

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 500 6th Street South
Project Name: The Minneapolis Armory Nomination of Local Historic Landmark Designation
Prepared By: Brian Schaffer, Principal City Planner, (612) 673-2670
Applicant: D. Craig Taylor, Executive Director, Community Planning & Economic Development (CPED) for the City of Minneapolis
Project Contact: Brian Schaffer
Ward: 7, adjacent to Ward 3
Neighborhood: Elliot Park Neighborhood Inc. adjacent to Downtown Minneapolis Neighborhood Association (DMNA)
Request: Nomination for designation as an historic landmark

HISTORIC PROPERTY INFORMATION

Current Name	The Minneapolis Armory
Historic Name	The Minneapolis Armory
Historic Address	500 6 th Street South
Original Construction Date	1935 and 1936
Original Owner	
Original Architect	Philip C. Bettenburg
Original Builder	
Historic Use	Armory
Current Use	Parking
Proposed Use	Event center and or other uses
Other Historical Designations	National Register of Historic Places – Listed 1985

SUMMARY

BACKGROUND. D. Craig Taylor, the Executive Director of Community Planning & Economic Development (CPED) for the City of Minneapolis, has submitted a nomination of the Minneapolis Armory for consideration as a local historic landmark. The building was listed in the National Register of Historic Places on September 26, 1985.

Constructed in 1935 and 1936, the Minneapolis Armory embodies the distinctive characteristics of the Public Works Administration Moderne style of architecture, possessing elements of both the Zigzag Moderne and Streamline Moderne styles, as evidenced by its minimal, angular decorations; rounded corners, smooth stone surfaces, and massing. Architect Philip C. Bettenburg designed the building for Minnesota National Guard and Naval Militia units. Bettenburg experienced great success as a soldier, rising through the ranks of the Minnesota National Guard and eventually attaining the rank of Major General. As a civilian, his sizeable St. Paul-based architecture firm specialized in designing armories, many of which were constructed throughout the state. The building is also considered significant for its use of the Wheeler Shear Head, patented by Minneapolis engineer Walter Wheeler, to create a special flat-slab floor that does not require column capitals, beams, or dropped panels.

PUBLIC COMMENTS. Staff has not received any comments at the time of the publication of this staff report. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

CONSIDERATION FOR NOMINATION

Per section 599.230 of the Heritage Preservation Regulations, the Heritage Preservation Commission shall review all complete nomination applications. If the Heritage Preservation Commission determines that a nominated property or property appears to meet at least one of the criteria for designation contained in section 599.210 the commission may institute interim protection and direct the planning director to prepare or cause to be prepared a designation study of the property.

Significance. The nominated property appears to meet at least one of the seven criteria for designation contained in section 599.210. The property may meet additional criteria of significance. A full review will be undertaken during the designation study.

Criterion 3: *The property contains or is associated with distinctive elements of city or neighborhood identity.*
The Minneapolis Armory is a distinctive element of downtown Minneapolis identity.

Criterion 4: *The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.*
The Minneapolis Armory embodies the distinctive characteristics of the Public Works Administration Moderne style of architecture, possessing elements of both the Zigzag Moderne and Streamline Moderne styles, as evidenced by its minimal, angular decorations; rounded corners, smooth stone surfaces, and massing.

The building is also considered significant for its use of the Wheeler Shear Head, patented by Minneapolis engineer Walter Wheeler, to create a special flat-slab floor that does not require column capitals, beams, or dropped panels

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

Architect Philip C. Bettenburg designed the building for Minnesota National Guard and Naval Militia units. Bettenburg experienced great success as a soldier, rising through the ranks of the Minnesota National Guard and eventually attaining the rank of Major General. As a civilian, his sizeable St. Paul-based architecture firm specialized in designing armories, many of which were constructed throughout the state.

The Wheeler Shear Head, patented by Minneapolis engineer Walter Wheeler, to create a special flat-slab floor that does not require column capitals, beams, or dropped panels.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the nomination by D. Craig Taylor for the property at 500 6th Street South for designation as a landmark:

A. Nomination for Designation as a Landmark.

Recommended motion: **Approve** the nomination of 500 6th Street South as an historic landmark; **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

ATTACHMENTS

- I. Nomination Application

NOMINATION APPLICATION

This application packet is used to file an application(s) for the nomination of a property as an individual landmark or for a group of properties as an historic district that requires approval by the Minneapolis Heritage Preservation Commission. The packet is a tool for gathering information relevant to an application. It contains a checklist of the required items for the application.

599.210. Designation criteria. The following criteria shall be considered in determining whether a property is worthy of designation as a landmark or historic district because of its historical, cultural, architectural, archaeological or engineering significance:

- (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 master builders, engineers, designers, artists, craftsmen or architects.
- (7) The property has yielded, or may be likely to yield, information important in prehistory or history.

599.220. Nomination of property. Nomination of a property to be considered for designation as a landmark or historic district shall be submitted to the planning director on a nomination application form approved by the planning director and shall be accompanied by all required supporting information. A nomination may be made by any of the following:

- (1) A member of the heritage preservation commission.
- (2) A member of the city council.
- (3) The mayor.
- (4) The planning director.
- (5) Any person with a legal or equitable interest in the subject property.

599.230. Commission decision on nomination. The commission shall review all complete nomination applications. If the commission determines that a nominated property appears to meet at least one (1) of the criteria for designation contained in section 599.210, the commission may direct the planning director to prepare or cause to be prepared a designation study of the property. In cases where an application for demolition is initiated by the property owner, the planning director may determine that the property owner bears the full financial responsibility of conducting the designation study. In all cases, the planning director shall

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define the scope of services for a designation study, review qualifications of agent conducting study and make a determination of what constitutes a final submission upon completion.

599.240. Interim protection.

- (a) *Purpose.* Interim protection is established to protect a nominated property from destruction or inappropriate alteration during the designation process.
- (b) *Effective date.* Interim protection shall be in effect from the date of the commission's decision to commence a designation study of a nominated property until the city council makes a decision regarding the designation of the property, or for one (1) year, whichever comes first. Interim protection may be extended for such additional periods as the commission may deem appropriate and necessary to protect the designation process, not exceeding a total period of eighteen (18) months. The commission shall hold a public hearing on a proposed extension of interim protection as provided in section 599.170.
- (c) *Scope of restrictions.* During the interim protection period, no alteration or minor alteration of a nominated property shall be allowed except where authorized by a certificate of appropriateness or a certificate of no change.

599.250. State historic preservation office review. The planning director shall submit all proposed designations to the state historic preservation officer for review and comment. The state historic preservation officer shall have sixty (60) days from said date of submittal to provide comments to the planning director.

599.260. City planning commission review. The planning director shall submit all proposed designations to the city planning commission for review and comment on the proposal within thirty (30) days. In its review, the city planning commission shall consider but not be limited to the following factors:

- (1) The relationship of the proposed designation to the city's comprehensive plan.
- (2) The effect of the proposed designation on the surrounding area.
- (3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

599.270. Designation hearing. Following completion of the designation study the commission shall hold a public hearing to consider the proposed designation, as provided in section 599.170.

599.280. Commission recommendation. Following the public hearing, the commission shall make findings with respect to the proposed designation and shall submit the same together with its recommendation to the city council. In making its findings and recommendation, the commission shall consider the designation criteria contained in section 599.210, the information contained in the designation study, the state historic preservation officer's comments, the city planning commission's comments, the planning director's report and all testimony and evidence received at the public hearing relating to the designation.

599.290. City council decision. The city council shall make the final decision on all designations.

599.300. Design guidelines. The commission shall adopt design guidelines for landmarks and historic districts. Prior to adoption, the planning director shall submit all proposed design guidelines to the state historic preservation officer for review and comment. The state historic preservation officer shall have sixty (60) days from said date of submittal to provide comments to the planning director.

NOMINATION APPLICATION REQUIREMENTS CHECKLIST

Staff will accept only complete applications that include all of the items listed below. If any of the items are missing at the time of submittal, the application will be deemed incomplete and staff will not accept the application.¹

	Pre-application meeting.
	Electronic copy of the application submittal. Please see our instructions for electronic submittal: http://www.minneapolismn.gov/hpc/WCMS1P-106443
	Completed Application Worksheet.
	Letter of support from the property owner, if applicable.
	Statement describing the applicant's relationship to the property to be designated. This statement should indicate the applicant's interest in or association with this property.
	Statement describing how the property meets at least one of the criteria for designation as a landmark or historic district contained in Section 599.210 of the Heritage Preservation Regulations.
	Statement describing the physical condition of the property and whether the property retains integrity (i.e. the ability to communicate its historical significance as evident in its location, design, setting, materials, workmanship, feeling and association).
	Map showing the location of the property.
	Photos of the property and existing structures. Must include the following items: <ul style="list-style-type: none"> ▪ Photos of all elevations of the structure(s) ▪ Photos of significant interior features

¹ City staff will review the initial application submission and will notify the applicant of what, if any, additional information must be submitted for staff to evaluate the application for approval or denial. Please be aware that supplemental information may be requested during the evaluation process.

NOMINATION APPLICATION WORKSHEET

Applicant <i>This person will be the primary contact for staff</i>	Name	D. Craig Taylor, Executive Director of Community Planning & Economic Development (CPED) at the City of Minneapolis.
	Mailing Address Including City, State and Zip Code	105 5 th Ave S, Suite 200 Minneapolis MN 55401
	Phone Number	612 673 5095
	Fax	
	Email	
Property Owner	Name	Armory Holdings, LLC
	Mailing Address Including City, State and Zip Code	510 1 st Ave North #600 Minneapolis, MN 55403
	Phone Number	612-222-8336
	Fax	
	Email	ned@swervo.com
Property Information	Address(es)	500 6 th Street South
	Identification Number(s)	2602924220031
	Legal Description	Block 092 of the Town of Minneapolis Addition
Historic or Current Name of Property <i>(If applicable)</i>	Minneapolis Armory	

NOMINATION APPLICATION

I understand that I must file the nomination application with the Department of Community Planning and Economic Development and obtain approval of this application by the Heritage Preservation Commission in order to conform with the heritage preservation regulations of the City of Minneapolis. I certify that the information which I have supplied in submitting this application is correct and accurate to the best of my knowledge. When I submit this application, I authorize the Department of Community Planning and Economic Development to process the nomination application.


 Applicant's name and signature

1/14/16
 Date

- ❖ Must be signed and dated by the applicant before the application(s) will be processed.
- ❖ Applications received after 3:30 p.m. will be processed as received on the following business day.
- ❖ Development Services staff may identify additional applications upon further analysis of the proposed project.

Statement describing the applicant's relationship to the property to be designated.

D. Craig Taylor is the Executive Director of Community Planning and Economic Development (CPED) for the City of Minneapolis. He is nominating this property through his authority as Planning Director.

Statement describing how the property meets at least one of the criteria for designation as a landmark or historic district contained in Section 599.210 of the Heritage Preservation Regulations.

The Minneapolis Armory appears to meet Minneapolis Heritage Preservation Regulations criterion 4 (the property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction) and criterion 6 (the property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects). Constructed in 1935 and 1936, the Minneapolis Armory embodies the distinctive characteristics of the Public Works Administration Moderne style of architecture, possessing elements of both the Zigzag Moderne and Streamline Moderne styles, as evidenced by its minimal, angular decorations; rounded corners, smooth stone surfaces, and massing. Architect Philip C. Bettenburg designed the building for Minnesota National Guard and Naval Militia units. Bettenburg experienced great success as a soldier, rising through the ranks of the Minnesota National Guard and eventually attaining the rank of Major General. As a civilian, his sizeable St. Paul-based architecture firm specialized in designing armories, many of which were constructed throughout the state. The building is also considered significant for its use of the Wheeler Shear Head, patented by Minneapolis engineer Walter Wheeler, to create a special flat-slab floor that does not require column capitals, beams, or dropped panels. The building was listed in the National Register of Historic Places on September 26, 1985 under criterion C for these same reasons.

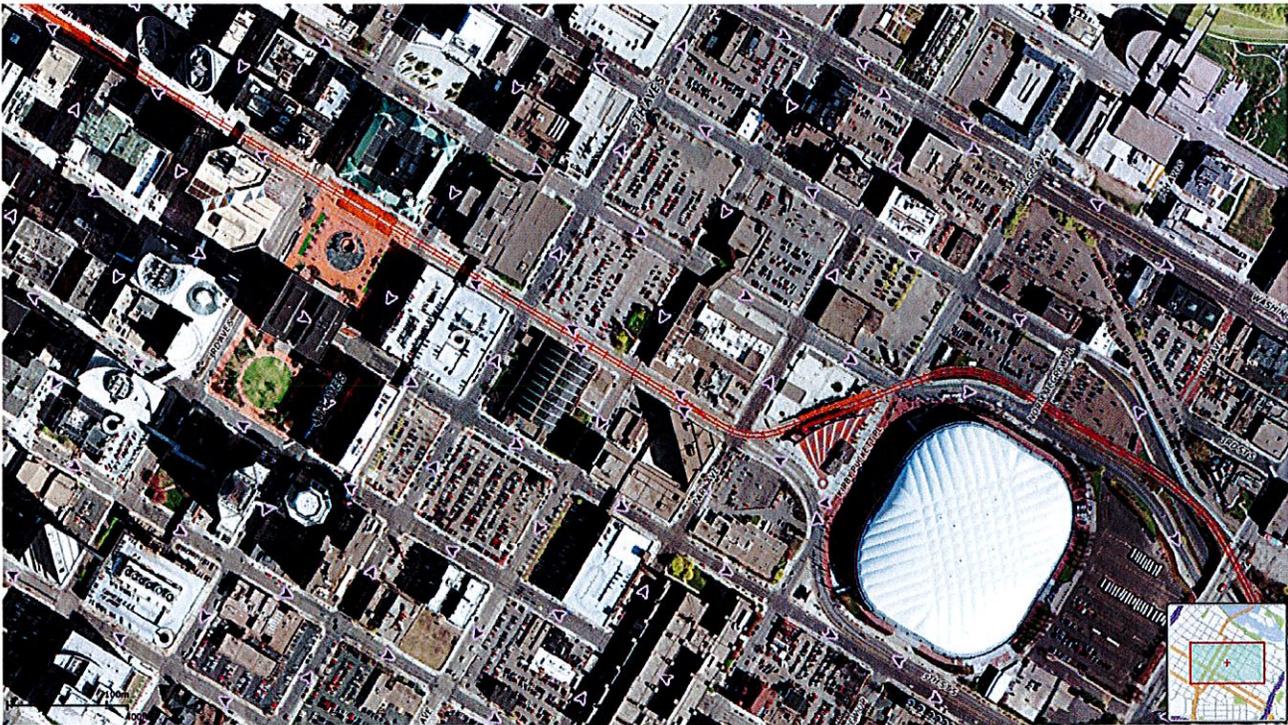
Statement describing the physical condition of the property and whether the property retains integrity

The building appears to retain integrity. Its location remains unchanged, though its setting has been modified by nearby developments to include the new Vikings stadium. Its exterior design remains essentially unchanged, the most notable modifications being the 1960 addition of two small, complementary, one-story garages set back one bay from the Fifth Street South side of the building. Its interior is being remodeled to accommodate an event center, though two historic murals still exist in offices at the southern end of the building. In terms of materials, the exterior walls retain their original masonry, though some bricks have been replaced. Heavily deteriorated windows and roofing material, which previously permitted substantial water and animal life into the building, are being replaced with closely matching materials. Integrity of workmanship remains very evident in the carved stone on the building's walls. That stone still prominently bears large signs reading "ARMORY," "US," and "MINN," along with crests adorned with stars, shields, and eagles, all of which help this building firmly retain integrity of feeling and association.

Map showing the location of the property



500 6th ST South and Vicinity



Photos of the property and existing structures



South Elevation
CPED photo



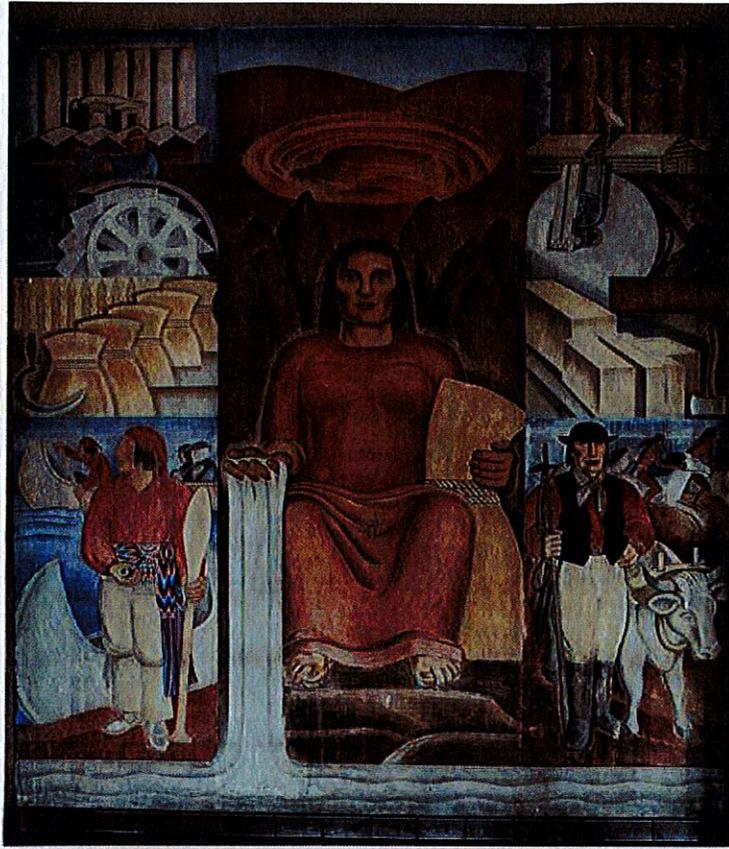
North Elevation
CPED photo



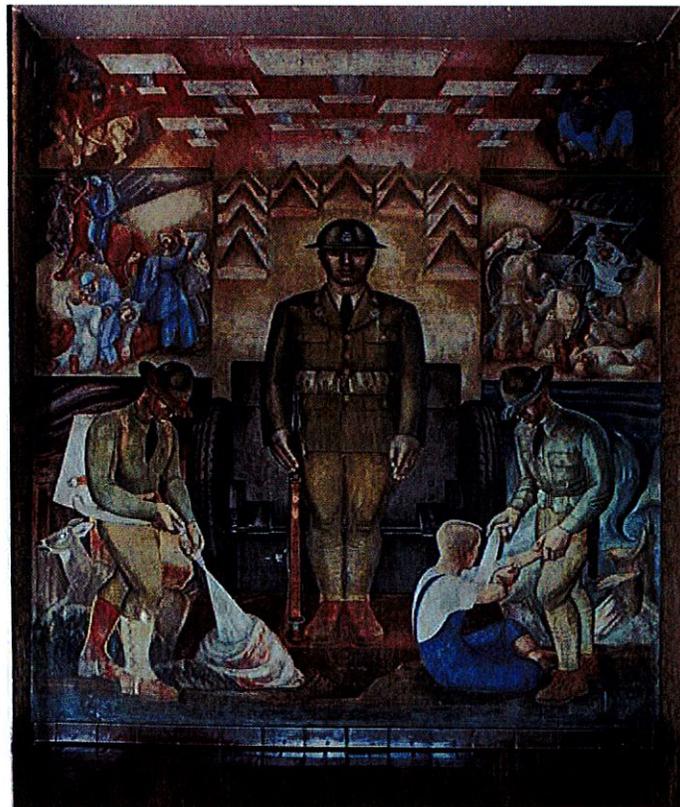
East Elevation
CPED photo



West Elevation
CPED photo



Elsa Jemne's Federal Art Project mural personifying Minnesota on the interior of the building
Star Tribune photo



Lucia Wiley's Federal Art Project mural of the Minnesota National Guard on the interior of the building
Star Tribune photo



Wheeler Shear Head flat-slab floor/ceiling

CPED photo