

Department of Community Planning and Economic Development
Planning Division

Certificate of Appropriateness
BZH-26826

Date: May 17, 2011

Proposal: Certificate of Appropriateness for a building addition and restoration of a contributing resource in the Harmon Place Historic District.

Applicant: Shea, Inc.

Address of Property: 1201 Hennepin Avenue

Project Name: Lund's Grocery Store

Contact Person and Phone: Gregory Houck, 612-339-2257

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

Date Application Deemed Complete: April 28, 2011

Publication Date: May 10, 2011

Public Hearing: May 17, 2011

Appeal Period Expiration: May 27, 2011

Ward: Ward 7

Neighborhood Organization: Citizens for a Loring Park Community

Concurrent Review: N/A

Attachments: Attachment A: Materials submitted by CPED staff –

- 350' map (A-1)
- Harmon Place Historic District Map (A-2)

Attachment B: Materials submitted by Applicant

- Letter requesting continuance (B-1)

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**Front of Subject Property- Present Day
Photo Submitted by Applicant**

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CLASSIFICATION:	
Local Historic District	Harmon Place Historic District
Period of Significance	1907-1930
Criteria of significance	Broad patterns of economic history (automotive industry in Minneapolis); Architecture
Date of local designation	2001
Applicable Design Guidelines	Harmon Place Historic District Design Guidelines, Secretary of Interior Standards for Treatment of Historic Properties

PROPERTY INFORMATION	
Current name	Billy Graham Evangelical Center
Historic Name	Reno Motor Company Building
Current Address	1201 Hennepin Avenue
Historic Address	1201 Hennepin Avenue
Original Construction Date	1912
Original Contractor	C.P. Johnson & Sons Co.
Original Architect	Long, Lamoreaux and Long
Historic Use	Commercial
Current Use	Commercial
Proposed Use	Commercial

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BACKGROUND:

Constructed in 1912 on the corner of 12th and Hennepin, the Reno Motor Company building is a three-story, flat-roofed concrete building clad in grayish-tan brick. One of the earliest automotive buildings remaining on Hennepin Avenue, this Long, Lamoreaux and Long designed building features a fine terra cotta cornice with paired brackets at the roofline, a terra cotta cornice between the first and second stories, and terra cotta molding around the windows on the upper floors. The building originally had stone storefronts at street level. The building housed a number of automobile showrooms before it was converted into offices in 1950 according to plans prepared by Liebenberg and Kaplan. The original windows of the 66'x 140' building have been filled in at the first story and altered at the second and third, but their original division is evident at the upper stories. A brushed aluminum canopy wraps around the brick clad corner pier. Despite blocking of windows, much of the original Long, Lamoreaux and Long design is intact.

In June of 2005, the Heritage Preservation Commission approved a Certificate of Appropriateness for the rehabilitation of the subject property and the construction of an addition on the adjacent lot to the west to facilitate the conversion of the building to use as a grocery store. These approvals were never acted upon and have since expired.

SUMMARY OF APPLICANT'S PROPOSAL:

The Applicant is again proposing to rehabilitate the subject property, which is a contributing resource in the Harmon Place Historic District. Proposed restoration work on the original building includes installing new storefronts and windows where they have been previously in-filled on the first and second stories, re-installation of pre-cast concrete cladding, and cleaning of the original brickwork.

The Applicant is also proposing again to construct an addition to the building on the surface parking lot on the adjacent parcel. While this parcel is not located in the Harmon Place Historic District, review of the proposed addition falls under the purview of the Heritage Preservation Commission because it will be attached and require alterations to a contributing property in the district.

After this item was scheduled for a public hearing, the Applicant received feedback from the Committee of the Whole regarding some design issues with the project. The Applicant has requested that this item be continued at least one cycle to allow them time to modify the proposed plans.

RECOMMENDATION:

Staff recommends that this item be **continued** to the June 7, 2011 Heritage Preservation Commission meeting.