



## CPED STAFF REPORT

Prepared for the Heritage Preservation Commission  
 HPC Agenda Item #8  
 August 11, 2015  
 BZH-28717

### HERITAGE PRESERVATION APPLICATION SUMMARY

*Property Location:* 1207 Washington Avenue South (1209 & 1211 Washington Avenue South)  
*Project Name:* Twin City Florist Supplies  
*Prepared By:* [Becca Farrar- Hughes](#), Senior City Planner, (612) 673-3594  
*Applicant:* Bobby & Steve’s Auto World, Attn: Steve Williams  
*Project Contact:* Hess, Roise and Company, Attn: Charlene Roise  
*Ward:* 3; adjacent to 6  
*Neighborhood:* Downtown Minneapolis Neighborhood Association; adjacent to West Bank Community Coalition  
*Request:* To allow the demolition of the building located at 1207 Washington Avenue South.

*Required Applications:*

<b>Demolition of Historic Resource</b>	To allow for the demolition of the existing building most recently known as Twin City Florist Supplies on the property located at 1207 Washington Avenue South. The demolition of the building would allow for circulation/operational modifications as well as a future expansion of Bobby & Steve’s Auto World. The property is not currently locally or nationally designated.
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### HISTORIC PROPERTY INFORMATION

<b>Current Name</b>	Twin City Florist Supplies
<b>Historic Name</b>	Stockholm Block aka Olson’s Hall
<b>Historic Address</b>	1207, 1209 and 1211 Washington Avenue South
<b>Original Construction Date</b>	1892
<b>Original Architect</b>	Carl F. Struck
<b>Original Builder</b>	Unknown
<b>Original Engineer</b>	Unknown
<b>Historic Use</b>	Commercial
<b>Current Use</b>	Vacant
<b>Proposed Use</b>	Demolition (for future operational modifications/an expansion of Bobby & Steve’s Auto World )

<b>Date Application Deemed Complete</b>	June 2, 2015	<b>Date Extension Letter Sent</b>	July 6, 2015
<b>End of 60-Day Decision Period</b>	August 1, 2015	<b>End of 120-Day Decision Period</b>	September 30, 2015

**SUMMARY**

**BACKGROUND.** The applicant has submitted two recent past wrecking permits to the City, one in 2013 and the other in 2015, in order to demolish the building located on the property at 1207 Washington Avenue South (1209 & 1211 Washington Avenue South). Upon review of the wrecking permits, CPED Staff issued a letter informing the applicant that the demolition of the building would require a Demolition of Historic Resource application because it appeared to meet at least one of the local designation criteria as listed in section 599.210 of the Minneapolis Code of Ordinances. In order to pursue demolition, completion of a Demolition of Historic Resource application and a public hearing with the Minneapolis Heritage Preservation Commission (HPC) is required.

The building located at 1207 Washington Avenue South, addressed as 1207-11 Washington Avenue South and known as the Stockholm Block,<sup>1</sup> was built in 1892 by saloon owner Alfred Olson and designed by master architect Carl F. Struck.<sup>2</sup> Prior to the construction of the present building, the site was occupied by a series of single-story wooden buildings which served a variety of uses, with the first known building on the site having been constructed some time prior to 1881.<sup>3</sup> The current building was originally constructed as a 4-story commercial structure and was home to a wide range of uses.<sup>4</sup> The same year that the original building was built, likely before it was fully completed, a one and a half story rear addition was added, again designed by Struck.<sup>5</sup> Original tenants of the building included Alfred Olson's Stockholm Saloon, the Fidelity Advertising and Circulating Bureau, Ringlund & Olander (clothing sales), barber Gustaf R. Anderson, and physician Tord Nielsen. Additionally, Alfred Olson lived in the building, along with two boarders that were both bartenders at his saloon.<sup>6</sup> Later commercial tenants in the 1890s included a tailor, a confectioner, a printer, and an additional physician. In addition to being known as the Stockholm Block, the property was also sometimes referred to as "Olson's Hall" and served as a meeting place and offices for Scandinavian social and fraternal organizations, including the Norwegian Turning Society,<sup>7</sup> The Normanna Infantry Co, and the Svea Military Band.<sup>8</sup> After Alfred Olson and Charles Fjellman relocated their saloon from the property in 1898, the property continued to be known as the Stockholm Block through at least 1918.<sup>9</sup>

In 1909, a fire damaged the structure. The lower two stories were salvaged, but the third and fourth floors of the building collapsed and were not rebuilt. The structure has been a two-story building for the past 106 years. It is a 13,592 square foot brick building that rests on a stone foundation.

The first floor of the primary or north façade of the building facing Washington Avenue South consists of large storefront windows, a central entrance and secondary entrance to the building. At either end of the first floor is a stone pilaster with a carved base and a decorated capital. The second story is divided into three sections by brick pilasters with rectangular capitals. The three window openings on the second floor have been filled with wood paneling and above each opening is a recessed brick panel. A decorative cornice caps the building at the roofline. The second story, as well as the stone pilasters on the first floor, has been painted white.

The east and west walls of the building are undecorated. The west wall was previously covered by an adjacent building that is no longer extant. Openings at the south end of the west wall have been filled with brick and are painted. The east wall has been painted white and five historic window openings have been filled with brick. Window sills and partial infilled openings from a previous third story are visible on this wall.

The south wall of the building contains a portion of the original building addition that was added the same year that the building was constructed. Where the addition was removed the main block's two exposed bays on the first floor are spanned by metal beams and filled with concrete block covered with stucco. Three windows with security bars are also located on that elevation. On the second floor there are nine window openings.

Two additional minor fires occurred in the building; one in 1911 and the other in 1938. The rear addition to the building which was also constructed in 1892, the same year as the original structure was built, initially spanned the entire width of the lot but the eastern portion was demolished in the late 1930s or early 1940s. The interior of the structure has been significantly altered with the majority of the character defining features removed.

**APPLICANT'S PROPOSAL.** The applicant proposes to demolish the structure in order to allow for operational modifications to improve site circulation and to accommodate a future expansion of Bobby & Steve's Auto World that includes a modified location of their surface parking.

**PUBLIC COMMENTS.** Staff has received official correspondence from the Downtown Minneapolis Neighborhood Association. It is attached for reference. Staff has not received any neighborhood letters/emails prior to the printing of this report. Any additional correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration and included in the public record.

## ANALYSIS

### DEMOLITION OF HISTORIC RESOURCE

The Minneapolis Code of Ordinances, Title 23, Heritage Preservation, Chapter 599 Heritage Preservation Regulations states that before approving the demolition of a property determined to be an historic resource, the commission shall make findings that the demolition is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the demolition. 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 up to 180 days to allow parties interested in preserving the historic resource a reasonable opportunity to act to protect it.

The Department of Community Planning and Economic Development has analyzed the application to allow the demolition of the building located at 1207 Washington Avenue South (1209 & 1211 Washington Avenue South) based on the following [findings](#):

### SIGNIFICANCE

In CPED's review, the subject property **does** appear eligible for local designation.

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

The property in question appears to be significant for the building's cultural and social history given its association with the Swedish-American and Norwegian-American social/fraternal organizations that met at the "Stockholm Block". As previously noted, in addition to being known as the Stockholm Block, the property was also sometimes referred to as "Olson's Hall" and served as a meeting place and offices for Scandinavian social and fraternal organizations, including the Norwegian Turning Society,<sup>10</sup> The Normanna Infantry Co, and the Svea Military Band.<sup>11</sup>

In addition, in 2011, the City contracted with Mead & Hunt, Inc. to conduct a reconnaissance survey of historic resources in various neighborhoods as well as the Central Core area known as the *Historic Resources Inventory*. The survey report identified the Washington Avenue Potential Historic

District and recommended that the district be considered for local landmark designation under Criterion 1 (History) and Criterion 2 (Architecture). The report also concluded that the district was potentially eligible for the National Register of Historic Places under Criterion A (Commerce) and Criterion C (Architecture). The evaluator did not recommend further study of the subject property or adjacent properties to determine whether it was eligible for local and/or national designation as a historic property. The subject building lies one block outside of the Washington Avenue Potential Historic District, which is a collection of two to three-story, brick commercial and industrial buildings featuring Italianate and Victorian detailing constructed from the 1880s through the early twentieth century, significant for their architecture and embodiment of commercial history. The integrity throughout the proposed district is intact with pockets of mid-twentieth-century and modern infill development. Staff's position is that pending additional research there is merit to tying the subject building's significance to the Washington Avenue corridor and that the boundary selected and outlined in the study should extend beyond its current terminus and include the properties located at 1129 (VEDI Associates, Inc.), 1201 (Maxwells), 1205 (Scandia Furniture), and 1207-11 Washington Avenue South as contributing properties in the Washington Avenue Potential Historic District. There are historic images that demonstrate that these buildings belong as part of that district. Further, based on the description of the district, buildings included in the potential district are of the same vintage as the subject building.

**Criterion #2: The property is associated with the lives of significant persons or groups.**

The building is associated with Alfred "Stockholm" Olson, who was the original owner of 1207 Washington Avenue South as well as with Swedish immigrant life in the late 1800s. Olson was born in Wermland, Sweden in 1854 and arrived in Minneapolis in 1880.<sup>12</sup> After several years working as a laborer, Olson opened the Stockholm Saloon, which catered to Swedish immigrants like himself, at 1419 Washington Avenue South in 1883.<sup>13</sup> In 1892, he had become so successful that he was able to commission prominent architect Carl Struck to design the 4-story Stockholm Block at 1207-11 Washington Avenue, with the relocated Stockholm Saloon on the ground floor. A November 4, 1897 *Minneapolis Tribune* article described the new brick edifice as "...the most elaborately furnished saloon on Washington Avenue South or in south Minneapolis." In 1894 Olson entered a partnership with Charles Fjellman.<sup>14</sup> Prior to going into partnership with Olson, Charles Fjellman had jointly operated a saloon with John Fjellman at 1223 Washington Avenue South. After that saloon closed, Charles became a partner in two other saloons— Olson's, as well as Erick G. Nelson's, located at 312 20<sup>th</sup> Avenue North, while John opened a new saloon at 247 Cedar Avenue.<sup>15</sup> In 1900 Olson & Fjellman relocated their business to the now-demolished 103 Washington Avenue South, renaming it the Stockholm Wine Company.<sup>16</sup> In 1901 the New Stockholm Saloon opened its doors at 25 Washington Avenue North, operated by Oscar Lindberg, who was also the proprietor of two additional saloons located at 1328 2<sup>nd</sup> Street South and 103 Washington Avenue South.<sup>17</sup> Although no records have been located to confirm this, it is likely that Alfred Olson was a partner in the chain of saloons operated by Lindberg. Olson died of nephritis in 1908, leaving behind a large estate.<sup>18</sup> Charles Fjellman continued to operate the Stockholm Wine Company after Olson's death until 1920,<sup>19</sup> when he opened the Stockholm Theater, one of two theaters which he owned, in its place.<sup>20</sup> Olson is an example of a successful Swedish immigrant entrepreneur who helped contribute to the character of "Snoose Boulevard", also known as the main street of the Swedish Community. At least two of these areas existed in Minneapolis along Washington Avenue and Cedar Avenue.

The building is also associated with Swedish immigrant life in the late 1800s and the development of the Cedar-Riverside neighborhood as, allegedly the neighborhood with the greatest concentration of Swedish immigrants in the city with the greatest concentration of Swedish immigrants in the state with the greatest concentration of Swedish immigrants during the period of greatest Swedish immigration to the United States. In addition, as previously mentioned, the building served as a meeting place and offices for Scandinavian social and fraternal organizations.

**Criterion #3: The property contains or is associated with distinctive elements of city or neighborhood identity.**

The property in question appears to have significance relative to the historic neighborhood identity despite not being recommended for further study in the 2011 Mead & Hunt reconnaissance survey as described above in findings 2 and 3.

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

The subject property is an example of vernacular architecture whereas it is based on local needs, construction materials and reflects local traditions. The building arguably lacks stylistic elements of design intentionally incorporated for aesthetic purposes which go beyond a building's functional requirements. Several modifications to the building have occurred due to past fires and other alterations, however, the original design and character defining features are primarily intact on the exterior of the building, (with the exception of the 1909 alterations due to fire and the removal of a portion of a past rear building addition), and the alterations are reversible. While the architecture itself may not be considered significant, the building's association with master architect Carl Struck and its potential significance as a collection of buildings when considering the expansion of the boundaries of the Washington Avenue Potential Historic District due to its cultural/social history is significant.

**Criterion #5: The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.**

The property does not exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.

**Criterion #6: The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.**

The building was designed by Carl F. Struck, a master architect. He was born in Christiania, Norway in 1842. After studying architecture in Christiania and Copenhagen, Struck came to the United States in 1865, working as a draftsman and construction manager in New York City, Cleveland, and Chicago. He began his own architectural practice in 1873 in Marquette, MI, moving to La Crosse in 1876 and Minneapolis in 1881.<sup>21</sup> Struck was the only Norwegian-born architect known to have practiced in Minneapolis in the nineteenth century.<sup>22</sup> Struck designed a wide variety of buildings, but was best known for his commercial blocks and social halls, particularly those associated with the Scandinavian-American community.<sup>23</sup> Struck's most elaborate designs, typically social halls, courthouses, and large commercial blocks, were of the High Victorian Gothic style.<sup>24</sup> His most prominent buildings in Minneapolis included Harmonia Hall (1884, demolished), Normanna Hall (1888, demolished), Dania Hall (1886, demolished), North High School (1895, demolished), and the Norwegian-Lutheran Seminary (c.1890, demolished).<sup>25</sup> Outside of Minneapolis, his most prominent designs were the Vernon County Courthouse in Viroqua, WI (1880, extant) and the Brown County Courthouse in New Ulm (1891, altered).<sup>26</sup> In 1905 Struck moved to Spokane, WA, where he died in 1912.<sup>27</sup>

Although all three of Carl Struck's large social halls in Minneapolis (including Dania Hall, a designated Minneapolis Historic Landmark) have been demolished, as have most of his larger commercial blocks, many of his buildings in the city survive, including several that are designated. Among properties attributed to Struck in Minneapolis are five properties that are both locally-designated and listed on the national register: The Bardwell-Ferrant House (2500 Portland Avenue, 1890 addition and alterations), a locally-designated landmark,<sup>28</sup> the Chicago House (124 1<sup>st</sup> Street North,

1884), a contributing property to the Minneapolis Warehouse Historic District,<sup>29</sup> the Our Lady of Lourdes Rectory (1 Lourdes Place, 1903) and the Pracna Building (117 Southeast Main Street, 1890), both contributing properties to the Saint Anthony Falls Historic District,<sup>30</sup> and the Minneapolis Brewing Company Office Building (1215 Marshal Street Northeast, 1893), a contributing property to the Minneapolis Brewing Company Complex.<sup>31</sup> Additional properties attributed to Struck located elsewhere in Minnesota and Wisconsin are listed on the national register.

**Criterion #7: The property has yielded, or may be likely to yield, information important in prehistory or history.**

Research of the property did not yield information important to prehistory or history, and therefore, should not be evaluated for archeological significance.

## **INTEGRITY**

The Minneapolis Code of Ordinances, Title 23, Heritage Preservation, Chapter 599 Heritage Preservation Regulations recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. The subject property **does retain** integrity.

**Location:** Location is the place where the historic property was constructed. The building remains in its original location, indicating the building maintains integrity of location.

**Design:** Design is the combination of elements that create the form, plan, space, structure and style of a property. While the structure has been somewhat compromised due to fire damage and other alterations, the original building has been in its present form as a two-story building since 1909, or the past 106 years. Given that the fire alternations took place early in the building's history, those changes have gained historic significance over time. Staff was unable to locate images of the original 4-story building; however, two historical contextual images from 1912 and 1934 were found and are included in the attachments. The surficial alterations to the building including the bricked-in window openings, boarded windows, paint on the exterior of the façade, window and door replacement, etc., are reversible. The interior of the structure has been modified substantially and does not appear to retain its integrity of design.

**Setting:** Setting is the physical environment of a property. The property's integrity of setting has been compromised with the removal of the majority of the buildings on the block to accommodate Bobby & Steve's Auto World. However, the subject property's setting is aided by the remaining structures on the block as well as the property on the block to the west along Washington Avenue South that is not within the identified boundary of the intact Washington Avenue Potential Historic District as identified in the Central Core Survey. Those properties include 1129, 1201, 1205, and 1207-11 Washington Avenue South. Staff's position is that these properties should be included as contributing properties in the Washington Avenue Potential Historic District. The removal of the subject property would further compromise the setting of the area.

**Materials:** The building materials have been somewhat compromised as windows and doors have been replaced, windows have been bricked-in and boarded, and some exterior elevations have been painted. However, despite the modifications that have occurred over the lifespan of the structure (including the loss of the top two floors of the building early in its history) the building does primarily retain its integrity of materials given most of the original exterior materials and details are present. As previously noted, the building has been a two-story structure since 1909 and the alterations to the structure have gained significance over time.

**Workmanship:** Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. Integrity of workmanship regarding the exterior of the

structure has been arguably retained despite the fact that it has not been well-maintained in recent years by the property owner.

**Feeling:** Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The integrity of feeling has been somewhat retained given most of the original exterior materials and details are present and the building's association with other potentially historic buildings along the corridor that are from the same era and of the same vintage.

**Association:** Association is the direct link between an important historic event or person and a historic property. Properties retain integrity of association if they retain sufficient physical features to convey historical association to an observer. The integrity of association is maintained and remains intact given that the structures on the same block and on adjacent blocks that are extant are from the same era and share historic characteristics.

## **UNSAFE OR DANGEROUS CONDITION**

The applicant contends that the demolition of the building is necessary to correct an unsafe or dangerous condition due to the fact that the City has issued the building owner a citation. The citation was issued because the building is unoccupied and has multiple building and housing maintenance, fire, or code violations existing for 30 days or more. The City required that the applicant put the building on the Vacant Building Registration. In order to have it removed from the register, the building either needs to be renovated to comply with the aforementioned citations or the structure needs to be demolished.

The degree to which the building is truly unsafe or dangerous is arguable as the building still appears to be structurally sound (no evidence has been provided to suggest otherwise) and code violations are a common correctable condition. The applicant has let the building continue to fall into disrepair through neglect and has elected not to correct the issues thus, the property remains vacant and the condition of the building continues to decline.

## **REASONABLE ALTERNATIVES TO DEMOLITION**

The applicant contends that while alternatives to demolition existing, they are physically feasible but not economically feasible and therefore, not reasonable. Staff would disagree and suggest that indeed, reasonable alternatives to demolition exist. The building could be renovated and repurposed for a wide-range of adaptive reuses given the size of the structure, the location and the applicable zoning regulations.

## **ECONOMIC VALUE OR USEFULNESS OF THE EXISTING STRUCTURE**

The applicant had Skape, LLC, provide a cost evaluation for the building. The singular cost estimate prepared by the applicant suggests that the basic renovation estimate totals \$809,598 or \$59.56 per square foot. The applicant states that net comparable rents for office and retail space show a range of \$12 to \$21 per square foot; thus concluding that the potential income would not justify the expense of renovating the building. Hennepin County assess the market value of the property at \$769,500 of which \$417,200 is attributed to the building (\$30.69 per square foot) and \$352,300 to the land. The cost of renovating the building would exceed the basis of the building, so if the property qualified for the National Register, the renovation would be eligible to claim historic tax credits. The applicant states that given the costs and complexities of the tax credit application, developers rarely seek tax credits for projects under \$3 million.

## FINDINGS

1. On December 18, 2013, and on January 5, 2015, the Planning Director determined that the building located at 1207 (1209 & 1211 Washington Avenue South) meets the Heritage Preservation Regulations' definition of a historic resource.
2. The building located at 1207 Washington Avenue South (1209 & 1211 Washington Avenue South) and known as the "Stockholm Block" and also referred to as "Olson's Hall", was built in 1892 by saloon owner Alfred Olson and designed by master architect Carl F. Struck.
3. Alfred "Stockholm" Olson, who was the original owner of 1207 Washington Avenue South, is an example of a successful Swedish immigrant entrepreneur who helped contribute to the character of "Snoose Boulevard", also known as the main street of the Swedish Community.
4. Carl F. Struck, a master architect, was the only Norwegian-born architect known to have practiced in Minneapolis in the nineteenth century. Struck designed a wide variety of buildings, but was best known for his commercial blocks and social halls, particularly those associated with the Scandinavian-American community.
5. In 1909, a fire damaged the structure. The lower two stories were salvaged, but the third and fourth floors of the building collapsed and were not rebuilt. The structure has been a two-story building for the past 106 years and the alterations to the structure have gained significance over time.
6. The building is culturally and socially significant given its association with the Swedish-American and Norwegian-American social/fraternal organizations that met at the "Stockholm Block".
7. The property was included in a 2011 historic reconnaissance survey of the Central Core of the city known as the *Historic Resources Inventory* survey that was contracted by Mead & Hunt. The property was not recommended for further study and it lies one block outside of the Washington Avenue Potential Historic District. Based on preliminary research, Staff's position is that the subject building (and additional buildings between the proposed district boundary) belongs in that district.
8. The building retains varying degrees of integrity of location, design, setting, materials, workmanship, feeling, and association.
9. The demolition is not necessary to correct an unsafe or dangerous condition on the property. There is no evidence that the building is not structurally sound. Code violations are a common correctable condition. The applicant has let the building continue to fall into disrepair through neglect and has elected not to correct the issues thus, the property remains vacant and the condition of the building continues to decline.
10. Reasonable alternatives to demolition exist. The building could be renovated and repurposed for a wide-range of adaptive reuses given the size of the structure, the location and the applicable zoning regulations.

11. The applicant has not demonstrated that the building in question has no economic value or usefulness.

## RECOMMENDATION

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Bobby & Steve's Auto World for the property located at 1207 Washington Avenue South (1209 & 1211 Washington Avenue South) :

### A. Demolition of Historic Resource.

Recommended motion: **Deny** the demolition of historic resource application for the property located at 1207 Washington Avenue South (1209 & 1211 Washington Avenue South); **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Historic Evaluation report by Hess, Roise and Company
3. Zoning Map
4. Plans
5. Correspondence from DMNA

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- <sup>1</sup> ““Stockholm” Olson Dead; Had \$250,000.” October 24, 1908. *The Minneapolis Tribune*.
- <sup>2</sup> Minneapolis Inspector of Buildings, Permit B 28445 (7-22-1891).
- <sup>3</sup> *Davison’s Minneapolis City Directory*. 1881. Minneapolis: C R Davison.
- <sup>4</sup> Minneapolis Inspector of Buildings, Permit B 28445 (7-22-1891).
- <sup>5</sup> Minneapolis Inspector of Buildings, Permit B 29473 (12-15-1892).
- <sup>6</sup> *Davison’s Minneapolis City Directory*. 1893. Minneapolis: C R Davison.
- <sup>7</sup> *Davison’s Minneapolis City Directory*. 1896. Minneapolis: C R Davison.
- <sup>8</sup> *Davison’s Minneapolis City Directory*. 1894. Minneapolis: C R Davison.
- <sup>9</sup> *Davison’s Minneapolis City Directory*. 1918. Minneapolis: C R Davison.
- <sup>10</sup> *Davison’s Minneapolis City Directory*. 1896. Minneapolis: C R Davison.
- <sup>11</sup> *Davison’s Minneapolis City Directory*. 1894. Minneapolis: C R Davison.
- <sup>12</sup> ““Stockholm” Olson Dead; Had \$250,000.” October 24, 1908. *The Minneapolis Tribune*.
- <sup>13</sup> *Davison’s Minneapolis City Directory*. 1888. Minneapolis: C R Davison.
- <sup>14</sup> *Davison’s Minneapolis City Directory*. 1894. Minneapolis: C R Davison.
- <sup>15</sup> *Davison’s Minneapolis City Directory*. 1896. Minneapolis: C R Davison.
- <sup>16</sup> *Davison’s Minneapolis City Directory*. 1900. Minneapolis: C R Davison.
- <sup>17</sup> *Davison’s Minneapolis City Directory*. 1900. Minneapolis: C R Davison.
- <sup>18</sup> ““Stockholm” Olson Dead; Had \$250,000.” October 24, 1908. *The Minneapolis Tribune*.
- <sup>19</sup> *Davison’s Minneapolis City Directory*. 1919. Minneapolis: C R Davison.
- <sup>20</sup> *Davison’s Minneapolis City Directory*. 1920. Minneapolis: C R Davison.
- <sup>21</sup> Bramblett & Beygeh. *Illustrated Minneapolis: A Souvenir of the Minneapolis Journal*. 1891. The Minneapolis Collection, Hennepin County Libraries Special Collections, Minneapolis, MN. 46.
- <sup>22</sup> Torbert, Donald. “Minneapolis Architecture and Architects, 1848-1908; A Study of Style Trends in a Midwestern City Together with a Catalogue of Representative Buildings.” Thesis. University of Minnesota, 1951. 437-438.
- <sup>23</sup> Bramblett & Beygeh. *Illustrated Minneapolis: A Souvenir of the Minneapolis Journal*. 1891. The Minneapolis Collection, Hennepin County Libraries Special Collections, Minneapolis, MN. 46.
- <sup>24</sup> Dean, Jeff. 1979. *National Register of Historic Places Nomination Form: Vernon County Courthouse*. 8.
- <sup>25</sup> Koop, Michael. 1990. *National Register of Historic Places Nomination Form: Minneapolis Brewing Company Historic District*. 9.
- <sup>26</sup> Dean, Jeff. 1979. *National Register of Historic Places Nomination Form: Vernon County Courthouse*. 8.
- <sup>27</sup> Alan K. Lanthrop, *Minnesota Architects: A Biographical Dictionary*. (Minneapolis, MN: University of Minnesota Press, 2010), 205.
- <sup>28</sup> Kudzia, Camille. 1981. *National Register of Historic Places Nomination Form: Bardwell-Ferrant House*.
- <sup>29</sup> Schaffer, Brian. 2010. *Minneapolis Warehouse District Designation Study*. 76.
- <sup>30</sup> Roberts, Norene. 1971. *National Register of Historic Places Nomination Form: Saint Anthony Falls Historic District*.
- <sup>31</sup> Koop, Michael. 1990. *National Register of Historic Places Nomination Form: Minneapolis Brewing Company Historic District*. 9.



**1207 Washington Avenue South  
Minneapolis, Minnesota**

**Certificate of Appropriateness Application  
for Demolition of Building  
Minneapolis Heritage Preservation Commission**

**Submitted June 2, 2015 and revised July 22, 2015  
For Public Hearing August 11, 2015**

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## Project Overview

### 1207 Washington Avenue South

Owner: Bobby and Steve's Auto World  
Historian: Hess, Roise and Company

Designation status: None



*Location of 1207 Washington is circled (Google map)*



## Historical Information

### *1207 Washington Avenue South*

A more detailed evaluation of the historical significance of 1207 Washington is included in Attachment C. Erected as a four-story structure in 1892, the building is now two stories tall and has experienced other modifications over the years as well. This has compromised the original design by Norwegian-born architect Carl Struck, making it ineligible for designation for architectural significance. Much of a one-and-one-half story annex behind the building, which was built several months after the main structure, has also been demolished.

The building's developer, Alfred Olson, ran a saloon on the first story, which he shared with other commercial tenants. The upper floors held boarding rooms that presumably catered to laborers in the mills and other nearby industries. Olson's business had moved to another location by 1909 when a fire caused the building's upper two stories to collapse. This ended the boarding house operation and diminished the building's physical relationship to the earlier historical period. Subsequent occupants and uses do not appear to be of sufficient significance to make the property eligible under any of the HPC or National Register designation criteria.

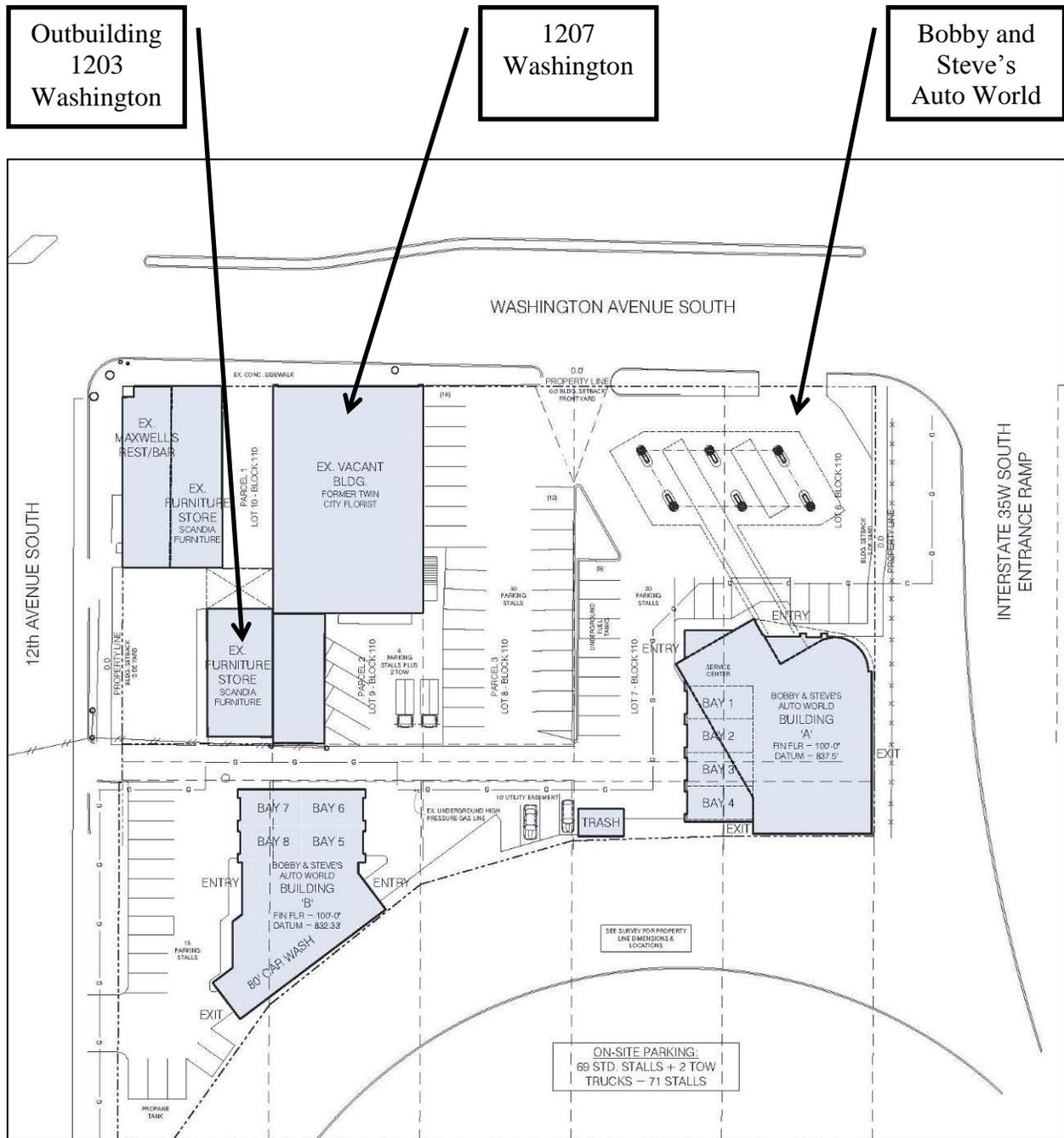
### *Outbuilding, 1203 Washington Avenue South*

The project will also demolish an outbuilding that is located at the rear of an adjacent lot and abuts the annex behind 1207 Washington. The one-and-one-half-story, shed-roofed outbuilding serves as a workshop/warehouse for the furniture showroom in the first floor of 1203 Washington. The west facade, which is sheathed in wood siding and stone veneer, holds a person door, storefront window, and two garage doors, all modern. The north and south walls are covered with cementitious-fiberboard panels.

A building permit was apparently not pulled for the construction of the outbuilding, but it appears to be of relatively recent construction—dating from 1996, according to one informant.<sup>1</sup> As Sanborn maps indicate, this area was historically associated with buildings fronting on Twelfth Avenue. The 1930 map shows a stable and warehouse in this vicinity, which were attached to buildings at 239-243 Twelfth. By 1951, the buildings on Twelfth were gone and a single-story apartment building was in the approximate location of the outbuilding, but stretched further to the north. It is possible that this building was modified to produce the current outbuilding, but if so, its integrity has been severely compromised.

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<sup>1</sup> Kerry Gullickson, conversation with Charlene Roise, May 5, 2015.



*Detail from site plan showing existing conditions (Studio 3 Design Architecture)*

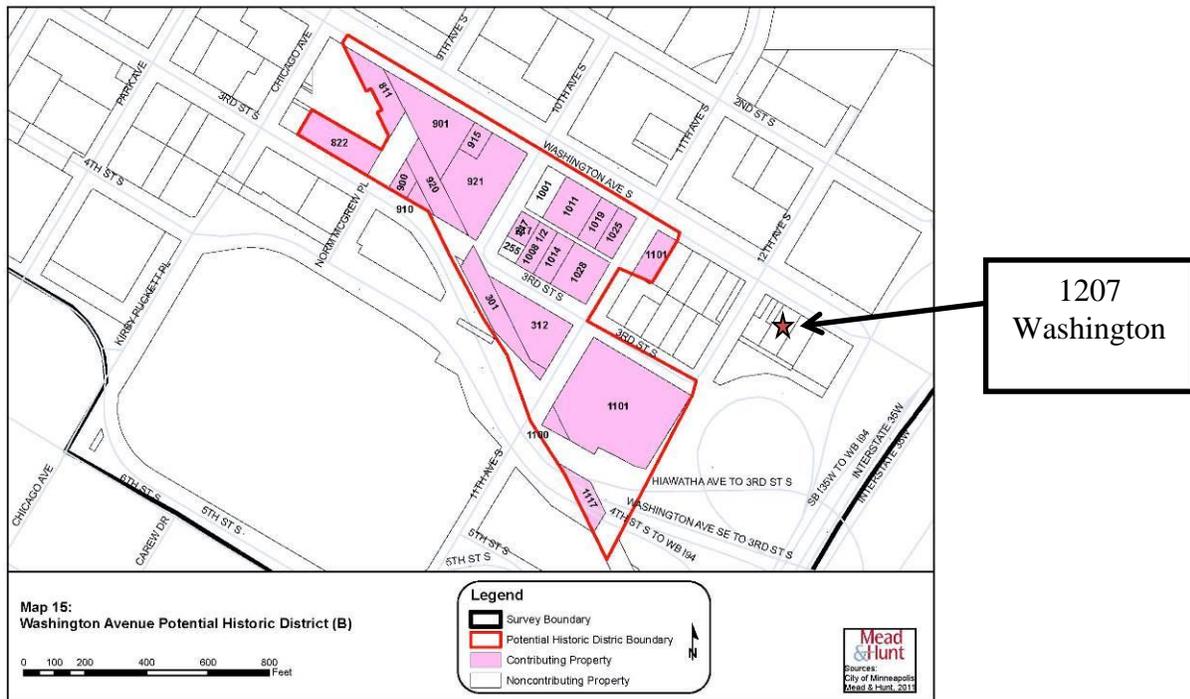


*Photographs of 1207 Washington are in Attachment C. These views show the outbuilding behind 1203 Washington, looking southeast (top) and northeast (bottom).*

*Previous Assessments*

This area was included in a reconnaissance survey of historic resources that the City of Minneapolis hired Mead and Hunt to complete in 2011. The survey report, issued in July 2011, identified the Washington Avenue Potential Commercial Historic District and recommended that this district should be considered for local landmark designation under Criterion 1 for History and Criterion 4 for Architecture. The report also concluded that the district was possibly eligible for the National Register of Historic Places under Criterion A for Commerce and Criterion C for Architecture. As the report explained, “This concentration of commercial and industrial buildings is located . . . along the south side of Washington Avenue and the north side of 3<sup>rd</sup> Street South between 11<sup>th</sup> Avenue to the east and Chicago Avenue to the south. . . . Buildings in the commercial district were constructed from the 1880s through the early twentieth century. . . . Integrity throughout the district is good, with pockets of mid-twentieth-century and modern infill development.” Notably, the district boundary terminated at 11<sup>th</sup> Avenue, more than one block from 1207 Washington. The proposed district map is show below.<sup>2</sup>

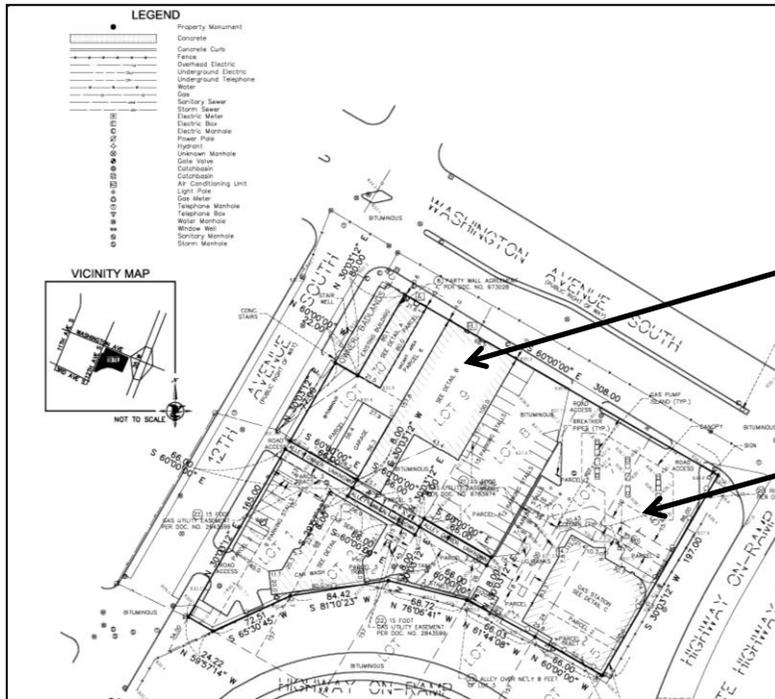
The properties at 1207 and 1203 Washington Avenue South were not deemed to be of sufficient interest to merit any mention in the 2011 survey. State Historic Preservation Office files do not contain survey forms or information on these properties from previous studies.



<sup>2</sup> Mead and Hunt, “Historic Resources Inventory: Historic Resources in the Windom, Kenny, and Armatage Neighborhoods and Historic Resources in the Central Core Area including the St. Anthony West, Marcy Holmes, Como, Downtown West, Downtown East, and Sumner Glenwood Neighborhoods, as well as Portions of the Bryn Mawr, Harrison, Near North, North Loop, Prospect Park, and St. Anthony East Neighborhoods,” July 2011, 108-110, prepared for the City of Minneapolis.

# Project Description

The building at 1207 Washington Avenue South will be demolished as part of a plan to improve circulation for Bobby and Steve’s Auto World and, eventually, to allow for the expansion of that facility. Background on Bobby and Steve’s and an overview of the two-phase plan and related drawings are on the following pages. The project’s final design will be developed in consultation with city planners, the Planning Commission, and other agencies.



Detail from land title survey prepared by ALTA/ACSM, 2015

1207 Washington

Bobby and Steve’s Auto World



## **Bobby and Steve's Auto World**

*Prepared by Steve Williams*

We built our store in 1997 with a dream from my dad. Bobby had a favorite movie that many of us saw and can appreciate, “Field of Dreams” with Kevin Costner. This voice of “if you build it they will come” is enshrined on our brick column at the entrance of the store. Bobby’s Field of Dreams was built with no one believing it would succeed except him and our builder. My wife of 32 years nearly divorced me when I signed the mortgage under opposition from my friends, family, and our business group. This gas station had “too big of a price tag” and we would go bankrupt. No one was building two-story convenience stores with this size footprint. Yet under incredible commitment, my Dad charged forward.

Today we can say our company has a flagship store. The Washington Avenue store is a success largely due to community support. We are blessed to serve and want to continue to serve all the folks that live and work around downtown.

There is, though, room for improvement, specifically for the traffic flow coming in and leaving our store. We want to make it much easier for all who support this store to navigate and come in without the sense of being trapped or navigating through narrow lines dodging traffic. We are witnesses to close calls or even collisions on a daily basis. There simply is not enough safe room for our customers to navigate. The improvements have a big price tag, but this project is the right thing to do for this community.

## **Overview of Scope of Work, Phases 1 and 2**

*Prepared by Duane R. Engel, DRE Design*

Phase 1 (Summer/Fall of 2015):

- The goal of Phase 1 is to improve parking and site circulation by reconfiguring the area currently occupied by 1207 Washington, the modern outbuilding behind 1203 Washington, and 36 existing parking stalls (34 standard and 2 tow) to create better access from Washington Avenue, a wider driveway to 12<sup>th</sup> Avenue (which provides connection to 11<sup>th</sup> Avenue, the closet location where drivers can turn left onto Washington Avenue), and 26 new parking stalls (24 standard and 2 tow). This improves traffic flow across the entire site. The new parking and drive configuration will involve new grading, curb and gutter, and hard surface paving for better site drainage. New site lighting to be installed. New landscaping and site enhancements such as bicycle racks and outdoor bench seating will also be provided.
- The 36 existing parking stalls that will be removed comprise 6 (including 2 tow) behind 1207 Washington and 30 directly to the east of that building.
- Remove existing building at 1207 Washington, along with the adjacent garage structure connected to the backside or southwest of the 1207 main building structure.
- Remove existing secondary building at 1203 Washington, located behind or to the south of the 1203 main building structure. The 1203 building is located on the east side and

adjacent to “Maxwell’s” bar and restaurant on Washington Avenue and this structure will remain in place.

- Remodel the existing 1203 Washington building into new multi-use space of unknown occupancy at this time. Currently this building is labeled on drawings as “Proposed Bicycle Shop” as a conceptual idea for a new tenant.
- Vacate existing 16'-wide alley to 12<sup>th</sup> Avenue South. The current alley runs east to west.
- Create a new 35'-wide curb-cut and drive aisle running east to west from 12<sup>th</sup> Avenue South. The center line of the new curb-cut is proposed to be approximately 34'-6" further to the north than the previous center line of the vacated alley curb-cut.
- Remove existing power poles and overhead lines located along vacated alley and replace with below ground electrical service.
- Relocate existing 1203 Washington building’s parking stalls lost due to the location of the new curb-cut off 12<sup>th</sup> Avenue South. This creates 4 new standard size parking stalls and 1 new handicap accessibility parking stall for the new proposed 1203 Washington tenant space.
- Extend current row of parking spaces north along 12<sup>th</sup> Avenue by 3 stalls.
- Add 7 new parking spaces with curb and gutter and landscaped area to the north of the carwash building.
- Close existing westernmost curb-cut on Washington Avenue and create new 40'-wide curb-cut with a center line approximately 59'-4" further to the west of the center line of the newly closed curb-cut.

#### Phase 2 (Sometime After the Opening of the new US Bank Stadium):

- The goal of Phase 2 is to continue to improve site circulation and improve overall sales for Bobby & Steve’s Auto World by replacing and reconfiguring the fuel pump islands to the north of the 1221 Washington building.
- Demolish the existing 6 “stacked style” fuel pump islands and canopy.
- Remove the existing curb and gutter along with 9 striped parking stalls (above the underground fuel tanks) to the west of the service center entrance of the 1221 Washington building.
- Construct 6 new “dive-in” style fuel pump islands with wider spacing’s to improve site circulation and increase fuel and convenience store sales.
- Construct a new canopy for the new fuel pump island configuration.
- Re-grade, patch and repair all disrupted areas of hard surfacing due to the new configuration of the fuel pump islands.
- Reconfigure the curb and gutter adjacent to and to the northwest of the current convenience store. This will add 2 additional parking stalls and improve pedestrian site circulation around the building.

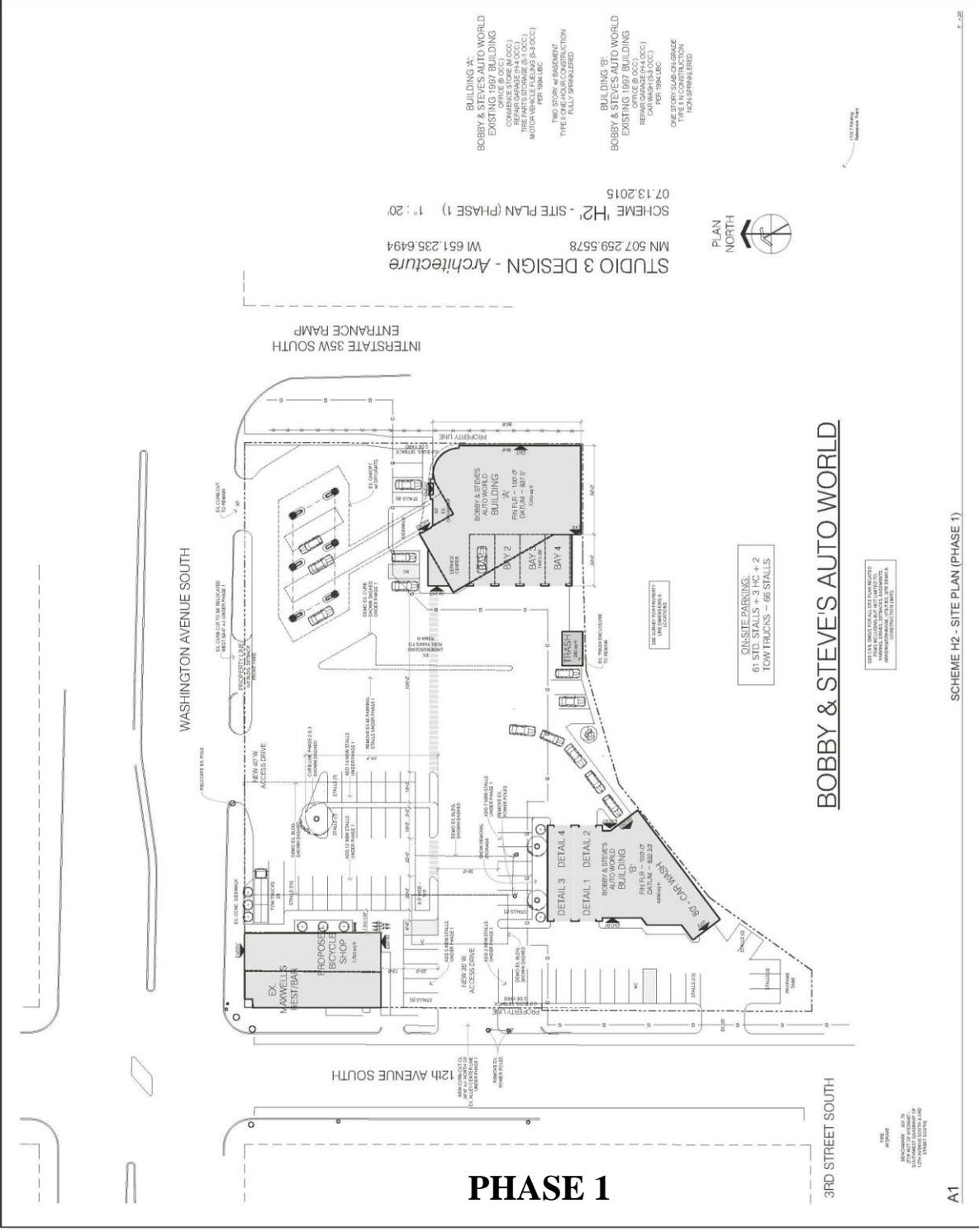
SD3	15252010	Final, 07/13/15
SD3	15252010	Direct Modification, 07/13/15
SD3	15252010	Plan, 07/13/15
SD3	15252010	Plan, 07/13/15
SD3	15252010	Plan, 07/13/15
SD3	15252010	Plan, 07/13/15

The information on this drawing is based on the information provided to the architect by the client. The architect is not responsible for the accuracy or completeness of the information provided. The architect is not responsible for the accuracy or completeness of the information provided. The architect is not responsible for the accuracy or completeness of the information provided.

Sheet Title

PRELIMINARY  
SITE PLAN H2  
(PHASE 1)

A1.1



STUDIO 3 DESIGN - Architecture  
MN 507.259.5578  
WI 651.235.6494  
SCHEME "H2" - SITE PLAN (PHASE 1) 1" = 20'  
07.13.2015



**BOBBY & STEVE'S AUTO WORLD**

ON-SITE PARKING:  
61 STD STALLS + 3 HC + 2  
TOW TRUCKS - 66 STALLS

SEE EXISTING PROPERTY MAP FOR EXISTING AND PROPOSED LOT LINES

**PHASE 1**

SCHEME H2 - SITE PLAN (PHASE 1)

A1



# **Certificate of Appropriateness Findings per Section 599.350**

## **Demolition of a Historic Resource**

The property at 1207 Washington Avenue South does not appear to be a historic resource. Even if it were, there are substantial grounds to justify the building's demolition to correct an unsafe condition. In addition, there are no economically viable reuses for the property.

### Unsafe Condition

The demolition of 1207 Washington Avenue South is necessary to correct an unsafe or dangerous condition. On November 12, 2014, a city building inspector issued a citation for the building because it was "unoccupied and has multiple building and housing maintenance, fire or code violations existing for thirty (30) days or more." The owner was required to apply for the city's Vacant Building Registration and pay the related fee of \$6,948. There are two options to remove the building from the register: demolish it or renovate it. As is discussed below, the latter option is not justifiable.

### Economic Realities

While there are alternatives to the destruction of the property, these are not reasonable when taking into account the structure's lack of significance and its economic value or usefulness.

While it would be physically feasible to adapt 1207 Washington for some use, this is not economically feasible given today's costs of construction and the income that could be anticipated.

The analysis of construction costs on the following pages would bring the first and second floors of the building up to a "vanilla" level of finish:

- The perimeter walls would be ready for paint
- The floors would be ready for finishing
- The ceiling space would have a main supply and return air duct

ESTIMATE DETAIL COSTCODE  
 twin city floral restoration.xls  
 5/11/15



				Material	Labor	Other	Total
Costcode	Description	Quantity	Unit	\$	\$	\$	\$
<b>General</b>							
010201000	Building permit	1.00	Ea	7,500.00	0.00	200.00	7,700.00
010201100	Engineer	1.00	Hr	2,500.00	124.69	0.00	2,624.69
010201200	Architect	1.00	Hr	0.00	124.69	8,700.00	8,824.69
010203160	Supervision	1.00	Hr	0.00	21,366.56	0.00	21,366.56
013301300	Surveyor	1.00	Hr	0.00	104.69	2,500.00	2,604.69
015003200	Temporary lighting	4.00	Lot	324.52	645.76	1,125.00	2,095.28
015003300	Temporary power	2.00	Lot	279.30	422.82	1,200.00	1,902.12
015004400	Portable toilet	3.00	Mon	0.00	0.00	525.00	525.00
016001000	Air fan, 24" D	10.00	Day	650.00	0.00	137.50	787.50
016001200	Dingo skid steer	30.00	Day	0.00	0.00	3,093.90	3,093.90
016001320	Compactor, roller, 2000 Lb	5.00	Day	0.00	0.00	1,125.00	1,125.00
016002280	Aerial lift, snorkel, elec	30.00	Day	0.00	0.00	3,093.90	3,093.90
016002500	Pump, concrete, 80' boom	1.00	Day	0.00	0.00	1,312.50	1,312.50
018001115	Dumpster, per load, large, incl haul	7.00	Ea	0.00	0.00	3,718.75	3,718.75
	<b>Subtotal General</b>			<b>11,253.82</b>	<b>22,789.21</b>	<b>26,731.55</b>	<b>60,774.58</b>
<b>Sitework</b>							
020501120	Demo boiler foundation	1.00	Lf	0.00	16.00	2,700.00	2,716.00
020501320	Flooring demolition, ceramic tile	800.00	Sf	0.00	1,280.00	328.00	1,608.00
020501330	Flooring demolition, linoleum (asbestos)	400.00	Sf	0.00	192.00	2,200.00	2,392.00
020501410	Plumbing demolition, fixture	10.00	Ea	0.00	580.00	200.00	780.00
020501510	Demo masonry boiler (asbestos)	1.00	SFFI	500.00	2,400.00	4,500.00	7,400.00
020501550	Debris removal	100.00	Cy	0.00	3,600.00	2,000.00	5,600.00
020501620	Partition removal, wood with drywall	800.00	Sf	0.00	1,680.00	1,104.00	2,784.00
020501670	Demo, plaster wall/ceilings	12000.00	Sf	0.00	20,160.00	0.00	20,160.00
020501680	Demo, plaster wall on wood lath	7000.00	Sf	0.00	9,310.00	0.00	9,310.00
020502140	Saw cutting, basement opening	1.00	Lf	0.00	3.00	3,200.00	3,203.00
020602110	Asbestos test, lab samples	5.00	Lot	0.00	0.00	1,062.50	1,062.50
020602180	Asbestos removal, pipe insulation	500.00	Lf	0.00	6,020.00	0.00	6,020.00
022003120	Fill boiler pit, 1-1/2' deep,	800.00	Sf	0.00	1,095.55	248.00	1,343.55
025002110	Base course, stone, 4 in thick	330.00	Sy	1,359.60	920.70	475.20	2,755.50
025002150	Asphalt surface, 3 in thick	330.00	Sy	4,521.00	920.70	679.80	6,121.50
025004120	Walkways, concrete, 4 in thick, high quality	960.00	Sf	3,062.40	4,272.00	384.00	7,718.40
026001160	Connect City water	1.00	Lf	23.28	5.33	8,000.00	8,028.61
026001220	Connect City sewer	1.00	Lf	29.93	10.65	8,000.00	8,040.58
028002150	Connect primary underground power supply	1.00	Sf	0.36	0.34	6,000.00	6,000.70
	<b>Subtotal Sitework</b>			<b>9,496.57</b>	<b>52,466.27</b>	<b>41,081.50</b>	<b>103,044.34</b>

<b>Concrete</b>							
033005110	Concrete, in-place, ground slabs	4.00	Cy	0.00	0.00	2,550.00	2,550.00
033005750	Handicap access ramp	4.00	Cy	0.00	0.00	3,075.00	3,075.00
	<b>Subtotal Concrete</b>			<b>0.00</b>	<b>0.00</b>	<b>5,625.00</b>	<b>5,625.00</b>
<b>Masonry</b>							
042001110	Exterior brick restoration	600.00	Sf	3,750.00	8,388.00	0.00	12,138.00
042001150	Restore masonry window openings	28.00	Ea	9,800.00	41,012.66	8,000.00	58,812.66
045001250	Surface cleaning	1300.00	Sf	1,780.00	2,226.67	0.00	4,006.67
	<b>Subtotal Masonry</b>			<b>15,330.00</b>	<b>51,627.33</b>	<b>8,000.00</b>	<b>74,957.33</b>
<b>Metals</b>							
050101240	Ships ladder	1.00	Lf	2.19	13.31	2,200.00	2,215.50
055001140	Handrails, wall type, 1-1/2 in rail	120.00	Lf	1,596.00	1,198.80	502.80	3,297.60
055001220	Rebuild stairways, 4' wide	60.00	Lf	8,940.00	2,595.60	1,875.00	13,410.60
	<b>Subtotal Metals</b>			<b>10,538.19</b>	<b>3,807.71</b>	<b>4,577.80</b>	<b>18,923.70</b>
<b>WoodPlastics</b>							
061001050	Lumber, construction grade, misc	3.00	MBf	4,189.50	0.00	0.00	4,189.50
061001080	Lumber, Pressure treated, 2" x 12"	1000.00	Lf	2,460.00	0.00	0.00	2,460.00
061003350	Floor sheathing, underlayment, CDX, 3/4" thick	12000.00	Sf	4,320.00	1,066.67	0.00	5,386.67
062203100	Moulding, base, hardwood,	800.00	Lf	2,232.00	640.00	0.00	2,872.00
	<b>Subtotal WoodPlastics</b>			<b>13,201.50</b>	<b>1,706.67</b>	<b>0.00</b>	<b>14,908.17</b>
<b>ThermalMoisture</b>							
072102130	Batt insulation, 9", kraft face, R-30	7400.00	Sf	13,320.00	5,920.00	0.00	19,240.00
072102220	Batt insulation, 6", foil face, R-19	7000.00	Sf	7,910.00	4,620.00	0.00	12,530.00
073204310	Roofing tile, clay, spanish style	160.00	Sf	3,256.00	457.60	0.00	3,713.60
077203350	Roof hatch, 36"x72"	1.00	Ea	857.85	266.25	0.00	1,124.10
079002520	Silicone sealant, cartridge	1.00	Ea	7.18	0.00	3,700.00	3,707.18
	<b>Subtotal ThermalMoisture</b>			<b>25,351.03</b>	<b>11,263.85</b>	<b>3,700.00</b>	<b>40,314.88</b>
<b>DoorsWindows</b>							
083001250	Storefront glazing	1.00	Ea	1,303.40	216.33	9,800.00	11,319.73
083001260	Restore sidewall / rear wall glazing	26.00	Ea	43,225.00	6,057.48	0.00	49,282.48
	<b>Subtotal DoorsWindows</b>			<b>44,528.40</b>	<b>6,273.81</b>	<b>9,800.00</b>	<b>60,602.21</b>
<b>Finishes</b>							
091001520	Steel stud, no-load, 20 ga, 3-5/8" x 14 ft	870.00	Ea	6,533.70	7,525.50	0.00	14,059.20
092501430	Drywall, 5/8", walls, incl tape & finish	9700.00	Sf	5,820.00	9,118.00	0.00	14,938.00
093101330	Floor tile, ceramic, 12" x 12", premium	400.00	Sf	5,480.00	1,732.00	0.00	7,212.00
093105230	Wall tile, ceramic, 6" x 6", premium	800.00	Sf	13,568.00	3,512.00	0.00	17,080.00
099003130	Paint, perimeter walls	3870.00	Sf	1,354.50	3,870.00	0.00	5,224.50
099102130	Patch exterior paint	1.00	Sf	0.39	1.39	3,500.00	3,501.78
	<b>Subtotal Finishes</b>			<b>32,756.59</b>	<b>25,758.89</b>	<b>3,500.00</b>	<b>62,015.48</b>

<b>Specialties</b>							
104002110	Plastic signs, engraved, 6"x12" (misc)	10.00	Ea	638.40	266.30	0.00	904.70
105201250	Fire extinguisher cabinet, medium	4.00	Ea	1,569.40	399.40	0.00	1,968.80
	<b>Subtotal Specialties</b>			<b>2,207.80</b>	<b>665.70</b>	<b>0.00</b>	<b>2,873.50</b>
<b>Conveying</b>							
142001210	Passenger, hydraulic, 100 fpm, 2 stop	1.00	Ea	0.00	0.00	132,500.00	132,500.00
142002150	Freight elevator, service / repair	1.00	Ea	0.00	0.00	7,000.00	7,000.00
	<b>Subtotal Conveying</b>			<b>0.00</b>	<b>0.00</b>	<b>139,500.00</b>	<b>139,500.00</b>
<b>Mechanical</b>							
153002110	Fire alarm system	1.00	Ea	2,992.50	399.38	6,000.00	9,391.88
153002150	Smoke detector, wired	8.00	Ea	0.00	0.00	2,250.00	2,250.00
153003150	Fire alarm bell	6.00	Ea	1,037.40	199.74	0.00	1,237.14
154002210	New ADA restrooms	4.00	EA	15,000.00	36,660.81	0.00	51,660.81
154007340	Water heater, electric, 80 gallon	1.00	Ea	1,163.75	299.54	0.00	1,463.29
154007410	Drinking fountain, wall hung	2.00	Ea	1,529.50	399.38	0.00	1,928.88
155001450	Exhaust fan, roof type, 600 cfm	4.00	Ea	5,852.00	599.04	0.00	6,451.04
155006120	Rooftop HVAC	4.00	Ea	33,782.00	35,943.75	0.00	69,725.75
	<b>Subtotal Mechanical</b>			<b>61,357.15</b>	<b>74,501.64</b>	<b>8,250.00</b>	<b>144,108.79</b>
<b>Electrical</b>							
165001220	Fluorescent lighting, surface, basement level	50.00	Ea	5,253.50	3,827.50	0.00	9,081.00
165001260	Fluorescent lighting, strip, 8' (temp)	100.00	Ea	13,965.00	7,655.00	0.00	21,620.00
166001220	Exhaust fan	1.00	Ea	166.25	83.20	0.00	249.45
167001410	Closed circuit TV, cabling	1.00	Lf	4,655.00	1,065.00	0.00	5,720.00
168502130	Electrical distribution	4.00	Ea	12,000.00	33,280.00	0.00	45,280.00
	<b>Subtotal Electrical</b>			<b>36,039.75</b>	<b>45,910.70</b>	<b>0.00</b>	<b>81,950.45</b>
	<b>Estimate Total</b>			<b>262,060.80</b>	<b>296,771.78</b>	<b>250,765.85</b>	<b>809,598.43</b>

The ground level has 7,440 square feet and the second level has 6,152 square feet, a total of 13,592 square feet. The budget for the “vanilla” renovation scope totals \$809,598—which works out to \$59.56 per square foot.

The costs to finish the space would depend on the use, but some of the additional costs regardless of use would include:

- Demising walls
- Ductwork to rooms
- Finished ceiling
- Lighting
- Fire protection system

Annual operating costs would include:

- Taxes (taxes for the property, with the vacant building in its current condition, are \$32,611).
- HVAC
- Water
- Management and maintenance

A pro forma would also have to factor in vacancies during lease-up and subsequent operation.

Net rental rates for comparable office and retail space advertised on-line show a range of \$12 to \$21 per square foot. This potential income would not justify the expense of renovating 1207 Washington.

Historic tax credits can sometimes provide financial incentive for a developer to take on a project that might not otherwise be economically viable. The Hennepin County assessor’s market value for 1207 Washington is \$769,500, of which \$417,200 is attributed to the building (\$30.69 per square foot) and \$352,300 to the land. The cost of renovating the building would exceed the basis of the building, so if the property qualified for the National Register, the renovation would be eligible to claim historic tax credits. Given the costs and complexities of the tax credit application, however, developers rarely seek tax credits for projects under \$3 million. Furthermore, the credits can only be claimed for properties that qualify for the National Register, and it seems extremely unlikely that 1207 Washington would qualify for that designation.

### Other Considerations

The city has endorsed the planning framework for Complete Communities, which seeks to reduce automobile dependence. It is a reality, however, that automobiles—whether shared use or privately owned—will continue to play an essential role in downtown



Minneapolis for the foreseeable future. As such, there will be a continued need for facilities to fuel and service vehicles. Current city regulations prohibit the construction of new service stations in downtown Minneapolis, so it is imperative that existing facilities can efficiently handle the needs of vehicle users.

Situated immediately adjacent to a major downtown access point for Interstate 35W, Bobby and Steve's Auto World occupies an ideal location for such a facility. This is verified by the intense use that the service station experiences. It becomes congested, however, under the constraints of its current layout. Complete Communities calls for improving operations at congested intersections, and this could be extended to include operations at vehicle-related businesses.

## **Attachments**

### **A. Notification of Public Hearing:**

- **Council Member Jacob Frey (Ward 3)**
- **Council Member Abdi Warsame (Ward 6)**
- **Downtown Minneapolis Neighborhood Association**
- **West Bank Community Coalition**

### **B. Site Plan**

### **C. 1207 Washington Avenue South: An Assessment of Significance**

## Attachment A: Notifications

Notification of Public Hearing (sent by email on June 1, 2015):

- Council Member Jacob Frey (Ward 3)
- Council Member Abdi Warsame (Ward 6)
- Downtown Minneapolis Neighborhood Association
- West Bank Community Coalition

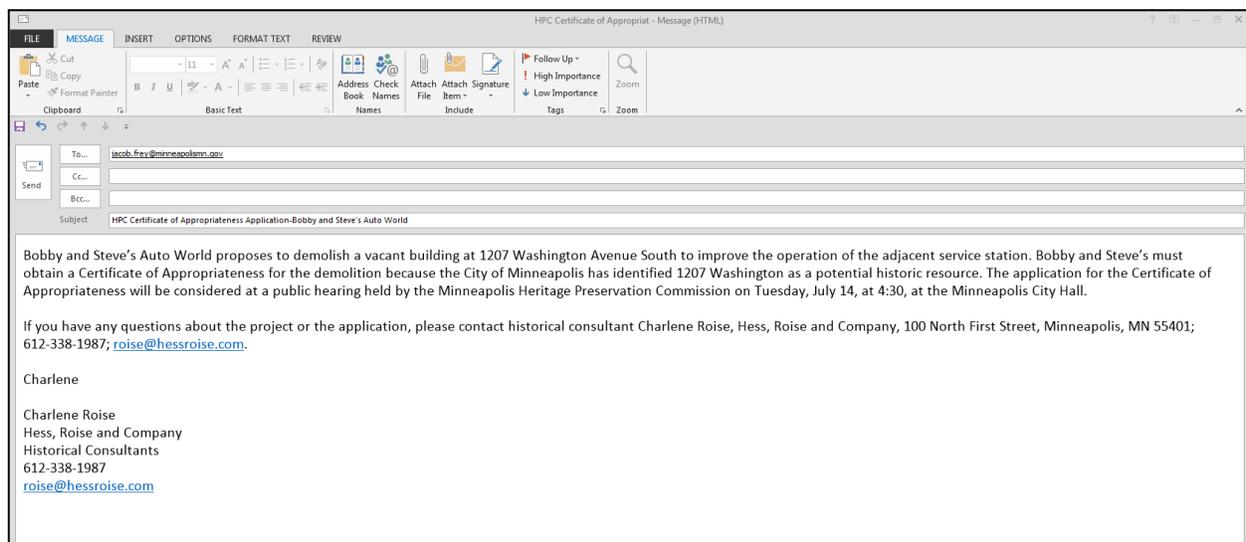
Message:

Bobby and Steve's Auto World proposes to demolish a vacant building at 1207 Washington Avenue South to improve the operation of the adjacent service station. Bobby and Steve's must obtain a Certificate of Appropriateness for the demolition because the City of Minneapolis has identified 1207 Washington as a potential historic resource. The application for the Certificate of Appropriateness will be considered at a public hearing held by the Minneapolis Heritage Preservation Commission on Tuesday, July 14, at 4:30, at the Minneapolis City Hall.

If you have any questions about the project or the application, please contact historical consultant Charlene Roise, Hess, Roise and Company, 100 North First Street, Minneapolis, MN 55401; 612-338-1987; [roise@hessroise.com](mailto:roise@hessroise.com).

Follow-up:

The Downtown Minneapolis Neighborhood Association invited the team to present the project at its July 20 board meeting. The community expressed support for Bobby and Steve's. The board will be sending a letter to the city planner regarding the project.



City of Minneapolis - Contact Ward 6 - Abdi Warsame

City Council

**Ward 6 - Abdi Warsame**

- About Abdi Warsame
- Staff Contacts
- About Ward 6
  - Neighborhood Organizations
  - Ward 6 Neighborhoods
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**Contact**  
 350 S. 5th St., Room 307  
 Minneapolis, MN 55415  
 (612) 673-2206  
[Contact Ward 6](#)

**Contact Ward 6 - Abdi Warsame**

Name \*  
Charlene Roise

E-mail Address \*  
roise@hessroise.com

Phone Number  
(612) 338-1987 [Work]

Address  
100 North First Street

City  
Minneapolis

State Zip Code  
MN 55401

Question/Comment \*  
Bobby and Steve's Auto World proposes to demolish a vacant building at 1207 Washington Avenue South to improve the operation of the adjacent service station.

Information you provide is subject to the Minnesota Government Data Practices Act. This law classifies certain information as available to the public on request.

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**Contact**

**DMNA Mailing Address**  
 40 S. 7th Street  
 Suite 212, PMB 172  
 Minneapolis, MN 55402  
 612.659.1279  
[info@thedmna.org](mailto:info@thedmna.org)

**DMNA Meeting Location**  
 The DMNA has been rotating its meeting locations since May of 2014. Please refer to the Home page or the Event page for the next meeting location and time.

**Send DMNA an E-mail**

Subject \*  
HPC C of A Bobby and Steve's Auto World

Name \*  
Charlene Roise  
First Last

Email \*  
roise@hessroise.com

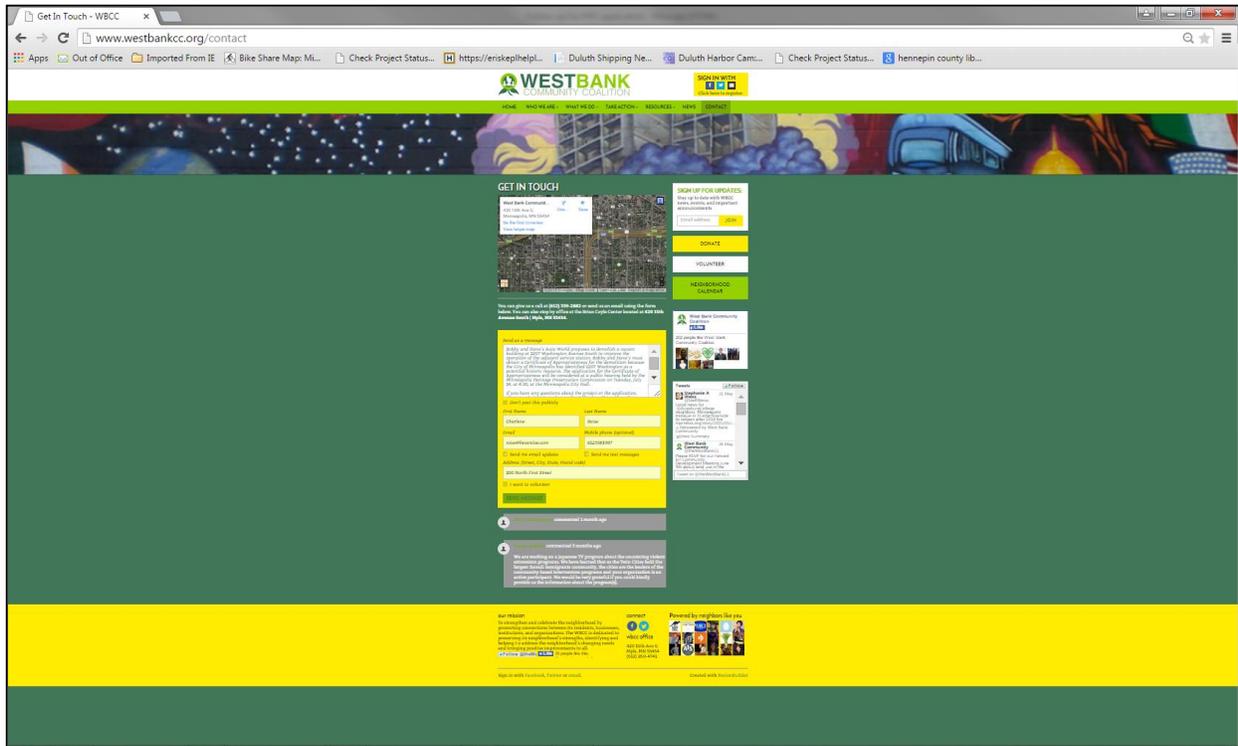
Message \*  
Bobby and Steve's Auto World proposes to demolish a vacant building at 1207 Washington Avenue South to improve the operation of the adjacent service station. Bobby and Steve's must obtain a Certificate of Appropriateness for the demolition because the City of Minneapolis has identified 1207 Washington as a potential historic resource. The application for the Certificate of Appropriateness will be considered at a public hearing held by the Minneapolis Heritage Preservation Commission on Tuesday, July 14, at 4:30, at the Minneapolis City Hall. If you have any questions about the project or the application, please contact historical consultant Charlene Roise, Hess, Roise and Company, 100 North First Street, Minneapolis, MN 55401, 612-338-1987; [roise@hessroise.com](mailto:roise@hessroise.com)

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**Attachment C: Assessment of Significance**



**1207 WASHINGTON AVENUE SOUTH, MINNEAPOLIS:  
AN ASSESSMENT OF SIGNIFICANCE**

**PREPARED BY**

**RACHEL PETERSON AND  
CHARLENE ROISE  
HESS, ROISE AND COMPANY  
THE FOSTER HOUSE  
100 NORTH FIRST STREET  
MINNEAPOLIS, MINNESOTA 55401**

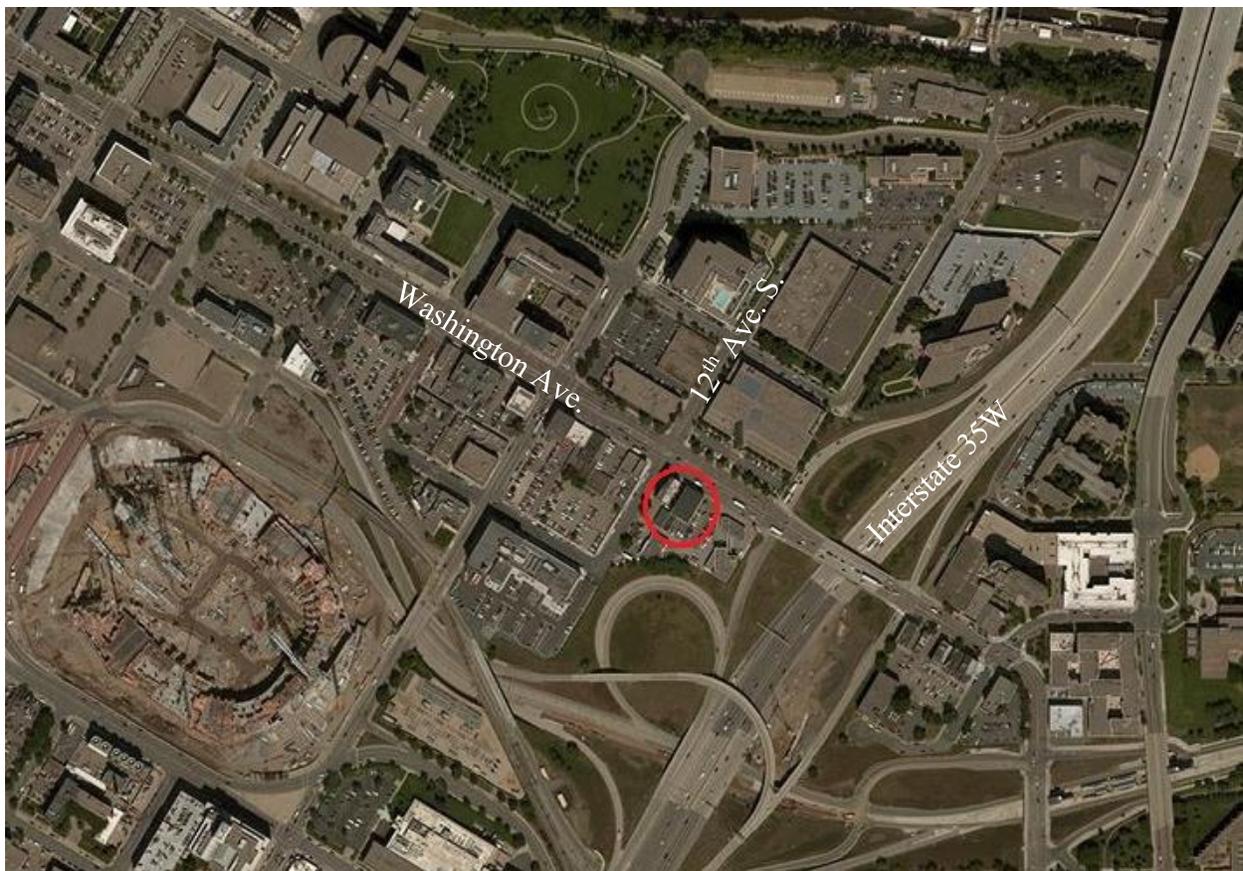
**APRIL 2015**

## PROJECT BACKGROUND AND METHODOLOGY

Hess, Roise and Company was hired by Bobby and Steve's Auto World to evaluate the historical significance of 1207 Washington Avenue South and assess whether the property meets the eligibility criteria for the National Register of Historic Places and/or local landmark designation. Hess Roise historian Rachel Peterson prepared the following report with research assistance from staff researcher Penny Petersen; principal Charlene Roise was the project manager and edited the final report.

Ms. Peterson and Ms. Roise visited the site on March 18, 2015, and inspected the interior and exterior of the building. The consultant team conducted research in Hess Roise in-house files and at the Hennepin County Central Library, the City of Minneapolis Development Review office, and the University of Minnesota libraries. The client and the client's attorney, Paul Steffenson, also provided useful information.

The building is not oriented along cardinal axes, but the wall facing Washington Avenue will be considered the north facade to simplify the following discussion.



*Aerial with location of 1207 Washington Avenue South circled*

## PROPERTY DESCRIPTION

The property at 1207 Washington Avenue South is situated on the eastern end of downtown Minneapolis. The brick building comprises a two-story main block constructed in 1892 and a one-and-a-half-story addition built later that same year.

The building fronts on Washington Avenue, a busy commercial street lined by a mix of historic buildings and modern construction. The block is edged by Twelfth Avenue South to the west and Interstate 35W to the east and south; the southeast corner of the block was taken for the freeway. Bobby and Steve's Auto World, including a service station, car wash, and surface parking lot, are east and south of 1207 Washington, and two commercial buildings are to the west.



### *Exterior*

The main block of 1207 Washington Avenue South has a rectangular plan and stands two stories tall. The walls are made of brick and rest on a stone foundation. The first floor of the north facade is organized by large, modern, storefront windows, a central entrance, and a secondary entrance, which is boarded over.

The remaining surface, extending almost to the second-floor window sills, is modern brick. At either end of the first floor is a stone pilaster with a carved base and a decorated capital. The second story is divided into three sections by brick pilasters with rectangular capitals. The pilasters probably once extended to the ground but now end in corbels by the second-floor window sills. The three window openings on the second floor have been filled with wood paneling. Above each opening is a recessed brick panel. A decorative cornice capped with metal coping projects at the roofline. The second story, as well as the stone pilasters on the first story, have been painted white, while the modern brick on the first floor is unpainted.



*Top: Front (north) and east walls, looking southwest*

*Bottom: Detail of front facade, looking southwest*



The west and east walls of the main block are undecorated. The west wall, much of which was once covered by an adjacent building that is no longer extant, is in poor condition. The brick and mortar have significantly deteriorated and been poorly repointed. Openings at the south end of the wall, which is painted white, have been filled with brick.

The east wall is in equally poor condition and is also painted white. Five historic window openings on the second floor have been filled with brick, but the segmental-arch lintels and rough stone sills remain. Window sills and partial, filled-in openings from a previous third story are also visible on this wall. A non-historic, rusted, metal fire escape leads to a non-historic door at the south end of the second floor.



*Top: West wall—north end, left, and south end, right  
Bottom: East wall, looking southwest*

The main block's south wall has been substantially altered and is in poor condition. An addition extends from the first floor of the wall's west end. The addition historically was as wide the main block, but the eastern two-thirds was demolished sometime between 1938 and 1945. The main block's two exposed bays on the first floor are spanned by metal beams and filled with concrete block covered with stucco; they hold three multi-light windows with security bars and a non-historic metal door. On the second floor, nine window openings have segmental-arch lintels and rough stone sills. The bottom of each opening is filled with concrete blocks and brick to fit smaller, multi-light, metal-frame windows.<sup>1</sup>

Because the property slopes down to the south, the south end of the addition is one-and-a-half-stories tall. The addition has been significantly modified since its construction and the walls are now an amalgamation of materials. The east wall is clad in wood panels and planks and has a modern garage door at the north end. The south wall is constructed of stone, brick, and concrete block. Two non-historic windows are directly below a steel beam that is topped by a brick parapet. A neighboring building, which did not appear on the 1951 Sanborn map, abuts the west wall.



*Top: Rear (south side) of building, with addition to left.  
Center: Detail of second floor of south side of main block showing non-historic windows.  
Bottom: South wall of addition and adjacent building to west, looking northeast.*

<sup>1</sup> Aerial photographs MP 4-358 and A-17-114, available at the John R. Borchert Map Library, University of Minnesota, Minneapolis.

*Interior*

The basement is unfinished and the stone foundation walls are exposed. Steel I-beam columns have been inserted to supplement the older iron columns.

The first floor is open front to back on the east side except near the southwest corner, where non-historic wood paneling divides the space. The exposed structure was modified from its original configuration after fires in 1909, 1911, and 1938. Metal columns with fin-shaped capitals support steel beams. The west one-third of the first floor is partitioned off by a north-south wall that is in its historic location but has been modified with non-historic materials. A door near the north wall provides access to the rooms west of the partition, which are outfitted with non-historic ceilings, walls, and carpet. The floor on this side is lower than it is to the east.

The second floor is open except for two bathrooms and a storage room at the southwest corner. The finishes in these rooms are non-historic. Two different types of columns appear on this floor: one has a fin-shaped capital that joins the ceiling beam and the other has a similar capital situated lower on the column shaft. The historic plaster walls and wood floors are extant on this floor except in the bathrooms and storage rooms, where non-historic flooring and walls have been installed.

In the front of the building, an original wood stair runs along the partition wall between the first and second floors. A non-historic partial flight of stairs with a landing connects to this staircase. Both are in poor condition. A wood stair at the south end of the building runs



*Top: East side of first floor, looking south.  
Center: East side of first floor, looking southwest.  
Bottom: West side of first floor, looking southwest.*



*Left: Second floor, looking southwest. Note non-historic structural system.  
Right: Freight elevator installed in 1944 on second floor, looking west.  
Non-historic windows are on south wall.*

between the basement and the first floor. A 1940s freight elevator is housed in a concrete-block shaft along the south wall. Wood gates cover the entrance on each level.

The interior of the addition has been significantly altered since it was built and little historic material, if any, remains. The space is open, with a concrete floor. A gabled ceiling separates the first floor from the half story above.



*Top: Historic stair (right) and non-historic stair (left) on first floor, looking west  
Bottom: Interior of addition, looking north*

## HISTORY AND CONTEXT

### *Introduction*

The building at 1207 Washington Avenue South was constructed in 1892 as commercial space and a boarding house. Local laborer turned bartender, Alfred Olson, hired Carl F. Struck to design the property. When it was built, the building was part of a large entertainment, retail, and residential district that extended from downtown to the Cedar-Riverside neighborhood.

### *The Development of Minneapolis and Washington Avenue*

When Minneapolis was established in the mid-nineteenth century, development was concentrated at Bridge Square, located between Hennepin, Nicollet, and Washington Avenues. As the city grew, offices, boarding houses, shops, saloons, and theaters lined the blocks throughout this neighborhood.

During the 1880s, the population of Minneapolis increased by 251 percent, catalyzed by strong milling and other industries. An expanding public transportation network—first horse cars, then streetcars—allowed for residential development outside of the city center. Between 1880 and 1884, 85 percent of new construction was residential, and many upper- and middle-class Minneapolitans took advantage of the expanding city and moved out of downtown. The working class often remained downtown, seeking affordable housing close to their jobs so they only had to travel a short distance to work. Amenities varied. Boarding houses included meals while rooming houses did not, and flophouses provided only a bunk or a place to sleep on the floor. The number of boarding houses grew rapidly to serve the increasing workforce. In 1880, the city directory listed 52 boarding houses. Ten years later, that number had boomed to over 300.<sup>2</sup>

Saloons were almost as common as boarding houses during this period—the 1890 city directory listed 233 bars. A contemporary reported that each had its own demographic, ranging from “genteel resorts” to “criminal dives.” Here, the local laborers and businessmen could discuss the issues of the day. Many saloons were on Washington Avenue South, which became the city’s Broadway and bowery. Along with bars, the street was lined with grocery stores, shops, theaters, pool halls, and lodgings of various quality. The densely developed neighborhood “jumbled together houses, shops, apartments, businesses, warehouses, families, factories, managers, misfits, laborers, servants, prostitutes, and animals,” according to historian Annette Atkins.<sup>3</sup>

### *1207 Washington Avenue South*

The building at 1207 Washington Avenue South was constructed in 1892 and originally had four stories. It was designed by Carl F. Struck, a Norwegian-born architect who moved to

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<sup>2</sup> Horace B. Hudson, *A Half Century of Minneapolis* (Minneapolis: Hudson Publishing Company, 1908), 68; Mead and Hunt, *Historic Resources in the Windom, Kenny, and Armatage Neighborhoods and Historic Resources in the Central Core Area Including the Saint Anthony West, Marcy Holmes, Como, Downtown West, Downtown East, and Summer Glenswood Neighborhoods, as well as Portions of the Bryn Mawr, Harrison, Near North, North Loop, Prospect Park and Saint Anthony East Neighborhoods*, 2011, prepared for the City of Minneapolis, 52; Donald R. Torbert, “Minneapolis Architecture and Architects 1848-1908: A Study of Style Trends in Architecture in a Midwestern City Together with a Catalogue of Representative Buildings” (PhD dissertation, University of Minnesota, 1951), 164; Annette Atkins, “At Home in the Heart of the City,” *Minnesota History* 58 (2003): 293.

<sup>3</sup> Atkins, “At Home in the Heart of the City,” 287-291; E. V. Smalley, “Progressive Minneapolis,” *Northwest Magazine*, February 1895, 22.

Minneapolis in 1881. Struck specialized in fraternal halls, courthouses, and commercial buildings. Examples of his work still standing in Minneapolis include the Chicago House (124 North First Street), the Clinton Flats (326-336 East Eighteenth Street), the Minneapolis Brewing Company Office Building (1215 Marshall Street NE), and Pracna Restaurant (117 Main Street SE).<sup>4</sup>

Like many buildings downtown, 1207 Washington had multiple uses. A saloon established by the building owner, Alfred Olson, and other commercial ventures were on the first floor. The 1894 city directory lists clothing store Ringlund and Olander, the Svea Military Band, and confectioner William Vetter at 1209 Washington—in the same building, but with a different entrance from the saloon. Boarding rooms were above. Olson, a Scandinavian like Struck and many residents of the area, worked for years as a laborer before opening his own saloon. Over the next twenty-five-years, he became a fixture in the Minneapolis liquor business by marketing to workmen who sometimes used “Olson’s Hall” as a meeting place. In December 1892, Olson commissioned an addition on the south side of the building. The addition historically spanned the entire width of the lot, but the eastern portion of the addition was demolished in the late 1930s or early 1940s. It appears on a 1938 aerial photograph of the area, but is absent from a 1945 photograph.<sup>5</sup>

In 1898, Olson took on another local bartender, Charles Fjellman, as a partner, and their saloon, Olson and Fjellman, continued to operate out of 1207 South Washington. In 1900, the partners moved their business, renamed the Stockholm Wine Company, to the 100 block of Washington Avenue South. Blomgren Brothers, a retail furniture company, moved into the space they had vacated, and the upper floors continued to be used as a boarding house.<sup>6</sup>

### *Building Ablaze*

On October 11, 1909, a fire started in one of Blomgren Brothers’ workrooms and quickly spread throughout the building. Over \$75,000 in damages were reported and the building was substantially changed as a result. The lower two stories were salvaged, but the third and fourth floors collapsed and were not rebuilt, which apparently ended boarding house operations. A wall of the addition also collapsed but was rebuilt. After the building was repaired, clothier Daniel Soderberg rented the space, but only stayed a year. Another furniture company, M. E. Mitby and Company, moved into the building in 1911. Later that year, another fire necessitated \$2,500 in

---

<sup>4</sup> Alan Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010), 204-205; Larry Millett, *AIA Guide to the Twin Cities* (Saint Paul: Minnesota Historical Society Press, 2007), 56, 101, 123, 201.

<sup>5</sup> “Stockholm Olson Is Dead,” *Minneapolis Journal*, October 24, 1908; Photo Nos. MP 4-358, A-17-112, available at the John R. Borchert Map Library, University of Minnesota, Minneapolis; *Davison’s Minneapolis City Directory* (Minneapolis: C. R. Davison, 1896), 63; *Davison’s Minneapolis City Directory* (Minneapolis: C. R. Davison, 1900), 812, 915, 962; Henry L. Griffith, “Minneapolis: The New Sawdust Town,” in *Downtown: A History of Downtown Minneapolis and Saint Paul In the Words of the People Who Lived It*, ed. David Anderson (Minneapolis: Nodin Press, 2000), 80; David Anderson, “A Brief History of Downtown Minneapolis,” in *Downtown: A History of Downtown Minneapolis and Saint Paul In the Words of the People Who Lived It*, ed. David Anderson (Minneapolis: Nodin Press, 2000), 26-29.

<sup>6</sup> *Davison’s Minneapolis City Directory* (Minneapolis: C. R. Davison, 1900), 1072; City of Minneapolis, *Minneapolis Warehouse District Designation Study*, prepared for the Minneapolis Heritage Preservation Commission, 2009.

repairs. Mitby and Company continued to occupy the space until the late 1920s, after which several different retailers utilized the building.<sup>7</sup>

In 1938, the building suffered its third fire. While this event was relatively minor, it did cause the building's tenant, Oken Brothers Grocery, to vacate the property. Years of use and multiple fires made the building's structure unstable and the Jensen Printing Company invested \$10,000 in strengthening the floors and structure after it purchased the building in 1944. The following year, the company installed a new freight elevator and shaft at the south end of the main block. Jensen Printing moved to a larger space only a few years later. Twin City Florist Supplies began occupying the building in 1950 and was its last long-term tenant.<sup>8</sup>

## EVALUATION OF NATIONAL REGISTER ELIGIBILITY

To qualify for the National Register of Historic Places, properties must meet at least one of the following criteria:

- **Association value/Event—Criterion A:** Properties that are associated with events that have contributed to broad patterns of history.
- **Association value/Person—Criterion B:** Properties that are associated with significant persons and illustrate their achievements.
- **Design or Construction value—Criterion C:** Properties with physical characteristics that are distinctive of a type, period, or method of construction, or that represent the work of a master, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **Information value—Criterion D:** Properties that have yielded or are likely to yield important information about prehistory or history.

In addition, a property must be at least fifty years old unless it is of exceptional importance (Criteria Consideration G). Properties must also retain sufficient integrity to convey their significance. The seven aspects of integrity are location, setting, materials, design, workmanship, feeling, and association.

### Area and Period of Significance

The building at 1207 Washington Avenue South is most appropriately evaluated for the National Register under Criterion A for its significance in the area of Commerce. The period of significance would begin with its construction in 1892 and extend through 1909 when the building ceased operation as a boarding house. Although research did not locate any historic images of the building so its original appearance is not known, it has clearly experienced many

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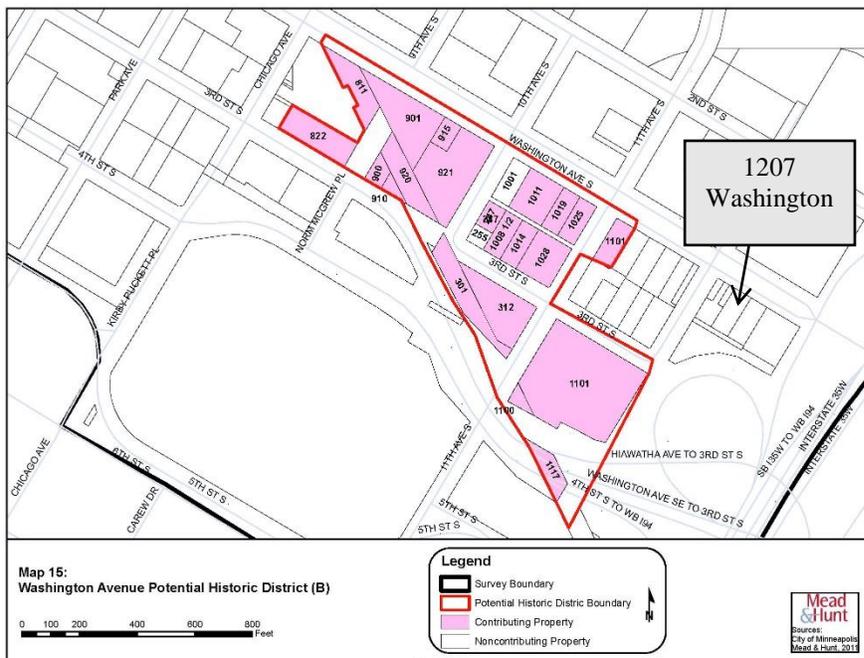
<sup>7</sup> "Two Injured at Fire," *Minneapolis Journal*, October 12, 1909; Minneapolis Building Permits 84951 (November 20, 1909) and 85124 (December 9, 1909); *Davison's Minneapolis City Directory* (Minneapolis: Minneapolis Directory Company, 1912), 493; *Davison's Minneapolis City Directory* (Minneapolis: Minneapolis Directory Company, 1915), 1502; *Davison's Minneapolis City Directory* (Minneapolis: Minneapolis Directory Company, 1916), 2329; *Davison's Minneapolis City Directory* (Minneapolis: Minneapolis Directory Company, 1917), 2442.

<sup>8</sup> Minneapolis Building Permits A23247 (March 9, 1948), 25720 (August 24, 1944), and A26153 (July 10, 1945); *Minneapolis Directory Company's Minneapolis (Minnesota) City Directory* (Minneapolis: Minneapolis Directory Company, 1940) 1815; *Minneapolis Directory Company's Minneapolis (Minnesota) City Directory* (Minneapolis: Minneapolis Directory Company, 1948), 1746; *Minneapolis Directory Company's Minneapolis (Minnesota) City Directory* (Minneapolis: Minneapolis Directory Company, 1950), 1713.

alterations and would not qualify under Criterion C in the area of Architecture. Alfred Olson does not appear to have sufficient significance to consider the property under Criterion B for its association with him.

The building was part of the Washington Avenue commercial corridor where saloons and boarding houses were common. In considering the significance of 1207 Washington in this context, the property does not seem particularly noteworthy, especially given the number of buildings of this type that remain along Washington Avenue and in the Cedar-Riverside area. The 1207 Washington building has experienced many alterations during and subsequent to its use as a saloon and boarding house. As a result, it is not a good example of its type due to diminished integrity (see below). This would disqualify it from individual designation. It also seems an unlikely candidate for inclusion in a historic district. While buildings to the west on Washington have some potential for a historic district, 1207 Washington is at the end of the group and is edged by modern buildings and freeways to the north, east, and south, so there would be no just justification for including the property in a historic district even as non-contributing.

This conclusion is reinforced by a historic resources inventory that was commissioned by the City of Minneapolis and completed in 2011. The inventory included historic resources in the “central core area” including “Downtown East.” The inventory report identified the “Washington Avenue Potential Commercial Historic District” as possibly significant under National Register Criteria A and C and Minneapolis Heritage Preservation Commission Criteria 1 and 4 (see below). The boundaries extend “along the south side of Washington Avenue and the north side of 3<sup>rd</sup> Street South between 11<sup>th</sup> Avenue to the east and Chicago Avenue to the south”—ending a block west of 1207 Washington.<sup>9</sup>



Map of potential historic district, with location of 1207 Washington added.

<sup>9</sup> Mead and Hunt, *Historic Resources*, 108-110.

## **Integrity**

An evaluation of integrity must consider the property's current condition in light of its historic evolution. The following discussion analyses 1207 Washington Avenue South using the seven aspects of integrity as established by the National Register guidelines.

The main block of 1207 Washington Avenue South still occupies its original footprint and therefore retains its integrity of **location**. This aspect of integrity is defined as the “place where the historic property was constructed or the place where the historic event occurred.”

The building's integrity of **design**, “the combination of elements that create the form, plan, space, structure, and style of a property,” has been compromised by fire damages and alterations. In addition, subsequent changes have further diminished the building's integrity of design. Specifically, replacement of the storefront, alteration of window openings on all facades, and interior modifications have changed the character of the building. The demolition of the majority of the 1892 addition and substantial alterations to the remaining portion also detract from the building's integrity of design.

The integrity of **materials** and **workmanship** have been compromised on the exterior and interior of the main block by the removal of windows, the replacement of historic doors, and alterations to the historic structure and interior finishes. The 1892 addition has been modified extensively and minimal historic materials remain.

The integrity of **setting**—“the physical environment of a historic property”—has been diminished by demolition and new construction on surrounding lots and blocks. A modern service station edges the building to the east and south. The blocks to the east of the building were cleared for the construction of Interstate 35W, dramatically changing the character of the area. Historic buildings on the blocks to the north have also been demolished and replaced with modern construction.

The building has poor integrity of **feeling** and **association**. These aspects are defined as “a property's expression of the aesthetic or historic sense of a particular period of time” and “the direct link between an important historic event or person and a historic property,” respectively. The first fire in 1909 marked the end of the building's period of significance because the two upper stories were lost and the boarding house use ended. Without the upper stories, the building has lost its association with this important element of its significance.

The cumulative effects of the alterations to the building have destroyed its integrity, making it ineligible for listing in the National Register.

## **EVALUATION OF LOCAL DESIGNATION ELIGIBILITY**

The Minneapolis Heritage Preservation Commission has designation criteria that is similar to the National Register, but more inclusive:

- (1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic, or social history.
- (2) The property is associated with the lives of significant persons or groups.

- (3) The property contains or is associated with distinctive elements of city or neighborhood identity.
- (4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
- (5) The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.
- (6) The property exemplifies works of mast buildings, engineers, designers, artists, craftsmen or architects.
- (7) The property has yielded, or may be likely to yield, information important in prehistory or history.

Criterion 1 is similar to the National Register Criterion A and the above discussion of significance applies here as well. The Minneapolis Heritage Preservation Commission also requires buildings to have adequate integrity to merit designation. As 1207 Washington Avenue South's integrity is poor, it is ineligible.

## CONCLUSIONS AND RECOMMENDATIONS

Downtown Minneapolis at the end of the nineteenth century was compact, and goods, services, and lodging could be found within a small area. The city's growing labor force often worked and lived downtown. For this reason, mixed-used buildings like 1207 Washington Avenue South were important because they served and housed the city's workforce. The property, however, does not appear to have particular significance as an individual structure, nor does it retain sufficient integrity to merit designation by the National Register or the Minneapolis Heritage Preservation Commission individually or as part of a district.

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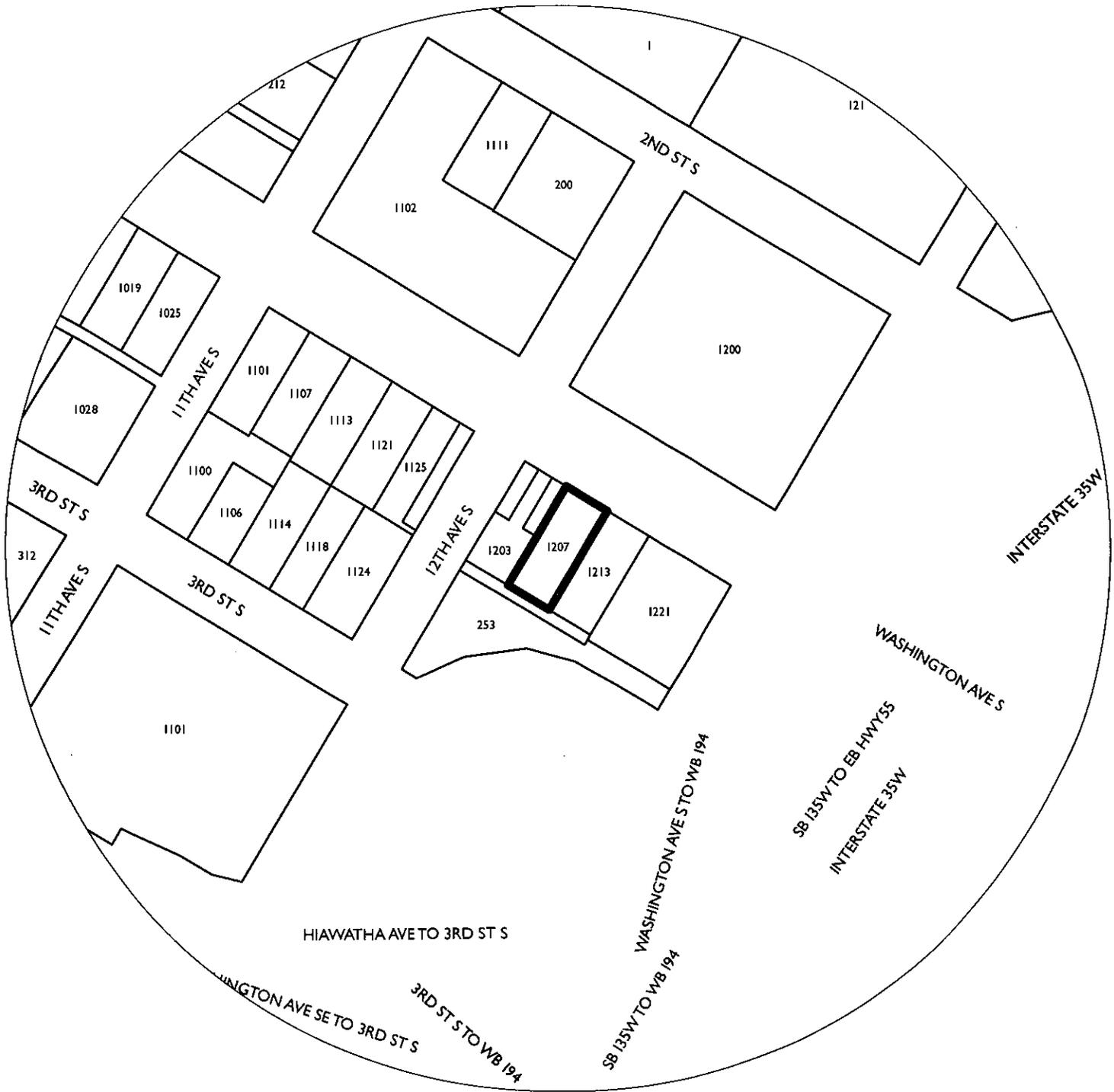
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**Bobby & Steve's Auto World**

**3rd**

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

**1207 Washington Ave S(1209 & 1211 Washington Ave S)**

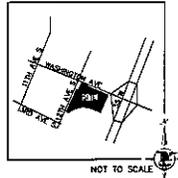
FILE NUMBER

**BZH-28717**

**LEGEND**

- Property Monument
- Concrete
- ▬ Concrete Curb
- ▬ Fence
- ▬ Overhead Electric
- ▬ Underground Electric
- ▬ Underground Telephone
- ▬ Water
- ▬ Gas
- ▬ Sanitary Sewer
- ▬ Storm Sewer
- ▬ Electric Meter
- ▬ Electric Box
- ▬ Electric Switch
- ▬ Power Pole
- ▬ Hydrant
- ▬ Unknown Manhole
- ▬ Gate Valve
- ▬ Catchbasin
- ▬ Catchbasin
- ▬ Air Conditioning Unit
- ▬ Light Pole
- ▬ Gas Meter
- ▬ Telephone Manhole
- ▬ Telephone Box
- ▬ Water Manhole
- ▬ Window Well
- ▬ Sanitary Manhole
- ▬ Storm Manhole

**VICINITY MAP**



NOT TO SCALE



**BUILDING DETAILS:**

- DETAIL A**  
1202 WASHINGTON AVE. SO.  
2-STORY BRICK BUILDING  
FOOTPRINT AREA = 1,680 SQ. FT.
- DETAIL B**  
1207 WASHINGTON AVE. SO.  
2-STORY BRICK BUILDING  
FOOTPRINT AREA = 1,280 SQ. FT.
- DETAIL C**  
1221 WASHINGTON AVE. SO.  
2-STORY BRICK BUILDING  
FOOTPRINT AREA = 1,380 SQ. FT.
- DETAIL D**  
233 12th Ave. SO.  
1-STORY BRICK BUILDING  
FOOTPRINT AREA = 473 SQ. FT.

**SURVEY PERFORMED BY:**  
HARRY S. JOHNSON CO., INC.  
LAND SURVEYORS & CONSULTANTS  
5063 Lynnhaven Avenue South  
Bloomington, MN 55420  
(612) 884-3344  
(952) 884-3344 Fax  
Email: tom@harryjohnson.com  
Web: www.harryjohnson.com

**NOTES CORRESPONDING TO SCHEDULE B:**

1. Parcel 1 shows a common wall or party wall with the premises located at 1201 Washington Avenue South. There is a Party Wall Agreement memorialized on the Certificate of Title which covers 1201 Washington Avenue South. A certified copy should be obtained and filed against the Certificate of Title for Parcel 1. (AFFECTS PROPERTY, AS SHOWN ON SURVEY)
2. Reservation of all interests and mineral rights in favor of the State of Minnesota. (AFFECTS PROPERTY, NOTHING TO GRAPHICALLY SHOW)
3. No right of access exists from the premises across interests highway No. 236. The right of access was reserved by the State of Minnesota in Sec. No. 443362 and filed for registration with the Registrar of Titles on Dec. No. 130228. Affects Parcel 2. (AFFECTS PROPERTY, AS SHOWN ON SURVEY)
4. Subject to a limitation of the right of access from the premises to any trunk highway as set forth in Sec. Doc. No. 130539. Affects Parcel 2-8. (AFFECTS PROPERTY, AS SHOWN ON SURVEY)
5. Subject to the safety of access rights to Interstate Highway No. 35W in favor of the State of Minnesota, as contained in County Recorder Statement No. 370433A, as to Lot 6. Affects Parcels 2-4. (AFFECTS PROPERTY, AS SHOWN ON SURVEY)
6. Subject to an easement over a portion of Lots 4, 5, 6 and 7 described in County Recorder Document No. 678374. (AFFECTS PROPERTY, AS SHOWN ON SURVEY)
7. Subject to easement dated September 16, 1997, Registrar of Titles Doc. No. 2042599. (AFFECTS PROPERTY, AS SHOWN ON SURVEY)
8. Subject to an easement over Northwesterly 9 feet of Lot 3. (AFFECTS PROPERTY, AS SHOWN ON SURVEY)

**STATEMENT OF POTENTIAL ENCROACHMENTS:**

- 1. Existing high voltage property line as shown on survey.
- 2. Existing tract crosses property line as shown on survey.

**GENERAL NOTES:**

1. The bearing system used is assumed.
2. The locations of the underground utilities shown herein, if any, are approximate only. PURSUANT TO MSA 23B.03 CONTACT GUYER STATE ONE CALL AT (812) 454-0022 PRIOR TO ANY EXCAVATION.
3. Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 270300027C, effective 09/04 September 2, 2009.
4. Site area = 73,182 square feet = 1,680 acres.
5. There are a total of 45 vehicle parking stalls on said property of which there are 1 designated as handicap.
6. All field measurements matched recorded dimensions within the precision requirements of ALTA/ACSM specifications.
7. This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and ACSM.
8. There is no observable evidence of covenants in the field or of record.
9. The surveyor was not provided zoning information by the client or from a Title A Plan(s) do or do not.
10. There is no visible above ground evidence of earth retaining work, building construction or building conditions which report herein.
11. There is no observable evidence of recent street or sidewalk construction or repairs.
12. There is no visible above ground evidence of the site being used as a solid waste dump, name or otherwise.
13. Utilities to nearest intersection, site is located at the SE Quad of the intersection of Washington Avenue South and 12th Avenue South.
14. In preparing this survey I have relied upon the supporting documents and the Commission for Title Insurance issued by MFC National Title Insurance Company having an effective date of January 28, 2009 and bearing the number 3221-10-0002.
15. There are party walls designated by recorded Party Wall Agreements on subject property pursuant to Title A Plan No.

**LEGAL DESCRIPTION**

Parcel 1: The Southwesterly 22 feet of the Northwesterly 44 feet of the Northwesterly 80 feet of Lot 10, that part of Lot 10 lying between the northwesterly 50 feet thereof and the Southwesterly 5 feet thereof in Block 110, Town of Minneapolis, Hennepin County, Minnesota. (Torrans Certificate No. 1157962).

Parcel 2: 1203 Washington Avenue South, Minneapolis, MN 55415

Parcel 3: The Northwesterly 22 feet of the Southwesterly 100 feet of Lot 1. That part of Lot 1 lying Northwesterly of a line drawn Southwesterly from a point on the Northwesterly line of said Lot 3 distant 45 feet Southwesterly from the Northwesterly line of the Southwesterly 157 feet of said Lot 3 to a point on the Southwesterly line of said Lot 3 distant 25 feet Southwesterly from said Northwesterly line of the Southwesterly 157 feet.

That part of Lot 4 lying Northwesterly of a line drawn Southwesterly from a point on the Northwesterly line of said Lot 4 distant 28 feet Southwesterly from the Northwesterly line of the Southwesterly 157 feet of said Lot 4 to a point on the Southwesterly line of said Lot 4 distant 24 feet Southwesterly from said Northwesterly line of the Southwesterly 157 feet.

That part of Lot 5 lying Northwesterly of the Southwesterly 157 feet of said Lot 5. Lots 6 and 7. All in Block 110, TOWN OF MINNEAPOLIS. (Torrans Certificate 1367456)

Parcel 3: That part of Tracts B, C and E, described below:

Tract B: Lot 1, except the Southwesterly 22 feet of the Southwesterly 100 feet thereof, Block 110, Town of Minneapolis, according to the plot thereof on file and of record in the office of the Registrar of Deeds in and for Hennepin County, Minnesota.

Tract C: The Southwesterly 157 feet of Lot 2, Block 110, Town of Minneapolis, according to the plot thereof on file and of record in the office of the Registrar of Deeds in and for Hennepin County, Minnesota.

Tract E: The Northwesterly 47 feet of the Southwesterly 157 feet of Lot 5, Block 110, Town of Minneapolis, according to the plot thereof on file and of record in the office of the Registrar of Deeds in and for Hennepin County, Minnesota; which lies Northwesterly, Northern and Northwesterly of Line 1 described below:

Line 1: Beginning at a point on the Southwesterly extension of the Northwesterly line of Lot 1, said Block 110, distant 34 feet Southwesterly of the most Westerly corner of said Lot 1; thence run Northwesterly to a point on the Northwesterly line of Tract C, hereinafter described, distant 88 feet Southwesterly of the most Westerly corner of said Tract C; thence run Northwesterly to a point on the Southwesterly line of said Tract C, distant 45 feet Southwesterly of the most Eastern corner of said Tract C; thence run Easterly to a point on the Southwesterly line of Lot 5, said Block 110, distant 28 feet Southwesterly of its intersection with the Northwesterly line of the Southwesterly 157 feet of said Lot 3; thence run Southwesterly to a point on the Northwesterly line of Tract E hereinafter described, distant 24 feet Southwesterly of the most Northern corner thereof; thence run Southwesterly parallel with the Northwesterly line of said Tract E to the Southwesterly line of said Tract E and there terminating. (Torrans Certificate No. 258140)

Parcel 4: The Northwesterly 157 feet of Lot 5, Block 110, Town of Minneapolis.

Parcel 5: Lot 9, Block 110, Town of Minneapolis.

Parcel 6: The front or Northwesterly 80 feet of Lot 10 except the Northwesterly 44 feet thereof, Block 110, Town of Minneapolis.

(Parcels 4, 5 and 6 are contained in Torrans Certificate No. 1153736)

Property Address (Parcels 2-6): 1221 Washington Avenue South, Minneapolis, MN 55415

**LAND TITLE SURVEY**

ALTA/ACSM  
for:  
SKAPE LLC  
SITE: BOBBY & STEVE'S AUTO WORLD  
MINNEAPOLIS, MINNESOTA

**CERTIFICATION:**

I, Bobby & Steve's Auto World & LLP, SiteCountry Bank and MFC National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2005 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include:

Items 1, 2, 3, 4, 5, 7(a), 7(b), 8, 9, 10, 11(a), 12, 13, 14, 15, 16, 17, 18, 19 and 20 of Subpart A thereof.

The field work was completed on April 15, 2016.

Date of Map or Plat: April 21, 2016

*Thomas E. Murphy, C.S.*  
Title: Reg. No. 23677

1 OF 1  
641  
49  
1-3-3090  
2015188  
CT

**HARRY S. JOHNSON CO., INC.**  
LAND SURVEYORS & CONSULTANTS  
BLOOMINGTON, MINNESOTA  
PHONE: 612-884-3344 FAX: 612-884-3344

**BOBBY & STEVE'S AUTO WORLD**  
SITE FEASIBILITY STUDY

Downtown East District

BOBBY & STEVE'S AUTO WORLD  
1221 Washington Avenue South  
Minneapolis, MN 55415  
612.333.8900  
Contact: Steve Williams

DRAWING INFORMATION

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
PRINTED 07.13.15

SD's	03/24/15	Prelim. City Mtg
SD's	04/30/15	Council Member Frey Mtg
SD's	05/05/15	Historic Coordination Set
SD's	05/20/15	Alley Vacated
SD's	07/20/15	HPC Submittal

Drawings, specifications and other visual aids, as instruments of service are the property of: **Studio 3 Design LLC** whether the project for which they are made be executed or not and they are not to be used for any other site than the one for which they are prepared, except by agreement in writing.

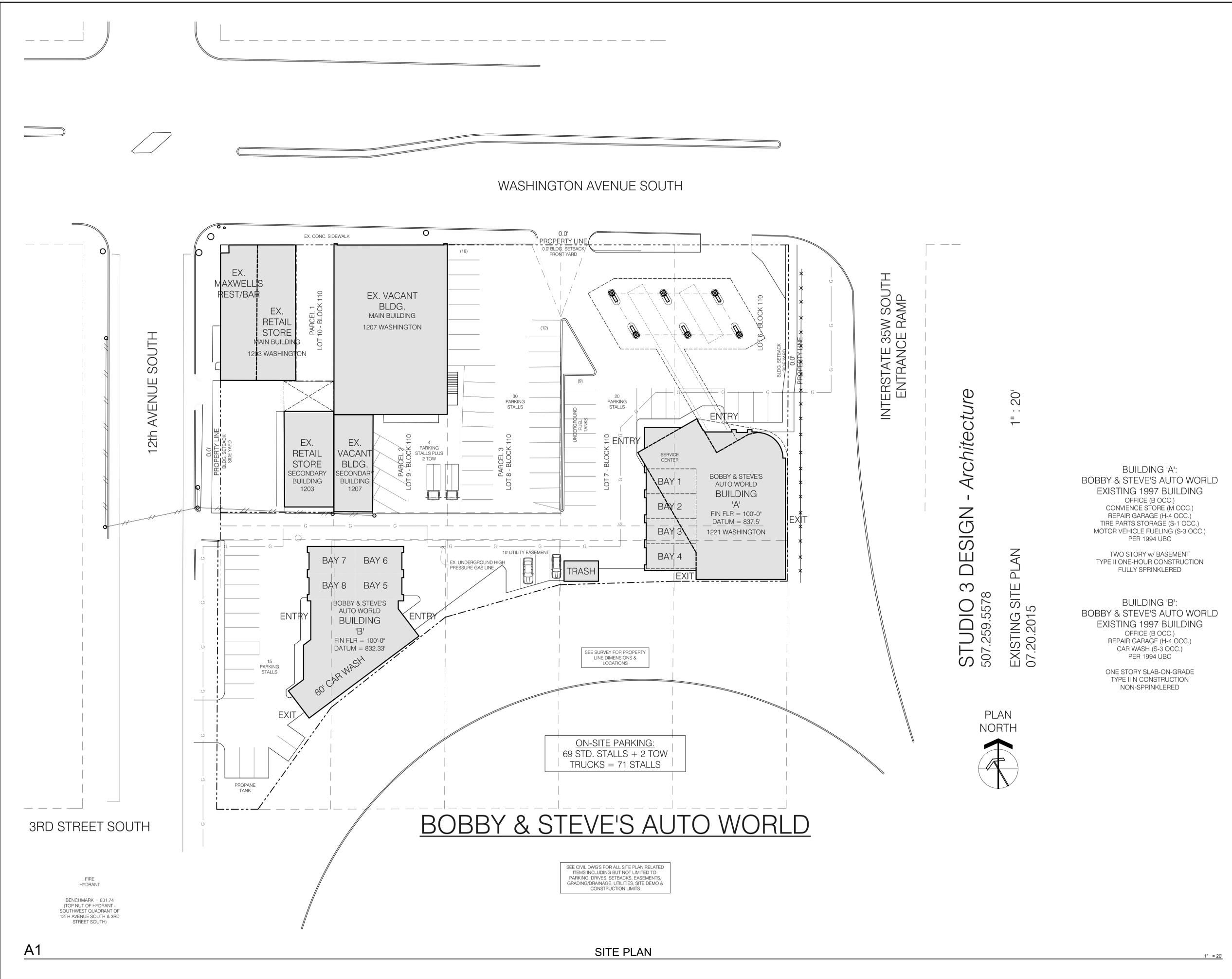
Model File: BnS\_WASHINGTON\_031115

SHEET TITLE

EXISTING SITE  
PLAN

SHEET #

**A1.0**



STUDIO 3 DESIGN - Architecture

507.259.5578

EXISTING SITE PLAN

07.20.2015

1" : 20'



**BOBBY & STEVE'S AUTO WORLD**

ON-SITE PARKING:  
69 STD. STALLS + 2 TOW  
TRUCKS = 71 STALLS

SEE CIVIL DWGS FOR ALL SITE PLAN RELATED ITEMS INCLUDING BUT NOT LIMITED TO: PARKING, DRIVES, SETBACKS, EASEMENTS, GRADING/DRAINAGE, UTILITIES, SITE DEMO & CONSTRUCTION LIMITS

SEE SURVEY FOR PROPERTY LINE DIMENSIONS & LOCATIONS

3RD STREET SOUTH

12th AVENUE SOUTH

WASHINGTON AVENUE SOUTH

INTERSTATE 35W SOUTH  
ENTRANCE RAMP

SITE PLAN

1" = 20'

A1

FIRE HYDRANT  
BENCHMARK = 831.74  
(TOP NUT OF HYDRANT -  
SOUTHWEST QUADRANT OF  
12TH AVENUE SOUTH & 3RD  
STREET SOUTH)

**BOBBY & STEVE'S AUTO WORLD**  
SITE FEASIBILITY STUDY

Downtown East District

BOBBY & STEVE'S AUTO WORLD  
1221 Washington Avenue South  
Minneapolis, MN 55415  
612.333.8900

Contact: Steve Williams

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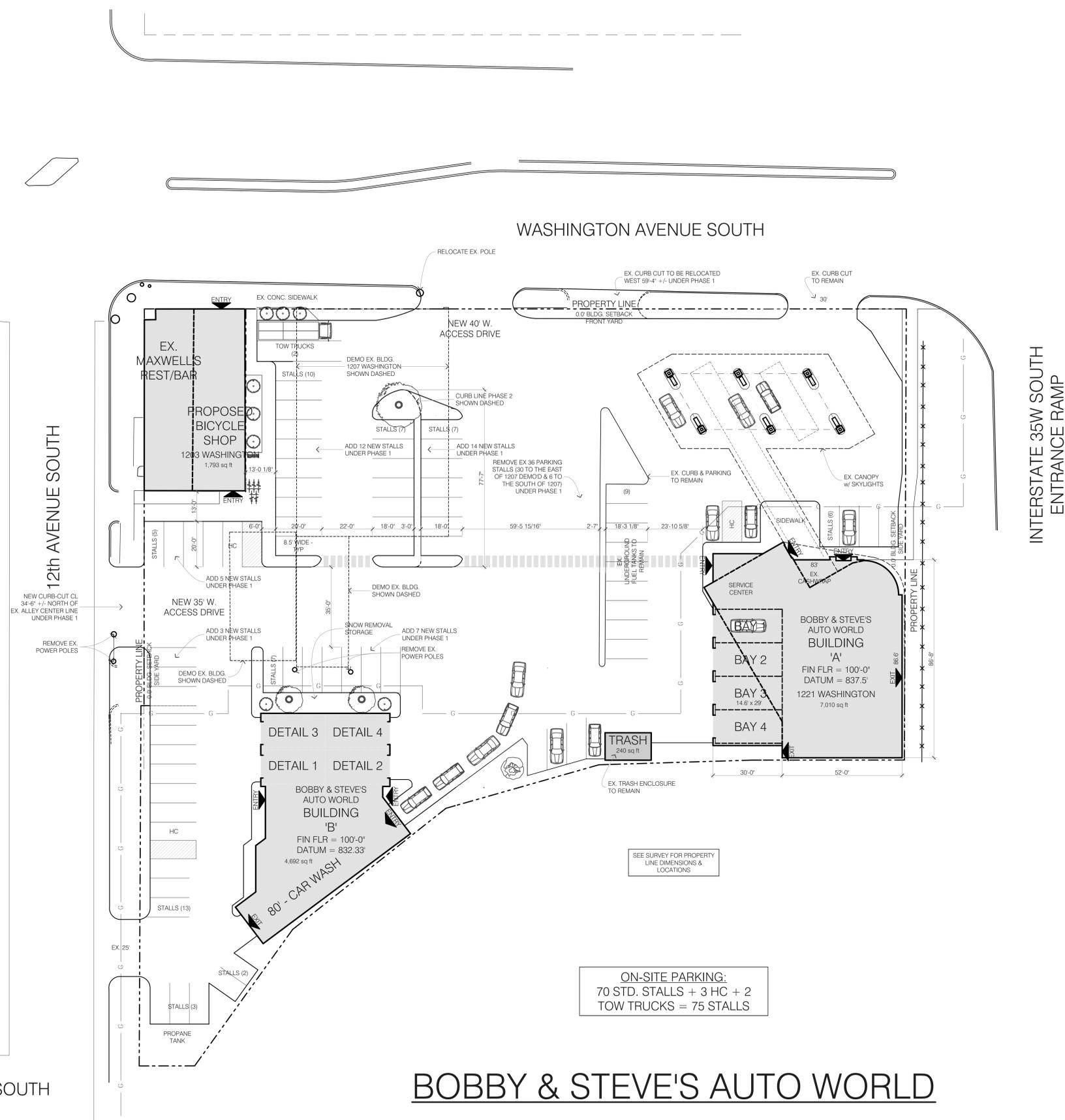
Model File: BnS\_WASHINGTON\_031115

SHEET TITLE

PRELIMINARY  
SITE PLAN 'H2'  
(PHASE 1)

SHEET #

A1.1



STUDIO 3 DESIGN - Architecture  
WI 651.235.6494  
MN 507.259.5578

SCHEME 'H2' - SITE PLAN (PHASE 1) 1" : 20'  
07.20.2015



**ON-SITE PARKING:**  
70 STD. STALLS + 3 HC + 2  
TOW TRUCKS = 75 STALLS

SEE CIVIL DWGS FOR ALL SITE PLAN RELATED ITEMS INCLUDING BUT NOT LIMITED TO: PARKING, DRIVES, SETBACKS, EASEMENTS, GRADING/DRAINAGE, UTILITIES, SITE DEMO & CONSTRUCTION LIMITS

SEE SURVEY FOR PROPERTY LINE DIMENSIONS & LOCATIONS

**BOBBY & STEVE'S AUTO WORLD**

SCHEME H2 - SITE PLAN (PHASE 1)

1" = 20'

A1

3RD STREET SOUTH

12th AVENUE SOUTH

WASHINGTON AVENUE SOUTH

INTERSTATE 35W SOUTH  
ENTRANCE RAMP

FIRE HYDRANT  
BENCHMARK = 831.74  
(TOP NUT OF HYDRANT -  
SOUTHWEST QUADRANT OF  
12TH AVENUE SOUTH & 3RD  
STREET SOUTH)

**BOBBY & STEVE'S AUTO WORLD**  
SITE FEASIBILITY STUDY

Downtown East District

BOBBY & STEVE'S AUTO WORLD  
1221 Washington Avenue South  
Minneapolis, MN 55415  
612.333.8900  
Contact: Steve Williams

DRAWING INFORMATION

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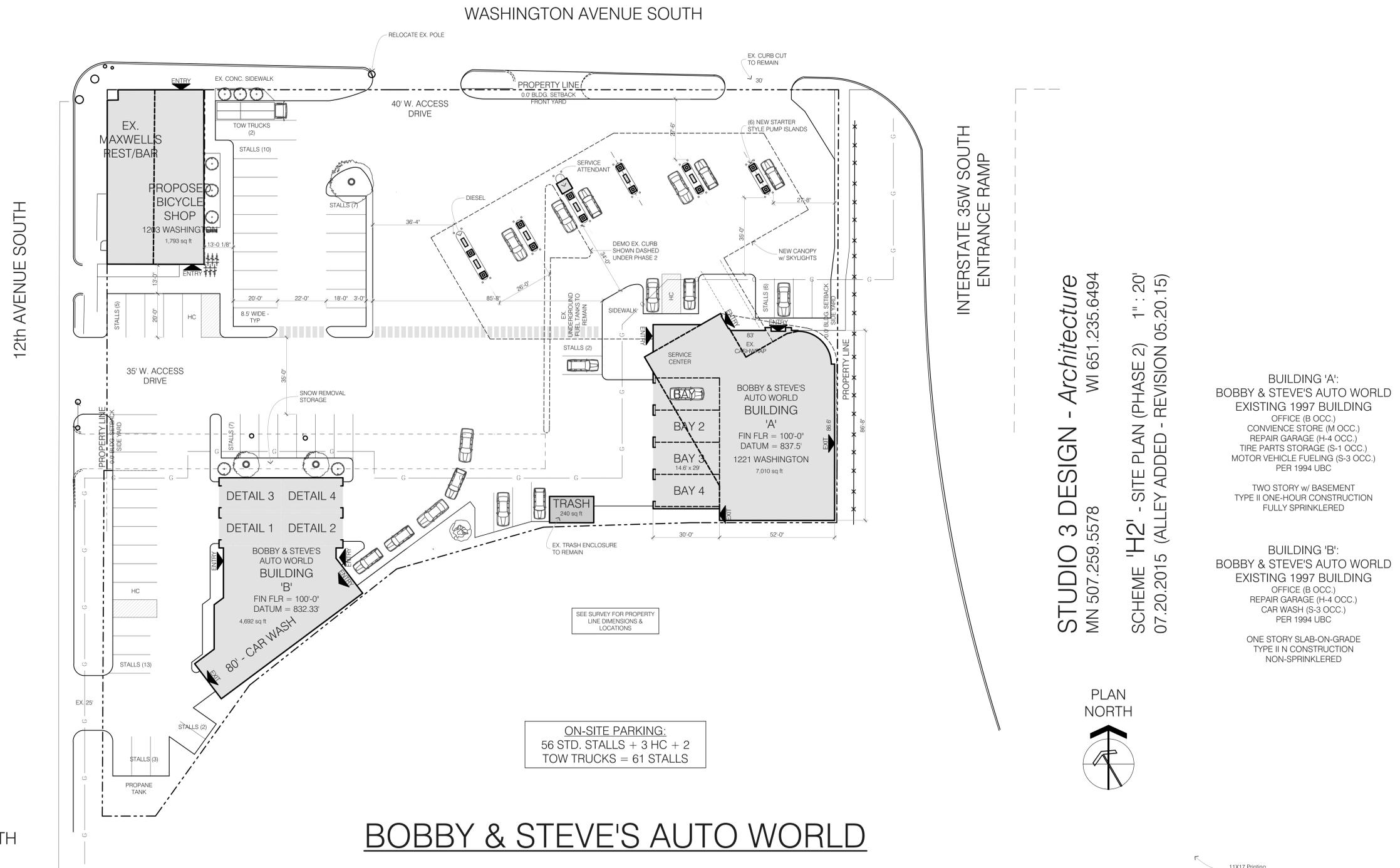
Model File: BnS\_WASHINGTON\_031115

SHEET TITLE

PRELIMINARY  
SITE PLAN 'H2'  
(PHASE 2)

SHEET #

A1.2



STUDIO 3 DESIGN - Architecture  
WI 651.235.6494  
MN 507.259.5578

SCHEME 'H2' - SITE PLAN (PHASE 2) 1" : 20'  
07.20.2015 (ALLEY ADDED - REVISION 05.20.15)



**ON-SITE PARKING:**  
56 STD. STALLS + 3 HC + 2  
TOW TRUCKS = 61 STALLS

SEE CIVIL DWGS FOR ALL SITE PLAN RELATED ITEMS INCLUDING BUT NOT LIMITED TO: PARKING, DRIVES, SETBACKS, EASEMENTS, GRADING/DRAINAGE, UTILITIES, SITE DEMO & CONSTRUCTION LIMITS

SEE SURVEY FOR PROPERTY LINE DIMENSIONS & LOCATIONS

FIRE HYDRANT  
BENCHMARK = 831.74  
(TOP NUT OF HYDRANT - SOUTHWEST QUADRANT OF 12TH AVENUE SOUTH & 3RD STREET SOUTH)

A1

SCHEME H2 - SITE PLAN (PHASE 2)

1" = 20'

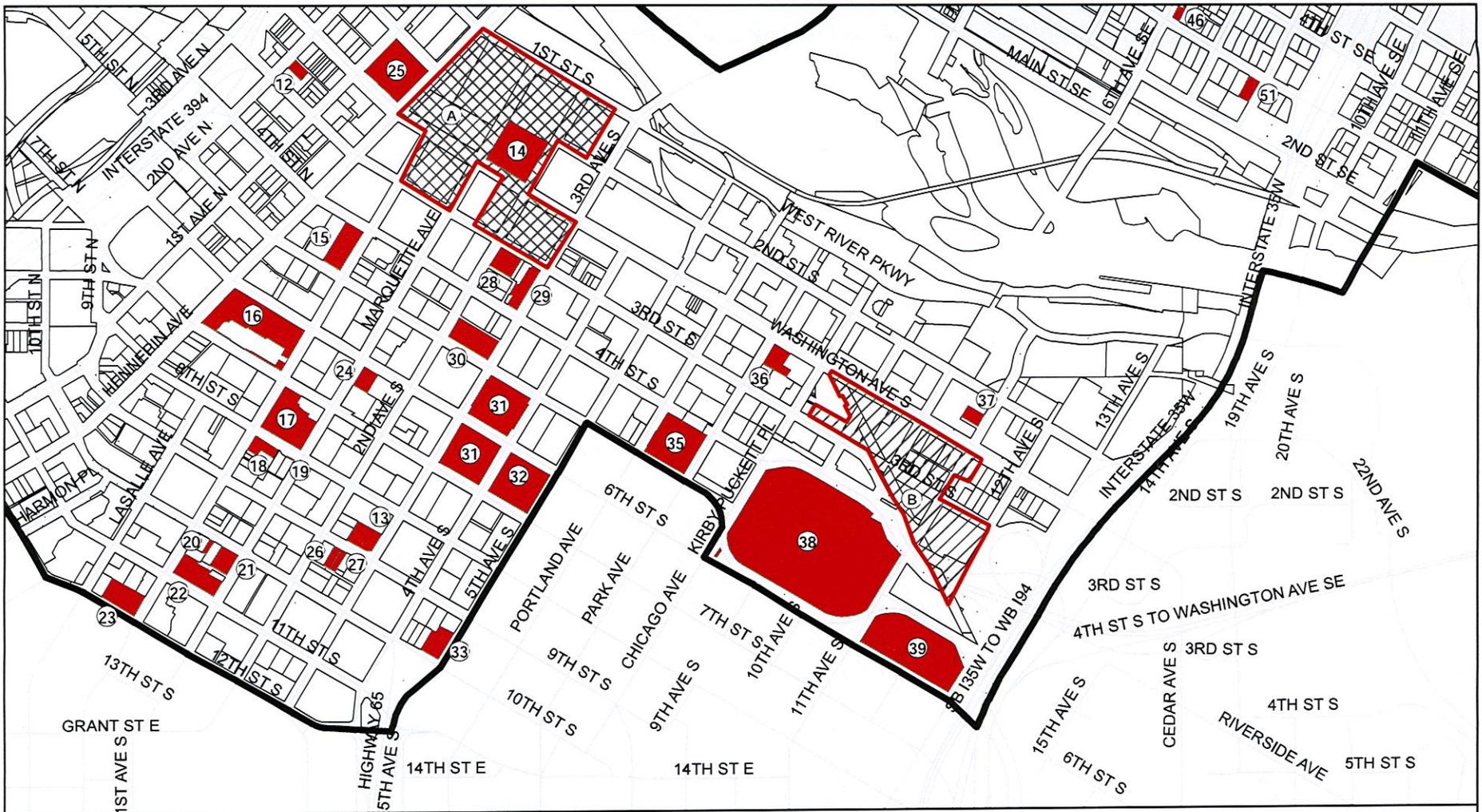




STANDARD  
SERVICE

WHITE

THE WORLD'S LARGEST...



Map 11:  
Properties Recommended for  
Further Survey and Research (South Central)\*



\*Portions of survey area not included on map do not contain recommended properties

**Legend**

- Survey Boundary
- Property Recommended for Further Study and Research
- Recommended Historic District**
  - A: Gateway Potential Historic District (see page 107)
  - B: Washington Avenue Potential Historic District (see page 110)



**Mead & Hunt**  
Sources:  
City of Minneapolis  
Mead & Hunt, 2011



Map 15:  
Washington Avenue Potential Historic District (B)

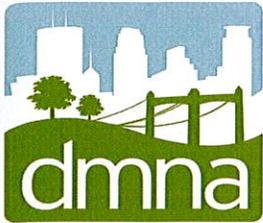


**Legend**

-  Survey Boundary
-  Potential Historic District Boundary
-  Contributing Property
-  Noncontributing Property



**Mead & Hunt**  
Sources:  
City of Minneapolis  
Mead & Hunt, 2011



**DOWNTOWN  
MINNEAPOLIS  
NEIGHBORHOOD  
ASSOCIATION**

40 S. 7<sup>th</sup> Street, STE 212 PMB 172  
Minneapolis, Minnesota 55402  
Phone: (612) 659-1279  
Online: [www.thedmna.org](http://www.thedmna.org)

July 24th, 2015

Steve Williams  
Bobby & Steve's Auto World  
1221 Washington Avenue South  
Minneapolis MN 55415

RE: Demolition and Site Improvements to 1207 Washington Ave S.

Dear Steve:

The DMNA Board would like to acknowledge Bobby and Steve's Auto World as a respected business within the neighborhood that provides a critical service. The DMNA shares your opinion that modifications must be made in order to address safety concerns for automobiles and pedestrians entering and exiting your site. We are thankful for the initiative you have shown in planning for such improvements.

Should the Minneapolis HPC affirm the findings of Hess, Roise and Company that 1207 Washington Avenue is not historically significant, the DMNA will support its demolition. However, as the DMNA has not been given adequate opportunity to review the proposed site modifications, the board requests that a representative of your project team meet with the DMNA Land Use Advisory Committee prior to going before the Planning Commission. Given Bobby and Steve's prominent position as an entry point into the neighborhood, the DMNA would like to ensure that the proposed changes enhance property's edge to improve both its appearance and pedestrian safety.

We look forward to working with your team on this important project.

Sincerely,

Chad DiDonato  
DMNA Board Chair

cc. Allen Sando  
Charlene Roise