



# CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #1  
November 18, 2014  
BZH-28190

## HERITAGE PRESERVATION APPLICATION SUMMARY

*Property Location:* 321 2<sup>nd</sup> Avenue N  
*Project Name:* 321 2<sup>nd</sup> Avenue N Shed Removal  
*Prepared By:* [Mei-Ling Anderson](#), City Planner, (612) 673-5342  
*Applicant:* Marquee Properties, LLC  
*Project Contact:* Paul Nolan, RJ Marco Construction, Inc.  
*Ward:* 3  
*Neighborhood:* Downtown Minneapolis Neighborhood Association  
*Request:* To remove a portion of the building.  
*Required Applications:*

<b>Certificate of Appropriateness</b>	To allow the removal of a portion of an existing building in the Warehouse Historic District.
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## HISTORIC PROPERTY INFORMATION

<b>Current Name</b>	The New French Café (contributing)
<b>Historic Name</b>	Dole Building
<b>Historic Address</b>	128-130 4 <sup>th</sup> Street North
<b>Original Construction Date</b>	1887; 1912
<b>Original Architect</b>	W. Muther/Charles A. Bergen
<b>Original Builder</b>	Unknown
<b>Original Engineer</b>	Unknown
<b>Historic Use</b>	Commercial
<b>Current Use</b>	Vacant
<b>Proposed Use</b>	No change

<b>Date Application Deemed Complete</b>	October 7, 2014	<b>Date Extension Letter Sent</b>	November 10, 2014
<b>End of 60-Day Decision Period</b>	December 6, 2014	<b>End of 120-Day Decision Period</b>	February 4, 2015

**CLASSIFICATION**

<b>Local Historic District</b>	Warehouse Historic District
<b>Period of Significance</b>	1865-1930
<b>Criteria of Significance</b>	Events, Architecture, Architect
<b>Date of Local Designation</b>	1978
<b>Date of National Register Listing</b>	1989
<b>Applicable Design Guidelines</b>	<i>Minneapolis Warehouse Historic District Design Guidelines</i> <i>The Secretary of the Interior's Standards for Treatment of Historic Properties</i>

**SUMMARY**

**BACKGROUND.** The subject property is located at the northeast corner of 2nd Avenue North and 4th Street North. The address used for this application and for tax purposes is 321 2nd Avenue North. The mailing addresses of the building are 301-321 2nd Avenue North and, in the National Register of Historic Places nomination, the building is referenced as 124-130 4th Street. The building's historic name is the Dole Building, but has been commonly referred to as the New French Café Building. The Dole Building is a contributing structure to both the Minneapolis Warehouse Historic District and the Minneapolis National Warehouse Historic Districts.

In 1887, a building permit was issued to A.M. Dole to construct a 40 by 138-foot store designed by W. Muther. The structure received some minor alterations in 1909. In 1912, a 66 by 135-foot addition designed by Charles A. Bergen was constructed; the current two-story rectangular building is largely a result of the 1912 expansion. The simple Commercial Style building is covered in white glazed brick and features Chicago windows and a projecting cornice. Some of the storefront windows have been altered, but the original scale and rhythm of the façade remains intact.

The parcel is approximately 10,692 square feet and has 170 feet of frontage along 2nd Avenue North, and 66 feet of frontage along 4th Street North. The two-story structure contains approximately 18,870 square feet of gross floor area (GFA); the first floor of the building contains 9,840 square feet, including the 1,035 square foot shed, and the second floor has 9,030 square feet in area. The structure is currently vacant and the most recent tenants of the building include the New French Café, Urban Wildlife Bar and Grill, an art gallery, and various office uses on the second story.

**APPLICANT'S PROPOSAL.** The applicant is proposing to demolish the shed that sits on top of the adjacent loading dock. The shed is approximately 26 feet, 10 inches wide and 38 feet, 7 inches deep, for a total of 1,035 square feet. Both the first and second floors of the contributing structure would remain after the alteration.

The applicant states that the shed is attached to the masonry veneer of the building, and that a wooden 2'x4' is fastened with screws to the masonry where the walls and roof are attached. The applicant would remove the sidewalls and roof by cutting them approximately two feet from the masonry wall, and would then remove the fasteners from the wood to dispose of the remaining wood and tin.

Staff is recommending that this item be continued to the December 2, 2014, Heritage Preservation Commission meeting so that the public hearing notification postings comply with the ten-day notification requirements.

**RELATED APPROVALS.** In 2008, the property owner applied for a Certificate of Appropriateness to demolish the entire building, including the loading dock shed. The Heritage Preservation Commission’s decision to deny the application was appealed by the applicant, and the City Council upheld the HPC decision and denied the appeal. There have been no land use or heritage preservation commission applications submitted since that time, and the building has also been vacant since that time.

<b>Planning Case #</b>	<b>Application</b>	<b>Description</b>	<b>Action</b>
BZH-25493 (2008)	Certificate of Appropriateness	To demolish the existing, locally designated property.	HPC adopted staff recommendation and denied the C of A. The City Council denied the appeal of the HPC’s recommendation.

**PUBLIC COMMENTS.** As of the printing of this report, staff has not received any public comments regarding this project. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

**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 continue the Certificate of Appropriateness to allow the removal of the shed that sits on top of the loading dock at the property located at 321 2<sup>nd</sup> Avenue N to the December 2, 2014, Heritage Preservation Commission meeting.