

Department of Community Planning and Economic Development
Planning Division

Certificate of Appropriateness
BZH-26574

Date: September 21, 2010

Proposal: Request for Certificate of Appropriateness to install a satellite antenna

Applicant: Roger Gomoll, PRI

Address of Property: 119 4th Street North

Project Name: 119 4th Street North Satellite Dish

Contact Person and Phone: Roger Gomoll, 612-330-9237

Planning Staff and Phone: John Smoley, Ph.D., 612-673-2830

Date Application Deemed Complete: August 23, 2010

Publication Date: September 21, 2010

Public Hearing: September 28, 2010

Appeal Period Expiration: October 8, 2010

Ward: 7

Neighborhood Organization: Downtown Minneapolis Neighborhood Association

Concurrent Review: n/a

Attachments:

- A. Staff Report – A1-A11
- B. Materials Submitted by CPED – B1-B3
 - a. Location map – B1
 - b. 350' map – B2
 - c. 350' map with comprehensive plan land use categories indicated – B3
- C. Materials Submitted by Applicant – C1-C30
 - a. Application – C1-C5
 - b. Letter to Neighborhood & Councilmember – C6-C7
 - c. Plans – C18-C18
 - d. Photo renderings – C19-C23
 - e. Engineering study – C24-C30
- D. Materials Submitted by Other Parties – n/a

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119 4th Street North, 2010, photo submitted by Applicant

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119 4th Street North, 1907, Minnesota Historical Society photograph

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CLASSIFICATION:	
Local Historic District	Warehouse Historic District (contributing resource)
Period of Significance	1865 to 1930
Criteria of significance	The Warehouse Historic District is significant for its depiction of social history, architecture, and the work of master craftsmen during the period 1865 to 1930.
Date of local designation	1978
Applicable Design Guidelines	<i>The Secretary of the Interior's Standards for Treatment of Historic Properties</i> <i>Warehouse Historic District Design Guidelines</i>

PROPERTY INFORMATION	
Current name	PRI Building/Textile Building
Historic Name	Winston, Farrington, and Company Building
Current Address	119 4 th Street North
Historic Address	119-129 4 th Street North
Original Construction Date	1900
Original Contractor	Pike and Cook
Original Architect	Long and Long
Historic Use	Wholesale and warehouse
Current Use	Commercial – offices and restaurant
Proposed Use	Commercial – offices, restaurant, and radio station

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BACKGROUND:

The subject property is a 5 story brick and terra cotta commercial building designed in the Renaissance Revival style located at the southeast corner of 2nd Avenue North and 4th Street North in the Warehouse Historic District.

The Minneapolis Warehouse Historic District is historically significant as an early example of commercial growth as the city's warehouse and wholesaling district. The district expanded during the late nineteenth and early twentieth centuries and helped transform Minneapolis into a major distribution and jobbing center for the northwest. The district is also significant for its concentration of commercial buildings representative of every major architectural style from the late nineteenth to early twentieth century. Finally, the district is significant for exemplifying the work of master craftsmen in its construction.

The exterior portions of the 119 4th Street North contribute to the district's significance. Designed by Long and Long in 1900 for the Winston, Farrington, and Company grocery store, the building is representative of Renaissance Revival architecture, warehousing, and the work of master architects characteristic of the district.

SUMMARY OF APPLICANT'S PROPOSAL:

The Applicant wishes to install one satellite antenna on the roof of the building at 119 4th Street North.

As proposed, the antenna (referred to as Dish B in the Applicant's proposal) shall be identical to the one (referred to as Dish A in the Applicant's proposal) approved by the Heritage Preservation Commission on April 20, 2010 and shall be set back at least one structural bay from each side of the façade, making it invisible from streets immediately around the building and minimally visible from several blocks away (see pages C8-C14). The black dish shall be 3.7 meters (12.1 feet) in diameter and just over 13 feet tall when mounted to its base. The base includes four rectangular plates roughly 33 square feet in area each. Cement blocks placed on top of these plates serve as ballast to weigh the antenna down (see pages C15-C18 and C24).

PUBLIC COMMENT:

As of the publication of this staff report, staff has received no comment letters on the project.

CERTIFICATE OF APPROPRIATENESS:

Findings as required by the Minneapolis Preservation Code:

The Planning Division of the Minneapolis Community Planning and Economic Development Department has analyzed the application based on the findings required by the Minneapolis Preservation Ordinance. Before approving a certificate of appropriateness, and based upon the evidence presented in each application submitted, the commission shall make findings based upon, but not limited to, the following:

(1) The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.

The exterior portions of the building at 119 4th Street North contribute to the district's significance due to the property's embodiment of Renaissance Revival architecture, warehousing, and the work of master architects characteristic of the district. Regardless of what changes are made to the subject property, it will maintain its historical significance, but proposed changes may affect its integrity (i.e. the property's ability to communicate its historical significance).

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

The proposed alterations are compatible with and support the property's exterior designation. The exterior portions of the building at 119 4th Street North contribute to the district's significance. The Applicant is proposing to install equipment necessary for the operation of a new use (one satellite antenna for a radio station). As proposed, the antenna shall be identical to the one approved by the Heritage Preservation Commission on April 20, 2010 and shall be set back at least one structural bay from each side of the façade, making it invisible from streets immediately around the building and minimally visible from several blocks away.

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

Based upon the evidence provided below, the proposed work will impair, but not destroy, the integrity of the contributing resource.

Location: The Applicant proposes no changes to the contributing resource's location, thus the project will not impair the contributing resource's integrity of location.

Design: As proposed, the project will minimally alter the design of the building. The proposed rooftop satellite antenna will be freestanding, held down by weighted pads atop a roof membrane that has been replaced since the end of the district's period of significance (1930). This design will make the change very reversible when equipment upgrades are required. The antenna shall be set back at least one structural bay from each side of the façade, making it invisible from streets immediately around the building and minimally visible from several blocks

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away. An engineer's report (see pages C29-C30) commissioned by the Applicant indicates that the proposed antenna and recommended 6600 lbs of concrete block ballast can survive maximum wind speeds of 125 MPH without collapsing the roof of the subject building.

Setting: As proposed, the antenna (referred to as Dish B in the Applicant's proposal) shall be identical to the one (referred to as Dish A in the Applicant's proposal) approved by the Heritage Preservation Commission on April 20, 2010 and shall be set back at least one structural bay from each side of the façade. While this shall make the dish invisible from streets immediately around the building, it will be minimally visible from several blocks away (see pages C8-C14).

Materials: The Applicant proposes no changes to the building's historic materials. The proposed rooftop satellite antenna will be freestanding, held down by weighted pads atop a roof membrane that has been replaced since the end of the district's period of significance (1930).

Workmanship: The Applicant proposes no changes to the terra cotta, the feature that best communicates the workmanship inherent in the building, thus the project will not impair the contributing resource's integrity of workmanship.

Feeling: The Applicant is proposing to install a rooftop satellite antenna. Satellites and satellite antennas did not exist during the district's period of significance (1865 to 1930). Installing a satellite antenna on the exterior of the building will definitely impair the integrity of feeling of this turn-of-the-century building for those who can see the roof of the building, where extensive mechanical equipment has already been installed. As proposed, the antenna shall be identical to the one approved by the Heritage Preservation Commission on April 20, 2010 and shall be set back at least one structural bay from each side of the façade, making it invisible from streets immediately around the building and minimally visible from several blocks away. This placement shall mitigate the impact upon the building's integrity of feeling.

Association: Satellite antennae are not characteristic of Renaissance Revival architecture, warehousing, and the work of master architects characteristic of the district, thus the installation of a satellite antenna would undermine the building's association. As proposed, the antenna shall be identical to the one approved by the Heritage Preservation Commission on April 20, 2010 and shall be set back at least one structural bay from each side of the façade, making it invisible from streets immediately around the building and minimally visible from several blocks away. This shall mitigate the impact upon the building's integrity of association.

(4) The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.

The application follows all guidelines laid out in the Minneapolis Warehouse Historic District Design Guidelines (adopted in 2010). Specifically, guideline 2.63 states, "Rooftop decks and equipment including HVAC, wind or solar power equipment that projects above the roofline shall be set back from the primary building elevation(s) one structural bay. They shall not be visible from the street. More visible locations will be considered if evidence is provided of

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structural load needs.” The proposed satellite antenna is set back at least one structural bay from each side of the façade, in compliance with this guideline.

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

The Applicant is conducting a rehabilitation of the subject property.

The rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* recommend designing a rooftop addition when required for the new use, that is set back from the wall plane and as inconspicuous as possible when viewed from the street. The Applicant's request to install a rooftop satellite antenna meets this guideline, as indicated in the photographs and plans submitted with the application.

(6) The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.

Action 8.1.1 of the Minneapolis Plan for Sustainable Growth indicates that the City shall protect historic resources from modifications that are not sensitive to their historic significance. The project will modify the building in a way that is insensitive to its historical character, as discussed in items 4 and 5 above, but the proposed placement of the satellite antenna will make it invisible from streets immediately around the building and minimally visible from several blocks away..

Comprehensive plan policy 8.1 states that the City will, “Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.” The proposed work will indirectly help preserve the subject property by facilitating the reuse of one portion of the building for a prominent international radio production company.

(7) Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.

The project does not include the destruction of the subject property.

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Before approving a certificate of appropriateness, and based upon the evidence presented in each application submitted, the commission shall make findings that alterations are proposed in a manner that demonstrates that the Applicant has made adequate consideration of the following documents and regulations:

(8) Adequate consideration of the description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.

The Applicant has made adequate consideration of the description and statement of significance in the original nomination upon which designation of the landmark or historic district was based. The exterior portions of the building at 119 4th Street North contribute to the district's significance. The Applicant is proposing to install equipment necessary for the operation of a new use (one satellite antenna for a prominent international radio production company). The proposed placement of the satellite antenna will make it invisible from streets immediately around the building and minimally visible from several blocks away.

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

Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review does not require site plan review for this proposal, which includes no additions.

(10) The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.

As discussed in finding #5, the application is in compliance with the rehabilitation guidelines of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Before approving a certificate of appropriateness that involves alterations to a property within an historic district, the commission shall make findings based upon, but not limited to, the following:

(11) The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.

The proposed alterations are compatible with and will ensure continued significance and integrity of all contributing properties in the historic district. The proposed satellite antenna is an exact duplicate of two existing satellite dishes in the district: one approved by the Heritage Preservation Commission for installation on the roof of the subject property on April 20, 2010 and another one that has stood atop the Butler Square Building for a number of years. The proposed dish installation will follow local and federal historic design guidelines and will be minimally visible from the public right of way around the building.

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(12) Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.

The spirit and intent of the City of Minneapolis' Heritage Preservation Regulations is to preserve historically significant buildings, structures, sites, objects, districts, and cultural landscapes of the community while permitting appropriate changes to be made to these properties. The property owners have requested they be allowed to install new mechanical equipment to reuse this building as a site for a prominent international radio production company. The proposed alteration will be minimally visible from the public right of way. This is in keeping with the spirit and intent of the ordinance. Additional antennas/satellite dishes may impact the essential character. Allowing such changes in many locations throughout the district may undermine and negatively affect the character of the district.

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

Approval of this Certificate of Appropriateness will not impede the normal and orderly preservation of surrounding resources within the district and City at large. The proposed satellite antenna is an exact duplicate of two existing satellite dishes in the district: one approved by the Heritage Preservation Commission for installation on the roof of the subject property on April 20, 2010 and another one that has stood atop the Butler Square Building for a number of years. The proposed dish installation will follow local and federal historic design guidelines and will be minimally visible from the public right of way around the building.

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STAFF RECOMMENDATION

CPED-Planning recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the Certificate of Appropriateness subject to the following conditions:

1. All workmanship must be conducted in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.
2. Final plans, elevations, details, material selections, and finish samples must be submitted to CPED-Planning Staff for final review and approval prior to any permits being issued.
3. By ordinance, approvals are valid for a period of one year from the date of the decisions unless required permits are obtained and the action approval is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than April 20, 2011.
4. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.