic Resources Inventory Capstone* (2013) determined 20th Century manufacturing is an under-represented category of properties throughout the city. The C.A. Smith Lumber Company, its subsidiary Compo-Board Company, and the Mereen Johnson Machine Company represent this significant area of the city's history.

Minnesota's Lumber Industry c. 1830-1930

Minnesota's White Pine industry began in the St. Croix River Valley, with mills at Marine on St. Croix and Stillwater, in the 1830s.[14] White Pine trees can grow as tall as 200 feet high, with a diameter as wide as 5 feet, and produce soft wood that is "strong, slow to decay, light in weight, odorless, and easy to cut."[15] These characteristics, combined with the vast stands of white pine throughout the state, quickly made Minnesota one of the major lumber centers of the United States.[16]

The first sawmill in Minneapolis was established at St. Anthony Falls by Ard Godfrey and Franklin Steele. The mill consisted of "two up and down saws and a lath saw" that Godfrey and Steele had shipped from Maine. The mill had an average daily output of 15,000 feet of lumber.[17] By 1860, Minneapolis had overtaken the St. Croix River Valley as the center of commercial saw-milling in Minnesota.[18] Minneapolis received the nickname "the Sawdust City," because the city became a world center of lumber production.[19]

Writing of Minnesota's lumber industry in 1892, Horace Hudson claimed that

> The [Mississippi] river (and its tributaries entering *above* Minneapolis) drain a basin containing a larger area of pine land than any other river in the country. This pine timber can be most conveniently sawed into lumber at Minneapolis, and the river affords a direct and inexpensive highway. The pine is practically inexhaustible.[20]

Despite Hudson's boosterish claim, by the close of the 19th century, most of the forested lands along the rivers were exhausted, which forced the logging industry further north and, because of fewer rivers, required most of the harvested trees to be transported to lumber mills by rail.[21]

Between 1900 and 1910, the peak years of Minnesota's lumber industry, Minnesota was producing 2.1 billion feet of white pine per year. Cuts began to drop after 1910, forcing many lumber mills to close their doors.[22] The world's largest white pine lumber company, Virginia, Minnesota's Virginia and Rainy Lake Lumber Company ceased operations in 1929, marking the end of Minnesota's dominance of the white pine industry.

After 1929, lumber mills that sought to stay in business began to diversify, shifting production to "paper, pulp, matchsticks, and manufactured building materials."[23]

The C.A. Smith Lumber Company

C.A. Smith

In the opening years of the twentieth century, C.A. Smith had established the largest sawmill in the city of Minneapolis and his mill had garnered a national reputation in the lumber industry for its commitment to eliminating waste and maximizing the raw material derived from each and every log. According to a profile on Smith and his plant in the 1903 "Silver Anniversary Edition" of *The Minneapolis Journal*, Smith's reputation extended from Minneapolis to the east coast to Norway because

> …no other mill in the United States comes so near utilizing the entire log…[and] economy of material is the tendency of the white pine lumbermen in these latter days, when the forests of the north are thinning, the price of logs and white pine lumber steadily advancing, and it has come to a point where it pays the manufacturer to take time and extra machinery in order to get out of a log all that is possible….In this new movement the C.A. Smith Lumber company has been setting the pace for several years and it is now turning out a line of high-grade by products that is a great revenue producer."[24]

Charles A. Smith was born in Ostergotland, Sweden in 1852 and immigrated to the United States with his father and sister in 1867. Smith studied at Minneapolis public schools and then spent two years at the University of Minnesota. While studying at the University, Smith worked for John S. Pillsbury at Pillsbury's St. Anthony hardware store.[25] Health problems forced Smith to abandon his studies and he was able to secure a full-time position at the hardware store, where he worked until 1878, when he and Pillsbury formed C.A. Smith & Co (Figure 34). [26]

Smith relocated to Hermann, Minnesota, where he sold grain and farm machinery and managed a lumber yard until 1883. During this period, he also partnered with C.J. Johnson in lumber yards in Evansville, Brandon, and Ashby. These business ventures put Smith in the fortuitous position of being able to return to Minneapolis and take advantage of an offer that came from Pillsbury in 1884.[27]

According to historian Agnes Larson, Pillsbury had been investing in pineries since 1857, long before he became famous for his flour mills.[28] In 1884, Pillsbury had loaned money to a group of loggers who could not repay the debt; Pillsbury took possession of their logs and approached Smith with the opportunity to process the logs into boards and sell the lumber. Smith had the logs cut at specialty mills and entered the lumber wholesaling business.[29]

Three years later, C.A. Smith & Co. purchased an existing saw mill on Minneapolis' east side. Disaster struck after only two months of operation; the saw mill was one of five destroyed by a large fire. Smith and Pillsbury returned to outsourcing the sawing to other mills until 1890. [30]

During the same period, Smith entered a second partnership and established the Smith and Kilgore mill, after purchasing a two-thirds share in the existing Clough Brothers & Kilgore mill, also on the east side. This mill was quickly sold to the Nelson-Tenney Company, which continued to process boards for Smith and Kilgore until 1892. Smith's business savvy, demonstrated by his successful partnerships and relationships, left him with capital totaling nearly $800,000 by the close of 1892, when he incorporated the C.A. Smith Lumber Company.

The C.A. Smith Lumber Company 1892-1929

C.A. Smith established his eponymous lumber company on 20 acres along the west bank Mississippi River in the north Minneapolis Camden neighborhood. Smith constructed a factory building in 1892 and began construction of his mill in 1893.[31] A fire insurance map from 1894 shows that the C.A. Smith Lumber Company was one of seven lumber concerns along this stretch of the Mississippi(Figures 35-36).[32] Smith's neighbors included:

- Bovey-DeLaittre Lumber Co.
- Gull River Lumber Co.
- Carpenter Bros. & Co.
- E.W. Backus Lumber Co.
- H.C. Akeley Co.
- Geo. W. Higgins & C

The C.A. Smith Lumber Company and the Bovey-DeLaittre Lumber Company, which was located on the east side of the river, were the largest concerns.[33] In the 1890s, the C.A. Smith mill was reported to employ 800 men at a time and produce 750,000 million board feet per day (Figure 37).[34]

During the peak white pine production years of 1900 to 1910, Smith significantly expanded his operations in Camden. He added drying kilns to his factory in 1894 and 1895. The mill received a 66 ft. by 90 ft. addition in 1899 and a 48 ft. by 80 ft. addition in 1902. Additional drying kilns were constructed in 1903 and 1906. The factory was also expanded in 1906. A frame saw mill was constructed on the site in 1907. Another mill expansion took place in 1908.

In 1904 Smith served as the president and primary stockholder of the Minneapolis, Red Lake and Manitoba Railway Company. Smith used the railroad to transport white pine from the pineries of Bemidji to his Minneapolis sawmill.[35]

In order to effectively utilize all of the wood that passed through his mills, Smith had a factory where he used "waste" lumber to produced "shooks," bundles of wood that, when assembled, formed a wooden box. The shooks were shipped to manufacturers who would construct the boxes, stamp them with their name or logo, and use them to transport products, including soap and crackers.[36]

Northwestern Compo Board Co.
Smith secured the patent for a "composite material designed to take the place of ordinary plastering," from George S. Mayhew in 1892. Smith would call the material, which consisted of thin strips of pine edgings, heavy paper, cement, and glue, "Compo Board" and he would produce it in his Camden factory.[37] Smith incorporated a separate company – the Northwestern Compo Board Co. –to produce the composite.

Compo Board was advertised for use as an interior finish material appropriate to be installed on all surfaces of the home (Figure 38). A pamphlet from 1895 describes the proper way to install the material on walls and ceilings to serve as both a plaster substitute and a form of insulation (Figure 39). The product was also marketed for use to schools and churches as a material for blackboards, to theaters for set construction, and to art museums for exhibit installation.[38]

As with the other mills in Minneapolis, as Minnesota's reserves of white pine were exhausted after 1910, the mill's production dwindled and Smith closed his mill in 1912 and moved his operations to Oregon, where he had significant land holdings and there was still lumber to mill.[39] While the mill had closed in 1912, Compo Board production continued at the Lyndale Avenue site through 1939.

The expansive C.A. Smith Lumber yards were quickly repurposed for new development. The former yards on the west side of Lyndale were platted and developed as residential property by the mid-1920s. An aerial photograph dated 1937, shows that the riverfront portion of the C.A. Smith site had all been demolished by that year, leaving only the Compo Board Factory, the Office Building, and a metal shed to the east of the Office Building on the site.[40]

In 1984, the section of Interstate 94 that connects Brooklyn Center to Minneapolis was completed. Construction of the highway severed the connection between the upper portion of the C.A. Smith site (along Lyndale) and the lower portion (along the Mississippi River), leaving the site in the general configuration that is extant today.

Mereen Johnson Machine Company 1905-1966

As Pillsbury invested in his employee C.A. Smith, so did Smith invest in his employees, Arno Mereen and Charles Johnson. Mereen and Johnson both began their careers as foreman in the C.A. Smith sawmill. A mechanically gifted pair, Mereen and Johnson filed two patents on behalf of the C.A. Smith Company that would change the milling industry (Figure 40). The Horizontal Band Re-Saw was used to cut thin strips of wood from a slab. The strips were then used for constructing flat-packed kit-of-parts shipping boxes known as "shooks."

In addition to running his lumber company, C.A. Smith operated subsidiary companies, including the Northwestern Compo Board Company and a shook making company. In 1905, when Mereen and Johnson left C.A. Smith to start the Mereen Johnson Machine Company, of which Smith was an investor, one of the first machines that Mereen Johnson manufactured was the horizontal band re-saw for producing shooks.

Both the *Minneapolis Journal* and the *St. Paul Globe* covered Mereen Johnson's incorporation. In an article titled "New Industries are Begun Here," the *Journa*l notes that the Mereen Johnson Machine Company is a manufacturer of box-making machines with capital of $25,000. Incorporators are listed as Arno Mereen, C.A. Smith, Victor Johnson, and Charles Johnson.[41]

Mereen Johnson Company's operations were originally housed near the river within the larger C.A. Smith site. As an unofficial component of the lumber company's operations, the Mereen Johnson shop was located near C.A. Smith's "pattern shop" and "box sorting shop (Figure 41)."

A *Minneapolis Journal* article from November of 1906 notes that after nearly two years of business, Mereen Johnson was ready to expand their production facilities.[42] "Fifty thousand dollars will be spent in enlarging the Mereen-Johnson Machine company plant adjoining the C.A. Smith sawmill," the article reported,

> "[The money] will be used in building and equipping a foundry to make the casting which the company has been buying outside. Robert Johnson, who is manager of the box shook department of the lumber company, is also superintendent of the Mereen-Johnson company. He reports that the company [C.A. Smith] has patents for a new twin band saw for sawmills, which it [Mereen Johnson's expanded plant] will manufacture. The company has been in operation more than a year manufacturing patent resaw machines for sawing slabs into box

material, also trimmers, squeezers, and a self-feed rip-saw for all boxwork (Figure 42-44)."

While the two businesses enjoyed a symbiotic relationship during Mereen Johnson's early years, by the 1910s Minnesota's white pine stands were rapidly depleting, and C.A. Smith Lumber Company began closing down its Lyndale Avenue plant. During this time, Mereen Johnson Company filed a series of patents for machine types that diversified production. The introduction of "Matching and Gluing" machines, an improved resaw, and "Machines for Uniting Boards" ensured that Mereen Johnson Company was able to remain successful as it separated itself from C.A. Smith and the shook making business.

In 1916, Mereen Johnson Machine Company completed its break from C.A. Smith, branding itself as a fully independent company by constructing a new machine shop on the west side of Lyndale Avenue. The spacious brick machine shop measured 40-feet by 245-feet and featured large windows along its length. In addition to raising Mereen Johnson's profile, the shop was located directly alongside a Soo Line rail siding, allowing for easy loading and distribution of the machines the company manufactured.

In 1917, Mereen Johnson constructed an office building alongside their machine shop. The single-story brick office building was designed by architect John Schwab. At the ground level, the building included an open plan "general office" space, two private offices (presumably for Mereen and Johnson), a vault, an engineer's drawings room, and toilets. The basement of the building was reserved for service space, housing a coal bin and boiler.

Business during the 1910s and 1920s was clearly successful – Mereen Johnson followed the initial construction of its machine shop and office building with a series of expansions to the machine shop, construction of a foundry, and construction of a pattern vault (see footnote 5).

Throughout the twentieth century, Mereen Johnson marketed its products at a national level, taking out advertisements in publications such as *The Wood Worker*, *American Lumberman* and *Hitchcock's Woodworking Directory*. These advertisements marketed individual products at an industrial level and to "garage woodworkers (Figure 45)."

The late 1930s and 1940s appear to have been a particularly dynamic time for the Mereen Johnson Company. The company filed six new patents during these years – for machines ranging from a "Conveyer Chain with Readily Detachable Feed Lug" to a

"Veneer Edge Gluing Machine" to a "Plywood Coring Machine." Significant additions to the factory were added in 1943 and 1946, suggesting an increase in production accompanied this diversification in product offerings.

The mid-twentieth century saw the introduction of the Dip Chain Gang Rip Saw in 1963, and the Computerized Panel Saw in 1969. The introduction of these tools marked a transition for Mereen Johnson, they nolonger solely produced machines to serve the lumber industry, but also produced tools for more generalized woodworking. Likewise, the factory building received additions in 1960, 1963, two in 1966, and a final addition in 1969.

In 1973, Mereen Johnson opened a second factory and foundry in Webster, SD. The Webster factory was expanded in 1995. The continued growth of the Webster factory marks the shift in production from Minneapolis to South Dakota. Mereen Johnson continued to maintain offices at 4401 Lyndale Avenue until 2012, when the company was acquired by NC Equity. Mereen Johnson still maintains offices in the city of Minneapolis.

Patents Held by the Mereen Johnson Machine Company*

Patent Award Date	Machine	Inventor	Patent Number
August 25, 1903	Horizontal Band Saw For Resawing Box Lumber	Arno Mereen	No. 737,434
November 1, 1904	Machine for Feeding Boards	Victor Johnson	No. 773,939
February 5, 1905	Matching and Gluing Machine	Victor Johnson and Charles Johnson	No. 782,342
January 29, 1907	Resawing Machine	Arno Mereen	No. 842,572
November 5, 1907	Machine for Uniting Matched Boards	Arno Mereen, Charles Johnson	No. 869,923
March 16, 1909	Machine for Uniting Matched Boards	Arno Mereen	No. 915,096
December 4, 1923	Board Feeding Device for Resaws	Charles Johnson	No. 1,475,950
December 14, 1937	Conveyer Chain With Readily Detachable	Roy Johnson	No. 2,102,569

	Feed Lug		
May 17, 1938	Work Holder for Endless Conveyers	Oscar E. Westlund	No. 2,117,641
March 6, 1945	Cuttoff Saw Mechanism for Sheet Feeding Machines	O.S. Bolling	No. 2,370,932
April 10, 1945	Edge Gluing Machine	O.S. Bolling	No. 2,373,376
April 16, 1946	Veneer Edge Gluing Machine	O.S. Bolling	No. 2,398,353
November 22, 1949	Plywood Coring Machine	O.S. Bolling	No. 2,488,759
July 5, 1994	Gang Rip Saw Assembly	Max A. Green, Marvin W. Lee	No. 5,325,751
*It is possible that further research may yield additional patents.			

PART 3: RATIONALE FOR LOCAL HISTORIC DESIGNATION

Local historic designation is an official action that promotes the preservation of historic resources by recognizing specific people, places, and events that are deemed to be significant in relation to the history and heritage of Minneapolis. Through the requirements set out in the Heritage Preservation chapter of the City's Code of Ordinances, the act of designation establishes a series of protections that are administered through the ordinance to ensure protection of significant places throughout the city against demolition or inappropriate alterations.

Designation Criteria

Title 23, Chapter 599.210 of the Minneapolis Code of Ordinances lists seven criteria which shall be considered in determining whether a property or district is worthy of local designation as a landmark because of its historical, cultural, architectural, archaeological or engineering significance. The C.A. Smith Lumber District is considered below in relation to each of the seven designation criteria.

Criteria #1: The district is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic, or social history.

The C.A. Smith Lumber District is significant under Criterion 1 for its association with the late stage of the Minneapolis lumber industry and with the city's short-lived but robust "post-lumber" industry as described in Part 2 of this study.

Criteria #2: The district is associated with the lives of significant persons or groups.

The C.A. Smith Lumber District is significant under Criterion 2 for its association with the lives of C.A. Smith Lumber Company and Mereen-Johnson Machine Company founders – C.A. Smith, Arno Mereen, and Charles Johnson as described in Part 2 of this study.

Criteria #3: The district contains or is associated with distinctive elements of city or neighborhood identity.

The C.A. Smith Lumber District is significant under Criterion 3 for its association with the industrial nature of the Camden neighborhood throughout the late 19th and 20th centuries – from the lumber industry of the late 19th century to Mereen Johnson Machine Company's innovations in saw technology during the mid-20th century -

industrial development has played a defining role in Camden's neighborhood identity. See Part 2 for more detail.

Criteria #4: The district embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.

The district is not significant under Criterion 4. The buildings in the C.A. Smith Lumber District are representative of their respective buildings types and era of construction (masonry industrial buildings at 4430 and 4401 Lyndale and masonry office buildings at 4400 and 4401 Lyndale), however they do not meet the standard of embodying distinctive characteristics of an architectural of engineering type of style, or method of construction.

Criteria #5: The district exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.

The district is not significant under Criterion 5. The properties in this district do not exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness, or quality of design or detail. The overall development pattern of the district is typical of an industrial corridor, with relatively large parcels present on both sides of Lyndale Avenue North.

Criteria #6: The district exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

The district is not significant under Criterion 6. The properties in this district do not exemplify the work of master builders, engineers, designers, artists, craftsmen, or architects.

Criteria #7: The property has yielded, or may be likely to yield, information important in prehistory or history.

Archeological investigation is outside the scope of this study. As part of the district includes the site of an early lumber yard, with further investigation, the district may be eligible for designation under Criteria 7.

Integrity of historic resource

The following is an assessment of the C.A. Smith Lumber District as relates to the seven aspects of integrity as defined by the Department of the Interior:

Location: The District retains integrity of location.

None of the buildings within the District have been moved from their original sites, therefore the District retains integrity of location.

Design: The District retains integrity of design.

As a whole, the district was not a highly designed group of buildings. C.A. Smith/Compo Board and Mereen Johnson factory buildings were utilitarian structures that were added on to and adapted over time. The C.A. Smith Company office building and the Mereen Johnson Company office building feature more design elements, and retain a level of exterior detailing that sets them apart from their associated industrial buildings. The Northwestern Compo Board and C.A. Smith Factory building suffered a fire in 1966, resulting in a partial loss of the building's third story.

Setting: The District has lost much of its integrity of setting.

While the Camden neighborhood and Lyndale Avenue continue to be a working industrial area and the spatial relationships among the buildings and their relationship to the Soo Line rail siding remain intact, the setting beyond the boundaries of the district has changed dramatically.

The site no longer has a direct physical connection to the Mississippi River, that connection was severed within the period of significance as a result of the construction of Interstate 94. Additionally, the neighborhood to the east and north of the district has changed from lumber yards to single-family residential development. Much of the historic industrial and commercial fabric along Lyndale Avenue North has been replaced with mid-to-late 20th century commercial buildings.

Materials: The District retains its integrity of materials.

The contributing structures within the district retain their original masonry exteriors (both 19th century brick and early-to-mid 20th century CMU construction) along with details including stone windowsills, some original windows, and ghost signs.

Workmanship: The District retains much of its integrity of workmanship.

The district's two office buildings retain integrity of workmanship which is expressed through their masonry details and construction quality.

The district's two factory buildings are utilitarian structures constructed without a high degree of architectural detail. The articulated additions and straightforward construction methods reflect the quality of workmanship common in 20th century factory buildings constructed by day labor.

Feeling: The District retains its integrity of feeling.

The C.A. Smith Lumber District began as a working lumber yard, and continued to be used for industrial purposes throughout the 20th century. The utilitarian nature of the buildings, flat industrial yard, and extant railroad siding maintain integrity of feeling in the District.

Association: The District retains much of its integrity of association.

While the district's factory buildings are often associated with their current tenants – Atomic Recycling and Guilded Salvage, the district's office buildings retain integrity of association with their original owners – C.A. Smith and Mereen-Johnson.

Other Considerations:

Minneapolis Historic Contexts

North Minneapolis Historic Context Study (1998) identifies the C.A. Smith Lumber Company, the Compo-Board Company, and other industrial uses in this area as a "significant economic force in encouraging the development of North Minneapolis." The study further states that, "the sawmills provided work for new immigrants as well as American-born, and encouraged the subdivision of land and building of homes for workingmen and well-to-do residents. The sawmills dominated the North Minneapolis economy in the growth period between 1880 and 1920."

Relationship to the 1990 Minneapolis Preservation Plan

The business and industry context and the early lumber milling sub-context of the plan identify the C.A. Smith Lumber Company as one of ten large lumber companies located

on the Mississippi in 1894. The plan states, “lumber milling is significant to the city as one of the earliest industries to take hold in the city. As lumber milling flourished, the city flourished. The industry created jobs, produced cheap building materials for the booming town and ultimately provided capital for the growth of other industries, especially flour milling. The entrepreneurs who established the mills would become leaders in business and politics and would contribute to the social and cultural development of the city. “

Relationship to the body of locally-designated properties in Minneapolis

There is a single local landmark in Camden neighborhood:

- Camden State Bank

Lumber related local landmarks include:

- Lumber Exchange Building
- St Anthony Falls Historic District

The Historic Resources Inventory Capstone (2013) determined that there are types of landmarks that are under-represented in the inventory of landmarks in Minneapolis. One under-represented category is 20th Century manufacturing. The study lists C.A. Smith Lumber Company and Compo-Board Company at 4400 and 4430 Lyndale Avenue North respectively, as well as the Mereen Johnson Machine Company at 4401 Lyndale Avenue North, as examples of sites that could be included in this under-represented category that are worthy of further exploration and possible designation.

Comprehensive and Long-Range Planning

Title 23, Chapter 599.260 of Minneapolis Code of Ordinances requires the planning director to submit all proposed designations to the Minneapolis City Planning Commission for review and comment on the proposed designation.

The designation of these buildings could be a part of an economic development strategy for the North Lyndale Corridor, as the subject properties could have mixed-use in a manner envisioned by the goals of the comprehensive plan. The designation of the buildings an historic district by the City will require the preservation of buildings significant for their association with historic patterns of cultural, political, economic, or social history, significant persons, and distinctive elements of city or neighborhood identity in an area underrepresented by historic landmarks and districts.

In its review, the City Planning Commission shall consider but not be limited to the following factors:

(1) The relationship of the proposed designation to the city's comprehensive plan.

The Minneapolis Plan for Sustainable Growth designates this part of North Lyndale Avenue as a Community Corridor and the subject properties as Transitional Industrial. The area adjacent and to the north of the properties is a Neighborhood Commercial Node.

The land use chapter the comprehensive plan stats that Transitional Industrial Areas area industrial areas located outside of Industrial Employment Districts that will be labeled “transitional” since they may eventually evolve to other uses compatible with surrounding development. Although they may remain industrial for some time, they will not have the same level of policy protection as areas within industrial districts.

The plan states the following about landmark designations: “One of the driving forces behind the current survey is to balance the designated properties. The re-survey of the city attempts to balance the historic properties by investigating properties from the recent past, variety of geographic locations in the city, and land uses. Certain areas, such neighborhoods in and around downtown, have a wealth of designated properties. Other parts of the city have historic resources; however, many have not been identified through historic surveys.”

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.

The plan says the following about historic preservation as an economic development tool: “Historic preservation can be a strategy in redevelopment or revitalization of a neighborhood or area of the city. Reuse and rehabilitation of historic buildings can be a catalyst for other investment, especially in neighborhoods with barriers to economic success. While renovating an older building has many positive impacts to the community, the cost of renovating a historic building to property owners and developers can often be a major issue. Working with developers early in the process can help to streamline preservation requirements and increase the project success.”

Policy 8.10: Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality.

> 8.10.1 Encourage rehabilitation of buildings and landscapes to stimulate economic activity in depressed areas.

8.10.2 Establish property tax relief for historic building owners whose building is in an economically depressed area.

8.10.3 Establish a local funding stream for preservation work which directly contributes to the city's economic growth.

8.10.4 Encourage the occupation and reuse of historic structures in areas targeted by the city for revitalization by contributing resources to make older buildings more energy efficient and therefore less expensive to operate.

8.10.5 Prioritize the reuse of the city's historic buildings as a strategy for sustainable development.

8.10.6 Market the city's high quality, architecturally interesting, readily available and affordable housing and commercial properties.

8.10.7 Use planning tools, such as transfer of development rights and historic variances, as well as economic incentives, such as tax increment financing and tax abatements, to retain historic structures while compensating for the loss of development potential.

8.10.8 Promote financial preservation incentives for property owners and developers.

8.10.9 Develop heritage tourism strategies.

The designation of the buildings as an historic district by the City will require the preservation of buildings significant for their association with historic patterns of cultural, political, economic, or social history, significant persons, and distinctive elements of city or neighborhood identity in an area underrepresented by historic landmarks and districts. It could also be a part of an economic development strategy for this area of North Lyndale Avenue, as the subject properties are the type of buildings that could have mixed-use in a manner envisioned by the goals of the comprehensive plan.

(2) The effect of the proposed designation on the surrounding area.

A designation will serve as a reminder of the industrial history of the area and could catalyze mixed-use reuse of the buildings in conformance with the goals of the comprehensive plan. This would have a positive effect on the surrounding area.

(3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

There are no development objectives or small area plans adopted for this area of North Lyndale Avenue.

National Register Status

Neither the C.A. Smith Lumber District nor any of the individual properties included therein are listed in the National Register of Historic Places. The owners are encouraged to pursue such listing in the future with the intent of pursuing tax credits from the State of Minnesota (20%) and the National Park Service (20%).

State Designation

The property have not been designation by the State of Minnesota as a historic district, historic place, of historic site.

Proposed Period of Significance:

The proposed period of significance for the C.A. Smith Lumber District is 1892-1966. The period of significance begins when C.A. Smith Lumber Company and Northwestern Compo Board Company first moved to the site in 1892. The period of significance ends in 1966, at which point Mereen Johnson Machine Company was still operating at 4401 Lyndale Avenue North but had transitioned from solely producing machines to serve the lumber industry to producing tools for more generalized woodworking.

PART 4: REGISTRATION AND CLASSICIFICATION: Individual Resource Forms

For purposes of this description, the resources in the C.A. Smith Lumber Historic District are arranged numerically in sequence by their street addresses. All photos taken by the staff of Preservation Design Works (consultants to the project).

See Figure 1 for a district map and key to the location of resources.

1. Address: 4400 Lyndale Ave N Historic Name: C.A. Smith Lumber Company Office Common Name: N/A Historic use: Office Current use: Vacant Architect: N/A Year Built: 1903 Status: Contributing The building was built in 1903, with a rear addition added between 1937 and 1956. The building is two-story brick construction in the Queen Anne style. The building housed the C.A. Smith Lumber Company's offices.	
2. Address: 4400 Lyndale Ave N Historic Name: N/A Common Name: N/A Historic use: Shed Current use: Shed Architect: N/A Year Built: 1927 Status: Non-Contributing Corrugated metal shed constructed in 1927. The shed is rusted and in otherwise poor repair, to the point that it no longer retains integrity.	

3. Address: 4401 Lyndale Ave N Historic Name: Mereen Johnson Office Building Common Name: N/A Historic use: Office Current use: Office Architect: John Schwab Year Built: 1917 Status: Contributing The building was constructed in 1917, with a side addition in 1953 and a non-contributing rear addition constructed between 1967 and 1971. The single-story brick building is constructed in a Twentieth Century commercial style. The building housed the Mereen Johnson Company's offices and drafting department.	
4. Address: 4401 Lyndale Ave N Historic Name: Mereen Johnson Factory Building Common Name: N/A Historic use: Industrial Current use: Industrial Architect: N/A Year Built: 1916 Status: Contributing The initial portion of this industrial building was constructed in 1916. The building has been added on to repeatedly over time. It is a one-story masonry vernacular industrial building. A significant CMU addition at the north of the building was constructed in 1969 and is non-contributing. The building housed the Mereen Johnson Company's factory and production facilities.	

5. Address: 4401 Lyndale Ave N Historic Name: Mereen Johnson Garage Common Name: N/A Historic use: Garage Current use: Garage Architect: N/A Year Built: 1959 Status: Non-Contributing The two-story Mereen Johnson Garage was constructed in 1959 of concrete masonry units. This building is non-contributing to the district – it is a garage and never housed factory or office space that was integral to Mereen Johnson Company operations.	
6. Address: 4401, 4420, 4430 Lyndale Ave N (foreground of image) Historic Name: Soo Line Railroad Siding Common Name: N/A Historic use: Railroad Siding Current use: N/A Architect: N/A Year Built: N/A Status: Contributing The C.A. Smith Lumber Company, Northwestern Compo Board Company, and Mereen Johnson Company were all served by a Soo Line railroad siding that bisected the district.	

7. Address: 4410 Lyndale Ave N Historic Name: C.A. Smith Lumber Company Yards Common Name: N/A Historic use: Lumber Yard Current use: N/A Architect: N/A Year Built: N/A Status: Contributing 4410 Lyndale Avenue North is generally flat and covered with volunteer vegetation. A billboard (see Individual Resource Form 8) is located at the southeast corner of the parcel. The parcel is contributing as a representative of the once expansive C.A. Smith Lumber Yards.	
8. Address: 4410 Lyndale Ave N Historic Name: N/A Common Name: Billboard Historic use: Current use: Architect: N/A Year Built: N/A Status: Non-Contributing A non-contributing billboard is located at the eastern edge of 4430 Lyndale Ave N, overlooking Interstate 94.	

9. Address: 4430 Lyndale Ave N Historic Name: Northwestern Compo Board Company and C.A. Smith Lumber Company Factory Building Common Name: N/A Historic use: Industrial Current use: Industrial Architect: N/A Year Built: 1892 Status: Contributing 4430 Lyndale Avenue North was historically the site of the Northwestern Compo Board and C.A. Smith Lumber Company factory building. The building is primarily two stories, with a three story portion at the northeast corner of the building. The building is masonry construction.	

PART 5: PHOTOGRAPHS, DRAWINGS, AND OTHER DOCUMENTS

Figure 3: Site map for location of C.A. Smith Lumber District. Background map via Hennepin Country Interactive Property Map.

Figure 4: Mereen Johnson Office Building, view of east elevation, facing west. 1917 Building at left of image, 1953 addition at right of image.

Figure 5: Mereen Johnson Office Building, view of south elevation, facing north.

Figure 6: Mereen Johnson Office Building, 1953 addition, view of north elevation, facing southeast.

Figure 7: Mereen Johnson Office Building front elevation, south side elevation, and section A and B elevation. “Mereen-Johnson Machine Company,” Minneapolis Plan Vault Collection, Box 304, Northwest Architectural Archives, University of Minnesota.

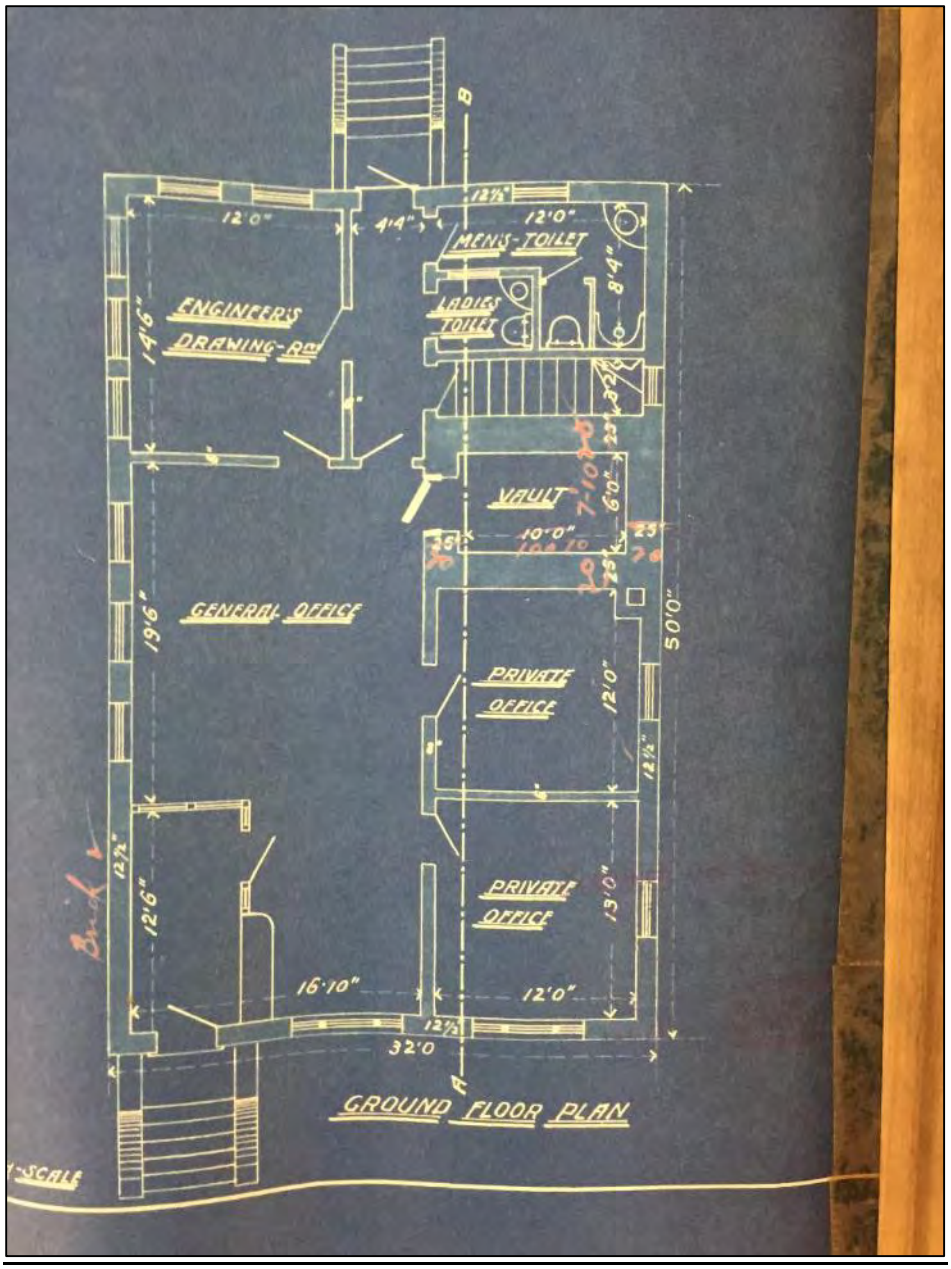


Figure 8: Mereen Johnson Office Building ground floor plan. "Mereen-Johnson Machine Company," Minneapolis Plan Vault Collection, Box 304, Northwest Architectural Archives, University of Minnesota.

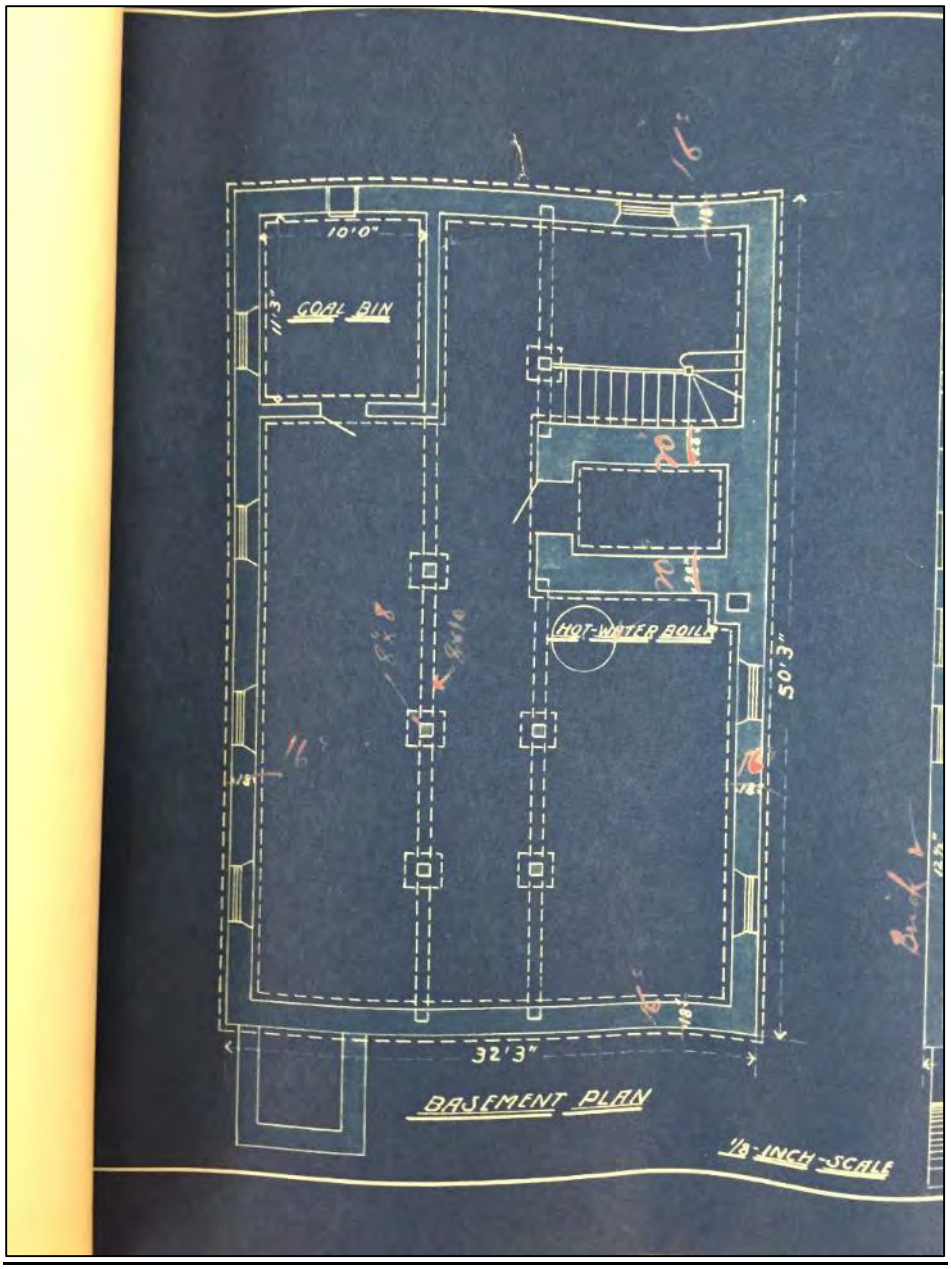
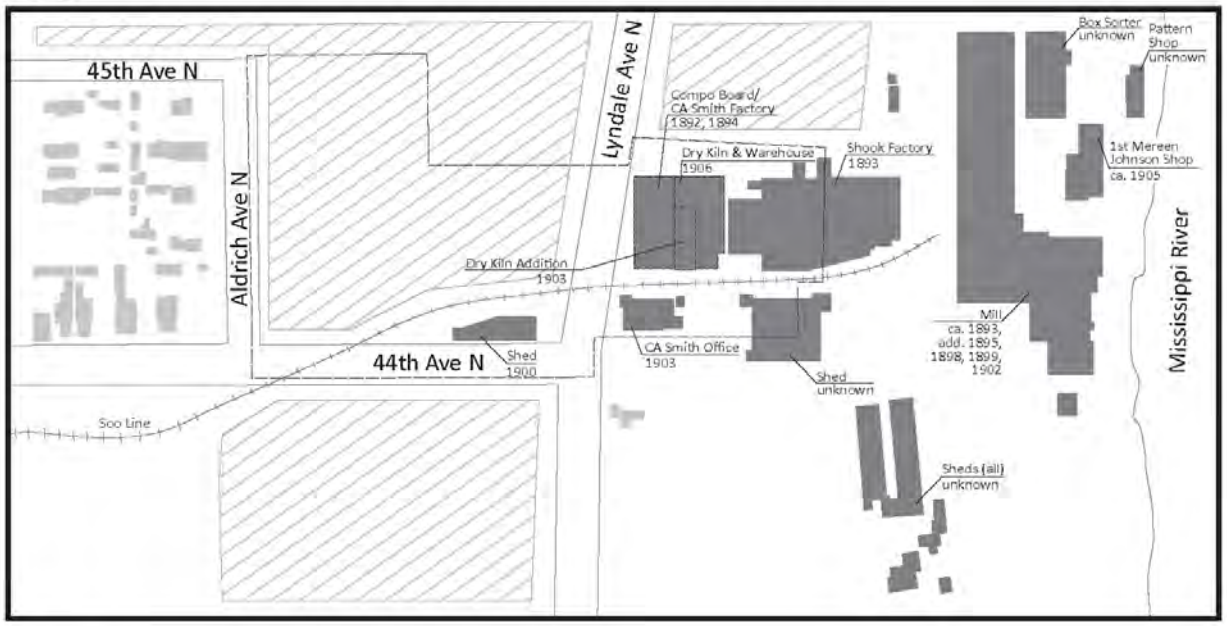


Figure 9: Mereen Johnson Office Building Basement Plan. "Mereen-Johnson Machine Company," Minneapolis Plan Vault Collection, Box 304, Northwest Architectural Archives, University of Minnesota.

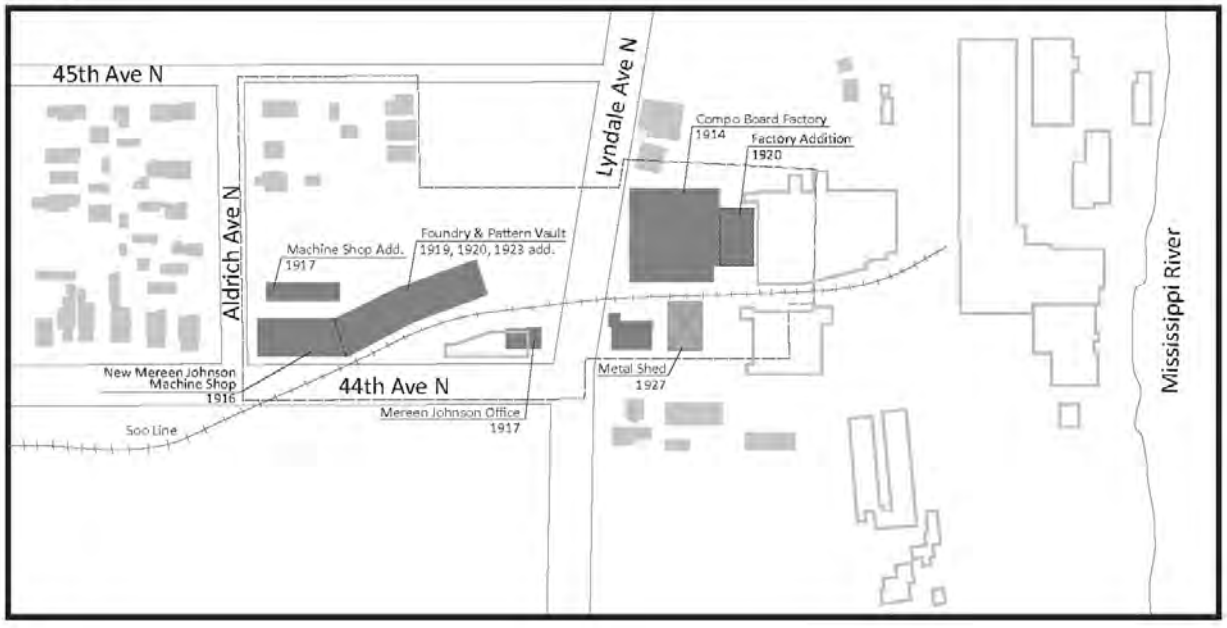
Development of 4400, 4401, 4410, 4420, 4430 Lyndale Avenue North

Produced by Preservation Design Works based on historical Sanborn maps and aerial photography

1912



1937



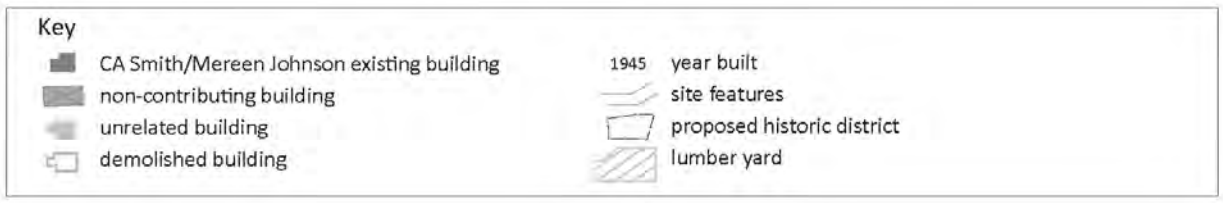


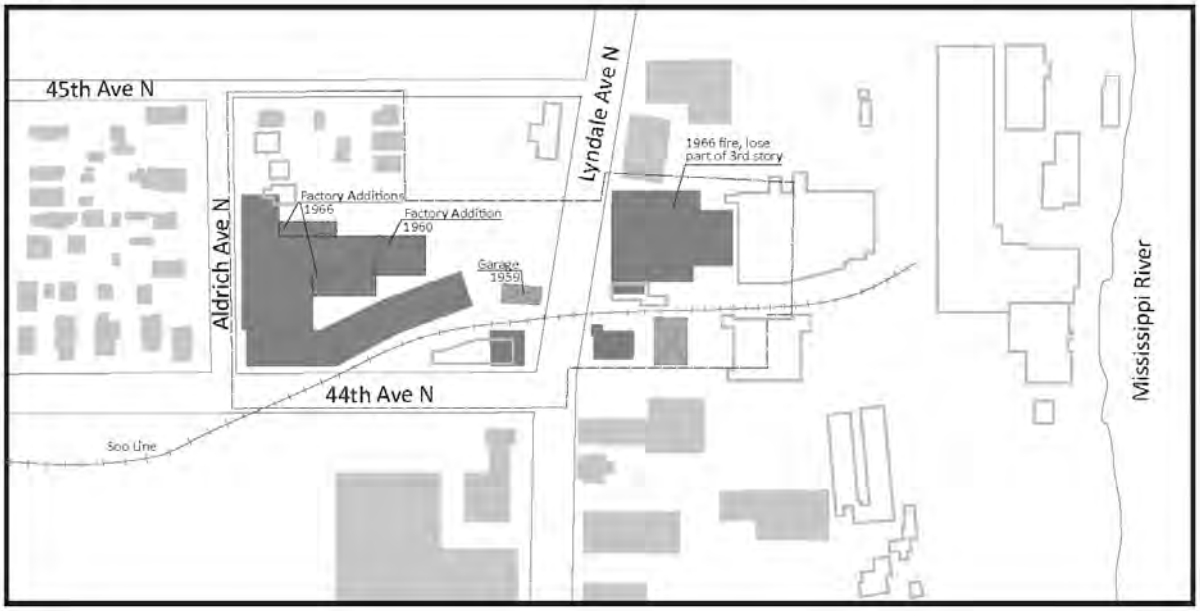
Figure 10.

Development of 4400, 4401, 4410, 4420, 4430 Lyndale Avenue North

Produced by Preservation Design Works based on historical Sanborn maps and aerial photography

1956

1967



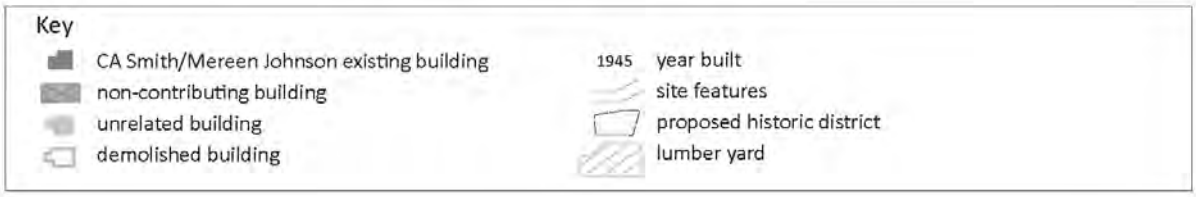
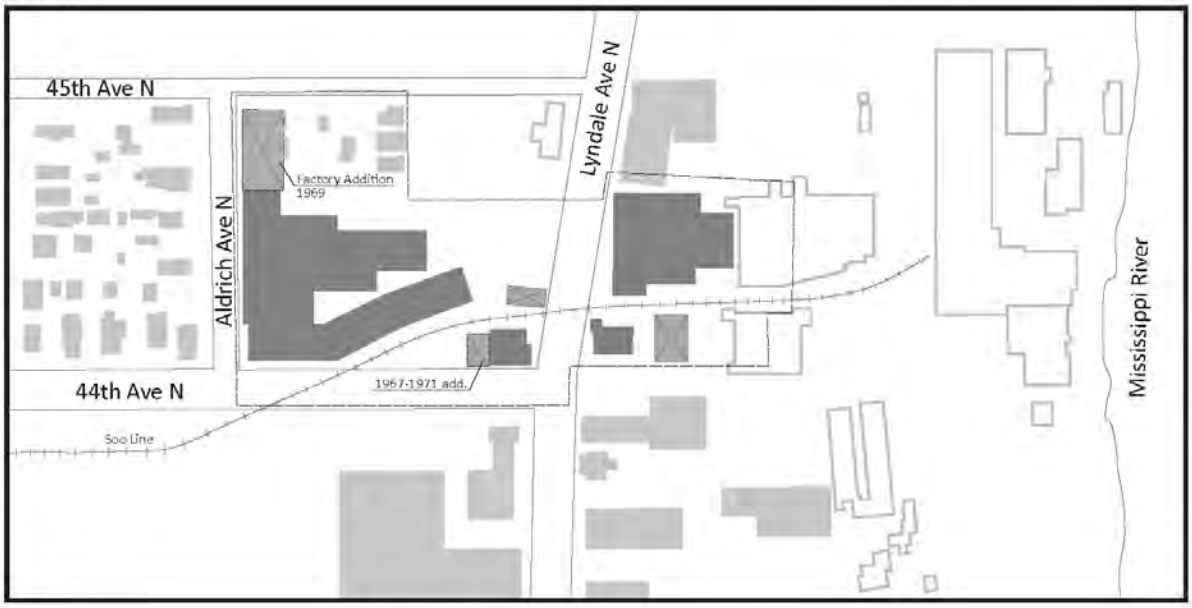


Figure 10 Continued.

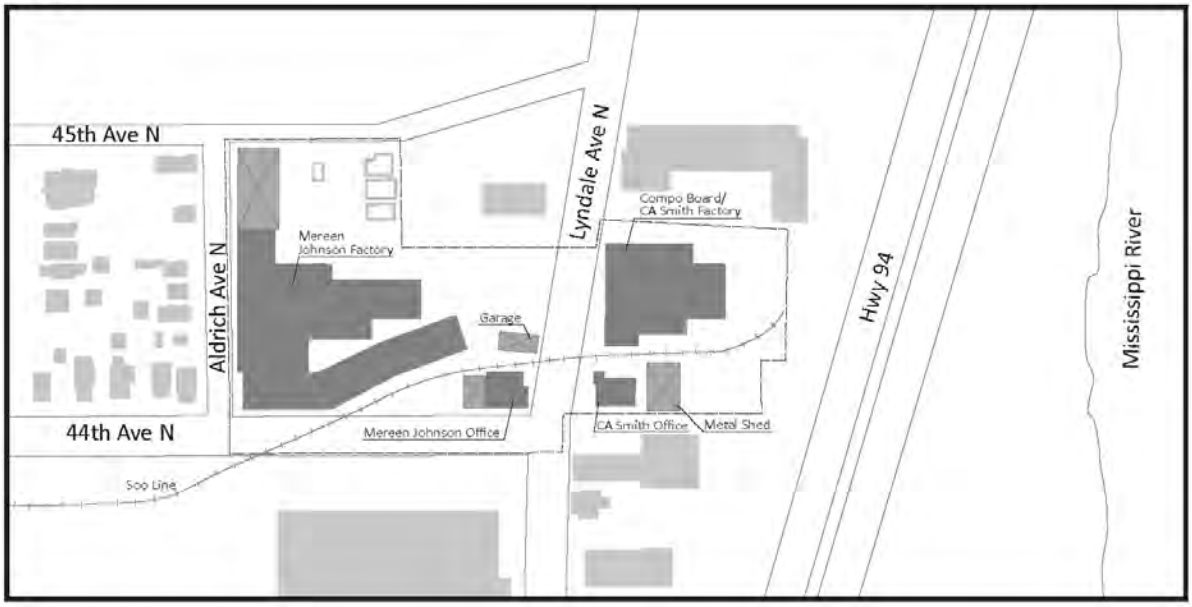
Development of 4400, 4401, 4410, 4420, 4430 Lyndale Avenue North

Produced by Preservation Design Works based on historical Sanborn maps and aerial photography

1971



2016



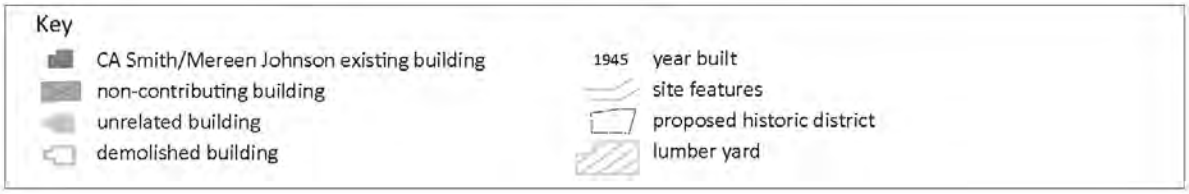


Figure 10 Continued.

Figure 11: Mereen Johnson Factory Building, west façade, facing east. The three bays at the right of the image are the 1916 machine shop, the fourth bay at the left of the image is the 1940 addition.

Figure 12: Mereen Johnson Factory Building, southwest corner, facing northeast. 1916 machine shop at right of image with gable roof, 1940s addition at left with flat roof.

Figure 13: Mereen Johnson Factory Building, south façade, facing northeast. 1916 machine shop, the door at the left of the photo denotes the location where the faced turns to angle northeast along the railroad siding.

Figure 14: Mereen Johnson Factory Building facing southwest – 1919 foundry and 1920 addition to machine shop at left of image, 1950s addition at right of image.

Figure 15: Mereen Johnson Factory Building, 1919 foundry and 1920 addition to machine shop, facing northwest.

Figure 16: Mereen Johnson Factory Building, 1919 foundry and 1920 addition to machine shop, facing west.

Figure 17: Mereen Johnson Factory Building looking south - 1916 machine shop at left of image and 1917 addition at the right of image.

Figure 18: Mereen Johnson Factory Building, north façade of 1960 addition facing south. Note painted sign.

Figure 19: Mereen Johnson Factory Building, northwest corner facing southeast –1969 addition.

Figure 20: Mereen Johnson Garage Building, view of north elevation, facing south.

Figure 21: Mereen Johnson Garage Building, view of east façade, facing west, Soo Line Railroad Siding at left of photo.

Figure 22: Mereen Johnson yard, facing north.

Figure 23: C.A. Smith Office Building, southwest corner, facing northeast.

Figure 24: C.A. Smith Office Building, north façade facing southeast.

Figure 25: C.A. Smith Office Building, east façade facing southwest.

Figure 26: Metal Shed, west façade facing southeast.

Figure 27: Compo-Board Factory Building, no date, courtesy Guilded Salvage.


Figure 28: Compo Board and C.A. Smith Factory Building, west façade.

Figure 29: Compo Board and C.A. Smith Factory Building, west and south façades and 1920 metal shed addition, facing northeast. Soo Line railroad siding in foreground.

Figure 30: Compo Board and C.A. Smith Factory Building, south façade, facing northeast. Soo Line Railroad siding in foreground.

Figure 31: Compo Board and C.A. Smith Factory Building, north façade, facing southeast.

Figure 32: 4410 and 4420 Lyndale Avenue, looking west. East façade of Compo Board and C.A. Smith Factory Building behind tree cover.

Figure 33: 4410 and 4420 Lyndale Avenue, looking east. Barrier for Interstate 94 trench in background.

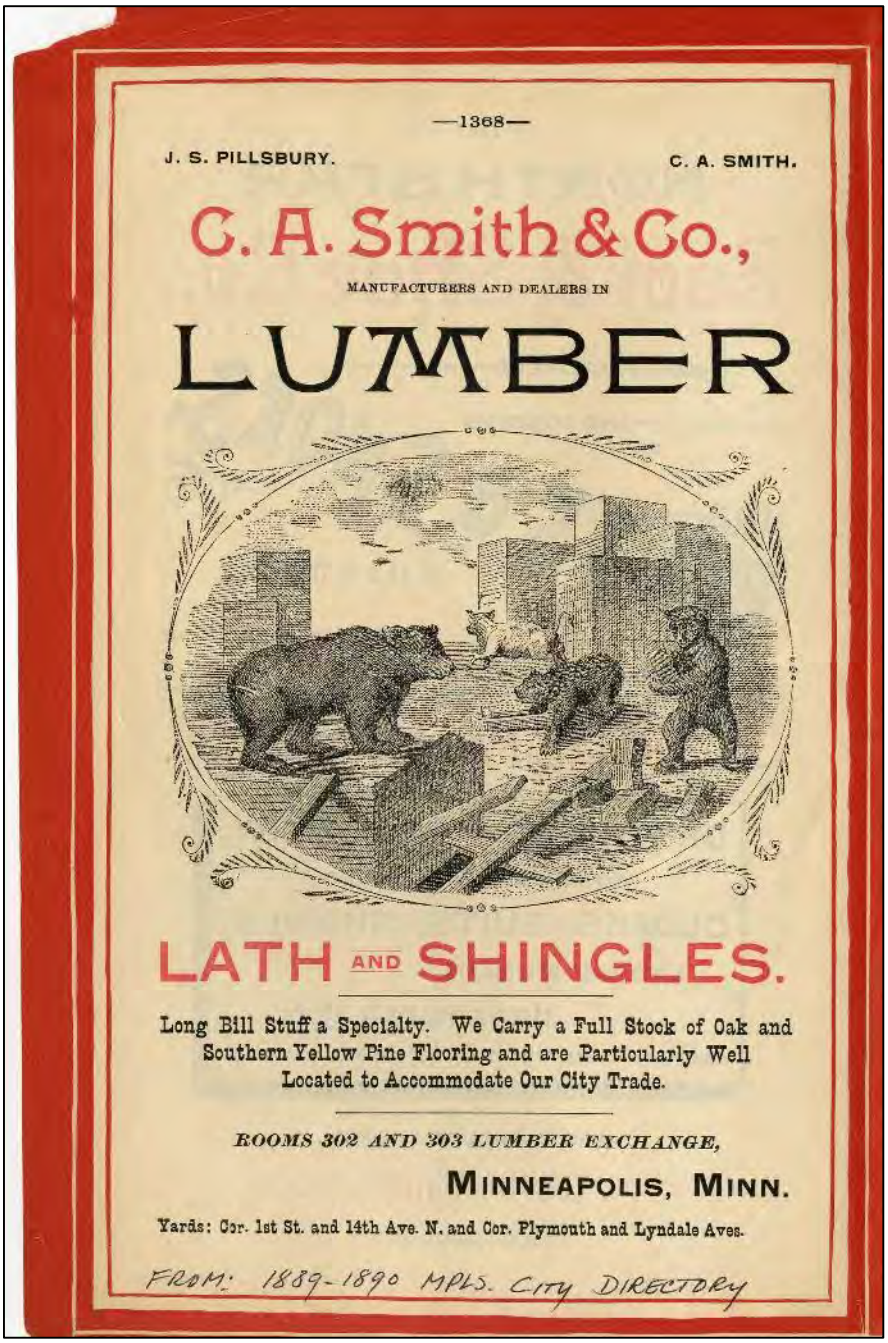


Figure 34: Advertisement for C.A. Smith & Co (Minneapolis City Directory, 1889, Hennepin County Library Special Collections)

Figure 35: Map showing C.A. Smith Lumber Company was one of seven lumber concerns along this stretch of the Mississippi. (Yerkes Map of the Lumber Districts of Minneapolis, 1894)

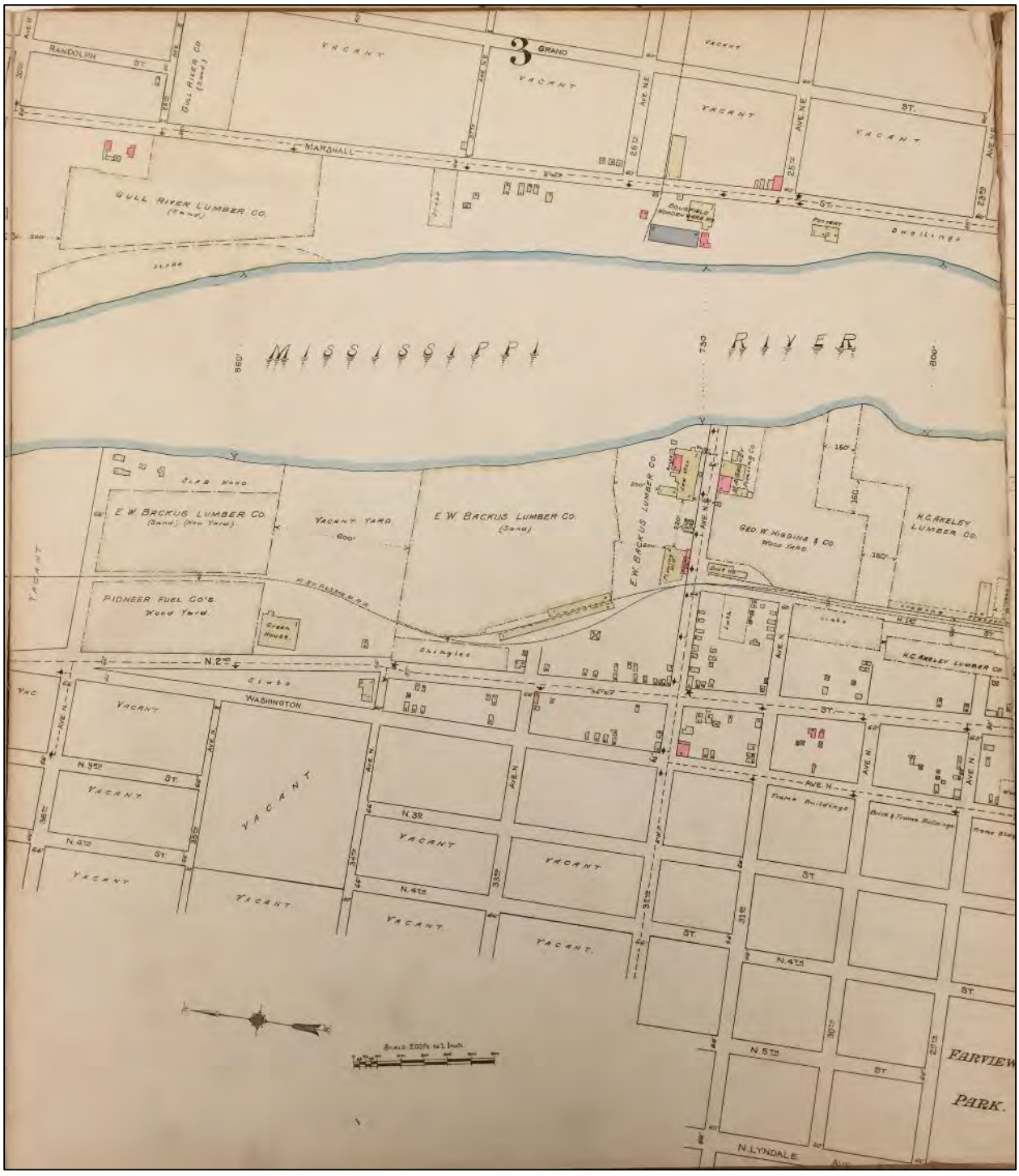


Figure 36: Map showing C.A. Smith Lumber Company was one of seven lumber concerns along this stretch of the Mississippi. (Yerkes Map of the Lumber Districts of Minneapolis, 1894)

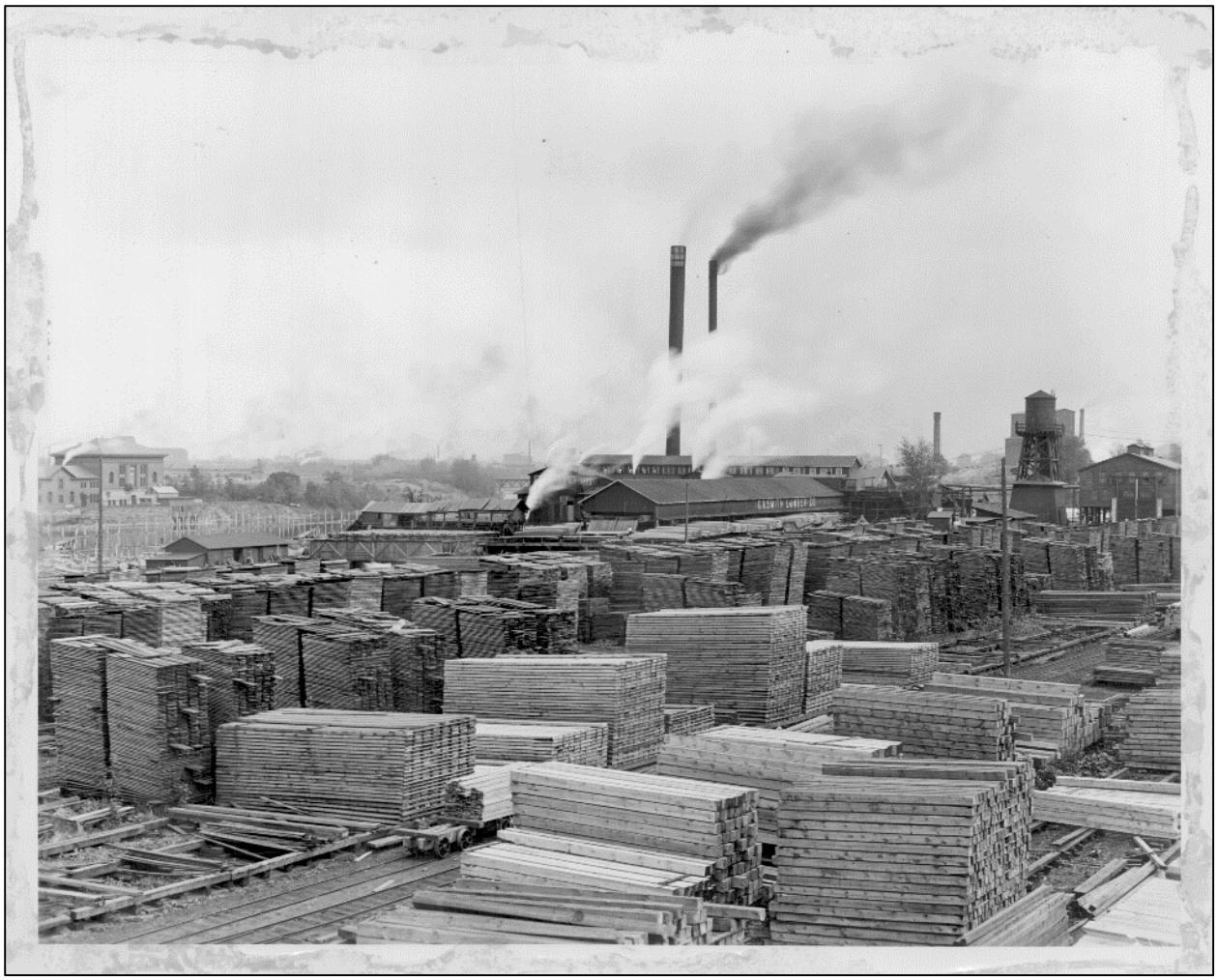


Figure 37: Photograph showing considerable amounts of lumber production along the Mississippi River. (C.A. Smith Sawmill and Yards, Norton and Peel, photographers, June 4, 1910, Hennepin County Library Special Collections.)

Figure 38: Compo Board advertisement clipping exhibiting installation on varying surfaces. *"Waterproof Compo Board and How to Use It,"* product catalog (Self Published, Minneapolis, MN: 1905), Gale Family Library, Minnesota Historical Society.

Figure 39: Comp Board advertisement clipping showing its composite material design. *"Waterproof Compo Board and How to Use It,"* product catalog (Self Published, Minneapolis, MN: 1905), Gale Family Library, Minnesota Historical Society.

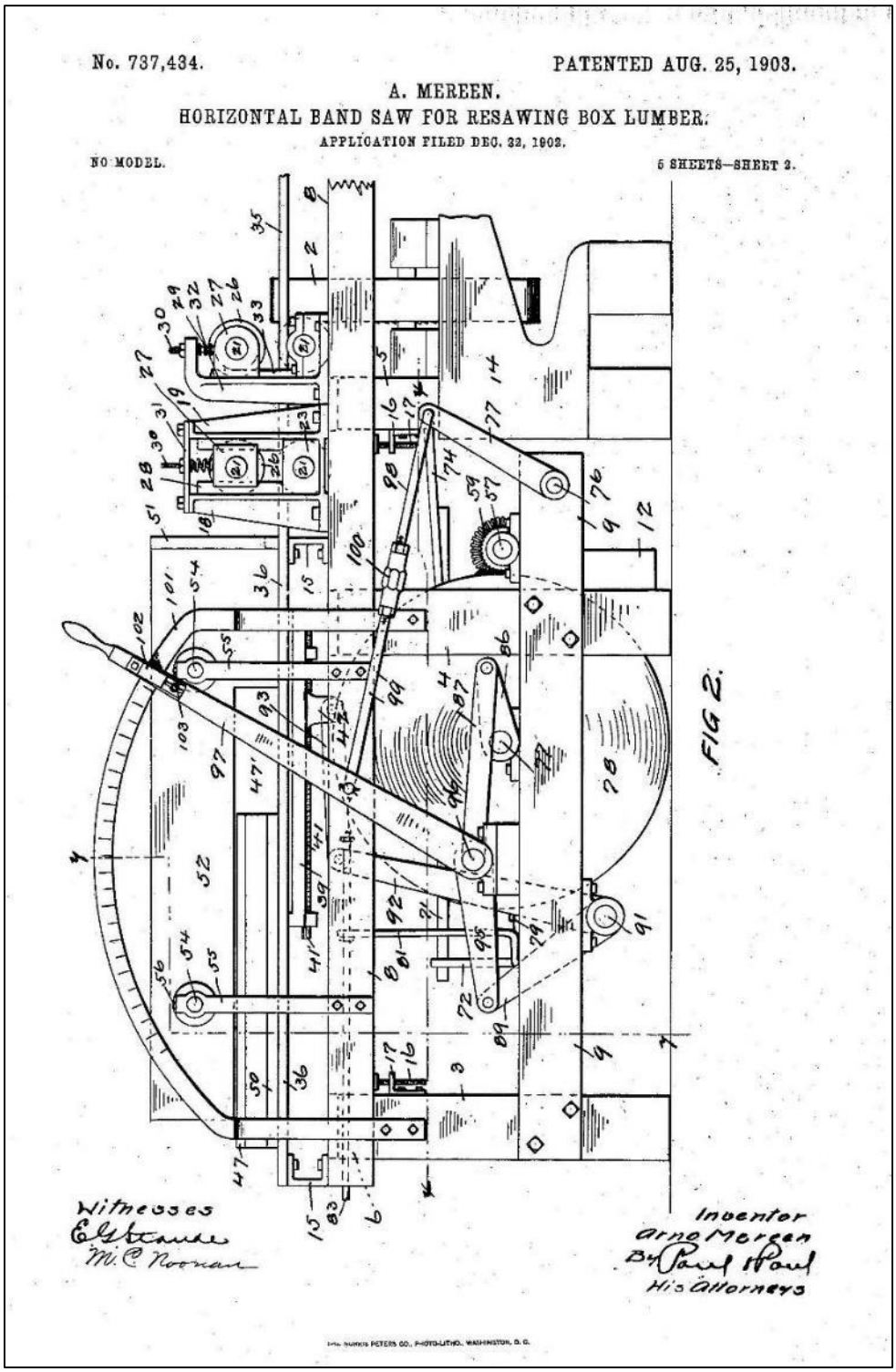


Figure 40: C.A. Smith Company patent drawing of Horizontal Band Re-Saw. Mereen, A. "United States Patent 737,434 – "Horizontal Band Saw for Resawing Box Lumber", August 25, 1903.

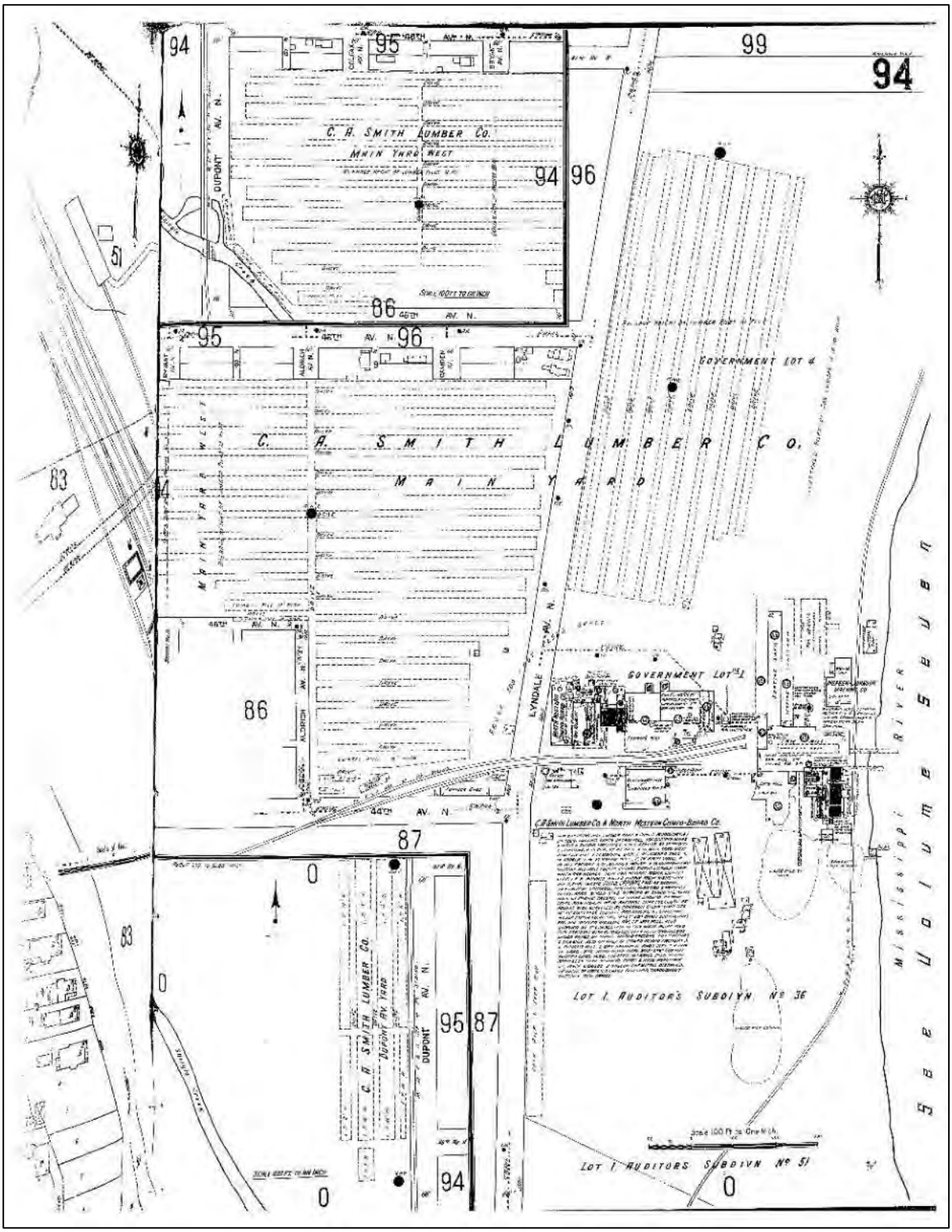


Figure 41: Sanborn map showing the Mereen Johnson Company's shop location near C.A. Smith's "pattern shop" and "box sorting shop". "Minneapolis, Minnesota Sheet 94." 1912. Sanborn Fire Insurance Maps, 1867-1970 – Minnesota.

Figure 42: Mereen Johnson Machine Company Box Maker advertisement. via http://vintagemachinery.org/mfgindex/imagedetail.aspx?id=5328, originally published "The Packages," Volume 12, January 1909, p. 85.

86 Sawmill Equipment Section LUMBER'S Catalog

HORIZONTAL SLAB RESAW

For working up Bolts, Slabs, Edgings, etc., into box lumber, lath or other marketable stock

No. 25 SLAB RESAW

The No. 25 is provided with lever and counterweights for instantly raising or lowering the table for resawing different thicknesses.

The feed rolls are in sections—thus two or more pieces may be fed through at the same time.

Friction feed—speed quickly adjusted to feed from 40 to 175 lineal feet per minute.

Complete catalog of Slab Resaws gladly mailed upon request.

MEREEN JOHNSON MACHINE COMPANY

Minneapolis, Minn., U. S. A.

Figure 43: Mereen Johnson Machine Company No. 25 Slab Resaw advertisement. via http://vintagemachinery.org/mfgindex/imagedetail.aspx?id=2160, originally published Lumber's Catalog of Mechanical Equipment and Supplies, 1921.

Figure 44: Mereen Johnson Machine Company No. 20 Junior "squeezer" advertisement. viahttp://vintagemachinery.org/mfgindex/imagedetail.aspx?id=5361; originally published "The Packages," Volume 12, December 1909, p 95.

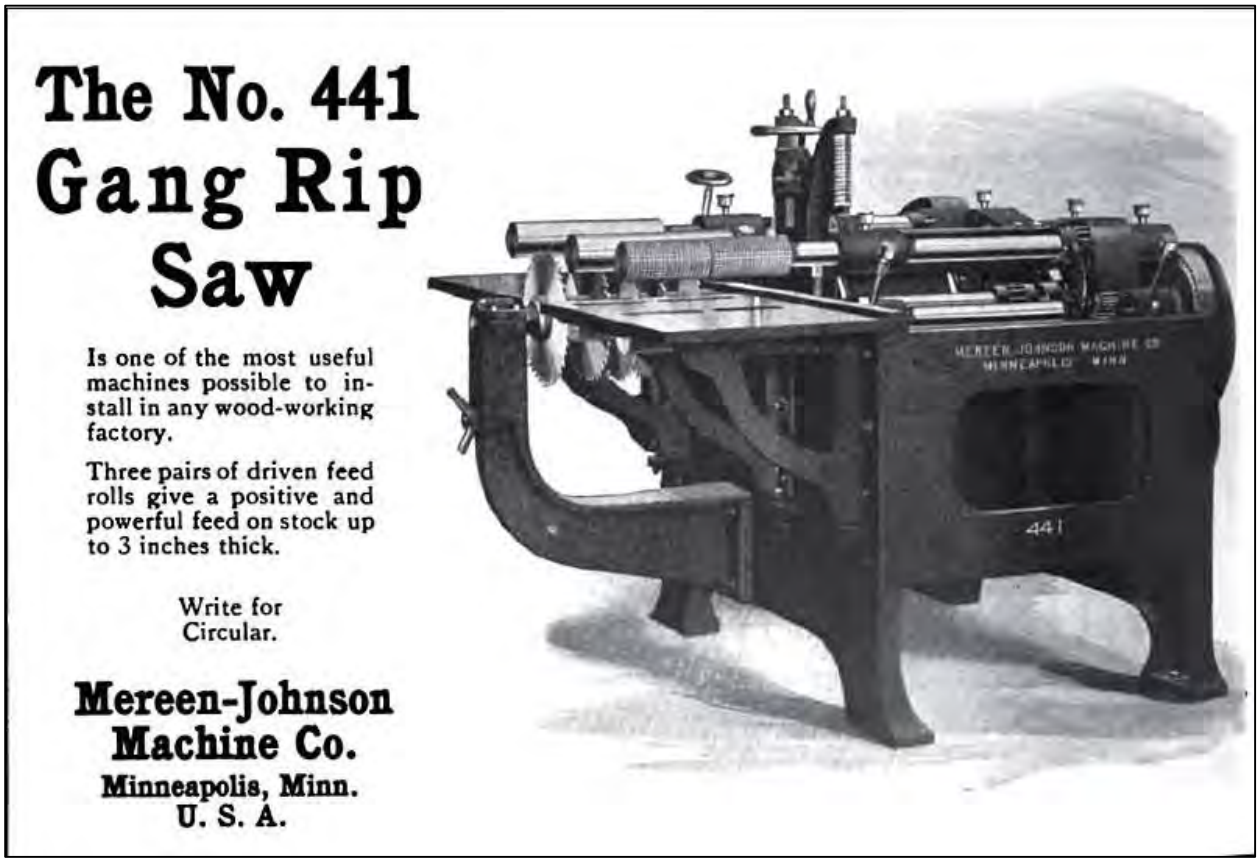


Figure 45: Mereen Johnson Machine Company No. 441 Gang Rip Saw advertisement. Via http://vintagemachinery.org/mfgindex/imagedetail.aspx?id=6573; originally published "The Wood Worker," Volume 38, February 1920, p. 104.

END NOTES

[1] Minneapolis Building Permits B127927 (May 25, 1917), B334816 (June 11, 1953).

[2] Minneapolis Building Permit B122278 (June 2, 1916).

[3] Minneapolis Building Permit B 128479 (July 5, 1917).

[4] Minneapolis Building Permits B139962 (December 22, 1919), B143889 (August 9, 1920).

[5] "Wood and metal patterns were used in metal casting and other molding operations and also served as models for various types of products. Sets of master templates either supplemented or substituted for shop drawings as the design record. The fabrication and storage of these materials were important components of the [foundry] and special rooms [pattern vaults] were erected for their safe-keeping."

Betsy Hunter Bradley, *The Works: The Industrial Architectural of the United States*, (New York: Oxford University Press, 1999), 37.

[6] Minneapolis Building Permit B2253224 (May 13, 1938).

[7] Minneapolis Building Permit B263552 (July 30, 1940).

[8] Minneapolis Building Permits B276082 (October 21, 1943), B286437 (March 8, 1946), B314368 (July 14, 1950), B332730 (March 16, 1953), B369581 (March 25, 1960), B369691 (April 5, 1960), B397630 (June 15, 1966), B418483 (October 7, 1969).

[9] Minneapolis Building Permit B368841 (November 17, 1959).

[10] Minneapolis Building Permit B204878 (June 7, 1927).

[11] Minneapolis Building Permits B33678 (October 11, 1894), B34001 (February 2, 1895).

[12] Minneapolis Building Permits B54899 (May 2, 1903), B66792 (April 24, 1906), B68996 (September 21, 1906), B134184 (March 13, 1917), B145019 (October 4, 1920), B145042 (October 5, 1920).

[13] Minneapolis Building Permit B399381 (October 5, 1966).

[14] Agnes M. Larson, "When Logs and Lumber Ruled Stillwater," *Minnesota History* 18, no. 2 (1937), 165.

[15] Agnes M. Larson, *The White Pine Industry in Minnesota: A History* (Minneapolis: University of Minnesota Press, 1949, 2007), 5.

[16] "A Model Lumber Manufacturing Plant," *The Minneapolis Journal*, November 23, 1903, 5.

[17] James T. Wyman, "Manufactures," in Isaac Atwater's *History of Minneapolis, Volume I* (New York: Munsell Publishing Co., 1895), 536-537.

[18] Minnesota Historical Society Forest History Center, Forest History Center Timeline, http://sites.mnhs.org/historic-sites/forest-history-center/timeline

[19] University of Pennsylvania, Wharton School of Finance and Commerce, *Studies in Politics and Economics* 1, no. 1 (June, 1891), 107; B.W. Phillips, "The Lumber Industry of Minneapolis," unpublished (1936), 30, Gale Family Library, Minnesota Historical Society.

[20] Horace B. Hudson, "Trade and Commerce," in Isaac Atwater's *History of Minneapolis, Volume I* (New York: Munsell Publishing Co., 1895) 734.

[21] Harold T. Hagg, "Logging Line: A History of the Minneapolis, Red Lake, and Manitoba," *Minnesota History* 3, no. 4 (Winter, 1972), 123.

[22] Minnesota Historical Society Forest History Center, Forest History Center Timeline, http://sites.mnhs.org/historic-sites/forest-history-center/timeline

[23] Minnesota Historical Society Forest History Center, Forest History Center Timeline, http://sites.mnhs.org/historic-sites/forest-history-center/timeline

[24] "A Model Lumber Manufacturing Plant," *The Minneapolis Journal*, November 23, 1903, 5.

[25] Agnes M. Larson, *The White Pine Industry in Minnesota: A History* (Minneapolis: University of Minnesota Press, 1949, 2007), 38.

[26] Later in life, C.A. Smith was a significant member of the Minneapolis business and political world. Smith was notable not just as the owner of his lumber company and its subsidies, but also as a director of the Swedish-American National Bank, president of the Northern Life Association, the 1892 state delegate to the Republican National Convention, and as a monetary partner in the Mereen-Johnson Company. "A Model Lumber Manufacturing Plant," *The Minneapolis Journal*, November 23, 1903, 5.

[27] *Ibid.*

[28] Agnes M. Larson, *The White Pine Industry in Minnesota: A History* (Minneapolis: University of Minnesota Press, 1949, 2007), 38.

[29] "A Model Lumber Manufacturing Plant," *The Minneapolis Journal*, November 23, 1903, 5.

[30] "A Model Lumber Manufacturing Plant," *The Minneapolis Journal*, November 23, 1903, 5.

[31]"A Model Lumber Manufacturing Plant," *The Minneapolis Journal*, November 23, 1903, 5.

[32] *Yerkes Map of the Lumber Districts of Minneapolis,* (Chicago: Charles S. Yerkes, 1894).

[33] Charles S. Yerkes, *Insurance Map of the Lumber Districts of Minneapolis, Minn.* (Chicago, 1894).

[34] B.W. Phillips, "The Lumber Industry of Minneapolis," unpublished (1936), 33, Gale Family Library, Minnesota Historical Society.

[35] Harold T. Hagg, "Logging Line: A History of the Minneapolis, Red Lake and Manitoba," *Minnesota History* 3, no. 4 (Winter, 1972), 128, 131.

[36] "Made in Minneapolis," *The Journal Junior*, November1, 1901.

[37]George Woodward Hotchkiss, *History of the Lumber Industry of the Northwest* (Chicago: George W. Hotchkiss and Co., 1896), 553; "Made in Minneapolis," *The Journal Junior*, November1, 1901.

[38] "The Art Bulletin," College Art Association of America, Vol II, Sept. 1919- June 1920, 22.

[39] Hagg, "Logging Line," 131.

[40] "WN-3-266," aerial photograph, 1937, Minnesota Historical Aerial Photographs Online, Borchert Map Library, University of Minnesota. https://www.lib.umn.edu/apps/mhapo/

[41] "New Industries are Begun Here," *The Minneapolis Journal*, Feb 18, 1905; "New Incorporations," T*he Saint Paul Globe*, Feb 14, 1905.

[42] "Will Enlarge Factory," *The Minneapolis Journal*, November 3, 1906.

SOURCES AND REFERENCES

"A Model Lumber Manufacturing Plant," *The Minneapolis Journal*, November 23, 1903, 5.

Bradley, Betsy Hunter, *The Works: The Industrial Architectural of the United States*, (New York: Oxford University Press, 1999), 37.

City of Minneapolis Building Permits, available Minneapolis Public Service Center.

Hagg, Harold T., "Logging Line: A History of the Minneapolis, Red Lake, and Manitoba," *Minnesota History* 3, no. 4 (Winter, 1972), 123.

Hotchkiss, George Woodward, *History of the Lumber Industry of the Northwest* (Chicago: George W. Hotchkiss and Co., 1896), 553; "Made in Minneapolis," *The Journal Junior*, November1, 1901.

Hudson, Horace B., "Trade and Commerce," in Isaac Atwater's *History of Minneapolis, Volume I* (New York: Munsell Publishing Co., 1895) 734.

Larson, Agnes M., *The White Pine Industry in Minnesota: A History* (Minneapolis: University of Minnesota Press, 1949, 2007), 5.
Minnesota Historical Society Forest History Center, Forest History Center Timeline, http://sites.mnhs.org/historic-sites/forest-history-center/timeline

Larson, Agnes M., "When Logs and Lumber Ruled Stillwater," *Minnesota History* 18, no. 2 (1937), 165.

"Made in Minneapolis," *The Journal Junior*, November 1, 1901.

Minneapolis City Directories, 1859-1917, available James K. Hosmer Special Collections at Hennepin County Library and Gale Family Library at Minnesota Historical Society.

Minnesota Historical Society Forest History Center, Forest History Center Timeline, http://sites.mnhs.org/historic-sites/forest-history-center/timeline

"New Industries are Begun Here," *The Minneapolis Journal*, Feb 18, 1905; "New Incorporations," T*he Saint Paul Globe*, Feb 14, 1905.

Phillips, B.W., "The Lumber Industry of Minneapolis," unpublished (1936), 33, Gale Family Library, Minnesota Historical Society.

"The Art Bulletin," College Art Association of America, Vol II, Sept. 1919- June 1920, 22.

University of Pennsylvania, Wharton School of Finance and Commerce, *Studies in Politics and Economics* 1, no. 1 (June, 1891), 107.

"Will Enlarge Factory," *The Minneapolis Journal*, November 3, 1906.

Wyman, James T., "Manufactures," in Isaac Atwater's *History of Minneapolis, Volume I* (New York: Munsell Publishing Co., 1895), 536-537.

Yerkes, Charles S., *Insurance Map of the Lumber Districts of Minneapolis, Minn.* (Chicago, 1894).

4401 Lyndale Ave North, LLC
807 Broadway Street NE, Suite 185
Minneapolis, Minnesota 55413

February 26, 2016

Ms. Hilary Dvorak
Community Planning & Economic Development
Development Services Division
250 South 4th Street, Room 300
Minneapolis, MN 55415-1316

Re: Heritage Preservation Application for 4401 Lyndale Avenue N. Project

Dear Hilary,

Please find the Heritage Preservation application and attachments for your review for the Building Addition and Site Improvements Project to be completed at the 4401 Lyndale Avenue N. property in Minneapolis, Minnesota.

Please contact Kathy Osborne at 612-616-7409 if you have questions concerning this application. We appreciate your assistance and look forward to working with you and City staff for approval to complete our project.

Sincerely,

4401 Lyndale Ave North, LLC

Reed W. Lewis
CEO

Kathleen M. Osborne, P.E.
Business Development Manager

Attachments

Cc: Jim Voll, City of Minneapolis
Steve Poor, City of Minneapolis
Mark Kaster, Dorsey & Whitney

4401 Lyndale Ave North, LLC. (Owner)

Building Addition and Site Improvements Project (Project): The following Permit application and attachments are submitted for approval:

Heritage Preservation Application for the following:

- Certificate of Appropriateness – New Construction
- Demolition

Attachment 1 - Heritage Preservation Application
Attachment 2 - General Contractor Renovation Estimate
Attachment 3 - Asbestos Abatement Cost Estimate
Attachment 4 - Structural Evaluation
Attachment 5 - Real Estate Broker Opinion
Attachment 6 - Bank Loan Opinion
Attachment 7 - Copy of Council and Neighborhood Notification
Attachment 8 - Photos
Attachment 9 - Drawings

Separate Attachments

- Check for Fees
- List of Property Owners, map and mailing labels from Hennepin County
- Wall System Samples

Heritage Preservation Application Checklist

A. Pre-application meeting: Application meetings for the project with staff have been held on January 21, 2016 and February 25, 2016.

B. Application Worksheet: See Attachment 1.

C. Fees: The application fee is estimated as $950 for Certification of Appropriateness for new construction, $350 for demolition of the small buildings and $25 for public hearing publication for a total of $1,325. A check will be submitted separately once amount is confirmed.

D. List of Property Owners: The list of property owners within 350 feet of the property was obtained from Hennepin County. The list, map and mailing labels are attached separately.

E. Statement of Proposed Use and Description of Project: The 4401 Lyndale Ave N property is zoned I2 and sat vacant for a number of years before it was purchased in 2014. The building was purchased by brothers Reed and Kyle Lewis (4401 Lyndale Ave North, LLC (Owner)) for expansion of their investment in North Minneapolis and their commitment to **sustainability** and programs of **recycling** and **stewardship** important to the continued development of North Minneapolis. The current use is a contractor yard and maintenance facility and is home to ProPellet (a manufacture of kitty litter) where recycled wood is converted into pellets.

The Owner has taken an under-utilized and vandalized site and upgraded the use to include:

- 20 on-site full time employees at the property;
- Administration for off-site full time employees supporting a proud union workforce of almost 110 employees (Teamsters 120 and construction trades – carpenters, laborers, cement finishers, brick layers and forty-niners);
- Excellent wages from $22 to $35 per hour plus benefits.
- The city has previously approved prior $350,000 improvements to the main building for the addition of metal bins and processing agreement as well as a city landscaping plan than included cedar fencing.

1. New Addition Construction

The purpose of the new addition to the existing main building is to enclose the truck load out area which is currently uncovered. This will allow for work inside of the building, reducing noise, eliminating the outside transfer operations and implementing a more efficient process. The two small vacant buildings (an old office and garage) need to be removed to allow for necessary truck access, maneuvering and parking.

The location of the building addition is important because this is the location where the material currently enters the building to access the ProPellet processing line. Another location on the building would not provide or improve the truck access nor benefit operations and would be totally impracticable. Other areas of the existing building currently house the operations of our other companies.

The new site plan will update the parking and storage areas, add perimeter landscaping and improve the fencing along Lyndale Avenue N by replacing the existing chain link with cedar. The addition will complement the basic design of the existing main building. The main building was originally constructed in several phases over many years with different types of materials. The building walls have been either painted brick or painted concrete block. The addition will be a steel framed structure with a cedar lap siding, high windows and a panel featuring a historic bandsaw.

2. Demolition

There are two reasons for the demolition of the two small buildings. First, there is no economic value in renovating the vacant office building and garage.

The cost of renovation of the two small buildings, which have been vacant and unusable for many years, is approximately $1.5 Million, which is not economically feasible for the property location. A general contractor cost estimate from Greiner Construction is provided in Attachment 2. In addition, there will be a need for asbestos abatement associated with the building as estimated in Attachment 3. A structural engineer evaluation indicates structural deficiencies that would be costly to repair, including crumbling exterior masonry, foundation cracks due to settlement and roof damage. The structural evaluation is provided in Attachment 4. Mechanical, plumbing and electrical systems would also need to be replaced. Photos of deteriorating building materials are provided in Attachment 8.

A real estate broker opinion from Colliers International was given for leasing the vacant office and garage. The economic opinion based on the cost to improve the space and rent for similar structures in the North Minneapolis was that the market would not support the rents required to justify the investment necessary to restore the building. They stated the property would have to lease out at $30/square foot in order to justify the $1.5 Million renovation. However, in their opinion we would only likely get $8/square foot or lower. See letter in Attachment 5.

After reviewing the general contractor cost estimate and the real estate broker opinion, our bank would not be willing to finance a project to renovate the two small buildings. The opinion letter is provided in Attachment 6.

The second reason the Owner is requesting that the two small vacant buildings be removed is to allow for adequate truck access, maneuvering and parking as part of the construction of the building addition.

F. Neighborhood Notification: A copy of the email sent to the Lind-Bohanon Neighborhood Association (LBNA) and City Council President Barbara Johnson is provided in Attachment 7.

G. Certificate of Appropriateness Statements: The Project property is not a landmark nor is it located within a historic district. The property has been nominated for historical review and is therefore under interim protection. It is the Owner's opinion that property does not meet the criteria for designation on the Federal or State historic registers, and does not meet significance criteria that would warrant local designation. As noted in the photographs, the brick block construction of the small buildings does not hold aesthetic appeal. Any reference to prior historical elements of the business operations at the

property can be reflected in the placement of a sign and plaque describing the former operations. The following information is submitted for consideration by the City:

1. The addition and removal of the small vacant buildings is compatible with and continues to support the criteria of significance for which the property was nominated. The Owner proposes to add a sign and plaque identifying the prior wood and lumber operations in the area.

2. The addition alteration will be compatible with the existing main building's historic exterior image by the proposed use of cedar lap siding, windows and a panel featuring a historic bandsaw.

3. The historical integrity of the site will continue since the oldest portion of the existing main building will remain unchanged.

4. The changes to the property will not impair the significance and integrity of the property or design guidelines of the City. The Owner will work with the City for Site Plan and Landscape approvals.

5. The property has not been proposed for inclusion on the National Historic Register.

6. The requested changes to this property conform to city ordinances for an industrial use. The Owner will follow the site plan review process to address comments by the City.

7. The two small vacant buildings need to be removed to allow for adequate truck access, maneuvering and parking for this industrial facility. These two small buildings have been vacant and unusable for many years due to health concerns such as mold, lead and asbestos. Areas of structural deficiencies include crumbling exterior masonry, foundation cracks due to settlement and roof damage. Mechanical, plumbing and electrical systems would need to be replaced. See Attachment 2 for the general contractor renovation cost estimate, Attachment 3 for the asbestos abatement, Attachment 4 for the structural evaluation, Attachment 5 for the real estate opinion and Attachment 6 for the bank loan opinion.

   There are no reasonable alternatives to removal of the two small buildings. They are not usable and the cost for renovation is in excess of $1.5 Million. There is no economic value or use for the two small buildings, and they provide no feasible usefulness.

8. The Owner has considered the statement of significance in the original nomination based on criteria 1, 3 and 4. While the property was operated in an area of early lumber milling, the property is not particularly distinctive of that neighborhood identity or architecture in comparison to other properties. The removal of the two small block buildings will not detract from any association with periods that exemplify the prior business history of the area, and these can be addressed through other reasonable means if desired, through inclusion of a plaque or other signage.

9. Not Applicable

10. Not Applicable

11. The property is not within a designated historic district. Granting the certificate of appropriateness will allow the Owner to make improvements to the property that will benefit their business thus making more employment opportunities; remove unsafe and unusable vacant buildings; and improve the visual impacts of the site along Lyndale Avenue N.

12. The property is not within a designated historic districts.

13. The property is not within a designated historic district.

14. The two small buildings have been vacant and unusable for many years. A structural engineer evaluation indicates structural deficiencies that would be costly to repair, including exterior masonry, foundation cracks due to settlement and roof damage. Mechanical, plumbing and electrical systems would also need to be replaced. The cost of renovation of the two small buildings is approximately $1.5 Million which is not economically feasible for the property location. The removal of the buildings is necessary to correct for unsafe or dangerous conditions and allows the Owner to maintain the integrity of the property and the economic value and usefulness of the remaining structures. There is no feasible alternative. The economic opinion based on the cost to improve the space and rent for similar structures in the North Minneapolis was that the market would not support the rents required to justify the investment necessary to restore the building.

15. The Owner is not applying for a variance.

H. Photos: See Attachment 8.

I. Drawings: See Attachment 9.

GREINER CONSTRUCTION

4401 Lyndale Avenue North, LLC
Project: Restoration of Vacant Buildings

Address:
4401 Lyndale Avenue North, Minneapolis, MN 55413

Introduction:
4401 Lyndale Avenue North, LLC (Owner) requests a construction opinion to restore the small vacant buildings (Existing Bldg #2-vacant office and Bldg #3-vacant garage) to a level where they can be rented to an appropriate business. Please note there is evidence of environmental issues including mold, asbestos tiles and lead paint which may need to be addressed by others. The following is estimated with the general division line items for either the vacant office building or both buildings.

Existing Building #2 – Vacant Office:
- Size: 5,138 sf ---- without the multiple levels
- Use: office/ commercial space

Existing Building #3 – Vacant Garage:
- Size: 1,440 sf --- without the multiple levels
- Use: garage/ storage

Scope of Services:
Division 1 – General Conditions: Permits, architect, GC staff, dumpsters, final project closeout.

Division 2 – Demolition: Asbestos abatement. Selective interior demolition. Site demolition, restoration of sidewalks and landscaping. New water service.

Division 3 – Concrete: Slab removal and patching for new plumbing. Floor leveling and patching for new flooring.

Division 4 – Masonry: Exterior masonry restoration and paint. (Both buildings)

Division 5 – Metals: Railings at exterior stairs. Structural reinforcements for new rooftop equipment.

Division 6 – Millwork: Update breakrooms ADA compliant since base, countertop base and upper cabinets; restore wood floors. Renovate entrances and restrooms to meet ADA requirements.

Division 7 – Roof: Remove existing and replace roof with new membrane. (Both buildings)

Division 8 – Openings: Replace all doors/frames/hardware. Aluminum vestibule entrance doors and hardware. Replace all windows with aluminum windows. New overhead garage doors. (Both buildings)

Division 9 – Finishes: Complete buildout of tenant space to include: furring exterior walls, interior walls, drywall and acoustical ceilings, carpet, resilient and tile floor finishes, architectural millwork and casework, doors and hardware, painting, specialties (toilet partitions and accessories), signage. (Both buildings) Excludes FF&E.

Division 10 – Specialties: Update fire protection system and install extinguisher cabinets. (Both buildings)

Division 15 – Mechanical: New wet fire suppression system and riser in building #2. Update plumbing for bathrooms and break rooms. Replace HVAC systems, roof mounted equipment on building 2, interior unit heaters at building 3.

Division 16 – Electrical: Replace electrical to meet current code. New main panel and distribution. Install new lighting. (Both buildings)

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
01000.00		GENERAL CONDITIONS	3.00 MO	38,173.33	114,520
01700.00		GENERAL REQUIREMENTS			
	01710.00	SPECIAL INSPECTIONS & TESTING	6,578.00 GSF	0.76	5,000
	01740.00	PROGRESS & FINAL CLEAN	6,578.00 GSF	0.97	6,403
		GENERAL REQUIREMENTS	6,578.00 GSF	1.73	11,403
02000.00		SITE WORK			
	02220.00	DEMOLITION	6,578.00 GSF	10.50	69,063
	02500.00	UTILITIES	6,578.00 GSF	3.06	20,155
	02775.00	SIDEWALKS	6,578.00 GSF	1.46	9,600
	02900.00	LANDSCAPING & IRRIGATION	6,578.00 GSF	4.56	30,000
		SITE WORK	6,578.00 GSF	19.58	128,818
03000.00		CONCRETE			
	03300.00	CAST IN PLACE CONCRETE	6,578.00 GSF	1.90	12,500
	03530.00	CONCRETE TOPPING	6,578.00 GSF	2.73	17,983
		CONCRETE	6,578.00 GSF	4.63	30,483
04000.00		MASONRY			
	04210.00	MASONRY ENVELOPE	6,578.00 GSF	37.51	246,720
		MASONRY	6,578.00 GSF	37.51	246,720
05000.00		METALS			
	05500.00	METAL FABRICATIONS	6,578.00 GSF	1.06	7,000
		METALS	6,578.00 GSF	1.06	7,000
07000.00		THERMAL & MOISTURE PROTECTION			
	07500.00	MEMBRANE ROOFING	6,578.00 GSF	14.00	92,092
		THERMAL & MOISTURE PROTECTION	6,578.00 GSF	14.00	92,092
08000.00		DOORS & WINDOWS			
	08100.00	METAL DOORS & FRAMES	6,578.00 GSF	0.23	1,500
	08360.00	OVERHEAD DOORS	6,578.00 GSF	3.01	19,800
	08400.00	ENTRANCES AND STOREFRONTS	6,578.00 GSF	1.37	9,000
	08520.00	ALUMINUM WINDOWS	6,578.00 GSF	3.94	25,920
		DOORS & WINDOWS	6,578.00 GSF	8.55	56,220
09000.00		FINISHES			
	09100.00	TENNANT BUILDOUT	6,578.00 GSF	76.55	503,524
		FINISHES	6,578.00 GSF	76.55	503,524
15000.00		MECHANICAL			
	15300.00	FIRE PROTECTION	6,578.00 GSF	4.69	30,828
	15400.00	PLUMBING	6,578.00 GSF	5.86	38,535
	15700.00	HVAC	6,578.00 GSF	6.61	43,508
		MECHANICAL	6,578.00 GSF	17.16	112,871
16000.00		ELECTRICAL			
	16050.00	ELECTRICAL	6,578.00 GSF	10.94	71,932
		ELECTRICAL	6,578.00 GSF	10.94	71,932

Estimate Totals

Description	Amount	Totals	Rate	Cost / GSF
Divisions 1-16	1,375,581			209.12 /GSF
Designer Fees	64,500			9.81 /GSF
Building Permit	14,036			2.13 /GSF
Bond	8,280			1.26 /GSF
Insurance	10,317		0.750 %	1.57 /GSF
Fee	41,267		3.000 %	6.27 /GSF
Total		**1,513,981**		**230.16 /GSF**

Location	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
Bldg 2					
	02220.00	DEMOLITION			
		Abatement	1.00 ls	44,000.00	44,000
		Interior Select Demolition	5,138.00 sf	3.05	15,671
		DEMOLITION	5,138.00 GSF	11.61	59,671
	02500.00	UTILITIES			
		Water Distribution - Fire Sprinkler Main	1.00 ls	20,155.00	20,155
		UTILITIES	5,138.00 GSF	3.92	20,155
	03300.00	CAST IN PLACE CONCRETE			
		Slab on Grade CUt & Patch	1,000.00 sf	12.50	12,500
		CAST IN PLACE CONCRETE	5,138.00 GSF	2.43	12,500
	03530.00	CONCRETE TOPPING			
		Concrete Topping	5,138.00 sf	3.50	17,983
		CONCRETE TOPPING	5,138.00 GSF	3.50	17,983
	04210.00	MASONRY ENVELOPE			
		Masonry Restoration	5,424.00 sf	30.00	162,720
		MASONRY ENVELOPE	5,138.00 GSF	31.67	162,720
	05500.00	METAL FABRICATIONS			
		Railings	1.00 ls	4,500.00	4,500
		Lintels	1.00	2,500.00	2,500
		METAL FABRICATIONS	5,138.00 GSF	1.36	7,000
	07500.00	MEMBRANE ROOFING			
		Membrane Roofing	5,138.00 sf	14.00	71,932
		MEMBRANE ROOFING	5,138.00 GSF	14.00	71,932
	08400.00	ENTRANCES AND STOREFRONTS			
		Storefront System	2.00 ea	4,500.00	9,000
		ENTRANCES AND STOREFRONTS	5,138.00 GSF	1.75	9,000
	08520.00	ALUMINUM WINDOWS			
		Aluminum Window Package	576.00 sf	45.00	25,920
		ALUMINUM WINDOWS	5,138.00 GSF	5.05	25,920
	09100.00	TENNANT BUILDOUT			
		Tennant Build Out	5,138.00	98.00	503,524
		TENNANT BUILDOUT	5,138.00 GSF	98.00	503,524
	15300.00	FIRE PROTECTION			
		Sprinkler Building 2	5,138.00 sf	6.00	30,828
		FIRE PROTECTION	5,138.00 GSF	6.00	30,828
	15400.00	PLUMBING			
		Restrooms & Roof Drains	5,138.00 sf	7.50	38,535
		PLUMBING			38,535
	15700.00	HVAC			
		New RTU - 20 ton	5,138.00 ea	7.45	38,278
		HVAC	5,138.00 GSF	7.45	38,278
	16050.00	ELECTRICAL			
		Electrical	5,138.00 sf	14.00	71,932
		ELECTRICAL			71,932
		Bldg 2	**5,138.00 SF**	**208.25**	**1,069,978**
Bldg 3					
	02220.00	DEMOLITION			
		Interior Select Demolition	1,440.00 sf	3.05	4,392
		DEMOLITION	1,440.00 GSF	3.05	4,392
	04210.00	MASONRY ENVELOPE			
		Masonry Restoration	2,800.00 sf	30.00	84,000
		MASONRY ENVELOPE	1,440.00 GSF	58.33	84,000
	07500.00	MEMBRANE ROOFING			
		Membrane Roofing	1,440.00 sf	14.00	20,160
		MEMBRANE ROOFING	1,440.00 GSF	14.00	20,160
	08100.00	METAL DOORS & FRAMES			
		Common Doors	2.00 ea	750.00	1,500
		METAL DOORS & FRAMES	1,440.00 GSF	1.04	1,500
	08360.00	OVERHEAD DOORS			
		Overhead Door	3.00 ea	6,600.00	19,800
		OVERHEAD DOORS	1,440.00 GSF	13.75	19,800
	15700.00	HVAC			
		Unit heater	1.00 ls	5,230.00	5,230
		HVAC	1,440.00 GSF	3.63	5,230
		Bldg 3	**1,440.00 SF**	**93.81**	**135,082**
Gen Condit					
	01300.00	PROJECT STAFF			
		Project Manager - 20 hrs/wk	15.00 wk	2,080.00	31,200
		General Superintendent - 2 hrs	13.00 wk	230.00	2,990
		Superintendent - 40 hrs	13.00 wk	4,360.00	56,680
		Administrative Assistant - 10 hrs	13.00 wk	120.00	1,560
		PROJECT STAFF	3.00 MO	30,810.00	92,430
	01500.00	FIELD OFFICE EXPENSES			
		Field Office Trailer	3.00 mo	950.00	2,850
		Office Furniture	3.00 mo	50.00	150
		Cell Phones	3.00 mo	180.00	540
		Field Internet	3.00 mo	100.00	300
		Field Office Energy Consumption	3.00 mo	350.00	1,050
		Copy & Fax Machines	1.00 ls	750.00	750
		Computers/Printer	1.00 ls	750.00	750
		Misc Supplies	3.00 mo	200.00	600
		FIELD OFFICE EXPENSES	3.00 MO	2,330.00	6,990
	01600.00	PROJECT OVERHEAD			
		Misc - Temp Toilets	3.00 mo	500.00	1,500
		Misc - Rental Equipment	5.00 ls	300.00	1,500
		Misc - Dumpsters	13.00 ea	350.00	4,550
		Comm - Management Software	3.00 mo	350.00	1,050
		Comm - Billing Software	1.00 ls	3,500.00	3,500

Location	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	01600.00	PROJECT OVERHEAD			
		Comm - Project Photos	3.00 mo	75.00	225
		Comm - Plan Printing & Distribution	1.00 ls	500.00	500
		Utility - Temp Electric	13.00 wk	150.00	1,950
		Utility - Temp Water	13.00 wk	25.00	325
		PROJECT OVERHEAD	3.00 MO	5,033.33	15,100
	01710.00	SPECIAL INSPECTIONS & TESTING			
		Special Inspections	1.00 ls	5,000.00	5,000
		SPECIAL INSPECTIONS & TESTING	3.00 GSF	1,666.67	5,000
	01740.00	PROGRESS & FINAL CLEAN			
		Progress Cleaning	6,578.00 gsf	0.42	2,785
		Final Cleaning	6,578.00 gsf	0.55	3,618
		PROGRESS & FINAL CLEAN	3.00 GSF	2,134.28	6,403
		Gen Condit	**3.00 MO**	**41,974.28**	**125,923**
Site					
	02220.00	DEMOLITION			
		Site Demolition	1.00 ls	5,000.00	5,000
		DEMOLITION	1.00 GSF	5,000.00	5,000
	02775.00	SIDEWALKS			
		Sidewalk	1,200.00 sf	8.00	9,600
		SIDEWALKS	1.00 GSF	9,600.00	9,600
	02900.00	LANDSCAPING & IRRIGATION			
		Landscaping/Irrigation	1.00 sf	30,000.00	30,000
		LANDSCAPING & IRRIGATION	1.00 GSF	30,000.00	30,000
		Site	**1.00 LS**	**44,600.00**	**44,600**

Estimate Totals

Description	Amount	Totals	Rate	Cost / GSF
Divisions 1-16	1,375,581			209.12 /GSF
Designer Fees	64,500			9.81 /GSF
Building Permit	14,036			2.13 /GSF
Bond	8,280			1.26 /GSF
Insurance	10,317		0.750 %	1.57 /GSF
Fee	41,267		3.000 %	6.27 /GSF
Total		**1,513,981**		**230.16 /GSF**

TWELL Environmental, Inc.

ENVIRONMENTAL & CONSTRUCTION SERVICES

March 13, 2015

Atomic Recycling/Kellington Construction
Attn: Kyle Lewis
2301 N 2nd Street
Minneapolis, MN 55411

Re: Asbestos Removal – 4401 Lyndale Ave. N, Minneapolis

Thank you for the opportunity to provide you with a proposal for removal of asbestos for the above project. We have included all labor, materials, equipment, and disposal required to perform the work according to all regulations in effect on this date.

Our prices for this service are as follows:

- 9,200 SF of 2x2 Lay in Ceilings - $20,700.00
- 5,336 SF of asbestos floor tile - $5,336.00
- 5,336 SF of asbestos mastic - $5,336.00
- Basement Pipe and Boiler Insulation - $6,000.00
- Window Caulk - $3,600.00
- Roof Caulk and Flashing - $3,200.00

Once again, thank you for the opportunity to provide you with this proposal. Please call with any questions.

Sincerely,

Lee Tuivander

Total
$ 44,172

6009 78th Ave. N.
Brooklyn Park, MN 55443
Phone 763-566-6900
Fax 763-566-6903
www.twellenv.com

351305931

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number (Lab Use Only): 351305931

EMSL ANALYTICAL, INC.
14375 23RD AVENUE
MINNEAPOLIS, MN 55447
PHONE: (763)449-4922
FAX: (763)449-4924

Company : Twell Environmental	**EMSL-Bill to:** ☒ Same ☐ Different If Bill to is Different note instructions in Comments**
Street: 6009 78th Ave N	*Third Party Billing requires written authorization from third party*
City: Brooklyn Park / **State/Province: MN**	**Zip/Postal Code: 55443** / **Country: USA**
Report To (Name): Wally Tufvander	**Fax #: 763-566-6903**
Telephone #: 763-566-6900	**Email Address: wally.tufvander@twellenv.com**
Project Name/Number: 4401 Lyndale Ave. N., Minneapolis	
Please Provide Results: ☐ Fax ☒ Email / **Purchase Order:**	**U.S. State Samples Taken: MN**

Turnaround Time (TAT) Options* – Please Check

☐ 3 Hours ☐ 6 Hours ☐ 24 Hrs ☐ 48 Hrs ☐ 3 Days ☐ 4 Days ☒ 5 Days ☐ 10 Days

*For TEM Air 3 hours/6 hours, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

PCM - Air
- ☐ NIOSH 7400
- ☐ w/ OSHA 8hr. TWA

PLM - Bulk (reporting limit)
- ☒ PLM EPA 600/R-93/116 (<1%)
- ☐ PLM EPA NOB (<1%)

Point Count
- ☐ 400 (<0.25%) ☐ 1000 (<0.1%)

Point Count w/Gravimetric
- ☐ 400 (<0.25%) ☐ 1000 (<0.1%)
- ☐ NYS 198.1 (friable in NY)
- ☐ NYS 198.6 NOB (non-friable-NY)
- ☐ NIOSH 9002 (<1%)

TEM - Air
- ☐ AHERA 40 CFR, Part 763
- ☐ NIOSH 7402
- ☐ EPA Level II
- ☐ ISO 10312

TEM - Bulk
- ☐ TEM EPA NOB
- ☐ NYS NOB 198.4 (non-friable-NY)
- ☐ Chatfield SOP
- ☐ TEM Mass Analysis-EPA 600 sec. 2.5

TEM – Water: EPA 100.2
- Fibers >10µm ☐ Waste ☐ Drinking
- All Fiber Sizes ☐ Waste ☐ Drinking

TEM- Dust
- ☐ Microvac - ASTM D 5755
- ☐ Wipe - ASTM D6480
- ☐ Carpet Sonication (EPA 600/J-93/167)

Soil/Rock/Vermiculite
- ☐ PLM CARB 435 - A (0.25% sensitivity)
- ☐ PLM CARB 435 - B (0.1% sensitivity)
- ☐ TEM CARB 435 - B (0.1% sensitivity)
- ☐ TEM CARB 435 - C (0.01% sensitivity)
- ☐ EPA Protocol (Semi-Quantitative)
- ☐ EPA Protocol (Quantitative)

Other:
- ☐

☐ **Check For Positive Stop – Clearly Identify Homogenous Group**

Samplers Name: Walter Tufvander / **Samplers Signature:**

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
1	Bldg 1 White/gray roof caulk		
2	Bldg 1 Black roof caulk		
3	Bldg 1. Back Entry roof caulk / Flashing		
4	~~Bldg. 1 Back Entry flashing~~	Bldg 1. ceiling tile	2x2
5	Bldg. 1 Window caulk at masonry		
6	Bldg. 1 Paneling Adhesive		
7	Bldg. 1 12x12 White Floor tile + mastic on wood		
8	Bldg 1 9x9 Green Floor tile + mastic		

Client Sample # (s): 1 - 46 **Total # of Samples:** 46

Relinquished (Client): Wally T/t **Date:** 9/26/13 **Time:**

Received (Lab): Crother / WI **Date:** 9/26/13 **Time:** 2:45 pm

Comments/Special Instructions:

351305931

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number (*Lab Use Only*): 5931

EMSL ANALYTICAL, INC.
14375 23RD AVENUE
MINNEAPOLIS, MN 55447
PHONE: (763) 449-4922
FAX: (763) 449-4924

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
9	Bldg 1. Ladies RR 9x9 Floor tile		
10	Bldg. 1 mens RR 12x12 Floor tile top		
11	Bldg 1 mens RR Floor tile Bottom		
12 Bldg. 1	1x1 ceiling tile offices Flat		
13 Bldg. 1	Plaster		
14 Bldg 1	1x1 ceiling tile + Pucks		
15 Bldg. 1	Basement SE room maroon File tile + mastic		
16 Bldg. 1	Basement SE room tan Floor tile + mastic		500 SF
17 Bldg. 1	Basement Hall Floor tile + mastic - Brown		250 SF
18 Bldg. 1	Basement Pipe Insulation Fittings		
19 Bldg 1	Basement Pipe Insulation Aircell		
20 Bldg 1	Basement Boiler Insulation - small		
21 Bldg. 1	Basement Plaster ceiling		
22 Bldg. 1	Basement mens RR Floor tile		100 SF
23 Bldg. 1	Basement Kitchen Floor tile + mastic		150 SF
24 main Bldg.	Window caulk to Brick		

***Comments/Special Instructions:**

EMSL Analytical, Inc.
14375 23rd Avenue North, Minneapolis, Mn 55447
Phone/Fax: (763) 449-4922 / (763) 449-4924
http://www.EMSL.com minneapolislab@emsl.com

EMSL Order:	351305931
CustomerID:	TWEL62
CustomerPO:	
ProjectID:	

Attn: **Wally Tufvander**
Twell Environmental, Inc.
6009 78th Avenue North

Brooklyn Park, MN 55443

Project: **4401 Lyndale Ave. N., Minneapolis**

Phone:	(763) 566-6900
Fax:	(763) 566-6903
Received:	09/26/13 2:45 PM
Analysis Date:	10/3/2013
Collected:	

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
1 *351305931-0001*	Bldg. 1 White/grey roof caulk	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
2 *351305931-0002*	Bldg. 1 Black roof caulk	Black Non-Fibrous Homogeneous		85% Non-fibrous (other)	**15% Chrysotile**
3 *351305931-0003*	Bldg. 1 Back Entry roof caulk/ Flashing 2x2	Black Fibrous Homogeneous	35% Cellulose	55% Non-fibrous (other)	**10% Chrysotile**
4 *351305931-0004*	Bldg. 1 ceiling tile	Gray Fibrous Heterogeneous	15% Cellulose 55% Min. Wool	27% Non-fibrous (other)	**3% Chrysotile**
5 *351305931-0005*	Bldg. 1 Window caulk at masonry	Brown/Gray Non-Fibrous Homogeneous		98% Non-fibrous (other)	**2% Chrysotile**
6 *351305931-0006*	Bldg. 1 Paneling Adhesive	Yellow Non-Fibrous Homogeneous	2% Fibrous (other)	98% Non-fibrous (other)	**None Detected**
7-Tan Mastic *351305931-0007*	Bldg. 1 12x12 White Floortile + mastic on wood	Tan Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
7-Floor Tile *351305931-0007A*	Bldg. 1 12x12 White Floortile + mastic on wood	Beige Non-Fibrous Homogeneous		95% Non-fibrous (other)	**5% Chrysotile**

Analyst(s)

Jodie Bourgerie (57)
Rachel Travis (9)

Rachel Travis, Laboratory Manager
or other approved signatory

Initial report from 10/03/2013 11:31:23

EMSL Analytical, Inc.
14375 23rd Avenue North, Minneapolis, Mn 55447
Phone/Fax: (763) 449-4922 / (763) 449-4924
http://www.EMSL.com minneapolislab@emsl.com

EMSL Order: 351305931
CustomerID: TWEL62
CustomerPO:
ProjectID:

Attn: **Wally Tufvander**
Twell Environmental, Inc.
6009 78th Avenue North

Brooklyn Park, MN 55443

Project: **4401 Lyndale Ave. N., Minneapolis**

Phone: (763) 566-6900
Fax: (763) 566-6903
Received: 09/26/13 2:45 PM
Analysis Date: 10/3/2013
Collected:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
7-Black Mastic *351305931-0007B*	Bldg. 1 12x12 White Floortile + mastic on wood	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
8-Tan Mastic *351305931-0008*	Bldg. 1 9x9 Green Floortile + mastic	Tan Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
8-Floor Tile *351305931-0008A*	Bldg. 1 9x9 Green Floortile + mastic	Green Non-Fibrous Homogeneous		92% Non-fibrous (other)	8% Chrysotile
8-Black Mastic *351305931-0008B*	Bldg. 1 9x9 Green Floortile + mastic	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
9-Floor Tile *351305931-0009*	Bldg. 1 Ladies RR 9x9 Floortile	Pink/Beige Non-Fibrous Homogeneous		97% Non-fibrous (other)	3% Chrysotile
9-Mastic *351305931-0009A*	Bldg. 1 Ladies RR 9x9 Floortile	Black Non-Fibrous Homogeneous		90% Non-fibrous (other)	10% Chrysotile
10-Floor Tile *351305931-0010*	Bldg. 1 Mens RR 12x12 Floortile top	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
10-Mastic *351305931-0010A*	Bldg. 1 Mens RR 12x12 Floortile top	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)
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Rachel Travis (9)

Rachel Travis, Laboratory Manager
or other approved signatory

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
15-Mastic *351305931-0015A*	Bldg. 1 Basement SE room maroon File tile + mastic	Black Non-Fibrous Homogeneous		90% Non-fibrous (other)	**10% Chrysotile**
16-Floor Tile *351305931-0016*	Bldg. 1 Basement SE room tan floor tile + mastic	Brown/Beige Non-Fibrous Homogeneous		88% Non-fibrous (other)	**12% Chrysotile**
16-Mastic *351305931-0016A*	Bldg. 1 Basement SE room tan floor tile + mastic	Black Non-Fibrous Homogeneous		95% Non-fibrous (other)	**5% Chrysotile**
17-Floor Tile *351305931-0017*	Bldg. 1 Basement Hall Floor tile + mastic Brown	Brown/Cream Non-Fibrous Homogeneous		94% Non-fibrous (other)	**6% Chrysotile**
17-Mastic *351305931-0017A*	Bldg. 1 Basement Hall Floor tile + mastic Brown	Black Non-Fibrous Homogeneous		92% Non-fibrous (other)	**8% Chrysotile**
18-Insulation *351305931-0018*	Bldg. 1 Basement Pipe Insulation Fittings	Gray Fibrous Homogeneous		60% Non-fibrous (other)	**35% Chrysotile** **5% Amosite**
18-Wrap *351305931-0018A*	Bldg. 1 Basement Pipe Insulation Fittings	Brown/Gray Fibrous Homogeneous	70% Cellulose 20% Synthetic	10% Non-fibrous (other)	**None Detected**
19 *351305931-0019*	Bldg. 1 Basement Pipe Insulation Aircell	Gray Fibrous Homogeneous	50% Cellulose	20% Non-fibrous (other)	**30% Chrysotile**

Analyst(s)

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Rachel Travis (9)

Rachel Travis, Laboratory Manager
or other approved signatory

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Brooklyn Park, MN 55443

Project: **4401 Lyndale Ave. N., Minneapolis**

Phone:	(763) 566-6900
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Received:	09/26/13 2:45 PM
Analysis Date:	10/3/2013
Collected:	

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
20 *351305931-0020*	Bldg. 1 Basement Boiler Insulation - Small	Gray Fibrous Homogeneous		10% Non-fibrous (other)	**90% Chrysotile**
21 *351305931-0021*	Bldg. 1 Basement Plaster ceiling	Gray Fibrous Homogeneous	<1% Hair	100% Non-fibrous (other)	**None Detected**
22-Floor Tile *351305931-0022*	Bldg. 1 Basement Mens RR Floor tile	Tan/Beige Non-Fibrous Homogeneous		98% Non-fibrous (other)	**2% Chrysotile**
22-Mastic *351305931-0022A*	Bldg. 1 Basement Mens RR Floor tile	Tan/Clear Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
23-Floor Tile *351305931-0023*	Bldg. 1 Basement Kitchen Floor tile + mastic	Brown/Beige Non-Fibrous Homogeneous		97% Non-fibrous (other)	**3% Chrysotile**
23-Mastic *351305931-0023A*	Bldg. 1 Basement Kitchen Floor tile + mastic	Tan Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
24 *351305931-0024*	Main Bldg. Window caulk to Brick	Gray/Red Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
25-Floor Tile *351305931-0025*	Main Bldg.-White Floor tile+mastic Bathroom/ offic	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**

Analyst(s)

Jodie Bourgerie (57)
Rachel Travis (9)

Rachel Travis, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Minneapolis, Mn NVLAP Lab Code 200019-0

Initial report from 10/03/2013 11:31:23

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110-5126
651.481.9120 Fax: 651.481.9201
www.larsonengr.com

Larson

February 24, 2016

Kathleen Osborne PE.
Atomic Recycling
807 Broadway Street NE
Suite 185
Minneapolis, Minnesota

Re: Structural Building Inspection
Building #2 & #3
4401 Lyndale Ave. North
Mpls, MN
LEMN Project No: 11160188.000

Dear Kathleen:

On February 17th, 2016 I visited the above referenced site at your request to perform a structural inspection of Buildings #2 and #3 located in the south east corner of the site. Both buildings were constructed of masonry exterior walls and various floor and roof framing material.

Building #2 consisted of an original building with two separate additions added at some time in the past. The original building was constructed of masonry and brick exterior walls, a concrete basement foundation, with wood floors and roof framing. One addition consisted of masonry exterior walls, precast and steel beam floor framing and wood roof framing. The second addition consisted of masonry exterior walls, a crawl space with wood floor framing and a steel bar joist roof framing system.

The majority of the interior framing was finished and not visible for individual inspection. A few of the areas were visible and could be seen and the framing defined. There was a significant amount of moisture and mold present in the basement areas.

The exterior masonry walls show a significant amount of distress and cracking as viewed from the exterior. The north and west masonry wall had the least amount of distress with minor cracking at the windows and downspout locations. The northwest corner of the roof has a chunk of masonry wall broken away from the wall and roof framing. The south masonry wall on the west end of the building, which was one of the additions, has cracking in the masonry wall at the window openings. The concrete steps and wall on the south side of the building are cracked and will need to be replaced or repaired.

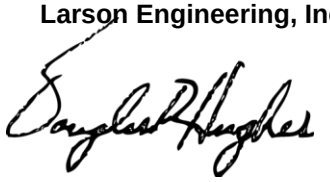
The south and east masonry and brick walls on the original portion of the building has a significant amount of cracking and deterioration in the wall. The cracks are numerous throughout the wall and will require a significant amount of repair. The masonry and brick parapet above the roof is also distressed and will need to be repaired. Some settlement has occurred on the south wall as a significant crack runs the full height of the wall adjacent to a window. The roofing membrane and parapet flashing appeared to be in poor condition and in need of replacement.

Building #3 is constructed of masonry walls with stack bond and concrete lintel beams over the overhead doors. The overhead door height was very low and limiting for vehicle use. The building has cracking in several of the masonry mortar joints and will require repair. I did not enter this building and did not view the roof framing or the roof condition.

In concluding, both Building #2 and #3 has limited functionality in its present condition. In my opinion, it would take a significant amount of effort and money to make the buildings functional again. The cost comparison of understanding this is beyond my expertise. I have attached several pictures around the perimeter of the existing buildings showing the different conditions that exist.

If you have any questions regarding this report, please call me to discuss.

Sincerely,
Larson Engineering, Inc.



Douglas R. Hughes PE
Project Manager


Machine Specialties Mfg. Co.

Minneapolis - St. Paul

900 2nd Avenue South
Suite 550
Minneapolis, MN 55402
www.colliers.com

MAIN +1 952 897 7700
FAX +1 952 842 7700

Colliers INTERNATIONAL

February 19, 2016

Mr. Reed Lewis
Kellington Construction
807 Broadway Street NE
Suite 185
Minneapolis, MN 55413

RE: Opinion Letter
4401 Lyndale Avenue N, Minneapolis, MN

Dear Mr. Lewis:

It is my pleasure to provide you with this opinion letter regarding your property at 4401 Lyndale Avenue North in Minneapolis. I am very familiar with the office portion of the space having worked with you through the acquisition process, as well as having toured it again just recently.

As you know I have specialized in office and industrial leasing in the core cities of Minneapolis and St. Paul for the past 14 years. I have several current office listings in north and northeast Minneapolis and am very familiar with market conditions, as well as tenant preferences.

It is my opinion that the 5,138 square foot stand-alone office building on your site is not leasable to an office tenant. This is as a result of a combination of factors including its location as part of a heavy industrial facility, its location within the submarket, and its current physical condition.

Office tenants value nearby amenities and providing a safe and inviting atmosphere for their employees. It would be incredibly difficult to find an office user for this space given that it is part of a larger industrial facility and is located off the beaten path from any other office users. I have a listing not far from here that was previously used as office space (2518 N. 2nd Street). This particular suite is 3,756 SF, and the owners will likely demolish the office improvements to bring the space back to warehouse condition, as that is the only interest we receive for the property. All marketing efforts to entice office users have been fruitless and I would anticipate an even more challenging process at 4401 Lyndale.

Market rates for functional office space in north Minneapolis vary based on the particular property, but in general are in the $12-$16 PSF range on a gross basis. I do not think that we would able to locate a user for 4401 Lyndale even at much lower rates ($8 PSF gross and lower).

With the property requiring $1MM ($195/SF) to even get it back to shell condition (not including tenant-specific improvements), that would equate to a required NET rental rate of close to $20 PSF. This is not including RE taxes and operating expenses, which are including in the gross market rental rates I mention above. That rate is what a high-end property like TractorWorks (800 Washington Ave N) in the North Loop charges. With a tenant improvement package you would need to achieve close to $30 PSF in rent to make the numbers work. The market simply would never support rents even close to that amount,

so I can't think of any justification to make the sort of investment that would be necessary to restore the building.

I am happy to discuss this matter further if you have any questions.

Sincerely,

Eric Batiza
Vice President, Colliers International
952-837-3007
eric.batiza@colliers.com

ANCHOR BANK®

February 25, 2016

Reed Lewis
4401 Lyndale Ave. N,
Minneapolis, MN 55402

Dear Reed,
Regarding real property located at 4401 Lyndale Ave. N, Minneapolis, MN the Bank would not be willing to provide financing based on the information we discussed, specifically the difference in market allowed rent and required rent to support the improvements that you indicated are needed.

If further dialogue is needed please let me know.

Respectfully,

Chris Becker
Vice President – Commercial Banking
Anchor Bank, N.A.
952-476-5207

Attachment 7
Draft-not sent

Kathy Osborne

Subject: 4401 Lyndale Ave N Building Addition and Site Improvement Project Notification

Dear Council President Johnson and Lind-Bohanon Neighborhood Association (LBNA),

The purpose of this email is to notify you of the proposed building addition and site improvement project at our property located at 4401 Lyndale Avenue N, Minneapolis.

The purpose of the new addition to the existing building is to enclose the south truck load out area which is currently uncovered. The two small buildings on the southeast corner of the property need to be removed to allow for adequate truck access, maneuvering and parking. These two small buildings have been vacant and unusable for many years. A new site plan is being submitted to the City of Minneapolis to improve the property, reduce outside storage, reduce noise, eliminate outside offloading, add perimeter landscaping, cedar fencing and curb appeal for the property.

We are in the process of submitting the following applications to the City of Minneapolis:

1. Heritage Preservation Application for Certificate of Appropriateness-new construction and demolition
2. Wrecking Application
3. General Land Use Application
4. Preliminary Development Review

Please contact me if there are questions.

Thanks!

Kathy

Kathleen M. Osborne, P.E.*
4401 Lyndale Ave North, LLC
807 Broadway Street NE, Suite 185
Minneapolis, MN 55413
Email: kosborne@atomicrecycling.com
Mobile: 612-616-7409

*Licensed in MN

Attachment 8 - Photos

4401 Lyndale Ave North, LLC. Building Addition and Site Improvements

Photo 1 – Vacant Office Front Façade on East Side of Site along Lyndale Avenue N

Photo 2 – Vacant Office Rear on West Side

Photo 3 – Vacant Office on South Side toward Lyndale Ave N

Photo 4 – Vacant Office on South Side toward Rear of Building

Photo 5 – Vacant Office on North Side towards Rear of Building

Photo 6 – Vacant Garage East and North Façade along Lyndale Avenue N

Photo 7 – Vacant Garage Rear on West Side

Photo 8 – Vacant Garage on North Side

Photo 9 – Vacant Garage on South Side as Seen Along Lyndale Avenue N

Photo 10 - Existing South Truck Loadout on Main Building

Photo 11 – Northeast corner of Existing Building to be removed for Addition

Photo 12 – North Side of Existing Building to be removed for Addition

Photo 13 – Inside Portion of Existing Building to be removed, facing South Wall

Photo 14 – Inside Portion of Existing Building to be removed, facing North Wall

Photo 15 – Inside Portion of Existing Building to be removed, facing West Interior Wall

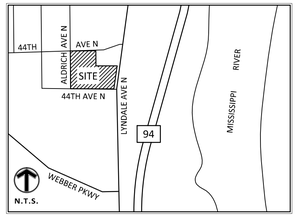
Photo 16 - Vacant Office Damage on Northwest Corner

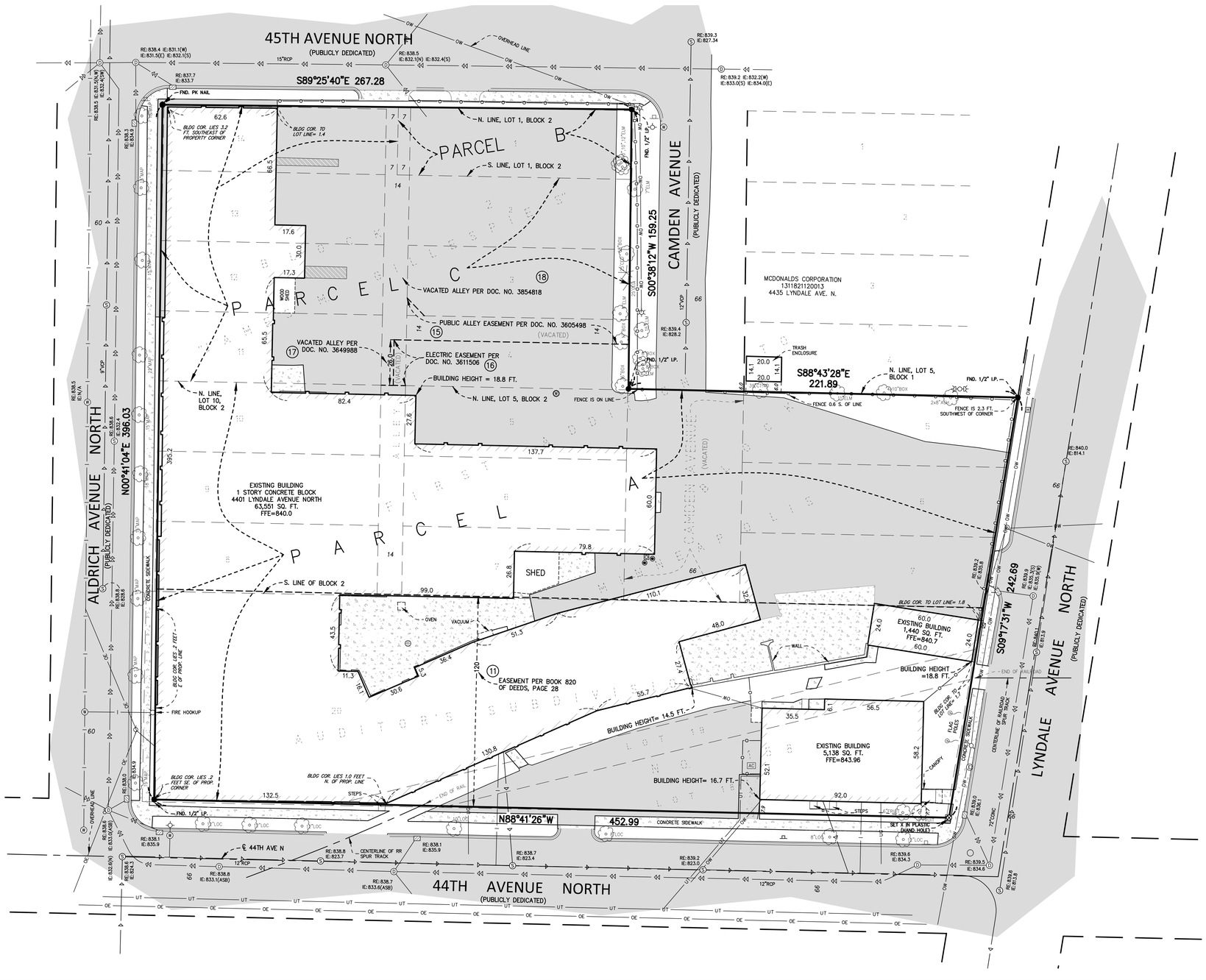
Photo 17 – Vacant Office Damage at Window and Settlement Cracking on South Side

LEGEND

- FOUND MONUMENT
- SET MONUMENT MARKED LS 47481
- ELECTRIC METER
- LIGHT
- AIR CONDITIONER
- GUY ANCHOR
- HANDICAP STALL
- UTILITY POLE
- GUARD POST
- BOLLARD
- SIGN
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- FLARED END SECTION
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- GAS METER
- OVERHEAD WIRE
- CHAIN LINK FENCE
- IRON FENCE
- WIRE FENCE
- WOOD FENCE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF ACCESS
- CONCRETE CURB
- BUILDING LINE
- BUILDING CANOPY
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- LANDSCAPE SURFACE
- DECIDUOUS TREE
- CONIFEROUS TREE

VICINITY MAP





SURVEY NOTES

1. The bearing system is based on the North line of Block 2 having an assumed bearing of S89°25'40"E.
2. Subject properties address is 4401 Lyndale Avenue North, Minneapolis, MN, its property identification number is 13-118-21-21-0026.

SUBJECT PROPERTY

Description from title commitment:

Parcel A
Lots 5, 6 and 7, Block 1, and lots 5, 6, 7, 8, 9 and 10, Block 2, "James M. Gillespie's First Addition to Minneapolis." Also, Lots 18, 19 and 20, Auditor's Subdivision No. 158, Hennepin County, Minnesota.

That part of vacated Camden Avenue as platted in "James M. Gillespie's First Addition to Minneapolis" lying South of an extension across said Avenue of the North lines of Lot 5, Block 1, and Lot 5, Block 2, said Addition and that part of vacated alley in Block 2, said Addition, lying South of an extension across said alley of the North lines of Lots 5 and 10, said Block and Addition.

(Torrens Property, Certificate of Title No. 231730)

Parcel B
Lot 1, Block 2, "James M. Gillespie's First Addition to Minneapolis."

That part of the vacated alley in Block 2 of "James M. Gillespie's First Addition to Minneapolis" lying East of the center line thereof and between the Westerly extensions of the North and South line of Lot 1, said Block and Addition.

(Torrens Property, Certificate of Title No. 434116)

Parcel C
Lots 2-4, both inclusive, Block 2, and Lots 11-14, both inclusive, Block 2, all in "James M. Gillespie's First Addition to Minneapolis," Hennepin County, Minnesota.

Together with that part of vacated alley which accrues to premises.

(Abstract Property)

Referencing Title Commitment No. NCS-628369-MPLS, dated 8/27/2013, that First American Title Insurance Company has provided us, the following comments on easements etc., that the property is subject to in Schedule B, Section 2 thereof using the same numbering system as in said Section 2. **Exception Items No's. 1-9, 12-14 and 19 are not Survey related items.**

10. Subject to a water pipe easement reserved by deed dated November 2, 1913, recorded July 6, 1914, in Book 779 of Deeds, Page 174. (As to Parcel A) **The document has not been provided.**
11. Subject to easement reserved by deed dated April 10, 1916, recorded in the office of the Register of Deeds, in Book 820 of Deeds, Page 28. (As to Parcel A) **The easement is shown on the Survey. The description refers to Book 749 of Deeds, Page 563 - this document was not provided.**
15. Easement for public alley purposes, together with any incidental rights, in favor of the City of Minneapolis, a municipal corporation, as contained in the Easement Deed dated April 28, 1966, recorded May 25, 1966, in Book 2545 of Deeds, Page 223, as Document No. 3605498, in the office of the County Recorder. (As to part of Parcel C) **The easement is shown on the Survey. This easement has been vacated by document number 3854818**
16. Easement for electrical utilities, together with any incidental rights, in favor of Northern States Power Company, a Minnesota corporation, as contained in the Easement dated April 28, 1966, June 30, 1966, in Book 2550 of Deeds, Page 212, as Document No. 3611506, in the office of the County Recorder. (As to part of Parcel C) **The easement is shown on the Survey.**
17. Resolution for vacation dated April 7, 1966, and amended April 29, 1966, recorded April 4, 1967, in Book 1066 of Misc., Page 130, as Document No. 3649988, in the office of the County Recorder. (As to part of Parcel C) **The vacated alley is shown on the Survey.**
18. Resolution for vacating alley dated September 26, 1969, recorded November 6, 1970, as Document No. 3854818, in the office of the County Recorder. (As to Parcel C) **The vacated alley is shown on the Survey.**

"TABLE A" NOTES

3. The subject property lies within Flood Plain Zone X, per FEMA, FIRM Map No. 27053C0216E dated 9/2/2004.
4. The gross area of the subject property is 3.57 Acres or 155,302 Square Feet.
6. **The zoning information has not been provided by the insurer.**
7a. The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.
   b. The square footage of the buildings are as shown.
   c. The measured height of all buildings above grade have been located and defined on the survey.
8. There have been no substantial, visible improvements to the subject property within recent months.
9. There are no striped parking areas on the subject property.
10. The client has designated no division or party walls with respect to adjoining properties.
11. Underground utilities are per a combination of the following:
   a. Observed evidence
   b. As located for us by Gopher State One-Call, Ticket No. 132610574.

   A Gopher State One Call (GSOC) request was placed on 9/18/2013 for utility locates on this site. The underground utility locations, shown hereon, if any, are based upon locates from those utility providers that actually performed a locate as a result of this request. Utility suppliers often do not respond to these requests but may provide ambiguous maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Utility information shown hereon, if any, is a compilation of this map information and those visible utilities that were located during the survey field work. The surveyor further does not warrant that the underground utilities shown hereon, if any, are in the exact location as indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavation.
13. The names of adjoining owners of platted lands are shown on the survey.

CERTIFICATION

To K & R Lewis Properties, LLC, Mereen-Johnson Machine Company, a Minnesota corporation, Stanley Bandur and Lucille A. Bandur, husband and wife, and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(b) and 13 of Table A thereof. The field work was completed on 9/19/2013.

Dated this 30th day of September, 2013.

MFRA, Inc.

Marcus F. Hampton, LS
Minnesota License No. 47481

This certification is not valid unless wet signed in blue ink.

NORTH

0 30 60
SCALE IN FEET

mfra
engineering surveying planning energy
14800 28th Ave. N, Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.8532 facsimile
www.mfra.com

Client
4401 LYNDALE AVENUE NORTH, L.L.C.

Project
4401 LYNDALE AVE. NORTH

Location
MINNEAPOLIS, MN

Certification

Summary
Designed: Drawn: JRH
Approved: MFH Book / Page: 666/41
Phase: Initial Issued: 9/30/2011

Revision History
No. Date By Submittal / Revision

Sheet Title
ALTA / ACSM LAND TITLE SURVEY

Sheet No. Revision
1/1

Project No. ATO19825

Jun 17, 2014 - 11:44am - User:245 L:\PROJECTS\ATO19825\dwg\19825-ALTA.dwg

1 / A1 **EXISTING SITE PLAN**

SCALE: 1" =50'-0"

SITE DATA

BUILDING AREA:

EXISTING BUILDING #1	63,551 S.F.
EXISTING BUILDING #2	5,138 S.F.
EXISTING BUILDING #3	1,440 S.F.
TOTAL	70,129 S.F.

SITE AREA: 155,302 S.F.

EXISTING PERVIOUS AREA: 11,839 S.F.

SITE COVERAGE:

BUILDINGS AND PAVING	143,463 S.F.	92%
PERVIOIUS	11,839 S.F.	8%
RATIO	1 : 11	

EXISTING 6' HIGH CHAIN LINK FENCING: 741 FEET
EXISTING 6' HIGH CEDAR FENCING: 178 FEET
TOTAL LINEAL FEET OF FENCING: 919 FEET

PARKING REQUIRED:

USE	FACTOR	AREA (S.F.)	STALLS REQ'D
OFFICE	1/500	900	2
INDUSTRIAL	1/1,000	20,000	20
INDUSTRIAL	1/2,000	39,179	20
OUTSIDE STORAGE	1/5,000	9,600	2
			44

EXISTING PARKING PROVIDED: 47 (INCLUDING 2 ACCESSIBLE)

INFORMATION FOR THIS DRAWING WAS TAKEN FROM A LAND TITLE SURVEY COMPLETED BY MFRA INC. DATED SEPTEMBER 30, 2011.

SITE LEGEND

- EXISTING CURB CUT
- EXISTING OVERHEAD DOOR
- EXISTING BUILDING ENTRANCE
- EXISTING 4" DIAMETER METAL DOWNSPOUT
- EXISTING TREE TO REMAIN
- EXISTING 6' HIGH CHAIN LINK SECURITY FENCE
- EXISTING 6' HIGH CEDAR FENCING
- PERVIOUS AREA
- (X) DENOTES QUANTITY OF PARKING STALLS
- EXISTING TREE TO REMAIN

BUILDING ADDITION & SITE IMPROVEMENTS FOR:

LYNDALE CONTRACTOR YARD

4401 LYNDALE AVE N
MINNEAPOLIS, MN

Paul Meyer
ARCHITECTS, INC
15650 36TH AVENUE NORTH, SUITE 170
PLYMOUTH, MINNESOTA 55446
TEL 763-557-9081 / FAX 763-557-9233

PROJECT # 16267.01

ISSUE/REVISIONS
02-24-2016

A1

1 / A2 **SITE DEMO PLAN**

SCALE: 1" =50'-0"

SITE DATA

BUILDING AREA:	EXISTING BUILDING #1	61,971 S.F.
SITE AREA:		155,302 S.F.

EXISTING 6' HIGH CHAIN LINK FENCING:	741 FEET
6' HIGH CHAIN LINK FENCING BEING REMOVED:	134 FEET
EXISTING 6' HIGH CHAIN LINK FENCING TO REMAIN:	607 FEET
EXISTING 6' HIGH CEDAR FENCING :	178 FEET

SITE LEGEND

- CURB CUT
- OVERHEAD DOOR
- BUILDING ENTRANCE
- EXISTING 4" DIAMETER METAL DOWNSPOUT
- EXISTING TREE TO REMAIN
- EXISTING 6' HIGH CHAIN LINK SECURITY FENCE
- PROPOSED PLANTING
- EXISTING 6' HIGH CHAIN LINK FENCE TO BE REMOVED
- EXISTING 6' HIGH CEDAR FENCE
- PERVIOUS AREA
- PERVIOUS AREA TO BE REMOVED
- (X) DENOTES QUANTITY OF PARKING STALLS
- EXISTING TREE TO REMAIN

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A2

1 / A3 **PROPOSED SITE PLAN**

SCALE: 1" =50'-0"

SITE DATA

BUILDING AREA: EXISTING BUILDING #1 67,027 S.F.

SITE AREA: 155,302 S.F.

PROPOSED PERVIOUS AREA: 10,006 S.F.

EXISTING 6' HIGH CHAIN LINK FENCING:	607 FEET
EXISTING 6' HIGH CEDAR FENCING:	178 FEET
6' HIGH CEDAR FENCING BEING ADDED:	278 FEET
TOTAL LINEAL FEET OF FENCING:	1063 FEET

PARKING REQUIRED:

USE	FACTOR	AREA (S.F.)	STALLS REQ'D
OFFICE	1/500	900	2
INDUSTRIAL	1/1,000	20,000	20
INDUSTRIAL	1/2,000	42,655	21
OUTSIDE STORAGE	1/5,000	9,600	2
TOTAL PARKING REQUIRED:			45

PROPOSED PARKING PROVIDED: 58 (INCLUDING 3 ACCESSIBLE)

GENERAL SITE NOTES

1. ALL PARKING SPACES SHALL BE DEFINED BY 4" WHITE PAINT STRIPES, TYPICAL STALL SIZE IS 9 FT. X 18 FT.
2. SNOW STORAGE - SEE AREAS ON PLAN. ANY EXCESS SNOW WILL BE REMOVED FROM SITE
3. ALL TRASH WILL BE HANDLED INSIDE THE BUILDING.
4. PROJECT LAND DISTURBANCE LESS THAN ONE ACRE.

SITE LEGEND

- CURB CUT
- OVERHEAD DOOR
- BUILDING ENTRANCE
- EXISTING 4" DIAMETER METAL DOWNSPOUT
- EXISTING 6' HIGH CHAIN LINK SECURITY FENCE
- EXISTING 6' CEDAR FENCING
- PROPOSED 6' HIGH CEDAR FENCE
- PERVIOUS AREA
- (X) DENOTES QUANTITY OF PARKING STALLS
- EXISTING TREE TO REMAIN
- PROPOSED PLANTING

BUILDING ADDITION & SITE IMPROVEMENTS FOR:

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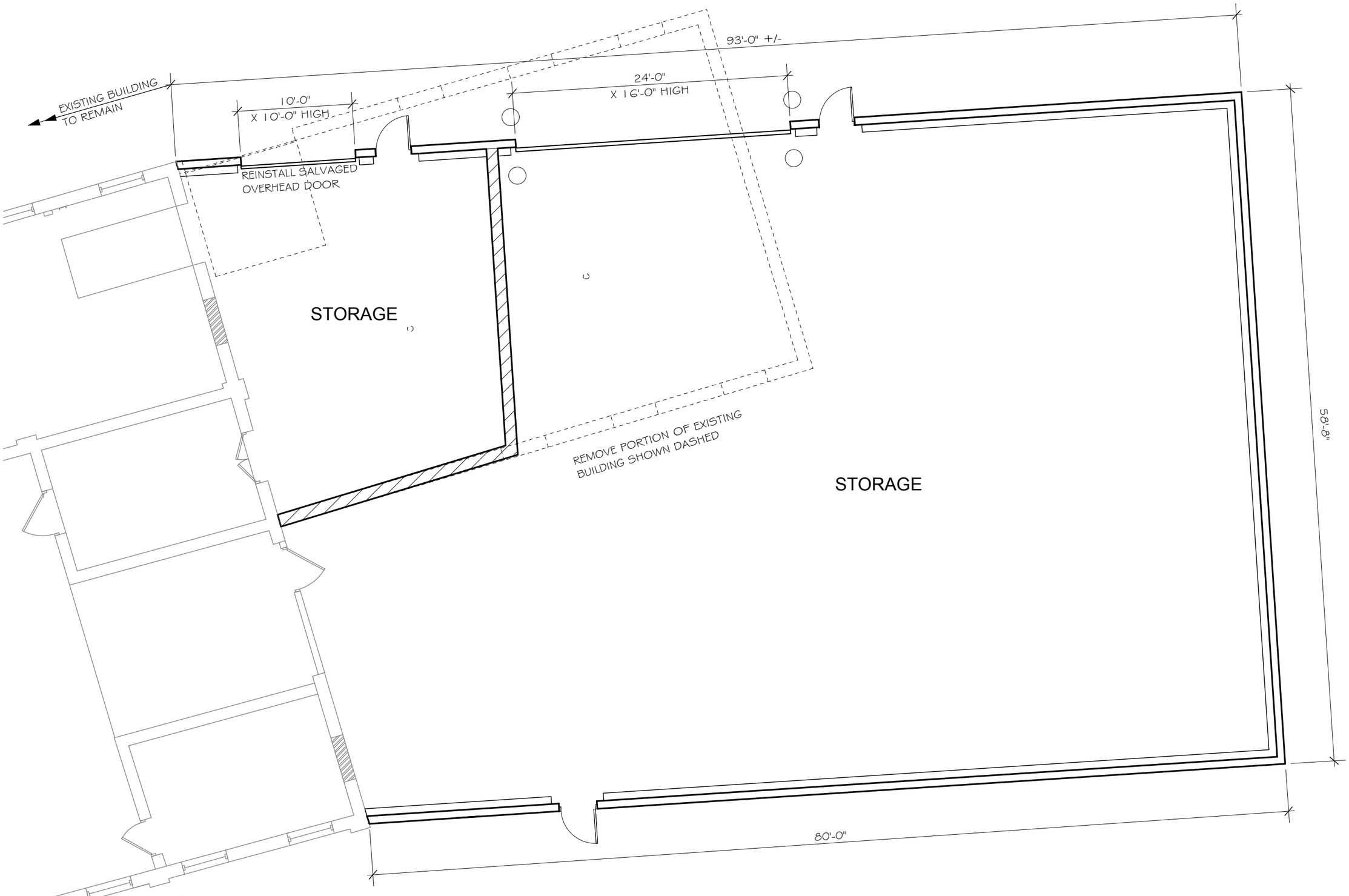
A3



1
A4

PROPOSED ADDITION FLOOR PLAN

SCALE: 1/8" = 1'-0"

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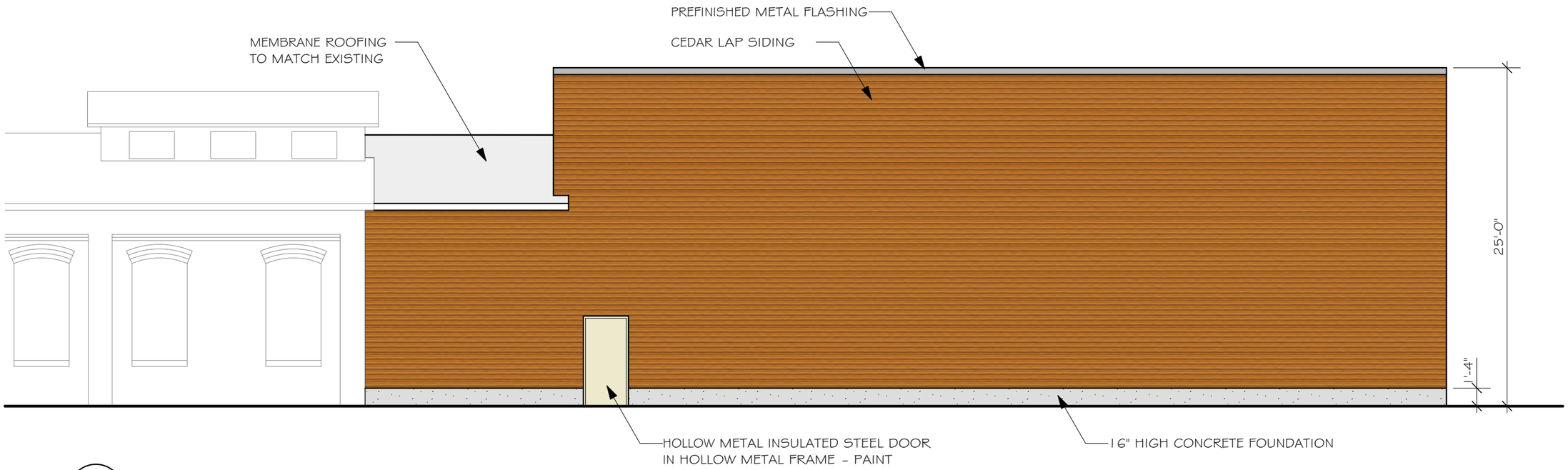
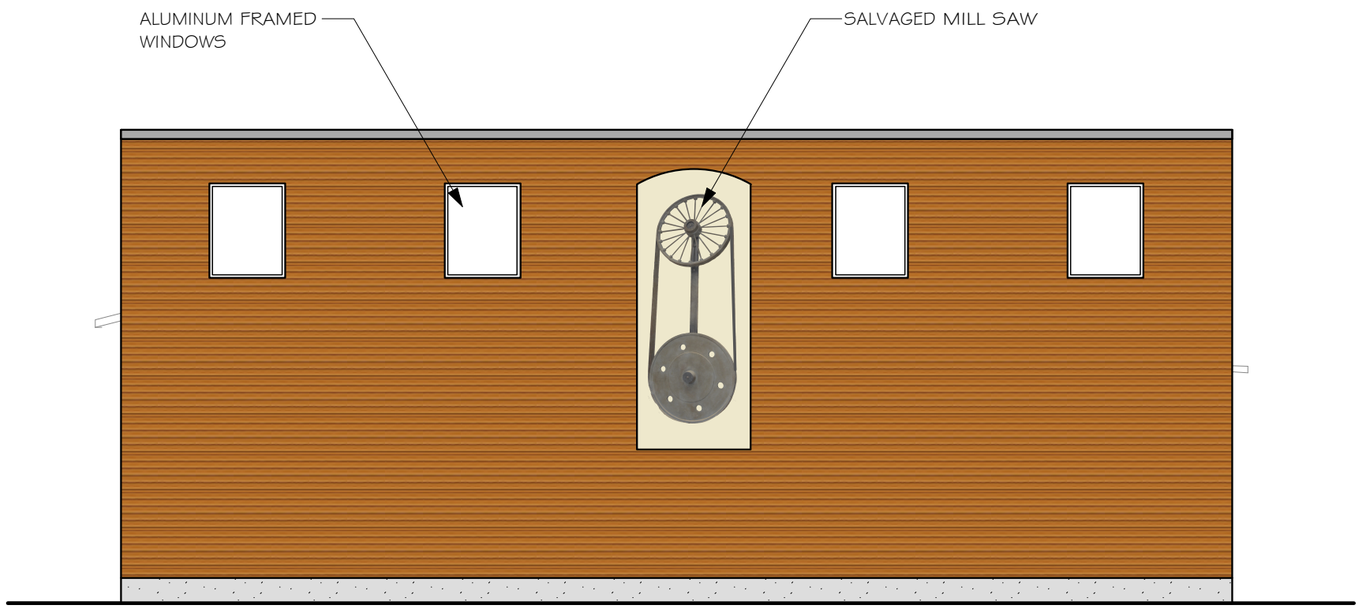
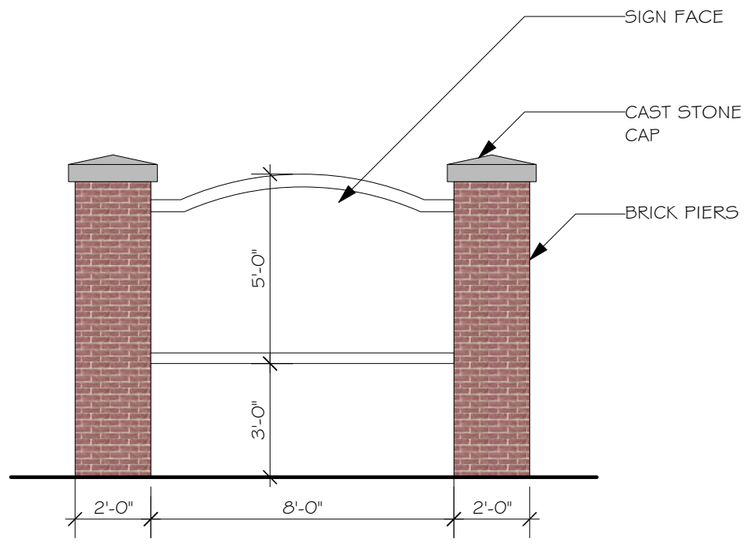
A4



1/A5 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



2/A5 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



3/A5 **SIGN ELEVATION**
SCALE: 1/4" = 1'-0"

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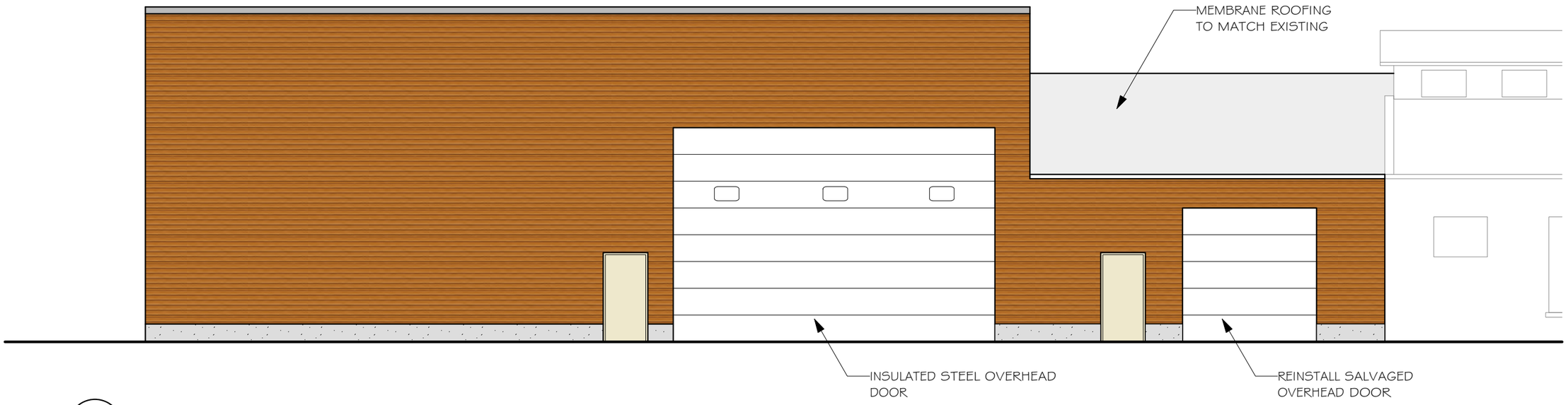
A5



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A6

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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02-24-2016

A6

Dvorak, Hilary A.

From: Kathy Osborne <kosborne@propellet.us>
Sent: Friday, February 26, 2016 10:11 AM
To: Johnson, Barbara A. - City Council; annemoe@msn.com
Cc: Dvorak, Hilary A.; Reed Lewis; Kaster.Mark@dorsey.com; Poor, Steve; Voll, Jim G.
Subject: 4401 Lyndale Ave N Building Addition and Site Improvement Project Notification

Dear Council President Johnson and Lind-Bohanon Neighborhood Association (LBNA),

The purpose of this email is to notify you of the proposed building addition and site improvement project at our property located at 4401 Lyndale Avenue N, Minneapolis.

The purpose of the new addition to the existing building is to enclose the south truck load out area which is currently uncovered. The two small buildings on the southeast corner of the property need to be removed to allow for adequate truck access, maneuvering and parking. These two small buildings have been vacant and unusable for many years. A new site plan is being submitted to the City of Minneapolis to improve the property, reduce outside storage, reduce noise, eliminate outside offloading, add perimeter landscaping, cedar fencing and curb appeal for the property.

We are in the process of submitting the following applications to the City of Minneapolis:

1. Heritage Preservation Application for Certificate of Appropriateness-new construction and demolition
2. Wrecking Application
3. Preliminary Development Review

Please contact me if there are questions.

Thanks!

Kathy

Kathleen M. Osborne, P.E.*
4401 Lyndale Ave North, LLC
807 Broadway Street NE, Suite 185
Minneapolis, MN 55413
Email: kosborne@atomicrecycling.com
Mobile: 612-616-7409

*Licensed in MN