



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #6
July 14, 2015
BZH-28248

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 404 West Broadway and 410 West Broadway
(see attached map)

Project Name: 404 West Broadway and 410 West Broadway

Prepared By: Jim Voll, Principal City Planner, (612) 673-3887

Applicant: Council Member Blong Yang, Minneapolis City Council

Project Contact: Jim Voll

Ward: 5

Neighborhood: Hawthorne (adjacent to Near-North)

Request: Extension of Interim Protection through January 22, 2016

HISTORIC PROPERTY INFORMATION

Current Name	404 West Broadway and 410 West Broadway
Historic Name	I.O.O.F. (404) and White Castle Systems, Inc. (410)
Historic Address	502-504 North 20 th Avenue; 404,406, and 410 20 th Avenue North; and 404, 406, and 410 West Broadway
Original Construction Date	1897 (404) and 1927 (410)
Original Architect	Unknown
Original Builder	Unknown (404); day labor (410)
Original Engineer	Unknown
Historic Use	Commercial
Current Use	Vacant
Proposed Use	Undetermined

Date Application Deemed Complete	N/A	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	N/A	End of 120-Day Decision Period	N/A

CLASSIFICATION

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

SUMMARY

On July 22, 2014, the Heritage Preservation Commission, in response to a nomination by City Council member Blong Yang (Ward 5), established interim protection for 404 West Broadway and 410 West Broadway and directed the planning director to prepare or cause to be prepared a designation study of the properties. In this case, the designation study is being completed by CPED staff. The designation study is not yet complete and interim protection is set to expire on July 22, 2015.

Section 599.240 of the Minneapolis Code of Ordinance provides interim protection to properties during the time of a designation study. The interim protection period lasts 12 months from the decision to commence a designation study. Interim protection may be extended an additional six months, up to 18 months total. The ordinance requires the Heritage Preservation Commission to hold a public hearing on a proposed extension of interim protection.

Extending interim protection through January 22, 2016, will allow the additional time needed for completion of the designation study and will allow time for the necessary reviews required in the preservation ordinance.

RECOMMENDATION

Recommendation of the Department of Community Planning and Economic Development:

Staff recommends that the Heritage Preservation Commission extend interim protection of the properties at 404 West Broadway and 410 West Broadway to January 22, 2016, or until a decision has been made on the designation, whichever is sooner, to allow for the completion of the designation process.

ATTACHMENTS

1. Heritage Preservation Commission Actions from July 22, 2014
2. Heritage Preservation Commission staff report, attachments, and submittals from July 22, 2014

Link to action: <http://www.ci.minneapolis.mn.us/meetings/hpc/WCMSIP-128214>

Minneapolis Heritage Preservation Commission
Actions

Regular Meeting
4:30 p.m., Tuesday, July 22, 2014
Room 317, City Hall
350 South Fifth Street
Minneapolis, MN 55415-1385

Commission Membership: Mr. Paul Bengtson, Ms. Laura Faucher, Mr. Alex Haecker, Mr. Chris Hartnett, Ms. Susan Hunter Weir, Ms. Ginny Lackovic, Ms. Linda Mack, Mr. Robert Mack, Mr. Ian Stade, and Ms. Constance Vork

Committee Clerk: Fatima Porter, 612.673.3153

Members absent: Mr. Alex Haecker
The meeting was called to order at 4:30 p.m.
Minutes were approved for the meeting held on July 8, 2014

Public Hearings

Information Items

6. 404 and 410 West Broadway (BZH 28248, Ward 5) ([Jim Voll](#))

Councilmember Blong Yang has nominated 404 and 410 West Broadway for designation as a Landmark.

Action: The Heritage Preservation Commission adopted staff findings and **approved** the nomination of 404 West Broadway and 410 West Broadway as landmarks; **established** interim protection; and **directed** the Planning Director to prepare or cause to be prepared a designation study.

Absent: Haecker, R. Mack

Aye: Bengtson, Faucher, Hartnett, Hunter Weir, Lackovic, L. Mack, Stade

Motion passed

New Business

The minutes were reviewed from the June 27, 2014 Designation Subcommittee meeting. (Hartnett)
Joint CPC/HPC meeting scheduled Thursday, July 31, 2014. (Dvorak)

Adjournment

The meeting was adjourned at 7:26 p.m.

The next regular Heritage Preservation Commission meeting: August 5, 2014.

The Chair reserves the right to limit discussion on Agenda items.

Heritage Preservation Commission decisions are final unless appealed.



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Property Location: 404 West Broadway and 410 West Broadway
Project Name: 404 West Broadway and 410 West Broadway
Prepared By: [Jim Voll](#), Principal Planner, 612-673-3887
Applicant: Council Member Blong Yang
Project Contact: Council Member Blong Yang
Ward: 5
Neighborhood: Hawthorne
Request: Nomination for Designation as Local Landmarks

HISTORIC PROPERTY INFORMATION

Current Name	404 West Broadway and 410 West Broadway
Historic Name	I.O.O.F. (404) and White Castle Systems, Inc. (410)
Historic Address	502-504 North 20 th Avenue; 404,406, and 410 20 th Avenue North; and 404, 406, and 410 West Broadway
Original Construction Date	1897 (404) and 1927 (410)
Original Owner	I.O.O.F. (404) and White Castle Systems, Inc. (410)
Original Architect	Unknown
Original Builder	Unknown (404); day labor (410)
Historic Use	Commercial
Current Use	Vacant
Proposed Use	Undetermined
Other Historical Designations	n/a

SUMMARY

BACKGROUND. Council Member Blong Yang (Ward 5) has submitted a nomination for 404 West Broadway and 410 West Broadway as individual landmarks. CPED has received the nomination and is bringing it forward for the Heritage Preservation Commission’s consideration. The parcel address is 404 West Broadway, but there are two buildings, one addressed as 404 West Broadway and the other as 410 West Broadway.

PUBLIC COMMENTS. Staff has not received any comments at the time of the publication of this staff report.

ANALYSIS

CONSIDERATION FOR NOMINATION

Per section 599.230 of the Heritage Preservation Regulations, the Heritage Preservation Commission shall review all complete nomination applications. If the Heritage Preservation Commission determines that a nominated property or property appears to meet at least one of the criteria for designation contained in section 599.210 the commission may institute interim protection and direct the planning director to prepare or cause to be prepared a designation study of the property.

SIGNIFICANCE

The nominated properties appear to meet at least one of the criteria for designation contained in section 599.210. The subject properties may be eligible for local designation as individual landmarks under criteria 1, 3, and 4:

- (1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.

- (3) The property contains or is associated with distinctive elements of city or neighborhood identity.

- (4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.

404 West Broadway, constructed in 1897, is an example of an early Independent Order of Odd Fellows (I.O.O.F) hall. Begun in England as a fraternal organization dedicated to mutual assistance, the Order moved to the United States in 1819, and to what is now known as Minnesota in 1848. The Odd Fellows were a pioneering fraternal organization in terms of women’s rights, being the first national fraternity to permit female members beginning in 1851. The Odd Fellows were also pioneers in social welfare,

establishing very early retirement homes and orphanages for members. For over eighty years, 404 West Broadway was the home to Hennepin Lodge No. 4 (the second lodge established in Minneapolis and the fourth lodge established in the state) and Hiawatha Rebekah Lodge #2 (the first Rebekah lodge in Minneapolis and the second in the state). By 1899 (two years after the subject building was constructed) a total of 240 lodges and 178 Rebekah lodges existed in Minnesota.¹ While there are other Odd Fellow's buildings in Minneapolis, which are representative of an organization important to the City's heritage, none are designated landmarks.

410 West Broadway is an example of a very early White Castle restaurant, opened on March 27, 1927, during the first year of the restaurant's expansion into the Twin Cities and during the company's biggest growth years (1927-1930). White Castle was the first major fast food carryout hamburger chain, predating the McDonald's Corporation by over three decades. Its rise both fueled and fed off of changes in early twentieth century American society that led Americans away from immigrant habits and identities toward a distinctly American culture, in the process establishing the hamburger's reputation as an American food. This porcelain brick model appears to be the oldest remaining White Castle building in Minneapolis, and it pre-dates the company's use of moveable, prefabricated porcelain steel structures, like White Castle building No. 8 located at 3252 Lyndale Avenue South, designated as a Landmark by the Minneapolis City Council in 1984 and listed in the National Register of Historic Places in 1986.² While the City does have a White castle building designated, the building at 410 West Broadway is older, is in its original location, and is of a different architectural style.

The subject buildings may also be eligible for designation as a landmark under the other designation criteria. Such an analysis would be conducted as part of a designation study.

¹ "With the Greetings of the New Year," Minneapolis Tribune, 1 January 1898, 8; Northfield News, An Outline of the Origins and Development of the Independent Order of Odd Fellows and its Growth and Work in the North Star State Together With A Record of the Progress of the Movement for an Odd Fellows Home In Minnesota (Northfield, MN: Northfield News, 1899) 2, 11-12, 15, 20-21; Historic American Building Survey, "Odd Fellows Home of Ohio" [<http://lcweb2.loc.gov/pnp/habshaer/oh/oh1400/oh1496/data/oh1496data.pdf>] accessed 28 April 2014; NOTE: The lodge was discontinued and reactivated shortly before moving into this structure, however.

² David Hogan, *Selling 'em by the Sack* (New York: New York University Press, 1997) "Minneapolis White Castle (Restaurant) 1-5, 40; "White Castle Still Makes Money the Old Fashioned Way," Southside Journal, Vol. 3, No. 9, June 1984, 19; "Ohio Memory [<https://server16007.contentdm.oclc.org/cdm4/results.php?CISOOOP1=any&CISOBOX1=Minneapolis&CISOFIELD1=CISOSEARCHALL&CISOOP2=all&CISOBOX2=white+castle+%28restaurant%29&CISOFIELD2=subject&CISOROOT=/p15005coll29&t=s>] accessed 28 April 2014; Minneapolis Heritage Preservation Commission, "White Castle #8" [http://www.ci.minneapolis.mn.us/hpc/landmarks/hpc_landmarks_lyndale_ave_s_3252_white_castle_8] accessed 28 April 2014.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Nomination for Designation as Local Landmarks:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings and **approve** the nomination of 404 West Broadway and 410 West Broadway as landmarks; **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

ATTACHMENTS

- A. Vicinity map
- B. Nomination application form and narrative
- C. Photos
- D. Web page for White Castle #8 Landmark

APPLICATION WORKSHEET

Applicant (This person will be the primary contact for staff)	Name	Ward 5 City Council Member Blong Yang
	Mailing Address Including City, State and Zip Code	350 South 5 th Street, Room 307, Minneapolis, Minnesota 55411
	Phone Number	612-673-2205
	Fax	
	Email	Blong.yang@minneapolismn.gov
Property Owner	Name	Property contact: Bob Williams, VP Operations, Kemps LLC
	Mailing Address Including City, State and Zip Code	1207 Energy Lane, St. Paul, Minnesota 55108
	Phone Number	651-379-6500
	Fax	
	Email	Bob.williams@kemps.com
Property Information	Address(es)	404/410 W. Broadway, Minneapolis, Minnesota 55411
	Identification Number(s)	15-029-24-23-0173
	Legal Description	Lots 2 and 3; Block 2; Willard and Casseday's Addition to Minneapolis
Name of Proposed Project (If applicable)		

NOMINATION APPLICATION

I understand that I must file the nomination application with the Department of Community Planning and Economic Development and obtain approval of this application by the Heritage Preservation Commission in order to conform with the heritage preservation regulations of the City of Minneapolis. I certify that the information which I have supplied in submitting this application is correct and accurate to the best of my knowledge. When I submit this application, I authorize the Department of Community Planning and Economic Development to process the nomination application.


Applicant's name and signature


Date

- ❖ Must be signed and dated by the applicant before the application(s) will be processed.
- ❖ Applications received after 3:30 p.m. will be processed as received on the following business day.
- ❖ Community Planning and Economic Development staff may identify additional applications upon further analysis of the proposed project.

Required Narrative to Designate 404 and 410 W. Broadway Historic

The building at 404 West Broadway, constructed in 1897, is an example of an early Independent Order of Odd Fellows (I.O.O.F) hall. Begun in England as a fraternal organization dedicated to mutual assistance, the Order moved to the United States in 1819, and to what is now known as Minnesota in 1848. The Odd Fellows were a pioneering fraternal organization in terms of women's rights, being the first national fraternity to permit female members beginning in 1851. The Odd Fellows were also pioneers in social welfare, establishing very early retirement homes and orphanages for members. For over eighty years, 404 West Broadway was the home to Hennepin Lodge No. 4, the second lodge established in Minneapolis and the fourth lodge established in the state, and Hiawatha Rebekah Lodge #2, the first Rebekah lodge in Minneapolis and the second in the state. By 1899 (two years after the subject building was constructed) a full 240 lodges and 178 Rebekah lodges existed in Minnesota.

Immediately next door to 404 West Broadway is 410, an example of a very early White Castle restaurant, opened on March 27, 1927, during the first year of the restaurant's expansion into the Twin Cities and during the company's biggest growth years (1927-1930). White Castle was the first major fast food carryout hamburger chain, predating the McDonald's Corporation by over three decades. This early White Castle structure may be the third or fourth oldest in the country. Its rise both fueled and fed off of changes in early twentieth century American society that led Americans away from immigrant habits and identities toward a distinctly American culture, in the process establishing the hamburger's reputation as an American food. This porcelain brick model appears to be the oldest remaining White Castle building in Minneapolis, and it pre-dates the company's use of moveable, prefabricated porcelain steel structures, like White Castle building No. 8, designated as a Landmark by the Minneapolis City Council in 1984 and listed in the National Register of Historic Places in 1986.

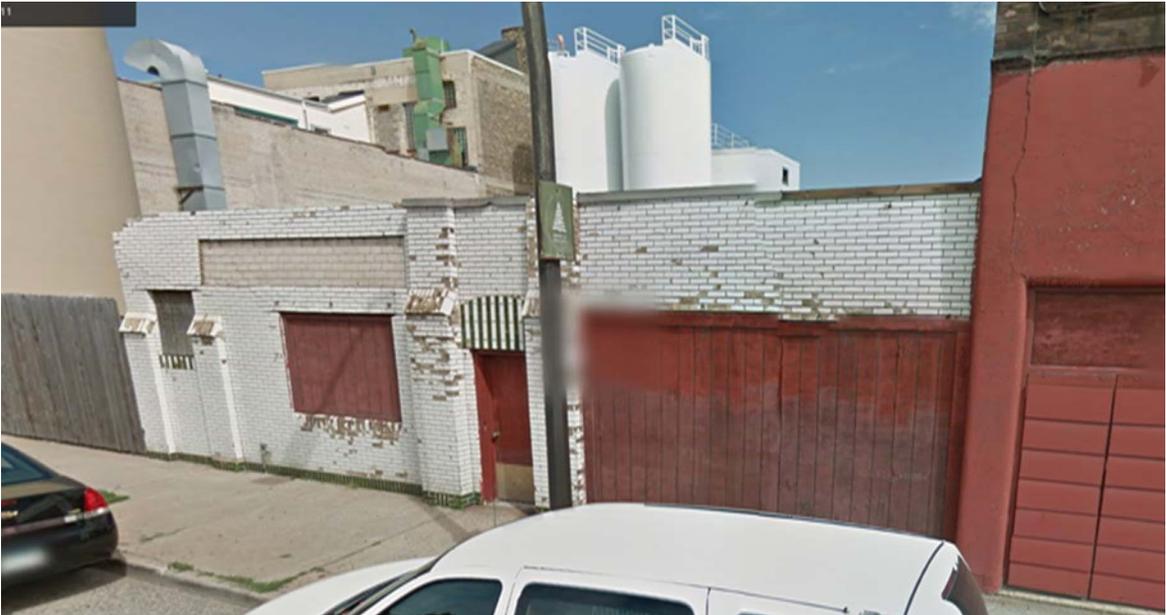
Statement Describing the Applicant's Relationship to the Property to Be Designated

The applicant is the City Councilman for Ward 5 and a representative of the community.

Statement Describing the Physical Condition of The Property and Whether the Property Retains Integrity (i.e. the Ability to Communicate Its Historical Significance)

The buildings are in their original locations. The two addresses have sustained changes over time, but further consideration of their historic significance is warranted through the designation study.

Historic and Current Photos of White Castle Building at 410 W. Broadway



Historic and Current Photo of 410 W. Broadway



Current
photos
from
meeting
perm +
applicant

ONE
WAY
←

Western Music Group
www.westernmusicgroup.com



404













City of Minneapolis

White Castle #8

Individual Landmark



1954



2006

Current Address: 3252 Lyndale Avenue South

Historic Address: 616 Washington Ave S.E.; 329 Central Ave. S.E.

Neighborhood: Carag

Construction Date: 1936

Contractor: White Castle Restaurants

Architect: L.W. Ray

Architectural Style: Vernacular - Programmatic

Historic Use: Commercial - Restaurant

Current Use: Commercial - Retail

Date of Local Designation: 1984

Date of National Designation: 1986

Area(s) of Significance: Architecture, Cultural history

Period of Significance: 1936 -

Historic Profile: Known for 5 cent "Sliders," the White Castle Corporation brought fast food to Minneapolis in 1936. Originally located on Washington Avenue, White Castle #8 has occupied three locations. The arrival of White Castle Restaurants to Minneapolis marked the transition into the era of mass production; everything from frozen hamburger patties to the restaurant buildings themselves were made elsewhere and shipped to their sites. The portable rolled steel and porcelain castles have become universally recognized as White Castle's trademark. Fifty-five of these portable castles were manufactured between 1928 and 1942, however, few still remain. White Castle #8 acts as a cultural artifact for the spread of the fast food phenomenon throughout the United States.

Photo Credits:

1954, Minneapolis Star, Central Avenue location, courtesy of The Minnesota Historical Society

2006, Lyndale Avenue location, Minneapolis CPED

Works Cited:

"National Register of Historic Places – Nomination Form," June 1986.

Updated: February 2007

Last updated Nov 21, 2011

Connect with the City



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Re: 404 and 410 West Broadway Property

KEMPS LLC (Property Owner) was instructed to bring written comments for the HPC meeting.

Written Comments Include:

- See copy of Letter for your review that was sent to Councilmember Blong Yang along with Kemp's Statement of Proposed Use and Description of Project for the HPC Application for Demolition of a Historic Resource.
- Structural Building Assessment (Copy Attached) for 410 West Broadway – Dated 06/30/2014. Ericksen Roed & Associate's summary describes the existing structure as extremely poor and preservation not recommended.
- Structural Building Assessment (Copy Attached) for 404 West Broadway – Dated 07/01/2014. Ericksen Roed & Associate's summary describes the existing structure as poor and the structural reconstruction would be substantial due to existing conditions and code requirements.
- The required structural reconstruction would be substantial and the current roof structure (based on the higher elevation of the building to the east) does not comply with current Minnesota Snow Load Requirements.
- Kems has, in preparation for the building demolition, already completed the removal of 90% of the building hazardous abatement and has permanently disconnected all Public Utilities including electric, water, gas, phone and sanitary sewer.
- The current buildings do not have functioning Mechanical or Electrical systems; they don't meet current Minnesota Building Code requirements. The existing buildings also do not meet current Minnesota Energy Code Compliance. These buildings do not comply with Minnesota State Building Code requirements for ADA.
- Kems LLC would like to make a statement to the HPC and answer any questions the Commission may have before moving forward with their decision to approve staff's recommendation for this nomination of these properties.

DEDICATED TO CONSTRUCTION EXCELLENCE



Kemps LLC

420 West Broadway

Mpls, MN 55411

To: City Council Member – Blong Yang

Re: Heritage Preservation Application Notifications

404/410 West Broadway Ave

Dear: Blong Yang

We have just recently purchased the two (2) vacant buildings at 404/410 West Broadway Ave. The two buildings have not been maintained for many years and are very unsightly on West Broadway. We have some major structural concerns and believe the buildings are possibly unsafe for the community.

We are applying for a demolition permit for these two (2) buildings and, as part of this application, need to notify you of our intentions. We have attached a copy of our Statement of Proposed Use and Description of the Project for your review.

Throughout Kemps history, we've partnered with the local neighborhood to provide a good working environment. We want to continue to be an asset in our community and improve the neighborhood surroundings. If you have any questions or would like to discuss this in greater detail, please don't hesitate to contact us.

Sincerely,

Greg Blachfelner – Operations Manager / Kemps Mpls Milk Plant

Greg Blachfelner
7/9/14



Kemps, LLC

420 West Broadway

Mpls, MN 55411

HPC Application for Demolition of a Historic Resource

Date: 7/9/2014

Statement of Proposed Use and Description of Project

Kemps LLC was approached by the owner of 404/410 West Broadway wishing to sell his property to us. The property owner has not been conducting business in the buildings for many years. A closer inspection of the buildings showed an extreme lack of any maintenance or upkeep, and presented unsightly and possibly unsafe conditions. It was determined the property was not on the National Historic Register, implying to Kemps we would be able to purchase the property and have the buildings demolished. We want to remove the two (2) buildings due to the existing conditions and gain the property.

Parking is at a premium in this neighborhood, and Kemps LLC needs the additional area this will provide. In the near future, we would utilize it for extra short term parking and staging. Longer term, if changes to the dairy industry create a situation where Kemps would need to expand the Minneapolis facility, this parcel would be used for expansion, as it is economically the only logical space to expand. It is adjacent to our filling and processing room and would provide a suitable area for this local business to expand. As of this date, there are no future expansion plans as fluid milk per capita consumption continues to decline in the United States.

Based on the Structural Analysis and Constructability Cost (see attached Structural Analysis and Constructability Cost); these two (2) buildings are not worthy of the costly investment that restoration would require, especially considering the leasable rent that a building on West Broadway can provide. Kemps LLC is not in the business of investing in commercial spec property for retail or commercial. Kemps has no need for a commercial building in their current plant. Kemps LLC is a Minneapolis Wholesale Milk Producer which has provided jobs and a good working environment in North Minneapolis for many years. We believe in supporting our neighborhood relationships.

Sincerely,

Greg Blachfelner – Operations Manager / Kemps Mpls Milk Plant

Greg Blachfelner
7/9/14

SITE OBSERVATION REPORT

PROJECT:	Kemps – Existing Building Structural Assessment ERA Comm. No. 2014206-00	410 W. Broadway Avenue Minneapolis, MN
REPORT DATE:	6-30-14	
TRIP DATE:	6-25-14	
REPORT BY:	Mike Steenson, Structural Engineer – ERA	
ATTENDEES:	Wade Lestico, DJ Kranz Co., Inc.	
WEATHER:	Overcast, Temp=65° F	

OBSERVATIONS/DISCUSSIONS:

Existing Construction:

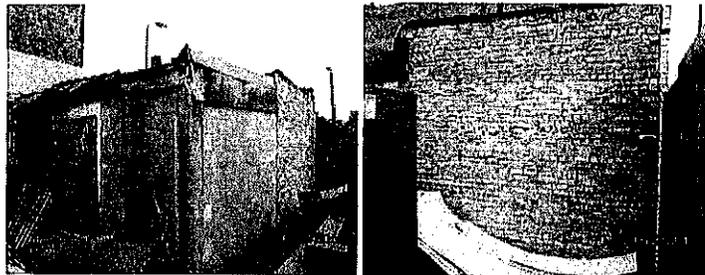
1. The existing building is a one level structure that was potentially used as a restaurant. It appears to have been abandoned and unused for several years.
2. The perimeter walls consist of a variety of materials. The front (south) wall consists of a combination of concrete block and glazed brick.
3. The east side of the existing building appears to share a wall with the adjacent two story structure.
4. The west wall is a combination of multi-wythe brick and concrete block. The area of concrete block, about 8' to 9' at the north end, appears to be an addition to the original structure.
5. The rear (north) exterior wall is a combination of concrete block and clay tile block. Both of these have had a stucco finish applied.
6. The roof framing consists of dimensional wood lumber framing in the north/south direction at about 16" on center. The front and rear walls are intended to be bearing walls for the roof framing.
7. The interior floor appears to consist of a concrete slab-on-grade.



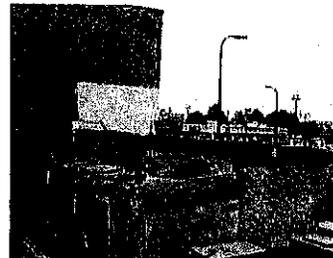
Front Elevation



Rear Elevation



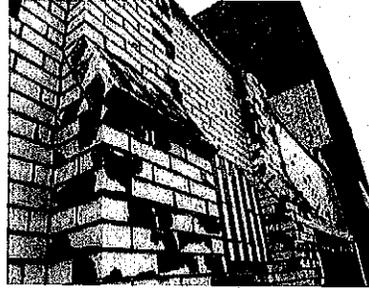
East Elevation



Roof Elevation

General Conditions:

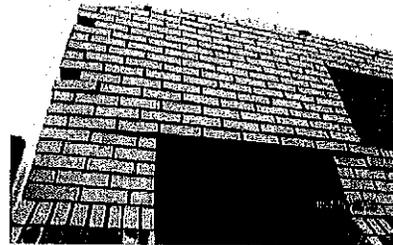
1. Several areas of the glazed brick on the front wall have lost their glazing and mortar joints. This has predominantly occurred at the upper half of the wall elevation. Open mortar joints allow water infiltration which deterioration of the wall from the inside as well as spalling of the brick and additional mortar during freeze/thaw cycles.



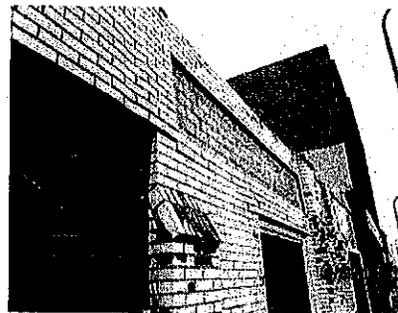
2. The brick over the two western window openings appears to be projected outward from its original position.



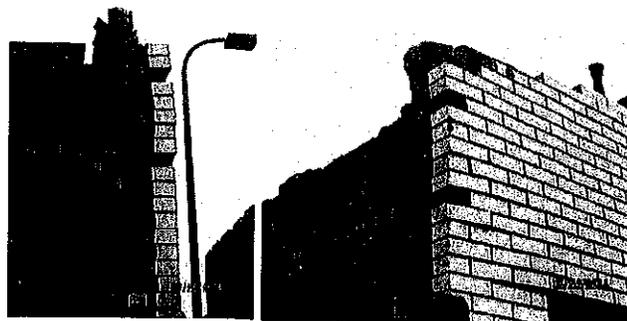
3. The brick over the western most window opening shows signs of settlement via the stepped cracking of the mortar joint.



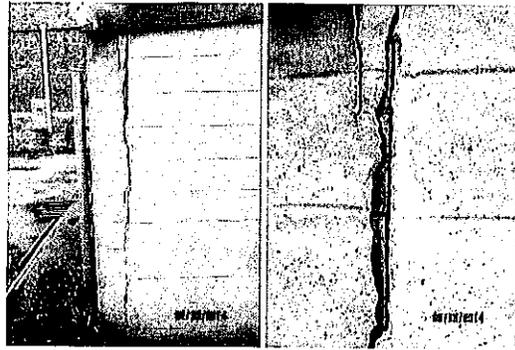
4. The upper portion of the front wall appears to lean towards the rear of the store. An out-of-plumb offset to this degree indicates a failure in the structure.



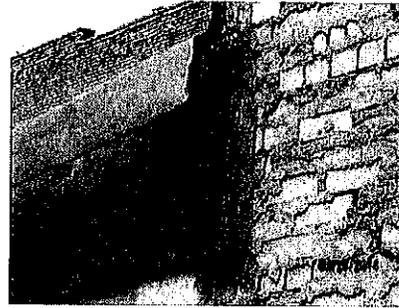
5. The southwest building corner consists of two brick walls abutting each other. Deteriorated and/or missing mortar joints and bricks along with improper/missing flashing allows for infiltration of moisture into the building.



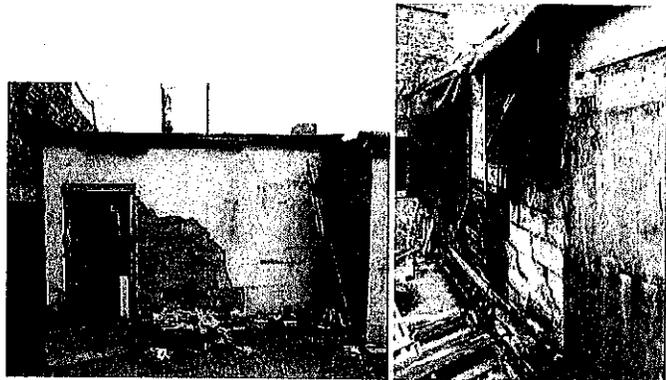
6. The northwest corner of the structure is failing at an improperly constructed control joint. The placement of wood in the joint has allowed moisture to penetrate the wall and cause damage.



7. Signs of failed attempts to prevent moisture from entering the structure.

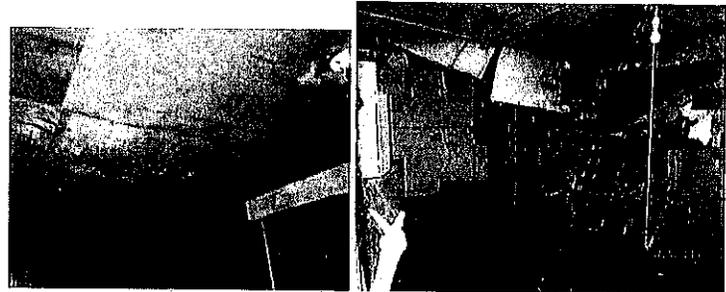


8. The rear wall is in poor condition. The existing stucco finish is falling off and concrete block mortar joints are deteriorating. The area of clay tile, adjacent to the rear door, is unstable and deflects when putting pressure on the door.



9. Interior of building has a distinct musty smell indicating a long period of moisture.

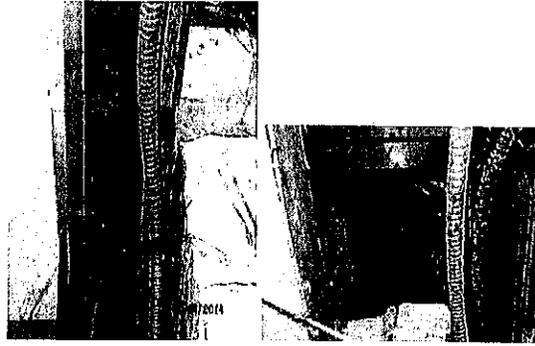
10. Evidence of mold present.



11. Bracing interior bracing indicates signs of roof framing failure.



12. Signs of fire damage.



13. No header above a door opening at what appears to be the original rear wall.



14. Interior view of rear wall elevation. Pallets appear to have been placed to help support wall.



Summary

The general quality of the existing structure appears to be extremely poor. Several areas are showing signs of failure including roof framing, perimeter walls and foundation support. Also, with the constant infiltration of moisture, development of mold and decay has created an unhealthy environment. Preservation of the existing structure would not be recommended, but instead it is our opinion that the structure be removed due to a potential life safety hazard.

Mike Steenson, P.E.

A handwritten signature in cursive script, appearing to read "Mike Steenson".

PROFESSIONAL ENGINEER

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: James D. Roed

Signature: James D. Roed

Date 7.22.14 License # 17068

SITE OBSERVATION REPORT

PROJECT:	Kemps – Existing Building Structural Assessment ERA Comm. No. 2014206-00	404 W. Broadway Avenue Minneapolis, MN
REPORT DATE:	7-1-14	
TRIP DATE:	6-25-14	
REPORT BY:	Mike Steenson, Structural Engineer – ERA	
ATTENDEES:	Wade Lestico, DJ Kranz Co., Inc.	
WEATHER:	Overcast, Temp = 65° F	

OBSERVATIONS/DISCUSSIONS:

Existing Construction:

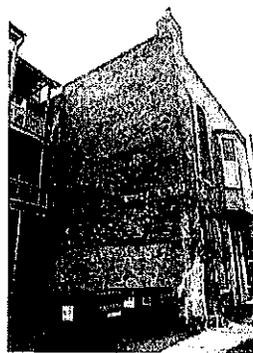
1. The existing building is a two level structure that was potentially used as retail and/or residential. It appears to have been abandoned and unused for several years.
2. The perimeter walls consist of multiwythe clay brick sitting on a stone foundation wall. The front (south) wall has areas where a stucco finish has been installed over the brick as well as wood lapboard placed over existing door and window locations.
3. The majority of the east side of the existing building appears to share a wall with the adjacent three story structure.
4. The west wall also appears to share its wall with an existing structure located towards the south end of the building.
5. The rear (north) exterior wall has a protruding structure that seems to have been added after the time of original construction. It is a bay window type structure that is actually an extension of the second floor area. It is presumed to be wood framed with a galvanized steel siding finish. It also has a steel fire escape stair extending down along the rear wall, towards the west, and stopping just above the ground surface.
6. The roof framing appears to consist of dimensional wood lumber framing in the east/west direction at about 16" on center. The south portion appears to have a central bearing line in the north/south direction. The north portion appears to clear span in the east/west direction with some deeper beam structure.



View from southwest corner



View from southeast corner

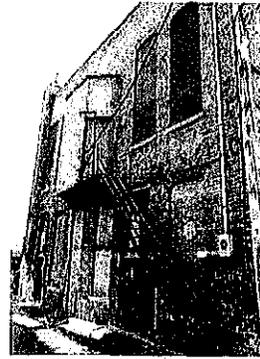


View from northeast corner

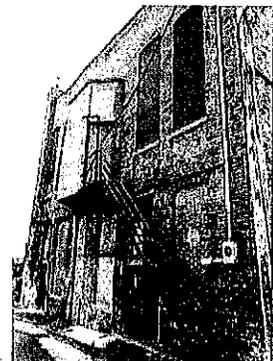
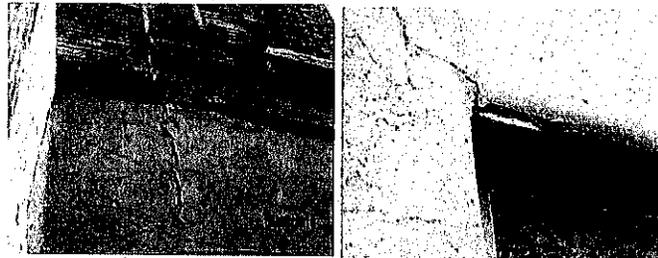
7. The second level floor framing appears to be consistent with that of the roof framing.
8. The ground level framing consists of dimensional lumber framing in the east/west direction at about 16" on center from the perimeter foundation walls to a central bearing wall and/or beam/column line.
9. The interior basement floor appears to consist of a concrete slab-on-grade.

General Conditions:

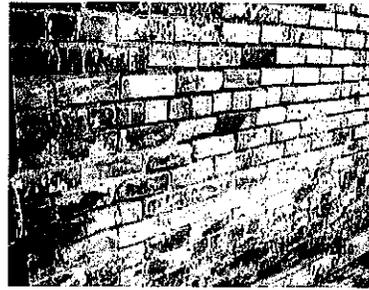
1. Several locations on the south elevation require stucco and brick repair.
2. Brick at the northeast corner appears to have experienced major deterioration along with an unprofessional repair.
3. The fire escape stair extending down from the second floor along the rear wall is loosely connected to the building and structurally unstable.



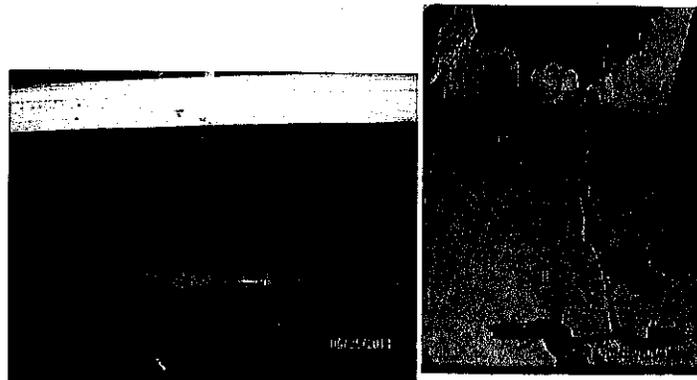
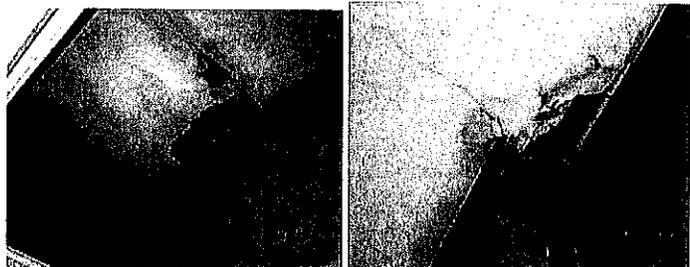
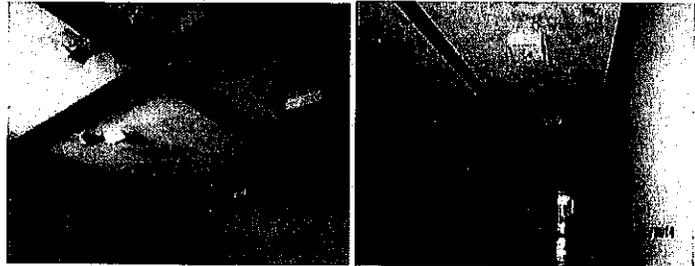
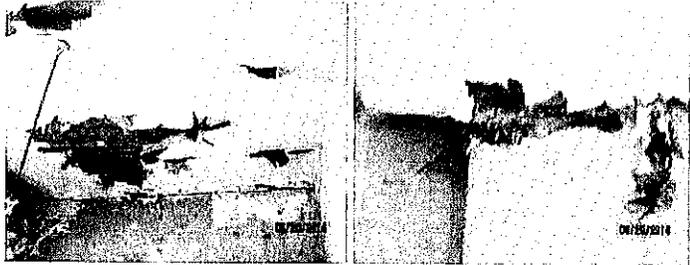
View from northwest corner



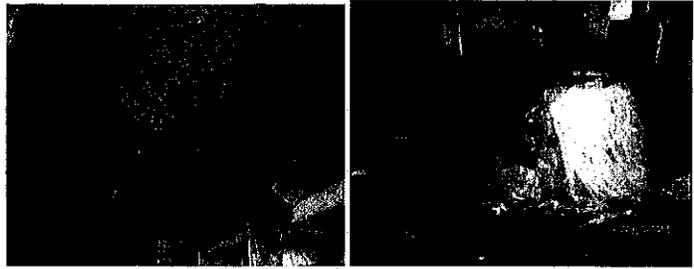
4. Several areas of brick along the west elevation require repair of the mortar joints.



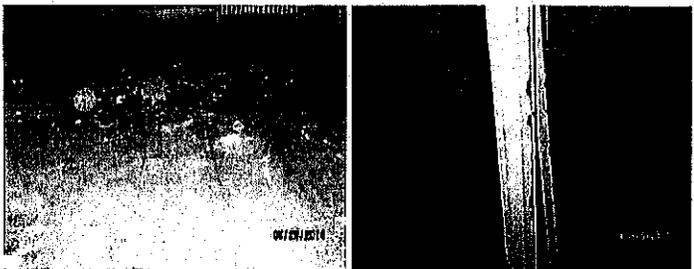
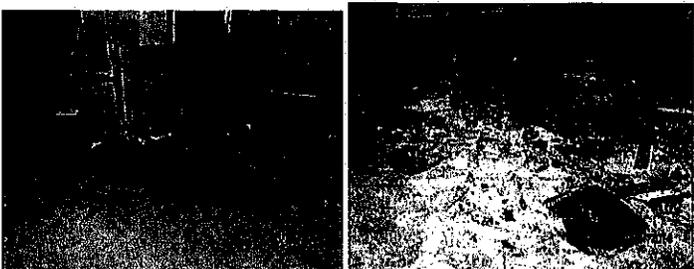
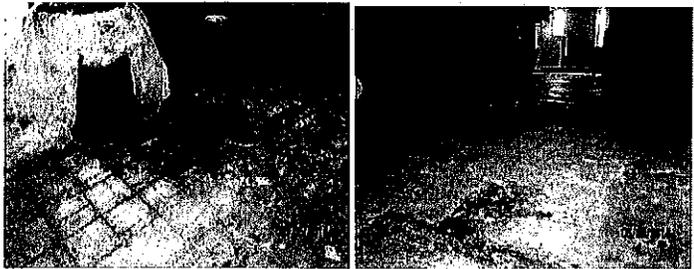
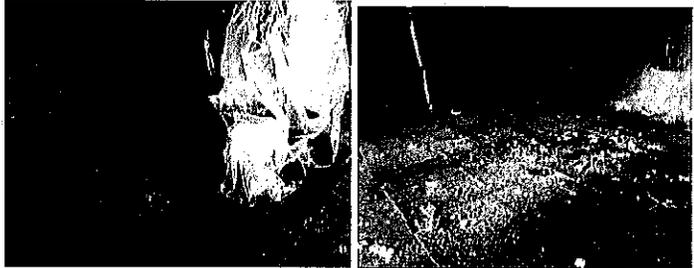
5. Evidence of water damage below the roof elevation.



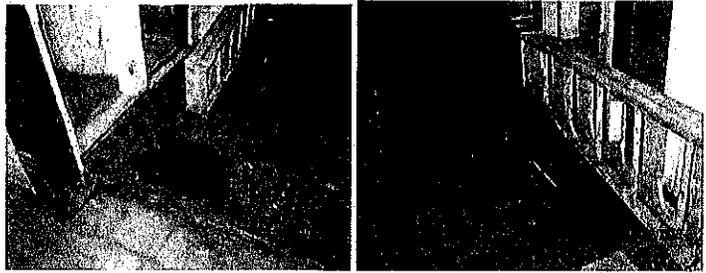
6. Attempts to collect rain water coming through the roof in an effort to protect the floors.



7. Water damage to the second level floor. Buckling of the subfloor, due to presence of water, was also observed in several locations.



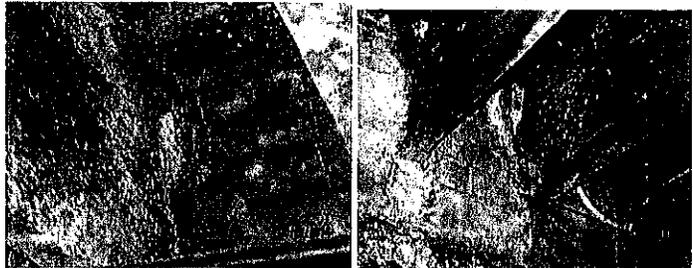
8. Areas of standing water on the second and first floors.



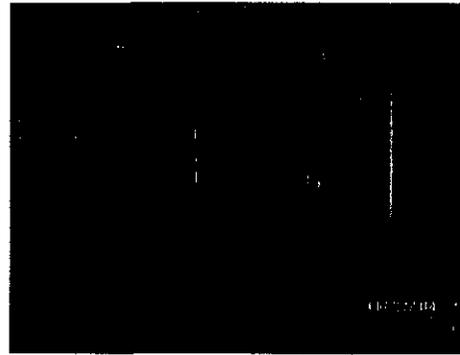
9. Shoring of existing second floor framing indicates structural deficiency/failure.



10. Deterioration of ground floor framing at perimeter foundation wall due to moisture on non-moisture treated lumber. Also, failure of floor member creating sloped floor.



11. Shoring of ground floor framing, adjacent to existing stair at southwest corner, utilizing steel beams and columns. Shoring indicates structural deficiency/failure.



12. Shoring of ground floor framing at southwest corner of building at perimeter.



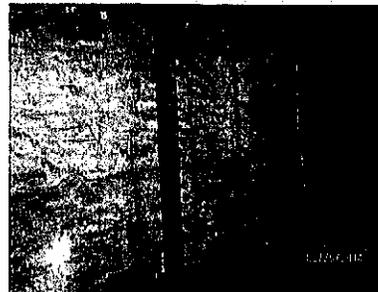
13. Shoring of ground floor framing at south end of building.



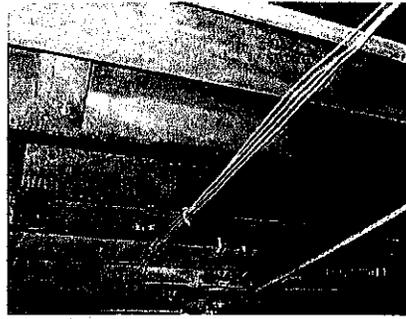
14. Shoring of ground floor framing. Shoring appears to have not been properly installed, and potentially not engineered, due to non-vertical placement and makeup of posts.



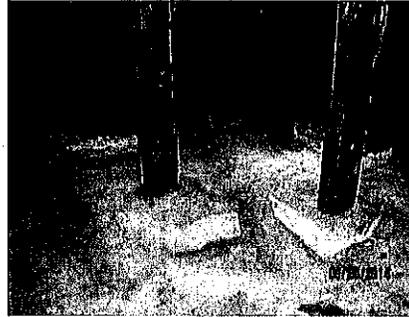
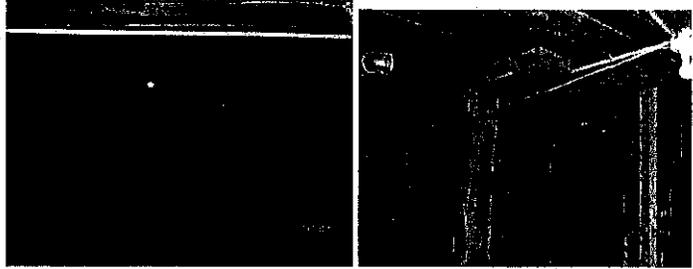
15. Shoring of ground floor framing along west perimeter foundation wall.



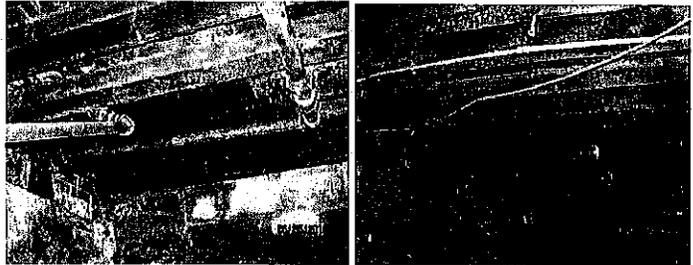
16. Existing moisture saturated ground floor framing.



17. Existing shoring of ground floor framing at south end of building. Placement of posts and framing detailing appears to not have been engineered.

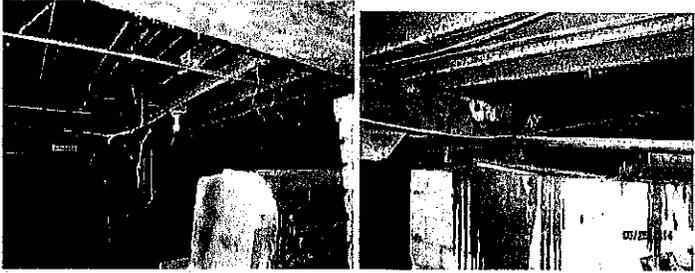


18. Evidence of fire damage to ground floor framing at southeast corner of building.



19. Existing mold on underside of ground floor framing and basement wall framing due to excessive moisture.

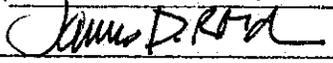


<p>20. Additional excessive moisture and mold on underside of ground floor framing and basement structure.</p>	
<p>Summary</p>	<p>The general quality of the existing structure appears to be poor. Several areas are showing signs of failure including first and second level floor framing. Also, with the constant infiltration of moisture, deterioration of the existing wood framing is evident through the wetting and drying cycles. Development of mold has created an extremely unhealthy environment. Structural reconstruction and/or support of the existing structure would be substantial and required to be consistent with current code.</p>
<p>Mike Steenson, P.E.</p>	

PROFESSIONAL ENGINEER

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: James D. Roed

Signature: 

Date 7.22.14 License # 17068