

**CPED STAFF REPORT**

Prepared for the Heritage Preservation Commission  
HPC Agenda Item #1  
August 25, 2015  
BZH-28793

**HERITAGE PRESERVATION APPLICATION SUMMARY**

*Property Location:* 323 1<sup>st</sup> Avenue North  
*Project Name:* 323 1<sup>st</sup> Avenue North Rehabilitation  
*Prepared By:* Lisa Steiner, City Planner, (612) 673-3950  
*Applicant:* Griffith Real Estate, LLC  
*Project Contact:* Linda Morrissey, RSP Architects  
*Ward:* 3  
*Neighborhood:* Downtown West  
*Request:* To rehabilitate the existing building.  
*Required Applications:*

<b>Certificate of Appropriateness</b>	To allow exterior modifications to the existing building.
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**HISTORIC PROPERTY INFORMATION**

<b>Current Name</b>	None (Formerly Bootleggers)
<b>Historic Name</b>	Hamberg/Weisman Building
<b>Historic Address</b>	323-325 1 <sup>st</sup> Avenue North
<b>Original Construction Date</b>	1906
<b>Original Architect</b>	L.E. Jepson
<b>Original Builder</b>	E.J. Davis
<b>Original Engineer</b>	Not applicable
<b>Historic Use</b>	Warehouse
<b>Current Use</b>	Vacant
<b>Proposed Use</b>	Office

<b>Date Application Deemed Complete</b>	July 29, 2015	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	September 27, 2015	<b>End of 120-Day Decision Period</b>	Not applicable

**CLASSIFICATION**

<b>Local Historic District</b>	Minneapolis Warehouse Historic District
<b>Period of Significance</b>	1865 - 1930
<b>Criteria of Significance</b>	<p><i>Criteria 1:</i> The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history</p> <p><i>Criteria 4:</i> The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.</p> <p><i>Criteria 6:</i> The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.</p>
<b>Date of Local Designation</b>	1978
<b>Date of National Register Listing</b>	1989
<b>Applicable Design Guidelines</b>	<i>Minneapolis Warehouse District Design Guidelines</i> (2010)

**SUMMARY**

**BACKGROUND.** The building at 323 1<sup>st</sup> Avenue North was constructed in 1906 as two separate buildings with a unified front façade. The architects and builders were the same for both buildings, but two separate building permits were pulled on the same day for 323 and 325 1<sup>st</sup> Avenue North and two separate owners were listed on the permits. The two sides of the building are essentially identical and each have their own front entrance. Interior renovations have modified the masonry wall between the two buildings to allow the two buildings to function as one.

The two-story brick building features second-story windows placed within recessed panels with an inset cross placed above each window. A corbelled cornice with a dentil course lines the top of the building. The windows and storefront have been altered a few times through the building’s history (see photos in the appendix), but the building retains its integrity. A significant interior renovation of the building occurred in 1996 for conversion of the building to use as a bar/restaurant. A second-story wood deck and screen wall was constructed at the rear of the building in 2010; subsequently much of the rear of the building is obscured from view from the adjacent alley by other buildings. Currently, the building has large awnings which cover most of the unoriginal storefront windows. Thin brick infill is present at the base of the storefront.

**APPLICANT’S PROPOSAL.** The applicant, Griffith Real Estate LLC, is in the process of purchasing the building and plans to convert the building to an office-related (co-working) space. The applicant is proposing exterior modifications to unoriginal elements of the front façade of the building in order to restore some of the historic features that have been lost due to previous alterations as well as modifications to the rear of the building.

On the 1<sup>st</sup> Avenue North façade, the applicant is proposing to remove all existing windows and doors, as well as the non-original thin brick base. In their place, a new aluminum storefront system is proposed, the design of which is based on a historic photo of the building. One historic photograph was found of the building which appears to be from shortly after the building was constructed. A sign for “Jones, Cohen, & Head” is present on the building; this dry goods wholesale company was only listed in the 1907 Minneapolis City Directory, so it can be assumed that the photo is from circa 1907.

The two existing entrances would remain at each half of the building, though due to building code provisions, a small recess is required at each entry so as not to have doors out-swinging into the public right-of-way. On the second floor, the applicant is proposing to replace the existing non-original windows with fixed windows designed to appear as a single-hung window.

At the rear façade, the existing bar service area would be removed and some of the infilled openings would be reopened. The existing stair would be modified to meet building code requirements. The existing mechanical equipment and screen wall would be removed as well. The applicant is also proposing to replace an existing wood fence with a new wrought iron fence which would be the same length and height as the existing fence.

Additionally, the applicant is proposing general masonry repair as necessary, all of which the applicant has indicated would comply with the design guideline requirements. Based on its condition, the existing coping at the cornice may be replaced in-kind.

The applicant is also proposing two signage panels above the storefront windows. Each signage panel proposed is approximately 39 square feet and would be 17 feet above the adjacent grade; this is the location of the historic sign band and therefore is a permitted height per the sign guidelines. However, the signs are slightly larger than the maximum 32 square feet permitted for wall signs by the *Design Guidelines for On-Premise Signs and Awnings* and are 2 feet 2 inches in height, which exceed the 2 foot limit for wall signs. Due to their size, the signs proposed require approval through the Certificate of Appropriateness as well.

**PUBLIC COMMENTS.** No correspondence was received by the time this report was written. 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 exterior modifications to the existing building based on the following findings:

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

The period of significance for the district is identified as 1865 through 1930. 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. The buildings, structures, and industrial landscape of the Minneapolis Warehouse Historic District reflect the genesis and evolution of these industries. The district is also architecturally significant for its remarkably intact concentration of commercial buildings designed by the city's leading architects which demonstrate every major architectural style from the late nineteenth to early twentieth century. The alterations proposed will closely restore the original design features of the front façade during the period of significance, allowing the building to better communicate the criteria of significance of the district. The alterations proposed are compatible with and will continue to support the criteria and period of significance for which the Minneapolis Warehouse Historic District was designated.

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

The subject building was constructed in 1906 and shares many of the typical design features of the smaller twentieth century commercial buildings in the area. The inset crosses and recessed upper window openings are distinctive features of the façade noted in the designation study and will not be altered. The alterations proposed will remove non-historic elements such as the windows and doors from the front façade and will replace them with more compatibly designed elements based on the historic photo found of the building.

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

This proposal will not impact integrity of location, setting, workmanship, feeling, or association of the building within the district. Proposed replacement materials will be compatible with the character-defining materials on the subject building. The proposed design of the replacement windows and storefront windows are based upon historic photos. The alterations proposed are compatible with and will ensure continued integrity of the subject building within the Minneapolis Warehouse Historic District.

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

The *Warehouse Historic District Design Guidelines* were adopted in 2010. The following design guidelines for existing buildings are applicable to the proposal:

### **General Guidance**

#### **Requirement**

- 2.2. Distinctive architectural features shall be preserved.
- 2.4. A building's original pedestrian entrance shall remain and shall be used as the building's primary entrance.
- 2.9. Only replace features that are missing or proven beyond repair with the same kind of materials. Replacement with a substitute material will be considered if the form and design of the substitute material is proven durable and conveys the visual appearance of the original material.

**Staff Comment:** The proposal will preserve distinctive architectural features of this building, such as the location of the recessed upper-story window openings with inset crosses above and the distinctive cornice. The proposal will retain both original pedestrian entrances to the halves of the building and both will continue to be utilized as primary entrances. Only replacement of non-historic materials is proposed. The visual appearance of the replacement windows has been designed to replicate the original windows as shown in a historic photo.

### **Façade Materials**

#### **Requirement**

- 2.11. Water proofing and water repellent coatings shall not be used unless there is evidence of past water retention.

- 2.12. Abrasive cleaning techniques, such as sandblasting, soda blasting, or high-pressure water wash shall not be used under any circumstances.
- 2.13. Facade cleaning methods that are considered to be gentle, non-abrasive methods such as a low pressure (100 psi or less) water wash shall be used.
- 2.14. Painting of currently painted masonry facades is allowed.
- 2.15. Painting of unpainted masonry facades shall not be allowed.
- 2.16. Mortar joints shall only be repointed where there is evidence of a moisture problem or when a substantial amount of the mortar is missing.
- 2.17. Mortar joints shall be cleared with hand tools. The use of electric saws and hammers to remove mortar can seriously damage the adjacent brick and are inappropriate.
- 2.18. Replacement mortar shall duplicate the original mortar's composition, color, texture, joint width, and joint profile.
- 2.19. When patching an area of historic brick wall, the new brick and mortar shall match the original brick and mortar in material, color, profile, dimension, and texture.

**Staff Comment:** The applicant has indicated that they will review the masonry façade of the building for signs of moisture damage or water infiltration. They have stated in their application materials that any work to clean or repair the masonry will be conducted in accordance with the requirements outlined for façade materials above.

**Fenestration – Windows:** Windows are an important character defining feature of existing buildings. Original windows can often be repaired instead of being replaced. Simple modifications, that are sensitive to the original fabric, can often be made to improve their thermal capacity.

**Requirement**

- 2.21. Original and historically significant windows shall be retained and repaired.
- 2.22. All decorative trim around the windows shall be retained, including lintels, pediments, moldings or hoods and if replacements are proven necessary, the original profile shall be replicated.

**Other Considerations**

- 2.27. Replacement windows will be considered if evidence is provided that significant numbers of the historical or original windows have been previously removed. A survey of the existing windows is required to document their condition and type.
- 2.29. When considering the replacement of historically significant windows, new windows shall be compatible in material, type, style, operation, sashes, size of lights and number of panes of the existing windows in that location.

- 2.31. Where true divisions are not possible, applied muntins, with an interstitial spacer will be considered. Applied muntins shall be installed on both sides of the glass.

**Staff Comment:** All original and historically significant windows on the front façade have been removed and replaced with the existing windows. These are now proposed to be replaced with aluminum windows designed to replicate the original profiles as closely as possible based on the historic photograph of the building.

It is unclear whether the windows at the rear façade are original. They are currently obscured by metal shutters at the first floor and metal grills at the second floor. These windows have exceptionally limited visibility due to the unique arrangement of adjacent buildings on the subject block and the orientation of the alley (see photos and site plan in appendix). The rear of the building is not visible from any public right-of-way and is only visible from a driveway to the rear of 16 4<sup>th</sup> Street South. The applicant is proposing to replace the existing rear windows with new aluminum windows which are compatible in material, type, style, operation, sashes, size of lights and number of panes of the existing windows. The applicant is proposing to repair and refurbish the metal shutters and metal grills including the hinges and hardware. Areas that have been previously infilled are proposed to be reopened with new doors and windows as well. The proposal for both front and rear window replacement meets the requirements and intent of the design guidelines.

#### **Fenestration – Entryways:**

**Requirement:**

- 2.34. Original or historically significant entryways and doorway configurations shall be retained.
- 2.35. Original or historic features of the entryway and storefront including trim and other architectural features shall be retained.
- 2.36. When replacement is proven necessary, a door style that is similar in material and design to that used originally shall be used. If historic photos or models are not available, the new replacement door shall be of simple design, with an open transparent glass panel and a transom.

**Advisory:**

- 2.40. If original entryways were altered, the preferred treatment is to restore them to their original condition based on historic photos or other evidence.

**Staff Comment:** No original doors or trim remain on the building. The two original front entry configurations would be retained. The new proposed doors are of a simple design with a transparent glass panel and a transom. The applicant has designed the entry based on the original condition shown in the historic photo, with the addition of a small recessed area in order to meet building code requirements.

### **Fenestration - Storefronts & Display Areas:**

#### **Advisory:**

- 2.49. If an original storefront has been altered, the preferred treatment is to restore them to their original condition based on historic photos or other evidence.

#### **Other Considerations:**

- 2.50. When the original design is not available through historic plans or photos for the replacement of a storefront, a contemporary profile will be considered, but existing original storefronts in the district should be as a reference for materials, scale, size of members and proportion.

**Staff Comment:** The original storefront has been altered and the applicant is proposing to restore the storefront to closely replicate its original condition based on a historic photo found which shows approximately one half of the storefront.

### **Roofs & Parapets:**

#### **Requirement**

- 2.62. The original building roofline including the cornice, parapet, and other elements shall be retained and not altered.

**Staff Comment:** The original building roofline will be retained as the cornice and parapet will not be altered. The coping may be replaced in-kind if the condition warrants replacement but this would not be a visible change from the public right-of-way and will contribute to the continued maintenance of the parapet and cornice.

The adopted *Design Guidelines for On-Premise Signs and Awnings* state that a Certificate of Appropriateness is required for sign or awning proposals that do not conform to the design guidelines. The proposal does not comply with the specific guidelines for wall signs, as discussed below. In determining whether to approve a Certificate of Appropriateness for a sign or awning proposal, the guidelines state that the HPC will consider special situations including building condition, building orientation, historic precedence and exceptional design proposals. The following guidelines apply to this proposal:

#### **Wall Signs:**

**Location.** Wall signs should be located between the first and second floor and should not be higher than fourteen (14) feet, except where the historic sign band is higher. Wall signs should not conceal architectural features or obstruct openings.

**Size.** Wall signs should be no more than two (2) feet high and thirty-two (32) square feet in area and should not extend outward from the building more than eight (8) inches.

**Materials.** Wall signs may be constructed of wood, metal, painted fiberglass or painted plastic.

**Installation.** Wall signs should be attached to the building through the mortar joints. If illuminated, a wall sign should be placed adjacent to or over a permanent mounting plate

for electrification. Electrical conduit and lighting fixtures should be attached to the top of the wall sign, and should not be attached to the building. Wall signs should not be painted directly on the surface of the building, except as part of the maintenance or restoration of an existing historic sign.

**Staff Comment:** The applicant is proposing two wall signs that are each 39 square feet in area. They would be installed approximately 17 feet above the adjacent grade. This location is clearly the historic sign band area. The wall signs would not conceal architectural features or obstruct openings. The signs proposed are 2 feet 2 inches in height. The applicant has indicated that they would be metal panel signs anchored to metal girts that would be attached to the existing wall through the mortar joints. This meets the guidelines for materials and installation. Considering this is clearly the historic sign band area, there is historic precedence for the size of signs proposed. Aside from the size requirements, the sign complies with the guidelines. Staff recommends that the 39 square foot signage panels be approved as proposed.

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

The following standards are 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.
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 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 building was originally constructed as a small commercial building and housed a variety of uses throughout the period of significance. The conversion of the building to an office space will require only minimal changes to the building and would not negatively impact defining characteristics of the building. The historic character of the building would be retained and preserved as no historic materials, with the exception of perhaps the rear windows, would be removed as part of this proposal. Staff does not find that the rear windows, if they are historic, characterize the property as they have no visibility from the public right-of-way and are currently mostly obscured. The new storefront windows, while designed to replicate the visual appearance of the historic storefront, will be differentiated by material to indicate that they are not the original windows. The proposed alterations would be undertaken in such a way that if removed in the future, the essential form and integrity of the property would be unimpaired. The certificate of appropriateness would be consistent with the recommendations in the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

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

The proposal conforms to all applicable regulations of the preservation ordinance and is consistent with the following applicable policies of the comprehensive plan:

**Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.**

- 8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.

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

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

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 proposal does not constitute destruction.

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

8. *The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.*

Evidence presented in the application submitted and the alterations proposed demonstrate that the applicant has made adequate consideration of the description and statement of significance of the Minneapolis Warehouse Historic District and the contribution of the subject building to the significance of the district.

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

This project would not require Site Plan Review.

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

The application submitted presents evidence that the applicant has adequately considered the applicable guidelines for rehabilitation and the recommendations for replacing missing historic features.

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 Minneapolis Warehouse Historic District based on the period of significance of 1865 to 1930. See findings 1-4 for more detailed analysis.

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

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

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

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

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by RSP Architects for the property located at 323 1<sup>st</sup> Avenue North in the Minneapolis Warehouse Historic District:

### A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow exterior modifications, subject to the following conditions:

1. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than August 25, 2017.
2. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

## ATTACHMENTS

1. BZH Map
2. Aerial map
3. C.1907 photo
4. Written description and findings submitted by applicant
5. Site plan
6. Floor plan
7. Building elevations
8. Window details and specification sheets
9. Photos
10. Correspondence

NAME OF APPLICANT

WARD



PROPERTY ADDRESS  
**323 1st Avenue North**

FILE NUMBER  
**BZH-28793**



323 1<sup>st</sup> Ave N



323 1st Ave N



Minnesota Historical Society - listed as c. 1902 but at least after 1906

## STATEMENT OF PROPOSED USE AND DESCRIPTION OF THE PROJECT

In 1902, 323 First Avenue North housed Jones Cohen and Head, a dry goods wholesale company. The building was originally constructed in tandem with 325 First Avenue North; although each was a separate building, the street side elevation was designed as a single façade. Subsequent renovations to the interior modified the masonry wall between the buildings to facilitate their use as a single structure and both buildings now share a single address.

Now part of the Minneapolis Warehouse District, the building has been renovated a number of times since the early twentieth century. Although there are few photos of the original façade, a portion of the building is visible in the left foreground in the attached photo of the Wyman Building. As pictured, the façade exhibits a number of characteristics typical of historic storefronts; the street-level elevation is primarily glass, organized into a base, middle and transom, whereas the second floor has much smaller windows more residential in character and scale. Like many of the buildings in the neighborhood, the brick portions of the façade include detailed articulation including corbelled cornices and units set to approximate dentil molding.



First Avenue North circa 1902

At some point, the original storefront and second story windows were removed. In a photo from the mid-1950's, the first floor storefront is no longer visible. The glass areas have been filled in with solid metal panels set above a brick base and the signage cornice is no longer present. Currently, the first floor glazed areas are commercial aluminum storefront and the second floor windows are fixed aluminum-profile units. Large awnings cover much of the transom areas of the first floor elevation.





Griffith Real Estate, LLC (GRE) has an executed purchase agreement for 323 First Avenue North, with a scheduled closing date of August 14, 2015. GRE is planning to convert the building to an office-related use and is interested in modifying the exterior envelope to improve the overall aesthetic and restore the historic fabric uniquely characteristic of the Minneapolis Warehouse District. The improvements will retain the historic orientation of pedestrian access from the street side, with secondary support use occurring at the rear alley side of the building.

The proposed scope of work is outlined below and is organized into three sections; Street Façade, Rear Façade and Overall Repair/Improvements. Additionally, a detailed documentation of scope can be found in the drawings and specifications submitted with this application.

**Street Façade:** All existing windows and doors on both first and second floor will be removed, as will the first floor awnings. The masonry base will also be removed to allow for installation of a new storefront system. The proposed system is comprised of prefinished aluminum frames having profiles reflective of those typical at the time the building was constructed. For improved thermal performance, the framing system is thermally broken and will utilize clear insulated glass units with a non-reflective low emission coating. The storefront configuration includes large fixed windows atop low wall base, topped by a transom level to the underside of second floor. Proposed mullion locations are intended to be representative of the original storefront, to the extent that this can be determined from the photographs available. Where mullion placement cannot be accurately determined, the proposed configuration is intended to be compatible with historic windows from the time of the building's original construction.

At the first floor, both existing entrances will be retained. In part, this is reflective of the fact that the building was originally constructed as two separate structures, each with its own street entrance. However, there are also two different first floor levels due to the sloping grade outside the building; retaining both existing entrances allows for access to each of the floor levels independently. (Additional accommodations will be made at the interior of the building to provide accessible transitions between floor levels.)

At the second floor, the existing windows will be replaced with fixed units representative of single hung windows. The framing system will be similar to that used at the first floor, in terms of color, thermal performance and glazing.

In addition to the above work, a horizontal band intended to represent the original signage cornice will be reinstalled between first and second floors. The location and detailing of this have been coordinated with the existing painted band of masonry that runs across 323 and continues to the adjacent façades.

**Rear Façade:** At the rear façade, the first floor existing bar service area will be removed. The solid infill at the original window openings on both floors is also planned for removal where this has been determined to be feasible. The openings will be fitted with new doors and fixed windows similar to those installed on the street façade. Additionally, the intent is to repair and refinish the existing metal shutters, including hinges and hardware. It should be noted that the feasibility of this will require further assessment once the selective demolition work is undertaken in this area.



In addition to work on the rear façade, the existing steel framed stair treads from second floor will be removed and replaced with code-compliant, metal treads. The existing stair railing will also be modified to add a code-compliant guardrail on the open side.

The existing mechanical equipment and screen wall will be removed to open up more of the rear courtyard to use by future building occupants.

**Overall Repair/Improvements:** As part of the overall project scope, the masonry façade will be reviewed in detail for signs of moisture damage or water infiltration. All work to clean and/or repair the masonry will be conducted in accordance with the requirements outlined in the Minneapolis Warehouse Historic District Design Guidelines.

The project scope also includes the review of the existing parapet and coping profile at the street façade. Should it prove necessary to replace the existing coping, a new metal coping with an appropriate profile and finish will be installed.

Griffith Real Estate, LLC is also in discussions with the Public Works Department to coordinate replacement of the existing sidewalk on First Avenue. No alterations to tree locations, parking meters or post-mounted signage are planned. However, the sidewalk grades will be modified slightly at the two building entrances so as to provide an accessible entrance in compliance with applicable codes.



## STATEMENT OF APPLICABLE FINDINGS

The applicant's statements addressing the required findings are as follows:

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.

Applicant's Statement: As the result of numerous renovations, 323 First Avenue North has lost much of the architectural character for which the Minneapolis Warehouse District is recognized. While most of the masonry façade is intact, the street level storefront currently in place has been installed with little regard for historical precedent. Further, the current storefront rests atop a brick base that replaced the metal panning originally utilized. The proposed alteration to the front façade will remove previously installed materials that are notably out of character and misaligned with the architectural significance of the historic district. These materials will be replaced with contemporary systems designed to better reflect the original character in dimension, finish and scale. As such, the proposed alteration significantly improves the compatibility of this property with the criteria and significance for which the Minneapolis Warehouse Historic District was designated.

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

Applicant's Statement: We understand that 323 First Avenue North is not a designated property; as such, we believe that Finding #2 does not apply to this application.

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

Applicant's Statement: Pursuant to comments related to Finding #1, the proposed alteration to 323 First Avenue North has intentionally been designed to ensure the continued integrity of the Minneapolis Warehouse Historic District through the use of materials, scale and architectural details compatible with the historic character for which the district was designated.

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 alternation with the applicable design guidelines adopted by the commission.

Applicant's Statement: The proposed alteration to 323 First Avenue North has been designed in a manner consistent with the Minneapolis Warehouse Historic District Design Guidelines with respect to Part II: Design Guidelines for Existing Buildings. In addition to General Guidance, careful attention has been given to those sections titled Façade Materials, Fenestration, Roofs & Parapets, and Accessory Structures.



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.

Applicant's Statement: The Standards for the Treatment of Historic Properties includes recommended guidelines for the design of missing historical features. In that there is little photographic or physical evidence depicting the façade as originally constructed, the proposed alterations to 323 First Avenue North include new windows and storefront designed to be compatible with the historic character of the building. This design direction has been determined by reviewing other photos and existing structures from the same time period.

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.

Applicant's Statement: Pursuant to comments related to Findings #1-5 above, the proposed alteration to 323 First Avenue North is in alignment with applicable regulations and guidelines and is consistent with the applicable policies of both the comprehensive plan and the small area plans adopted by the city council. In particular, the proposed alterations support the ordinance objective to "promote the recognition, preservation, protection and reuse of landmarks, historic districts, conservation districts, and historic resources."

7. The destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.

Applicant's Statement: Not Applicable.

The applicant's statements finding that alterations are proposed in a manner that demonstrates adequate consideration of applicable documents and guidelines are as follows:

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

Applicant's Statement: The Minneapolis Warehouse Historic District was designated as such because of its architecture. The proposed alterations to 323 First Avenue North are intended to improve the building by modifying its facades in a manner that is in keeping with the historic character of the district. In this manner, the alterations have been developed in consideration of the original designation upon which the Minneapolis Warehouse Historic District was based.



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

Applicant's Statement: Not Applicable.

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

Applicant's Statement: The proposed alterations to 323 First Avenue North have been developed through careful review of the Standards for the Treatment of Historic Properties, especially those sections titled Design for Missing Historic Features. Additional consideration has been given to sections titled Protect and Maintain where they relate to recommended practices for maintaining or repairing masonry, parapets and cornices and other original features still present in the building.

The applicant's statements addressing the findings involving a property within a historic district are as follows:

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

Applicant's Statement: The proposed alterations to 323 First Avenue North are a notable improvement to the current state of the building when measured against historic integrity. When completed, these alterations will further ensure the ongoing significance and integrity of other contributing properties by adding to the concentration of appropriately designed buildings within the district.

12. Granting a 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.

Applicant's Statement: Pursuant to comments related to Finding #11, the proposed alterations to 323 First Avenue North will improve not only the façade of 323, but also the overall character of the streetscape and adjacent buildings. As such, the alterations are very much in alignment with the spirit and intent of the ordinance.

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.

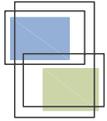
Applicant's Statement: The proposed alterations to 323 First Avenue North do not affect other resources within the district. As such, granting a certificate of appropriateness will not be injurious to the integrity or significance of, nor impede the preservation of surrounding resources.











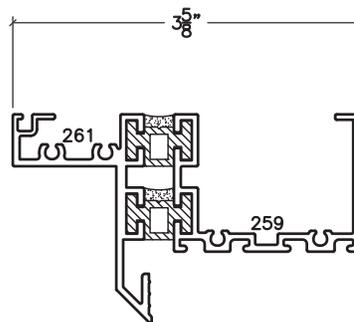
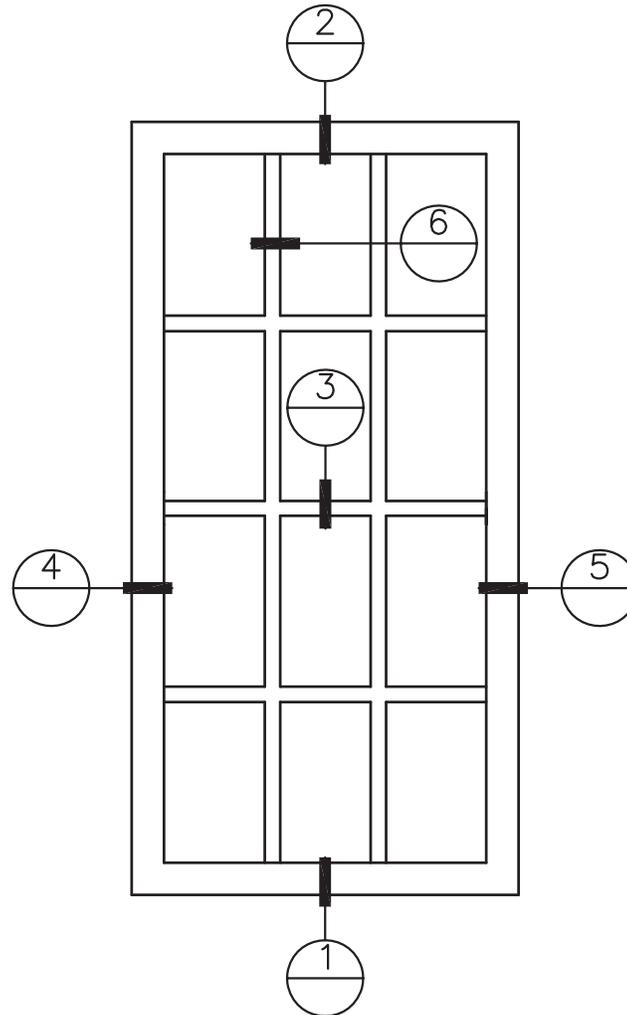
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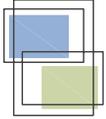
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**964**

**TYPE**  
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**SECTION**  
**8.2.1**



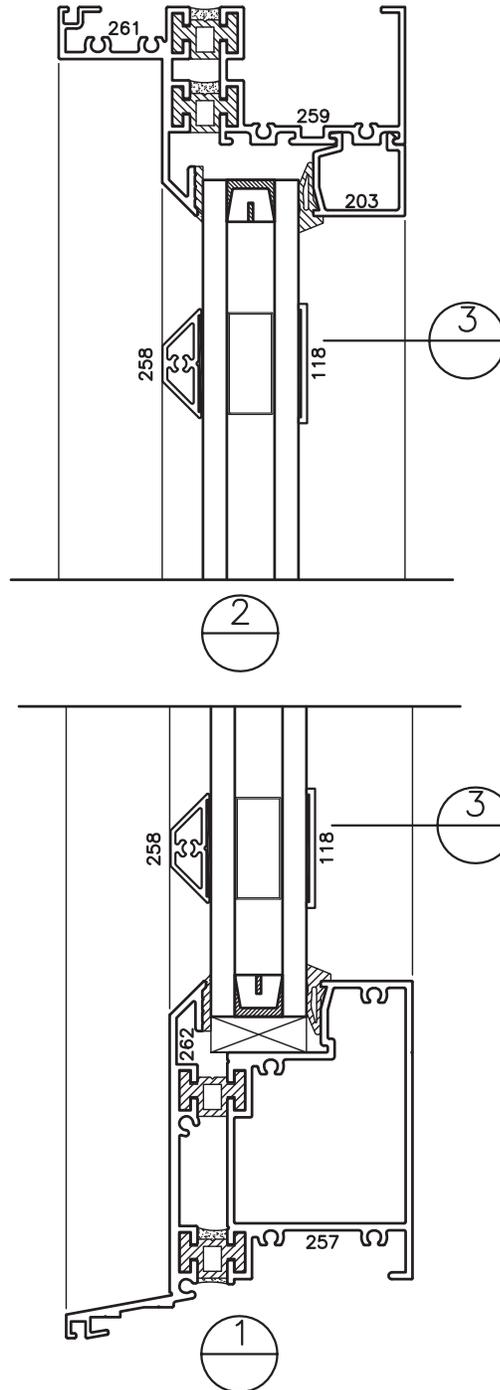
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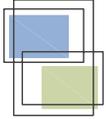
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**TYPE**  
**HISTORIC FIXED (SINGLE PLANE)**

**SECTION**  
**8.2.2**



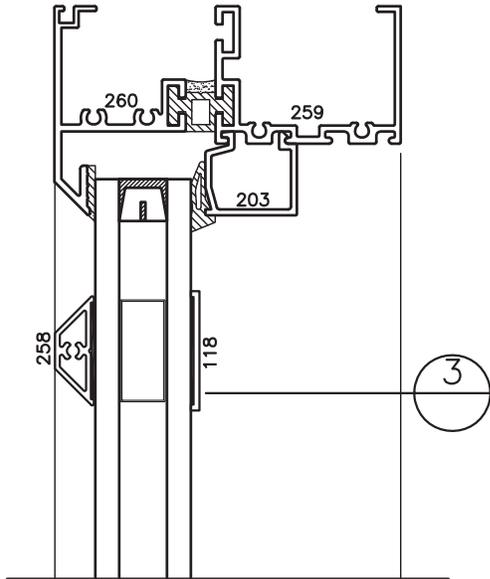
NOTE:  
SEE MISC. OPTIONS FOR  
ADDITIONAL MUNTIN PROFILES.



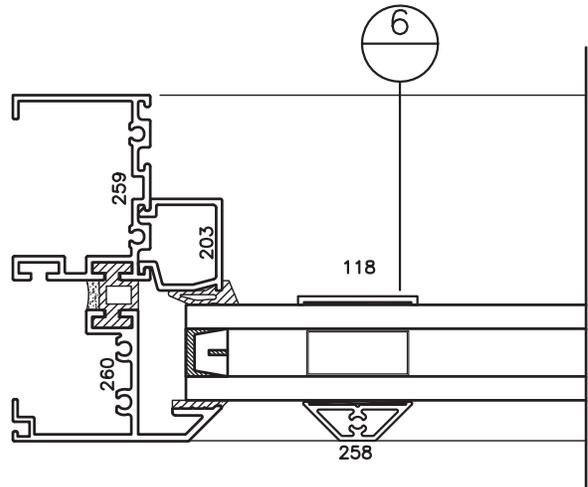
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**TYPE**  
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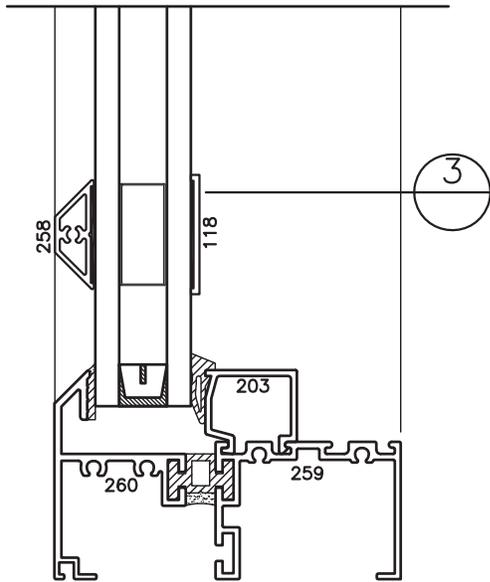
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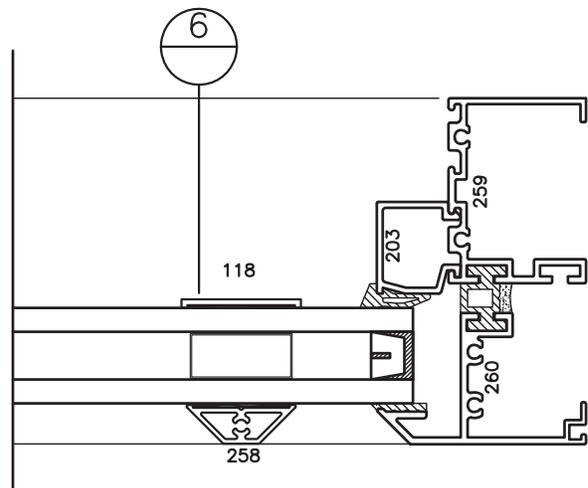
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## Michael Mireau

---

**From:** Linda Morrissey  
**Sent:** Tuesday, July 28, 2015 9:53 AM  
**To:** jacob.frey@minneapolismn.gov  
**Cc:** Steiner, Lisa (Lisa.Steiner@minneapolismn.gov); griffmn@gmail.com; Michael Mireau  
**Subject:** Notice of Historic Preservation Application

Dear Councilmember Frey,

RSP Architects, Ltd. will be submitting a Heritage Preservation Application for a Certificate of Appropriateness to Lisa Steiner, City Planner, on Tuesday, July 28, 2015. The application is related to proposed alterations to the building located at 323 First Avenue North in the Minneapolis Warehouse Historic District. RSP is preparing the application on behalf of Griffith Real Estate, LLC (GRE). GRE has an executed purchase agreement for the property with a scheduled closing date of August 14, 2015. In that the submittal date precedes the closing, the documents submitted with our application will include a letter of support from the current property owner.

Most recently used as a bar, 323 First Avenue North would be converted to an office-related use under the current project scope. The First Avenue façade of the building has been significantly modified at least twice since originally constructed. Minor modifications have been made to the alley side of the building as well. As a result of these renovations, the street-level storefront system and all of the original windows have been replaced with systems no longer reflective of or compatible with the historic character of the building. We are proposing to replace the current windows and storefront with contemporary materials designed to be compatible architecturally in terms of scale, dimension and color. Additional interior modifications will also be completed; however, these changes are outside the jurisdiction of the Heritage Preservation Commission and as such, are not included in our submittal.

Please feel free to contact me at 612-743-5715 should you have questions regarding our application.

Sincerely,

**Linda Morrissey, AIA**  
**RSP ARCHITECTS**  
1220 Marshall Street N.E.  
Minneapolis, MN 55413  
612.677.7100 main  
612.677.7196 direct  
612.743.5715 cell  
[rsparch.com](http://rsparch.com)

## Michael Mireau

---

**From:** Linda Morrissey  
**Sent:** Tuesday, July 28, 2015 9:56 AM  
**To:** info@thedmna.org  
**Cc:** Steiner, Lisa (Lisa.Steiner@minneapolismn.gov); griffmn@gmail.com; Michael Mireau  
**Subject:** Notice of Historic Preservation Application

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