

**Department of Community Planning and Economic Development**  
Demolition of a Historic Resource  
BZH-27875

**Proposal:** Demolition of a Gluek Brewing Tied House

**Applicant:** Currie Park Development, LLC (Robert Kueppers), 612-332-2561

**Address of Property:** 1500 6<sup>th</sup> Street South

**Planning Staff:** Aaron Hanauer, Senior City Planner, 612-673-2494

**Date Application Deemed Complete:** August 16, 2013

**Public Hearing:** September 10, 2013

**Appeal Period Expiration:** September 20, 2013

**Ward:** 2

**Neighborhood Organization:** Cedar Riverside

**A. BACKGROUND**

In November 2011, the Community Planning and Economic Development (CPED) Department informed Fine and Associates that a demolition of the Gluek Brewing tied house at 1500 6<sup>th</sup> Street South would require a Demolition of Historic Resource application because it may meet at least one of the local designation criterions. In August 2012, the applicant submitted a Demolition of Historic Resource application with a historic analysis that stated that the Gluek Brewing tied house was not eligible for heritage designation.

The Heritage Preservation Commission (HPC) originally heard the Demolition of Historic Resource application for the building at 1500 6<sup>th</sup> Street South at their September 24, 2012, meeting. In the staff report, CPED stated that more information was needed to make an informed decision on the demolition permit and recommended that the HPC continue the application two cycles to allow the applicant to complete more research on Gluek tied houses in Minneapolis. The Commission unanimously upheld staff's recommendation (7-0). The direction given to the applicant at the September 24, 2012, meeting was to complete a comprehensive study of the 86 Gluek Brewing tied houses that existed in Minneapolis in 1908. More specifically, it was requested that the applicant provide the date built and address of the tied houses they were able to identify and an image of existing buildings.

The Heritage Preservation Commission heard the continued Demolition of Historic Resource application at their November 5, 2012, meeting. For this review, the applicant submitted a supplemental report, provided additional analysis on the Gluek tied houses near the subject property, and provided more

information on how the Gluek tied house at 1500 6<sup>th</sup> Street South does not meet local designation criteria. However, the applicant did not complete the comprehensive study of the Minneapolis Gluek tied houses that was requested by the HPC. At the November 5, 2012, HPC meeting, CPED recommended that the HPC deny the demolition of historic resource application, establish interim protection, and direct the Planning Director to prepare or cause to be prepared a designation study. The HPC upheld CPED's recommendation on a 6-2 vote.

On November 15, 2012, Currie Park Development, LLC filed an appeal of the decision of the HPC to deny the demolition. On December 10, 2012, the Zoning and Planning Committee heard the appeal and voted to grant the appeal in part, to move the Gluek Brewing tied house to 1527 6<sup>th</sup> Street South as defined in Section 599.110 of the Minneapolis Code of Ordinances, but not to raze the building (599.110 defines demolition as the act of moving or razing a building including the removal or enclosure of sixty (60) percent or more of the structure). The Zoning and Planning Committee also added a condition that the applicant shall submit a site plan application for the new location, 1527 6<sup>th</sup> Street South, subject to administrative approval by staff. On December 14, 2012, the City Council approved the Zoning and Planning Committee's recommendation.

The applicant submitted a site plan review application on January 23, 2013, for the moving of the tied house building from 1500 6<sup>th</sup> Street South to 1527 6<sup>th</sup> Street South. CPED approved the administrative site plan review application on April 12, 2013. On August 12, 2013, however, Currie Park Development LLC informed CPED that they are not able to complete the move due to an inability to come to an agreement with the neighboring property owner, Sherman & Associates. The property at 1527 6<sup>th</sup> Street South is an interior lot that is 1,870 square feet (27.5 feet wide by 68.1 feet deep), which is slightly larger than the building footprint (1,550 square feet, 25.4 feet wide by 61 feet deep). Sherman & Associates owns all of the adjacent property (1517 6<sup>th</sup> Street South and 620 16<sup>th</sup> Avenue South). Given the proposed tight fit of the building on the lot, the applicant would have needed temporary use of the neighboring properties.

## **B. DESCRIPTION**

The two-story building at 1500 6<sup>th</sup> Street South is located in the Cedar Riverside Neighborhood. Built in 1903 as a Gluek saloon, the original structure including the basement, has approximately 4,500 square feet of floor area (without the basement the building is 3,100 square feet). The brick building has two primary facades - south and west which share many architectural details, including decorative horizontal banding that spans both walls<sup>1</sup>. The south elevation contained the original saloon entry (southwest corner). Although not original, the window on the south elevation resembles the original configuration with a tripartite transom window. The building also maintains the decorative brick work including the lintels and cornice. The east face of the building contains a large 1970s mural reflecting its use as a coffee house and jazz venue - the Rainbow Gallery<sup>2</sup>.

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<sup>1</sup> Hess, Roise and Company. Attachment to Application for Demolition of a Historic Resource, August 16, 2012.

<sup>2</sup> *ibid*

An enclosed courtyard is located between the north side of the building and a garage addition. The garage and courtyard walls are constructed with concrete block, the garage and courtyard wall along Fifteenth Avenue contain a brick veneer, sympathetic to the design of the original construction<sup>3</sup>.

The interior of the first and second floors have been altered. Originally the building was designed to have the saloon on the first floor and an apartment for the saloon manager on the second floor<sup>4</sup>. The first floor was converted to residential in 1992<sup>5</sup>. The tile floor and the original ceiling tiles (stacked in piles on the floor) are among the only finishes that remain from the saloon<sup>6</sup>.

The adjacent area has a variety of land uses including the large multifamily development, Cedar Riverside, surface parking lots, and interstate roads. Although the area has been substantially altered since the early 20<sup>th</sup> century, three other late 19<sup>th</sup>/early 20<sup>th</sup> century structures remain: the John Gund Brewing Company Building across the street (1501-1507 6<sup>th</sup> Street South), the Minneapolis Brewing Company Building (1520 7<sup>th</sup> Street South), and the Former Fire Station G/former Mixed Blood Theater (1501 4<sup>th</sup> Street South).

### **C. PROPOSED CHANGES**

Fine Associates and Currie Park Developments, LLC are proposing to develop a new mixed use development that is being branded as Five15 on the Park. This is the first phase of a two-phase project that will occupy almost two city blocks in the Cedar-Riverside neighborhood. The Five15 on the Park development will consist of a six-story building with approximately 260 affordable and market-rate apartment units, at grade and structured parking and approximately 6,000 square feet of commercial space. As part of the new construction plans, the Gluek tied house at 1500 6<sup>th</sup> Street South is proposed to be demolished.

For mitigation of the subject building, the applicant is proposing to document the building in compliance with the Minnesota Historic Properties Record, reuse materials from the tied house into the new development, and make available original tied house materials such as the floor and ceiling tiles to other Gluek tied houses or buildings of similar age and style.

### **D. NECESSITY OF DEMOLITION**

The Minneapolis Code of Ordinances, Title 23, Heritage Preservation, Chapter 599 Heritage Preservation Regulations states that before approving the demolition of a property determined to be an historic resource, the Commission shall make findings that the demolition is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the demolition. 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.

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<sup>3</sup> ibid

<sup>4</sup> ibid

<sup>5</sup> ibid

<sup>6</sup> ibid

## D1. SIGNIFICANCE

On September 25, 2012, the State Historic Preservation office (SHPO) reviewed the new development project and did not find the Gluek tied house to be eligible for listing on the National Register of Historic Places. In CPED's review, the subject property may meet one or more local designation criteria and may be eligible for local designation. Specifically, the property may exemplify a broad pattern of economic and social history, be associated with neighborhood identity, and embody a distinctive architectural style.

### **Criteria #1: The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.**

The property is associated with the rise of craft brewing into a full-fledged industry in Minneapolis and Minnesota in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Established in 1857, Gluek's became the state's third-largest brewer by the early twentieth century, behind only the Minneapolis Brewing Company (Grain Belt and Hamm's)<sup>7</sup>.

Gluek's, unlike Minneapolis Brewing Company and Hamm's, focused solely on producing beer for the hometown market of Minneapolis. They did not advertise or have many depots for beer distribution outside the city. The company used "tied houses" - bars that were company-owned or were in contract with the company to sell only its beer - to develop loyalty among clientele<sup>89</sup>. The Gluek's Company footed the construction costs for the saloons and put its brand of beer on tap and leased it to managers who would promote the brand<sup>10</sup>.

The concentration of brewery-owned saloons in the Twin Cities was higher than in almost any other major American city despite an ordinance that allowed only individuals to be licensed to own saloons. "By 1908 only 38 of 432 saloons in Minneapolis were actually run by their named individual owners. All others were controlled by breweries, including 131 run by Minneapolis Brewing Company, 86 by Gluek Brewing Company, and 38 by Purity Brewing Company.<sup>11</sup>"

Shortly after prohibition ended, a change in the state law regulating how alcohol was sold would permanently affect the business. "Minnesota, along with many states, forbade direct financial connections between brewers, distributors, and retailers of alcohol. A member of the Gluek family would later note that the loss of the saloons significantly contributed to the decline of the company's sales.<sup>12</sup>" Gluek's was able to successfully adapt and survive for another thirty years after prohibition by expanding their distribution. However, in 1964, Gluek Brewery sold to the J. Heileman Brewing Company<sup>13</sup>.

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<sup>7</sup> Hess, Roise and Company. Attachment to Application for Demolition of a Historic Resource, August 16, 2012.

<sup>8</sup> Hess, Roise and Company. Attachment to Application for Demolition of a Historic Resource, August 16, 2012.

<sup>9</sup> Hoverson, Doug. Land of Amber Waters: The History of Brewing in Minnesota, Minneapolis, MN. University of Minnesota Press, 2007.

<sup>10</sup> Winegar, Karin. Bar Still Serving Gluek's, but ferns crowding out old-timers. The Minneapolis Star, June 29, 1979.

<sup>11</sup> Hoverson, Doug. Land of Amber Waters: The History of Brewing in Minnesota, Minneapolis, MN. University of Minnesota Press, 2007.

<sup>12</sup> Hess, Roise and Company. Attachment to Application for Demolition of a Historic Resource, August 16, 2012.

<sup>13</sup> Hoverson, Doug. Land of Amber Waters: The History of Brewing in Minnesota, Minneapolis, MN. University of Minnesota Press, 2007.

At this time it is unknown how many of the 86 Gluek tied houses remain because a comprehensive survey and inventory have not been completed<sup>14</sup>. In addition, it is unknown how many of these saloons were originally designed and constructed by the Gluek Company. The subject property was originally built to be a Gluek saloon. When comparing the Gluek saloon at 1500 6<sup>th</sup> Street South to historic and contemporary images of other Gluek saloons, the subject property stands as a quality example of a company tied house that was originally built for that purpose.

With the information submitted by the applicant and initial research done by CPED, 48 Gluek tied houses that existed prior to 1919 (including the subject property) have been identified. Of those 48, 12 are known to be extant. The applicant provided exterior images of five of the tied houses that were originally built for the Gluek Brewing Company and designed by Boehme and Cordella, or C.A. Boeme alone. These include 119 Washington Avenue North (Haute Dish), 219 3<sup>rd</sup> Avenue North (Monte Carlo), 501 Cedar Avenue (Nomad World Pub), 505-507 East Hennepin Avenue, 913 Cedar Avenue (The Joint), and 923 Washington Avenue (Club Jaeger).

The only commercial Gluek building designated as a local landmark is the three-story Gluek Building at 14 North 6<sup>th</sup> Street in Downtown Minneapolis (also designed by Boehme and Cordella). The City of Minneapolis does not have a Gluek saloon designated as a local landmark similar to the design and scale of the subject property.

The September 24, 2012, staff report stated that “A characteristic of tied houses was that they were distributed throughout the City of Minneapolis to promote the Gluek brand citywide”. As the applicant points out, tied houses were confined to the city’s liquor patrol limits. In 1893, the liquor patrol limits allowed liquor sales (as well as tied houses and saloons) in eight of the 13 city wards. Gluek tied houses were located in all eight wards that allowed liquor sales. Although, local laws prohibited saloons and tied houses to be in certain parts of the city, Glueks had locations throughout Minneapolis.

In 2007, Hess, Roise and Company completed a report that analyzed the historical significance of the properties that would be impacted by the proposed Currie Park development. In their report they stated that, “It is challenging to determine the eligibility of 1500 South 6<sup>th</sup> Street without an inventory of company saloons of similar scale and design<sup>15</sup>.”

**Criteria #2: The property is associated with the lives of significant persons or groups.**

In a cursory review, the property is not known to be associated with significant persons or groups that best captures that individual or group’s importance including the Gluek family. Furthermore, in a cursory review, information could not be found on the bar managers, Noraas and Kittel or Schilt and Swanson.

**Criteria #3: The property contains or is associated with distinctive elements of city or neighborhood identity.**

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<sup>14</sup> ibid

<sup>15</sup> Hess, Roise and Company. The Currie Park Development Project: A Historical and Architectural Assessment, March 2007.

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The Gluek tied house at 1500 6<sup>th</sup> Street South is associated with distinctive elements of the Cedar Riverside neighborhood. The subject property is one of very few buildings from the late 19th/early 20th century that still remains in the neighborhood west of Cedar Avenue. This area has been transformed by redevelopment and the construction of freeways. However, three other buildings from this time period remain nearby:

- John Gund Brewing Company: 1501 6<sup>th</sup> Street South (1904)
- Minneapolis Brewing Company Saloon: 1516 7<sup>th</sup> Street South (1899)
- Former Fire Station G: 1501 4<sup>th</sup> Street South (1887)

These buildings have been deemed eligible and/or are recommended for local designation. The John Gund Brewing Company Building has been determined eligible for listing on the National Register of Historic Places and the Minneapolis Brewing Company Building was recommended for local designation in 2003 as part of the Cedar Riverside Certified Local Government survey<sup>16</sup>. In addition, the Cedar Riverside Small Area Plan recommends that the former fire station at 1501 4<sup>th</sup> Street South (former home to the Mixed Blood Theater) be locally designated<sup>17</sup>.

Besides the three extant buildings associated with the brewing industry in this part of the Cedar Riverside neighborhood, three others were located nearby:

- Jung Brewing Company: 600 15<sup>th</sup> Avenue South
- Fred Miller Brewing Company: 610 15<sup>th</sup> Avenue South
- Pabst Brewing Company: 616 16<sup>th</sup> Avenue South<sup>18</sup>

The Gluek saloon at 1500 6<sup>th</sup> Street South helps demonstrate the concentration of brewing establishments that chose to locate in this part of the Cedar Riverside neighborhood. It is also a quality example of a neighborhood tied house/saloon from the early 20<sup>th</sup> century. In addition, the Gluek saloon helps provide early 20<sup>th</sup> century context to the late 19<sup>th</sup>/early 20<sup>th</sup> century neighboring buildings which have been recommended for historic designation.

**Criteria #4: The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.**

The Gluek tied house displays the characteristics of commercial architecture of the late 19<sup>th</sup> and early 20<sup>th</sup> century with the large storefront window and decorative brick detail. In addition it was built in a style similar to other Gluek tied houses in Minneapolis. When comparing the Gluek saloon at 1500 6<sup>th</sup> Street South to historic and contemporary images of other Gluek saloons, the subject property retains its architectural integrity and stands as a quality example of a company tied house.

A comprehensive survey and inventory have not been completed of extant Gluek tied houses and their architectural integrity. Having this information would help better understand the architectural significance of the Gluek tied house at 1500 6<sup>th</sup> Street South.

**Criteria #5: The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.**

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<sup>16</sup> Hess, Roise and Company. Attachment to Application for Demolition of a Historic Resource, August 16, 2012.

<sup>17</sup> CPED. Cedar Riverside Small Area Plan Building Connections, April 18, 2008.

<sup>18</sup> Sanborn Map (1912-1930)

The Gluek tied house does not exemplify a landscape design distinguished by uniqueness.

**Criteria #6: The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.**

The building was designed by Boehme and Cordella, who are considered master architects in Minneapolis. Although Boehme and Cordella designed a number of the Gluek saloons, it is unknown at this time how many they designed.

The tied house at 1500 6<sup>th</sup> Street South is a quality example of early 20<sup>th</sup> century commercial architecture built in a neighborhood and retains its architectural integrity. However, the property does not exemplify the work of Boehme and Cordella, who also designed the Swan Turnblad House (American Swedish Institute) and the Gluek headquarter building at 14 6<sup>th</sup> Street North in Downtown Minneapolis. Both of these buildings are grander and more ornate than the subject building.

**Criteria #7: The property has yielded, or may be likely to yield, information important in prehistory or history.**

No prehistory or history is known to be on the site of the Gluek saloon.

**D2. UNSAFE OR DANGEROUS CONDITION**

The applicant has not provided documentation showing that the proposed demolition is to eliminate an unsafe or dangerous condition. Based on photographs and a site visit of the exterior of the building, the building appears to be in good structural condition.

**D3. REASONABLE ALTERNATIVES TO DEMOLITION**

Currie Park Development LLC has explored reasonable alternatives to demolition. At the City Council direction, Currie Park Development LLC attempted to move the building at 1500 6<sup>th</sup> Street South to 1527 6<sup>th</sup> Street South. The applicant received administrative site plan approval for the building move. However, they were not able to complete the move because they could not come to an agreement with the neighboring property owner on allowing a temporary use of their property.

In addition to moving the building to 1527 6<sup>th</sup> Street South, Currie Park Development LLC also explored moving the building to 420 Cedar Avenue South. This alternative to demolition was not found to be financially feasible. Moving the building to this location would have cost between \$531,000 and \$540,000. The additional cost of moving to a site further than 1527 6<sup>th</sup> Street South was found to range from \$68,000 to \$123,000. The applicant also notes that they would have to make approximately \$232,500 of building improvements (\$75 per square foot for a 3,100 square foot building) to make it usable for a commercial use on the first floor and an apartment unit on the second floor. These additional costs were not found to be financially feasible for the proposed affordable housing project. The applicant provided a pro forma in which there is currently a \$4.9 million dollar gap (with a deferred developer fee of \$3.95 million). Moving the building to 420 Cedar Avenue South would further increase the project's funding gap. Furthermore, the applicant points out that if the building was moved to 420

Cedar Avenue South, it would require the removal of 32 boulevard trees along 6<sup>th</sup> Street South and Cedar Avenue, some of the trees being mature.

The applicant also tried to sell the building for the symbolic price of one dollar, provided that the purchasing entity would shoulder the costs of moving and retrofitting the structure. To date, there have not been any offers.

#### **D4. INTEGRITY**

The National Register traditionally recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association.

The Gluek Brewing tied house at 1500 6<sup>th</sup> Street South still retains its overall integrity.

*Location:* The Gluek tied house retains its integrity of location. The tied house was constructed in 1903 at its current location.

*Design:* The original design of the Gluek tied house remains intact. Although the building has had some exterior alterations, the current building design resembles the appearance of the tied house when it was completed in 1903.

*Setting:* The setting of the Gluek tied house has been compromised with the removal of nearby structures from the late 19<sup>th</sup>/early 20<sup>th</sup> century. However, the subject property's setting is aided by three nearby late 19<sup>th</sup> century buildings: the John Gund Brewery across the street, the Minneapolis Brewing Company Building on the next block, and the former Fire Station G two blocks down. The removal of the subject property would further compromise the setting of the area.

*Materials:* The materials of the Gluek Brewing Company have been compromised with the replacement of windows. However, many of the building's original exterior materials are intact including the masonry, iron column, tile floor, and pressed-metal ceiling tiles.

*Workmanship:* The Gluek Brewing tied house retains the integrity of the original workmanship. The saloon maintains its decorative brick details, pressed metal ceiling, and iron column with decorative capital.

*Feeling:* The Gluek tied house retains its integrity of feeling by having the neighboring brewing buildings and train tracks nearby. In the early 20<sup>th</sup> century, at least five other brewing businesses were located near the Gluek tied house and the Chicago, Milwaukee, and St. Paul Railroad, which is the current location of the Cedar Riverside LRT station.

*Association:* With the neighboring historic buildings and landscape still extant, the Gluek tied house retains sufficient physical features to maintain its integrity of association.

#### **D5. ECONOMIC VALUE OR USEFULNESS OF THE EXISTING STRUCTURE**

The estimated market value of the Gluek Brewing tied house is \$305,500; the building was valued at \$237,100 and the land at \$68,400.<sup>19</sup>

## E. PUBLIC COMMENT

CPED notified the neighborhood association and the surrounding property owners; however, no letters have been submitted.

## F. FINDINGS

1. On September 25, 2012, the State Historic Preservation office (SHPO) reviewed the new development project and did not find the Gluek tied house to be eligible for listing on the National Register of Historic Places. In CPED's review, the subject property may meet one or more local designation criteria and may be eligible for local designation. Specifically, the property may exemplify a broad pattern of economic and social history, be associated with neighborhood identity, and embody a distinctive architectural style.
2. The property is associated with the rise of craft brewing into a full-fledged industry in Minneapolis and Minnesota in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Established in 1857, Gluek's became the state's third-largest brewer by the early twentieth century, behind only the Minneapolis Brewing Company (Grain Belt) and Hamm's. Gluek's Brewing Company used "tied houses" - bars that were company-owned or were in contract with the company to sell only its beer - to develop loyalty among clientele. The number of extant Gluek tied houses is unknown as well as the number of Gluek tied houses designed by Boehme and Cordella or C.A. Boehme alone. However, there are at least six extant examples of Gluek Brewing tied houses that were originally built for the company and designed by Boehme and Cordella, or C.A. Boehme alone. These include 119 Washington Avenue North (Haute Dish), 219 3<sup>rd</sup> Avenue North (Monte Carlo), 501 Cedar Avenue (Nomad World Pub), 505-507 East Hennepin Avenue, 913 Cedar Avenue (The Joint), and 923 Washington Avenue (Club Jaeger).
3. The only commercial Gluek building designated as a local landmark is the three-story Gluek Building at 14 North 6<sup>th</sup> Street in Downtown Minneapolis. A characteristic of tied houses was that they were distributed throughout the City of Minneapolis (within liquor patrol limits) to promote the Gluek brand citywide. The City of Minneapolis does not have a Gluek saloon designated as a local landmark similar to the design and scale of the subject property.
4. The Gluek tied house at 1500 6<sup>th</sup> Street South is associated with distinctive elements of the Cedar Riverside neighborhood. The subject property is one of very few buildings from the late 19<sup>th</sup>/early 20<sup>th</sup> century that still remains west of Cedar Avenue. The Gluek saloon helps provide early 20<sup>th</sup> century context to the nearby late 19<sup>th</sup>/early 20<sup>th</sup> century buildings which have been recommended for historic designation.
5. The Gluek tied house at 1500 6<sup>th</sup> Street South helps demonstrate the concentration of brewing establishments that chose to locate in this part of the Cedar Riverside neighborhood.
6. The applicant has not provided documentation showing that the proposed demolition is necessary to eliminate an unsafe or dangerous condition. Based on photographs and a site visit of the exterior of the building, the building appears to be in good structural condition.
7. The Gluek Brewing tied house at 1500 6<sup>th</sup> Street South still retains its overall architectural integrity.

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<sup>19</sup> City of Minneapolis Property Information, 1500 6<sup>th</sup> Street South, Accessed September 9, 2012

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8. The estimated market value of the Gluek Brewing tied house is \$305,500; the building was valued at \$237,100 and the land at \$68,400.
9. At the November 5, 2012, HPC meeting, CPED recommended that the HPC deny the demolition of historic resource application, establish interim protection, and direct the Planning Director to prepare or cause to be prepared a designation study. The HPC upheld CPED's recommendation on a 6-2 vote.
10. On December 10, 2012, the Zoning and Planning Committee voted to grant the appeal in part, to move the Gluek Brewing tied house to 1527 6<sup>th</sup> Street South as defined in Section 599.110 of the Minneapolis Code of Ordinances, but not to raze the building. The Zoning and Planning Committee also added a condition that the applicant shall submit a site plan application for the new location, 1527 6<sup>th</sup> Street South, subject to administrative approval by staff. On December 14, 2012, the City Council approved the Zoning and Planning Committee's recommendation.
11. Currie Park Development LLC analyzed alternatives to demolition including the moving of the building to 1527 6<sup>th</sup> Street South and 420 Cedar Avenue South. However, the proposed moving to these sites was found not to be feasible. The moving of the building to 1527 6<sup>th</sup> Street South would require consent from the adjacent property owner. The applicant was not able to obtain this approval. The moving of the structure to 420 Cedar Avenue South was not financially feasible. The moving would cost approximately \$530,000, which was about \$100,000 more than the move to 1527 6<sup>th</sup> Street South. The affordable housing project at 1500 6<sup>th</sup> Street South currently has a \$4.95 million dollar (with a \$3.95 million dollar deferred developer fee) in gap financing. Furthermore, the applicant has also tried to sell the building for the symbolic price of one dollar, provided that the purchasing entity would shoulder the costs of moving and retrofitting the structure. To date, there has not been any offers.

## G. STAFF RECOMMENDATION

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the above findings and **approve** the demolition of the Gluek Brewing tied house at 1500 6<sup>th</sup> Street South, subject to the following conditions:

1. The applicant shall document the building in compliance with the Minnesota Historical Properties Record and as outlined in the application.
2. The applicant shall receive approval from CPED on a salvage plan that outlines the salvage of building materials and architectural details.

## ATTACHMENTS

- A. CPED Attachments
  - Zoning Context Map
  - Cedar Riverside historic resource map
  - Sanborn map
  - Aerials
  - Images of the subject property
  - Historic images of other Gluek saloons
  - List of known Gluek saloons

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B. Materials Submitted by Applicant

- Application form
- Narrative
- Attachment 1: SHPO Letters
- Attachment 2a - Hess Roise 8/16/12 Report
- Attachment 2b - Hess Roise 9/24/12 Report
- Attachment 2c - Hess Roise 10/9/12 Report
- Attachment 2d - Hess Roise 11/15/12 Summary
- Attachment 3 - 12/14/12 City Council Proceedings
- Attachment 4 - Architectural Plans
- Attachment 5 - WBCC Letter
- Attachment 6 - Sections from Minnesota Building Code
- Attachment 7 - Site Plans Showing Loss of Units
- Attachment 8 - Letter Regarding Cost Increase
- Attachment 9 - Sources of Funding for Five15 on the Park
- Attachment 10 - 1527 6th Street Site Plan
- Attachment 11 - Letter Regarding Access to Adjoining Property
- Attachment 12 - Summary of Building Moving Costs
- Attachment 13- 420 Cedar Avenue and Donation Options