

**CITY OF MINNEAPOLIS
CPED – PLANNING DIVISION
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

FILE NAME: 101 5th Street South, First National Bank – Soo Line Building, Individual Landmark

DATE OF APPLICATION: July 22, 2008

APPLICANTS: Charlene Roise, Hess, Roise and Company, (612) 338-1987

PUBLICATION DATE: September 10, 2008

DATE OF HEARING: September 16, 2008

END OF APPEAL PERIOD: September 26, 2008

HPC SITE/DISTRICT: Individual Landmark

CATEGORY: Contributing

CLASSIFICATION: Certificate of Appropriateness

STAFF INVESTIGATION AND REPORT: Molly McCartney, (612) 673-5811

A. SITE DESCRIPTION & BACKGROUND:

A Minneapolis Landmark, the Soo Line Building, was designated by the City in 1996 and earlier this year was listed on the National Register of Historic Places. The proposed rehabilitation project is also seeking federal tax credits as part of the project.

At the time of its completion in 1915, the First National Soo Line Building was the tallest building in Minneapolis. Standing nineteen stories tall, it represented a symbol of corporate wealth and civic pride in Minneapolis. The building was a collaboration between two Minneapolis companies: the First National Bank and the Minneapolis, St. Paul, and Sault Ste. Marie Railway (the Soo Line), for their corporate offices. Heavily influenced by the 1893 World's Columbian Exposition in Chicago, architect Robert Gibson used techniques from the Les Ecole des Beaux-Arts to design the Soo Line Building. Representing a return to classicism in architecture, the Soo Line Building stands out as one of the few tall buildings to incorporate Second Renaissance Revival details. The building has a rectangular form at the first three floors and then separates into a U-shape that continues to the top, with the sixteenth through nineteenth floors are the capital.

The building's exterior is clad in grey granite on the first three floors, with terra cotta being the primary material on the rest of the building's primary façades, or north, east, and west facades. The southern or rear façade is clad in brick. The primary facades have a consistent window pattern with replacement storefronts on the first floor and large non-original windows on the second and third floors. The second floor also has a significant amount of non-original louvers. The fourth through eighteenth floors have groups of three windows in the bays and in between with end bays marked with double windows. The eighteenth story has arched windows openings in most of the bays.

The building has had a number of alterations that affect its architectural integrity including a second story skyway addition, window and louver replacement, alterations to the storefronts and interiors.

Staff is asking for a continuance of one cycle to the September 30, 2008 HPC meeting in order to request additional information of the applicants related to the proposed exterior changes.