

HERITAGE PRESERVATION COMMISSION APPLICATION WORKSHEET

Property Owner/Applicant	Name	Currie Park Developments, LLC
	Mailing Address Including City, State and Zip Code	c/o Fine Associates 1916 IDS Center, Minneapolis, MN 55402
	Phone Number	612-332-2561
	Fax	612-334-3348
	Email	rkueppers@fineassociates.com
Applicant's Representative (This person will be the primary contact for staff, and is the authorized agent in place of the property owner)	Name	Robert T. Kueppers
	Mailing Address Including City, State and Zip Code	Fine Associates 1916 IDS Center, Minneapolis, MN 55402
	Phone Number	612-332-2561
	Fax	612-334-3348
	Email	rkueppers@fineassociates.com
Demolition Contractor (if applicable)	Name	To be determined.
	Mailing Address Including City, State and Zip Code	
	Phone Number	
	Fax	
	Email	
Neighborhood Group Contact (Be sure to include a copy of the letter or e-mail that was sent)	Organization	West Bank Community Coalition
	Contact Name	Hussein Ahmed, Executive Director
	Phone Number	612-339-2882
	Date letter/e-mail sent	August 19, 2013
Council Member Contact (Be sure to include a copy of the letter or e-mail that was sent)	Name	Cam Gordon
	Ward	2
	Phone Number	612-673-2202
	Date letter/e-mail sent	August 19, 2013

Property Information	Address(es)		1500 6th Street S.	
	Identification Number(s)		26-029-24-41-0062	
	Legal Description		The Southwesterly 122.5 feet of Lot 1, Block 11, Atwaters Addition to the Town of Minneapolis	
	Lot Area (sq ft)		6,841	
	Zoning classification(s)		R6	
Name of Proposed Project (If applicable)	Five15 on the Park (formerly "Currie Park Lofts")			
Proposed Work (circle all applicable)	Preservation		Rehabilitation	
	Reconstruction		Restoration	
Demolition (if applicable)	Does this project include the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection? : <i>Yes</i> <i>No</i> X			
Property History	Name of current business: Private residence	Beginning / end dates: approx. 1992 - present	Type of business / use:	
	Name of former business: Vacant	Beginning / end dates: approx. 1980-1992	Type of business / use	
	Name of former business: See attached for previous	Beginning / end dates:	Type of business / use	
Building Data (Fill in existing & proposed even when no change is proposed)	Gross floor area (square feet) 4,650	Existing to remain: 0	Proposed new:	Total:
	Building footprint area (square feet) 1,550	Existing to remain: 0	Proposed new:	Total:
	Building height	Existing stories: 2	Proposed stories: 0	
		Existing feet: 28	Proposed feet: 0	
	Dwelling units	Existing: 1	Proposed: 0	
Specific Uses (as applicable)	Car repair	Number of service bays:	Gross floor area excluding service bays (square feet):	
	Nightclub	Seating and lobby area (square feet):	Gross floor area:	
	Place of assembly or reception or meeting hall	Auditorium area (square feet)		
	School	Number of Classrooms:	Number of students of legal driving age (full attendance):	

Parking Data	Number of standard spaces	Existing:	Proposed:
	Number of compact spaces	Existing:	Proposed:
	Number of handicap spaces	Existing:	Proposed:
	Total spaces	Existing:	Proposed:
	Number of bicycle spaces	Existing:	Proposed:
	Number of loading berths	Existing:	Proposed:
Landscaping Data	Landscaped area (square feet)	Existing:	Proposed:
Impervious Surface Data	Impervious surfaces (square feet)	Existing:	Proposed:
Fence Data	First fence (circle one): Existing / Proposed	Type / material (i.e. wood, chain-link):	Length (feet):
			Height (feet):
	Second fence (circle one): Existing / Proposed	Type / material (i.e. wood, chain-link):	Length (feet):
			Height (feet):
Sign Data	Number of signs	Existing:	Proposed:
	First sign (circle one): Existing / Proposed	Type of sign (circle one): Freestanding / Mounted	Length x Width (feet):
		If lit, how?	Area (square feet):
			Height above grade (feet):
	Second sign (circle one): Existing / Proposed	Type of sign (circle one): Freestanding / Mounted	Length x Width (feet):
		If lit, how?	Area (square feet):
Height above grade (feet):			

HERITAGE PRESERVATION APPLICATION(S)

Do not complete the following section (*Staff will do this*) BZH _____

1. _____

2. _____

3. _____

4. _____

5. _____

I understand that I must file the heritage preservation application(s) listed above with the Department of Community Planning and Economic Development and obtain approval of these applications by the Heritage Preservation Commission in order to conform with the heritage preservation regulations of the City of Minneapolis. I certify that the information which I have supplied in submitting this application(s) is correct and accurate to the best of my knowledge. When I submit this application along with the required application fee(s) and a properly scaled and dimensioned plan of the subject property, I authorize the Department of Community Planning and Economic Development to process the heritage preservation application(s) listed above.

Curtis Park Developments, LLC

Applicant's name and signature

8/17/13

Date

- ❖ Must be signed and dated by the applicant before the application(s) will be processed.
- ❖ Applications received after 3:30 p.m. will be processed as received on the following business day.
- ❖ Community Planning and Economic Development staff may identify additional applications upon further analysis of the proposed project.

**Attachment to Application for Demolition of a Historic Resource
Following December 14, 2012 Action of the Minneapolis City Council**

Submitted August 17, 2013

1500 South Sixth Street, Minneapolis

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Reasons for Demolition and Proposed Replacement of the Existing Building

Introduction and Summary of Past Actions of the HPC and City Council

Currie Park Developments, LLC applies for demolition of the building at 1500 6th Street S. (the “Affected Property”), to allow development of Five15 on the Park (“Five15”; previously referred to as Currie Park Lofts), a mixed use apartment/retail complex that will provide transit-oriented affordable and market rate housing very close to both the Cedar-Riverside station of the LRT Blue Line and the West Bank Station of the LRT Green line.

The Affected Property is a two-story brick structure at the corner of 15th Avenue and 6th Street S. Together with its garage and enclosed patio of modern construction, it is the only existing structure within the Five15 development site. It was built in 1903 as a bar/saloon operated by the Gluek Brewing Company (a “tied house”) and modified several times between 1919 and 1992, when it was transformed into a private residence.

The State Historical Preservation Office (SHPO) has concluded that the Affected Property does not qualify for historic designation by State or Federal standards (see **Attachment 1**: SHPO letters of September 5, 2012 and March 6, 2013 from Mary Ann Heidemann, Manager of Government Programs and Compliance to Stephanie Newstrom of Oak Grove Capital; SHPO reviewed the plans for Five15 as part of the submission for HUD financing being arranged by Oak Grove Capital). SHPO concluded that:

- The proposed Five15 development will have no adverse effects on several historic or potentially historic properties nearby (the Riverside Plaza complex, the Mixed Blood Theater and the John Gund Brewing complex); and
- “There are no known historic properties within the [Five15] building foot print itself, and the buildings proposed for demolition within the building footprint are not eligible for listing in the National Register of Historic Places”.

Charlene Roise of Hess Roise, the Applicant’s consultant on historic resource matters, also concluded that the Affected Property did not meet the threshold for designation even as a local historic resource because of several reasons, including the following (see **Attachment 2**):

1. The exterior had been significantly altered;
2. The interior had been gutted and anything relating to the building’s original function as a bar had been lost;
3. The architectural context around it had been eliminated over the years;
4. Several Gluek tied houses exist that are still used for functions similar to those of tied houses (restaurants, bars) and are better preserved and at more prominent and visible locations along commercial corridors than the Affected Property.

The Zoning and Planning Committee and the Minneapolis City Council, by granting the Applicant’s appeal to remove the Affected Property, with the condition that the Affected Property would be moved to a nearby lot, at 1527 6th Street S., rather than demolished, a decision

that eliminated the need for a Certificate of Appropriateness, also implied the lack of historic significance of the Affected Property (**Attachment 3**).

Hess Roise studied the potential historic significance of the Affected Property extensively. A first study of the Five15 site was done in 2007, in preparation of the purchase of the site. A second study was submitted to the Heritage Preservation Commission (HPC) on August 16, 2012, with a supplement submitted on September 24, 2012 and a second extensive supplement, requested by the HPC, submitted on October 9, 2012 (**Attachment 2**).

Past Demolition Application Chronology:

- November 2011** CPED-Planning informed Fine Associates (which represents Applicant) that the proposed demolition of the Affected Property would require a Demolition of Historic Resource application because staff felt that the Affected Property might meet at least one local designation criterion.
- August 16, 2012** Submission by Applicant of an application for Demolition of Historic Resource, which included a historical study by Charlene Roise of Hess Roise.
- September 24, 2012** First HPC public hearing. The request for demolition was continued for two cycles to the November 5 public hearing *“to allow the applicant time to complete a comprehensive study of Gluek Brewing Tied Houses in Minneapolis.”*
- October 9, 2012** Charlene Roise submitted the information requested at the September 24 HPC meeting.
- November 5, 2012** Second HPC public hearing. By a vote of 6-2 the HPC denied the requested demolition, established interim protection, and directed the Planning Director to prepare or cause to be prepared a designation study.
- November 15, 2012** Applicant filed Appeal of Denial of Demolition.
- December 10, 2012** Appeal heard by Minneapolis City Council Zoning and Planning Committee. The Committee granted Applicant’s appeal with the condition that the 1500 6th Street building be moved to a nearby lot, at 1527 6th Street S., rather than demolished.
- December 14, 2012** Appeal ratified by the Minneapolis City Council with the condition that the 1500 6th Street S. building be moved to a nearby lot, at 1527 6th Street S., rather than demolished.

As described later, relocation of the Affected Property to 1527 Sixth Street S. is not feasible, and Applicant has exhausted the search for other reasonable alternatives to demolition of the

Affected Property.

The Proposed New Construction that Will Replace the Existing Building

Five15 will include 259 apartment units in a six-story building and structured parking (mostly underground). Half of the units will be affordable at 50% and 60% MMI (“workforce housing”). The remaining units will not carry income or rent restrictions. Five15 will include large family units, generous common amenities and two large landscaped areas. The retail space (5,205 SF) will be used primarily for supportive neighborhood services such as a child day care facility and a health commons clinic. **Attachment 4** provides a rendition and a site plan of Five15.

Five15 will provide quality affordable rental housing, which is in short supply in Minneapolis. Moreover, workforce housing is scarce and especially needed in the Cedar-Riverside neighborhood, because of its high concentration of employment centers and the proximity to the downtown business district (97,000 jobs are within one mile and 340,000 within three miles). The transit-oriented location of Five15 is ideal for such housing. Five15 will include large units suitable for families with children, which units are scarce and badly needed in this area; and well-designed, landscaped recreational spaces for children and families.

Five15 will use land occupied for over 40 years by vacant, blighted and condemned structures and surface parking lots, to create a transit-oriented development that will provide core urban housing facing a park, connected with the bike network and in a highly walkable area (walk score of 91 of 100: a “walker’s paradise” as rated by walkscore.com). Five15 will eliminate the present isolation of the Cedar-Riverside LRT station, now separated from Cedar Avenue and the neighborhood by an unsafe area characterized by surface parking lots. Concerns about the lack of safety of this area have limited the use of this LRT station, and greatly decreased the potential of the LRT Blue Line as a catalyst of improvement for the neighborhood.

Five15 will satisfy specific housing and safety needs of the neighborhood, which supports its development, including the demolition of the Affected Property if needed (see letter from the West Bank Community Coalition included in **Attachment 5**).

Five15 will be the first new development of an ongoing multi-jurisdictional collaboration between the City of Minneapolis, the Metropolitan Council, Hennepin County, HUD and other public/private partnerships, towards revitalization of the Cedar-Riverside/West Bank neighborhood. This concerted effort has permitted major improvements in transit, infrastructure and housing, which are creating the Twin Cities’ largest truly integrated transit-oriented area.

Poor Integrity of the Affected Property’s Setting and Association

The Five15 site (the “Site”) is occupied primarily by parking lots and some vacant land. The Affected Property and its related modern enclosed courtyard and garage are the only structures that presently exist on the Site.

The Site is between downtown Minneapolis and the West Bank campus of the University of Minnesota, near the intersection of Cedar and Riverside Avenues. The Riverside Plaza apartment

complex is immediately east of the Site.¹ The Site is bounded by South Sixth Street to the south, Fifteenth Avenue South to the west, and South Fourth Street to the north. The Mixed Blood Theatre at 1501 South Fourth Street, at the corner northwest of the Site, is owned by another entity and is not included in the proposed development.

The Site is surrounded by a variety of land uses. Across Fourth Street is a surface parking lot bordered to the north and west by a high-speed road and access ramps, which are recessed below grade. The Brian Coyle Community Center is at the north end of a public park, Currie Park, across Fifteenth Avenue to the west. The park, a property of the Minneapolis Park and Recreation Board, is edged by multiple lanes and ramps of Interstate 35W, also in a recessed corridor. The highway intersects another major artery, Interstate 94, just to the south. Several older, small-scale buildings are south of Sixth Street.

Description of the Affected Property

The Affected Property is a two-story brick structure, built in 1903 as a Gluek Brewing tied house and modified several times between 1919 and 1999. Its two primary facades—a south facade that faces 6th Street S. and contains the storefront, and a west facade that fronts 15th Av. S.—share many architectural details (**Figure 2**). They have red and brown bricks laid using a running bond, and flat-arch lintels defining the window and door openings. The original saloon entry was at the southwest corner of the building: it was filled with solid paneling when the building was converted to a private residence in the 1990s.

On the south facade, the original plate-glass storefront window has been filled with solid panels. Modern transom windows have replaced historic transoms. The storefront window features a stone sill. The brick below the sill includes a recessed rectangular panel. The primary entrance to the building is now a door in the southeast corner, which originally led to a stairway for the saloon manager's second-floor apartment. The second story has three modern windows, each with a stone sill and a brick lintel composed of a flat arch with a prominent keystone. The brick in the lintels matches the darker brick used in the horizontal banding of the facade. The west facade has three high windows on the first floor that are now covered by metal security shutters. Flat-arch lintels on the second floor include prominent keystones, but lintels on the first-floor openings lack this decorative feature.

The north and east facades are markedly different than the primary facades (**Figures 3-4**). Their brick is light yellow common brick laid using a common bond, with rows of headers laid every sixth course. On the north wall the windows and door opening have an arched lintel formed by three rows of brick headers, and a stone sill. A modern second-story deck spanning the north facade has a wood railing and a corrugated-metal roof. The first floor has a door with transom windows, and a window is to the left of the door; the second story has two windows and a door. The windows and the first-floor door have metal security shutters. The east facade, which has no windows or doors, is covered by a late 1970s mural, which obscures the color of the original brick.

¹ The streets and avenues in this vicinity are not aligned with cardinal directions. For the sake of simplicity in the following discussion, the streets will be considered to run east-west and the avenues north-south.

On the north side of the building a garage addition and an enclosed courtyard were built in the 1990s with concrete block, and faced with brick along 15th Av. S. (**Figures 5 and 10**).

The whole interior of the Affected Property has been dramatically altered to convert it from a saloon to a private residence. On the first floor, nothing remains to indicate its original use as a saloon. The tile floor, probably original, is in poor condition, with many sections missing (**Figure 6**). The pressed metal ceiling tiles have been removed. Some of them have been found and stored by the present owner (**Figure 7**). The space is currently being used as storage by a caretaker who used to live in the upstairs apartment.

The second-floor apartment was extensively remodeled in the 1990s. There is no trace of the original spatial configuration or finishes (**Figure 8**).

The basement retains original limestone foundation walls and wood floor joists. However, the previous owner replaced the original structural columns with round wood columns and also enclosed a small area with concrete-block walls (**Figure 9**).

Current Use of the Affected Property

The Affected Property was used until recently as a residence by a caretaker. However, it is now being vacated because of the unhealthy condition created by an uncontrollable growth of mold that became evident over the last six months, although it likely began much earlier in enclosed areas, such as inside the ceilings and the attic, where it went unnoticed. The attached pictures illustrate the mold growth inside a closet (**Figure 11**), around the ceiling fixture in the living room (**Figures 12-13**), on the ceiling of a shelved area off the living room (**Figure 14**), and in the insulation of the attic (**Figure 15**).

Repeated cleanings of the walls and ceiling surfaces of the Affected Property had only a temporary effect, and the mold kept coming back. This diffuse fungal growth, which now affects the whole building, is likely because the rehabilitation of the apartment in the 1990s did not establish a vapor barrier between the living area and the insulation in the attic. Thus, even a comprehensive cleanup of the building would not suffice: to fix this problem, one would have to tear down the ceilings and clean and rebuild the attic space, with construction of a suitable vapor barrier. This would further add to the cost of reusing the building. It may also add to the cost of its long-term maintenance, because there is no airtight guarantee that spores from the current infestation would not survive and perpetuate the problem.

The Affected Property: History and Evaluation

*History*²

The Gluek Brewing Company built this two-story brick structure in 1903. Boehme and Cordella, who were the architects for most of the Gluek facilities, designed the building. Established in 1857, Gluek's had become the state's third-largest brewer by the early twentieth century, behind only the Minneapolis Brewing Company (Grain Belt) and Hamm's. The saloon, which featured the Gluek house beer, occupied the main floor, and the manager lived in an apartment above. Many brewers established "tied houses" (saloons that exclusively promoted their products) in the late nineteenth and early twentieth centuries. A number of Gluek's saloon buildings still survive, although their association with the brewery (purchased by J. Heileman Brewing Company in La Crosse, Wisconsin, in 1964) has long been severed.³ The building's service as a Gluek's bar had ended even before Prohibition; a circa 1919 photograph at the Minnesota Historical Society shows a "for rent" sign in the window (**Figure 16**).

By the mid-twentieth century, the first floor of the Affected Property had become Jim's Bar, which remodeled the storefront unsympathetically in 1963-1964. In 1976 it became a coffeehouse focused on jazz, the Rainbow Gallery. This period is memorialized by the mural on the east wall.

After the Rainbow closed in 1980, the building was boarded up and sat vacant until 1992, when Dr. Robert Johnson purchased the building and began converting it into a residence. The renovation, which was completed in the late 1990s, included the construction of a new brick-faced, concrete-block garage at the location of a previously existing dwelling that stood on the rear of the lot at 519 Fifteenth Avenue South and was demolished in 1973. New brick-faced concrete block walls connect the garage with the Affected Property, and form an enclosed courtyard, although the brick color is different. After Applicant purchased the property, a caretaker lived in the second-floor apartment. The first floor is mostly used for storage.⁴



Figure 16. The Affected Property, ca. 1919 (Minnesota Historical Society). Notice the "For Rent" sign in the window.

² The following section was adapted from "The Currie Park Development Project: A Historical and Architectural Assessment," prepared by Hess Roise, March 2007.

³ Minneapolis Building Permit B56975, dated October 22, 1903; *Davison's Minneapolis City Directory, 1904* (Minneapolis: C. R. Davison, 1904), 1993; *Davison's Minneapolis City Directory, 1916* (Minneapolis: Minneapolis Directory Company, 1916), 1894.

⁴ Historical summary for 1500 South Sixth Street, prepared with information provided by former property owner Dr. Robert F. Johnson, Jr., n.a., n.d. [ca. 2005]; Gluek Brewing Company web site (<http://www.gluek.com/c-history.lasso>); Minneapolis Building Permits B386167, dated December 4, 1963, and B390414, dated November 20, 1964.

Evaluation of the Affected Property

The Gluek Brewing Company used “tied houses” to develop loyalty among clientele. As of 1908, there were 86 Gluek tied houses in Minneapolis, and 308 tied houses associated with other brewers. Boehme and Cordella, or Christopher Boehme after the partnership dissolved, were Gluek’s architects and designed most or all of the company’s facilities, including the tied houses.

One of the Gluek saloons, built at 14 North Sixth Street (now 16 North Sixth Street) in 1902, had an elaborate three-story terra-cotta facade that was featured in a 1903 issue of *Minneapolis Architect*. The building was also Gluek’s headquarters, with offices on the upper floors. More Gluek’s saloons were located nearby, including buildings at 254 First Avenue North (1912), 217–219 Third Avenue North (1910), and 315–317 Washington Avenue North (1907). Gluek’s 86 tied houses in Minneapolis were double the number of most other breweries in the city.

Hess Roise evaluated the significance of the Gluek’s Bar at 1500 South Sixth Street in two studies, done in 2007 and 2012 (**Attachment 2**). Hess Roise identified 15 extant Gluek tied houses, many of them still used as restaurants or bars, and many that had preserved their original architectural integrity. They include:

- 16 North Sixth Street, 1902 (Boehme and Cordella, architect);
- 254 First Avenue North, 1912 (Christopher A. Boehme, architect);
- 219 Third Avenue North (Monte Carlo Club), 1912 (Boehme and Cordella, architect);
- 315-317 Washington Avenue North, 1910 (Boehme and Cordella, architect);
- 119 Washington Avenue North (now Haute Dish), 1904, whose building permit lists C. A. Boehme as the architect, and was likely a Gluek saloon as well, although the architects did not design exclusively for that company;
- Several Gluek tied houses are in the Cedar–Riverside area including:
 - 501 Cedar (the Sauset Saloon, now Nomad World Pub);
 - 913 Cedar (Lorentsen and Roland’s Saloon, now The Joint).⁵
- A 1911 tavern of the Minneapolis Brewing Company at 112 Hennepin Avenue East (in the Saint Anthony Falls National Register historic district) was also designed by Boehme and Cordella.

The downtown saloons were larger, both in the size of the taproom and the number of residential units upstairs, than the Affected Property.

The Affected Property’s integrity is much less preserved than some of the other examples listed above. In looking at historic photographs of this building and others of its type, the broad expanse of windows across the front appears to be a characteristic feature. The windows served a number of purposes: letting in light in the days when electric lighting was primitive; attracting patrons to the bar’s taps; letting people inside observe activity on the street outside; and, in some cases, providing ventilation with operable transoms. The Affected Property’s residential reuse

⁵ National Register nomination forms; Minneapolis Building Permit A7407, dated November 4, 1904. Although John and Minnie Gluek’s house and carriage house at 2447 Bryant Avenue South, Minneapolis, is on the National Register, it is designated under Criterion C for its Georgian Revival design by Boehme and Cordella and William Kenyon, rather than for its association with the Glueks.

has required filling the plate-glass window with a solid panel. For the same reason, the saloon doorway, in a recess in the southwest corner, is also filled, and the building's front entry is now a door that once led to a stairway for the upper-floor apartment.

In this regard it is important to note that the interior of the Affected Property has been completely changed. The Applicant understands that the HPC is usually concerned primarily with the exterior architecture of a building of potential historic significance. However, the significance of the Affected Property, if any, is related to its use as a Gluek tied house. As such, the interior of the building and the structures and trappings needed for that function are as or more important than the exterior architecture. Nothing remains of the interior of the Affected Property that is associated with its original function as a saloon.

Given all these changes and the relative modesty of the original design, the Affected Property is not a strong candidate for designation as a structure of historic significance, particularly since other Gluek saloons by Boehme and Cordella survive and are better extant examples of Gluek tied houses. In addition, some of these buildings continue to serve as bars and restaurants. In agreement with this assessment, SHPO concluded that *“there are no known historic properties within the [Five15] building foot print itself, and the buildings proposed for demolition within the building footprint are not eligible for listing in the National Register of Historic Places”* (see September 5, 2012 letter in **Attachment 1**).

CPED's November 9, 2011 historic review letter concluded that *“based on the information currently available the property appears to meet at least one of the local designation criteria listed in section 599.210 of the Minneapolis Code of Ordinances and has been determined to be a historic resource.”* According to that letter:

Boehme and Cordella, designers of the Swan Turnblad House (2600 Park Avenue) and the Gluek Building (14 6th Street North) are considered master architects to the City of Minneapolis. The property appears to meet local designation criterion number six: the property exemplifies works of a master architect. The property also appears to be associated with distinctive elements of city or neighborhood identity (Criterion 6). The subject property and building have a strong association with the Gluek Brewing Company. Established in 1857, Gluek's had become that state's third-largest brewer by the early twentieth century. The building at 1500 6th Street had a saloon featuring the house beer on the main floor; the manager lived in an apartment above. The building is also considered a “tied house” (saloons exclusively promoting their products) in the late nineteenth and early twentieth centuries.⁶

But by this reasoning, any building designed by Boehme and Cordella would qualify for local designation; likewise, any saloon associated with Gluek's (or presumably any other brewer) would qualify. This wholesale approach, in making everything significant and requiring preservation, would diminish the value of designation, and perhaps make difficult, if at all possible, the harmonious growth of our urban community.

⁶ Aaron Hanauer, Minneapolis Senior City Planner, to Jim White, Fine Associates, historic review letter, November 9, 2011.

Some discrimination is required when evaluating historic and architectural significance to identify the properties that best represent architects and historical associations. In the case of Boehme and Cordella, the Affected Property cannot be considered one of their best works. The much superior design of the Swan Turnblad house and the 14 North Sixth Street buildings is acknowledged by their qualification for the National Register.

The November 5, 2012 City staff report regarding the Affected Property acknowledges this in its discussion of Criteria #6:

“The building was designed by Boehme and Cordella, who are considered master architects in Minneapolis...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 6th Street North in Downtown Minneapolis. Both of these buildings are grander and more ornate than the subject building.”

In the October 9, 2012 study (see **Attachment 2**) Hess Roise provides specific findings that:

- The Affected Property does not embody distinctive characteristics of an architectural or engineering type or style, or method of construction, because of its compromised integrity as compared to other extant Gluek tied houses.
- The Affected Property is not a significant example of broad patterns of cultural, political, economical or social history, because an extensive study of extant tied houses in the 6th and 11th Wards, and in other locations within the liquor patrol limits, shows that other well preserved tied houses, such as 1501 South Sixth Street, 501 Cedar Avenue (Nomad World Pub), and 913 Cedar Avenue (The Joint) are clearly better examples than the Affected Property.
- The Gluek tied houses were not distributed throughout the city of Minneapolis but limited physically to within the liquor patrol limits and temporally to the 18 years between 1902, when the first tied house was established, and January 1920, when Prohibition took effect. Therefore the tied houses were not used to promote the Gluek beer citywide.
- The Affected Property is not worthy of designation as one of the very few buildings from the late 19th/early 20th century that still remains west of Cedar Avenue, as asserted by the staff report. In fact, asserting that this property is one of the few surviving buildings of its era west of Cedar Avenue highlights the poor integrity of its setting and association. Moreover, being a survivor does not necessarily make a property historic.
- The Affected Property does not provide early 20th Century context to the nearby turn-of-the-century buildings that have been considered eligible for historic designation (the Mixed Blood Theater building, the 1516 7th Street S. building, and the building at 1501 6th Street S.). Those three buildings are within a two-block area whose historic integrity has been greatly compromised in the last 50 years by demolition of older buildings, by

the construction of several residential towers and by major changes in land use, including the establishment of a freeway exchange and the creation of Currie Park. The historic integrity of the area, which has been essentially destroyed, was not a factor in evaluating the significance of these three buildings.

Past in-depth studies of the area, approved by the City Council, did not identify the Affected Property as a historic resource, or even a potential historic resource deserving of further study

In the last 10 years, the Cedar Riverside/West Bank area has been the subject of two studies that evaluated the neighborhood's resources holistically.

The first study, done in 2001, resulted in the Franklin/Cedar-Riverside TOD Master Plan, which earmarked the Five15 site for transit-oriented high density housing. The TOD Master Plan noted the limited potential for additional development in the area due to lack of available land, and identified the 2.3 acre parcel now owned by Applicant on 15th Avenue South as the only large potential development site in the area. The R-6 zoning of the site allows the highest density residential use in Minneapolis.

The second study, which resulted in the Cedar Riverside Small Area Plan adopted by the City Council on April 18, 2008, also earmarked the Site for high-density housing. As part of the work that led to the Cedar Riverside Small Area Plan, a historical-architectural survey identified properties that appeared to meet the criteria for National Register and/or local landmark designation. Moreover, the Small Area Plan considered past development patterns and existing conditions to establish a direction for the neighborhood's future. Both studies are pertinent when considering the significance of the existing building at 1500 South Sixth Street and the appropriateness of proposed new development on the site.

The Cedar Riverside Small Area Plan's stated purpose is *"to guide land use and development in the Cedar Riverside neighborhood for the next 20 years. . . . The City, public institutions, and community organizations will use the plan to guide their own decision-making processes."* The plan outlined ten principles, including:

- "Preserve the historic and multicultural qualities of Cedar Riverside in its residents, businesses, and structures."
- "Increase opportunities for people to both live and work in the neighborhood which are affordable and accessible, particularly ownership options."⁷

In discussing the neighborhood's historic resources, the Small Area Plan relied on the Cedar Riverside Cultural Resources Survey, an architecture-history survey of the neighborhood that was prepared for the HPC and the Minnesota State Historic Preservation Office (SHPO) in 2003. As a framework for evaluating properties in the area, the study adopted the four development periods outlined in the city's preservation plan:

⁷ "Cedar Riverside Small Area Plan: Building Connections," approved April 18, 2008, prepared by Economic Development Services, ZHA, SRF, Cuningham Group, URS, and the Center for Policy, Planning and Performance for the City of Minneapolis, executive summary, 4-6.

- Early Development: Euro-American Settlement to 1880
 - Only one property from this period (Convent of the Dominican Fathers, 1819 South Fifth Street) was found in the survey area.⁸
- Urban Development: 1881-1920
 - “Commercial growth was encouraged and facilitated in the Cedar-Riverside area in 1883, when the Scandia Bank was constructed along Cedar Avenue South . . . commercial development occurred along Riverside Avenue South and Cedar Avenue South. Seven Corners, located at the intersection of Cedar and Washington Avenues, grew to be a dense commercial node.”⁹
 - The survey report does not mention saloons as an important property type, nor does it discuss commercial activity that was off the main commercial corridors. A discussion of property types later in the report noted: “*Commercial properties within the survey area were concentrated on major arteries such as Cedar Avenue South, Riverside Avenue, and Washington Avenue South.*”¹⁰
 - The survey report also reported: “Commercial buildings were evaluated individually and as potential contributing components of a commercial historic district. Mead & Hunt closely evaluated concentrations of commercial buildings, particularly along Cedar Avenue South, Riverside Avenue, and Washington Avenue South to determine the potential for a historic commercial district. No potential historic districts were identified.”¹¹
- Neighborhood Growth: 1921-1950
 - “As industrialization and urbanization increased in Minneapolis, the character of the neighborhood began to change. Many members of initial immigrant groups acquired enough wealth to move to more affluent neighborhoods.”¹²
- Redevelopment: 1951-1980
 - “Construction of Interstate Highways 94 (I-94) and 35W (I-35W) . . . largely isolate[ed] the area from the downtown.”¹³
 - “During the late 1960s plans for the construction of large multiple-unit dwellings located to the west of Cedar Avenue resulted in the construction of Cedar Square West.”¹⁴

The final survey report explained: “*Forty-one properties were documented during fieldwork that appeared to meet one of the criteria for local and/or National Register designation. Preliminary historic research found that 37 of these properties were not individually distinctive enough to meet local criteria, nor did research reveal an association with a significant event or significant individual to meet National Register criteria. As such, these properties were determined not to meet local or National Register designation criteria.*”¹⁵

⁸ “Final Report: City of Minneapolis Historic Resources Inventory, Cedar-Riverside Area,” July 2003, 5-6, prepared by Mead and Hunt for the City of Minneapolis Heritage Preservation Commission and the Minnesota Historical Society State Historic Preservation Office.

⁹ Ibid., 6.

¹⁰ Ibid., 13.

¹¹ Ibid., 14.

¹² Ibid., 8.

¹³ Ibid., 9.

¹⁴ Ibid.

¹⁵ Ibid, iii.

The Affected Property was not included even among the 41 properties that were initially identified as potentially meeting one of the criteria for local and/or National Register designation. Even the Gluek’s Brewing Company and Saloon at 501 Cedar Avenue South (now Nomad World Pub) was “*determined to be not eligible for designation under local or National Register criteria based on preliminary research.*”

Three properties in the survey area were listed in the National Register of Historic Places and/or had a local landmark designation from the HPC:

- Augsburg Old Main, 731 Twenty-first Avenue South (National Register and HPC landmark)
- Former Fire Station G (Mixed Blood Theatre), 1501 South Fourth Street (HPC landmark)
- Widstrom Tenement, 617-621 Nineteenth Avenue South (HPC landmark)

In addition, the survey “*recommends four individual properties potentially eligible for local designation,*” which “*may also be candidates for National Register listing*”:¹⁶

- Minneapolis Brewing Company Saloon, 1516 South Seventh Street
 - The property is a block away from 1500 South Sixth Street. Although the report mentions that there are other breweries and saloons in the area, it does not recommend that the other facilities merit local landmark designation.
 - This property had been determined eligible for the National Register in 1994 as a result of a Section 106 compliance survey.
- Holzermann Building, 417-423 Cedar Avenue South
 - Two adjoining buildings dating from the mid-1880s that served as a department store; they “are recommended for local designation under Criterion 1 for their association with early commercial development within the survey area.”
- Riverside Park Pavilion, 2830 Franklin Terrace South
 - This property was “recommended for local designation under Criterion 1, for its association with the development of the park system in Minneapolis, and under Criterion 4, as an intact example of WPA architecture constructed in the 1930s.”¹⁷
- Joachim Vedeler Building, 2200 Riverside Avenue
 - This building, erected in 1889, housed “a bilingual drug store that served a large Scandinavian community” until the original owner passed away in 1934. It was “recommended for local designation under Criterion 1 for its association with early commercial development within the survey area, and under Criterion 4 as a good example of early commercial architecture for the survey area.”¹⁸

Thus, the 2003 cultural resources survey that was completed under the auspices of both the HPC and the SHPO:

- Did not identify as an important historical theme “the concentration of brewing establishments that chose to locate in this part of the Cedar Riverside neighborhood.”
- Did not identify the Affected Property as potentially eligible for National Register or local designation by that or any other survey.

¹⁶ Ibid., 14.

¹⁷ Ibid., 16.

¹⁸ Ibid., 17.

It should be noted that the proposed Five15 project conforms to the Small Area Plan that the City approved in 2008.

Why the Affected Property Does Not Meet the Designation Criteria as a Historic Resource¹⁹

1. The property’s potential claim of significance is for its role as a “tied house” of the Gluek Brewing Company—namely, a saloon that was operated by a private individual but essentially financed by the brewing company. This business model was intended to get around city laws prohibiting ownership of saloons by brewers. There are a number of other buildings in Minneapolis—including several in the Cedar-Riverside neighborhood—that were built as tied houses, are well preserved outside and inside, and still function as taverns. Neighborhood examples include 501 Cedar (today, Nomad World Pub) and 913 Cedar (The Joint), both Gluek’s tied houses, as well as 329 Cedar (Acadia Cafe).
2. Both the exterior and the interior of the Affected Property have been altered. The saloon entry and the shop window on the primary facade are not original. A deck, enclosure walls, and a modern garage have been added to the rear. Inside, nothing on the first floor is left of its original use as a saloon: the space has been gutted: the tile floor is only partially in place, the original plaster has been removed from the walls exposing the brick of the exterior walls, the metal ceiling panels have been taken down, and new partition walls have been installed. The basement has been upgraded and the second floor gutted to create a modern apartment. These changes have damaged the physical integrity of the historic design and materials.
3. The integrity of the historic setting of the Affected Property has also been severely compromised. When the property functioned as a tied house, it was surrounded by a densely developed neighborhood of industrial, commercial, and residential buildings. This physical context is almost entirely gone today, with vacant land and the Riverside Plaza towers filling the remainder of the block to the east and north, and a city park and interstate highway corridor across Fifteenth Avenue to the west.
4. Because there are well-preserved examples of tied houses on commercial streets that still function as bars and restaurants, if the city wants to preserve a building or buildings to represent the history of tied houses, one or more of these should be designated—rather than the Affected Property.
5. SHPO has concluded that the Affected Property does not qualify as a historic resource. SHPO found that another former tavern directly across the street at 1501 6th Street S. qualifies for the National Register, as does the Gluek’s tied house at 16 6th Street N. in downtown Minneapolis, currently Gluek’s Restaurant and Bar. The 16 6th Street N. property is designated as a local landmark.

¹⁹ Please consult the Hess Roise studies in **Attachment 2** for more extensive discussions on these matters and on the history of the Affected Property.

Why Removal of the Affected Property is Needed

The Affected Property was purchased at a significant cost because it was necessary to incorporate this corner lot into the Five15 site due to the presence of easements in the general area of the vacated 5th Street which bisect the land owned by Applicant (see **Figure 17** and site plans in **Attachment 4**).

The Affected Property occupies a small amount of the total surface of the Site. However, because of the code-required 20 foot setback around it, to allow windows in the walls of the new building facing the Affected Property (see **Attachment 6**), preservation of the Affected Property would cause the loss of the end portion of a key wing of Five15 (the one at the corner of 15th Avenue and 6th Street), thereby losing 36 apartments, including much-needed three-bedroom units, and 20 underground parking spaces (see **Attachment 7**). This would also cause the Five15 development to lose about 120 linear feet of street frontage, i.e. more than 20% of its total street frontage. This would result in an “amputated” elevation at the most visible portion of the development, nearest to the LRT station. Moreover, the unsightly odd-shaped new development would dwarf the Affected Property.

The loss of residential units and parking stalls caused by preservation of the Affected Property would make the Five15 development financially unfeasible. To build 259 units on the smaller footprint caused by retaining the Affected Property would require to add an additional floor. This would necessitate using steel frame and concrete construction rather than wood frame, and increase the construction cost by 20-25% (about \$10 million; see **Attachment 8**). These additional costs cannot be supported by the project, which already needs \$5 million in gap financing and other major equity contributions by the developer and the Applicant (see **Attachment 9**).

The City of Minneapolis and other public agencies have provided or are providing substantial gap financing (see **Attachment 9**), based on the expectation that Five15 will include 259 units with the affordability mix, large landscaped areas and spaces for supportive services described above. Applicant cannot recant on these commitments to its funding agencies and the neighborhood.

Finally, the loss of 20 parking spaces in the smaller footprint would cause the ratio of parking stalls/dwelling units to fall below that required by HUD, which will provide an essential loan guarantee for this development.

Applicant must proceed expeditiously with this development or it will very likely lose all the advantages of the present lending environment, which has reduced the funding gap of this development to manageable levels. Moreover, construction must begin by the end of November or it will risk either a substantial increase in costs because of the winter conditions, or a substantial delay in the construction to avoid the winter conditions, which will also result in a prohibitive increase in cost.

Applicant has Exhausted the Search for Other Reasonable Alternatives to Demolition of the Affected Property

Incorporation of the Affected Property into the Five15 development is not feasible

It has been suggested in previous meetings with the HPC that the developer investigate whether the Affected Property can be integrated into the structure of the Five15 building. The Applicant has looked into this possibility and found it not feasible for the following reasons:

1. The height of the floors of the Affected Property is different from the height of the floors of the Five15 building (15 feet instead of 12 feet on the first floor and 15 feet instead of 10.5 feet on the second floor).
2. The footprint of the Affected Property is inconsistent with the layout of the new building, and would not line up with the corridor and stairwell.
3. The presence of the Affected Property would reduce the underground parking below an unacceptable minimum by both City and HUD standards.
4. The architectural style of the Affected Property is non-congruent with the design of the new building.
5. The Affected Property is not accessible per the Americans with Disabilities Act of 1990 (ADA), and because its first floor is at ground level whereas the first floor of Five15 will be 3 feet above grade at the corner of 15th Avenue and 6th Street S., to integrate the Affected Property in the new development and make it ADA-compliant would require joining the two buildings with a significant amount of space in the new building redirected from apartment units to be used instead for ramps at both first and second floor levels.

Moving the Affected Property to the nearby lot at 1527 Sixth Street South, as approved by the City Council, cannot be accomplished

As described above, the City Council approved moving the Affected Property to a nearby lot, at 1527 6th Street S. We studied the feasibility of this solution. As shown in **Attachment 10**, the Affected Property would narrowly fit in the approved 1527 South Sixth Street land. However, to accomplish this relocation, we would need to use part of the adjacent parking lot, which has a different ownership, for approximately three weeks. This need is primarily because the 1527 6th Street S. lot would not have enough space around the footprint of the building to remove the steel transport beams used to carry the Affected Property to its new location (notice that the Affected Property is a solid brick building of uncommonly high weight). Such beams, which are as wide or wider than the moved property, need to be slid out after the property is moved. To do so would require the temporary use of a portion of the neighboring parking lot. Moreover, the very tight fit of the building footprint in the property would make it advisable, if not indispensable, to use some of the nearby parking lot when the foundation for the building to be moved is being constructed. We also would need permission to have access to a small portion of the adjoining parking lot once a year for at least a few hours to assess the status of the outside of the building and do whatever repairs might be needed.

The parking lot is presently used by the tenants of a building at 620 16th Avenue South, which houses a Somali mall. The tenant, Mr. Abdinisir Mohammed, would have agreed to our temporary use for a portion of the lot, but the owner of the lot and the building, which retains the right to grant or deny such use, refused it (see **Attachment 11**; letter of attorney for Sherman Associates denying temporary use). We have spoken with Mr. George Sherman of Sherman Associates about this issue. Unfortunately, Mr. Sherman remains of the opinion that it is not in his best interests to allow us to move the building to 1527 6th Street S., and has consistently denied our request.

Naturally, inability to secure a temporary use of some of the nearby parking lot makes it impossible to move the building. However, even if such permission had been granted, moving the building to the 1527 6th Street S. location, or any other location nearby, is prohibitively expensive. The table in **Attachment 12** summarizes the costs of moving the 1500 6th Street S. building (the Affected Property) to the 1527 6th Street S. location, and includes copies of the estimates that support these numbers. We originally asked five companies to provide bids for moving the building. However, for three of those companies, the job was too big or too difficult, given the age, the construction type and the weight of the building. Only two companies, Stubbs Building Movers (“Stubbs”), and Their Moving Company (“Their”), provided bid estimates.

The table in **Attachment 12** lists both the estimates by Stubbs and Their, and also the ancillary costs that would be needed for this project (excavation, new foundation, sewer and water connection, etc.). The resulting totals are between approximately \$420,000 and \$460,000 (average: \$440,000). Five15, which is a development of high quality at an ideal location for workforce housing, has major financial constraints because of its strong affordable component. The City, the County, the Met Council and the State have stepped up to help make this development possible: Five15 will be the first major new private investment in this economically challenged neighborhood in 40 years (the average income in the Cedar-Riverside area is one third of that in Minneapolis as a whole, and more than 40% of the families are below the poverty line). To add an additional \$440,000 to this already financially stressed development for the sake of preserving a building which has little use, is infested by mold, and which studies and analysis by SHPO and the City, as well as by the Applicant, have shown to have little claim to be a historic resource, is a poor tradeoff.

Findings Per Minneapolis Preservation Code

1. The State Historical Preservation Office has concluded that the subject property is not eligible for listing in the National Register.
2. The subject property was designed by Boehme and Cordella, noteworthy local architects, who designed a number of buildings in Minneapolis. Other buildings, such as the Swan Turnblad House and the Gluek’s bar at 16 North Sixth Street, represent their design skills much better than the subject property. As a result, the subject property does not appear to be eligible for local designation for architectural significance.
3. The property was built as a “tied house” by the Gluek Brewing Company in 1903. By 1908, Gluek’s had 86 tied houses. Many of them survive with good integrity, and at least

several continue to serve as bars or restaurants. Both the exterior and interior of the subject property have been altered, and the property's setting has greatly changed. Some of the other surviving tied houses better represent Gluek's tied houses, including the property at 16 North Sixth Street, which is locally designated and is eligible for the National Register. Other well-preserved examples include 501 and 913 Cedar Avenue, and 119 and 923 Washington Avenue North. Thus, the subject property does not appear to be eligible for local designation for historical significance for its role as a tied house.

4. The proposed new construction will enhance the neighborhood, which is beneficial to nearby properties that are listed, or determined eligible for listing, in the National Register, including Fire Station G-Engine House 5 (Mixed Blood Theater, 1501 South Fourth Street), John Gund Brewing Company (1501 South Sixth Street), and Cedar Square West (Riverside Plaza).
5. The State Historical Preservation Office has issued a determination that the proposed new construction will have no adverse effect on the nearby properties that are listed, or determined eligible for listing, in the National Register, including Fire Station G-Engine House 5 (Mixed Blood Theater, 1501 South Fourth Street), John Gund Brewing Company (1501 South Sixth Street), and Cedar Square West (Riverside Plaza).
6. The proposed new construction is consistent with plans and land use regulations of the City of Minneapolis including the Franklin/Cedar-Riverside Transit-Oriented Development Master Plan, adopted in 2001, and the Cedar-Riverside Small Area Plan, adopted in 2008, which both call for high-density housing at the Five15 on the Park site.
7. Relocation of the subject property to 1527 South Sixth Street as approved by the Minneapolis City Council on December 14, 2012 is not possible, since it cannot be accomplished without temporary use of a portion of an adjoining parking lot for several weeks during the relocation, which temporary use the adjoining landowner has refused to allow.

Representative Gluek Tied Houses which have superior design and better integrity than the Affected Property

Gluek Tied House—501 Cedar—Architect: Boehme and Cordella

Top: Sauset Saloon, 501 Cedar, ca. 1919 (Minnesota Historical Society)

Bottom: The building today, the Nomad World Pub



Gluek Tied House—913 Cedar—Architect: C. A. Boehme



Above left: 913 Cedar (to left of center parking lot), August 21, 1951 (Minnesota Historical Society)

Above right: The building today, The Joint (a bar)

Right: Note star with “G” for Gluek—the symbol is also visible on the sign painted on the side of the building in the historic photograph



Gluek Tied House—119 Washington Avenue North—Architect: C. A. Boehme



Above: 119 Washington Avenue North, ca. 1919 (Minnesota Historical Society)

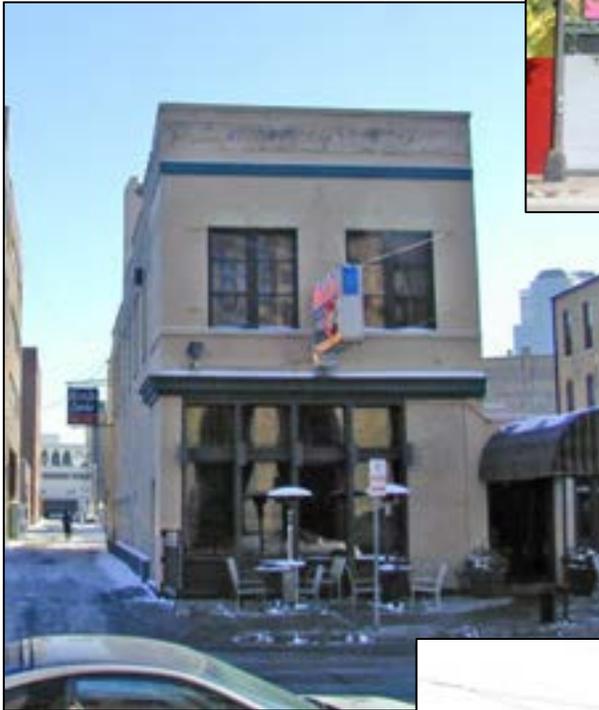
Right: The building today, Haute Dish (a bar/restaurant)



Additional Gluek Tied Houses



*Above: 505-507 East Hennepin
Architect: Boehme and Cordella*



*Left: 219 Third Avenue North (Monte Carlo)
Architect: Boehme and Cordella*

*Below: 923 Washington Avenue North (Club
Jaeger)
Architect: Boehme and Cordella*



Proposed Mitigation Plan

Documentation

The building at 1500 South Sixth Street will be documented for the Minnesota Historic Properties Record (MHPR) before it is moved or demolished. A documentation set will include 4" x 5" black-and-white negatives in archival sleeves, 4" x 5" black-and-white contact prints on archival mount cards, an index to photographs on archival paper, and a brief narrative, also on archival paper. The documentation will be distributed as follows:

- 1 complete original documentation set, including negatives, and a digital copy of the documentation to the Minnesota Historical Society;
- 1 original documentation set without negatives to the Minneapolis Collection at the Minneapolis Central Library;
- 1 bound photocopy of the index, photographs, and narrative to the Northwest Architectural Archives, Elmer L. Andersen Library, University of Minnesota, Minneapolis;
- 1 unbound photocopy of the index, photographs, and narrative to the Minneapolis Heritage Preservation Commission, along with a digital copy;
- 1 bound photocopy of the index, photographs, and narrative for on-site use to the developer, along with a digital copy.

Re-Use of Materials

- Incorporate remaining floor and ceiling tiles in the new Five15 on the Park development (in the lobby or other common areas on the first floor).
- Make remaining floor and ceiling tiles available for use in appropriate restoration and/or maintenance of other Gluek tied houses or buildings of similar age and style.

Figures

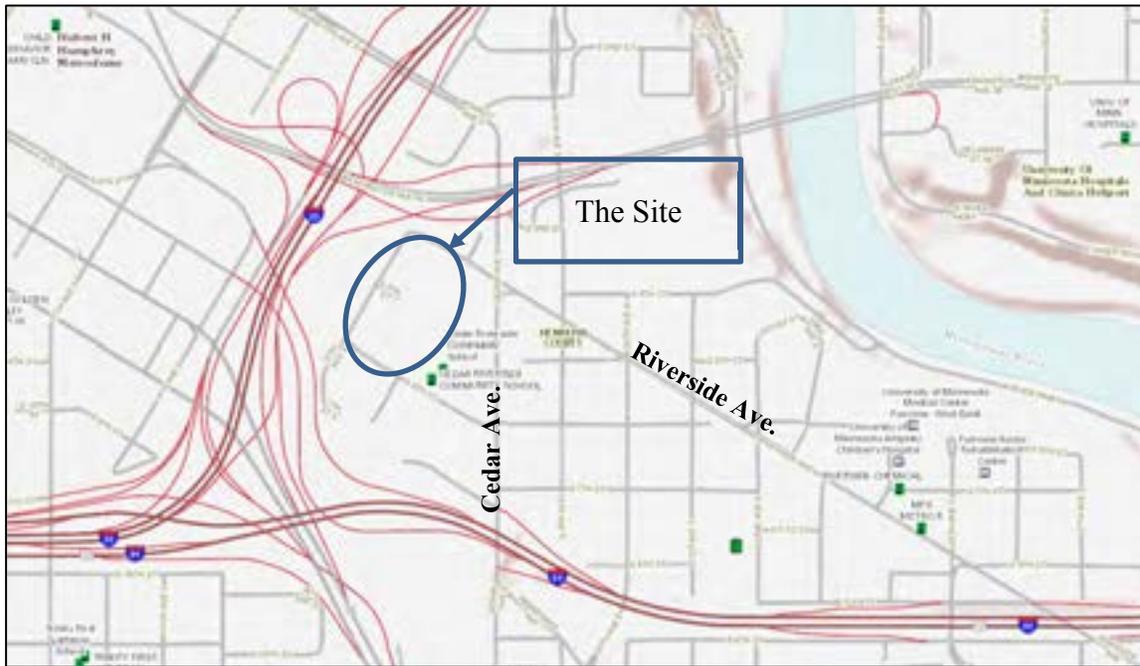


Figure 1 – Site Location Map (Base map from USGS www.nationalmap.gov)

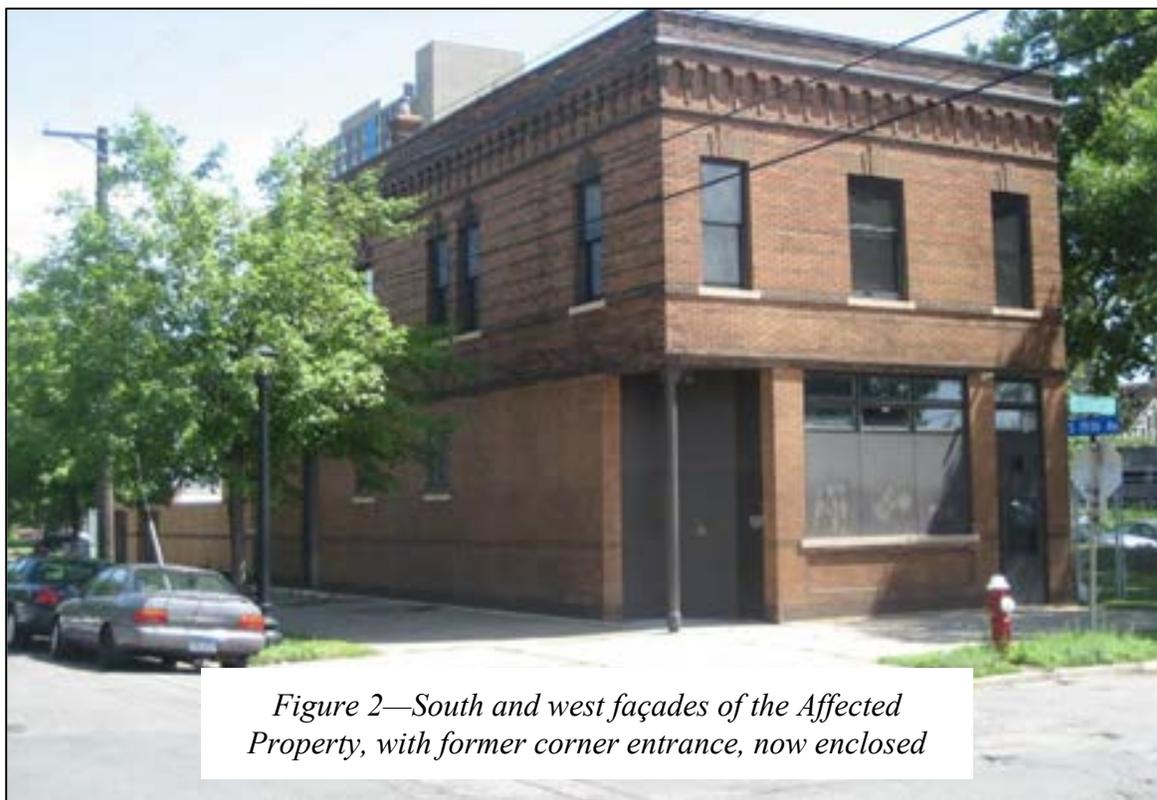


Figure 2—South and west façades of the Affected Property, with former corner entrance, now enclosed

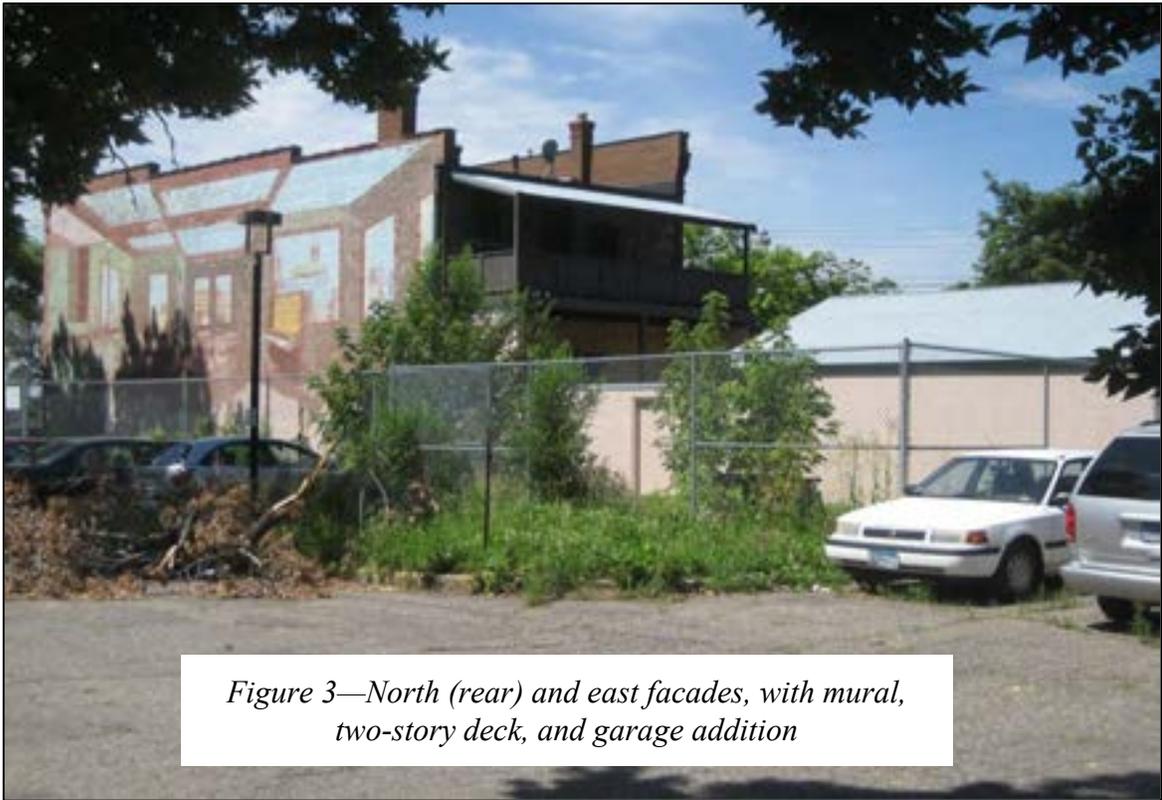
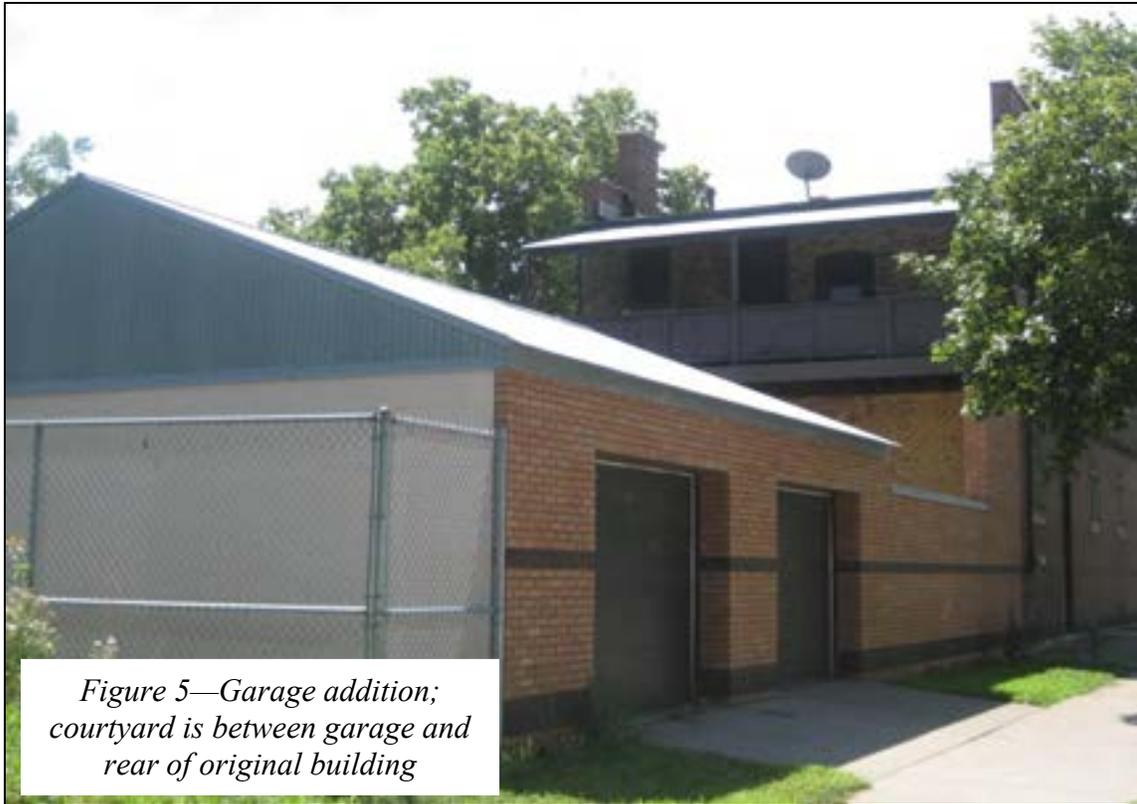


Figure 3—North (rear) and east facades, with mural, two-story deck, and garage addition



Figure 4—Mural on east facade, painted in 1976



*Figure 5—Garage addition;
courtyard is between garage and
rear of original building*

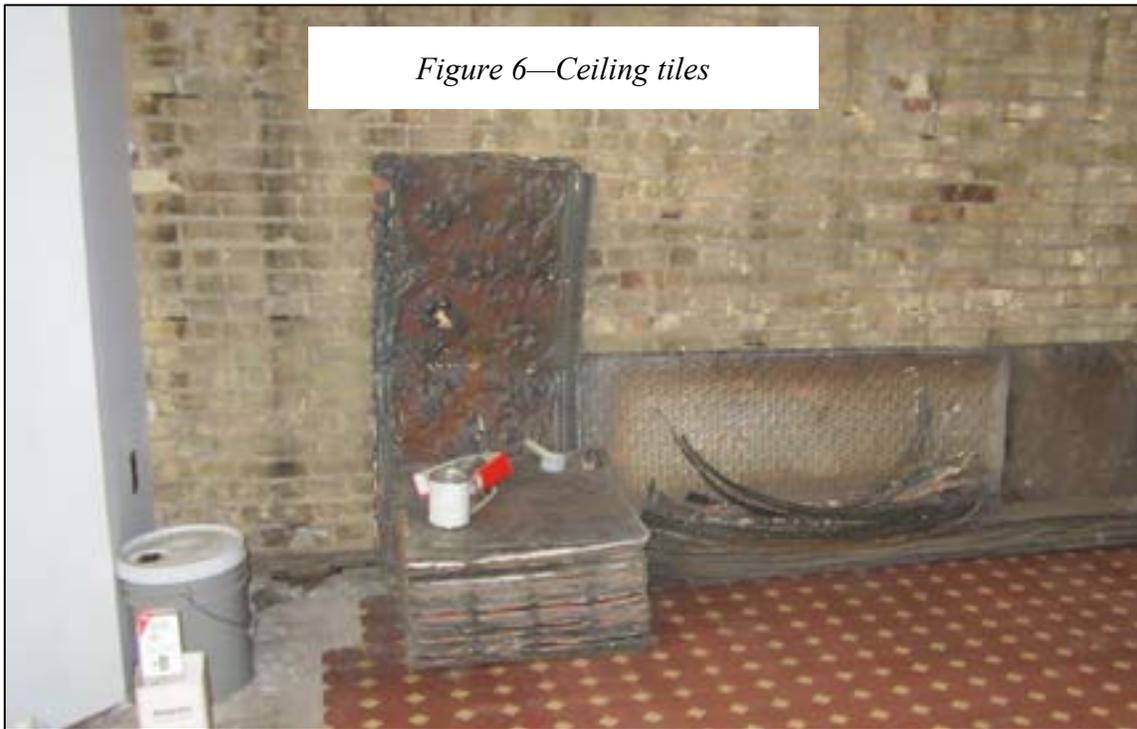


Figure 6—Ceiling tiles



Figure 7—First floor, looking north from front of building



Figure 8—Second-floor apartment



*Figure 9—Basement,
looking south*



Figure 10—Garage and courtyard



Figure 11—Mold growth in closet

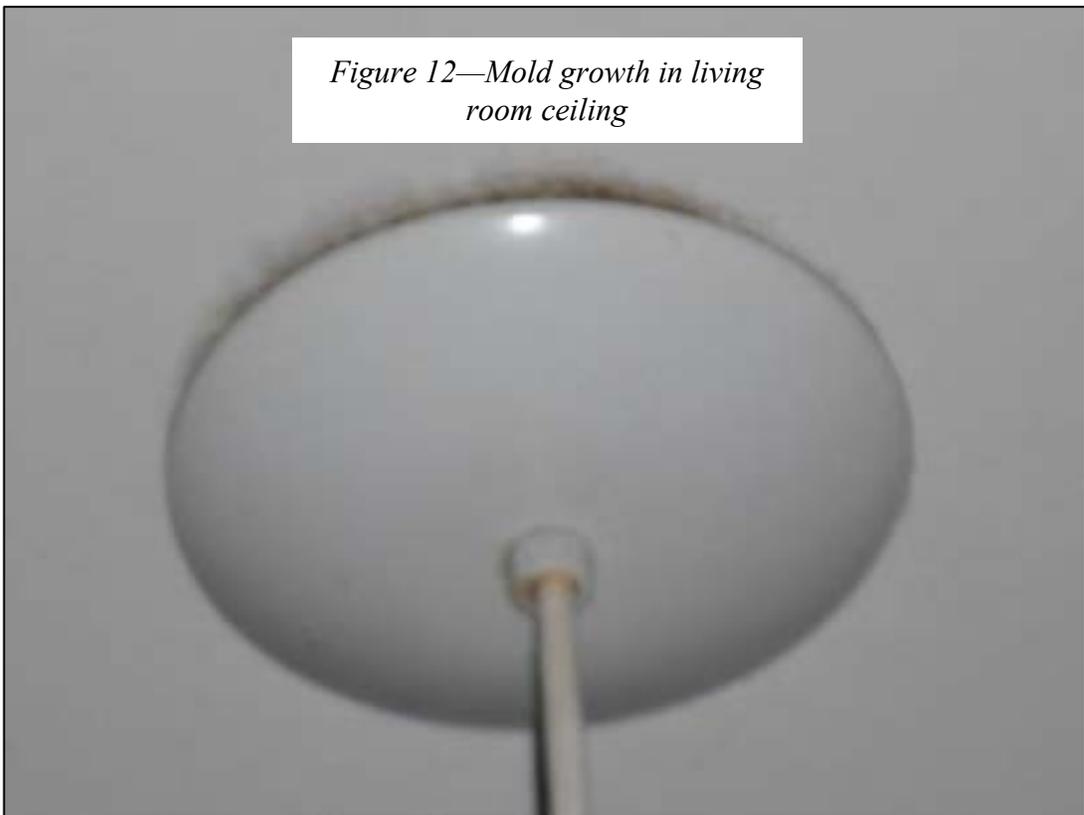


Figure 12—Mold growth in living room ceiling

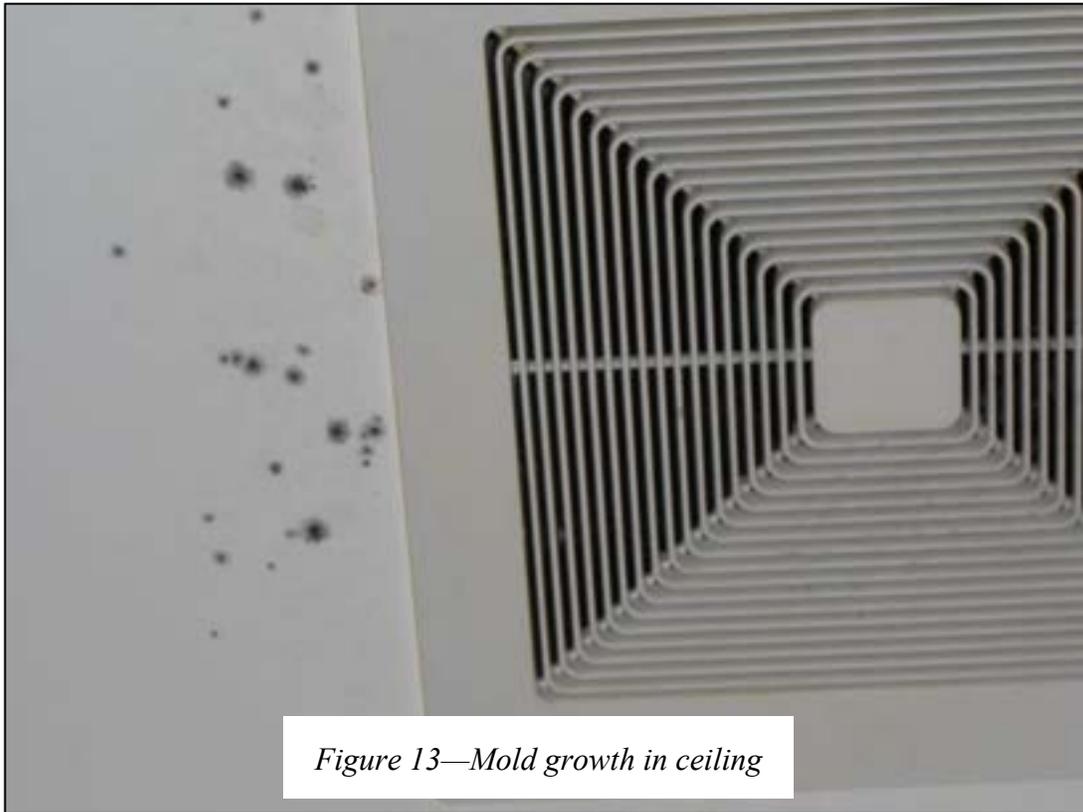


Figure 13—Mold growth in ceiling



Figure 14—Mold growth in ceiling



Figure 15—Mold growth in insulation



Figure 16—The Affected Property, ca. 1919.

**SUPPLEMENTAL MATERIALS TO
APPLICATION TO
HERITAGE PRESERVATION COMMISSION**

1500 SIXTH STREET SOUTH

August 17, 2013

1. Letters from the State Historical Preservation Office dated September 5, 2012 and March 6, 2013.
2. Historical studies carried out by Hess Roise and Company:
 - Study included in August 16, 2012 Application for Demolition of Historic Resource.
 - Additional material provided to HPC on September 24, 2012.
 - Additional study carried out in response to request from the HPC and submitted on October 9, 2012.
 - Summary of findings attached to Applicant's Appeal of Denial of Demolition of a Historic Resource filed November 15, 2012.
3. December 14, 2012 Proceedings of the Minneapolis City Council.
4. Five15 on the Park architectural plans.
5. Letter from the West Bank Community Coalition dated September 21, 2012.
6. Sections 704.3, 704.5 and 704.8 of the Minnesota State Building Code.
7. Site plans showing loss of apartment units and parking stalls due to preservation of Affected Property.
8. Letter from Mr. Pete Donnino of Frana Companies dated November 12, 2012.
9. Sources of funding for the Five15 on the Park development.
10. 1527 South Sixth Street site plan.
11. Letter dated January 31, 2013 from Timothy Kelley denying access required to accomplish relocation of the Affected Property.
12. Summary of costs to move the Affected Property.
13. List of property owners and mailing labels for property located within 350 feet of the affected property.
14. Check for \$390.75 payable to City of Minneapolis.

The following materials have been previously provided to Mr. Aaron Hanauer of CPED:

1. Phase I Environmental Site Assessment dated March 29, 2005 (including all attachments thereto).
2. Architectural drawings including floor plans and building elevations of the Affected Property, submitted as part of site plan review for the 1527 South Sixth Street site.

Attachment 1

M Minnesota
Historical Society
STATE HISTORIC PRESERVATION OFFICE

September 5, 2012

Stephanie Newstrom
Oak Grove Capital
2177 Youngman Ave., Suite 300
St. Paul, MN 55116

RE: Construct Curme Park Apartments at 15th Ave. S and 6th St. S
Minneapolis, Hennepin County
SHPO Number: 2012-2556

Dear Ms. Newstrom:

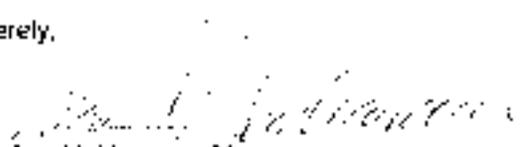
Thank you for initiating consultation on the above project. It is being reviewed according to the responsibilities given the State Historic Preservation Officer by the National Historic Preservation Act of 1966 and implementing federal regulations at 36 CFR 800.

Based on the parcel information submitted, we can see that there are no known historic properties within the building footprint itself, and the buildings proposed for demolition within the building footprint are not eligible for listing in the National Register of Historic Places. However, the construction site is immediately adjacent to Cedar Square West, a mid-century modern residential complex that has recently been listed in the National Register of Historic Places, and the John Gund Brewing property at the corner of 6th St. S. and 15th Ave. S., which has previously been determined eligible for listing in the National Register.

Because of the immediate proximity of these two historic properties, we will need to review the proposed apartment building project to make sure that the design is compatible with the adjacent historic properties. We typically propose design review at the 30, 60, and 90 percent stages of design. Your initial submittal included some footprint and floor plan information for the proposed apartment building. However, we will need better building elevation and façade treatment information, along with site plan and landscaping information, in order to evaluate compatibility per the Secretary of Interior's guidelines.

We look forward to reviewing the 30 percent design information when available. Meanwhile, if you have any questions on design compatibility, please contact our historic architect, Natascha Wiener, at (651) 269-3462.

Sincerely,


Mary Ann Heidemann, Manager
Government Programs and Compliance

cc: Natascha Wiener, SHPO
Minneapolis HPC
BKV Group



Minnesota
Historical Society

STATE HISTORIC PRESERVATION OFFICE

March 6, 2013

Stephanie Newsfrom
C&K Grove Capital
2177 Youngman Ave. Suite 300
St. Paul, MN 55116

RE Construct Currier Park Apartments at 16th Ave. S. and 6th St S
Minneapolis, Hennepin County
SHPO Number 2012-2556

Dear Ms Newsfrom

Thank you for sending us the requested design materials for Phase I of the above-referenced project. The materials have been reviewed according to the responsibilities given the State Historic Preservation Office by the National Historic Preservation Act of 1966 and implementing federal regulations at 36 CFR 800.

We believe the Phase I design is compatible with the nearby Cedar Square West high-rise apartment development, which is listed in the National Register of Historic Places. However, Phases I and II have the potential to affect 2 historic buildings adjacent to the later phases, both the Mixed Blood Theater located in the old fire station and the John Gund Brewing complex, which is planned for rehabilitation and re-use as part of Phase III. Our preliminary suggestion for Phases II and III is to lower the building height down to 2 or 3 stories right around the smaller historic structures. It may be possible to step up the height of the new construction as it moves away from the Register-eligible properties.

We look forward to consulting with you further as Phases II and III are developed. Meanwhile, we find that Phase I as proposed will have **no adverse effect** on Cedar Square West, the John Gund Brewing complex at the SW corner of 9th Street South and 15th Ave. South, or on Fire Station/GiEngine House 5 at the corner of 4th St. South and 15th Ave. South.

If you have any questions on this review, please contact our historic architect, Natascha Wiener, at (651) 259-3462.

Sincerely,

Mary Ann Ferdemann, Manager
Government Programs and Compliance

cc: Natascha Wiener, SHPO
Minneapolis HPC
BKV Group

Attachment 2

**Attachment to Application for Demolition of a Historic Resource
Submitted August 16, 2012**

1500 South Sixth Street, Minneapolis

Prepared by Charlene Roise and Jessica Berglin, Hess, Roise and Company

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Introduction

Fine Associates and Currie Park Developments, LLC, propose to develop Currie Park Lofts, the first phase of a two-phase project on a mostly vacant site filling almost two city blocks in the Cedar-Riverside neighborhood. Currie Park Lofts will consist of a six-story building with approximately 260 affordable and market-rate apartment units, at grade and structured parking, and around 6,000 square feet of commercial space.

Currie Park Lofts will create quality affordable rental housing, which is in short supply in Minneapolis. It will have a desirable mix of affordability levels: 20 percent of the units will be affordable to individuals/households earning below 50 percent of the Mean Metropolitan Income (MMI); another 60 percent will be affordable to individuals/households earning below 60 percent of the MMI (“workforce housing”). The remaining units will not carry income or rent restrictions.

Workforce housing is scarce and much needed in this neighborhood, which has a high concentration of employment centers and is next to the downtown business district (97,000 jobs are within one mile and 340,000 within three miles). The transit-oriented location is ideal for such housing. Currie Park Lofts will include also large units suitable for families with children, which units are scarce and badly needed in this area; and well-designed, landscaped recreational spaces for children and families.

Fine Associates LLC has been developing, acquiring, managing, and investing in real estate since it was founded by Bill Fine in 1972. The company has a long and successful history of urban and suburban developments in Minneapolis and other cities. Fine Associates is experienced in coordinating and supervising all aspects of the development process: from conception and site acquisition through land planning, government approvals, design, financing and construction, marketing, and management. Examples in Minneapolis include the Greenway Gables Townhouses and One Ten Grant Apartments, two thriving residential properties that spurred the renaissance of the Loring Park area into a vibrant mixed-use community.

The development site is located between downtown Minneapolis and the West Bank campus of the University of Minnesota, near the intersection of Cedar and Riverside Avenues. A prominent local landmark, Riverside Plaza (formerly Cedar Square West), is immediately east of the proposed development.¹ The development site is bounded by South Sixth Street to the south, Fifteenth Avenue South to the west, and South Fourth Street to the north. South Fifth Street (vacated) bisects the site. The Mixed Blood Theatre at 1501 South Fourth Street, just northwest of the property, is owned by another entity and is not included in the proposed development.

The site is surrounded by a variety of land uses. Across Fourth Street is a surface parking lot bordered to the north and west by a high-speed road and access ramps, which are recessed below grade. The Brian Coyle Community Center is at the north end of a public park, Currie Park, across Fifteenth Avenue to the west. The park, a property of the Minneapolis Park and Recreation Board, is edged by multiple lanes and ramps of Interstate 35W, also in a recessed

¹ The streets and avenues in this vicinity are not aligned with cardinal directions. For the sake of simplicity in the following discussion, the streets will be considered to run east-west and the avenues north-south.

corridor. The highway intersects another major artery, Interstate 94, just to the south. Several older, small-scale buildings are south of Sixth Street including the John Gund Brewing Company at 1501–1507 South Sixth Street (HE-MP-5026). The SHPO has determined that this property is eligible for listing in the National Register of Historic Places.

Only two buildings are on the site of Phases I and II of the proposed development: a two-story brick building erected in 1903 and a modern, concrete-block garage behind it. Concrete-block walls that connect the side walls of the two structures create a private courtyard between them. The address of the property is 1500 South Sixth Street.

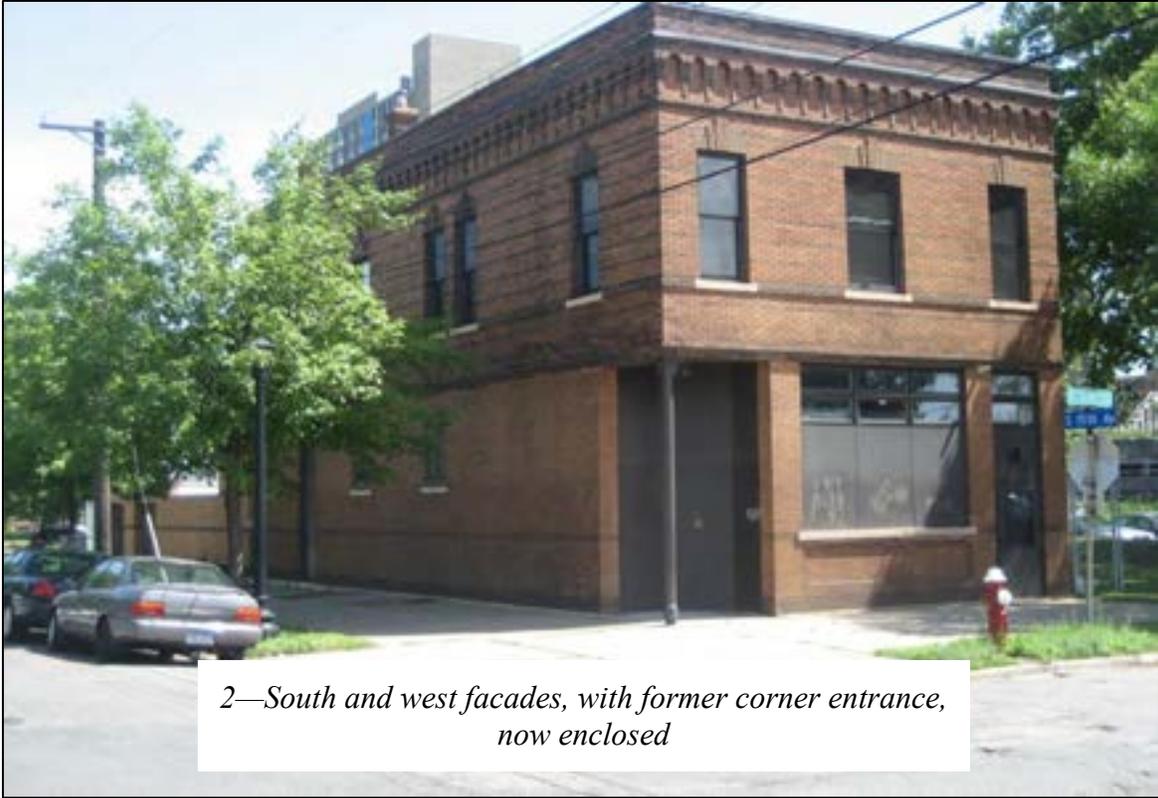
This property was not included in the original development that Fine Associates proposed on the adjacent land in 2007. That two-phase development comprised two large apartment towers of up to 27 and 17 stories. At that time, Fine did not own the 1500 South Sixth Street property and appeared to have enough viable contiguous land to build around it. As planning for the development progressed, however, it became clear that an easement through the site that had to be preserved precluded the use of the design proposed in 2007. The plans also depended on sharing an access to Sixth Street with Riverside Plaza on the site's eastern border, which was not possible in the end. As a result, the proposed development was not feasible and plans had to be completely overhauled. The current plan was produced from this effort. The easement that had to be retained is indicated as a crosshatched area in the survey on the following page and runs between Phase I and Phase II of the project that is now proposed.



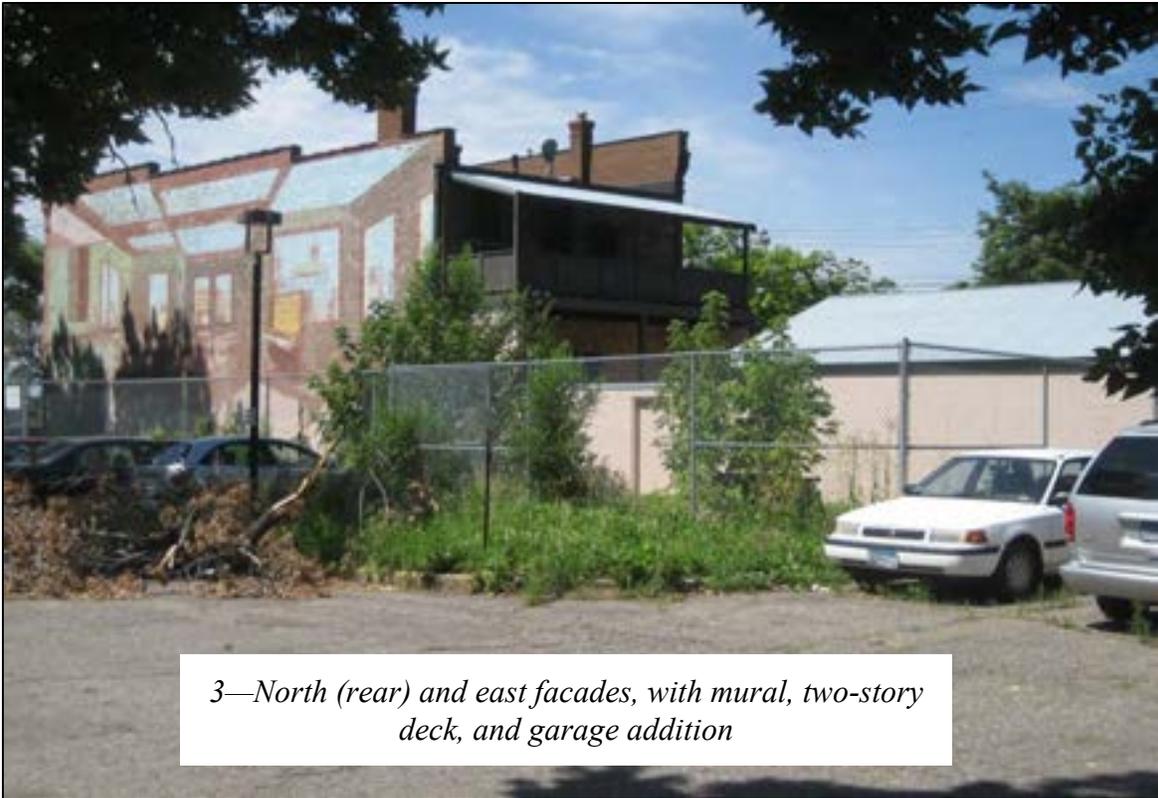
Base map from USGS (www.nationalmap.gov)



1—South facade



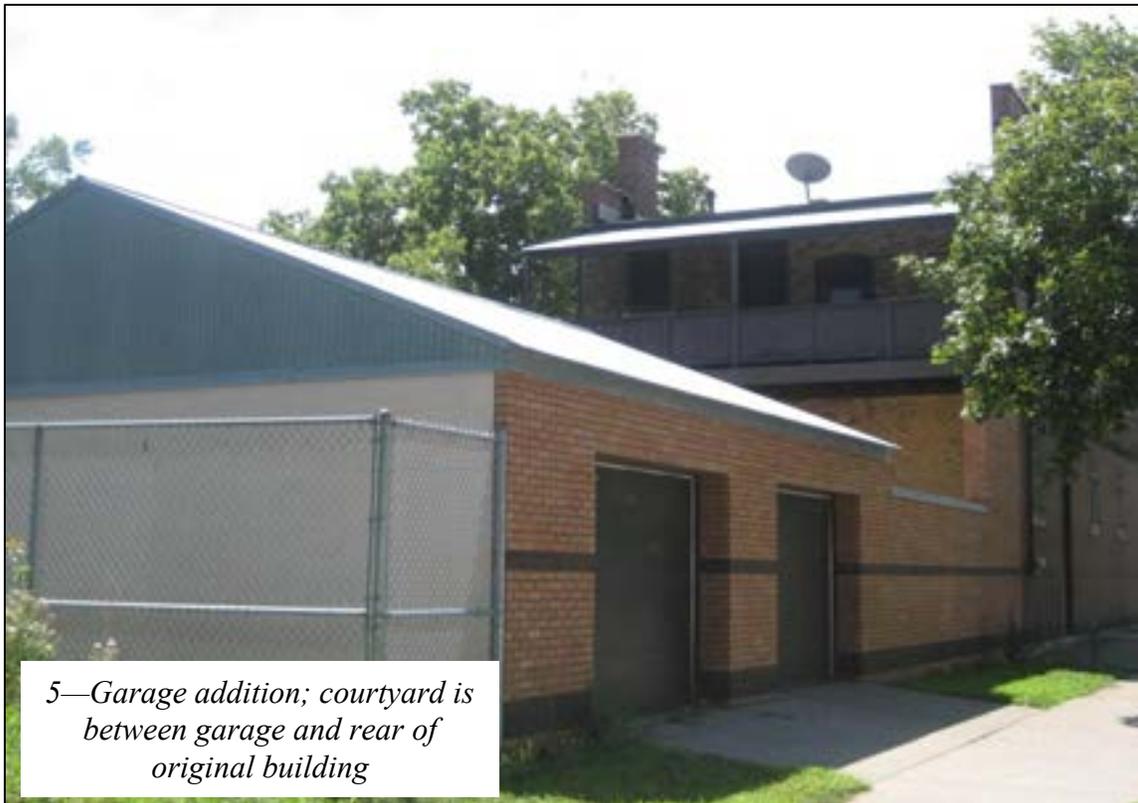
2—South and west facades, with former corner entrance, now enclosed



3—North (rear) and east facades, with mural, two-story deck, and garage addition



4—Mural on east facade, painted in 1976



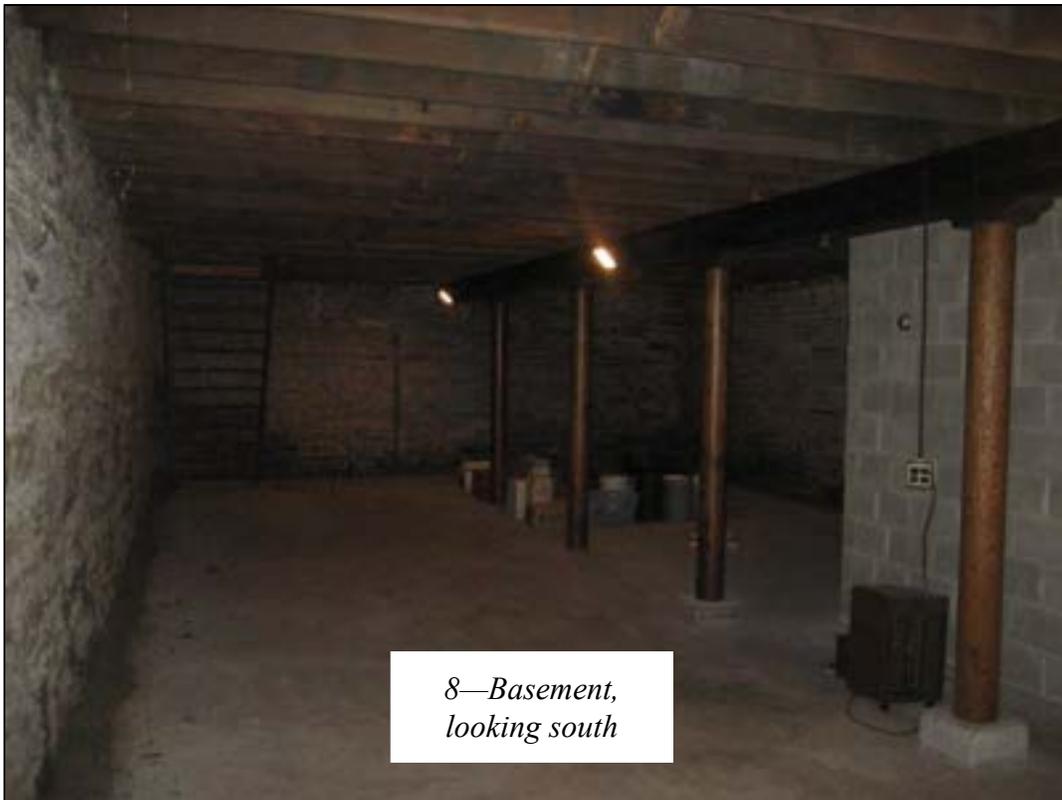
5—Garage addition; courtyard is between garage and rear of original building



*6—First floor, looking north
from front of building*



7—Second-floor apartment



*8—Basement,
looking south*



9—Rear facade: Deck and courtyard



10—Garage and courtyard

1500 South Sixth Street: Description, History, and Evaluation

Description

The two-story brick building at 1500 South Sixth Street was constructed in 1903. Given its corner location at the intersection of Fifteenth Avenue South and South Sixth Street, the building has two primary facades—south (front) and west (side). The south facade faces South Sixth Street and contains the storefront, while the west facade fronts on Fifteenth Avenue South.

These two facades share many architectural details, including decorative horizontal banding that spans both walls. The banding rows are laid in a dark brown brick, which contrasts with the light red brick that is the primary wall material. Ornamental brick corbelling extends across the south and west facades as well.

A recessed entrance in the southwest corner of the building marks the original saloon entry. It was filled with solid paneling when the building was converted to a private residence in the 1990s. Despite being filled in, the corner entrance retains original pressed-metal ceiling tiles and an iron column with a decorative capital.

On the south facade, the original plate-glass storefront window was filled with solid panels. Modern transom windows have replaced historic transoms, but they maintain the original window-to-transom proportion. The storefront window features a stone sill. The brick below the sill includes a recessed rectangular panel. A door in the southeast corner originally led to a stairway for the saloon manager's second-floor apartment. When the original corner entrance was filled in, this became the primary entrance to the building.

Three modern windows span the second story of the south facade. The center window is slightly wider than the other two. Each window opening contains a stone sill and a brick lintel composed of a flat arch with a prominent keystone. The brick in the lintels matches the darker brick used in the horizontal banding.

Windows on the west facade mimic the windows on the south facade. Seven windows with stone sills and brick lintels span the second story of the west facade. Two of the second-story windows are shorter than the other five. The first floor is marked by three high windows and one doorway. Metal security shutters cover the first-floor windows. Flat-arch lintels on the second floor include prominent keystones, but lintels on the first-floor openings lack this decorative feature.

Architectural elements on the north facade are markedly different than those on the south and west facades. The brick on the north wall is light yellow common brick unlike the red and brown face brick on the primary facades. Arched lintels are formed by three rows of brick headers at each window and door opening. This contrasts with the flat-arch lintels on the south and west facades. Additionally, the brick was laid using a common bond, with rows of headers laid every sixth course. Brick on the south and west facades was laid using a running bond. A second-story deck spanning the north facade has a wood railing and a corrugated-metal roof.

A door with transom windows is centered on the first floor of the north facade. A window is located to the left of the door. Both openings are marked by an arched lintel and stone sill. The second story includes two window openings and a door, each with similar arched lintels and stone sills. The windows, as well as the first-floor door, have metal security shutters.

An enclosed courtyard is 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 are faced with brick, sympathetic to the design of the original building.

In the 1970s, a mural was painted on the east facade of the original building reflecting its use as a coffee house and jazz venue—the Rainbow Gallery. The mural includes Steve Kimmel (the proprietor and a musician) playing the vibraphone and Roger Nelson (the artist) at the piano. There are no window or door openings on the east facade. The original brick color is obscured by the mural, but courses were laid in a common bond.

The interior of the first floor has been dramatically altered. Almost no features indicative of its original use as a saloon remain. The tile floor, probably original, is in poor condition, with many sections missing. Pressed metal ceiling tiles have been removed and are stacked in piles on the floor. The space is currently being used as storage for a caretaker who lives in the apartment upstairs.

The second-floor apartment was extensively remodeled in the 1990s. There is no trace of the original spatial configuration or finishes.

The basement retains original limestone foundation walls and wood floor joists. According to representatives from the current owner, the previous owner replaced the original structural columns with round wood columns and also enclosed a small area with concrete-block walls.

History of 1500 South Sixth Street²

In 1903, the Gluek Brewing Company built this two-story brick structure. Boehme and Cordella, architects for most of the company's facilities, designed the building. Established in 1857, Gluek's had become the state's third-largest brewer by the early twentieth century, behind only the Minneapolis Brewing Company (Grain Belt) and Hamm's. The Noraas and Kittel Saloon featuring the house beer occupied the main floor, and the manager lived in an apartment above. Noraas and Kittel were long-time occupants until the Schilt and Swanson Saloon opened in 1916. Many brewers established "tied houses" (saloons that exclusively promoted their products) in the late nineteenth and early twentieth centuries. A number of Gluek's saloon buildings still survive, although their association with the brewery (purchased by J. Heileman Brewing Company in La Crosse, Wisconsin, in 1964) has long been severed. More information on Gluek's and tied houses is provided in the contextual section that follows.³

Apparently even before Prohibition, the building's service as a Gluek's bar had ended; a circa 1919 photograph at the Minnesota Historical Society shows a "for rent" sign in the window. By the mid-twentieth century, the first floor of 1500 South Sixth Street had become Jim's Bar. The storefront was unsympathetically remodeled in 1963-1964. The venue's focus shifted to jazz in June 1976, when it became a coffeehouse, the Rainbow Gallery. This period is memorialized by the mural on the east wall. After the Rainbow closed in 1980, the building was boarded up and sat vacant until 1992, when Robert Johnson purchased the building and began converting it into a residence. As part of the renovation, completed in 1999, the storefront was returned to a design closer its original appearance. A caretaker now lives in the second-floor apartment and the first floor is mostly used for storage.⁴



*Schilt and Swanson Saloon, 1500 South Sixth Street, ca. 1919
(Minnesota Historical Society)*

A dwelling that stood on the rear of the lot at 519 Fifteenth Avenue South was demolished in 1973. The building apparently dated from before building permits were required; its foundation was rebuilt in 1902. A new brick-faced, concrete-block garage for 1500 South Sixth Street is

² The following section was excerpted from "The Currie Park Development Project: A Historical and Architectural Assessment," prepared by Hess Roise, March 2007.

³ Minneapolis Building Permit B56975, dated October 22, 1903; *Davison's Minneapolis City Directory, 1904* (Minneapolis: C. R. Davison, 1904), 1993; *Davison's Minneapolis City Directory, 1916* (Minneapolis: Minneapolis Directory Company, 1916), 1894.

⁴ Historical summary for 1500 South Sixth Street, prepared with information provided by property owner Robert F. Johnson, Jr., n.a., n.d. [ca. 2005]; Gluek Brewing Company web site (<http://www.gluek.com/c-history.lasso>); Minneapolis Building Permits B386167, dated December 4, 1963, and B390414, dated November 20, 1964.

now in this location. The scale, materials, and detailing of the garage and connecting walls have taken cues from the original building and are sympathetically designed.

Context of the Gluek Brewing Company and “Tied Houses”

Since the property at 1500 South Sixth Street was evaluated in 2007, Hess Roise has completed a survey related to the construction of the Southwest Transitway that included the Gluek’s Bar at 16 North Sixth Street in downtown Minneapolis.⁵ The 16 North Sixth Street Gluek’s was the “headquarters cafe” in the Gluek Brewing Company’s line of saloons in Minneapolis. The building was designed by Boehme and Cordella, like the saloon at 1500 South Sixth, and was built in 1902, a year before its companion on South Sixth.

The Gluek Brewing Company started as the Mississippi Brewery in 1857 on the 2000 block of Marshall Street Northeast in Minneapolis. It was owned by Gottlieb Gluek and John Rank. Gluek had worked for early Minneapolis brewer John Orth for two years before beginning his own company. Rank left the partnership in 1862, and Gluek ran the brewery under his own name. He steadily increased the brewery’s size and production through the 1860s and 1870s. The brewery was destroyed in a fire in 1880. While no lives were lost in the fire, the stress of rebuilding the brewery wore Gluek down and he died in late 1880. His three sons, Louis, Charles, and John, took over the brewery and renamed it G. Gluek and Sons. The men expanded the brewery complex in the late 1880s and 1890s. They held out against the merger of four smaller Minneapolis breweries in 1890, which created the Minneapolis Brewing and Malting Company, later known for its Grain Belt label. The Glueks reorganized in late 1893 as the Gluek Brewing Company, also known as Gluek’s.⁶

At the turn of the century, Gluek’s was producing 150,000 barrels a year. The only breweries that were larger in the state were the Minneapolis Brewing Company and the Theodore Hamm Brewery, each of which produced about 500,000 barrels. Gluek’s maintained a focus on the hometown market in Minneapolis and 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. One of the company-owned saloons, built at 14 North Sixth Street (now 16 North Sixth Street) in 1902, had an elaborate three-story terra-cotta facade that was featured in a 1903 issue of *Minneapolis Architect*. The building was also the headquarters for all of the Gluek’s saloons, and offices were on the upper floors. More Gluek’s saloons were located nearby, including buildings at 254 First Avenue North (1912), 217–219 Third Avenue North (1910), and 315–317 Washington Avenue North (1907), all designed by Boehme and Cordella, or Christopher Boehme after the partnership dissolved. Around 1908, Gluek’s had 86 tied houses in Minneapolis, double the number of most other breweries in the city. Unlike many of its competitors, Gluek’s business prior to the

⁵ The following is largely excerpted from a section authored by Elizabeth Gales in a recent survey report (Charlene Roise, Elizabeth Gales, Stephanie Atwood, Linda Pate, and Penny Petersen, “Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project Hennepin County Minnesota, Volume Two: Minneapolis West Residential Survey Zone, Minneapolis South Residential/Commercial Survey Zone, Minneapolis Downtown Survey Zone, Minneapolis Industrial Survey Zone, Minneapolis Warehouse Survey Zone (Excluding Railroad Properties),” February 2012, 4.3-131–4.3-133, prepared by Hess, Roise and Company for the Hennepin County Regional Rail Authority and Metropolitan Council).

⁶ Doug Hoverson, *Land of Amber Waters: The History of Brewing in Minnesota* (Minneapolis: University of Minnesota Press, 2007), 249–251; Michael Koop, “Minneapolis Brewing Company,” 1988, National Register of Historic Places Registration Form, available as the State Historic Preservation Office, Minnesota Historical Society, Saint Paul.

Prohibition involved very little investment in bottled beer; most of the company's focus was on draught brew sales within its saloons.⁷

These 86 tied houses came second only to the 130 operated by the behemoth Minneapolis Brewing Company—Gluek's greatest business rival in the city. The Minneapolis Brewing Company was started in 1850 by John Orth, considered by many to be the first German immigrant in Saint Anthony. Production of his brew grew steadily over the next few decades, and by the late 1870s, the company was up to 7,000 barrels per year. His sons took over the John Orth Brewing Company after Orth's death in 1887, and three years later, the company merged with three other breweries to prevent takeover by a foreign syndicate, forming the Minneapolis Brewing and Malting Company. A massive, castle-like brewery designed by August Maritzen opened in 1893 in Northeast Minneapolis to accommodate an equally massive level of production.⁸

Unlike Gluek's, the Minneapolis Brewing Company focused on expanding distribution. This meant a dependence on bottled beers, which could be shipped over long distances. Saloons as far away as Montana and Michigan served the company's famous Grain Belt brand, and soon distribution depots were built there, as well as in other cities in Minnesota, to meet customer demand.⁹

Gluek's continued to hold its own in the Minnesota market while many other independent breweries were closing because of this steep competition. It diversified its products with the addition of bottled beer in the early twentieth century. When Prohibition began in 1920, it converted operations to produce "near beer" and soft drinks. Income from the family's large farming business also helped them wait out the dry spell. Gluek's celebrated the end of Prohibition in 1933 with a traffic jam outside its northeast Minneapolis brewery as beer trucks tried to leave with deliveries and customers pushed into the complex to buy beer. The celebration was short-lived, however, because a change in the 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. Tied houses, which linked all three parties, were abolished. The Glueks had to lease or sell their saloons to comply with the law. A member of the family would later note that the loss of the saloons significantly contributed to the decline of the company's sales.¹⁰

The Glueks continued to operate the brewery in northeast Minneapolis until 1964, when the company could no longer keep up with the changing industry. After 107 years of continuous operation, the longest in the state at the time, the brewery was closed and the trademarks, patents,

⁷ Clipping from the *Minneapolis Architect*, dated 1903, located in the Business Firms: Mpls: Gluek Brewing Co. Folder, Minneapolis Special Collections, Hennepin County Central Library; "Stolen Truck Is Recovered but Sans Beer," June 17, 1933, clipping, located in the Business Firms: Mpls: Gluek Brewing Co. Folder, Minneapolis Collection, Hennepin County Central Library; Hoverson, *Land of Amber Waters*, 249–250. All three buildings are extant and located within the boundaries of the Minneapolis Warehouse Historic District.

⁸ Hoverson, *Land of Amber Waters*, 246–247.

⁹ *Ibid.*, 247–248

¹⁰ *Ibid.*, 250; Roland C. Amundson, "Listen to the Bottle Say 'Gluek, Gluek, Gluek,'" *Hennepin County History* 48 (Winter 1988–1989): 4-8; "Brewery Asks Police to Control Traffic Jam Expected Around Gates at 12:00 A.M. April 7," March 31, 1933, clipping, located in the Business Firms: Mpls: Gluek Brewing Co. Folder, Minneapolis Collection, Hennepin County Central Library.

and distribution rights were sold to the G. Heileman Brewing Company in La Crosse, Wisconsin. In 1966, the brewery complex, which straddled both sides of the 2000 block of Marshall Street Northeast, was demolished. The site had been bought by the Northwestern Corrugated Box Company, which planned to expand its operations. Part of the site abutting the river is now parkland.¹¹

The Gluek's saloon at 14 North Sixth Street was leased to Stub Holcomb in 1934, and he opened Fransen's Bar. The Holcomb family purchased the building from the Glueks in 1958, and in 1979 the bar was remodeled by Lee and Kent Holcomb into Gluek's Brewing Company, "a trendy bar and restaurant addition to the refurbishing of Hennepin Avenue and environs." The name of the business was changed to Gluek's Bar and Restaurant by the late 1980s. A fire in May 1989 killed one resident in the boarding rooms on the second and third floors and completely gutted the building. After nine months of rehabilitation work, the Holcombs reopened the business in February 1990. The property is still owned by the Holcomb family and is in operation as a bar and restaurant.¹²

As part of the Southwest Transitway survey, the Gluek's Bar at 16 North Sixth Street was evaluated under National Register Criterion A for its association with events in history and under Criterion C for architectural significance. Remodeling in the 1930s, 1970s, and 1980s altered the building's interior character. While the exterior is intact, the interior is not. Some of the other extant Gluek's saloons in the city have better interior integrity. Because of these changes, the building was found not to be eligible under Criterion C.

The building was, on the other hand, an important property in the Gluek Brewing Company system. The building was the headquarters for the Gluek saloons in the city. These saloons were vital to Gluek's early twentieth-century business, when the company focused on providing the local market with draught beer rather than bottled beer. The importance of this building is reflected in the embellishment afforded the building's exterior. It is also one of a few buildings left in the city that convey something of the Gluek history since the brewery complex has been demolished. The building retains historic integrity, and although it was damaged in a fire, enough of the original material survived and the rehabilitation work met the Secretary of the Interior's Standards. The State Historic Preservation Office determined that the building was eligible for listing in the National Register under Criterion A in the area of Commerce for its association with the Gluek Brewing Company, a prominent Minneapolis business in the nineteenth and twentieth centuries. The period of significance extends from the building's completion in 1902 until 1934, when the company could no longer have tied houses and the building ceased to be the headquarters of the Gluek saloons.

The property is also a local landmark. It was designated by the HPC in 1984 for its significance in the areas of Architecture and Commerce.

¹¹ Hoverson, *Land of Amber Waters*, 250; Roland C. Amundson, "Listen to the Bottle," 9; "Gluek Brewery Sold to Heileman of La Crosse," *Minneapolis Tribune*, November 10, 1964; "Brewery's End," *Minneapolis Tribune*, October 1, 1966.

¹² Karin Winegar, "Bar Still Serving Gluek's but Ferns Crowding Out Old-Timers," *Minneapolis Star Tribune*, June 29, 1979; Mark Brunswick, "1 Dead, 5 Hurt in Gluek Fire," *Minneapolis Star Tribune*, May 1, 1989; Jim Fuller, "Gluek Restaurant Back in Business," *Minneapolis Star Tribune*, February 2, 1990.

Evaluation of 1500 South Sixth Street

Hess Roise evaluated the significance of the Gluek's Bar at 1500 South Sixth Street in 2007. The report found that the survival rate of tied houses was not known because they had not been comprehensively inventoried. Information was available, though, on some buildings associated with the Gluek Brewing Company, including a cluster of these buildings in the Minneapolis Warehouse Historic District: 254 First Avenue North, 1923 (Christopher A. Boehme, architect); 219 Third Avenue North (Monte Carlo Club), 1912 (Boehme and Cordella, architect); 315-317 Washington Avenue North, 1910 (Boehme and Cordella, architect); and 15 North Sixth Street (Boehme and Cordella), 1902. The building permit for 119 Washington Avenue North (now Haute Dish), dated 1904, lists C. A. Boehme as the architect. This was perhaps a Gluek saloon as well, although the architects did not design exclusively for that company: a 1911 tavern of the Minneapolis Brewing Company at 112 Hennepin Avenue East (in the Saint Anthony Falls National Register historic district) was also designed by Boehme and Cordella. Gluek tied houses in the Cedar–Riverside area associated with Boehme include 501 Cedar (the Sauset Saloon, now Nomad World Pub) and 913 Cedar (Lorensen and Roland's Saloon, now The Joint).¹³

The downtown saloons were larger, both in the size of the taproom and the number of residential units upstairs, than 1500 South Sixth Street. In addition, the South Sixth Street building's integrity is fair. In looking at historic photographs of this building and others of its type, the broad expanse of windows across the front appears to be a characteristic feature. The windows served a number of purposes: letting in light in the days when electric lighting was primitive; attracting patrons to the bar's taps; letting people inside observe activity on the street outside; and, in some cases, providing ventilation with operable transoms. While the current owner has done a commendable job of retaining the original front window opening and maintaining the window/transom proportion, the building's residential reuse has required filling the plate-glass window with a solid panel. For the same reason, the saloon doorway, in a recess in the southwest corner, is also filled, and the building's front entry is now a door that once led to a stairway for the upper-floor apartment. In the rear of the building, the wall/garage addition is done with great sensitivity to the original building, but it is, nonetheless, an addition. Given these changes and the relative modesty of the original design, the building does not make a compelling case for National Register designation, particularly since other Gluek saloons by Boehme and Cordella survive and have historic designations, such as 15 North Sixth Street. In addition, some of these buildings continue to serve as bars and restaurants.

The 2007 study concluded that local designation was not justified because there were better extant examples of Gluek's tied houses. Minneapolis planning staff, however, came to a different conclusion when Jim White of Fine Associates applied to the City of Minneapolis for a historic review letter for the property on November 1, 2011. Aaron Hanauer, Senior City Planner, responded to that application on November 9.

¹³ National Register nomination forms; Minneapolis Building Permit A7407, dated November 4, 1904. Although John and Minnie Gluek's house and carriage house at 2447 Bryant Avenue South, Minneapolis, is on the National Register, it is designated under Criterion C for its Georgian Revival design by Boehme and Cordella and William Kenyon, rather than for its association with the Glueks.

Mr. Hanauer concluded that “based on the information currently available the property appears to meet at least one of the local designation criteria listed in section 599.210 of the Minneapolis Code of Ordinances and has been determined to be a historic resource.” According to the staff report:

Boehme and Cordella, designers of the Swan Turnblad House (2600 Park Avenue) and the Gluek Building (14 6th Street North) are considered master architects to the City of Minneapolis. The property appears to meet local designation criterion number six: the property exemplifies works of a master architect. The property also appears to be associated with distinctive elements of city or neighborhood identity (Criterion 6). The subject property and building have a strong association with the Gluek Brewing Company. Established in 1857, Gluek’s had become that state’s third-largest brewer by the early twentieth century. The building at 1500 6th Street had a saloon featuring the house beer on the main floor; the manager lived in an apartment above. The building is also considered a “tied house” (saloons exclusively promoting their products) in the late nineteenth and early twentieth centuries.¹⁴

By this reasoning, any building designed by Boehme and Cordella would qualify for local designation; likewise, any saloon associated with Gluek’s (or presumably any other brewer) would qualify. This wholesale approach, in making everything significant, would diminish the value of designation.

Some discrimination is required when evaluating historic and architectural significance to identify the properties that best represent architects and historical associations. In the case of Boehme and Cordella, the building at 1500 South Sixth Street could not be argued to be one of their best works. The staff report cites two other buildings by the same architects, the Turnblad House and the Gluek’s bar at 14 North Sixth Street. The superior design of both buildings is acknowledged by their qualification for the National Register.

The property at 14 North Sixth Street is also an excellent example of a tied house, and it has the added association of once housing business offices for Gluek’s. Although a complete context of tied houses associated with Gluek’s or other brewers has not been completed, good examples of Gluek’s tied houses are known to stand at 254 First Avenue North, 217–219 Third Avenue North, and 315–317 Washington Avenue North (1907). The latter two properties continue to hold bars and their interiors are far more intact than the interior at 1500 South Sixth Street.

Based on these factors, the conclusion from the 2007 study remains justified: 1500 South Sixth Street does not qualify for local designation. Also given these factors, it is extremely unlikely that it would qualify for the National Register, so historic tax credits would not be available for its rehabilitation.

¹⁴ Aaron Hanauer, Minneapolis Senior City Planner, to Jim White, Fine Associates, historic review letter, November 9, 2011.

Representative Gluek Tied Houses

Gluek Tied House—501 Cedar—Architect: Boehme and Cordella

Top: Sauset Saloon, 501 Cedar, ca. 1919 (Minnesota Historical Society)

Bottom: The building today, the Nomad World Pub



Gluek Tied House—913 Cedar—Architect: C. A. Boehme



Above left: 913 Cedar (to left of center parking lot), August 21, 1951 (Minnesota Historical Society)

Above right: The building today, The Joint (a bar)

Right: Note star with “G” for Gluek—the symbol is also visible on the sign painted on the side of the building in the historic photograph



Gluek Tied House—119 Washington Avenue North—Architect: C. A. Boehme



Above: 119 Washington Avenue North, ca. 1919 (Minnesota Historical Society)

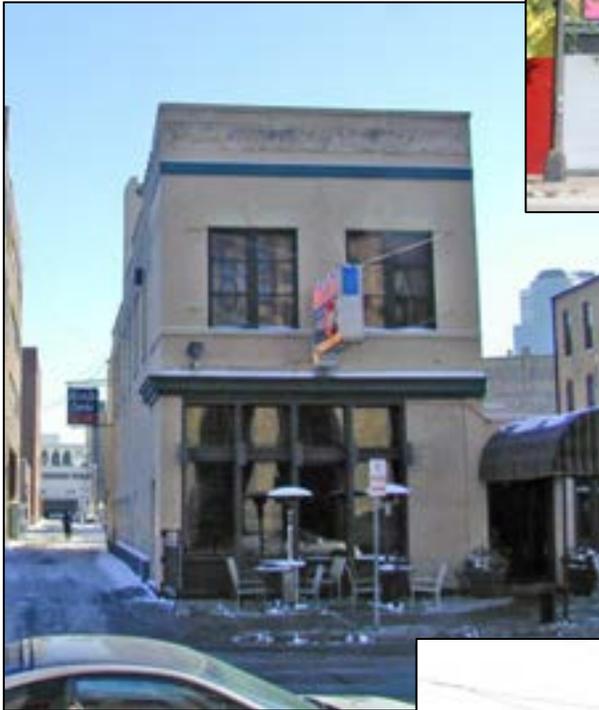
Right: The building today, Haute Dish (a bar/restaurant)



Additional Gluek Tied Houses



*Above: 505-507 East Hennepin
Architect: Boehme and Cordella*



*Left: 219 Third Avenue North (Monte Carlo)
Architect: Boehme and Cordella*

*Below: 923 Washington Avenue North (Club
Jaeger)
Architect: Boehme and Cordella*



Proposed New Construction: The Currie Park Lofts

Prepared by Fine Associates

This project will redevelop over 2 acres of land next to the Cedar-Riverside LRT station currently occupied by surface parking lots. A number of vacant, dilapidated and condemned buildings at the site have been demolished by the present owner in preparation for redevelopment. One remaining structure and the surface parking lots on site will be cleared as part of this development.

Currie Park Lofts at 515 Fifteenth Avenue South is proposed to be constructed in two phases and will be a transit-oriented, dense residential/retail project. This use is consistent with the R6 zoning of the site and with the adjacent residential and retail uses. Fine Associates plans to construct a six-story building as part of Phase 1 of the Planned Unit Development that will house approximately 260 rental housing units (most affordable at 50% and 60% MMI) and approximately 6,000 sq ft of neighborhood-serving retail space. This project will replace the 1500 Sixth Street commercial building and vacant parking lots with a mixture of housing choices which are currently lacking or underrepresented in this neighborhood. Specifically, it will include a substantial fraction of units at 50% and 60% MMI. This range of affordability is now largely absent in this area in spite of the unusual concentration of major centers of employment and education in the Cedar-Riverside neighborhood, which creates an ongoing need for workforce housing and student housing. A market study done by Minneapolis-based Maxfield Research indicates a strong market for affordable, student, and workforce housing around the Cedar-Riverside LRT station.

Approximately 240 parking stalls will be provided at grade and below ground for the development of Phase 1 of this Planned Unit Development. Bicycle parking will be provided at a ratio of 1 bike space per unit. Storage space for bicycles is provided to encourage the use of this means of transit and enhance the use of the bicycle trails abundant around the development.

The exterior building materials of the Currie Park Lofts will include masonry, metal panels, cement board panels, decorative metal grills, and glass. The site design includes landscaped open spaces to facilitate pedestrian traffic and gathering of people and also to enhance the connectivity of the LRT station with the neighborhood and other means of transit. Walk-up units will line along 15th Avenue, which will have individual landscaped yards facing the street. Courtyards and landscaped plazas, elevated a few feet above the sidewalk, will provide safe and inviting outdoor spaces for relaxing and socializing. Trees and native grasses will line the pedestrian paths and streets.

This development, together with the improved streets and sidewalks, will create a pedestrian-friendly, safe green corridor connecting the LRT station with the bus transit network, the bikeway system, the forthcoming Central Corridor transit system, and the centers of employment and education and the cultural and recreational opportunities abundant in the Cedar-Riverside area.

Moreover, this project has great potential as a much-needed catalyst of economic and quality of life improvement for the Cedar-Riverside neighborhood. This is a socially very important neighborhood, because it has the largest concentration of immigrants in the Twin Cities, and a very diverse ethnic distribution (in 2000, Asians, African-Americans and Hispanics accounted for about 53 percent of its residents). Yet, it suffers severe economic challenges.

This project will provide economic opportunities and enhance the quality of life for the neighborhood in different ways:

- By creating a safe pedestrian corridor that will connect the LRT station with the neighborhood, it will eliminate the present isolation of the LRT station, which is now separated from Cedar Avenue and the Cedar-Riverside neighborhood by an area characterized by obsolete buildings and surface parking lots. Concerns about the lack of safety of this area limit the use of this LRT station for the people who live, work and study in this neighborhood. This greatly decreases the potential of the Hiawatha LRT line as a catalyst of improvement for the neighborhood residents.
- The development will increase the transportation choices in the neighborhood, because it will connect the LRT line with the several bus lines that run along Cedar, Riverside, and Washington Avenues. These heavily used transit corridors serve the University of Minnesota, Augsburg College, Fairview Hospital, the downtown Minneapolis Business district and the Seward Industrial Park. Moreover, by improving the streetscape and establishing bicycle storage facilities inside and outside the development, it will help connecting the bikeway along the Hiawatha Line with the bikeway network existing and planned in the Cedar-Riverside area, including routes along 6th Street S. and Riverside Avenue, curving into Cedar Avenue at the 4th Street S./Cedar Avenue intersection.
- By optimizing the connectivity among means of mass transit, and by providing workforce and affordable housing at this transit-oriented location, it will connect people with jobs, both within the Cedar-Riverside neighborhood (which includes some of the largest employers in the state) and, through the Hiawatha LRT line and the forthcoming Central Corridor LRT line and Northstar line, with the downtown business districts in Minneapolis and St. Paul and their many employers, the Seward Industrial Park, and beyond.
- It will create economic activity and employment opportunities in a neighborhood that badly needs them: construction jobs during the development construction and permanent jobs when the development is completed.

Neighborhood organizations have expressed strong support for this project, including the West Bank Community Coalition and the West Bank Business Association. Consistent with neighborhood support, also the Honorable Cam Gordon, Minneapolis City Council Member for the Second Ward, has stated his strong support for this project.

Project Data (Phase I)

Lot size: 104,963 square feet or 2.4 acres
Building Footprint: 56,630 square feet
Total Building Area: 352,555 square feet
Building Area (excluding parking): 267,101 square feet
Yards: 15th Avenue – 5 feet; 6th Street – 5 feet; east (Cedar Riverside) – 3 to 16 feet

	<u>Allowed</u>	<u>Proposed</u>
Floor Area Ratio (FAR):	4.8	3.16
Dwelling Units:	418 units	259 units
Minimum Lot Area (MLA):	160 sq ft	404 sq ft
Off-Street parking:	TBD	242 stalls
Loading:	TBD	1 loading zone @ 12'x25'

The plans for the proposed project are attached.

The developer plans to begin construction of Phase I in March 2013 and Phase II by March 2014.

Long-term plans call for a third phase of this development across Sixth Street to the south, which includes the property at 1501 Sixth Street (former Knickerbockers). This property is owned by Currie Park Developments, LLC and is currently being leased on a short-term basis by the Darul Quba Cultural Center. The developers would incorporate 1501 Sixth Street in the new development, but more detailed planning will not proceed until the success of the first two phases is known.

Proposed Mitigation Plan

Documentation

The building at 1500 South Sixth Street will be documented for the Minnesota Historic Properties Record (MHPR) before it is moved or demolished. A documentation set will include 4" x 5" black-and-white negatives in archival sleeves, 4" x 5" black-and-white contact prints on archival mount cards, an index to photographs on archival paper, and a brief narrative, also on archival paper. The documentation will be distributed as follows:

- 1 complete original documentation set, including negatives, and a digital copy of the documentation to the Minnesota Historical Society;
- 1 original documentation set without negatives to the Minneapolis Collection at the Minneapolis Central Library;
- 1 bound photocopy of the index, photographs, and narrative to the Northwest Architectural Archives, Elmer L. Andersen Library, University of Minnesota, Minneapolis;
- 1 unbound photocopy of the index, photographs, and narrative to the Minneapolis Heritage Preservation Commission, along with a digital copy;
- 1 bound photocopy of the index, photographs, and narrative for on-site use to the developer, along with a digital copy.

Relocation

The developer is working with a party interested in moving the building to a new location. The developer is willing to give the building to that party if appropriate arrangements can be made.

Findings Per Minneapolis Preservation Code

1. The subject property does not appear to be eligible for the National Register.
2. The subject property was designed by Boehme and Cordella, noteworthy local architects. These architects designed a number of buildings in Minneapolis, and other buildings, such as the Swan Turnblad House and the Glueck's bar at 16 North Sixth Street, better represent their design skills. As a result, the property does not appear to be eligible for local designation for architectural significance.
3. The property was built as a "tied house" associated with the Gluck Brewing Company. By 1908, Glueck's had 86 tied houses. Many survive with good integrity, and at least several continue to serve as bars. Both the exterior and interior of the property at 1500 South Sixth Street have been altered, and the property's setting has greatly changed. Some of the other surviving tied houses better represent Glueck's tied houses, including the property at 16 North Sixth Street, which is locally designated and is eligible for the National Register. Other well-preserved examples include 501 and 913 Cedar Avenue and 119 and 923 Washington Avenue North. As a result, the property does not appear to be eligible for local designation for historical significance for its role as a tied house.
4. The proposed new construction will enhance the neighborhood, which is beneficial to nearby properties that are listed, or determined eligible for listing, in the National Register, including Fire Station G-Engine House 5 (Mixed Blood Theater, 1501 South Fourth Street), John Gund Brewing Company (1501 South Sixth Street), and Cedar Square West (Riverside Plaza).
5. The proposed new construction is compatible with plans and land use regulations of the City of Minneapolis including the Franklin/Cedar-Riverside Transit-Oriented Development Master Plan, adopted in 2001.

Attachments: Site Location Map and Plans



Within 1/4 Mile of Site:

- Cedar-Riverside LRT Station (0.05 mi)
- Bikeway along Hiawatha LRT corridor (0.05 mi)
- Cedar, Riverside and Washington Avenues (0.15 mi)
- Numerous businesses along Cedar Avenue (0.15 mi)
- University of Minnesota West Bank Campus (0.24 mi)
- Entrances/Exits to I-35W and I-94 (< 0.25 mi)

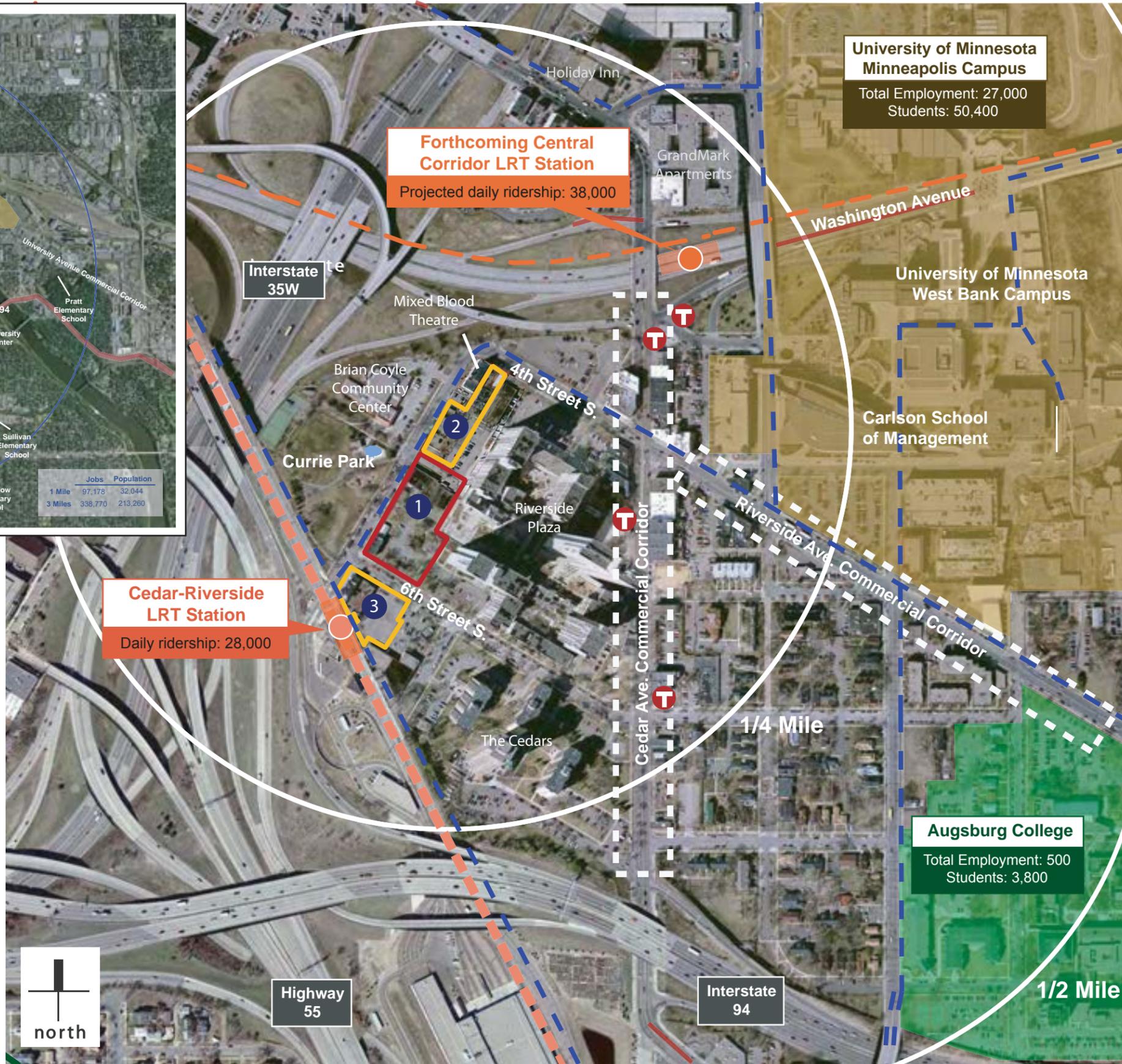
Within 1/2 Mile of Site:

- Augsburg College (0.3 mi)

Within 1 Mile of Site:

- University of Minnesota East Bank Campus
- Fairview-University Medical Center
- Metrodome
- Hennepin County Government Center
- Hennepin County Medical Center
- Seward Magnet School

	Jobs	Population
1 Mile	97,178	32,044
3 Miles	338,770	213,260



**University of Minnesota
Minneapolis Campus**
Total Employment: 27,000
Students: 50,400

**Forthcoming Central
Corridor LRT Station**
Projected daily ridership: 38,000

**Cedar-Riverside
LRT Station**
Daily ridership: 28,000

Augsburg College
Total Employment: 500
Students: 3,800

- Transit Connections**
- Hiawatha LRT Line
 - Forthcoming Central Corridor LRT Line
 - Ⓣ Bus Stop
 - Bicycle Lane

- Development Phases**
- Proposed
 - Future
- 1 Currie Park Lofts
 - 2 Currie Park Lofts II
 - 3 Station Place

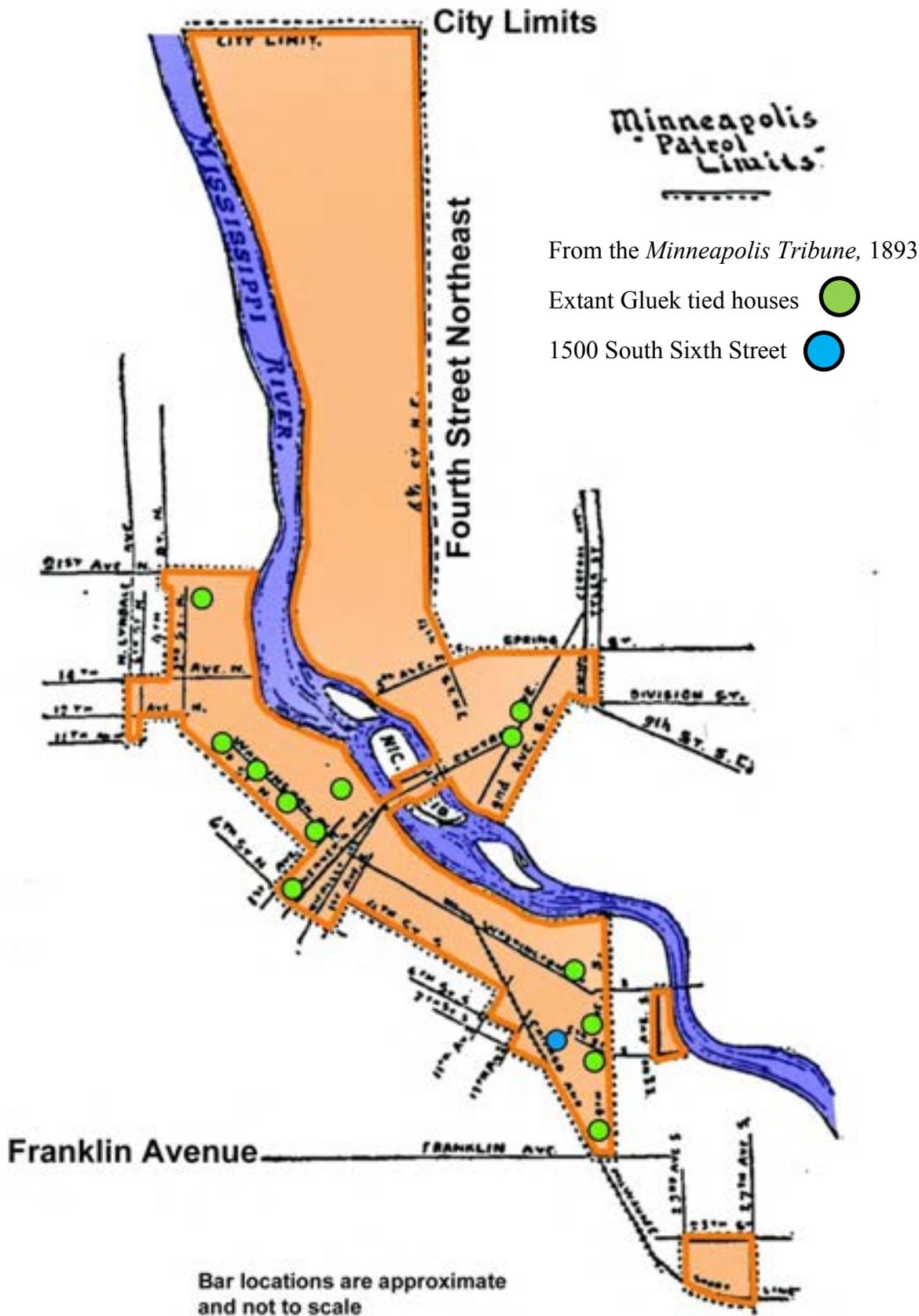
- Cedar Ave. Commercial Corridor**
- 400 Bar
 - Alle Aamin Coffee Shop
 - African Market
 - Al Karama Mall
 - Associated Bank
 - Cedar Cultural Center
 - Depth of Field
 - Freewheel Bike
 - Kilimanjaro Cafe
 - Mediterranean Deli
 - Midwest Moutaineering
 - Nomad World Pub
 - Otanga Grocery
 - Palmer's Bar
 - Plaza Halal Foods
 - Red Sea Restaurant and Bar
 - Ross West Bank Pharmacy
 - Sagal Restaurant and Coffee
 - Tam Tam's African Restaurant
 - West Bank Grocery

- Riverside Ave. Commercial Corridor**
- African Development Center
 - Davanni's Pizza
 - Hard Times Cafe
 - Health Partners Dental Clinic
 - Health Partners Pharmacy
 - Starbucks Coffee

1500 South Sixth Street

Supplemental Report for the Minneapolis Heritage Preservation Commission
Prepared by Hess, Roise and Company
September 24, 2012







16 North Sixth Street
Currently Gluek's Restaurant and Bar
Designed by Boehme and Cordella





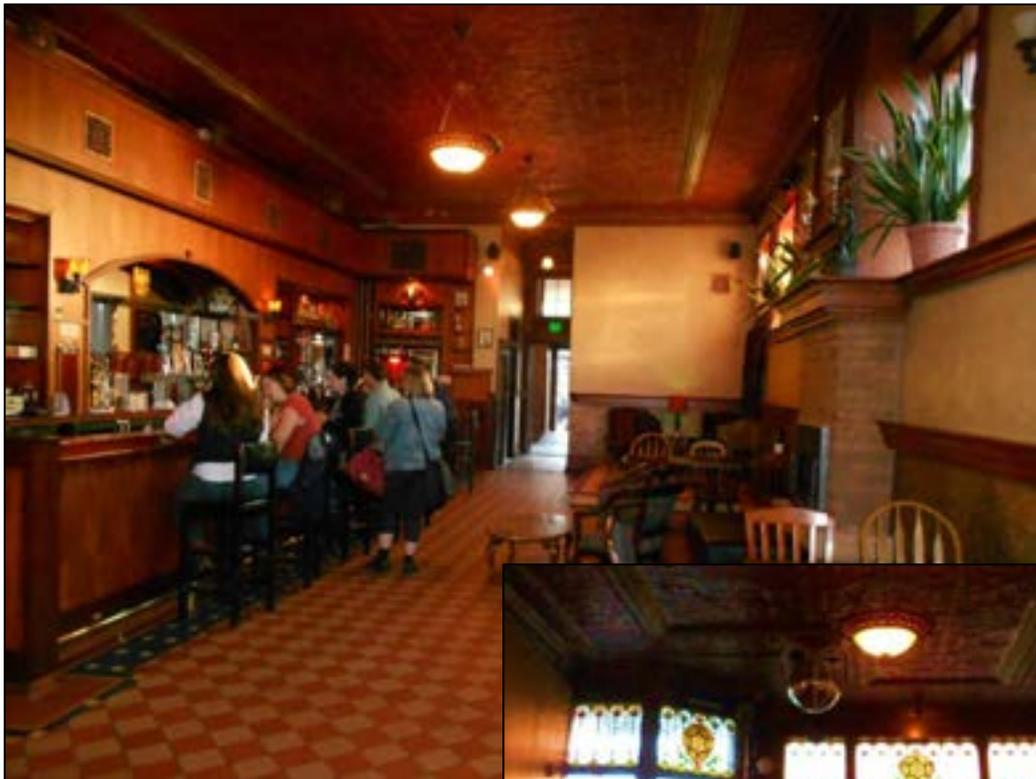
219 Third Avenue North
Currently Monte Carlo
Designed by Boehme and Cordella



119 Washington Avenue North
Currently Haute Dish
Designed by C. A. Boehme



501 Cedar Avenue
Currently Nomad World Pub
Designed by C. A. Boehme



923 Washington Avenue North
Currently Clubhouse Jaeger
Designed by Boehme and Cordella



913 Cedar Avenue
Currently The Joint
Designed by C. A. Boehme



1500 South Sixth Street
Currently a caretaker's residence
Designed by Boehme and Cordella



1500 South Sixth Street
Currently a caretaker's residence
Designed by Boehme and Cordella

Photography credits

Page One:

- Minnesota Historical Society
- 2012 photograph

Page Two:

- *Minneapolis Tribune*, February 13, 1893

Page Three:

- <http://www.travbuddy.com/Glueks-Restaurant-and-Bar-v275103#0>
- <http://www.glueks.com/history.html>

Page Four:

- 2012 photograph
- <http://www.montecarlo.com/>

Page Five:

- 2012 photograph
- <http://www.flickrriver.com/photos/beccadilley/tags/hautedish/>

Page Six:

- 2012 photographs

Page Seven:

- 2012 photographs

Page Eight:

- 2012 photographs

Page Nine:

- 2012 photographs

Page Ten:

- 2012 photographs

**Supplemental Information for
Application for Demolition of a Historic Resource
Submitted October 9, 2012**

1500 South Sixth Street, Minneapolis

Prepared by Charlene Roise, Jessica Berglin, and Penny Petersen, Hess, Roise and Company

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Introduction

An Application for Demolition of a Historic Resource for 1500 South Sixth Street (the Application) was considered by the Minneapolis Heritage Preservation Commission (HPC) at its regular meeting on Monday, September 24, 2012. The staff report (Staff Report), prepared by Aaron Hanauer, outlined fifteen findings. The Staff Report recommended that the HPC adopt the Staff Report findings and continue the Application for two cycles to the HPC meeting on November 5, 2012, “to allow the applicant time to complete a comprehensive study of Gluek Brewing tied houses in Minneapolis.” The commissioners adopted this recommendation.

The following study provides the requested information and responds to Finding 5 through Finding 10 of the Staff Report, as requested by staff in communications subsequent to the September 24 meeting:

5. The Gluek Saloon at 1500 6th Street South, built in 1903, stands as a quality example of a tied house that was built outside of Downtown.
6. If a comprehensive inventory of the extant tied houses was completed, the significance of 1500 6th Street South could be better understood.
7. A characteristic of tied houses was that they were distributed throughout the City of Minneapolis to promote the Gluek brand citywide.
8. The Gluek tied house at 1500 6th 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 west of Cedar Avenue.
9. The Gluek Saloon at 1500 6th Street South helps demonstrate the concentration of brewing establishments that chose to locate in this part of the Cedar Riverside neighborhood.
10. The Gluek Saloon helps provide early 20th century context to the nearby late 19th/early 20th century buildings which have been recommended for historic designation.

Although the Staff Report findings did not mention specific designation criteria, discussion of the criteria in the Staff Report provided some direction on the relationships between the criteria and the findings. That direction is used to make direct links between the criteria and relationships in the following analysis.

Finding 5: The Gluek Saloon at 1500 6th Street South, built in 1903, stands as a quality example of a tied house that was built outside of Downtown.

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

The discussion under Findings 6 and 7 provides additional information on tied houses. Even without a more comprehensive survey of tied houses, it is obvious that 1500 South Sixth Street is not the best representation of a tied house outside of downtown Minneapolis. Only two blocks away, for example, is another Gluek tied house at 501 Cedar Avenue, which continues to operate as a saloon, the Nomad World Pub. Another nearby example is the former Gluek's tied house at 913 Cedar Avenue, today operating as The Joint. Both were designed by C. A. Boehme. As the following photographs illustrate, the exterior and interior of both saloons retain a high degree of integrity, which is in contrast to the compromised integrity of 1500 South Sixth Street.



Above: The entry and storefront of 1500 South Sixth (left) have been altered and the building's original design is more modest than that of 501 Cedar Avenue (right), which remains a saloon.

Left: Although only a single story, the saloon at 913 Cedar Avenue had a more ornate storefront than 1500 South Sixth. Characteristic features of the temple-front design—as well as the emblematic Gluek "G" in a six-sided star—are extant. As The Joint, the building continues to serve as a saloon.



Other than the tile floor, which is in fair condition (left) the first floor of 1500 South Sixth Street retains little of its historic materials. The pressed tin ceiling has been removed and pieces are stacked on the floor (above left). The second floor was gutted to create a modern apartment (above right).

This stands in contrast to the very good integrity of the interiors of 501 Cedar Avenue (below left) and 913 Cedar Avenue (below right), which are still saloons.



Finding 6: If a comprehensive inventory of the extant tied houses was completed, the significance of 1500 6th Street South could be better understood.

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

See the discussion under Finding 7 of tied houses, which could only be built within the liquor patrol limits. This greatly reduces the spatial scope of an assessment of tied houses in Minneapolis.

Gluek's established its first tied house in 1902. The construction of tied houses presumably ended after the Eighteenth Amendment was passed in 1917.

In *Land of Amber Waters: The History of Brewing in Minnesota*, Doug Hoverson explains that breweries, like many other industries in the late nineteenth century, became vertically integrated, controlling many aspects of the distribution as well as the manufacture of their products. "In municipalities where local laws prohibited breweries from owning saloons outright, such as Minneapolis, brewers often held the mortgages for the saloons or set up other types of shadow ownership. . . . The breweries provided the fixtures for the saloon. . . . The brewery provided a ready stock of beer and often the ice to keep it cold. Most important, the brewery advanced money for the license fee, which often ran as high as \$1,000. As a consequence, a brewer's interest in a saloon owner was almost completely profit oriented. Whether a saloon owner respected law and order was usually less important than whether payments were made on time and in full." Halvorson quoted the observation of a judge in 1908: "The evils resulting from keen competition of the brewing companies to plant saloons on every corner and every available spot within the patrol limits, are apparent." This probably accounts for how a tied house such as the one at 1500 South Sixth Street would be established at a less prominent location, rather than on the main commercial corridors of Cedar, Riverside, and Washington Avenues where the majority of tied houses were clustered.¹

Halvorson notes that in 1908, "only 38 of 432 saloons were not controlled by breweries." There were "131 run by Minneapolis Brewing Company, 86 by Gluek Brewing Company, and 38 by Purity Brewing Company. (Blatz was the leading 'foreign' owner, with 41 saloons.)" An article published in the *Minneapolis Morning Tribune* on July 20, 1912, provides another snapshot of the universe of tied houses in the city during the heyday of this property type. The article reported on an investigation by the county attorney "of saloon ownership in Minneapolis, giving a list of 159 drinking places that he declares are either owned or controlled by the breweries." The disparity between the 1908 and 1912 numbers highlights the difficulty in determining an accurate count of this property type. The large number of saloons undoubtedly made the competition intense, and the high cost of operation was certain to have left many unsuccessful operators in its wake. Given the energetic efforts by breweries to expand their market share, they

¹ Doug Hoverson, *Land of Amber Waters: The History of Brewing in Minnesota* (Minneapolis and London: University of Minnesota Press, 2007), 106-107. The author references the source of the judge's quote as the *Minneapolis Journal*, May 25, 1908.

would have little patience for an operator who was not succeeding. Although the cause of turnover at 1500 South Sixth Street is not known, the saloon cycled through several operators: first Noraas and Kittel, then B. Clausen by 1912, and finally Schilt and Swanson in 1916.²

The breakdown of the brewery-owned saloons identified by the 1912 investigation is as follows:

Ward	Total	Minneapolis Brewing Company	Gluek Brewing Company	Schlitz Brewing Company	Other (including Purity, Gund, Pabst, Blatz, and Miller)
1	15	11	0	3	1
2	8	5	2	1	0
3	27	10	10	3	4
4	30	12	11	2	5
5	27	8	8	3	8
6	33	14	8	6	5
9	11	4	4	0	3
11	6	3	1	0	2
Total	157	67	44	18	28

Note: The total count of 159 that is given in the text of the article is slightly at variance with the 157 saloon names provided in the ward lists.

The saloon at 1500 South Sixth Street was in the Sixth Ward, the ward with the highest number of tied houses. Of the 33 tied houses listed, 14 were associated with the Minneapolis Brewing Company, 8 with the Gluek Brewing Company, 6 with the Schlitz Brewing Company, 3 with Gund, 1 with Purity, and 1 with Miller. The largest number, 13, were on Washington Avenue, with 3 on Cedar, 2 on Riverside, and the remaining 10 in a variety of other locations: South Second, Third, Fifth, Sixth and Seventh Streets; Nineteenth Avenue South; and Central Avenue (although the latter seems to be a misprint because Central was not in the Sixth Ward).

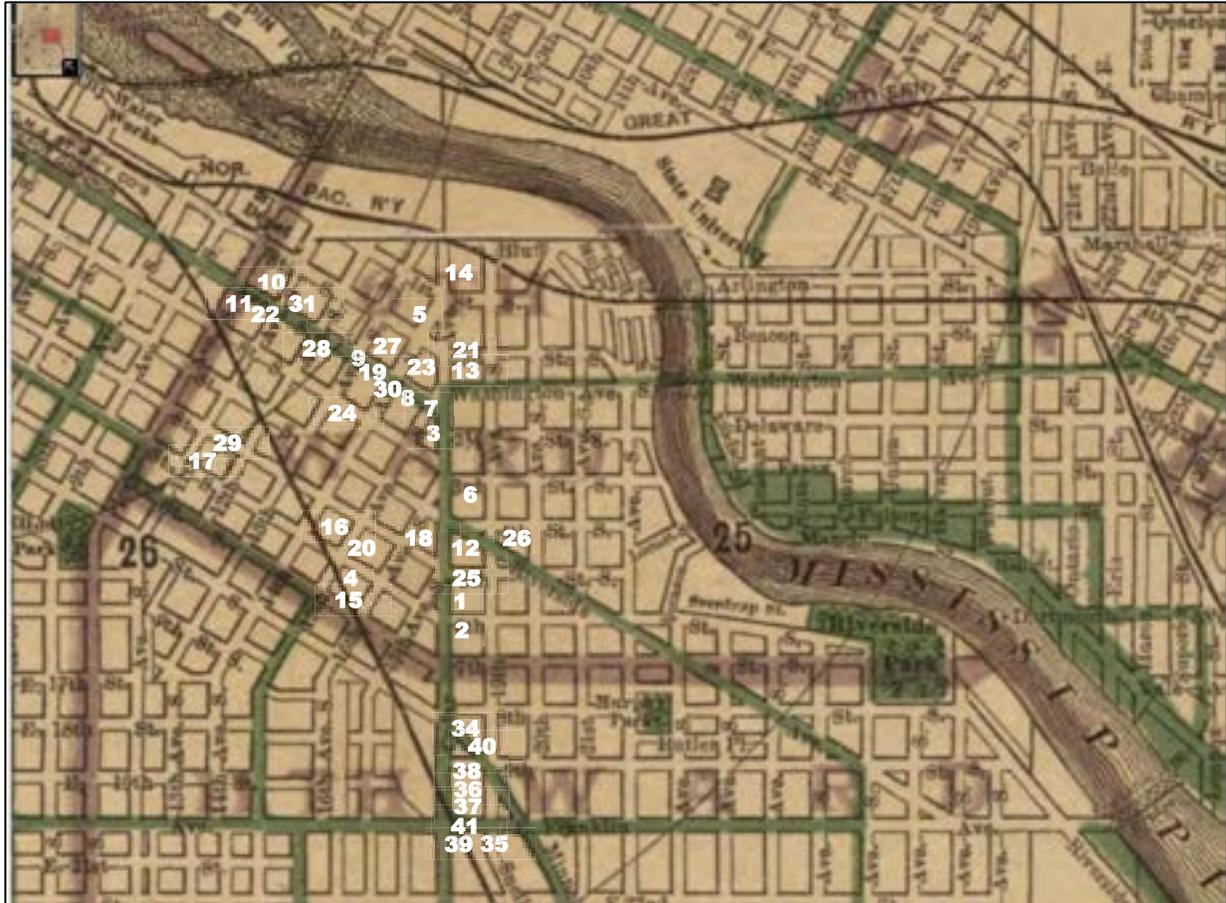
The Eleventh Ward was immediately adjacent to the south and marked the southeastern end of the liquor patrol limits. Of the 6 tied houses in the ward, 3 were associated with the Minneapolis Brewing Company, 2 with Miller, and 1 with Gluek. Their distribution reinforced one of the primary saloon streets, Cedar Avenue, with tied houses at 901, 913, 921, and 927. The others were just east of Cedar at 1842 South Ninth Street and 1830 Franklin Avenue.

A 1914 map of Minneapolis on the following page shows ward boundaries; the number of tied houses in each ward, based on the 1912 article, has been added. A detail of the Ninth and Eleventh Wards from 1915 is on the following page; tied houses are indicated.³

² Ibid., 107-108; "Drink Shops Lined Up as Brewery Controlled," *Minneapolis Morning Tribune*, July 20, 1912.

³ *Atlas of Minneapolis, Hennepin Co., Minn.* (Minneapolis: Minneapolis Real Estate Board, 1914); J. Manz and Company, *Map of the City of Minneapolis, Minnesota* (Minneapolis: Minneapolis Directory Company, 1915).





Buildings that remain in place are in bold.

Map locations are approximate.

Sixth Ward

- 1-O. Olsen, 529 Cedar (Miller)
- 2-A. Leikvolt, 601 Cedar (Gund)
- 3-John Fjellman, 248 Cedar (Gund)
- 4-A. S. Nicholas, 1501 Sixth Street (Gund)**
- 5-A. Jamsen, 1328 Second Street (Purity)
- 6-A. T. Larson, 329 Cedar (Minneapolis)**
- 7-S. Swenson, 1509 Washington (Minneapolis)
- 8-M. Bolland, 1405 Washington (Minneapolis)
- 9-A. F. Nord, 1307 Washington (Minneapolis)
- 10-Sam Sampson, 1092 Washington (Minneapolis)
- 11-C. Ashia, 1001 Washington (Minneapolis)**
- 12-D. G. Eckerstrom, 1829 Riverside (Mpls.)**
- 13-W. M. Uram, 1814 Washington (Minneapolis)
- 14-Joseph Licka, 134 Nineteenth Ave. (Minneapolis)
- 15-P. Carlson, 1516 Seventh Street (Minneapolis)**
- 16-J. A. Swanson, 1428 Sixth Street (Minneapolis)
- 17-L. Cussler, 1100 Sixth Street (Minneapolis)
- 18-A. Stone, 436 Cedar (Minneapolis)
- 19-E. T. Mitchell, 1313 Washington (Minneapolis)
- 20-B. Clausen, 1500 Sixth Street (Gluek)**
- 21-M. Rushlin, 1827 Second Street (Gluek)

- 22-A. G. Johnson, 1019 Washington (Gluek)
 - 23-A. M. Bagger, 1428 Washington (Gluek)**
 - 24-E. H. Krause, 1329 Third Street (Gluek)
 - 25-Christ Saiser, 501 Cedar (Gluek)**
 - 26-C. G. Oman, 1822 Riverside (Gluek)**
 - 27-H. J. Kaltenbach, 1322 Washington (Gluek)
 - 28-E. A. Eastberg, 1229 Washington (Schlitz)
 - 29-S. Wegfors, 1131 Fifth Street (Schlitz)
 - 30-A. Lehey, 1325 Washington (Schlitz)
 - 31-E. Youngquist, 1110 Washington (Schlitz)
 - 32-J. Fitzgerald, 629 Central (Schlitz)
 - 33-J. K. Theis, 957 Central (Schlitz)
- (the two Central addresses seem to be a misprint; Central (now East Hennepin) is not in the Sixth Ward)

Eleventh Ward

- 34-R. Rodin, 805 Cedar (Schlitz)
- 35-M. Austad, 1840 Franklin (Schlitz)
- 36-W. Jordan, 913 Cedar (Gluek)**
- 37-Wm. Curtain, 921 Cedar (Minneapolis)
- 38-J. O. Rice, 901 Cedar (Minneapolis)**
- 39-Christian Nelson, 1830 Franklin (Minneapolis)
- 40-Q. Rud, 1842 Ninth Street (Miller)
- 41-W. F. O'Hern, 927 Cedar (Miller)

An analysis of the Sixth and Eleventh Wards, which held a large concentration of tied houses in the southeast corner of the liquor patrol limits, provides a representative sample of tied houses during this period. It is clear that most were located on or adjacent to major roads that were served by streetcars and lined with a variety of commercial activities. Although many of the buildings no longer stand, a number do remain. Of these, some of these are well preserved and continue to operate as saloons.

A study done by Hess Roise in 2007 concluded: “It is challenging to determine the eligibility of 1500 South Sixth Street without an inventory of company saloons of similar scale and design.” With the subsequent verification of extant tied houses in the Sixth and Eleventh Wards as well as in other locations within the liquor patrol limits, it is now possible to make a determination. The well-preserved tied houses at 1501 South Sixth Street, 501 Cedar Avenue (Nomad World Pub), and 913 Cedar Avenue (The Joint) are clearly better examples than 1500 South Sixth Street.

Finding 7: A characteristic of tied houses was that they were distributed throughout the City of Minneapolis to promote the Gluek brand citywide.

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

The liquor patrol limits were established by the Minneapolis City Council in 1883. Two years later, the limits were officially incorporated into the city charter. As the *Minneapolis Tribune* explained: “The patrol limits of Minneapolis comprise certain sections of the city within which liquor may be sold by licensed dealers. Outside this territory the sale is prohibited.”⁴

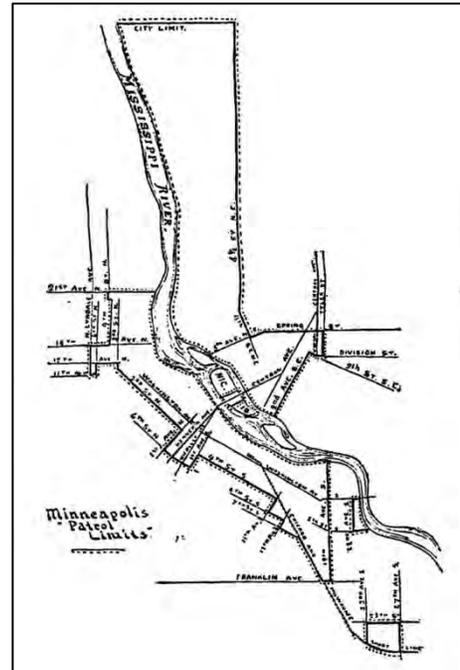
Thus, the tied houses were confined to the liquor patrol limits during their heyday in the early twentieth century. The Gluek tied houses were not used to “promote the Gluek brand citywide.” Instead, the tied houses promoted the Gluek brand only within the specific and restricted area of the liquor patrol limits.

Congress passed the Eighteenth Amendment to the Constitution in 1917, foreshadowing the end of the legal distribution of alcoholic beverages three years later. Tied houses were one of the many casualties of this legislation. Thirteen years later, when Prohibition was repealed, laws were modified to sever any direct links between breweries, distributors, and saloons.

Conclusion

The Gluek Brewery’s operation of tied houses was limited physically to within the liquor patrol limits and temporally to less than two decades between 1902, when it established its first tied house, to January 1920, when Prohibition took effect. In fact, an end date of 1917 is probably justified because it is unlikely that any tied houses would have been erected after Congress passed the Eighteenth Amendment in that year.

The broad assertions of Finding 7, that the tied houses were distributed throughout the City of Minneapolis and were used to promote Gluek beer citywide, are not valid.



“The City Circuit-Patrol Limits,” *Minneapolis Tribune*, February 13, 1893

⁴ “The City Circuit Patrol Limits,” *Minneapolis Tribune*, February 13, 1893.

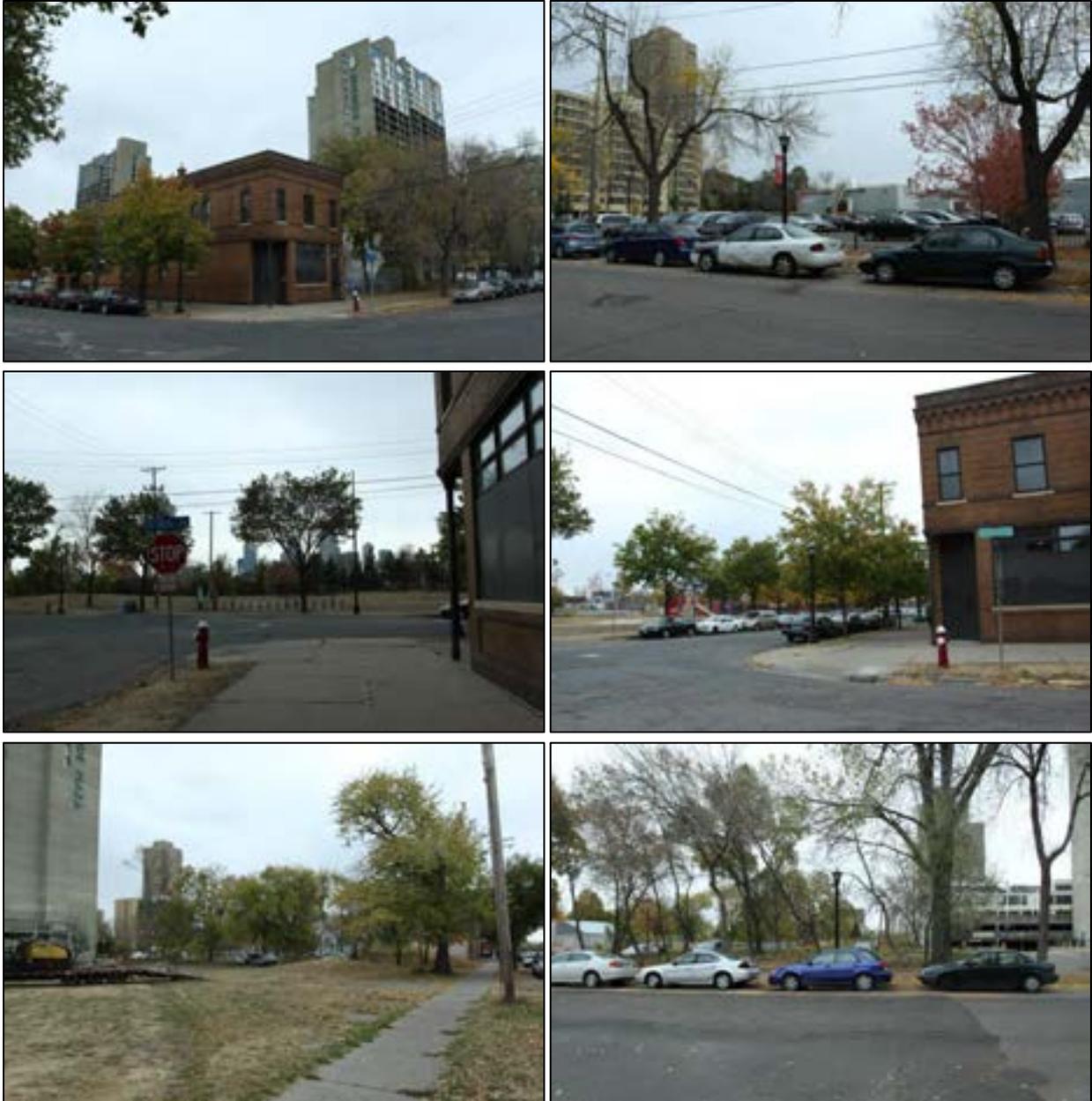
Finding 8: The Gluek tied house at 1500 6th Street South is associated with distinctive elements of the Cedar Riverside neighborhood. The subject property is one of very few buildings from the late 19th/early 20th century that still remains west of Cedar Avenue.

Criterion #3 (see also discussion under Findings 9 and 10): The property contains or is associated with distinctive elements of city or neighborhood identity.

Asserting that this property is one of the few surviving buildings of its era west of Cedar Avenue highlights the poor integrity of its setting and association. Moreover, being a survivor does not necessarily make a property historic.

A comparison of a current aerial photograph (left) and the 1912 Sanborn map (right) highlights the disintegration of the property's setting and association that has occurred over the years. The two blocks between Fourth and Sixth Streets were once filled with small buildings. The blocks were compromised by the creation of a superblock, when most of the existing small buildings were razed to build the Cedar Square West/Riverside Plaza high-rise complex. Fifth Street has ceased to exist, and the lots on the remaining sections of the blocks are mostly vacant.





Top: 1500 South Sixth Street is physically and visually blocked from the Cedar Avenue commercial corridor by large, high-rise apartment complexes.

Center: The 1912 Sanborn map on the previous page shows dense development on the blocks west of Fifteenth Avenue. Compare this to the current conditions—looking west (left) on Sixth Street from in front of the building (Sixth Street has been cut off at Fifteenth Avenue; I-35W is in the background) and northwest (right) along Fifteenth Avenue.

Bottom: The area south and east of the building is now vacant land. The left photograph is looking north towards the building (in the background to the right) from near the former fire station (now the Mixed Blood Theater). The right photograph is looking south from Sixth Street at the area between the building (left) and Riverside Plaza (right).

Finding 9: The Gluck Saloon at 1500 6th Street South helps demonstrate the concentration of brewing establishments that chose to locate in this part of the Cedar Riverside neighborhood.

Criterion #3 (see also discussion under Findings 8 and 10): The property contains or is associated with distinctive elements of city or neighborhood identity.

In the past decade, Cedar Riverside has been the subject of two studies that holistically evaluated the neighborhood's resources. A historical-architectural survey identified properties that appeared to meet the criteria for National Register and/or local landmark designation. The small area plan considered past development patterns and existing conditions to establish a direction for the neighborhood's future. Both studies are pertinent when considering the significance of the existing building at 1500 South Sixth Street and the appropriateness of proposed new development on the site.

Cedar Riverside Small Area Plan

The Minneapolis City Council approved the small area plan for the Cedar Riverside neighborhood on April 18, 2008. The plan's stated purpose is "to guide land use and development in the Cedar Riverside neighborhood for the next 20 years. . . . The City, public institutions, and community organizations will use the plan to guide their own decision-making processes." The plan outlined ten principles, including:

- "Preserve the historic and multicultural qualities of Cedar Riverside in its residents, businesses, and structures."
- "Increase opportunities for people to both live and work in the neighborhood which are affordable and accessible, particularly ownership options."

The report later explains: "Parcels with housing are proposed to fall into two categories—medium-density and high-density." The plan also emphasized the importance of "strategic parking additions" because "parking has consistently been identified as a major issue for the neighborhood." It notes that the City "has the opportunity to influence the development of parking . . . through the development review process with privately-developed projects. There may be opportunities for the City to influence developers to either create new or retain existing public parking in Cedar Riverside."⁵

⁵ "Cedar Riverside Small Area Plan: Building Connections," approved April 18, 2008, prepared by Economic Development Services, ZHA, SRF, Cuningham Group, URS, and the Center for Policy, Planning and Performance for the City of Minneapolis, executive summary, 4-6.

Cedar Riverside Cultural Resources Survey

In discussing the neighborhood's historic resources, the small area plan relied on an architecture-history survey of the neighborhood that was prepared for the HPC and the Minnesota State Historic Preservation Office (SHPO) in 2003. As a framework for evaluating properties in the area, the study adopted the four development periods outlined in the city's preservation plan:

- Early Development: Euro-American Settlement to 1880
 - Only one property from this period (Convent of the Dominican Fathers, 1819 South Fifth Street) was found in the survey area.⁶
- Urban Development: 1881-1920
 - “Commercial growth was encouraged and facilitated in the Cedar-Riverside area in 1883, when the Scandia Bank was constructed along Cedar Avenue South. The presence of this bank gave many Scandinavian immigrants the confidence to establish their own businesses in the area, and an increase in commercial building construction lasted into the early twentieth century. Within the survey area, commercial development occurred along Riverside Avenue South and Cedar Avenue South. Seven Corners, located at the intersection of Cedar and Washington Avenues, grew to be a dense commercial node.”⁷
 - The survey report does not mention saloons as an important property type, nor does it discuss commercial activity that was off the main commercial corridors. A discussion of property types later in the report noted: “Commercial properties within the survey area were concentrated on major arteries such as Cedar Avenue South, Riverside Avenue, and Washington Avenue South.”⁸
 - The survey report also reported: “Commercial buildings were evaluated individually and as potential contributing components of a commercial historic district. Mead & Hunt closely evaluated concentrations of commercial buildings, particularly along Cedar Avenue South, Riverside Avenue, and Washington Avenue South to determine the potential for a historic commercial district. No potential historic districts were identified.”⁹
- Neighborhood Growth: 1921-1950
 - “As industrialization and urbanization increased in Minneapolis, the character of the neighborhood began to change. Many members of initial immigrant groups acquired enough wealth to move to more affluent neighborhoods.”¹⁰
- Redevelopment: 1951-1980
 - “Construction of Interstate Highways 94 (I-94) and 35W (I-35W) . . . largely isolate[ed] the area from the downtown.”¹¹

⁶ “Final Report: City of Minneapolis Historic Resources Inventory, Cedar-Riverside Area,” July 2003, 5-6, prepared by Mead and Hunt for the City of Minneapolis Heritage Preservation Commission and the Minnesota Historical Society State Historic Preservation Office.

⁷ Ibid., 6.

⁸ Ibid., 13.

⁹ Ibid., 14.

¹⁰ Ibid., 8.

¹¹ Ibid., 9.

- “During the late 1960s plans for the construction of large multiple-unit dwellings located to the west of Cedar Avenue resulted in the construction of Cedar Square West.”¹²

The final survey report explained: “Forty-one properties were documented during fieldwork that appeared to meet one of the criteria for local and/or National Register designation. Preliminary historic research found that 37 of these properties were not individually distinctive enough to meet local criteria, nor did research reveal an association with a significant event or significant individual to meet National Register criteria. As such, these properties were determined not to meet local or National Register designation criteria.”¹³

The building at 1500 South Sixth Street was not included in the forty-one properties that were initially identified as potentially meeting one of the criteria for local and/or National Register designation. The Gluek’s Brewing Company and Saloon at 501 Cedar Avenue South was “determined to be not eligible for designation under local or National Register criteria based on preliminary research.”

Three properties in the survey area were listed in the National Register of Historic Places and/or had a local landmark designation from the HPC:

- Augsburg Old Main, 731 Twenty-first Avenue South (National Register and HPC landmark)
- Former Fire Station G (Mixed Blood Theatre), 1501 South Fourth Street (HPC landmark)
- Widstrom Tenement, 617-621 Nineteenth Avenue South (HPC landmark)

In addition, the survey “recommends four individual properties potentially eligible for local designation,” which “may also be candidates for National Register listing”:¹⁴

- Minneapolis Brewing Company Saloon, 1516 South Seventh Street
 - “The building was owned by the Minneapolis Brewing Company, which later became Grain Belt. The building was leased by the brewery and operated as a saloon under several managers. Historically, the neighborhood surrounding the building included several other breweries and saloons. . . . The Minneapolis Brewing Company Saloon is recommended for local designation under *Criterion I*, for its association with early brewing operations in Minneapolis.”¹⁵
 - The property is a block away from 1500 South Sixth Street. Although the report mentions that there are other breweries and saloons in the area, it does not recommend that the other facilities merit local landmark designation.
 - This property had been determined eligible for the National Register in 1994 as a result of a Section 106 compliance survey.
- Holzermann Building, 417-423 Cedar Avenue South

¹² Ibid.

¹³ Ibid., iii..

¹⁴ Ibid., 14.

¹⁵ Ibid., 15.

- Two adjoining buildings dating from the mid-1880s that served as a department store, they “are recommended for local designation under *Criterion 1* for their association with early commercial development within the survey area.
- Riverside Park Pavilion, 2830 Franklin Terrace South
 - This property was “recommended for local designation under *Criterion 1*, for its association with the development of the park system in Minneapolis, and under *Criterion 4*, as an intact example of WPA architecture constructed in the 1930s.”¹⁶
- Joachim Vedeler Building, 2200 Riverside Avenue
 - This building, erected in 1889, housed “a bilingual drug store that served a large Scandinavian community” until the original owner passed away in 1934. It was “recommended for local designation under *Criterion 1* for its association with early commercial development within the survey area, and under *Criterion 4* as a good example of early commercial architecture for the survey area.”¹⁷

It also found “two topics relating to historic resources warranting further research”¹⁸:

- Intensive-level study of the city’s park, parkway, and boulevard system
- Evaluation of the University of Minnesota’s West Bank Campus
- Evaluation of the Cedar Square West complex (Riverside Plaza)
- Children’s Gospel Mission, 1407 Washington Avenue South
- Commercial building, 413-415 Cedar Avenue South

Conclusion

The 2003 cultural resources survey that was completed under the auspices of the HPC and the SHPO did not identify as an important historical theme “the concentration of brewing establishments that chose to locate in this part of the Cedar Riverside neighborhood.” Furthermore, the property at 1500 South Sixth Street was not identified as potentially eligible for National Register or local designation by that or any other survey. Hence, it appears that Finding 9 is without merit.

It should also be noted that the proposed Currie Park Lofts project conforms to the small area plan that the city approved in 2008.

¹⁶ Ibid., 16.

¹⁷ Ibid., 17.

¹⁸ Ibid., 14.

Finding 10: The Gluek Saloon helps provide early 20th century context to the nearby late 19th/early 20th century buildings which have been recommended for historic designation.

Criterion #3 (see also discussion under Findings 8 and 9): The property contains or is associated with distinctive elements of city or neighborhood identity.

The late nineteenth- and early twentieth-century buildings that have been determined eligible for historic designation were evaluated as individual structures rather than part of a historic district. The “context” provided by the building at 1500 South Sixth Street was not noted a factor in that assessment, so that justify a claim of historic significance for 1500 South Sixth Street.

In addition, as has been shown by photographs and maps in earlier sections of this report, the physical “context” of the area has been severely compromised by the demolition of older buildings, by new construction, and by major changes in land use (e.g., the creation of Currie Park in an area formerly occupied by commercial/industrial uses). More photographs below further illustrate the compromised context in the area.

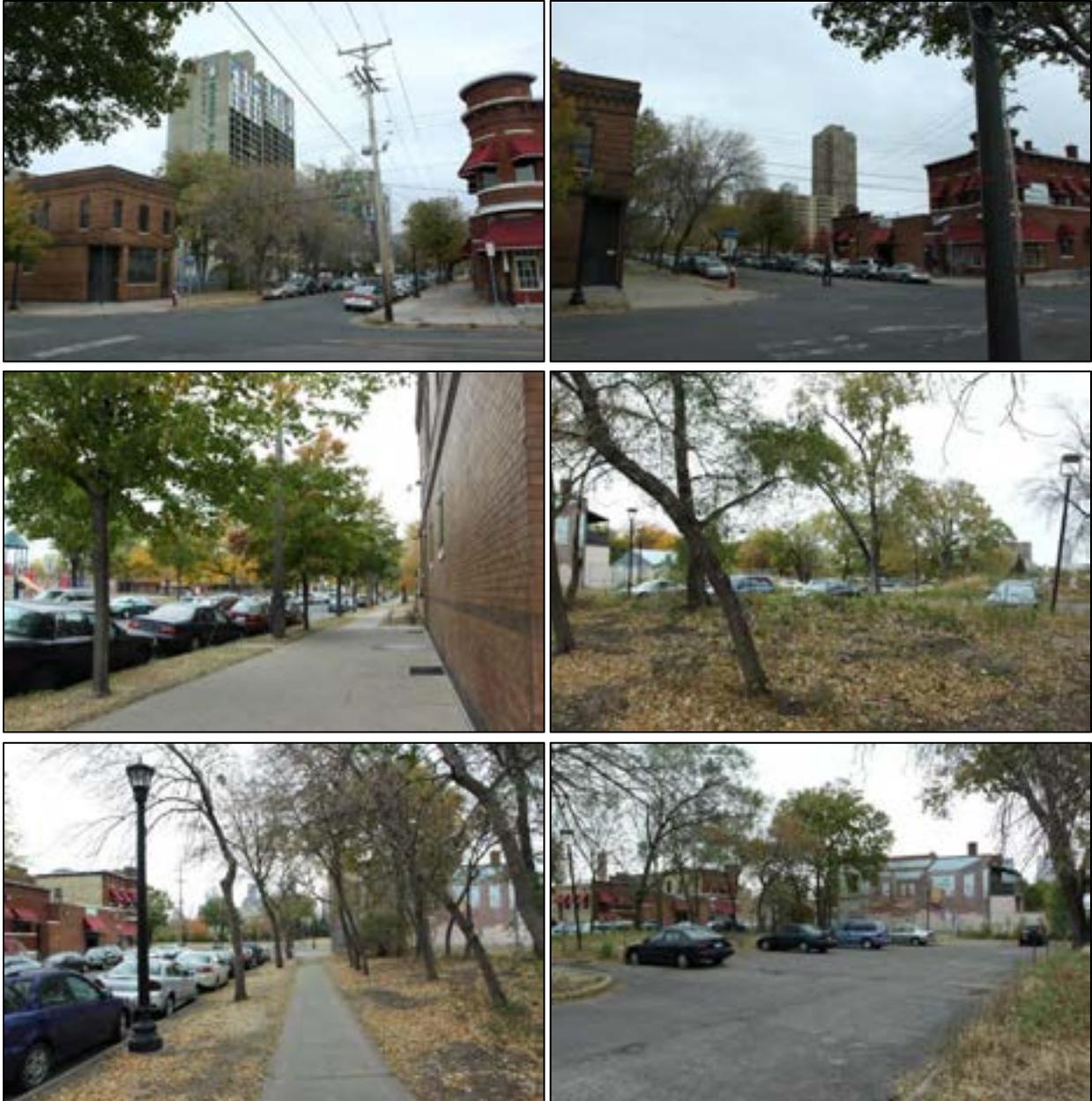
Conclusion

While three buildings dating from the late nineteen and early twentieth centuries within a two-block radius have been determined eligible for historic designation, this is not sufficient, with or without 1500 South Sixth Street, to create a physical “context” representing that era. The historic integrity of the area has been greatly compromised and was not a factor in the significance of the three buildings.



Left: Schilt and Swanson Saloon, 1500 South Sixth Street, circa 1919 (Minnesota Historical Society Collections)

Right: The same view today. Riverside Plaza looms to the right; Currie Park has created open space where industrial/commercial properties once were to the left.



Top: Looking to the east from the corner of Fifteenth Avenue and Sixth Street, with the modern apartment towers in the background.

Center: Looking along the west (left) and east (right) sides of the buildings, no other older buildings are visible. The former fire station (now Mixed Blood Theater) is two blocks away on Fourth Street.

Bottom: The mural on the east side of 1500 South Sixth Street obscures the building's early twentieth-century character when looking west on Sixth Street (left) and southwest from the parking lot to the east of the building (right).

Appeal to Denial of Demolition of a Historic Resource
Submitted November 15, 2012

1500 South Sixth Street, Minneapolis

Prepared by Charlene Roise and Jessica Berglin, Hess, Roise and Company

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Executive Summary

This document supports an appeal by Fine Associates and Currie Park Developments, LLC, to a denial by the Minneapolis Heritage Preservation Commission of a demolition permit application for 1500 South Sixth Street. This appeal should be granted for the following reasons:

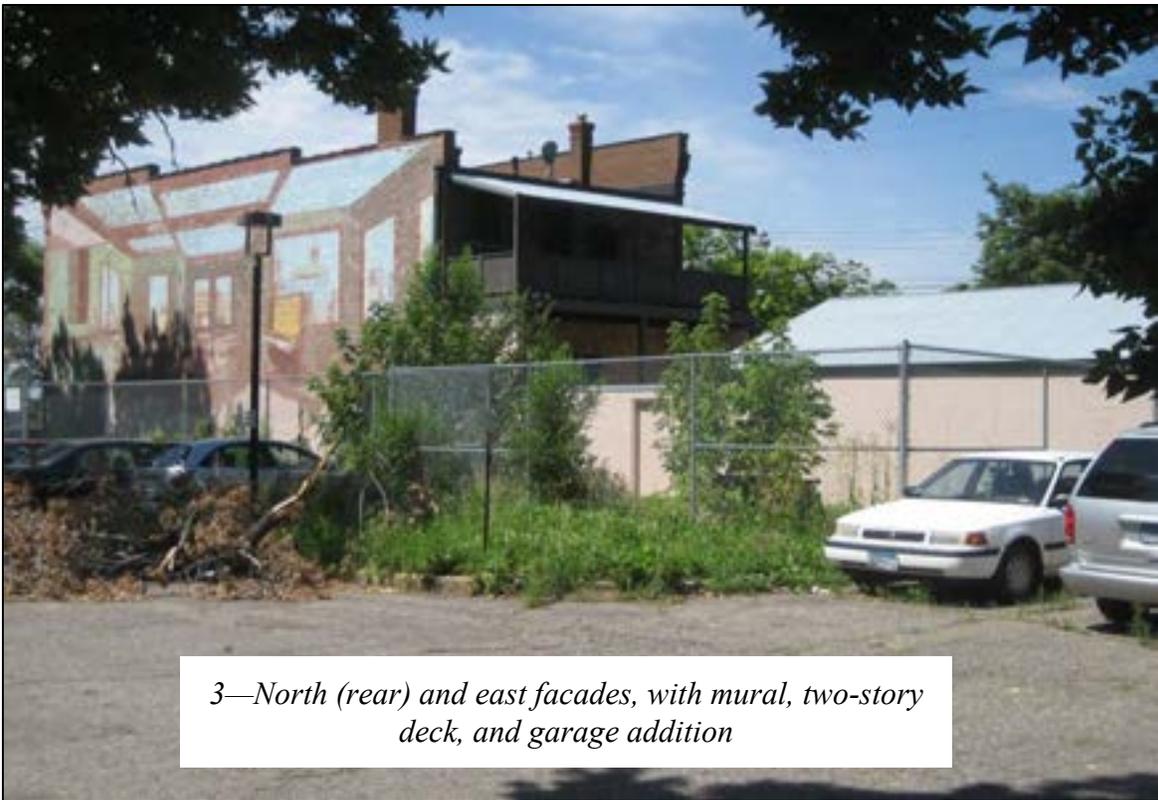
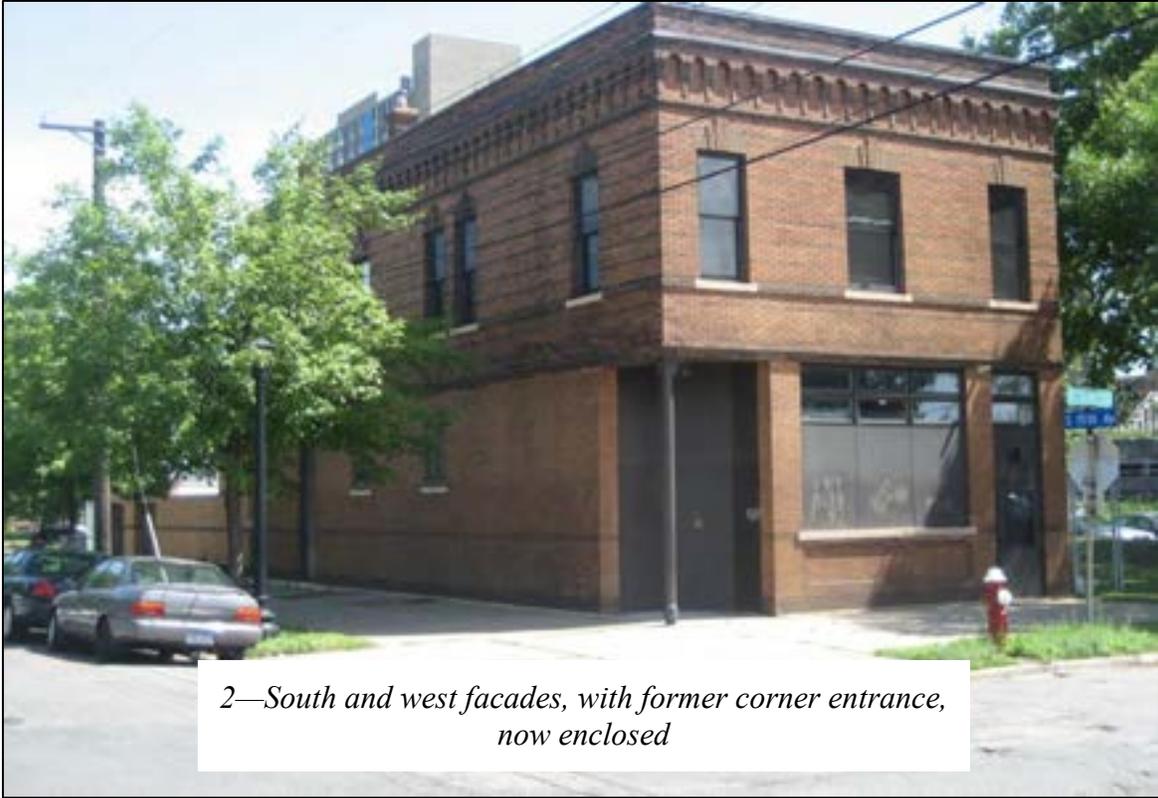
- The property’s potential claim of significance is for its role as a “tied house” of the Gluck Brewing Company—namely, a saloon that was operated by a private individual but essentially financed by the brewing company. This business model was intended to get around city laws prohibiting ownership of saloons by brewers. There are a number of other buildings in Minneapolis—including several in the Cedar-Riverside neighborhood—that were built as tied houses and still function as taverns. Neighborhood examples include 501 Cedar (today, Nomad World Pub) and 913 Cedar (The Joint), both Gluck’s tied houses, as well as 329 Cedar (Acadia Cafe).
- The building at 1500 South Sixth Street has been altered on both the exterior and the interior. The original saloon entry and the shop window on the primary facade are not original. A deck, enclosure walls, and a modern garage have been added to the rear. On the interior, the basement has been upgraded and the second floor gutted to create a modern apartment. The tile floor on the first floor is only partially in place, the original plaster has been removed from the walls exposing the brick of the exterior walls, the metal ceiling panels have been taken down, and new partition walls have been installed. These changes have damaged the physical integrity of the historic design and materials.
- The integrity of the historic setting of 1500 South Sixth Street has also been compromised. During the brief period in the early twentieth century that the property functioned as a saloon, it was surrounded by a densely developed neighborhood of industrial, commercial, and residential buildings. This physical context is almost entirely gone today, with vacant land filling the remainder of the block to the east and north and a city park and interstate highway corridor across Fifteenth Avenue to the west.
- Because there are well-preserved examples of tied houses on commercial streets that still function as saloons, one or more of these should be designated—rather than 1500 South Sixth Street—if the city wants to preserve a building or buildings to represent the history of tied houses.
- While CPED-Planning staff contends that the property meets at least one of the local designation criteria, the Heritage Preservation Commission members were divided in their opinions of the merits of the property.
- The State Historic Preservation Office (SHPO) has concluded that 1500 South Sixth Street does not qualify for the National Register. The SHPO found that another former tavern directly across the street at 1501 South Sixth Street qualifies for the National Register, as does the Guek’s tied house at 16 North Sixth Street in downtown Minneapolis, currently Gluek’s Restaurant and Bar. The Gueck’s property is designated as a local landmark.

Demolition Application Chronology

- November 2011 CPED-Planning informed Fine Associates that the proposed demolition of 1500 South Sixth Street would require a Demolition of Historic Resource application because staff felt that the property might meet at least one local designation criterion
- August 2012 Currie Park Developments, LLC, files application for demolition
- September 24 First HPC Public Hearing; the application was continued for two cycles
- November 5 The HPC denied the demolition application, established interim protection, and directed the Planning Director to prepare or cause to be prepared a designation study
- November 15 Currie Park Developments, LLC, files appeal of denial of demolition application

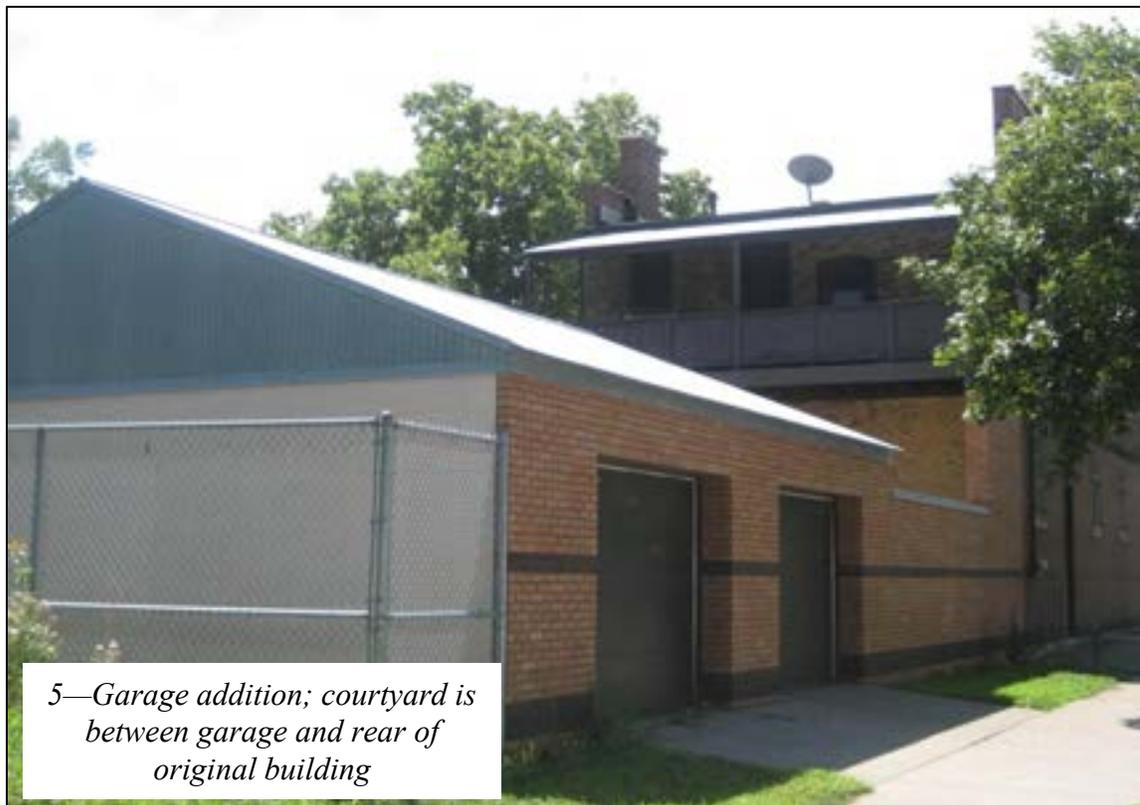
Overview of Building: Description and History







4—Mural on east facade, painted in 1976



5—Garage addition; courtyard is between garage and rear of original building



*6—First floor, looking north
from front of building*



7—Second-floor apartment



*8—Basement,
looking south*





10—Garage and courtyard

Description

The two-story brick building at 1500 South Sixth Street was constructed in 1903. Given its corner location at the intersection of Fifteenth Avenue South and South Sixth Street, the building has two primary facades—south (front) and west (side). The south facade faces South Sixth Street and contains the storefront, while the west facade fronts on Fifteenth Avenue South.

These two facades share many architectural details, including decorative horizontal banding that spans both walls. The banding rows are laid in a dark brown brick, which contrasts with the light red brick that is the primary wall material. Ornamental brick corbelling extends across the south and west facades as well.

A recessed entrance in the southwest corner of the building marks the original saloon entry. It was filled with solid paneling when the building was converted to a private residence in the 1990s. Despite being filled in, the corner entrance retains original pressed-metal ceiling tiles and an iron column with a decorative capital.

On the south facade, the original plate-glass storefront window was filled with solid panels. Modern transom windows have replaced historic transoms, but they maintain the original window-to-transom proportion. The storefront window features a stone sill. The brick below the sill includes a recessed rectangular panel. A door in the southeast corner originally led to a stairway for the saloon manager's second-floor apartment. When the original corner entrance was filled in, this became the primary entrance to the building.

Three modern windows span the second story of the south facade. The center window is slightly wider than the other two. Each window opening contains a stone sill and a brick lintel composed of a flat arch with a prominent keystone. The brick in the lintels matches the darker brick used in the horizontal banding.

Windows on the west facade mimic the windows on the south facade. Seven windows with stone sills and brick lintels span the second story of the west facade. Two of the second-story windows are shorter than the other five. The first floor is marked by three high windows and one doorway. Metal security shutters cover the first-floor windows. Flat-arch lintels on the second floor include prominent keystones, but lintels on the first-floor openings lack this decorative feature.

Architectural elements on the north facade are markedly different than those on the south and west facades. The brick on the north wall is light yellow common brick unlike the red and brown face brick on the primary facades. Arched lintels are formed by three rows of brick headers at each window and door opening. This contrasts with the flat-arch lintels on the south and west facades. Additionally, the brick was laid using a common bond, with rows of headers laid every sixth course. Brick on the south and west facades was laid using a running bond. A second-story deck spanning the north facade has a wood railing and a corrugated-metal roof.

A door with transom windows is centered on the first floor of the north facade. A window is located to the left of the door. Both openings are marked by an arched lintel and stone sill. The

second story includes two window openings and a door, each with similar arched lintels and stone sills. The windows, as well as the first-floor door, have metal security shutters.

An enclosed courtyard is 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 are faced with brick, sympathetic to the design of the original building.

In the 1970s, a mural was painted on the east facade of the original building reflecting its use as a coffee house and jazz venue—the Rainbow Gallery. The mural includes Steve Kimmel (the proprietor and a musician) playing the vibraphone and Roger Nelson (the artist) at the piano. There are no window or door openings on the east facade. The original brick color is obscured by the mural, but courses were laid in a common bond.

The interior of the first floor has been dramatically altered. Almost no features indicative of its original use as a saloon remain. The tile floor, probably original, is in poor condition, with many sections missing. Pressed metal ceiling tiles have been removed and are stacked in piles on the floor. The space is currently being used as storage for a caretaker who lives in the apartment upstairs.

The second-floor apartment was extensively remodeled in the 1990s. There is no trace of the original spatial configuration or finishes.

The basement retains original limestone foundation walls and wood floor joists. According to representatives from the current owner, the previous owner replaced the original structural columns with round wood columns and also enclosed a small area with concrete-block walls.

History of 1500 South Sixth Street

In 1903, the Gluek Brewing Company built this two-story brick structure.¹ Boehme and Cordella, architects for most of the company's facilities, designed the building. Established in 1857, Gluek's had become the state's third-largest brewer by the early twentieth century, behind only the Minneapolis Brewing Company (Grain Belt) and Hamm's. The Noraas and Kittel Saloon featuring the house beer occupied the main floor, and the manager lived in an apartment above. Noraas and Kittel were long-time occupants until the Schilt and Swanson Saloon opened in 1916. Many brewers established "tied houses" (saloons that exclusively promoted their products) in the late nineteenth and early twentieth centuries. A number of Gluek's saloon buildings still survive, although their association with the brewery (purchased by J. Heileman Brewing Company in La Crosse, Wisconsin, in 1964) has long been severed. More information on Gluek's and tied houses is provided in the contextual section that follows.²

Apparently even before Prohibition, the building's service as a Gluek's bar had ended; a circa 1919 photograph at the Minnesota Historical Society shows a "for rent" sign in the window. By the mid-twentieth century, the first floor of 1500 South Sixth Street had become Jim's Bar. The storefront was unsympathetically remodeled in 1963-1964. The venue's focus shifted to jazz in June 1976, when it became a coffeehouse, the Rainbow Gallery. This period is memorialized by the mural on the east wall. After the Rainbow closed in 1980, the building was boarded up and sat vacant until 1992, when Robert Johnson purchased the building and began converting it into a residence. As part of the renovation, completed in 1999, the storefront was returned to a design closer its original appearance. A caretaker now lives in the second-floor apartment and the first floor is mostly used for storage.³



*Schilt and Swanson Saloon, 1500 South Sixth Street, ca. 1919
(Minnesota Historical Society)*

A dwelling that stood on the rear of the lot at 519 Fifteenth Avenue South was demolished in 1973. The building apparently dated from before building permits were required; its foundation was rebuilt in 1902. A new brick-faced, concrete-block garage for 1500 South Sixth Street is

¹ The following section was excerpted from "The Currie Park Development Project: A Historical and Architectural Assessment," prepared by Hess Roise, March 2007.

² Minneapolis Building Permit B56975, dated October 22, 1903; *Davison's Minneapolis City Directory, 1904* (Minneapolis: C. R. Davison, 1904), 1993; *Davison's Minneapolis City Directory, 1916* (Minneapolis: Minneapolis Directory Company, 1916), 1894.

³ Historical summary for 1500 South Sixth Street, prepared with information provided by property owner Robert F. Johnson, Jr., n.a., n.d. [ca. 2005]; Gluek Brewing Company web site (<http://www.gluek.com/c-history.lasso>); Minneapolis Building Permits B386167, dated December 4, 1963, and B390414, dated November 20, 1964.

now in this location. The scale, materials, and detailing of the garage and connecting walls have taken cues from the original building and are sympathetically designed.

Context of the Gluek Brewing Company and “Tied Houses”

Since the property at 1500 South Sixth Street was evaluated in 2007, Hess Roise has completed a survey related to the construction of the Southwest Transitway that included the Gluek’s Bar at 16 North Sixth Street in downtown Minneapolis.⁴ The 16 North Sixth Street Gluek’s was the “headquarters cafe” in the Gluek Brewing Company’s line of saloons in Minneapolis. The building was designed by Boehme and Cordella, like the saloon at 1500 South Sixth, and was built in 1902, a year before its companion on South Sixth.

The Gluek Brewing Company started as the Mississippi Brewery in 1857 on the 2000 block of Marshall Street Northeast in Minneapolis. It was owned by Gottlieb Gluek and John Rank. Gluek had worked for early Minneapolis brewer John Orth for two years before beginning his own company. Rank left the partnership in 1862, and Gluek ran the brewery under his own name. He steadily increased the brewery’s size and production through the 1860s and 1870s. The brewery was destroyed in a fire in 1880. While no lives were lost in the fire, the stress of rebuilding the brewery wore Gluek down and he died in late 1880. His three sons, Louis, Charles, and John, took over the brewery and renamed it G. Gluek and Sons. The men expanded the brewery complex in the late 1880s and 1890s. They held out against the merger of four smaller Minneapolis breweries in 1890, which created the Minneapolis Brewing and Malting Company, later known for its Grain Belt label. The Glueks reorganized in late 1893 as the Gluek Brewing Company, also known as Gluek’s.⁵

At the turn of the century, Gluek’s was producing 150,000 barrels a year. The only breweries that were larger in the state were the Minneapolis Brewing Company and the Theodore Hamm Brewery, each of which produced about 500,000 barrels. Gluek’s maintained a focus on the hometown market in Minneapolis and 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. One of the company-owned saloons, built at 14 North Sixth Street (now 16 North Sixth Street) in 1902, had an elaborate three-story terra-cotta facade that was featured in a 1903 issue of *Minneapolis Architect*. The building was also the headquarters for all of the Gluek’s saloons, and offices were on the upper floors. More Gluek’s saloons were located nearby, including buildings at 254 First Avenue North (1912), 217–219 Third Avenue North (1910), and 315–317 Washington Avenue North (1907), all designed by Boehme and Cordella, or Christopher Boehme after the partnership dissolved. Around 1908, Gluek’s had 86 tied houses in Minneapolis, double the number of most other breweries in the city. Unlike many of its competitors, Gluek’s business prior to the

⁴ The following is largely excerpted from a section authored by Elizabeth Gales in a recent survey report (Charlene Roise, Elizabeth Gales, Stephanie Atwood, Linda Pate, and Penny Petersen, “Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project Hennepin County Minnesota, Volume Two: Minneapolis West Residential Survey Zone, Minneapolis South Residential/Commercial Survey Zone, Minneapolis Downtown Survey Zone, Minneapolis Industrial Survey Zone, Minneapolis Warehouse Survey Zone (Excluding Railroad Properties),” February 2012, 4.3-131–4.3-133, prepared by Hess, Roise and Company for the Hennepin County Regional Rail Authority and Metropolitan Council).

⁵ Doug Hoverson, *Land of Amber Waters: The History of Brewing in Minnesota* (Minneapolis: University of Minnesota Press, 2007), 249–251; Michael Koop, “Minneapolis Brewing Company,” 1988, National Register of Historic Places Registration Form, available as the State Historic Preservation Office, Minnesota Historical Society, Saint Paul.

Prohibition involved very little investment in bottled beer; most of the company's focus was on draught brew sales within its saloons.⁶

These 86 tied houses came second only to the 130 operated by the behemoth Minneapolis Brewing Company—Gluek's greatest business rival in the city. The Minneapolis Brewing Company was started in 1850 by John Orth, considered by many to be the first German immigrant in Saint Anthony. Production of his brew grew steadily over the next few decades, and by the late 1870s, the company was up to 7,000 barrels per year. His sons took over the John Orth Brewing Company after Orth's death in 1887, and three years later, the company merged with three other breweries to prevent takeover by a foreign syndicate, forming the Minneapolis Brewing and Malting Company. A massive, castle-like brewery designed by August Maritzen opened in 1893 in Northeast Minneapolis to accommodate an equally massive level of production.⁷

Unlike Gluek's, the Minneapolis Brewing Company focused on expanding distribution. This meant a dependence on bottled beers, which could be shipped over long distances. Saloons as far away as Montana and Michigan served the company's famous Grain Belt brand, and soon distribution depots were built there, as well as in other cities in Minnesota, to meet customer demand.⁸

Gluek's continued to hold its own in the Minnesota market while many other independent breweries were closing because of this steep competition. It diversified its products with the addition of bottled beer in the early twentieth century. When Prohibition began in 1920, it converted operations to produce "near beer" and soft drinks. Income from the family's large farming business also helped them wait out the dry spell. Gluek's celebrated the end of Prohibition in 1933 with a traffic jam outside its northeast Minneapolis brewery as beer trucks tried to leave with deliveries and customers pushed into the complex to buy beer. The celebration was short-lived, however, because a change in the 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. Tied houses, which linked all three parties, were abolished. The Glueks had to lease or sell their saloons to comply with the law. A member of the family would later note that the loss of the saloons significantly contributed to the decline of the company's sales.⁹

The Glueks continued to operate the brewery in northeast Minneapolis until 1964, when the company could no longer keep up with the changing industry. After 107 years of continuous operation, the longest in the state at the time, the brewery was closed and the trademarks, patents,

⁶ Clipping from the *Minneapolis Architect*, dated 1903, located in the Business Firms: Mpls: Gluek Brewing Co. Folder, Minneapolis Special Collections, Hennepin County Central Library; "Stolen Truck Is Recovered but Sans Beer," June 17, 1933, clipping, located in the Business Firms: Mpls: Gluek Brewing Co. Folder, Minneapolis Collection, Hennepin County Central Library; Hoverson, *Land of Amber Waters*, 249–250. All three buildings are extant and located within the boundaries of the Minneapolis Warehouse Historic District.

⁷ Hoverson, *Land of Amber Waters*, 246–247.

⁸ *Ibid.*, 247–248

⁹ *Ibid.*, 250; Roland C. Amundson, "Listen to the Bottle Say 'Gluek, Gluek, Gluek,'" *Hennepin County History* 48 (Winter 1988–1989): 4-8; "Brewery Asks Police to Control Traffic Jam Expected Around Gates at 12:00 A.M. April 7," March 31, 1933, clipping, located in the Business Firms: Mpls: Gluek Brewing Co. Folder, Minneapolis Collection, Hennepin County Central Library.

and distribution rights were sold to the G. Heileman Brewing Company in La Crosse, Wisconsin. In 1966, the brewery complex, which straddled both sides of the 2000 block of Marshall Street Northeast, was demolished. The site had been bought by the Northwestern Corrugated Box Company, which planned to expand its operations. Part of the site abutting the river is now parkland.¹⁰

The Gluek's saloon at 14 North Sixth Street was leased to Stub Holcomb in 1934, and he opened Fransen's Bar. The Holcomb family purchased the building from the Glueks in 1958, and in 1979 the bar was remodeled by Lee and Kent Holcomb into Gluek's Brewing Company, "a trendy bar and restaurant addition to the refurbishing of Hennepin Avenue and environs." The name of the business was changed to Gluek's Bar and Restaurant by the late 1980s. A fire in May 1989 killed one resident in the boarding rooms on the second and third floors and completely gutted the building. After nine months of rehabilitation work, the Holcombs reopened the business in February 1990. The property is still owned by the Holcomb family and is in operation as a bar and restaurant.¹¹

As part of the Southwest Transitway survey, the Gluek's Bar at 16 North Sixth Street was evaluated under National Register Criterion A for its association with events in history and under Criterion C for architectural significance. Remodeling in the 1930s, 1970s, and 1980s altered the building's interior character. While the exterior is intact, the interior is not. Some of the other extant Gluek's saloons in the city have better interior integrity. Because of these changes, the building was found not to be eligible under Criterion C.

The building was, on the other hand, an important property in the Gluek Brewing Company system. The building was the headquarters for the Gluek saloons in the city. These saloons were vital to Gluek's early twentieth-century business, when the company focused on providing the local market with draught beer rather than bottled beer. The importance of this building is reflected in the embellishment afforded the building's exterior. It is also one of a few buildings left in the city that convey something of the Gluek history since the brewery complex has been demolished. The building retains historic integrity, and although it was damaged in a fire, enough of the original material survived and the rehabilitation work met the Secretary of the Interior's Standards. The State Historic Preservation Office determined that the building was eligible for listing in the National Register under Criterion A in the area of Commerce for its association with the Gluek Brewing Company, a prominent Minneapolis business in the nineteenth and twentieth centuries. The period of significance extends from the building's completion in 1902 until 1934, when the company could no longer have tied houses and the building ceased to be the headquarters of the Gluek saloons.

The property is also a local landmark. It was designated by the HPC in 1984 for its significance in the areas of Architecture and Commerce.

¹⁰ Hoverson, *Land of Amber Waters*, 250; Roland C. Amundson, "Listen to the Bottle," 9; "Gluek Brewery Sold to Heileman of La Crosse," *Minneapolis Tribune*, November 10, 1964; "Brewery's End," *Minneapolis Tribune*, October 1, 1966.

¹¹ Karin Winegar, "Bar Still Serving Gluek's but Ferns Crowding Out Old-Timers," *Minneapolis Star Tribune*, June 29, 1979; Mark Brunswick, "1 Dead, 5 Hurt in Gluek Fire," *Minneapolis Star Tribune*, May 1, 1989; Jim Fuller, "Gluek Restaurant Back in Business," *Minneapolis Star Tribune*, February 2, 1990.

An Evaluation of HPC Designation Criteria and Findings

An Application for Demolition of a Historic Resource for 1500 South Sixth Street (the Application) was considered by the Minneapolis Heritage Preservation Commission (HPC) at its regular meeting on Monday, September 24, 2012. The staff report (Staff Report), prepared by Aaron Hanauer, outlined fifteen findings. The Staff Report recommended that the HPC adopt the Staff Report findings and continue the Application for two cycles to the HPC meeting on November 5, 2012, “to allow the applicant time to complete a comprehensive study of Gluek Brewing tied houses in Minneapolis.” The commissioners adopted this recommendation.

The following study provides the requested information and responds to Finding 5 through Finding 10 of the Staff Report, as requested by staff in communications subsequent to the September 24 meeting:

5. The Gluek Saloon at 1500 6th Street South, built in 1903, stands as a quality example of a tied house that was built outside of Downtown.
6. If a comprehensive inventory of the extant tied houses was completed, the significance of 1500 6th Street South could be better understood.
7. A characteristic of tied houses was that they were distributed throughout the City of Minneapolis to promote the Gluek brand citywide.
8. The Gluek tied house at 1500 6th 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 west of Cedar Avenue.
9. The Gluek Saloon at 1500 6th Street South helps demonstrate the concentration of brewing establishments that chose to locate in this part of the Cedar Riverside neighborhood.
10. The Gluek Saloon helps provide early 20th century context to the nearby late 19th/early 20th century buildings which have been recommended for historic designation.

Although the Staff Report findings did not mention specific designation criteria, discussion of the criteria in the Staff Report provided some direction on the relationships between the criteria and the findings. That direction is used to make direct links between the criteria and relationships in the following analysis.

Finding 5: The Gluek Saloon at 1500 6th Street South, built in 1903, stands as a quality example of a tied house that was built outside of Downtown.

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

The discussion under Findings 6 and 7 provides additional information on tied houses. Even without a more comprehensive survey of tied houses, it is obvious that 1500 South Sixth Street is not the best representation of a tied house outside of downtown Minneapolis. Only two blocks away, for example, is another Gluek tied house at 501 Cedar Avenue, which continues to operate as a saloon, the Nomad World Pub. Another nearby example is the former Gluek's tied house at 913 Cedar Avenue, today operating as The Joint. Both were designed by C. A. Boehme. As the following photographs illustrate, the exterior and interior of both saloons retain a high degree of integrity, which is in contrast to the compromised integrity of 1500 South Sixth Street.



Above: The entry and storefront of 1500 South Sixth (left) have been altered and the building's original design is more modest than that of 501 Cedar Avenue (right), which remains a saloon.

Left: Although only a single story, the saloon at 913 Cedar Avenue had a more ornate storefront than 1500 South Sixth. Characteristic features of the temple-front design—as well as the emblematic Gluek “G” in a six-sided star—are extant. As *The Joint*, the building continues to serve as a saloon.



Other than the tile floor, which is in fair condition (left) the first floor of 1500 South Sixth Street retains little of its historic materials. The pressed tin ceiling has been removed and pieces are stacked on the floor (above left). The second floor was gutted to create a modern apartment (above right).

This stands in contrast to the very good integrity of the interiors of 501 Cedar Avenue (below left) and 913 Cedar Avenue (below right), which are still saloons.



Finding 6: If a comprehensive inventory of the extant tied houses was completed, the significance of 1500 6th Street South could be better understood.

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

See the discussion under Finding 7 of tied houses, which could only be built within the liquor patrol limits. This greatly reduces the spatial scope of an assessment of tied houses in Minneapolis.

Gluek's established its first tied house in 1902. The construction of tied houses presumably ended after the Eighteenth Amendment was passed in 1917.

In *Land of Amber Waters: The History of Brewing in Minnesota*, Doug Hoverson explains that breweries, like many other industries in the late nineteenth century, became vertically integrated, controlling many aspects of the distribution as well as the manufacture of their products. "In municipalities where local laws prohibited breweries from owning saloons outright, such as Minneapolis, brewers often held the mortgages for the saloons or set up other types of shadow ownership. . . . The breweries provided the fixtures for the saloon. . . . The brewery provided a ready stock of beer and often the ice to keep it cold. Most important, the brewery advanced money for the license fee, which often ran as high as \$1,000. As a consequence, a brewer's interest in a saloon owner was almost completely profit oriented. Whether a saloon owner respected law and order was usually less important than whether payments were made on time and in full." Halvorson quoted the observation of a judge in 1908: "The evils resulting from keen competition of the brewing companies to plant saloons on every corner and every available spot within the patrol limits, are apparent." This probably accounts for how a tied house such as the one at 1500 South Sixth Street would be established at a less prominent location, rather than on the main commercial corridors of Cedar, Riverside, and Washington Avenues where the majority of tied houses were clustered.¹²

Halvorson notes that in 1908, "only 38 of 432 saloons were not controlled by breweries." There were "131 run by Minneapolis Brewing Company, 86 by Gluek Brewing Company, and 38 by Purity Brewing Company. (Blatz was the leading 'foreign' owner, with 41 saloons.)" An article published in the *Minneapolis Morning Tribune* on July 20, 1912, provides another snapshot of the universe of tied houses in the city during the heyday of this property type. The article reported on an investigation by the county attorney "of saloon ownership in Minneapolis, giving a list of 159 drinking places that he declares are either owned or controlled by the breweries." The disparity between the 1908 and 1912 numbers highlights the difficulty in determining an accurate count of this property type. The large number of saloons undoubtedly made the competition intense, and the high cost of operation was certain to have left many unsuccessful operators in its wake. Given the energetic efforts by breweries to expand their market share, they would have little patience for an operator who was not succeeding. Although the cause of

¹² Doug Hoverson, *Land of Amber Waters: The History of Brewing in Minnesota* (Minneapolis and London: University of Minnesota Press, 2007), 106-107. The author references the source of the judge's quote as the *Minneapolis Journal*, May 25, 1908.

turnover at 1500 South Sixth Street is not known, the saloon cycled through several operators: first Noraas and Kittel, then B. Clausen by 1912, and finally Schilt and Swanson in 1916.¹³

The breakdown of the brewery-owned saloons identified by the 1912 investigation is as follows:

Ward	Total	Minneapolis Brewing Company	Gluek Brewing Company	Schlitz Brewing Company	Other (including Purity, Gund, Pabst, Blatz, and Miller)
1	15	11	0	3	1
2	8	5	2	1	0
3	27	10	10	3	4
4	30	12	11	2	5
5	27	8	8	3	8
6	33	14	8	6	5
9	11	4	4	0	3
11	6	3	1	0	2
Total	157	67	44	18	28

Note: The total count of 159 that is given in the text of the article is slightly at variance with the 157 saloon names provided in the ward lists.

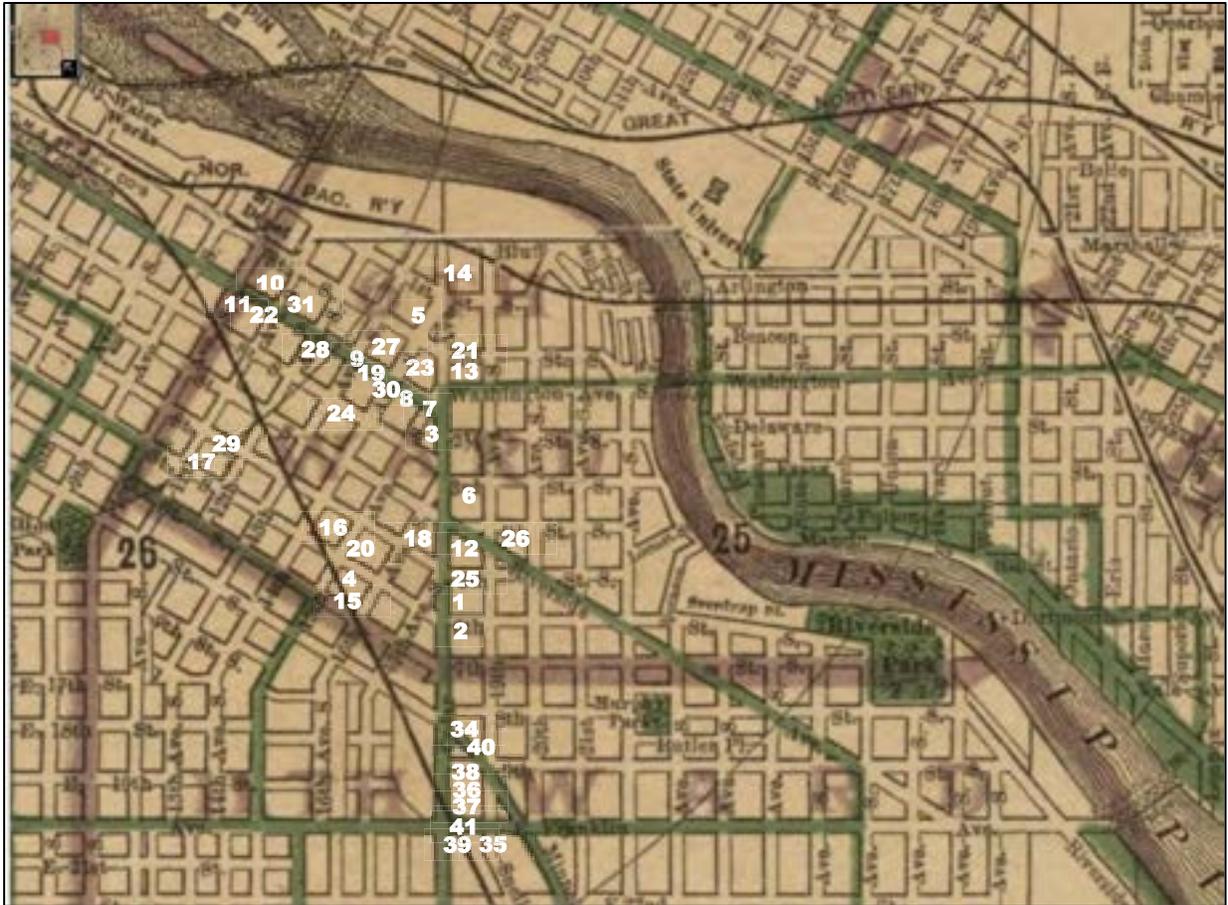
The saloon at 1500 South Sixth Street was in the Sixth Ward, the ward with the highest number of tied houses. Of the 33 tied houses listed, 14 were associated with the Minneapolis Brewing Company, 8 with the Gluek Brewing Company, 6 with the Schlitz Brewing Company, 3 with Gund, 1 with Purity, and 1 with Miller. The largest number, 13, were on Washington Avenue, with 3 on Cedar, 2 on Riverside, and the remaining 10 in a variety of other locations: South Second, Third, Fifth, Sixth and Seventh Streets; Nineteenth Avenue South; and Central Avenue (although the latter seems to be a misprint because Central was not in the Sixth Ward).

The Eleventh Ward was immediately adjacent to the south and marked the southeastern end of the liquor patrol limits. Of the 6 tied houses in the ward, 3 were associated with the Minneapolis Brewing Company, 2 with Miller, and 1 with Gluek. Their distribution reinforced one of the primary saloon streets, Cedar Avenue, with tied houses at 901, 913, 921, and 927. The others were just east of Cedar at 1842 South Ninth Street and 1830 Franklin Avenue.

A 1914 map of Minneapolis on the following page shows ward boundaries; the number of tied houses in each ward, based on the 1912 article, has been added. A detail of the Sixth and Eleventh Wards from 1915 is on the following page; tied houses are indicated.¹⁴

¹³ Ibid., 107-108; "Drink Shops Lined Up as Brewery Controlled," *Minneapolis Morning Tribune*, July 20, 1912.

¹⁴ *Atlas of Minneapolis, Hennepin Co., Minn.* (Minneapolis: Minneapolis Real Estate Board, 1914); J. Manz and Company, *Map of the City of Minneapolis, Minnesota* (Minneapolis: Minneapolis Directory Company, 1915).



Buildings that remain in place are in bold.
Map locations are approximate.

Sixth Ward

- 1-O. Olsen, 529 Cedar (Miller)
- 2-A. Leikvold, 601 Cedar (Gund)
- 3-John Fjellman, 248 Cedar (Gund)
- 4-A. S. Nicholas, 1501 Sixth Street (Gund)**
- 5-A. Jamsen, 1328 Second Street (Purity)
- 6-A. T. Larson, 329 Cedar (Minneapolis)**
- 7-S. Swenson, 1509 Washington (Minneapolis)
- 8-M. Bolland, 1405 Washington (Minneapolis)
- 9-A. F. Nord, 1307 Washington (Minneapolis)
- 10-Sam Sampson, 1092 Washington (Minneapolis)
- 11-C. Ashia, 1001 Washington (Minneapolis)**
- 12-D. G. Eckerstrom, 1829 Riverside (Mpls.)**
- 13-W. M. Uram, 1814 Washington (Minneapolis)
- 14-Joseph Licka, 134 Nineteenth Ave. (Minneapolis)
- 15-P. Carlson, 1516 Seventh Street (Minneapolis)**
- 16-J. A. Swanson, 1428 Sixth Street (Minneapolis)
- 17-L. Cussler, 1100 Sixth Street (Minneapolis)
- 18-A. Stone, 436 Cedar (Minneapolis)
- 19-E. T. Mitchell, 1313 Washington (Minneapolis)
- 20-B. Clausen, 1500 Sixth Street (Gluek)**
- 21-M. Rushlin, 1827 Second Street (Gluek)

- 22-A. G. Johnson, 1019 Washington (Gluek)
- 23-A. M. Bagger, 1428 Washington (Gluek)**
- 24-E. H. Krause, 1329 Third Street (Gluek)
- 25-Christ Saiser, 501 Cedar (Gluek)**
- 26-C. G. Oman, 1822 Riverside (Gluek)**
- 27-H. J. Kaltenbach, 1322 Washington (Gluek)
- 28-E. A. Eastberg, 1229 Washington (Schlitz)
- 29-S. Wegfors, 1131 Fifth Street (Schlitz)
- 30-A. Lehey, 1325 Washington (Schlitz)
- 31-E. Youngquist, 1110 Washington (Schlitz)
- 32-J. Fitzgerald, 629 Central (Schlitz)
- 33-J. K. Theis, 957 Central (Schlitz)
- (the two Central addresses seem to be a misprint;
Central (now East Hennepin) is not in the Sixth Ward)

Eleventh Ward

- 34-R. Rodin, 805 Cedar (Schlitz)
- 35-M. Austad, 1840 Franklin (Schlitz)
- 36-W. Jordan, 913 Cedar (Gluek)**
- 37-Wm. Curtain, 921 Cedar (Minneapolis)
- 38-J. O. Rice, 901 Cedar (Minneapolis)**
- 39-Christian Nelson, 1830 Franklin (Minneapolis)
- 40-Q. Rud, 1842 Ninth Street (Miller)
- 41-W. F. O'Hern, 927 Cedar (Miller)

An analysis of the Sixth and Eleventh Wards, which held a large concentration of tied houses in the southeast corner of the liquor patrol limits, provides a representative sample of tied houses during this period. It is clear that most were located on or adjacent to major roads that were served by streetcars and lined with a variety of commercial activities. Although many of the buildings no longer stand, a number do remain. Of these, some are well preserved and continue to operate as saloons.

Using addresses provided in the same 1912 article, Hess Roise conducted property research to determine which of the 44 Gluek's tied houses listed remain standing. The following list identifies 15 extant former Gluek's tied houses within the boundaries of the entire Minneapolis liquor patrol district. Properties in bold were designed by Boehme and Cordella (or by a solo C. A. Boehme) as part of their commissions for the Gluek Brewing Company.

- 16 Sixth Street North, currently Gluek's Restaurant and Bar`
- 505–507 East Hennepin, formerly Union Bar, currently vacant
- 617 Central Avenue, currently Otter's Saloon
- 219 Third Avenue North, currently Monte Carlo
- 501 Cedar Avenue, currently Nomad World Pub
- 913 Cedar Avenue, currently The Joint Bar
- 1822 Riverside Avenue South, formerly Triangle Bar, currently Riverside Holistic Health Clinic
- 1428 Washington Avenue South, currently a part of Town Hall Brewery
- 119 Washington Avenue North, currently Haute Dish
- 315 Washington Avenue North, currently Deja Vu
- 507 Washington Avenue North, currently Cuzzy's
- 923 Washington Avenue North, currently Clubhouse Jaeger
- 1501 Washington Avenue North, currently B & M Electric Service, Inc.
- 2024 Washington Avenue South, currently Halek's Bar
- 1500 South Sixth Street, currently a residence

The bold properties are the focus of the following photographic comparison, as they illustrate the association between Boehme and Cordella and the Gluek Brewing Company, which forms the basis of some of the city staff's findings. In a historic review letter dated November 9, 2011, from Aaron Hanauer, Senior City Planner, to Jim White of Fine Associates, Mr. Hanauer concluded that "based on the information currently available the property appears to meet at least one of the local designation criteria listed in section 599.210 of the Minneapolis Code of Ordinances and has been determined to be a historic resource." According to the staff report:

Boehme and Cordella, designers of the Swan Turnblad House (2600 Park Avenue) and the Gluek Building (14 6th Street North) are considered master architects to the City of Minneapolis. The property appears to meet local designation criterion number six: the property exemplifies works of a master architect. The property also appears to be associated with distinctive elements of city or neighborhood identity (Criterion 6). The subject property and building have a strong association with the Gluek Brewing Company. Established in 1857, Gluek's had become that state's third-largest brewer by the early twentieth century. The building at 1500 6th Street had a saloon featuring the

house beer on the main floor; the manager lived in an apartment above. The building is also considered a “tied house” (saloons exclusively promoting their products) in the late nineteenth and early twentieth centuries.¹⁵

By this reasoning, any building designed by Boehme and Cordella would qualify for local designation; likewise, any saloon associated with Gluek’s (or presumably any other brewer) would qualify. This wholesale approach, in making everything significant, would diminish the value of designation.

Some discrimination is required when evaluating historic and architectural significance to identify the properties that best represent architects and historical associations. In the case of Boehme and Cordella, the building at 1500 South Sixth Street could not be argued to be one of their best works. The staff report cites two other buildings by the same architects, the Turnblad House and the Gluek’s bar at 14 North Sixth Street. The superior design of both buildings is acknowledged by their qualification for the National Register. The property at 14 North Sixth Street is also an excellent example of a tied house, and it has the added association of once housing business offices for Gluek’s.

Based on these factors, the conclusion from the 2007 study remains justified: 1500 South Sixth Street does not qualify for local designation. Also given these factors, it is extremely unlikely that it would qualify for the National Register, so historic tax credits would not be available for its rehabilitation.

A study done by Hess Roise in 2007 concluded: “It is challenging to determine the eligibility of 1500 South Sixth Street without an inventory of company saloons of similar scale and design.” With the subsequent verification of extant tied houses in the Sixth and Eleventh Wards as well as in other locations within the liquor patrol limits, it is now possible to make a determination. The well-preserved tied houses at 16 North Sixth Street (Gluek’s Restaurant and Bar), 501 Cedar Avenue (Nomad World Pub), 913 Cedar Avenue (The Joint), 119 Washington Avenue North (Haute Dish), and 923 Washington Avenue North (Clubhouse Jaeger) are clearly better examples of Gluek tied houses designed by Boehme and Cordella than 1500 South Sixth Street.

Photographs of some extant tied houses are on the following pages.

¹⁵ Aaron Hanauer, Minneapolis Senior City Planner, to Jim White, Fine Associates, historic review letter, November 9, 2011.



*16 North Sixth Street
Currently Gluek's Restaurant and Bar
Designed by Boehme and Cordella*

*Top photograph courtesy of
<http://www.travbuddy.com/Glueks-Restaurant-and-Bar-v275103#0>.*

*Bottom two photographs courtesy of
<http://www.glueks.com/history.html>.*



*505–507 East Hennepin
Formerly Union Bar, currently vacant
Designed by Boehme and Cordella*



*219 Third Avenue North
Currently Monte Carlo
Designed by Boehme and Cordella*

*Top photograph courtesy of
<http://www.montecarlomn.com/>*

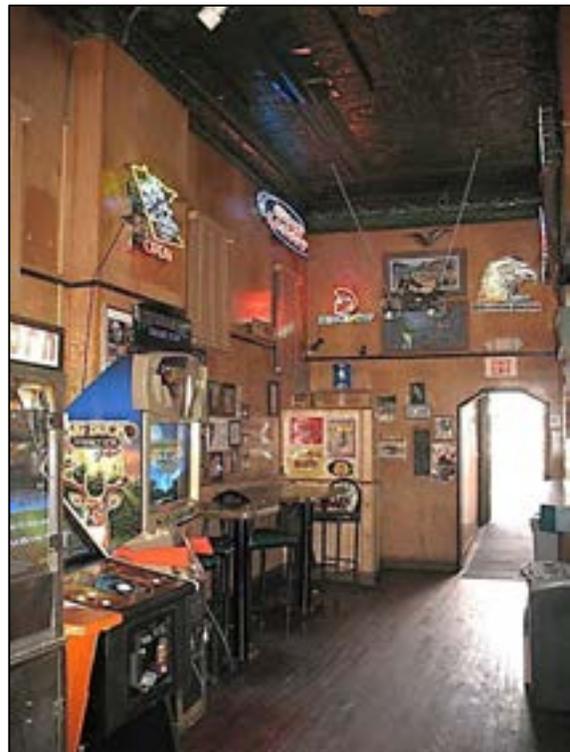




*501 Cedar Avenue
Currently Nomad World Pub
Designed by C. A. Boehme*

*Center photograph courtesy of
Minnesota Historical Society.*





913 Cedar Avenue
Currently The Joint
Designed by C. A. Boehme

Top left photograph courtesy of Minnesota
Historical Society.

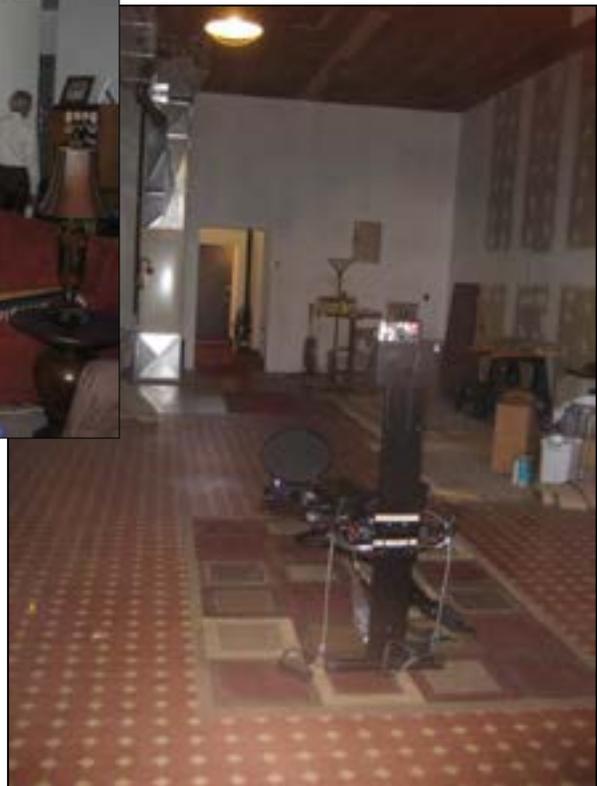
*119 Washington Avenue North
Currently Haute Dish
Designed by C. A. Boehme*

*Center photograph courtesy of Minnesota
Historical Society. Bottom photograph
courtesy of [http://www.flickrriver.com/
photos/beccadilley/tags/hautedish/](http://www.flickrriver.com/photos/beccadilley/tags/hautedish/)*





*923 Washington Avenue North
Currently Clubhouse Jaeger
Designed by Boehme and Cordella*



*1500 South Sixth Street
Currently a caretaker's residence
Designed by Boehme and Cordella*

As photographs on the previous pages show, this property is not well preserved as other extant examples of Gluek tied houses.

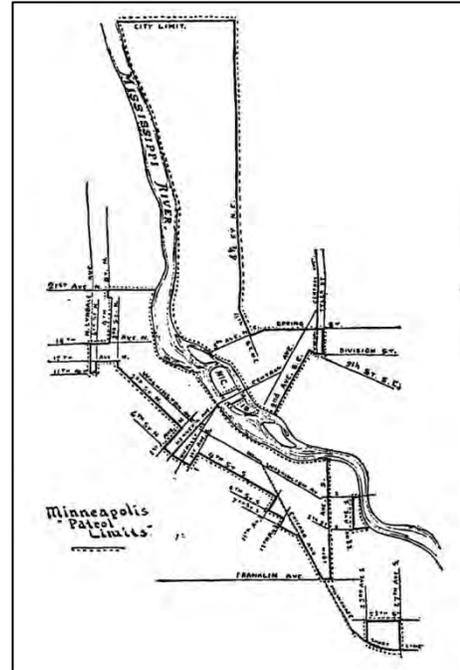
Finding 7: A characteristic of tied houses was that they were distributed throughout the City of Minneapolis to promote the Gluek brand citywide.

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

The liquor patrol limits were established by the Minneapolis City Council in 1883. Two years later, the limits were officially incorporated into the city charter. As the *Minneapolis Tribune* explained: “The patrol limits of Minneapolis comprise certain sections of the city within which liquor may be sold by licensed dealers. Outside this territory the sale is prohibited.”¹⁶

Thus, the tied houses were confined to the liquor patrol limits during their heyday in the early twentieth century. The Gluek tied houses were not used to “promote the Gluek brand citywide.” Instead, the tied houses promoted the Gluek brand only within the specific and restricted area of the liquor patrol limits.

Congress passed the Eighteenth Amendment to the Constitution in 1917, foreshadowing the end of the legal distribution of alcoholic beverages three years later. Tied houses were one of the many casualties of this legislation. Thirteen years later, when Prohibition was repealed, laws were modified to sever any direct links between breweries, distributors, and saloons.



“The City Circuit-Patrol Limits,” Minneapolis Tribune, February 13, 1893

Conclusion

The Gluek Brewery’s operation of tied houses was limited physically to within the liquor patrol limits and temporally to less than two decades between 1902, when it established its first tied house, to January 1920, when Prohibition took effect. In fact, an end date of 1917 is probably justified because it is unlikely that any tied houses would have been erected after Congress passed the Eighteenth Amendment in that year.

The broad assertions of Finding 7, that the tied houses were distributed throughout the City of Minneapolis and were used to promote Gluek beer citywide, are not valid.

¹⁶ “The City Circuit Patrol Limits,” *Minneapolis Tribune*, February 13, 1893.

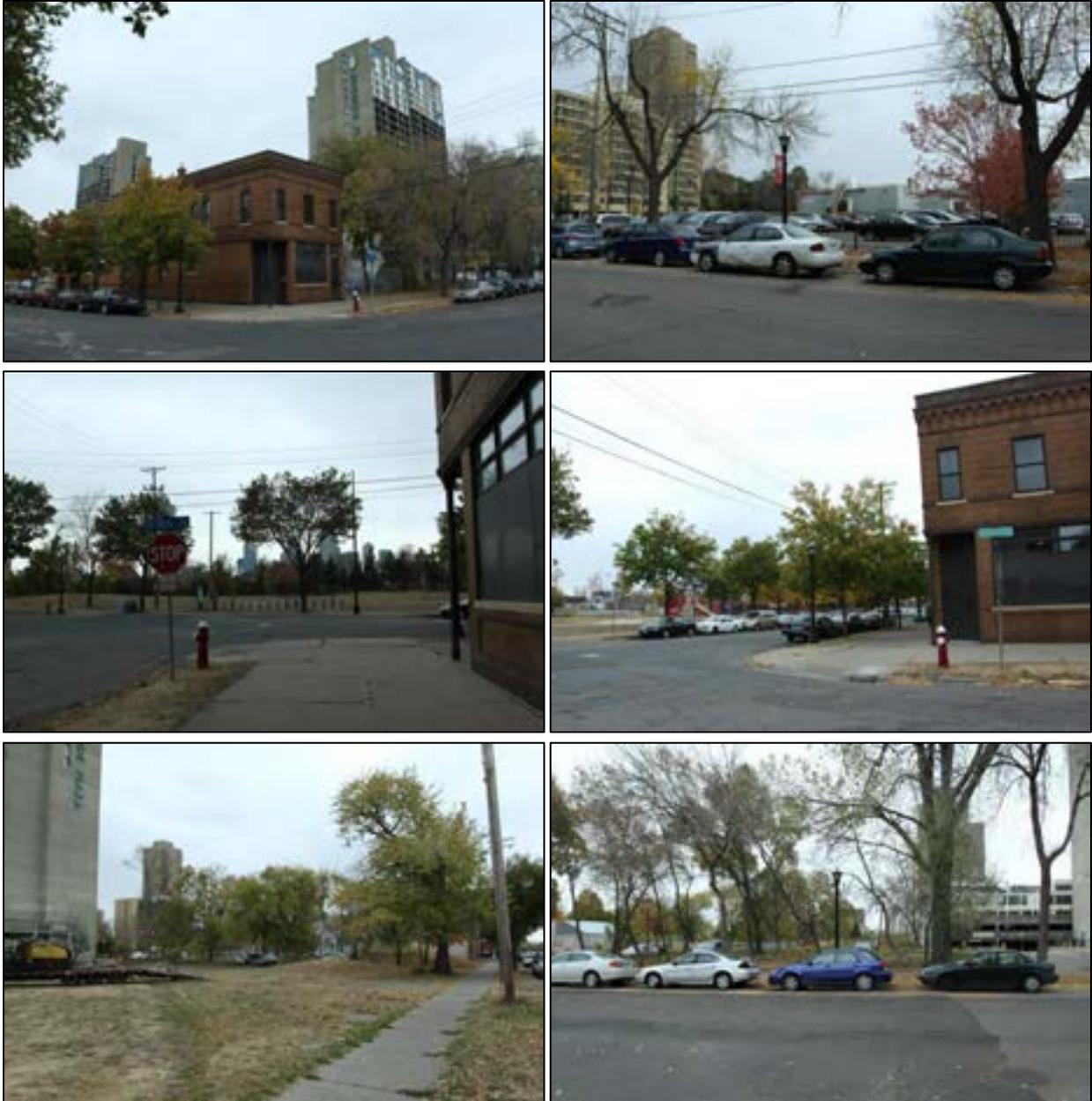
Finding 8: The Gluek tied house at 1500 6th Street South is associated with distinctive elements of the Cedar Riverside neighborhood. The subject property is one of very few buildings from the late 19th/early 20th century that still remains west of Cedar Avenue.

Criterion #3 (see also discussion under Findings 9 and 10): The property contains or is associated with distinctive elements of city or neighborhood identity.

Asserting that this property is one of the few surviving buildings of its era west of Cedar Avenue highlights the poor integrity of its setting and association. Moreover, being a survivor does not necessarily make a property historic.

A comparison of a current aerial photograph (left) and the 1912 Sanborn map (right) highlights the disintegration of the property's setting and association that has occurred over the years. The two blocks between Fourth and Sixth Streets were once filled with small buildings. The blocks were compromised by the creation of a superblock, when most of the existing small buildings were razed to build the Cedar Square West/Riverside Plaza high-rise complex. Fifth Street has ceased to exist, and the lots on the remaining sections of the blocks are mostly vacant.





Top: 1500 South Sixth Street is physically and visually blocked from the Cedar Avenue commercial corridor by large, high-rise apartment complexes.

Center: The 1912 Sanborn map on the previous page shows dense development on the blocks west of Fifteenth Avenue. Compare this to the current conditions—looking west (left) on Sixth Street from in front of the building (Sixth Street has been cut off at Fifteenth Avenue; I-35W is in the background) and northwest (right) along Fifteenth Avenue.

Bottom: The area south and east of the building is now vacant land. The left photograph is looking north towards the building (in the background to the right) from near the former fire station (now the Mixed Blood Theater). The right photograph is looking south from Sixth Street at the area between the building (left) and Riverside Plaza (right).

Finding 9: The Gluek Saloon at 1500 6th Street South helps demonstrate the concentration of brewing establishments that chose to locate in this part of the Cedar Riverside neighborhood.

Criterion #3 (see also discussion under Findings 8 and 10): The property contains or is associated with distinctive elements of city or neighborhood identity.

In the past decade, Cedar Riverside has been the subject of two studies that holistically evaluated the neighborhood's resources. A historical-architectural survey identified properties that appeared to meet the criteria for National Register and/or local landmark designation. The small area plan considered past development patterns and existing conditions to establish a direction for the neighborhood's future. Both studies are pertinent when considering the significance of the existing building at 1500 South Sixth Street and the appropriateness of proposed new development on the site.

Cedar Riverside Small Area Plan

The Minneapolis City Council approved the small area plan for the Cedar Riverside neighborhood on April 18, 2008. The plan's stated purpose is "to guide land use and development in the Cedar Riverside neighborhood for the next 20 years. . . . The City, public institutions, and community organizations will use the plan to guide their own decision-making processes." The plan outlined ten principles, including:

- "Preserve the historic and multicultural qualities of Cedar Riverside in its residents, businesses, and structures."
- "Increase opportunities for people to both live and work in the neighborhood which are affordable and accessible, particularly ownership options."

The report later explains: "Parcels with housing are proposed to fall into two categories—medium-density and high-density." The plan also emphasized the importance of "strategic parking additions" because "parking has consistently been identified as a major issue for the neighborhood." It notes that the City "has the opportunity to influence the development of parking . . . through the development review process with privately-developed projects. There may be opportunities for the City to influence developers to either create new or retain existing public parking in Cedar Riverside."¹⁷

¹⁷ "Cedar Riverside Small Area Plan: Building Connections," approved April 18, 2008, prepared by Economic Development Services, ZHA, SRF, Cunningham Group, URS, and the Center for Policy, Planning and Performance for the City of Minneapolis, executive summary, 4-6.

Cedar Riverside Cultural Resources Survey

In discussing the neighborhood's historic resources, the small area plan relied on an architecture-history survey of the neighborhood that was prepared for the HPC and the Minnesota State Historic Preservation Office (SHPO) in 2003. As a framework for evaluating properties in the area, the study adopted the four development periods outlined in the city's preservation plan:

- Early Development: Euro-American Settlement to 1880
 - Only one property from this period (Convent of the Dominican Fathers, 1819 South Fifth Street) was found in the survey area.¹⁸
- Urban Development: 1881-1920
 - “Commercial growth was encouraged and facilitated in the Cedar-Riverside area in 1883, when the Scandia Bank was constructed along Cedar Avenue South. The presence of this bank gave many Scandinavian immigrants the confidence to establish their own businesses in the area, and an increase in commercial building construction lasted into the early twentieth century. Within the survey area, commercial development occurred along Riverside Avenue South and Cedar Avenue South. Seven Corners, located at the intersection of Cedar and Washington Avenues, grew to be a dense commercial node.”¹⁹
 - The survey report does not mention saloons as an important property type, nor does it discuss commercial activity that was off the main commercial corridors. A discussion of property types later in the report noted: “Commercial properties within the survey area were concentrated on major arteries such as Cedar Avenue South, Riverside Avenue, and Washington Avenue South.”²⁰
 - The survey report also reported: “Commercial buildings were evaluated individually and as potential contributing components of a commercial historic district. Mead & Hunt closely evaluated concentrations of commercial buildings, particularly along Cedar Avenue South, Riverside Avenue, and Washington Avenue South to determine the potential for a historic commercial district. No potential historic districts were identified.”²¹
- Neighborhood Growth: 1921-1950
 - “As industrialization and urbanization increased in Minneapolis, the character of the neighborhood began to change. Many members of initial immigrant groups acquired enough wealth to move to more affluent neighborhoods.”²²
- Redevelopment: 1951-1980
 - “Construction of Interstate Highways 94 (I-94) and 35W (I-35W) . . . largely isolate[ed] the area from the downtown.”²³
 - “During the late 1960s plans for the construction of large multiple-unit dwellings located to the west of Cedar Avenue resulted in the construction of Cedar Square West.”²⁴

¹⁸ “Final Report: City of Minneapolis Historic Resources Inventory, Cedar-Riverside Area,” July 2003, 5-6, prepared by Mead and Hunt for the City of Minneapolis Heritage Preservation Commission and the Minnesota Historical Society State Historic Preservation Office.

¹⁹ Ibid., 6.

²⁰ Ibid., 13.

²¹ Ibid., 14.

²² Ibid., 8.

²³ Ibid., 9.

The final survey report explained: “Forty-one properties were documented during fieldwork that appeared to meet one of the criteria for local and/or National Register designation. Preliminary historic research found that 37 of these properties were not individually distinctive enough to meet local criteria, nor did research reveal an association with a significant event or significant individual to meet National Register criteria. As such, these properties were determined not to meet local or National Register designation criteria.”²⁵

The building at 1500 South Sixth Street was not included in the forty-one properties that were initially identified as potentially meeting one of the criteria for local and/or National Register designation. The Gluek’s Brewing Company and Saloon at 501 Cedar Avenue South was “determined to be not eligible for designation under local or National Register criteria based on preliminary research.”

Three properties in the survey area were listed in the National Register of Historic Places and/or had a local landmark designation from the HPC:

- Augsburg Old Main, 731 Twenty-first Avenue South (National Register and HPC landmark)
- Former Fire Station G (Mixed Blood Theatre), 1501 South Fourth Street (HPC landmark)
- Widstrom Tenement, 617-621 Nineteenth Avenue South (HPC landmark)

In addition, the survey “recommends four individual properties potentially eligible for local designation,” which “may also be candidates for National Register listing”:²⁶

- Minneapolis Brewing Company Saloon, 1516 South Seventh Street
 - “The building was owned by the Minneapolis Brewing Company, which later became Grain Belt. The building was leased by the brewery and operated as a saloon under several managers. Historically, the neighborhood surrounding the building included several other breweries and saloons. . . . The Minneapolis Brewing Company Saloon is recommended for local designation under *Criterion I*, for its association with early brewing operations in Minneapolis.”²⁷
 - The property is a block away from 1500 South Sixth Street. Although the report mentions that there are other breweries and saloons in the area, it does not recommend that the other facilities merit local landmark designation.
 - This property had been determined eligible for the National Register in 1994 as a result of a Section 106 compliance survey.
- Holzermann Building, 417-423 Cedar Avenue South
 - Two adjoining buildings dating from the mid-1880s that served as a department store, they “are recommended for local designation under *Criterion I* for their association with early commercial development within the survey area.
- Riverside Park Pavilion, 2830 Franklin Terrace South

²⁴ Ibid.

²⁵ Ibid., iii.

²⁶ Ibid., 14.

²⁷ Ibid., 15.

- This property was “recommended for local designation under *Criterion 1*, for its association with the development of the park system in Minneapolis, and under *Criterion 4*, as an intact example of WPA architecture constructed in the 1930s.”²⁸
- Joachim Vedeler Building, 2200 Riverside Avenue
 - This building, erected in 1889, housed “a bilingual drug store that served a large Scandinavian community” until the original owner passed away in 1934. It was “recommended for local designation under *Criterion 1* for its association with early commercial development within the survey area, and under *Criterion 4* as a good example of early commercial architecture for the survey area.”²⁹

It also found “two topics relating to historic resources warranting further research”³⁰:

- Intensive-level study of the city’s park, parkway, and boulevard system
- Evaluation of the University of Minnesota’s West Bank Campus
- Evaluation of the Cedar Square West complex (Riverside Plaza)
- Children’s Gospel Mission, 1407 Washington Avenue South
- Commercial building, 413-415 Cedar Avenue South

Conclusion

The 2003 cultural resources survey that was completed under the auspices of the HPC and the SHPO did not identify as an important historical theme “the concentration of brewing establishments that chose to locate in this part of the Cedar Riverside neighborhood.” Furthermore, the property at 1500 South Sixth Street was not identified as potentially eligible for National Register or local designation by that or any other survey. Hence, it appears that Finding 9 is without merit.

It should also be noted that the proposed Currie Park Lofts project conforms to the small area plan that the city approved in 2008.

²⁸ Ibid., 16.

²⁹ Ibid., 17.

³⁰ Ibid., 14.

Finding 10: The Gluek Saloon helps provide early 20th century context to the nearby late 19th/early 20th century buildings which have been recommended for historic designation.

Criterion #3 (see also discussion under Findings 8 and 9): The property contains or is associated with distinctive elements of city or neighborhood identity.

The late nineteenth- and early twentieth-century buildings that have been determined eligible for historic designation were evaluated as individual structures rather than part of a historic district. The “context” provided by the building at 1500 South Sixth Street was not noted a factor in that assessment, so that justify a claim of historic significance for 1500 South Sixth Street.

In addition, as has been shown by photographs and maps in earlier sections of this report, the physical “context” of the area has been severely compromised by the demolition of older buildings, by new construction, and by major changes in land use (e.g., the creation of Currie Park in an area formerly occupied by commercial/industrial uses). More photographs below further illustrate the compromised context in the area.

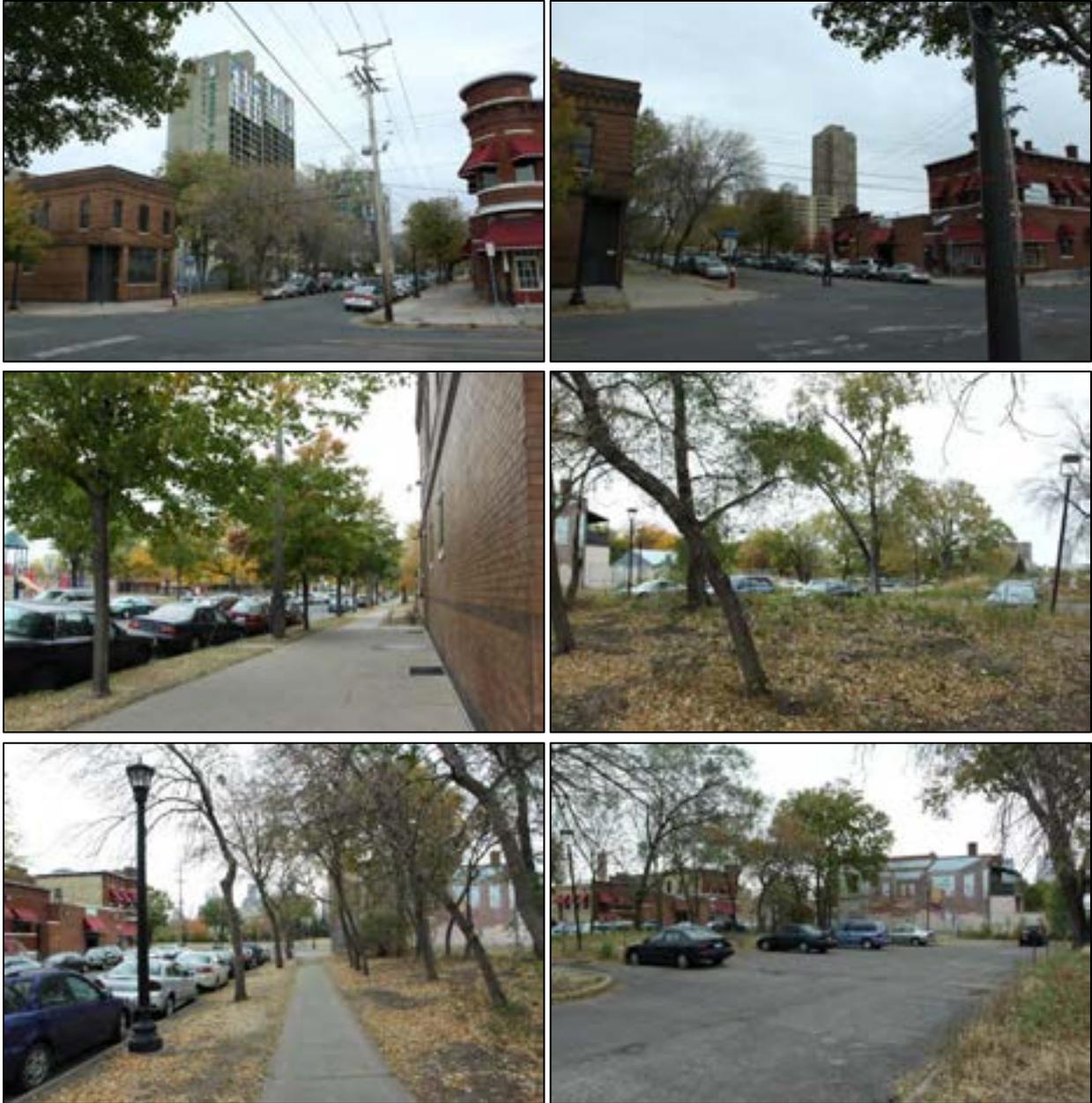
Conclusion

While three buildings dating from the late nineteenth and early twentieth centuries within a two-block radius have been determined eligible for historic designation, this is not sufficient, with or without 1500 South Sixth Street, to create a physical “context” representing that era. The historic integrity of the area has been greatly compromised and was not a factor in the significance of the three buildings.



Left: Schilt and Swanson Saloon, 1500 South Sixth Street, circa 1919 (Minnesota Historical Society Collections)

Right: The same view today. Riverside Plaza looms to the right; Currie Park has created open space where industrial/commercial properties once were to the left.



Top: Looking to the east from the corner of Fifteenth Avenue and Sixth Street, with the modern apartment towers in the background.

Center: Looking along the west (left) and east (right) sides of the buildings, no other older buildings are visible. The former fire station (now Mixed Blood Theater) is two blocks away on Fourth Street.

Bottom: The mural on the east side of 1500 South Sixth Street obscures the building's early twentieth-century character when looking west on Sixth Street (left) and southwest from the parking lot to the east of the building (right).

Proposed Mitigation Plan

Documentation

The building at 1500 South Sixth Street will be documented for the Minnesota Historic Properties Record (MHPR) before it is moved or demolished. A documentation set will include 4" x 5" black-and-white negatives in archival sleeves, 4" x 5" black-and-white contact prints on archival mount cards, an index to photographs on archival paper, and a brief narrative, also on archival paper. The documentation will be distributed as follows:

- 1 complete original documentation set, including negatives, and a digital copy of the documentation to the Minnesota Historical Society;
- 1 original documentation set without negatives to the Minneapolis Collection at the Minneapolis Central Library;
- 1 bound photocopy of the index, photographs, and narrative to the Northwest Architectural Archives, Elmer L. Andersen Library, University of Minnesota, Minneapolis;
- 1 unbound photocopy of the index, photographs, and narrative to the Minneapolis Heritage Preservation Commission, along with a digital copy;
- 1 bound photocopy of the index, photographs, and narrative for on-site use to the developer, along with a digital copy.

Relocation

The developer is working with a party interested in moving the building to a new location. The developer is willing to give the building to that party if appropriate arrangements can be made.

Findings Per Minneapolis Preservation Code

1. The subject property does not appear to be eligible for the National Register.
2. The subject property was designed by Boehme and Cordella, noteworthy local architects. These architects designed a number of buildings in Minneapolis, and other buildings, such as the Swan Turnblad House and the Gluek's bar at 16 North Sixth Street, better represent their design skills. As a result, the property does not appear to be eligible for local designation for architectural significance.
3. The property was built as a "tied house" associated with the Gluek Brewing Company. By 1908, Gluek's had 86 tied houses. Many survive with good integrity, and at least several continue to serve as bars. Both the exterior and interior of the property at 1500 South Sixth Street have been altered, and the property's setting has greatly changed. Some of the other surviving tied houses better represent Gluek's tied houses, including the property at 16 North Sixth Street, which is locally designated and is eligible for the National Register. Other well-preserved examples include 501 and 913 Cedar Avenue and 119 and 923 Washington Avenue North. As a result, the property does not appear to be eligible for local designation for historical significance for its role as a tied house.
4. The proposed new construction will enhance the neighborhood, which is beneficial to nearby properties that are listed, or determined eligible for listing, in the National Register, including Fire Station G-Engine House 5 (Mixed Blood Theater, 1501 South Fourth Street), John Gund Brewing Company (1501 South Sixth Street), and Cedar Square West (Riverside Plaza).
5. The proposed new construction is compatible with plans and land use regulations of the City of Minneapolis including the Franklin/Cedar-Riverside Transit-Oriented Development Master Plan, adopted in 2001.

Attachment 3

MINNEAPOLIS CITY COUNCIL OFFICIAL PROCEEDINGS

REGULAR MEETING OF DECEMBER 14, 2012

(Published December 22, 2012, in *Finance and Commerce*)

Council Chamber
350 South 5th Street
Minneapolis, Minnesota
December 14, 2012 - 9:30 a.m.

Council President Johnson in the Chair.

Present - Council Members Lilligren, Colvin Roy, Tuthill, Quincy, Glidden, Goodman, Hodges, Samuels, Gordon, Reich, Hofstede, Schiff, President Johnson.

Lilligren moved adoption of the agenda. Seconded.

Hodges moved to amend the agenda to include under New Business a motion to authorize a contract amendment for 2013 with Hennepin County for Chemical Health-Detox Van Services. Seconded.

Adopted upon a voice vote.

Glidden moved to amend the agenda to include under New Business two notices of intent to introduce the subject matter of ordinances at the next regular meeting of the City Council amending provisions to allow additional sale and display of goods outside of business establishments. Seconded.

Adopted upon a voice vote.

The agenda, as amended, was adopted upon a voice vote.

Lilligren moved referral of petitions, communications, and reports of the City officers to the proper Council committees and departments. Seconded.

Adopted upon a voice vote.

PETITIONS AND COMMUNICATIONS

COMMITTEE OF THE WHOLE:

INTERGOVERNMENTAL RELATIONS (276203)
FY2012-2013 Forecast & Change from February 2012 Forecast.
NEIGHBORHOOD AND COMMUNITY RELATIONS (276204)
2012 Minneapolis City Academy Report.

COMMITTEE OF THE WHOLE (See Rep):

INTERGOVERNMENTAL RELATIONS (276205)
2013 City of Minneapolis' Legislative Agenda.

COMMUNITY DEVELOPMENT (See Rep):

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (276206)
Hollywood Theater Property (2815 & 2819 Johnson St NE): Granting of exclusive development rights to Andrew Volna.

Targeted Communities Map: Designation of new map.

MAYOR (276207)

Mpls Public Housing Authority Board of Commissioners: Reappointment of F. Clayton Tyler.

U of M Library Agreement: Authorize agreement with the University of Minnesota for the Borchert Map Library for the digitization of historic aerial photos and other associated needed agreements.

CONVENTION CENTER AND PROCUREMENT (276218)

Bid:

OP No 7691, accept low bid of LS Black Constructors Inc in the amount of \$280,496.36 for the restoration construction at the 3rd Avenue Parking Ramp.

EXECUTIVE COMMITTEE (276219)

Reclassification of Existing Appointed Position - Director Regulatory Services: Approve reclassification and pass salary ordinance.

New Appointed Position - Director CPED Operations and Innovation: Approve appointed position and pass salary ordinance.

FINANCE AND PROPERTY SERVICES DEPARTMENT (276220)

Bid:

OP No 7668, accept low responsive bid of Construction Results Corporation in the amount of \$254,800 for completion of the 2nd Precinct Desk Remodeling project.

INFORMATION TECHNOLOGY DEPARTMENT (276221)

Wireless community accounts: Approve applications for free wireless community accounts for Holland High Rise in partnership with Logan Park Neighborhood Association and Volunteers of America; and Center for Victims of Professional Abuse.

Microsoft Gift Acceptance: Accept donation from Microsoft Corporation for SQL Server Migration Assessment and authorize entering into agreements to accept delivery of assessment funding and related service agreements and work orders.

POLICE DEPARTMENT (276222)

Target Foundation Grant: Accept \$15,000 in grant funding to be used for social media training on the integration of social media into the police mission.

Dynamic Imaging Contract: Authorize contract with Dynamic Imaging Systems Inc for maintenance of photo imaging equipment in the police crime lab.

The Depot Contract: Authorize contract with the Depot Hotel for arrangements for facility rental for law enforcement trainings.

Xcel Energy Contract: Authorize contract to allow installation of city equipment on Xcel's building on Nicollet Mall.

Partners in Leadership Contract: Authorize contract for leadership training for 30 MPD participants.

REGULATORY SERVICES (276223)

Animal Care and Control Donations: Accept in-kind donations to MACC of dog and cat food and supplies.

ZONING AND PLANNING (See Rep):

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (276224)

Gluek Brewing Tied House, 1500 6th St S: Grant appeal, in part, from the decision of the Heritage Preservation Commission which denied the Demolition of Historic Resource application to move the Gluek Brewing Tied House to 1527 6th St, as defined in Section 599.110 of the Minneapolis Code of Ordinances, but not to raze the building; and add a condition that the applicant shall submit a site plan application for the new location, 1527 6th St, subject to administrative approval by staff.

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (276225)

Heritage Preservation Commission 2012 Annual Report: Receive & File report.

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (276226)

Supportive Housing: Ordinances amending the Code revising the definition and development standards for supportive housing uses, including revisions to the spacing requirements.

MINNEAPOLIS ARTS COMMISSION (276227)

Minneapolis Arts Commission 2012 Annual Report: Receive & File report.

NEW BUSINESS (See Rep):

POLICE DEPARTMENT (276228)

Detox Van Services: Approve contract amendment for 2013 with Hennepin County to provide police detox van and approve appropriation.

- (32) On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.
- (43) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (54) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (65) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Adopted.

Z&P - Your Committee, having under consideration the appeal filed by Bianca Fine, on behalf of Currie Park Development, LLC, from the decision of the Heritage Preservation Commission denying the demolition of historic resource application for Gluek Brewing Tied House, 1500 6th St S, now recommends that the appeal be granted in part to move the building to 1527 6th St, as defined in Section 599.110 of the Minneapolis Code of Ordinances, but not to raze the building. Further, that a condition be added that the applicant shall submit a site plan application for the new location, 1527 6th St, subject to administrative approval by staff.

Adopted.

MOTIONS

Schiff moved that the proper City officers be authorized to submit an application to the Minnesota Department of Administration requesting that data collected by the City using license plate scanners be temporarily classified as not-public data, pursuant to Minn. Stat. §13.06. Seconded.

Adopted upon a voice vote.

RESOLUTION

Resolution 2012R-673, recognizing the 150th Anniversary of the Dakota-U.S. War of 1862 and declaring 2012-2013 the Year of the Dakota in Minneapolis, was adopted by the City Council. A complete copy of this resolution is available for public inspection in the office of the City Clerk.

The following is the complete text of the unpublished summarized resolution.

RESOLUTION 2012R-673

**By Lilligren, Gordon, Reich, Hofstede, Johnson, Samuels,
Goodman, Glidden, Schiff, Tuthill, Quincy, Colvin Roy, and Hodges.**

Recognizing the 150th Anniversary of the Dakota-U.S. War of 1862 and Declaring 2012-2013 the Year of the Dakota in Minneapolis.

Whereas, the year 2012 is the sesquicentennial of the beginning of the Dakota-U.S. War of 1862 that led to the mass execution of 38 Dakota, the largest in the history of the United States, and the genocide of the Dakota people; and

Whereas, much has yet to be learned about issues revolving around land, reparations and restitution, treaties, genocide, suppression of American Indian spirituality and ceremonies, suppression of Indigenous languages, bounties, concentration camps, forced marches, mass executions, and forcible removals; and

Whereas, Indigenous women, children and elderly were held in a concentration camp at the base of Fort Snelling, separated from the men, before being exiled to reservations in neighboring states and Canada, and later being stripped of their culture and traditions in boarding schools and subjected to white culture and religions; and

Whereas, the complete history of Minnesota must be taught from the perspective of all people that have lived it;

Now, Therefore, Be It Resolved by the City Council of The City of Minneapolis: