

Adsit – Architecture and
Planning

1229 Harmon Place
Minneapolis, MN 55403
Phone: (612) 343-8013
Fax: (612) 343-5534

The Roselle formerly The Roselle, Melrose Apartments, Milton
910 Portland Avenue South
Applicant Statement for Certificate of Appropriateness

Findings:

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.*

As outlined in the Minneapolis Heritage Preservation Commission Website:

“The South Ninth Street 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 and 10th streets between the intersections of Park Avenue and Fifth Avenue, the district also extends south to include properties along East 14th and East 16th streets. Southeast of the central business district, the South Ninth Street 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.”

And:

“The most outstanding feature of the South Ninth Street District is its uniformity of type, scale, material, age and design. Between 1886 and 1915, local architects including William Channing Whitney and Frederick Clark designed townhouses, row houses and flats based on Classical, Renaissance and Romanesque models. The red brick buildings feature an assortment of diverse details rendered in red stone and terra cotta.”

The Roselle is comprised of 3 structures that have been internally connected but retain the appearance of separate buildings from the exterior. The Roselle (1895) and Melrose (1888) are contributing buildings to the district. The Milton at the corner of Portland Avenue South and 10th Street is a non contributing building within the district. The buildings continue to be used as multifamily residences as they were at the time of construction.

The Roselle and Melrose Apartments were designed by architect Frederick Clark in a Romanesque Revival style. The buildings are among the oldest multi-family buildings in the district. They are constructed of red brick on the street face with

limestone and terra cotta trim. The brick, stone and terra cotta detailing is ornate including horizontal banding and arched window and door openings.

The Melrose, formerly 916-922 Portland Avenue South, is articulated into four three story sections that mimic row houses. Entries to each of these sections remain, but are now used as resident balconies. The west building face is common brick that has been painted prior to this renovation.

The Roselle, originally 910-912 Sixth Avenue South, is a four story building. The main entry to the combined building is located at the center of the street face. The bays to each side of the entrance are faced with brick. The entrance has a stone surround and wood doors that appear original to the building. The west building face and a portion of the north building face are common brick with limestone foundation.

The Milton, is a three story building constructed after the period of significance. It is simple brick box with metal cornice. The south and east elevations are faced with a yellow pressed brick. The west elevation is common brick that has been painted. The first story of the south elevation and a portion of east elevation have had a non historic infill of what appears to have been a storefront. The infill is a combination of stucco and high punched opening windows. The south elevation is where the significant alteration portion of the project will occur. Three air conditioner through wall units are located on the elevation.

The proposed rehabilitation and alteration work includes:

Roselle, Melrose and Milton– Rehabilitation

- A. Selective tuck pointing of face brick, common brick and stone
- C. Replacement of cracked and water damaged stone and brick.
- D. Refurbishment of existing metal windows including replacement of exterior sealant and weather stripping.
- E. Replacement of membrane flat roofs, parapet cap and soffit repair.
- F. Replacement of non historic decking and railings on west balconies.
- G. Replacement of wood doors and metal storm doors on west balconies.
- H. Replacement of hollow metal exit doors on west elevation.
- I. Replacement of exterior, building mounted lighting.
- J. Repair of existing concrete stoops and steps on east elevation.
- K. Repair and painting of existing metal site fencing.
- L. The apartment units will receive new finishes, cabinetry and lighting.

Milton (non contributing structure) – Alteration

- A. Removal of deteriorated stair from basement to grade at west elevation. Area will filled with soil to match existing grade.
- B. The stucco infill and existing windows will be removed from the first floor of the south elevation and southeast corner of the east elevation. The area will be infilled with painted aluminum storefront framing, operable windows and painted fiber cement panels.

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

The alteration work is compatible with the goal of preserving the character of the district by maintaining the contributing structures. The brick, stone and terra cotta detail that are characteristic of the district will be restored on all three buildings. The use of the buildings for multi-family dwelling units will be continued by maintenance of the building interior.

As per the Ninth Street South Historic District Design Guidelines, II. Additional Guidelines for Rehabilitation of Buildings, 1988 the alteration work is compatible with the guidelines:

- A. **Masonry Repair:** The masonry repair will be performed without sand blasting. *Guideline II.1.Masonry Repair A.* Chemical cleaning is not proposed. *Guideline II.1 Masonry Repair.B.* Repointing of masonry will be completed with a mortar that matches the composition and color of the original mortar. *Guideline II.1. Masonry Repair C.*
- B. **Entries:** There will be no additional entries added or modifications to existing entries. *Guidelines II.2.Entries A-E.*
- C. **Window Replacement:** Windows were completely replaced in 1991. No original windows remain. The 1991 windows will be refurbished rather than replaced except at the south and south east corners of Milton.

The south elevation was not appropriately designed when the storefront was infilled. The occupancy at the time of the renovation was a bar, The White Horse. The window openings had been infilled with masonry and wood construction. The date of the infill is not known. At the time of the 1991 renovation, the drawings indicate that brick and wood infill were removed and the current stucco, concrete masonry and metal casement were installed. See attached drawings, Arvid Elness Architects 8/A19 South Elevation, Elevation (White Horse) on drawing A14, and 1/A18 East Elevation for the renovation work proposed in 1991. The 2013 photographs show that the work does not conform completely to the Elness drawings either.

The stucco wall finish and aluminum windows to be removed are not original to the building or compatible with a storefront design from the time of significance. Air conditioner units are punched through the walls. The goal of the replacement is to restore a fenestration pattern that is appropriate for the historic district yet provides privacy for the apartments within. The storefront has a continuous band of transom windows over either glazing or fiber cement panels, painted. Replacement windows are

aluminum with painted finish. *Guidelines II.3.C and E.* Casement windows are used at 3 locations to provide emergency egress from the apartment units.

- D. Roofing: Roofs are flat and being replaced with fully adhered membrane. *Guidelines II.4.Roofing A.* Original tile and stone copings are retained where they exist. *Guidelines II.4.Roofing B.* There are no rooftop additions. *Guidelines II.4.Roofing C.*
- E. Dropped interior ceilings: There are no dropped interior ceilings visible from the windows. *Guideline II.5 Dropped Interior Ceilings A.*
- F. Removal of historical fabric: The historic fabric to be removed in this renovation is selective brick and stone. Water damage has deeply eroded the brick and stone on the Roselle and Melrose buildings. Brick cracking has occurred on the east face of Roselle. Cracked stone sills will also be removed and replaced. Other materials to be removed- decking boards, metal railings and the south elevation infill are non historic. *Guideline II.6. Removal of historical fabric.*
- G. Health and safety code requirements: No exterior alterations are proposed to meet health or safety code requirements. *Guideline II.7 Health and Safety Code Requirements.*

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

The seven aspects of integrity as defined by The City of Minneapolis Heritage Preservation Regulations and the National Register of Historic Places are: location, design, setting, materials, workmanship and association. The proposed work as described below would not impair the integrity of the district.

- A. Location: The resource will remain thus will not impair the property's integrity of location within the district.
- B. Design: The alterations proposed remove building elements added after the period of significance of the district. The alterations are in keeping with the construction period of the district. The alterations would improve the quality of the building design.
- C. Setting: The proposed alterations are compatible with the character of the building and are not detrimental to the adjacent contributing buildings. The alterations remove non conformed building materials – anodized windows and colored stucco. The square punched windows will be

removed and replaced with vertical, rectangular windows more appropriate to the period of significance.

D. Materials: The proposed alteration would not result in major loss of historic materials in the district. Selective replacement of masonry with materials that match in color and composition will be used.

E. Workmanship: The changes would not impact the workmanship of the building.

The workmanship of the building will not be impaired by the alterations. The rehabilitation portions of the work will extend the life of the building.

F. Feeling: The proposed alteration on structure will not have impact on the integrity of feeling currently provided by the building. It is a prime example of the early multifamily design that characterizes the district.

G. Association: The project will not impair the property's integrity of association.

- 3. 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 proposed alteration will not materially impair the integrity of the historic district and will comply with the district guidelines as outlined in Section 2 of this document.

- 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 recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties*

The alterations proposed will extend the life of existing building materials and remove non historic elements added after the period of significance.

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

The best of our knowledge the certificate of appropriateness conforms to applicable regulations.

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The Roselle formerly The Roselle, Melrose Apartments, Milton
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Applicant Statement for Certificate of Appropriateness
Alterations to a Property in a Historic District

1. *The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.*

The alteration at the south elevation removes non historic material from the Milton, a non contributing building within the district. The south elevation above the first floor is light yellow brown brick. At the street level, the wall finish is stucco with repeating columns and punched, square windows. These materials were installed in the 1990 renovation as per the Arvid Elness Architect drawings from 1990. During that renovation, brick infill was removed from the south elevation and current finishes installed.

The design of the infill did not enhance the neighboring contributing buildings on Portland Avenue and on Tenth Street South. The windows are punched into the stucco face, with a series of high square windows and rectangular egress windows. Unit air conditioners are added above three windows.

The proposed alteration has a pattern of rectangular windows and panels that reference the rectangular window patterns on the adjacent buildings. Rectangular windows are appropriate for the district and required in the *Ninth Street South Historic District Design Guidelines, part III.3.B Windows c. Window height shall be two to three times its width when applied to a single window unit.* The proposed windows will have a paint finish. *Part III.3.B Windows d. Window frames shall have a paint finish.* The proposed windows will have clear glazing. *Part III.3.B Windows e. Window glass shall be clear.*

2. *Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.*

The Ninth Street South Historic District is characterized by the red brick and stone multi-family buildings dating from 1886 to 1915. While not one of the contributing buildings, the Milton is located on a highly visible corner within the district. In comparison to the Melrose, Roselle to the north and the Adams

to the east, the Milton is a much simpler building. Rather than residential use, the south portion of the building was a bar prior to conversion to apartments. The proposed glazing and painted panel infill echo the commercial use of the corner rather than imitating the ornate residential buildings nearby. The color scheme for windows and panels will be muted earth tones that are appropriate to the district of red brown brick and natural stone. The character of the historic district will not be negatively altered by this change.

- 3. The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.*

The main scope of work for the certificate of appropriateness is the rehabilitation work to both the contributing and non contributing buildings in this parcel. Masonry construction will be selectively tuck pointed and replaced, windows will be recaulked and roofs replaced.

Masonry will be selectively repaired and tuck pointed with materials to match the color of the existing mortar and brick. The damaged brick on the east face of the Milton will be repaired. *Ninth Street South Historic District Design Guidelines II.1. Masonry Repair 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.* The roofs will be replaced with membrane roofing not visible to the street. *Ninth Street South Historic District Design Guidelines.II.4 Roofing 1. Modern materials will be permitted on flat roofs.* The tile parapet cap will be retained and repaired *Ninth Street South Historic District Design Guidelines.II.4.Roofing B Original copings on street facings are to be retained or replaced*

The alteration work proposed for the south and partial east elevations reverses previous work that was not compliant with the guidelines. The stucco, through wall air conditioner units and square windows will be removed. These items are not compliant with the Guidelines.

New windows will be rectangular in shape. *Ninth Street South Historic District Design Guidelines, part III.3.B Windows c. Window height shall be two to three times its width when applied to a single window unit.*

The rehabilitation of the building exteriors protects both the contributing and noncontributing buildings from loss of historic building materials. By maintaining these buildings in good physical condition the character of the historic district is preserved. There will not be any injury to the Roselle, Melrose and Milton or to future preservation in the district.

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August 12, 2013

Lisa Goodman
Minneapolis City Council
350 South 5th Street, Room 307
Minneapolis, MN 55414

Re: Roselle Modernization, 910 Portland Avenue South – Heritage Preservation
Commission Application for Certificate of Appropriateness

Councilmember Goodman,

1. Roselle is a multifamily apartment building consisting of three historic buildings. The three buildings are: The Roselle (1895), Melrose Apartments (1888) and The Milton. The buildings are internally connected and are collectively referred to by the owner as The Roselle. The buildings are located in the Ninth Street South Historic District and are contributing structures to the district. The exterior of the building will be undergoing exterior masonry restoration, roof replacement and revision to the glazing pattern at the south side of the building (The Milton).
2. The project is being submitted for a Certificate of Appropriateness. The Roselle and Melrose have also been submitted for historic tax credits at the state and national level. The Milton is considered non-contributing by the national historic register.
3. Address:
910 Portland Avenue South
4. Applicant
Adsit Architecture and Planning, Attn: Mina Adsit
1229 Harmon Place
Minneapolis, MN 55403
612 343 8013, Extension 10
madsit@adsitap.com

Sincerely,

Mina Adsit 
Adsit Architecture and Planning

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Minneapolis, MN 55403
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August 12, 2013

Elliot Park Neighborhood, Inc
Lynn Regnier - Director
719 10th Street South
Minneapolis, MN 55404

Re: Roselle Modernization, 910 Portland Avenue South – Heritage Preservation
Commission Application for Certificate of Appropriateness

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Sincerely,

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