

Department of Community Planning and Economic Development

Certificate of Appropriateness

BZH-27888

- Proposal:**
- Selective tuckpointing
 - Replacement of cracked and water damaged brick and stone
 - Refurbishment of existing windows
 - Replacement of non-historic decking and railings on west balconies
 - Replacement of doors on west elevation
 - Replacement of building-mounted exterior lighting
 - Repair of concrete stoops and steps
 - Repair of fencing
 - Removal of deteriorated stair from basement to grade at west elevation (Milton building only)
 - Removal of stucco infill and windows on first floor of south elevation and east elevation and a new aluminum storefront system installed in this location. (Milton building only)
- Applicant:** Mina Adsit, Adsit Architecture and Planning, (612) 343-8013
- Address of Property:** 910 Portland Avenue
- Planning Staff:** Kimberly Holien, Senior Planner, (612) 673-2402
- Date Application Deemed Complete:** August 25, 2013
- Public Hearing:** September 24, 2013
- Appeal Period Expiration:** October 4, 2013
- Ward:** 7
- Neighborhood Organization:** Elliot Park Neighborhood, Inc.
- Concurrent Review:** n/a

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CLASSIFICATION:	
Historic District	Ninth Street South Historic District (Roselle and Melrose buildings are contributing, Milton building is non-contributing)
Period of Significance	1886 - 1915
Criteria of significance	Criterion 4: Architecture
Date of local designation	1988
Applicable Design Guidelines	<i>Ninth Street South Historic District Design Guidelines, The Secretary of the Interior's Standards for Treatment of Historic Properties</i>

PROPERTY INFORMATION	
Current name	Roselle, Melrose and Milton buildings
Historic Name	Roselle (unchanged), Richmond (Melrose building), White Horse Bar, (Milton building)
Current Address	910 Portland Avenue S
Historic Address	910-912 Portland Avenue S (Roselle), 916-922 Portland Avenue S (Melrose), 526 S 10 th Street (Milton)
Original Construction Date	1895 (Roselle building), 1888 (Melrose building), 1908 (Milton)
Original Contractor	Frank Linne (Roselle), Geo. S. Mayhew (Melrose), F.N. Hegg (Milton)
Architects	Frederick A. Clark (Roselle and Melrose), unknown (Milton)
Historic Use	Residential (Roselle and Melrose), ground floor commercial with residential on upper floors (Milton)
Current Use	Residential
Proposed Use	Residential

BACKGROUND: The Ninth Street South Historic District exhibits one of the city's best and most cohesive collections of multiple-family dwellings from the turn of the century. Generally located along Ninth Street South between the intersections of Park Avenue and Fifth Avenue and Tenth Street, the district also extends south to include properties along East 14th and East 16th Streets. Positioned southeast of the central business district, the Ninth Street South area served as an important zone of transition between the downtown commercial core and outlying lower density residential districts. The area remains unique for being the only neighborhood in Minneapolis with a linkage of serial housing, featuring prominent local architects.

The property consists of three buildings that have been internally connected but retain the appearance of separate buildings from the exterior. Two of the buildings, the Roselle building and the Melrose building, are contributing structures in the Ninth Street South Historic District. The third structure, known as the Milton building at the corner of Portland Avenue South and 10th Street South, is non-contributing to the district. The structures were previously rehabilitated by Brighton Development in 1989.

The Roselle (1895) and Melrose (1888) Apartments were designed by architect Frederick A. Clark in a Romanesque Revival style and are among the oldest buildings in the district. The Roselle is a four story building with half-story walk ups, a rusticated foundation, red pressed brick façade with common brick elsewhere, square windows with red sandstone lintels and sills and the exact same brick details as the adjacent Richmond Building at 519 9th Street South. Adjacent to the Roselle lies the three-story Melrose building. This building has a raised storm foundation and is divided into four bays with an entrance for each one. The end bays have a formed arched entrance in the outside half of the bay and a large round window in the inner half. The flat arched entrances for the inner units are next to each other, have projecting windows bracketing the entrances and have a flat roof that spans the space between the bay windows over the entrances. The windows above are three to a bay with flat arches on the second story and round arches on the third that are joined by round cup moldings. The cornice is a slightly projecting brick molding.

The Milton building is a three-story building that was constructed in 1908. It is a non-contributing building despite its construction during the period of significance. There are no records of the reason for the non-contributing designation of this building. It was listed as an "intrusive property" in the designation study. The designation study identifies it as the former White Horse Bar site, which had residential uses on the upper floors. The building is a simple brick box with a metal cornice. It has been greatly compromised from its original design. The south and east elevations are faced with yellow pressed brick and the west elevation is common brick that has been painted. The first story of the south elevation and a portion of the east elevation have non-historic infill that appears to have been a storefront. The infill is a combination of stucco and transom windows. This storefront was rebuilt in 1989. It was not original at that time. Three through-wall air conditioning units are also located on the south elevation.

SUMMARY OF APPLICANT'S PROPOSAL:

The applicant is proposing to rehabilitate the subject property. On all three buildings, the applicant is proposing selective tuck pointing of face brick, common brick and stone. Cracked and water damaged stone and brick will be replaced. Existing metal windows will be refurbished on all three buildings, including replacement of exterior sealant and weather stripping. All three buildings will also have

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membrane flat roofs replaced and parapet caps and soffits repaired. Hollow metal exit doors on the west side of each building and exterior, building-mounted lighting will be replaced. Decorative lighting is proposed at the ground floor and replacement utility lights are proposed on the upper floors. On the interior, all apartment units will receive new finishes, cabinetry and lighting.

On the Melrose and Roselle buildings, non-historic decking and railings on the west balconies will be replaced. Deck replacement includes composite deck boards at each level, new top posts and metal guard rails and additional joists for proper support of deck boards. Wood doors and metal storm doors on the west balconies will be replaced. On the east elevation, existing concrete stoops and steps will be repaired and the existing metal site fencing will be repaired and repainted.

On the Milton building, additional work is proposed including the removal of a deteriorated stair from the basement to grade on the west elevation. The stairwell will be filled with soil to match the existing grade. On the first floor of the south elevation, the stucco infill and existing windows will be removed. The area will be infilled with painted aluminum storefront framing, operable windows and painted fiber cement panels.

PUBLIC COMMENT:

Staff has not received any public comment regarding the proposed project. Any correspondence received will be forwarded to the Commission for review.

Findings as required by the Minneapolis Preservation Code:

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

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

The Ninth Street South Historic District is locally significant for its depiction of architectural styles and community planning principles during the period 1886-1915. The multi-family dwellings in this district highlight this neighborhood's function as a transitional zone connecting the downtown commercial core with outlying lower density residential districts.

The property consists of three buildings that have been internally connected but retain the appearance of separate buildings from the exterior. Two of the buildings, the Roselle building and the Melrose building, are contributing structures in the Ninth Street South Historic District. The third structure, known as the Milton building at the corner of Portland Avenue South and 10th Street South, is non-contributing to the district. The two contributing buildings were originally constructed as residential structures and have retained that use over time. The non-contributing Milton building was previously a mixed-use building with ground floor commercial and residential on the upper floors. The previous storefront in the ground floor space has been significantly modified over time and likely contributed to this building's designation as a non-contributing structure in the district. A large part of the proposed project includes rehabilitating this storefront to convert back to a design that is consistent with the character of the district and likely more consistent with the original building design (historic photos of

this structure are not available). Staff is recommending that the panels proposed within this storefront be wood in lieu of fiber cement, as the wood material is more in keeping with the character of other buildings in the district. The other alterations proposed will selectively repair, remove and replace deteriorated building materials to extend the life of the structures and historic building materials. As conditioned, the proposed alterations are compatible with and continue to support the criteria and period of significance for the district.

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

The proposed alterations will be compatible with and strengthen the elements of the property that make two of the three buildings contributing properties in the Ninth Street South Historic District. This is accomplished by performing selective tuck pointing of face brick, common brick and stone and repairing the concrete stoops and steps. Cracked and water damaged brick and stone will also be selectively replaced. Other repairs and replacement of non-historic building elements will be compatible with the district. The continued use of the structures as residential buildings will also maintain the history of the district.

Alterations proposed to the Milton building, specifically refurbishment of the storefront on the south side of the building, will bring the building back to a design that is more compatible with other structures in the district. Again, staff is recommending that the panels proposed within this storefront be wood in lieu of fiber cement, as the wood material is more in keeping with the character of the district. As noted above, this building was listed as an “intrusive property” in the designation study likely due to the fact that it has been greatly compromised from its original design. The proposed alterations to the storefront will greatly improve this non-contributing structure’s compatibility with the Ninth Street South Historic District.

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

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

Location: The applicant is not proposing to change the building locations, thus the project will not impair the integrity of location.

Design: The design of the three buildings will remain largely unchanged with the proposed alterations, save for the storefront modifications on the Milton building. In the case of that building, the proposed alterations to the storefront will remove non-historic infill panels and replace them with a combination of glazing and fiber cement panels with a continuous transom. As noted above, staff is recommending that these panels be wood in lieu of fiber cement as wood is more compatible with other structures in the district. As conditioned, the proposed design will be compatible with other structures in the district and partially restore the integrity of this non-contributing building.

Setting: The proposed alterations to the exterior of the building will not impact the integrity of the setting for this property or other properties within the district.

Materials: The proposed work will not result in the loss of any significant amount of historic material from the building that dates from the period of significance. Historic materials that are proposed for removal include brick and stone that has deteriorated beyond repair. These materials will be replaced with matching brick and stone. A deteriorated basement stair on the Milton building will be removed and infilled. Other non-historic materials, including decking, railings and infill on the south elevation will be removed. According to City permit records, the infill on this south elevation dates from 1989. The storefront had been previously altered before that renovation.

Workmanship: The work would not impair the integrity of workmanship on these three buildings. The Roselle and Melrose buildings have previously undergone significant restoration projects to return them to their original appearance (1989). The work proposed as part of this project is primarily maintenance that will extend the life of historic building materials and selectively replace materials that are significantly deteriorated or non-historic. As conditioned with wood in lieu of fiber cement, the alterations proposed to the storefront on the Milton building will make this building more compatible with contributing properties in the district.

Feeling: The project will not impair the property's integrity of feeling. The proposed alterations will help return the Milton building to an appearance that is more compatible with the district and the alterations will not impact the appearance of the Melrose and Roselle buildings.

Association: The project will not impair the property's integrity of association. The properties will continue to be used for residential purposes, maintaining their ties to the district, which contains one of the city's best and most cohesive collections of multiple-family dwellings from the turn of the century.

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

The applicable design guidelines for this project are the *Ninth Street South Historic District Design Guidelines*, which were adopted by the Heritage Preservation Commission in September of 1988. Applicable design guidelines for this project are evaluated below:

1. *Masonry Repair*

- a. *No exterior sandblasting is permitted.*
- b. *Chemical cleaning is not permitted on glazed brick, glazed terra cotta, limestone, marble or other masonry material susceptible to damage from chemical exposure.*
- c. *Repointing of masonry joints shall be done with a mortar composition and color to match original mortar, joints shall be tooled to match original profile.*

Staff comment: Chemical cleaning is not proposed. Repointing of masonry will be completed with a mortar that matches the composition and color of the original mortar.

2. *Entries*

- a. *Wherever existing entries remain, critical details shall be retained, e.g., wood molding, stone trim, terra cotta ornament, art glass.*
- b. *Modifications to entries shall be permitted as required for the adaptive reuse of the buildings. Modifications shall be constructed with materials to match original entries.*

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- c. *Handicap accessibility shall be done within the building where ramping with guard rails is required. If accessibility must be located on street facade, appropriate modifications to the facade will be permitted for on-grade access.*
- d. *Additional entries on street facades are not permitted. Existing entries shall be used. If existing entries have been removed, they shall be restored in their original locations.*
- e. *If entries are to be abandoned, they shall retain their character as an entry.*

Staff comment: No new entries are proposed as part of the project nor are modifications proposed to existing primary entries. The basement entry into the Milton building that is proposed to be removed is significantly deteriorated and poses life safety issues. This entry on this non-contributing structure will not impact the overall appearance of the building.

3. *Window replacement*

- a. *Windows which have unique architectural or historically significant details which cannot be duplicated must be retained.*
- b. *Window replacement other than item A shall be permitted if original windows are badly deteriorated or provide inadequate thermal performance. (Use of interior storm windows shall be encouraged.)*
- c. *Replacement windows may be wood or aluminum. Window paning shall be provided to replicate existing wood moldings.*
- d. *Replacement windows must have a true offset, single- or double-hung operation. (They need not be operable.)*
- e. *Replacement windows will have a paint finish. (Anodized windows will not be permitted.)*
- f. *Replacement windows shall have clear glass unless historical documentation suggests otherwise.*

Staff comment: The stucco wall finish and aluminum windows on the south elevation of the Milton building are not original to the building or compatible with a storefront design from the period of significance. The applicant has stated that the goal is to restore a fenestration pattern that is appropriate for the district and also provides privacy for residents. Replacement windows are aluminum with a painted finish. The pattern is a continuous band of transom windows over glazing and fiber cement panels. Casement windows are used at three locations as required for egress.

4. *Roofing*

- a. *Modern roofing materials will be permitted on flat roofs.*

Staff comment: Part of the project includes replacement of the roof membrane on these flat roofs. Original stone and tile copings will be retained where they exist.

6. *Removal of historical fabric. (Applies to all sides of the building.)*

- a. *Selective removal of original building materials is allowed when deterioration has occurred or for remodeling as part of an adaptive reuse. HPC approval is required to remove any historic building materials.*

Staff comment: The historic materials that are proposed for removal includes selective deteriorated brick and stone. The brick and stone on the Roselle and Melrose buildings have sustained water damage

over time that has resulted in significant erosion. Brick on the east elevation of the Roselle building has also cracked. Cracked stone sills will also be removed and replaced. Other materials proposed for removal, including infill on the south elevation of the Milton building, decking on the west side of the Roselle and Melrose buildings and metal railing associated with said decks are not historic.

(5) The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.

As conditioned, the project will not materially impair the significance and integrity of the historic district as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties. The Secretary of the Interior Standards for Rehabilitation recommends the following for setting: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.* The proposed alterations will selectively replace deteriorated building materials and non-historic building elements that were added after the period of significance. The proposed work will also extend the life of existing building materials and restore a fenestration pattern on the ground floor of the Milton building that is more appropriate for the district.

(6) The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.

The proposed work is consistent with the *Minneapolis Plan for Sustainable Growth*, the City's Comprehensive Plan. Comprehensive plan policy 8.1 states that the City will, "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture." The proposed work allows the property to be rehabilitated while respecting its historic significance.

Implementation Step 8.1.1 of the comprehensive plan indicates that the City shall protect historic resources from modifications that are not sensitive to their historic significance. As conditioned, the project will be sensitive to its historical character.

(7) Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.

The project does not involve the destruction of the property. Historic materials that are proposed for

removal include brick and stone that has deteriorated beyond repair. Other non-historic materials, including decking, railings and infill on the south elevation of the Milton building will be removed. According to City permit records, the infill on the south elevation dates from 1989. The storefront had been previously altered before that renovation.

Before approving a certificate of appropriateness, and based upon the evidence presented in each application submitted, the commission shall make findings that alterations are proposed in a manner that demonstrates that the Applicant has made adequate consideration of the following documents and regulations:

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

The applicant has demonstrated adequate consideration for the statement of significance in the original nomination upon which the historic district was based, per the attached statement of findings. The property includes one non-contributing structure in the district and two contributing structures. The proposed alterations will restore the ground floor of the Milton in a manner that is also more compatible with the district and extend the life of historic building materials on the Roselle and Melrose buildings.

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

The scope of work in this application does not require site plan review under Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530. As proposed, the alterations would meet all other zoning code standards.

(10) The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.

The proposed work falls under the scope of rehabilitation. The application, as conditioned, complies with the rehabilitation guidelines of *the Secretary of the Interior's Standards for the Treatment of Historic Properties*. The alterations proposed will extend the life of existing historic building materials and remove/replace significantly deteriorated materials and non-historic elements that were added after the period of significance.

STAFF RECOMMENDATION

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the above findings and **approve** the Certificate of Appropriateness to allow alterations to the structure at 910 Portland Avenue South, in the Ninth Street South Historic District, subject to the following conditions:

1. Community Planning and Economic Development staff shall review and approve the final site plan, floor plans, and elevations prior to building permit issuance.
2. The panels proposed within the storefront on the Milton building shall be wood in lieu of fiber cement.

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3. Glazing for all street-level windows shall be clear, un-tinted, non-reflective glass.
4. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approval is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than September 24, 2015.
5. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

Attachments:

- Project description and findings
- Neighborhood and City Council Letters
- Zoning context map
- Site Plan
- Floor Plan
- Elevations