

Department of Community Planning and Economic Development  
Planning Division

**Certificate of Appropriateness**  
BZH-26848

**Date:** June 21, 2011

**Applicant:** Scottish Rite Building and Museum Foundation

**Address of Property:** 2011 Dupont Avenue South

**Project Name:** Scottish Rite Temple Elevator and Entry Addition

**Contact Person and Phone:** Randall Hamborg, 952-871-1500

**Planning Staff and Phone:** Chris Vrchota, 612-673-5467

**Date Application Deemed Complete:** June 3, 2011

**Publication Date:** June 14, 2011

**Public Hearing:** June 21, 2011

**Appeal Period Expiration:** July 1, 2011

**Ward:** 7

**Neighborhood Organization:** Lowry Hill Neighborhood Association

**Concurrent Review:** N/A

**Attachments:** Attachment A: Materials submitted by CPED staff –

- 350' map

Attachment B: Materials submitted by Applicant –

- Notification letter to Council Member and Neighborhood Organization. (B-1 – B- 2)
- Application (B-3 – B-4)
- Project Narrative (B-5 – B-8)
- Site plan and drawings (B-9 – B-13)
- Photos (B-14 – B-20)

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Fowler Methodist Church, Circa 1908  
Source: Minnesota Historical Society

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Fowler Methodist Episcopal Church, aka The Scottish Rite Temple, Present Day  
Source: Applicant

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<b>CLASSIFICATION:</b>	
Individual Landmark	Fowler Methodist Episcopal Church/Scottish Rite Temple
Period of Significance	1895-1907
Criteria of significance	Architecture; Master Architects
Date of local designation	1986
Applicable Design Guidelines	Secretary of Interior Standards for Treatment Rehabilitation

<b>PROPERTY INFORMATION</b>	
Current name	The Scottish Rite Temple
Historic Name	Fowler Methodist Episcopal Church
Current Address	2011 Dupont Avenue S
Historic Address	2001-2013 Dupont Avenue S
Original Construction Date	1894- Original Chapel (now mostly obscured) 1906- Main Church
Original Contractor	G.L. Robinson
Original Architect	Warren W. Hayes- Chapel Harry Wild Jones- Main Church
Historic Use	Church, Fraternal Organization
Current Use	Fraternal Organization
Proposed Use	Fraternal Organization

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**BACKGROUND:**

The Fowler Methodist Episcopal Church, now known as the Scottish Rite Temple, was originally designed by locally prominent architect Warren W. Hayes in 1894, 5 years prior to his death. The original construction was a small chapel designed by Warren Hayes, most of which is now obscured. The large principal church structure seen today was completed in 1907 and was designed by another prominent local architect, Harry Wild Jones.

The building is designed in the Richardsonian Romanesque style. It is faced with pink jasper. There are several leaded stained glass windows on the principal facades of the building, with red granite used for accent trim, primarily around doors and windows.

Two significant additions have been made since the completion of the main church- a stone and brick addition (38'x120') on the east side of the building in 1919, and a further addition (41'x 80') on the SE side of the original addition in 1948. Both additions are primarily constructed from yellow brick, significantly different from the pink jasper used in the construction of the original church.

The Scottish Rite acquired the building in 1915 and has owned, operated and maintained it since that time.

**SUMMARY OF APPLICANT'S PROPOSAL:**

The Applicant is proposing to construct a small entry and elevator addition on the south side of the building. The addition would face an existing parking lot. The primary intent is to provide ADA compliant access to the floors of the building. The addition would be placed between the original structure and the additions. Structural modifications would be limited to the additions- structural alterations would be made to the original building.

**PUBLIC COMMENT:**

No public comment had been received by the time of publication.

**CETIFICATE OF APPROPRIATENESS:** Certificate of Appropriateness for an elevator and entry addition.

***Findings as required by the Minneapolis Preservation Code:***

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

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

The Fowler Methodist Episcopal Church is significant for its representation of the Richardsonian Romanesque style of architecture, and for its association with two locally prominent architects, Warren H. Hayes and Harry Wild Jones.

The Applicant is proposing to construct a modest entry and elevator addition on the south side of the property. (See Appendix B-12.) The addition would be located on a side façade in a recessed area that currently serves as a trash enclosure. The addition itself has a relatively simple design. The tallest portion would be 30 feet tall, matching the existing building addition to the north. This tallest portion of the addition would be fully inset into the alcove, significantly limiting the visibility. The most forward portion would be a 10.5' tall canopy supported by three columns. This would provide a sheltered entrance from the adjacent parking lot.

The primary material used on the addition would be broken block. (A material sample will be available at the public hearing.) The block would be reddish in color, close to the color of the granite used for accent material on the church structure. The color and material would tie back to the original building while remaining different enough to be recognizable as a modern addition. The alteration would be compatible with and continue to support the criteria and period of significance for which the landmark was designated, based on the proposed design, location and material choices.

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

The building is significant for its architecture and its representation of the joint work of two locally significant architects. The proposed addition would not have a significant impact on the appearance or design of the original structure. The most significant impact would be made to the 1919 addition to the building. The area of the proposed work is on a non-primary, non-character defining elevation, and is confined to a recessed alcove, which would further limit the visibility of the addition. The design of the addition is compatible

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with the original building. The alteration is compatible with and supports the exterior designation in which the property was designated.

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

Both the City of Minneapolis' Heritage Preservation Regulations and the National Register of Historic Places identify integrity as the authenticity of historic properties and recognize seven aspects that define a property's integrity: location, design, setting, materials, workmanship, feeling and association. Based upon the evidence provided below, the proposed work would impact but not impair the integrity of the landmark.

*Location:* The Applicant is not proposing to change the location of the structure, thus the project will not impair the landmark's integrity of location.

*Design:* The proposed addition is largely recessed into an alcove between the original structure and two later additions. The portion that projects the furthest forward is a canopy supported by three columns, with the words "Scottish Rite Temple" on the front. The addition is proposed on a non-primary, non-character defining elevation. The proposed addition is designed in a complimentary manner, and there would be no impact on the character defining facades, which face Dupont Avenue South and Franklin Avenue South.

It appears that one original window opening on the back curve of the tower would be enclosed and possibly in-filled through the construction of the addition. This would have a slight impact on the integrity of design. The proposed work would have limited impact on the integrity of design.

*Setting:* The addition faces an existing surface parking lot. The small addition is largely recessed into an area between the original building and two later additions. The proposed work would not have an impact on the integrity of setting.

*Materials:* The primary material proposed for the addition is broken block, somewhat similar in appearance to the block used in the original construction. It would be reddish in color, similar to the granite used for accent on the original building. The only material removed on the existing building would be two non-original windows on the 3<sup>rd</sup> story of the 1919 addition and some common yellow brick.

The Applicant is proposing to install an aluminum and glass curtain wall in the entry. The aluminum would be finished in a dark bronze color to match the flashing used on the edges of the proposed addition. The columns under the entry canopy, which would be non-structural, are proposed to be painted fiberglass. While there are aluminum windows in the both the original building and the addition, original windows on the structure were likely wood. Fiberglass is not a material that would have been used for the construction of columns during the period of significance. The proposed addition would have an impact on the integrity of materials.

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*Workmanship:* The proposed addition would primarily impact two additions to the original building. The addition would not require the removal or alteration of any distinct decorative or character defining elements on the building. The proposed addition would not have an impact on the integrity of workmanship.

*Feeling:* The addition would have limited visibility from the public right of way, and is designed in a manner that is complimentary to the original building. However, there is a concern that the new entry may become the new primary entry into the building. Shifting the primary entry to a side elevation facing a parking lot and away from the original entries facing the streets could have an impact on the integrity of feeling.

*Association:* The addition would not require any alterations to the original structure, and thus would not have an impact on its association with Warren Hayes or Harry Wild Jones. The project will not impair the property's integrity of association.

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

The Heritage Preservation Commission has not adopted individual design guidelines for the Fowler Methodist Episcopal Church.

- (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 Secretary of the Interior's Standards for Rehabilitation are most applicable to the proposed project.

Standard #1 states: "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 Scottish Rite has occupied the site since 1915, just 8 years after the church was completed. The proposed addition is primarily intended to provide elevator access to the building for the aging members of the Scottish Rite. The proposed addition would not result in the alteration of any defining characteristics of the building and is in keeping with this standard.

Standard #2 states: "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." The proposed addition is on a non-character defining elevation, and would not require the removal or alteration of any exterior character defining features, though it might on the interior. The addition would have very limited visibility from the public right-of-way, and is designed in a complimentary manner. The proposed work is in keeping with this standard.

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Standard #9 states: “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.” The addition would not destroy any historic materials that characterize the property. The addition would use materials that are complimentary to the original, yet different enough to be distinguishable as an addition. The addition is compatible with the massing, size, scale and features of the original building. The proposed addition is in keeping with this standard.

Standard #10 states: “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 proposed addition is relatively small, and is recessed into an alcove between buildings. The addition would require the removal of minimal amounts of material, including common yellow brick and two non-original windows. A third window would remain on the 3<sup>rd</sup> story adjacent to the location where the two windows would be removed, and could be used to guide future restoration in the event that the elevator addition were removed. It may be possible that the addition be removed in the future without impairing the essential form and integrity of the historic property.

In addition to the Standards for Rehabilitation, there are several Guidelines for Rehabilitation that address specific types of work. The following Guidelines for New Additions apply to the proposed work:

“Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed. Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building. Designing new additions in a manner that makes clear what is historic and what is new. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.”

The proposed addition would be constructed in a way that limits the loss of historic materials and would not obscure, damage or destroy any character-defining features. The proposed addition is on a non-primary, non-character defining elevation, located between the original building and two later additions. The tallest portion of the building is equal in height to the 1919 addition and shorter than the original building. The addition is modest in size and is limited in scale in relation to the historic building. The proposed addition is clearly differentiated from the original through the design and the use of materials.

Regarding alterations to meet accessibility requirements, the Guidelines recommend: “Identifying the historic building's character defining spaces, features, and finishes so that accessibility code-required work will not result in their damage or loss.” The proposed

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addition does not appear to have an impact on any character defining features on the exterior of the building. The designation study does mention some interior spaces, and the resolution designating the property does not specify that the designation is for the exterior only. In light of this, staff is recommending a condition of approval stating that the Applicant shall provide floor plans and photos of impacted interior spaces to ensure that character defining interior spaces will not be affected.

- (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 proposed alterations are considered a major alteration and require a Certificate of Appropriateness application.

As conditioned, the project would comply policy 8.1.1 of The Minneapolis Plan, which states: "Protect historic resources from modifications that are not sensitive to their historic significance."

Policy 2.3.5 states: "Continue to enforce standards for building placement and design based primarily on the needs of pedestrians." The proposed addition is on a side elevation, facing a parking lot. While it would not require the alteration of any primary facades, it does require anyone with accessibility needs arriving by means other than a vehicle to move around to the side of the building. The location of the proposed addition would primarily serve automobiles.

***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:***

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

The Applicant submitted a brief statement outlining how they feel the addition meets the applicable findings and the Secretary of the Interior's Standards for rehabilitation (see Appendix B-8.) The Applicant stated that the proposed addition would meet these requirements partially because the work would not impact the original portion of the building, and would therefore have no impact the association of the building with Warren Hayes and Harry Wild Jones.

The proposed addition would indeed have little impact on the original design of the building. However, the Applicant has not illustrated the potential for impact on any interior spaces and has not fully demonstrated how or why the proposed design and materials demonstrate adequate consideration for the description and statement of significance in the original nomination.

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

The proposed addition may trigger site plan review requirements for the parking lot on the adjacent parcel. This work would not have an impact on the historic building. The Applicant is working with Minneapolis Development Review and CPED-Zoning staff on site plan review requirements.

**(9) *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 Applicant submitted a brief statement saying that they believed the proposal was in keeping with the Secretary of the Interior's Standards for rehabilitation (see Appendix B-8.) The Applicant did not specifically address any of the Secretary of the Interior's Standards.

## **STAFF RECOMMENDATION**

CPED-Planning staff recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the Certificate of Appropriateness for an elevator and entry Addition with the following condition(s):

1. The Applicant shall provide full floor plans showing the pattern of movement through the building from the accessible entry.
2. The Applicant shall provide photos of the interior spaces and finishes to be affected by the proposed work.
3. CPED-Planning shall review and approve the final site plan, floor plans, elevations, finishes and materials.
4. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>
5. The Applicant shall obtain all other necessary City approvals prior to the commencement of work.
6. The Certificate of Appropriateness approvals shall expire if not acted upon within one year of approval, unless extended by the Planning Director in writing prior to the one-year anniversary date of the approvals.

**Attachment A:** Submitted by CPED staff

**Attachment B: Materials submitted by Applicant**