



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #4
August 5, 2014
BZH-28267

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 21 Third Street North
Project Name: Lakeland Building – Storefront Installation
Prepared By: [Becca Farrar-Hughes](#), Senior City Planner, (612) 673-3594
Applicant: John Rimarcik
Project Contact: Adsit Architecture & Planning, Attn: Mina Adsit
Ward: 3
Neighborhood: Downtown Minneapolis Neighborhood Association (DMNA)
Request: To allow a new storefront on the front (north) façade of the building.
Required Applications:

Certificate of Appropriateness	To allow for the removal of the non-historic masonry infill at the street level of the front (north) elevation of the building. A new wood storefront, wood entry door and stone wainscot is proposed to be installed in the three front bays of the building. No other work is proposed for the building at this time. The structure is a contributing building in the Minneapolis Warehouse Historic District.
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HISTORIC PROPERTY INFORMATION

Current Name	Lakeland Building
Historic Name	Unknown
Historic Address	21 Third Street North
Original Construction Date	1885
Original Architect	Unknown
Original Builder	Joseph Cohen
Original Engineer	Unknown
Historic Use	Initially warehousing; also a harness factory and various warehousing and businesses
Current Use	Vacant
Proposed Use	Unknown

Date Application Deemed Complete	June 17, 2014	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	August 16, 2014	End of 120-Day Decision Period	N/A

CLASSIFICATION

Local Historic District	Minneapolis Warehouse Historic District
Period of Significance	1865-1930
Criteria of Significance	Commerce, Industry and Architectural Significance
Date of Local Designation	1978
Date of National Register Listing	1989
Applicable Design Guidelines	<i>Minneapolis Warehouse Historic District Design Guidelines Secretary of the Interior Standards for the Treatment of Historic Properties</i>

SUMMARY

BACKGROUND. The structure located on the property at 21 Third Street North was constructed in 1885. It is a four-story brick and stone building and is an exuberant expression of the commercial Queen Anne Style. The façade is divided into three bays by brick pilasters with numerous decorative stone insets and stylized capitals. The window openings on the second floor are grouped in threes within recessed panels and capped by elliptical arches. Elaborate terra cotta panels with foliated designs are placed between the third and fourth floors. An unusual cornice with deep corbels completes the building. The ground floor storefront has been modified and in-filled with brick, stucco and glass block (non-historic features); however, the brick pilasters are intact. The structure retains its integrity and is a contributing building in the Minneapolis Warehouse Historic District.

Drawings and photographs of the original storefront constructed in 1885 are not available. Building permit records indicate that the storefront was initially replaced in 1910. A major fire destroyed the wood interior of the building and the storefront in 1916. The 1919 drawings for reconstruction developed by Buechner & Orth Architects included two storefront designs. One with a door on the east side of the east bay as well as a second door centered on the middle bay and the other with a door in each bay. Each depicts the storefront glazed with large glass windows and upper transoms in addition to a stone base between the sidewalk and the glazing. No photographic records are available of the 1919 construction to verify how the storefront was constructed; the 1919 drawings are however, used as a guide for the proposed design of the storefront.

Currently the building has a recessed entry door on the east side of the east bay. The door aligns with the interior stairway that connects all levels of the building. The entry door has been in this location since 1974.

APPLICANT’S PROPOSAL. Adsit Architecture & Planning, on behalf of John Rimarcik, has applied for a Certificate of Appropriateness application to allow for the removal of the non-historic masonry infill at the street level of the front (north) elevation of the building. A new wood storefront, wood entry door and stone wainscot to match with the existing stone on the building is proposed to be installed in the three front bays of the building. No other work is proposed for the building at this time. The building is currently vacant and the owner is marketing the building.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
C of A – 7/8/03	Certificate of Appropriateness	New storefront, awning, and other miscellaneous repairs.	Approved in 2003.

PUBLIC COMMENTS. Staff has not received official correspondence from the Downtown Minneapolis Neighborhood Association (DMNA) or any neighborhood letters prior to the printing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow for a new wood storefront on the front (north) façade of the building based on the following 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.*

The Minneapolis Warehouse Historic District’s period of significance is from 1865-1930. The district is historically significant as an area of commercial development during the early growth of the city and the region. The Minneapolis Warehouse Historic District developed during the late nineteenth and early twentieth centuries when Minneapolis became a major distribution and jobbing center for the upper Midwest. The district is also architecturally significant for its concentration of commercial buildings designed by the city’s leading architects in styles that evolved from the Italianate Style of the 1860s to the curtain-wall structures of the early twentieth century.

The proposed alterations are compatible with and support the criteria of significance and period of significance for the historic district. The proposed modifications to the front of the building would not alter any of the remaining original features found on the facade. The proposed wood storefront would replace non-historic glass block, brick and stucco that were installed in 1974 and would restore the window openings. The proposal would enhance the building and allow it to more closely resemble its likely original appearance.

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

The proposed alteration is compatible with and supports the criteria of significance and period of significance for which the historic district was designated. The buildings in the Minneapolis Warehouse Historic District are significant for their association with commercial development and for their commercial/warehouse architecture. The subject building is a contributing resource in the historic district; and was formerly a warehouse and factory. The proposed alterations are compatible with and support the elements of the property that make it a contributing structure in the district.

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

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. The alteration will not materially impair the significance and integrity of the landmark or the historic district as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission. The proposed work would not affect the building's location, design, setting, materials, workmanship, feeling or association.

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 Heritage Preservation Commission adopted the Minneapolis Warehouse Historic District Design Guidelines in 2010. The applicable design guidelines for this project are evaluated below.

Design Guidelines for Existing Buildings.

General Guidance:

Requirement:

- 2.1. Character defining features such as loading docks, water towers, fire escapes and chimneys shall be preserved.
- 2.2. Distinctive architectural features shall be preserved.
- 2.3. Existing buildings in the district are oriented to provide two kinds of access: pedestrian access from the street and sidewalk and freight access from side streets, alleys, or rail spurs. The existing orientation of each building shall be maintained and preserved.
- 2.4. A building's original pedestrian entrance shall remain and shall be used as the building's primary entrance.
- 2.9. Only replace features that are missing or proven beyond repair with the same kind of materials. Replacement with a substitute material will be considered if the form and design of the substitute material is proven durable and conveys the visual appearance of the original material.

Staff comment: The applicant proposes to replace the non-historic infill at the ground level of the building with a new wood storefront, wood entry door and stone wainscot in the three front bays of the building that is consistent and compatible with the district design guidelines. No other work is proposed to the building. The proposed modifications to the front of the building will not alter any of the remaining original features found on the facade.

Fenestration – Windows:

Requirement:

- 2.23. Clear transparent glass shall be used to replace missing panes or in full window replacement unless historical documentations show other treatments. Low emission coatings will be considered if they are not reflective or tinted.
- 2.25. New or expanded window openings on primary facades are not allowed, unless it is to restore an historical window opening and evidence is provided to support the opening.

Other Considerations:

2.27. Replacement windows will be considered if evidence is provided that significant numbers of the historical or original windows have been previously removed. A survey of the existing windows is required to document their condition and type.

2.29. When considering the replacement of historically significant windows, new windows shall be compatible in material, type, style, operation, sashes, size of lights and number of panes of the existing windows in that location.

2.33. Replacement windows shall be finished with a painted enamel finish. Anodized or other unfinished treatments are not allowed.

Staff comment: The applicant is proposing to install new ground floor windows on the front of the building. The proposed ground floor windows would replace existing non-historic glass block, brick and stucco infill that was installed in 1974. The window openings would be restored to what Staff and what the applicant believe are the original dimensions based on the reconstruction plans from 1919. The applicant is proposing to install wood windows. The windows would be clear, insulated glazing set in wood frames with transom windows above.

Fenestration – Entryways:

Advisory:

2.40. If original entryways were altered, the preferred treatment is to restore them to their original condition based on historic photos or other evidence.

Other Considerations:

2.41. Replacement doors will be considered if evidence is provided that original doors cannot be feasibly repaired.

2.42. Replacement features of the entryway and storefront such as trim that replicate existing features will be considered.

2.43. New openings or entryways on elevations that face a public street will be considered if evidence is provided that the new opening or entryway keeps with the original fenestration pattern and no other feasible alternative exists.

Staff comment: The applicant proposes to install a $\frac{3}{4}$ lite, clear glazed wood door with an enamel finish on the east side of the east bay. The 1919 drawings included two storefront designs; one with a door on the east side of the east bay as well as a second door centered on the middle bay and the other with a door in each bay. No photographic records are available of the 1919 construction to verify how the storefront was constructed; the 1919 drawings are however, used as a guide for the proposed design of the storefront. Currently the building has a recessed entry door on the east side of the east bay. The door aligns with the interior stairway that connects all levels of the building. The entry door has been in this location since 1974 and the applicant proposes that it remain in the same location with the proposed renovations to the ground level of the building.

Fenestration – Storefronts & Display Areas:

Requirement:

2.46. Windows and doors shall not be blocked with opaque materials.

2.47. Original features such as the columns or piers that support the storefront framing, shall not be altered, obscured or removed.

Advisory:

2.49. If an original storefront has been altered, the preferred treatment is to restore them to their original condition based on historic photos or other evidence.

Other Considerations:

2.50. When the original design is not available through historic plans or photos for the replacement of a storefront, a contemporary profile will be considered, but existing original storefronts in the district should be as a reference for materials, scale, size of members and proportion.

Staff comment: There is no photographic evidence of either the 1885 storefront or the 1919 reconstruction. The proposed storefront would replace existing non-historic glass block, stucco and brick infill. Removing the non-historic infill and replacing the infill with a wood storefront design, wood entry door and stone base is compatible with the district design guidelines and improves the appearance and the integrity of the structure.

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 following Secretary of the Interior's Standards for Rehabilitation are most applicable to the proposed project:

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 9: 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.

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 project would comply with Policy 8.1 which 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," as well as implementation step, 8.1.1, which states: "Protect historic resources from modifications that are not sensitive to their historic significance." The project would not modify the building in ways that are insensitive to its historical character.

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:

7. *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. By allowing the removal the non-historic infill at the ground level of the building and replacing it with a storefront design that is compatible with the district guidelines, the integrity of the building would be improved.

8. *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.

9. *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 applicant submitted a statement indicating that the alteration makes adequate consideration for the treatments delineated in *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as the proposed scope of work is compatible and the project alterations are reversible. The application complies with the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as discussed in finding #5 above.

Before approving a Certificate of Appropriateness that involves alterations to a property within an historic district, the Commission shall make findings based upon, but not limited to, the following:

10. *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 Minneapolis Warehouse Historic District is historically significant as an area of commercial development during the early growth of the city and the region. The district is also architecturally significant for its concentration of commercial buildings designed by the city's leading architects in styles that evolved from the Italianate Style of the 1860s to the curtain-wall structures of the early twentieth century. The proposed modifications to the property are compatible and will not affect its historical significance or integrity.

11. *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 spirit and intent of the City of Minneapolis' Heritage Preservation Regulations is to preserve historically significant buildings, structures, sites, objects, districts, and cultural landscapes of the community while permitting appropriate changes to be made to these properties. The granting of the certificate of appropriateness to allow a new wood storefront while removing the non-historic infill would improve the appearance of the contributing historic structure.

12. *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.*

Granting the certificate of appropriateness with the conditions of approval listed below would not be injurious to the significance and integrity of other resources in the historic district nor would it impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance. The request might set a precedent for future cases, but will not formally authorize changes to other landmarks, historic districts, or properties under interim protection. The proposed storefront would improve the appearance of the building consistent with the character of the district and it would further maintain the integrity of the building and the intent of the district guidelines.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Certificate of Appropriateness:

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 for the removal of the non-historic masonry infill at the street level of the front (north) elevation of the building. A new wood storefront, wood entry door and stone wainscot is proposed to be installed in the three front bays of the Lakeland Building located at 21 Third Street North subject to the following conditions:

1. 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 approved 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 August 5, 2016.
2. 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.
3. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>.
4. Final plans shall comply with the *Minneapolis Warehouse Historic District Design Guidelines* as noted within this report and as indicated in the submitted plans.

ATTACHMENTS

1. Zoning map
2. Written description and findings submitted by applicant
3. Correspondence
4. Plans
5. Fixture details
6. Photos

Adsit – Architecture and
Planning

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

June 12, 2014

Re: Historic Preservation Application Certificate of Appropriateness
21 Third Street North – Lakeland Building Storefront Installation

Statement of Use:

The building is unoccupied. The building owner is actively marketing the building for office or retail use. The storefront replacement is a permanent building improvement.

Project Description: New wood storefront and stone base will be installed at an 1885 building in the Minneapolis Warehouse Historic District. The building is a contributing building within the district.

Scope of Work:

Third Street North Elevation –The street level of the building has been infilled with non- historic brick, glass block and stucco. The non historic infill materials will be removed and new glazing installed. A stone base to match the existing building stone will be installed at sidewalk level. Fixed, insulated glazing in wood sash will be installed above the stone base. See attachments for photographs of existing conditions, historic photograph, historic drawing and drawing of proposed storefront.

No other work is proposed to the building.

Attachments:

Historic Photo – Minneapolis Morning Tribune, December 19, 1916
Historic Drawing – Buechner and Orth Architects, circa 1918
Elevation Drawing
Paint Color for wood sash
Marvin Window product information
Stone Selection

Adsit – Architecture and
Planning

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Phone: (612) 343-8013
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June 6, 2014

Downtown Minneapolis
Neighborhood Association
40 South 7th Street, Suite 212 PMB 173
Minneapolis, MN 55402

Jacob Frey – City Council
350 S. 5th St., Room 307
Minneapolis, MN 55415

Re: Historic Preservation Application Installation of first floor windows and entry door at
21 North Third Street – Lakeland Building

1. Project Description: The building is located in the Minneapolis Warehouse Historic District. Constructed in 1885, the brick building is rectangular in shape with a low slope roof. The elevation facing Third Street North is clad with ornately patterned red brick and cream colored stone. The upper three stories of the north elevation have wood, one over one sash arranged symmetrically. At the street level, the fenestration openings have been infilled with brick and glass block. The east and west elevations are former party walls of common brick with limited openings. The south side of the building shares a party wall with the adjacent building.
2. Scope of Work: The non-historic masonry infill at the street level of the north elevation will be removed. New wood storefront, wood entry door and stone wainscot will be installed at the three front bays. No other work is proposed for the building in this application.
3. A Certificate of Appropriateness application is required for the storefront replacement.
4. Applicant:
Mina Adsit – Adsit Architecture and Planning
1229 Harmon Place
Minneapolis, MN 55403
Phone: 612 343 8013
madsit@adsitap.com

Sincerely,

Mina Adsit
Adsit Architecture and Planning

Adsit – Architecture and
Planning

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Applicant Statement for Certificate of Appropriateness
21 Third Avenue North, Lakeland Building, 1885

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.*

The period of significance for the Minneapolis Warehouse Historic District is from 1865 to 1930. Built in 1885, the Lakeland building is a contributing building to the district. During the period of significance, the building was alternately used as a warehouse and for manufacturing. The 1885 Sanborn map indicates the building under construction has a warehouse. The 1915 Sanborn maps list the uses as warehouse, harness factory and an overall factory. The original architect is not known. A major fire destroyed the wood interior of the building in 1916. Buechner & Orth Architects, St. Paul, Minnesota prepared drawings to rebuild the interior with reinforced concrete structure. Drawings from the 1919 reconstruction are used as a guide for the design of the new storefront.

The four story brick and stone building is a bold expression of commercial Queen Anne style. The façade is divided into three bays by brick pilasters. There are numerous stone and brick insets, capitals and bands that decorate the Third Street façade.¹ The one over one windows at the second floor are capped with elliptical arches. There are terra cotta panels above the one over one windows on floors three and four. The storefront at street level has been infilled with brick, glass block and stucco but the brick pilasters are intact.

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

Drawings and photographs are not available of the original storefront constructed in 1885. Building permit records indicate that the storefront was replaced in 1910. The fire in 1916 destroyed the storefront again. The historic photograph included in this application shows the outline of the storefront covered with ice. The framing for the transom over larger glazing is

¹ Warehouse District NRHP Inventory, 1989

visible in the photo.² The 1919 Buechner & Orth drawings for the reconstruction included two storefront designs. One with a single door on the east side of the east bay and a second door centered on the middle bay and another with a door in each bay. The drawings show the storefront glazed with large plate glass windows with upper transoms. A stone base is located between the sidewalk and glazing.³ No photographic records are available of the 1916 construction to verify how the storefront was constructed.

The building currently has a recessed entry door located on the east side of the east bay. The door aligns with the interior stair that connects all levels of the building. The entry door has been in this location since 1974 as the attached survey photo from that date shows⁴.

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 building as a landmark or its potential for inclusion in a future conservation district.

Location: The resource will remain thus will not impair the property's integrity of location within the Warehouse District.

Design: The alterations proposed restore elements lost after the period of significance. The alterations are in keeping with the construction period of the building and the construction drawings from the 1916 reconstruction of the building interior.

Setting: The proposed alterations are compatible with the character of the building and are not detrimental to the adjacent contributing buildings.

Materials: The proposed alteration would not result in loss of historic materials. New materials are as recommended in the Warehouse District Design Guidelines – Clear insulated glass, wood storefront and stone base.

² Minnesota Historical Society Image Collection, Fire at First Avenue North and Third Street, Photographer – Hibbard, C.J., 1916

³ Buechner and Orth, Drawings for "Loft Building for J.W. Cohen", Minneapolis, Minnesota, 1919

⁴ Minnesota Historical Society Image Collection, Lakeland Florist Supply Building, Photographer – Nelson, Charles, 1974

Workmanship: The changes would not impact the workmanship of the building. Materials have been chosen for durability, appropriate texture and appearance.

Feeling: The proposed alteration will not decrease the impact on the integrity of feeling currently provided by the building. Integrity of feeling will be increased by removing the mid century infill of the street level storefront.

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

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 Minneapolis Warehouse Historic District Design Guidelines, 2010 are applicable to this project.

Fenestration – Windows

2.23 Clear transparent glass shall be used to replace missing panes or in full window replacement unless historical documentations show other treatments.

Clear, insulated glazing set in wood frames will be used.

Fenestration – Entryways

2.36 When replacement is proven necessary, a door style that is similar in material and design to that used originally shall be used. If historic photos or models are not available, the new replacement door shall be of simple design, with an open glass panel and a transom.

A simple, ¾ lite glazed, wood door with a paint finish is proposed for this project.

Fenestration – Storefronts & Display Area:

2.49 If an original storefront has been altered, the preferred treatment is to restore them to their original condition based on historic photos or other evidence

And

2.50 When the original design is not available through historic plans or photos for the replacement of a storefront, a contemporary profile will be considered, but existing original storefronts in the district should be as a reference for materials, scale, size of members and proportion.

There is no photographic evidence of either the 1885 storefront or the 1919

construction. The 1919 drawings indicate flexibility as to where the doors could be located in the storefront depending on occupancy. The replacement currently proposed is not tenant specific. The door aligned with the interior stair is required for building exiting. The proportions of the stone base, fixed glazing and transom reflect the 1919 options for the storefront and those of storefronts in adjacent buildings.

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*

a) A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building site and its site and environment.

The building is currently vacant.

b) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.

No historic material is to be removed as part of this replacement.

c) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other building, shall not be undertaken.

No changes are proposed that will add conjectural features to the building.

d) Most properties change over time; those changes that acquired historic significance in their own right shall be retained and preserved.

No historically significant material will be removed as part of this replacement.

e) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

No historic material is to be removed as part of this replacement.

f) Deteriorated historic features shall be repaired rather than replaced . . .

No historic material is to be removed as part of this replacement.

g) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. . .

No chemical or physical treatments that would damage historic materials are proposed for the project.

h) Significant archeological resources affected by a project shall be protected and preserved. ...

No archeological resources will be disturbed by the project.

i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size and scale and architectural features to protect the historic integrity of the property and its environment.

j) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

New construction will be reversible.

- 6. 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.

Alterations to Property within an 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 period of significance for the Warehouse Historic district is 1865 -1939, Build in 1885, Lakeland Building is an early example of Queen Anne style commercial architecture. The ornate masonry street façade is intact and largely unchanged above the street level. By removing and replacing the infill at street level with a storefront design compatible with the district design guidelines, the alteration increases the integrity of the building.

- 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 alteration enhances the character of the building by removing the masonry infill and restoring glass storefront and views into the structure.

- 3 *The certificate of appropriateness will not be injurious to 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 storefront replacement will not impede the preservation of surrounding resources.

Lakeland Building



North-East Elevation- View from 3rd Street



Existing Storefront



North-West Elevation- View from 1st Avenue



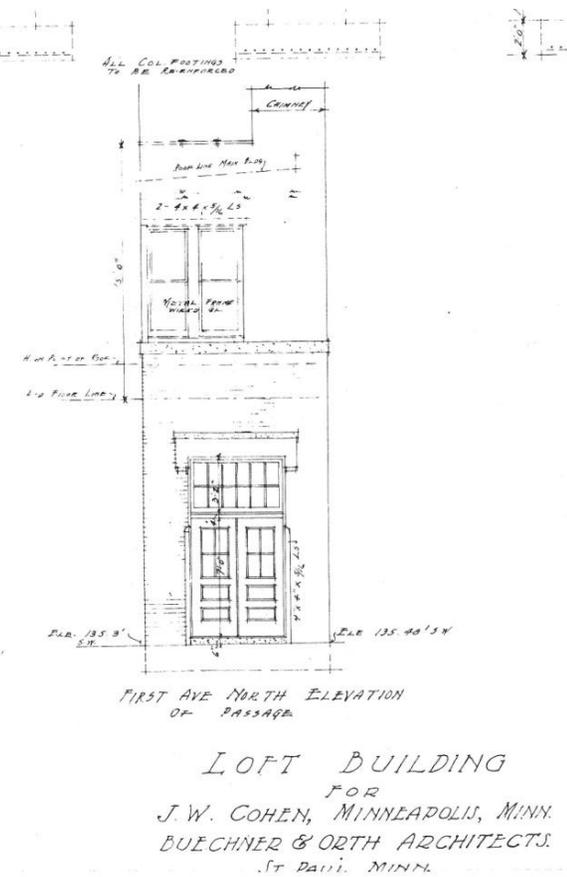
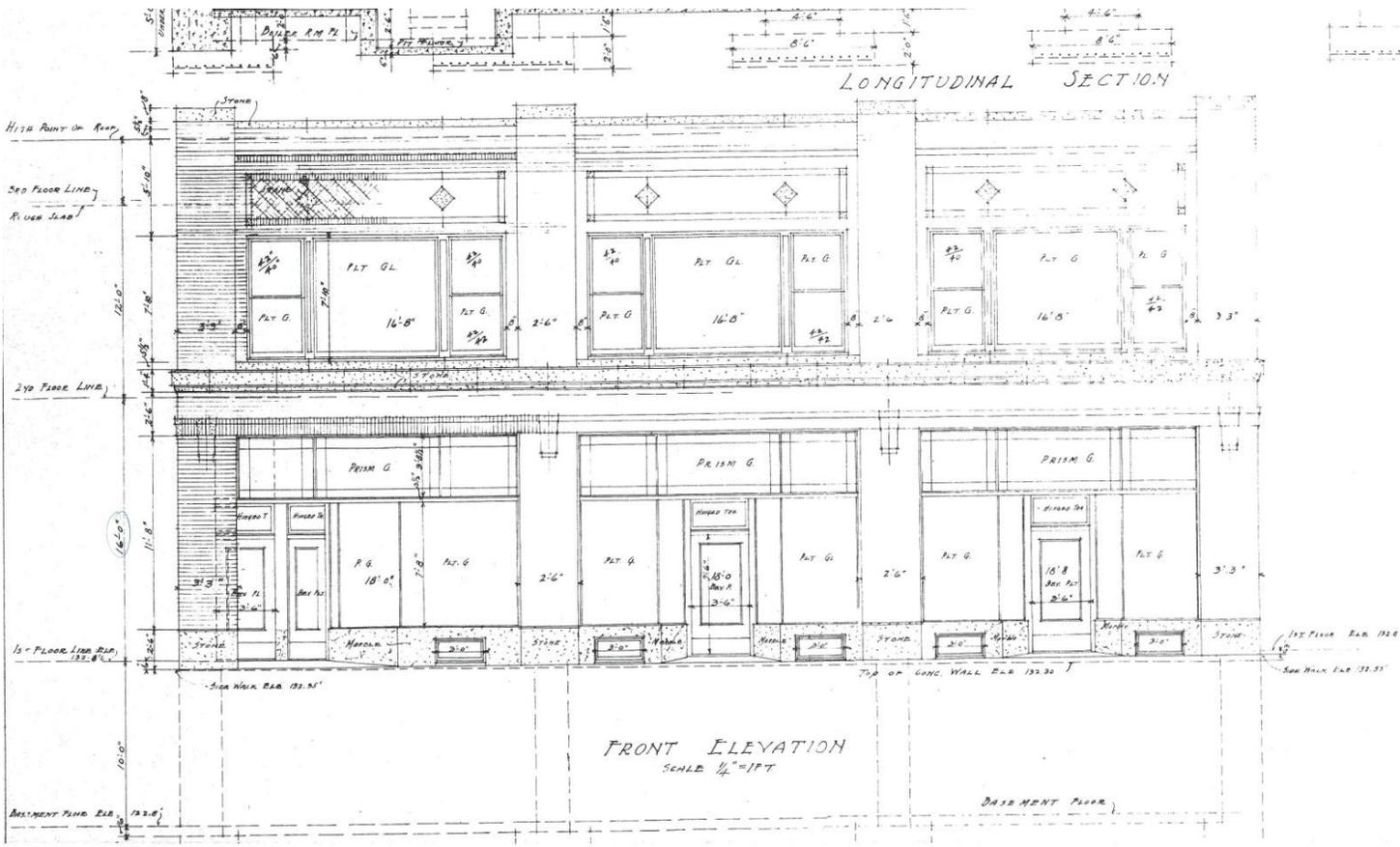
South-East Elevation



Fire at First Avenue North
& Third St. 1916

Photographer C.J. Hibbard

MHS Image Collection



1919 Reconstruction

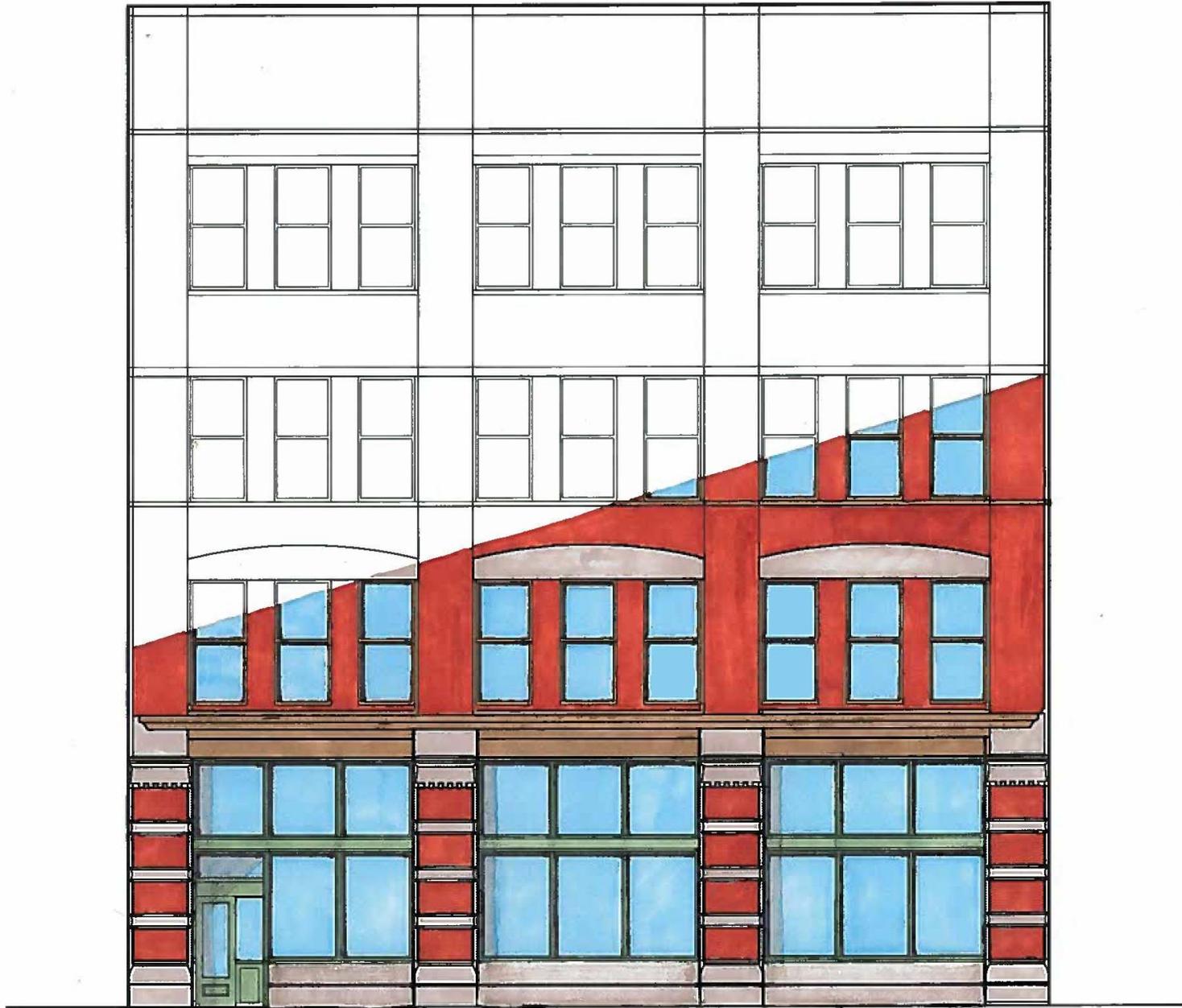
Front Elevation Alternate 2



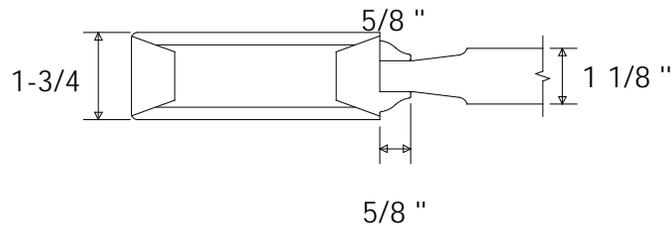
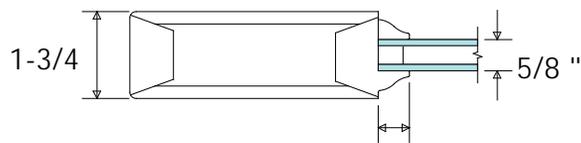
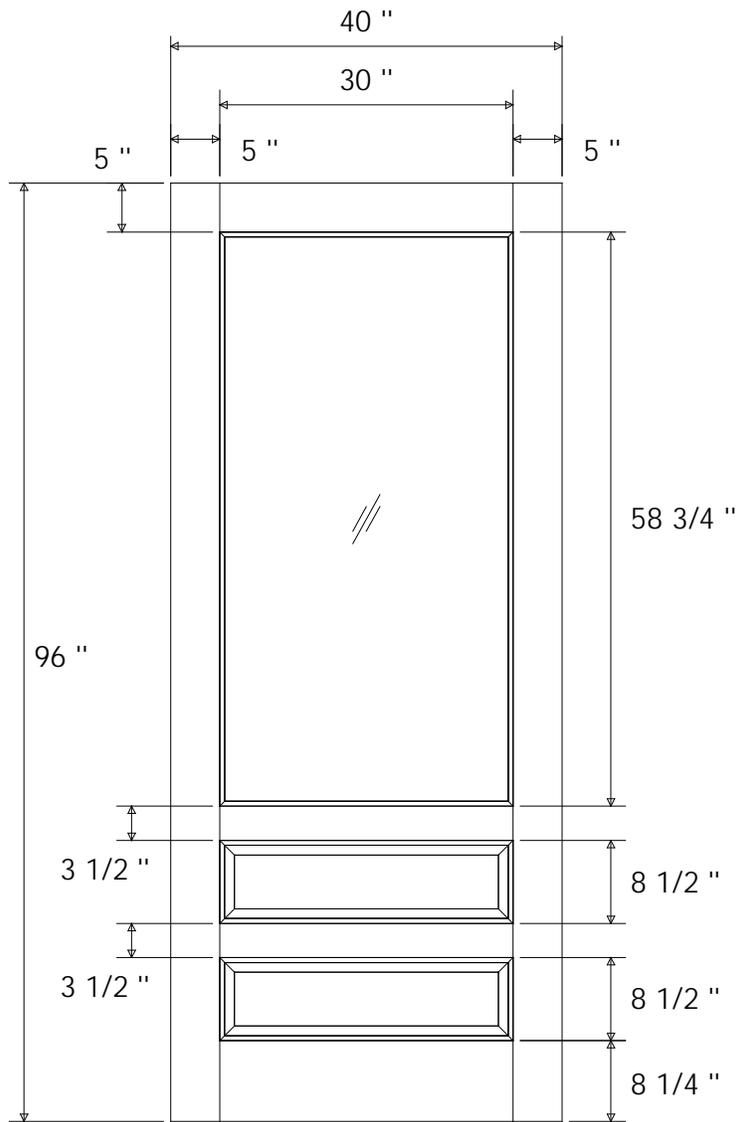
Lakeland Florist Supply
Building 1974

Photographer Charles
Nelson

MHS Image Collection



North-East Elevation Image



Door Style:	Sticking:	Panel:	Material:	Glass / Insert:	Fire Rating:	Int / Ext:
TS3280	OG	A	MDF	5/8" Clear Insulated Unit	Non-rated	Exterior

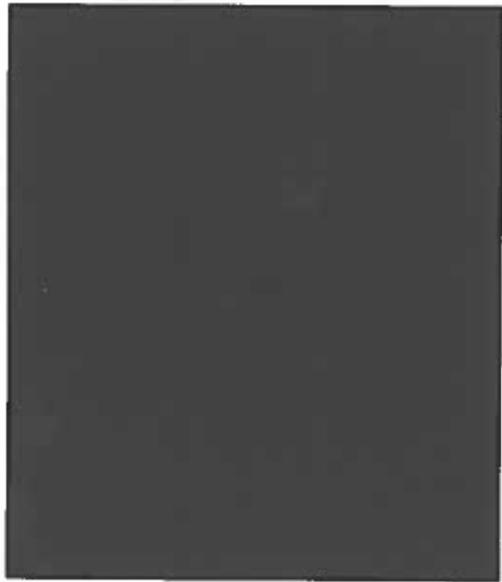
Approval (sign here):

Created On: 6/13/2014

Lakeland Building

Paint Color for Exterior Wood

Benjamin Moore "Hidden Falls" 714





Lakeland Building
Vetter Stone
Northern Buff
Limestone
Light Texture
Color and texture match
to be verified on site .

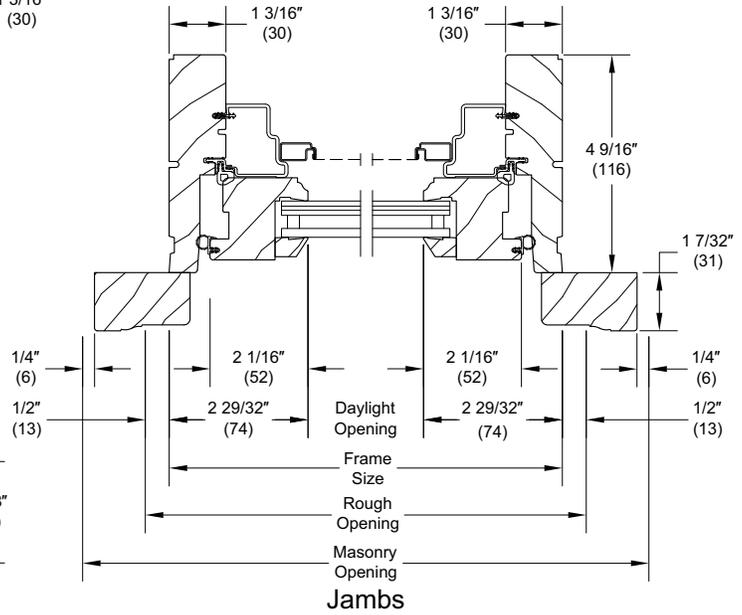
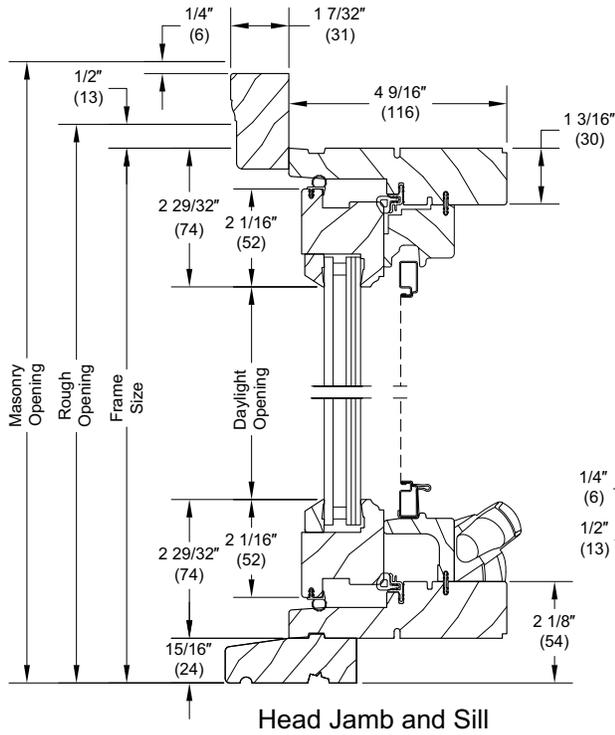
Wood Ultimate Casement, Awning and Picture

Section Details: IZ3 Operating and Stationary / Picture - 3/4" IG

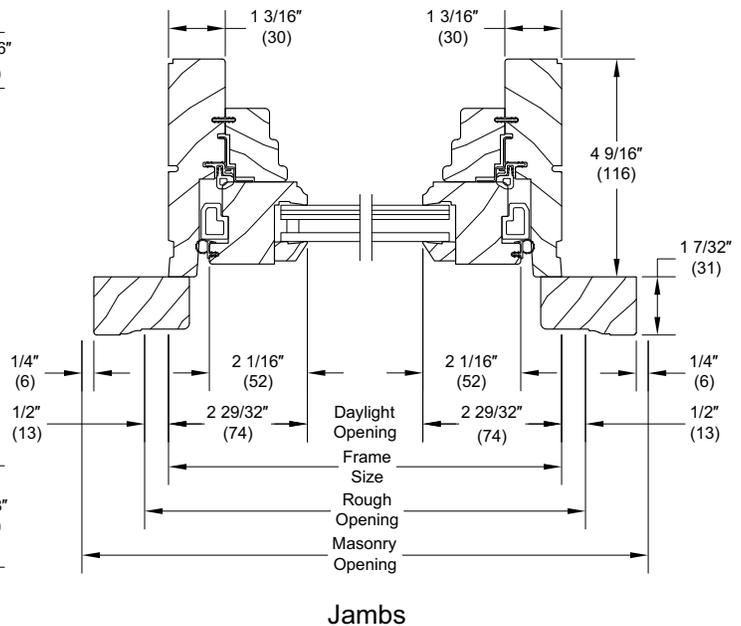
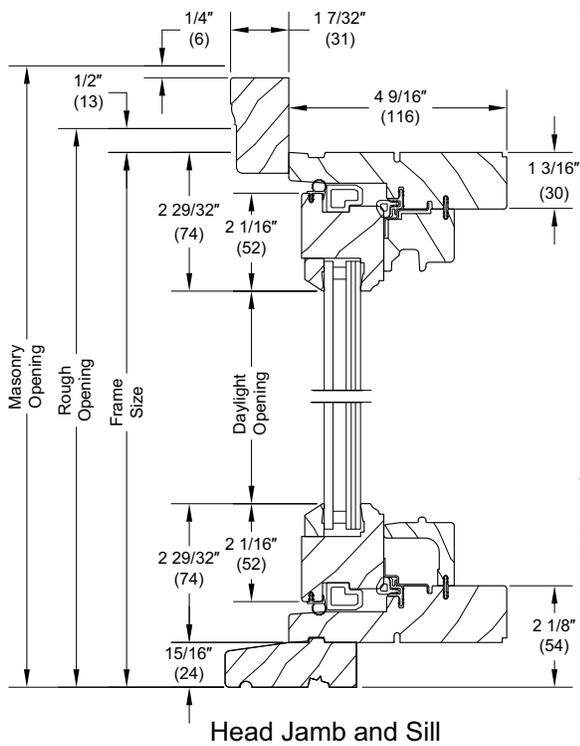
Scale: 3" = 1' 0"

Lakeland Building
Fixed Wood Storefront
Paint Finish

Operating



Stationary



Revisions		
No.	Date	Description

Date: _____

Project No.: **1431**

Drawn By: _____

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Print Name: **Mina Adsit**

Signed: _____

Date: **6/11/14**

License No.: **18710**

Project Title

Lakeland Buildings

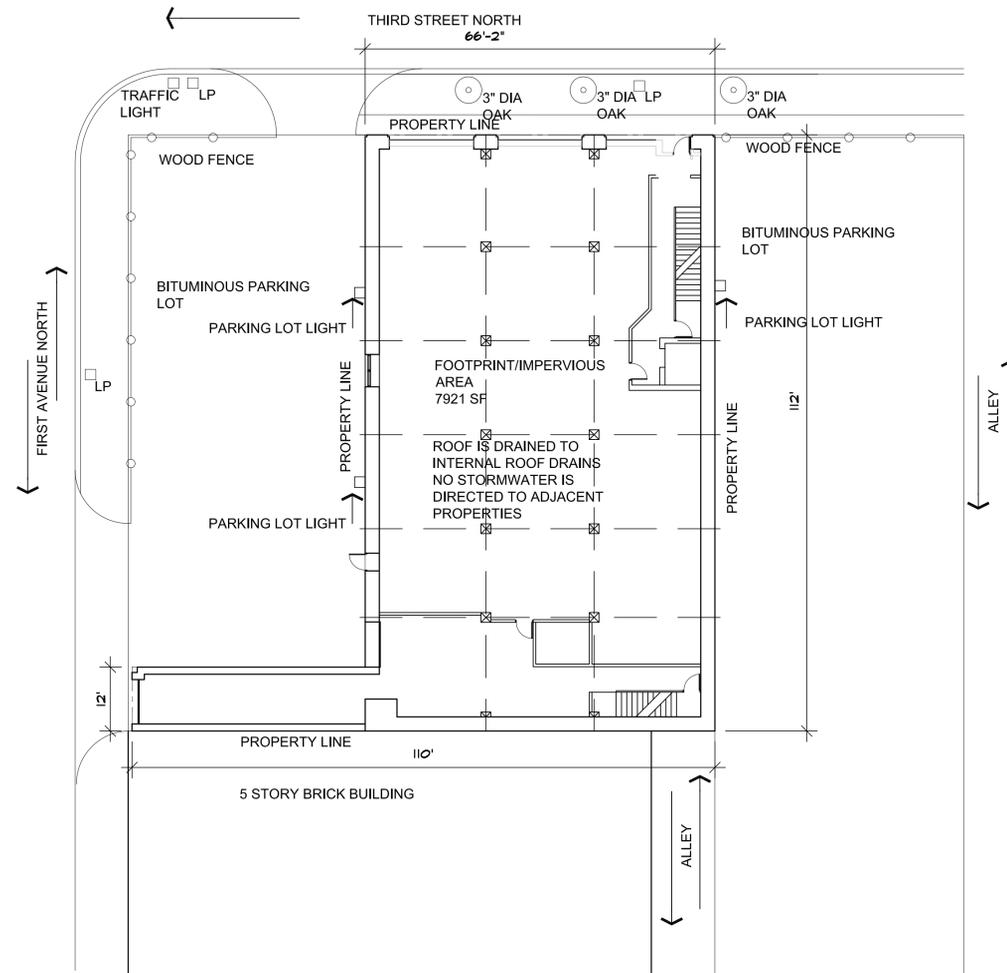
**21 Third Street North
Minneapolis, MN**

06/11/2014

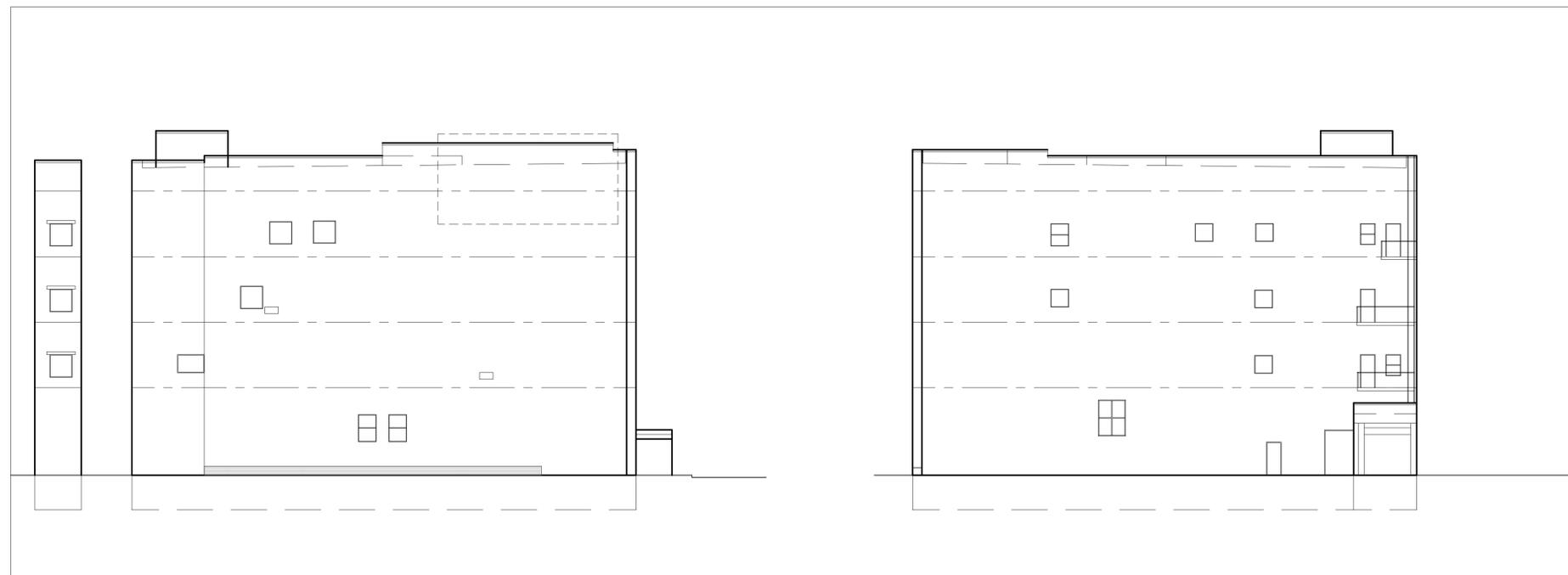
Sheet Title

SITE PLAN
ELEVATIONS FOR
REFERENCE

Sheet Number



SITE PLAN
1/16" = 1'-0"
NORTH



2 EAST ELEVATIONS— NO WORK
1/16" = 1'-0"

3 WEST ELEVATION — NO WORK
1/16" = 1'-0"