

# I.O.O.F. HENNEPIN LODGE #4 DESIGN GUIDELINES

404 West Broadway



**Adopted by the Minneapolis Heritage Preservation Commission**

**City of Minneapolis  
Community Planning & Economic Development (CPED)**

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# ACKNOWLEDGEMENTS

## **Minneapolis Heritage Preservation Commission**

Laura Faucher, Chair

Diana Dyste

Laurel Fritz

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Dan Olson

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## **Previous Minneapolis Heritage Preservation Commission Members**

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Alex Haecker

Chris Hartnett

Constance Vork

## **Department of Community Planning & Economic Development (CPED)**

Craig Taylor, Executive Director

Jack Byers, Manager, Long Range Planning

Jim Voll, Principal City Planner, Long Range Planning

# INTRODUCTION

## Scope

These Landmark guidelines are meant to be used in conjunction with the latest version of *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. These Landmark guidelines identify the period of significance; indicate historic uses; state character-defining features; identify historic materials, features, and spaces; and note alterations, including missing elements of the Landmark that, ideally, will be restored. Where these guidelines do not provide specific guidance, *The Secretary of the Interior's Standards for the Treatment of Historic Properties* should be followed.

This document also specifies additional guidelines for exterior changes specifically suited to this property. Apart from guidelines related to the site, these guidelines do not apply to noncontributing resources on the property. At the present time, there are no noncontributing resources on the property beyond basic paving and landscaping. These guidelines apply only to the exterior of the building.

## Period of Significance

The period of significance for 404 West Broadway is 1897-1964, the time from when the building was constructed as an I.O.O.F Lodge until the time when broad social and economic trends contributed to the continuing loss of businesses and demolition of buildings on West Broadway. The mid-1960s was the last period of time when West Broadway was an intact corridor of storefront buildings.

## Historic Uses

During its period of significance (1897-1964) this property was used as a fraternal lodge, possibly with first floor retail space. During this period the building contained the Independent Order of Odd Fellows (I.O.O.F), a fraternal lodge.

## Character Defining Features

Character defining features are the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character.

404 West Broadway's character defining features are its exterior materials and features. These features include:

- The building's exterior brick walls
- The building's exterior brick details and patterns on the front elevation
- The building's exterior brick relief that reads "Hennepin No. 4 I.O.O.F."
- The building's flat roof
- The first floor storefront (currently covered and boarded)

## Historic Materials, Features, and Spaces

City building permits, that require only general descriptions of work and no long-term retention of plans, cannot generally be used to confirm or deny the presence of original features, but visual evidence and historical photographs indicate extensive sections of features dating back to the building's period of significance. These features are:

- Brick exterior walls
- The building's exterior brick details and patterns on the front elevation
- The building's exterior brick relief that reads "Hennepin No. 4 I.O.O.F."
- The size and orientation of the windows and bay window on the rear (north) elevation.

## Major Alterations

The building has changed since its construction in 1897. Staff found no blueprints or construction drawings of the building. Building permits and historical research and photographs indicate the following major work to the building exterior:

### *Work Completed Within the Period of Significance*

- **1933 or 1940** – The building permit record is unclear but, it appears that in 1933 or 1940 there was work completed to add a stucco area along the entire front facade between the first floor storefront windows and the second floor windows. Building permit A21172 (1933) lists "remodel storefront" and building permit B263686 lists "new storefront." It is unclear when or what work was associated with these permits, but it is likely the stucco was added during one of these remodels. The stucco does not match the exterior brick.

### *Work Completed Outside of the Period of Significance*

- **After 1974** – At some point after 1974 (see Figure 2) the storefront windows were covered by red painted boards and a backlit plastic sign was added to the front façade. No building permit records were found for this work. The 1974 picture is the last known picture that staff was able to locate with the storefront uncovered by boards.

### *Visual evidence indicates additional non-historic alterations which include the following:*

- First floor front elevation storefront alterations with windows and doors boarded, areas painted red, and the addition of a large plastic backlit sign.
- Rear windows and rear bay window boarded.

Due to the lack of historic photos and the boarded windows it is difficult to say what the original windows (not window openings) looked like at construction, but it appears that some may have been replaced since the original construction.

Despite these changes, the building retains its ability to communicate its historical significance.

# GUIDELINES FOR CHANGES

Beyond the standards and guidelines stated in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, changes to 404 West Broadway must meet these standards:

- The north elevation is the primary elevation. Changes are appropriate as outlined in these guidelines.
- Removal of the boarded covering of the storefront is encouraged, subject to the recommendations and standards of these guidelines.
- Restoration of the first floor storefront to its historic appearance is encouraged. The condition of the storefront is unknown due to the board covering. Any replacement of the storefront should move toward the historic appearance of the building.
- The stucco area on the front elevation should be preserved and restored.
- The bay window at the rear of the building may be uncovered. Restoration is encouraged. Any replacement or restoration shall move toward the historic appearance of the building.
- Uncovering the boarded windows on the rear elevation is encouraged.
- Restoration of the rear fire escape is encouraged. Removal will be considered.

## Roof

The flat roof is a character defining feature of this building. Any rooftop mechanical equipment, solar-panels, green-roof, patio, etc. must remain inconspicuous from the public right of way by being set back at least as far from the roof edge as the equipment is high, when measured from the roof deck.

## Exterior Masonry Walls

- A. In the case of any rehabilitation, great care should be taken in the specification of a brick that matches the existing brick in color, texture, dimension and profile. Existing course work and patterns or pattern design shall be preserved.
- B. Mortar used should match the historic color, texture, hardness joint width, and joint profile of the existing building.
- C. Any future paint removal on the secondary exterior walls must be undertaken with the gentlest means possible as per *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Harsh chemical treatments or sandblasting are not permitted.

## Exterior Alterations

- A. Covering original building material with a new material is inappropriate.
- B. If a property already has a non-historic building material covering original, it is not appropriate to add another layer of new material, which would further obscure the original.
- C. Consider removing later covering materials that have not achieved historic significance. Once the non-historic material is removed, repair the original underlying material. If a structure has a stucco finish, removing it may be difficult, and may not be desirable. Test the stucco to assure that the original material underneath will not be damaged.

## Storefront

Preserving the historic storefront maintains interest to pedestrians by providing views of goods and activities inside the building.

- A. Use the historic photographs for determining the original character of the original storefront to restore the storefront to its original design or a design from the period of significance. Because the existence of historic photos is limited and historic plans are not available, if the historic storefront is not under the boarded covering, a contemporary profile will be considered, but the design should reference historic storefronts on commercial corridors for materials, scale, and size of members and proportion. Guidance can be found in the U.S. Department of the Interior's *Preservation Brief No.11, Rehabilitating Historic Storefronts*.
- B. Preserve decorative and functional elements of the historic storefront system including doors, transom windows, display windows, moldings, trim, sills, and kickplates.
- C. If a historic bulkhead located below the display windows is present, it should be preserved.

## Windows

Many of the windows are currently boarded, so it is difficult to discern their condition or if they are original. Further, there are few historic pictures or architectural drawings available to determine the historic window design and materials. In general, the goal should be to preserve historic windows where present, or to move towards windows that match the historic appearance of the building or that would be considered appropriate for the period of significance.

- A. Windows dating from the Period of Significance should be preserved and repaired.
- B. A replacement window will be considered if evidence is provided that the window dating from the period of significance cannot be reasonably repaired. Acceptable materials for replacement windows and doors include wood with a painted finish, aluminum, fiberglass or a composite material designed to complement the historic depth, color, texture dimensions of the stiles and muntins that were a part of the historic windows. The replacement windows may be an accurate reconstruction using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

- C. Any future window replacement shall move towards the historic appearance of the building.
- D. Glass used in replacement windows shall have a color and reflective quality similar to the historic appearance of the windows.
- E. Inserting new furred-down ceilings, closer than 15 feet from the windows, which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed is not permitted.

## **Additions**

When the historic nomination was considered there were two buildings located on two platted lots that were all combined under one tax parcel. The subject building, the former Independent Order of Odd Fellows (I.O.O.F.) Lodge is on the eastern lot addressed as 404 West Broadway (see Figure 1). The other building was the former White Castle at 410 West Broadway (see Figure 1). The former White Castle at 410 West Broadway was nominated as an historic landmark at the same time as 404 West Broadway, but this nomination was denied by the City Council. It was demolished in November of 2016.

Any future addition or adjacent structure that is directly adjacent to the 404 West Broadway building shall not destroy historic materials of 404 West Broadway. Any adjacent new construction will be undertaken in a manner that, if removed at some point in the future, the essential form and integrity of the historic 404 West Broadway property would be unimpaired. While a two-story addition on West Broadway would be appropriate, it should be up to the property line, of masonry construction and subordinate in height to the 404 West Broadway building.

A tax parcel split, or subdivision, that would separate the two lots will be considered subject to the applicable requirements of the subdivision ordinance. If the parcels are split independent construction on the 410 West Broadway lot would no longer be subject to HPC review.

## **Interior Features Not Protected By Designation**

The interior is not included in the designation. However, many historic materials and features that date to the period of significance are likely hidden behind layers of non-historic alterations. The retention and incorporation of any existing historic materials on the interior that are incorporated into any future rehabilitation will likely add to the character and uniqueness of this building. It is also likely that historic ceiling and floor materials are concealed beneath coverings. This may present both opportunities and challenges to building owners, designers and craft persons in the future that perform maintenance and rehabilitation work. The retention of materials and elements found in the interior that date to the period of significance is **encouraged**, but is not mandated.

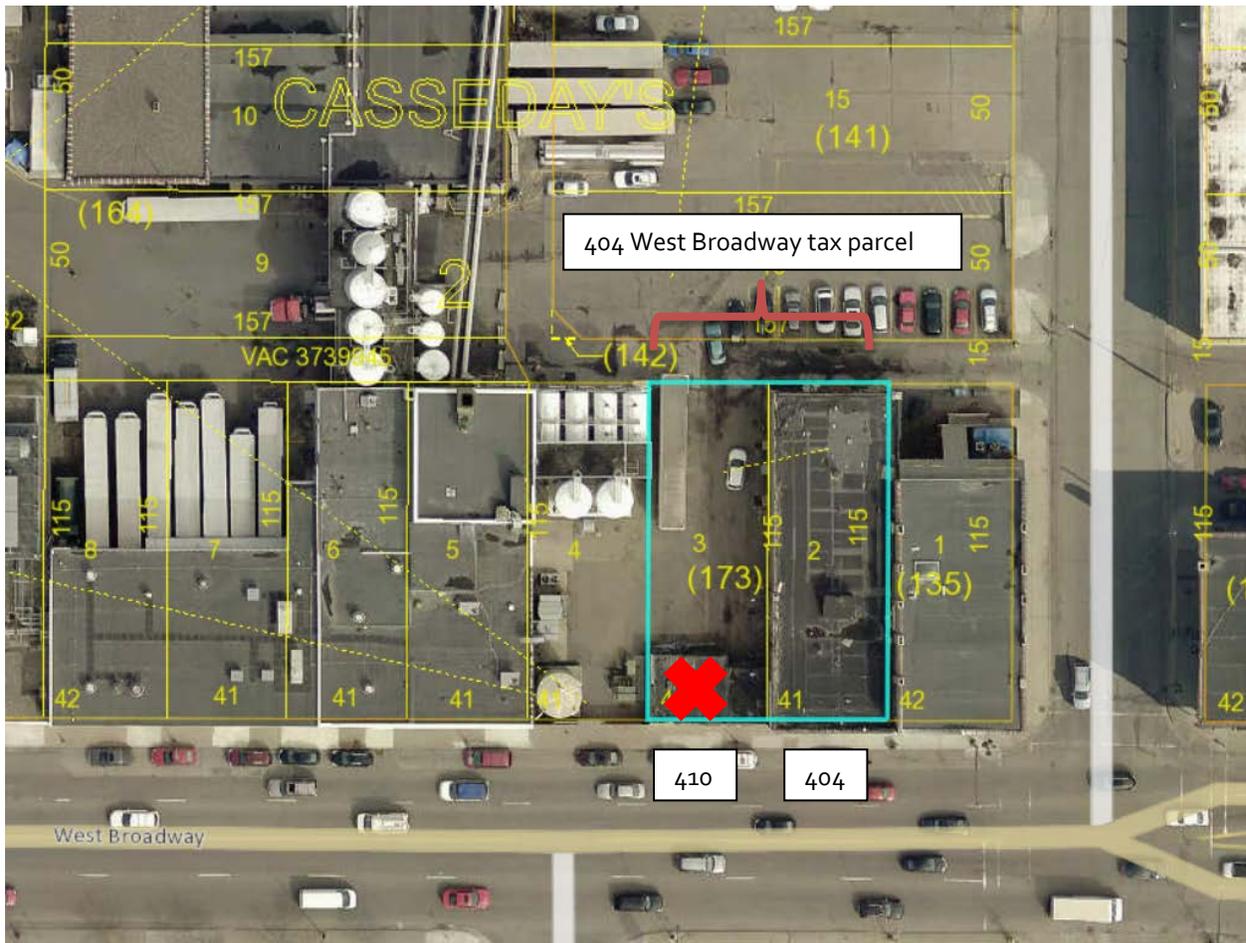


Figure 1. 404 West Broadway Tax parcel (1502924230173) showing two platted lots under on tax identification number. The entire parcel is addressed as 404 West Broadway. The building on the west platted lot at 410 West Broadway was demolished in November of 2016. Source: Hennepin County Property Information (2016).



404 West Broadway

Figure 2. Looking west down West Broadway at 404 West Broadway, 1964. Source: This is West Broadway (1964).



Figure 3. Looking north across West Broadway at 404 West Broadway, 1974. Source: Unknown.



Figure 4. Looking north across West Broadway at 404 West Broadway, 2015. 410 West Broadway was demolished in November of 2016. Source: CPED.



Figure 5. Looking northeasterly across West Broadway at 404 West Broadway, 2015. 410 West Broadway was demolished in November 2016. Source: CPED.



Figure 6. South elevation of 404 West Broadway, 2015. Source: CPED.



Figure 7. Second floor of south elevation of 404 West Broadway, 2015. Source: CPED.



Figure 8. North side of 404 West Broadway, note the large windows (boarded), 2015. Source: CPED.



Figure 9. North and east sides of the building, note the bay window, 2015. Source: CPED.