



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission
 HPC Agenda Item #6
 May 3, 2016
 BZH-29057 & BZH-29058

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 200 Central Avenue Southeast & 113 2nd Street Southeast
Project Name: 200 Central Avenue
Prepared By: Janelle Widmeier, Senior City Planner, (612) 673-3156
Applicant: Alatus, LLC
Project Contact: Christian Osmundson, Alatus, LLC
Ward: 3
Neighborhood: Marcy Holmes Neighborhood Association (adjacent to Nicollet Island—East Bank Neighborhood Association)
Request: To demolish two existing buildings and construct a new building.
Required Applications:

Certificate of Appropriateness	To allow the demolition of two buildings in the St. Anthony Falls Historic District.
Certificate of Appropriateness	To allow a new 40-story building.

HISTORIC PROPERTY INFORMATION

Current Name	Washburn-McReavy Funeral Chapel
Historic Name	Saint Anthony Commercial Club
Historic Address	210-212 Central Avenue Southeast and 200 1 st Avenue Southeast
Original Construction Date	1929
Original Architect	Long & Thorshov
Original Builder	August Cedarstrand Co.
Original Engineer	Unknown
Historic Use	Commercial club
Current Use	Funeral home
Proposed Use	Not applicable

Date Application Deemed Complete	February 25, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	TBD	End of 120-Day Decision Period	Not applicable

Current Name	Saint Anthony Athletic Club
Historic Name	Saint Anthony Athletic Club
Historic Address	212 Central Avenue Southeast
Original Construction Date	1966
Original Architect	Bergstedt
Original Builder	August Cedarstrand Co.
Original Engineer	Unknown
Historic Use	Athletic club
Current Use	Athletic club
Proposed Use	Not applicable

CLASSIFICATION

Local Historic District	St. Anthony Falls Historic District
Period of Significance	1848-1941
Criteria of Significance	<i>Criteria 1:</i> The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history. <i>Criteria 4:</i> The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
Date of Local Designation	1971
Date of National Register Listing	1971
Applicable Design Guidelines	<i>St. Anthony Falls Historic District Design Guidelines (2012)</i>

SUMMARY

BACKGROUND. The applications were continued from the April 5, 2016, meeting of the Heritage Preservation Commission because a determination of whether or not an environmental assessment worksheet (EAW) for the proposed project needed to be made after a complete petition for an EAW was received. On April 21, 2016, the Zoning & Planning Committee of the City Council recommended denial of the petition to the full City Council. As of the writing of this report, it is expected that the petition will be denied by the City Council on April 29, 2016, and that an early signing by the Mayor and publication of the action will occur before the May 3, 2016, HPC meeting.

The receipt of the complete petition on April 5, 2016, stopped the clock on the decision making period for the preservation applications. Once the determination to deny the petition is made final, the decision making period will continue.

The subject site currently contains two structures, addressed as 200 Central Avenue Southeast and 113 2nd Street Southeast. The first building, the Commercial Club building at 200 Central Avenue, is the oldest. It was constructed in 1929 for the Saint Anthony Commercial Club. The club was originally established in 1905 and the purpose of the club was to promote industrial and commercial growth as

well as support civic improvements. As the club aged, it put more emphasis on social activities. The building was designed in the English Tudor Revival Style and designed by Long & Thorshov. When completed, the building contained a dining room, lounge and billiards room. A garage addition was added in 1955. The second building, the Athletic Club building, was built as an addition to the Commercial Club in 1966 to house athletic facilities. The Commercial Club occupied the building until 1973. Since then, the 200 Central building has been occupied by the Washburn-McReavy Funeral Chapel. In the same year, the Athletic Club split from the Commercial Club. A filling station once occupied what is now the south part of the 200 Central site. It was demolished in 1944. Prior to these uses, wood frame residential uses occupied these properties.

The applicant hired an historic consultant to conduct a determination of eligibility study on both structures. The study is attached to this report for reference. It includes additional information about the property, its historic context, the Saint Anthony Commercial Club, and further evaluation of significance and integrity.

The subject property is located in the St. Anthony Falls Historic District. The St. Anthony Falls National Register Historic District nomination states that the “Falls of St. Anthony were instrumental in the development of Minnesota’s largest city in all its stages of growth” and the “area’s configuration primarily reflects the historic patterns of waterpower development.” In addition to its original natural beauty, the falls furnished direct power to the lumber and flour industries and electrical power for industrial and residential use. Centered around this influential landmark, the St. Anthony Falls Historic District reveals the origins and early history of Minneapolis.

When the district was designated in 1971, neither the national or local designations identified which properties were or were not contributing. In the 2012 *St. Anthony Falls Historic District Design Guidelines*, both contributing and noncontributing properties are generally defined. Contributing properties were constructed or significantly altered during the district’s period of significance. They also reflect the significance of the district due to historic associations, historic architectural details, or archaeological features. Noncontributing properties include older structures that have lost their integrity (ability to convey significance) and newer buildings that were not constructed within the period of significance. Because the St. Anthony Athletic Club was constructed in 1966, after of the period of significance, it is noncontributing. From other previous studies that were conducted since the district was designated, little documentation exists that supports significance of the Commercial Club building within the historic district. In total, six documents were reviewed by staff that identified significant structures in the district. These ranged from the original National Register of Historic Places (NRHP) nomination form to continuation sheets submitted to the NRHP by the HPC with a new list of the most important properties in the district in 1991. The Commercial Club building was only mentioned in one document and was referred to as a building worth mentioning, if only for its “stylistic peculiarities.” On the contrary, other buildings deemed significant, such as the Pillsbury Library, were mentioned in each document. Another indication that the Commercial Building was deemed to have less or no significance compared to other buildings in the district was the reevaluation of the boundaries that was conducted in 1981. A part of the formal recommendation removed the block on which the subject site is located from the historic district. The implementation of the recommendation would have removed several buildings deemed to be significant, such as the Pillsbury Library, from the district as well. Individual designation was recommended for those significant buildings, but individual designation was not recommended for the Commercial Club building at that time. A list of the documents that were reviewed and notes about each are attached for reference to this report. For the purposes of this analysis, it is considered a contributing structure by staff because it was constructed during the period of significance. However, the building does not demonstrate the stages of growth that define the importance of the district.

The subject site is located in an area that transitioned from industrial and commercial development along Main Street to a former eclectic mix of single- and two-family dwellings, apartments, factories, laboratories and other industrial uses that faced University Avenue Southeast. This area has experienced significant changes and most of the historic fabric has been lost. Historic (towards the end of the period of significance) and current buildings/uses of the properties closest to the subject property are listed below for reference:

- 100 University Avenue Southeast: Pillsbury Library (extant and contributing to the district); currently occupied by offices (Phillips Family Foundation Office)
- 201 2nd Avenue Southeast: Ives Ice Cream Company (demolished); currently occupied by the 9-level, St. Anthony Parking Ramp
- 100 2nd Street Southeast: automobile repair (demolished); currently occupied by the 12-story, Winslow House Condominiums
- 116 Bank Street Southeast: Minneapolis Industrial Exposition Hall (demolished); currently occupied by townhouses
- 28 University Avenue Southeast: Ard Godfrey House (extant; relocated from its original location, but contributing to the district) and Chute Square

APPLICANT'S PROPOSAL. The applicant is proposing to demolish the existing structures and construct a new 40-story mixed use building. The building would include a total of 207 dwelling units, 6,700 square feet of ground floor retail space, and 417 parking spaces (84 of which are tandem). The parking spaces would be located in three levels below-grade in addition to the first four levels of the building. The retail space would occupy most of the Central Avenue frontage. A service drive accessed from Central Avenue and a loading area would also occupy the north side of the ground floor. Vehicle access from 2nd Street, including a porte cochere, and the main residential entrance lobby would occupy the south side of the ground floor. The first four levels of the building would make up the podium. An amenity level would be located on the 5th floor. The tower would have 37 levels, including a mechanical penthouse level, which would be topped with a decorative parapet.

A certificate of appropriateness is required to allow the proposed demolition of the structures on the site. If approved, a separate certificate of appropriateness is required for the proposed new construction.

This project was reviewed as an informational item at an HPC meeting in October 2015. Changes to the design of the building since then include the following:

- Liner housing was added on floors 2-4 adjacent to Central Avenue.
- The pergola on the amenity level adjacent to 2nd Street was removed.
- The residential lobby entrance was recessed and is now separated from 2nd Street by the porte cochere.
- Decorative screening between the porte cochere and 2nd Street was added.
- Design of the building "cap" has changed.

PUBLIC COMMENTS. A letter was received from the Marcy-Holmes Neighborhood Association, which is attached to this report. Other comments that were also received are attached to this report. Any additional correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow the demolition of two buildings in the St. Anthony Falls Historic District based on the following findings:

1. *The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.*

The St. Anthony Falls National Register Historic District nomination states that the “Falls of St. Anthony were instrumental in the development of Minnesota’s largest city in all its stages of growth” and the “area’s configuration primarily reflects the historic patterns of waterpower development.” In addition to its original natural beauty, the falls furnished direct power to the lumber and flour industries and electrical power for industrial and residential use. Centered around this influential landmark, the St. Anthony Falls Historic District reveals the origins and early history of Minneapolis.

The St. Anthony Falls Historic District designation study does not individually describe all properties within the historic district and does not designate which properties are contributing or noncontributing. When the *St. Anthony Falls Historic District Design Guidelines* were adopted in 2012, contributing properties were noted to be those that were constructed during the period of significance, which is 1848-1941. The Commercial Club building was constructed in 1929, during the period of significance, to house the Saint Anthony Commercial Club. The club was established in 1905 and was not directly related to waterpower development. The club came about instead as a result of commercial growth in the district. Although the Saint Anthony Commercial Club was formed to promote business activity, the building and its time of construction are not demonstrative of the development and growth of the Club, St. Anthony or Minneapolis. The Club was strongest prior to the construction of the building. The Depression occurred shortly after the construction was completed. Even before construction, membership had been declining. The continued decline in membership paralleled challenges with industrial and commercial vitality in the east bank commercial areas in the following decades. As mentioned above, the club building has not been identified as a significant feature of the district in any of the various studies that have been completed. While demolition would result in the loss of a structure deemed to be contributing due to its time of construction, this building does not reflect the significance of the district.

An addition to the Commercial Club building for a garage was constructed in 1955. The Athletic Club building was constructed in 1966 as an addition to the Commercial Club building. The construction of the Athletic Club building and the 1955 addition occurred after the period of significance and therefore both are considered noncontributing to the historic district. The structures do not reflect the significance of the district or contribute to the identified era of the designated historic district. Demolition of a noncontributing structure would be compatible with and continue to support the criteria and period of significance for which the St. Anthony Falls Historic District was designated.

2. *The alteration will ensure the continued integrity of the landmark or historic district.*

As discussed above, the Commercial Club building is considered contributing to the district. The preservation ordinance defines integrity as authenticity evidenced by the following seven factors:

Location: The Commercial Club building is in its original location.

Design: The building is designed in the Tudor Revival style. In addition to the 1955 garage addition on the east side of the building, the building has undergone some other modifications, such as the alterations to the location of the front entry, windows, and roofing material, that have impacted its integrity. The original front entry facing Central Avenue is no longer functional. A new entrance and canopy were created on the south side of the building for the funeral home. These changes occurred after the period of significance. It should be noted that Tudor Revival is not a characteristic architectural style of the district.

Setting: This area has experienced significant changes and most of the historic fabric has been lost. In the immediate area, the Pillsbury Library and Ard Godfrey House are from the period of significance. Later development, such as the adjacent 9-level, St. Anthony Parking Ramp and the 12-story Winslow House Condominiums, has impacted the setting and do not reflect the character of the district.

Materials: Some integrity of materials remains. The stucco and brick exterior is original. It appears that the windows were changed in the 1970's. The roof was original slate and is now wood shakes. A plaque commemorating Caleb Dorr was removed from the building and is now located several blocks away. Dorr donated the land to the club on which the existing buildings were constructed.

Workmanship: Workmanship is still apparent and consistent with the architectural style of the building.

Feeling: For the most part, the building evokes an aesthetic sense of a past period of time. The Tudor Revival style is recognizable.

Association: The building is currently occupied by the Washburn-McReavy Funeral Home and is no longer associated with the Saint Anthony Commercial Club.

Although the Commercial Club building has been modified somewhat from its original construction, the buildings integrity remains mostly intact. The integrity of its setting has been impacted significantly. As mentioned above, the building isn't noted as being significant to the district in previous studies. Removal of a building that does not reflect the significance of the district would not significantly impact the integrity of the district. Because the demolition is proposed to allow for new construction, any new construction on the site will need to reflect the character of the historic context to ensure that the integrity of the district is not compromised.

The proposed demolition of the Athletic Club building or the 1955 addition to the Commercial Club building would not negatively impair the integrity of the historic district. The structures are noncontributing resources in the historic district and do not communicate the significance of the district as they were built outside of the period of significance. The demolition of these structures will not impact the location, design, setting, materials, workmanship, feeling, or association of the historic district.

3. *The alteration is consistent with the applicable design guidelines adopted by the commission.*

The *St. Anthony Falls Historic District Design Guidelines* were adopted in 2012. The design guidelines note that noncontributing structures include newer buildings that were not constructed within the period of significance. The Athletic Club building and the 1955 addition to the Commercial Club building were constructed after the period of significance. The design guidelines state that for noncontributing properties, the "guidelines for New Infill shall apply, because preservation of remaining features is not required." While the guidelines note that demolition is inappropriate for any contributing resource, there is no guidance for demolition of noncontributing resources. Staff

finds that the demolition of these structures would not materially impair the significance and integrity of the historic district as the demolition of noncontributing resources is consistent with the adopted design guidelines.

For contributing buildings, the guidelines promote adaptive reuse and states that demolition of a contributing resource is inappropriate. As discussed above, the significance of the Commercial Club building in the district is undocumented. For the purposes of this analysis, it is considered a contributing structure by staff because it was constructed during the period of significance. However, the building does not demonstrate the stages of growth that define the importance of the district. The applicant explored options to reuse the building, but found that it would be economically infeasible.

4. *The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The following standards for rehabilitation are most applicable to this proposal:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The demolition of the noncontributing structures would not materially impair the significance and integrity of the historic district. The Commercial Club building was constructed during the period of significance, but the history of the Saint Anthony Commercial Club that portrays patterns of growth in the district is not represented well in the building. Its construction was during a time when membership was declining and a downturn in the commercial vitality of the area was beginning. The building does not share the same significance as other buildings in the district. The original use of the building has since changed, but the property still portrays most of its original distinctive features. As mitigation for the demolition of the Saint Anthony Commercial Club building, CPED staff is recommending that a photographic recordation of the property shall be prepared and submitted to staff that is in accordance with the guidelines of the Minnesota Historic Property Record.

5. *The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.*

The following policies of the Minneapolis Plan for Sustainable Growth are most applicable to the proposal:

Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.

- 8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.

- 8.1.3 Encourage new developments to retain historic resources, including landscapes, incorporating them into new development rather than removal.

The Marcy-Holmes Neighborhood Master Plan was adopted by the City Council in 2014. In general, the plan supports adaptive reuse, rehabilitation, and renovation of existing buildings if possible. In the plan, the site falls in the Riverfront Character Area. The goal of the plan for this area is to “Expand and improve riverfront parks, improve connectivity, balance local and regional access and use, create bike- and walk-friendly environments on 2nd Street SE, and embrace diversity of building uses and eras.” The plan does not contain specific guidance for height, but indicates that higher density residential development is appropriate at this location because it is along a transit and transportation corridor and near a commercial center.

With no reasonable alternatives for reuse of the existing structures, demolition of the existing structures to allow a high density development at this location in close proximity to downtown within an activity center and adjacent to a community corridor conforms to the applicable regulations of the preservation ordinance, is consistent with the above policies of the comprehensive plan, and the applicable preservation policies in the adopted small area plan.

Additional Findings for Destruction

Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make the following findings:

1. *The destruction is necessary to correct an unsafe or dangerous condition on the property; or*
2. *That there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to:*
 - a. *The significance of the property;*
 - b. *The integrity of the property; and*
 - c. *The economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses.*

All structures on the site are proposed to be demolished. The applicant is not asserting that the demolition of the structures is necessary to correct an unsafe or dangerous condition. However, the applicant contends that the existing structures limit the economic value and potential of the site and render a redevelopment project infeasible. As discussed above, the significance of the structures on this property is less than other historic properties in the district. The Athletic Club building and the additions to the Commercial Club building were constructed outside the period of significance and are not contributing to the district. The original Commercial Club building has undergone some other modifications, such as the alterations to the location of the front entry, windows, and roofing material, that has impacted its integrity.

Although the 1929 portion of the Commercial Club building is considered contributing to the district due to its date of construction, it does not reflect the significance of the St. Anthony Falls Historic District. Individually, it may be significant for its association with the Saint Anthony Commercial Club (Criterion #1), embodiment of the distinctive characteristics of the Tudor Revival Style (Criterion #4), and association with a master architect, Long & Thorshov (Criterion #6). However, the building is not the only representative example of these associations. When the club was established, there were many other commercial clubs established throughout Minneapolis, the state and the country. There are many other surviving examples of Tudor Revival Style buildings, such as The Minneapolis Club, at 739 2nd Street South. Likewise, it is not the sole surviving building designed by Long & Thorshov. More representative examples of their work include the Medical Arts Building and Abbott Northwestern Hospital.

The applicant explored options that would allow for reuse of the Commercial Club building. They determined that the existing use, a funeral home, is not a viable use of the property. Rehabilitation for other viable uses was explored as well. The two uses deemed most likely were offices or a restaurant. The applicant obtained estimates for the cost of rehabilitation for each of the uses (see building consultant letter attached to this report). The cost for rehabilitation would be approximately \$1.5 million and \$2.8 million, respectively. Both of these scenarios would be more costly per square foot than building new and more than a marketable rate for rent.

Feasibility of relocating the structure to a nearby site was also explored. Assuming availability of a nearby relocation site, the cost to move the Commercial Club building would be \$1.5 to \$2.1 million (see attached letter from moving contractor). Considering the other costs that would be incurred with this alternative, such as constructing a foundation and site acquisition in addition to rehabilitation and impact to integrity, moving is also not a viable option.

Higher density development is appropriate at this location because it is along a transit and transportation corridor and near a commercial center. Maintaining the existing structures would reduce the developable footprint of the 34,755 square foot site by 40 percent. Even with the removal of the noncontributing structures, the footprint of the L-shaped Commercial Club building would occupy approximately 8,000 square feet, or 23 percent of the site.

For the above reasons, and due to the limited documentation of the significance of the property within the district, there are no reasonable alternatives to demolition. As mitigation for the demolition of the Saint Anthony Commercial Club building, CPED staff is recommending that a photographic recordation of the property shall be prepared and submitted to staff that is in accordance with the guidelines of the Minnesota Historic Property Record.

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow a new 40-story building based on the following findings:

- 1. The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.*

The falls of St. Anthony were instrumental to the development of Minneapolis in all its stages of growth. In addition to its original natural beauty, the falls furnished direct power to the lumber and flour industries and electrical power for industrial and residential use. Centered on this influential landmark, the St. Anthony Falls Historic District reveals the origins and early history of Minneapolis. Today, the district includes both the East and West Side Milling Districts, in addition to various homes, commercial buildings, significant bridges, and elegant churches.

The subject site is located in the University Avenue Transition Area within the Water Power Character Area. This area transitions from industrial and commercial development along Main Street to a former eclectic mix of single- and two-family dwellings, apartments, factories, laboratories and other industrial uses that faced University Avenue Southeast. The buildings ranged in height from one and a half stories to three stories, which provided a transition from the height of the milling and industrial buildings along Main Street. This area has experienced significant changes and most of its historic fabric has been lost.

With the recommended conditions of approval, the proposed construction of a 40-story building would be compatible with and continue to support the criteria of significance and period of significance for which the St. Anthony Falls Historic District was designated.

2. *The alteration will ensure the continued integrity of the landmark or historic district.*

The preservation ordinance defines integrity as authenticity evidenced by the following seven factors:

Location: Although the building constructed for the Saint Anthony Commercial Club would be demolished to allow for the construction of the new building, the importance of the location of the site would not change. The site has frontage on Central Avenue, which is a significant commercial corridor in the district. It's also centrally located between the commercial area to the north and commercial and industrial use properties along the river.

Design: Overall, the proposed massing of the new construction divided into two main modules would be in keeping with the adopted design guidelines for the district (see finding #3 below). The first four floors would make up the podium. A sense of human scale in the design of the podium is important to accomplish a building design that would be compatible with the district. Also, a key feature that is characteristic of buildings in the context area is consistency of design features on all sides of the building. The design of the building walls and its impacts on integrity are discussed further in finding #3. With the adoption of the CPED staff recommendation, the proposal would not negatively impact the design integrity of the district.

Setting: The setting of the character area has changed significantly since the period of significance and is now a disparate collection of historic buildings interspersed with more recent high-rise residential buildings, townhomes, a large parking lot, and other commercial and residential development. Historically, a variety of uses were located on the site and in the immediate area. The site is part of the transition area between the industrial and commercial uses along Main Street and the residential neighborhood to the east and the commercial area to the north. Early on, residential uses occupied the subject site. Those uses were demolished for nonresidential uses, including the Saint Anthony Commercial Club. The Pillsbury Library is located to the north of the site. Industrial uses were located on the adjacent site to the east as well as other surrounding properties. The Ard Godfrey House, although not its original location, is located to the west across Central Avenue. Other than the Pillsbury Library and the Ard Godfrey House, the properties in the immediate area are not contributing to the district. A high-density development designed to be compatible with the historic context is appropriate in this location and would not further impair the integrity of setting.

Materials: The proposed materials for the new construction are discussed in finding #3. CPED staff is recommending some changes to the proposed materials in order to meet the adopted design guidelines and thereby to ensure continued integrity of the district.

Workmanship: The proposal would not impact the integrity of workmanship.

Feeling: The feeling of the site would be impacted by the demolition of the existing buildings and the construction of a new 40-story building. Therefore compatibility of the design of the building with the character of the district is very important. With the adoption of the recommended conditions, the proposal would not impact the integrity of the feeling of the property within the historic district.

Association: The historic designation of the site is based on the St. Anthony Falls Historic District's architectural and industrial significance. The proposal would not impact the integrity of association with the historic district.

With the recommended conditions of approval, the proposal will be compatible with and will ensure the continued integrity of the property within the *St. Anthony Falls Historic District*.

3. *The alteration is consistent with the applicable design guidelines adopted by the commission.*

The *St. Anthony Falls Historic District Design Guidelines* were adopted in 2012. The guidelines provide specific requirements for both new construction and alterations of contributing properties, as well as general guidance for changes in the historic district. It also identifies smaller character areas. The subject site is located in the Water Power Character Area. Within this character area, there are four relatively distinct concentrations of buildings and related development patterns. The subject site is located in the University Avenue Transition Area. The applicable design guidelines are analyzed below:

GENERAL GUIDELINES

Streetscape Design

Requirements

- 6.6 Streetscape plantings should be compatible with the context of the individual character areas.**
- In historic commercial and residential areas, traditional regular spacing and placement of trees is appropriate.
 - Boulevard plantings are appropriate in historic commercial and residential areas
 - Street trees shall not be located directly in front of entrances.

Staff Comment:

The subject site was historically commercial and residential. The proposed street plantings, including boulevard trees, would be consistent with traditional spacing.

Views

Requirements

- 7.1 Incorporate key view opportunities into a design.**
- At the outset of a project, identify views that are most valued, then incorporate them into the design.
- 7.2 Minimize the impacts to key views from public ways.**
- Locate improvements to maintain key views to the extent feasible.
 - Consider keeping a portion of a new structure low or using a compact footprint to maintain views through the site.

Staff Comment:

The applicant is proposing to construct a 40-story building. Existing views of surrounding properties would not be maintained through the site once the proposed building is constructed. These views exist because nearly half of the site is currently a surface parking lot and the existing low-rise structures on-site.

The design guidelines identify key view opportunities to consider from within the district; none are identified from or to this property. Key views are defined as those that are from the public way and look to a built or natural feature that is widely recognized by the public to be of importance. The proposed building would be highly visible not just because of the height, but because this site is located in a gateway on the east side of the river. Since the view from the Central Avenue bridge is

significant, CPED staff considered the impact of the building on this view corridor in the analysis of the building design, mass, scale and height.

Connectivity

Requirements

7.4 Preserve the historic network of streets and alleys.

- a. Streets and alleys that reflect historic development patterns should not be enclosed or closed to public access. Adapting them as new ways of circulation is appropriate.
- b. Link walkways and alleys to existing public rights-of-way.

7.5 Vehicular access to a site shall be obtained using existing alleys.

- a. New curb cuts will be considered.

Staff Comment:

The proposal would not alter the underlying historic development patterns. The site does not have alley access and did not historically have alley access. Vehicular access to the new construction would be obtained from two curb cuts on 2nd Street Southeast leading to the enclosed parking and porte cochere. Vehicle access would also be provided on Central Avenue for a service drive (enter only). The entrances on Central Avenue would connect directly to the sidewalk. The main residential entrance accessed from 2nd Street would be recessed and separated from the sidewalk by the porte cochere. A porte cochere is not consistent with the historic context because it interrupts the front wall adjacent to the street. For these reasons and to ensure connectivity for a high pedestrian traffic area, CPED staff is recommending that the porte cochere be eliminated between the first floor wall and the street by requiring the first floor wall along 2nd Street to be within 8 feet of the lot line with a more or less continuous alignment, and the number of curb cuts on 2nd Street be reduced to one.

Building Equipment

Requirements

7.6 Minimize the visual impacts of building equipment as seen from the public way.

- a. Do not locate equipment on a primary facade. Primary wall penetrations for HVAC equipment are not permitted.
- b. Prioritize use of low-profile or recessed mechanical units on rooftops.
- c. Rooftop equipment on residential and commercial buildings shall be set back from the primary building facade by a minimum of one structural bay or 15' whichever is greater.

Staff Comment:

All mechanical equipment is proposed to be screened from the public right-of-way. No mechanical penetrations are proposed on the building walls. Rooftop mechanical equipment would be enclosed by a screen wall. Other mechanical equipment would be enclosed in a mechanical penthouse. The enclosure and penthouse would be inset approximately 15 feet or more from each primary building façade. Two transformers would be located at the southeast corner of the site. They would be screened by an opaque enclosure. The building elevations indicate that the enclosure would not extend past the front building wall. However, the site plan shows a 0 foot setback for the enclosure while the building wall would be setback 6 feet. To ensure that the visibility of the transformers is minimized, CPED staff is recommending that the transformers and enclosure do not extend past the predominant building wall setback adjacent to 2nd Street.

Balconies and Roof Decks

Requirements

- 7.10 On a new building, locate balconies such that the traditional character of the block, as perceived at the street level, is maintained.**
- When a building wall is positioned near the sidewalk edge, locating a balcony at the third floor or above is preferred.
 - Consider providing a balcony that is inset instead of one that projects from the front facade. This can reinforce the concept of a simple rectangular form.
- 7.11 A new balcony should be simple in design so as not to detract from the historic character.**
- The balcony should appear mostly transparent.
 - Simple metal work is most appropriate on commercial/ mixed-use buildings.
 - Simple wood and metal designs are appropriate for single-family residential buildings.
 - Heavy timber and plastics are inappropriate materials.
 - Use colors that are compatible with the overall color scheme of the building. In most cases, dark metal matte finishes are appropriate.
- 7.12 Minimize the visual impact of a roof deck as seen from the street.**
- On a commercial or industrial building, set any guard rails and other supporting elements back one structural bay or 15', whichever is greater from the facade so they are not visible from the sidewalk below.

Staff Comment:

Both balconies and roof decks are proposed on the building. Balconies are proposed on all sides of the tower as well as the Central Avenue elevation of the podium. The balconies would be mostly inset with a typical projection of one foot beyond the building wall. In instances where a balcony would project more than one foot, the vast majority of the balcony would be inset. To ensure that balconies would appear mostly transparent, a glass railing system would be used on the tower. Likewise, an open metal railing is proposed for the balconies on the podium. The simple designs of the balconies would not detract from the historic character.

Roof decks are proposed on the 5th floor amenity level and at the mechanical penthouse level. The roof deck at the mechanical penthouse level would be enclosed by a wall that would be approximately the same height as the floors below it, but would be open to the sky. The roof deck would not be setback 15 feet from the floor below. Given that the roof deck would be above the 40th floor and would be enclosed by a wall that looks like the walls of the lower levels, the roof deck would not have a visual impact from the street level. The amenity level roof deck would not be set back 15 feet from the wall of the floor below. A glass railing system is proposed to lessen visibility; however, the railings and the pool would be visible from the streets below. CPED staff is recommending that no part of the railing system be visible from the streets below.

NEW INFILL BUILDING GUIDELINES

Building Placement and Orientation

Requirements

9.1 Maintain the alignment of building fronts along the street.

- a. Locate a new building to reflect established setback patterns along the block. For example, if existing buildings are positioned at the sidewalk edge, creating a uniform street wall, then a new building should conform to this alignment. However, alternative placements are encouraged for upper floors when the building is required to be set back from the sidewalk edge. (See Building Mass and Height requirements also.)

9.3 Maintain the traditional orientation pattern of buildings facing the street.

- a. Locate the primary entrance to face the street and design it to be clearly identifiable.

Staff Comment:

On this block, there is not an established setback pattern. Along Central Avenue, the Pillsbury Library is set back 20 feet and the Washburn-McReavy Funeral Home is set back 10 to 85 feet. Along 2nd Street, the funeral home is also set back significantly and the noncontributing parking ramp is set back 6 feet. The first floor of the proposed building would be set back 8 feet from Central Avenue, except where the service drive entrance is set back 14 feet. Along 2nd Street, the first floor wall would be set back 6 to 48 feet. The width of the building along 2nd Street is 186 feet. Less than 50 percent of the first floor wall would be within 8 feet of the lot line. The remainder of the wall would be recessed for a porte cochere, a garage entrance and mechanical equipment. Six feet of the southeast corner of the building wall would be recessed 15 feet to accommodate two transformers. Locating the transformers between the building and the street would not be appropriate. Next to the building, the visibility of the transformers would be minimized. A decorative, metal screen wall is proposed between the two curb cuts of the porte cochere as an alternative to reinforce the street wall. Having a recessed first floor wall for a porte cochere is not consistent with the historic context. Buildings traditionally did not vary in alignment adjacent to a street. There are some parking restrictions on the surrounding streets, but on-street parking is not prohibited at all times. The first floor layout could be rearranged to provide more active uses at the street while accommodating short-term parking at the interior of the building. Having the first floor wall recessed for on-site parking when other options are available is not consistent with the intent of the guidelines. Although 2nd Street is considered secondary to Central Avenue, the 2nd Street elevation would be highly visible from surrounding areas. This is also a high pedestrian traffic area. For these reasons, CPED staff is recommending that the porte cochere be eliminated between the first floor wall and the street by requiring the first floor wall along 2nd Street to be within 8 feet of the lot line with a more or less continuous alignment, and the number of curb cuts on 2nd Street be reduced to one.

The entrance(s) for the retail fronting Central Avenue would face the street and would be clearly identifiable and emphasized with canopies. However, the residential entrance would be recessed and separated from 2nd Street by a porte cochere, which would not be similar in character to traditional residential entrances. To reinforce the street wall and to emphasize the location of the main residential entrance, CPED staff is recommending that the main residential lobby entrance extend up to the street and not be more than 8 feet from the lot line.

Architectural Character and Detail

Requirements

9.4 Design a new building to reflect its time while respecting key features of its context.

- a. In those character areas with a high concentration of historic structures, relating to the context is especially important. In other areas where new construction is more predominant, respecting broader traditional development patterns that shaped the area historically is important.

- b. See the individual character areas for more guidance.

9.5 A contemporary interpretation of traditional designs is appropriate.

- a. The design should be compatible with the relevant character area.
- b. Contemporary interpretations of architectural details are appropriate.
- c. Incorporate contemporary details to create interest while expressing a new, compatible design.
- d. Use designs for window moldings and door surrounds to provide visual interest while helping to convey that a building is new.

9.6 An interpretation of a historic style that is authentic to the district will be considered if it is subtly distinguishable as being new.

- a. Avoid an exact imitation of a historic style that would blur the distinction between old and new buildings and make it more difficult to understand the architectural evolution of the district.

9.7 Incorporate traditional facade articulation techniques in a new design.

- a. Use these methods:
 - A tall first floor
 - Vertically proportioned upper story windows
 - Window sills and frames that provide detail
 - Horizontal expression elements, such as canopies, moldings and cornices
 - Vertical expression features, such as columns and pilasters
 - A similar ratio of solid wall to window area

Staff Comment:

With the exception of the Pillsbury Library and the Ard Godfrey House, new construction is predominant in the immediate area. The proposed design of the building would be contemporary. The building would be divided into two main modules: the podium and the tower. The podium (the first four floors of the building) would have the most effect to the pedestrian experience at the ground level. For this reason, it's most important that this part of the building reflect the context of the district.

The podium would be oriented to the street grid. Four stories is considered a low-rise building, which is appropriate to the context in this location. The ground floor would be taller than all other floors proposed. All windows would be vertically proportioned. The window frames and sills of which would provide detail. On the Central Avenue walls of the podium, horizontal and vertical expression elements would be appropriately incorporated. Above the ground level, there would also be a similar ratio of solid wall to window area. The upper levels of the podium facing 2nd Street would have mostly a horizontal emphasis and an unbalanced solid wall to window area. Compatibility of all sides of a building is a key feature in this district. There are various differences between three sides of the podium that would be highly visible from surrounding streets. These issues are addressed in the following sections. With the adoption of the CPED staff recommendation, the podium would reflect the broader traditional development patterns that shaped the area historically.

All sides of the tower would be compatible with each other. Because the tower would be taller than the typical building heights in the historical context, it would be inset from the podium walls facing the adjacent streets. However, the north side of the tower would not be inset, but would cantilever over the podium. This issue is also addressed in the following sections. Although not as many as the podium, traditional façade articulation techniques would be incorporated. All windows

on the tower would be vertical in proportion. Both horizontal and vertical expression features would be consistently used on the tower that give the appearance of varied building width while also expressing the location of each floor level on the exterior of the building. With the adoption of the CPED staff recommendation, the tower would be compatible with the historically significant resources of the area.

Building Mass, Scale and Height

Each historic building in the district exhibits distinct characteristics of mass, height and a degree of wall articulation that contributes to its sense of scale. As groupings, these structures establish a definitive sense of scale. This is especially well perceived in those character areas with the greater concentrations of contributing properties. In most cases, these features contribute to a sense of human scale. A new building should express these traditions of mass and scale as well.

A building conveys a sense of human scale when one can reasonably interpret the size of the structure by comparing its features to comparable elements in one's experience.

While the perceived scale along the street is a key consideration, the overall height is an important factor in terms of compatibility. This is because a building is experienced at a distance within its character area, and it also is a part of the skyline of the district as a whole.

Mass, Scale and Height at Different Levels

Therefore, building mass, scale and height should be considered in these ways:

- (1) As experienced at the street level immediately adjacent to the building.

At this level, the actual height of the building wall at the street edge is a key factor. The scale of windows and doors, the modular characteristics of building materials, and the expression of floor heights also contribute to perceived scale.

- (2) As viewed along a block, in perspective with others in the immediate area.

The degree of similarity of building heights along a block, and the repetition of similar features, including openings, materials and horizontal expression lines, combine to establish an overall sense of scale at this level of experiencing context.

- (3) As seen from key public viewpoints inside and outside of the historic district.

In groups, historic buildings and compatible newer structures establish a sense of scale for the entire district, defining the skyline. At this level, key landmark structures set the frame of reference.

In general, a new building should fit within the range of structures seen historically in the specific character area. However, some additional height may be considered, when it is demonstrated that the design would be compatible with the context at each of the three levels indicated above. Therefore, maximum height is determined by the appropriateness to context.

Requirements

9.8 Maintain the traditional size of buildings as perceived at the street level.

- a. The height of a new building should be within the height range established in the context, especially at the street frontage.
- b. Floor-to-floor heights should appear similar to those of traditional buildings.

9.9 The overall height of a new building shall be compatible with the character area.

- a. A building height that exceeds the height range established in the context will be considered when:
 - It is demonstrated that the additional height will be compatible with adjacent properties, within the character area as a whole, and for the historic district at large.
 - Taller portions are set back significantly from the street.
 - Access to light and air of surrounding properties is respected.
 - Key views are maintained. (See page 51 for more information on key views.)
- 9.10 Position taller portions of a structure away from neighboring buildings of lower scale.**
- a. Locate the taller portion of a new structure to minimize looming effects and shading of lower scaled neighbors, especially when adjacent to smaller historic structures.
 - b. Taller portions of a building should be compatible and not loom over adjacent buildings at any time.
- 9.11 Provide variation in building height in a large development.**
- a. In order to reduce the perceived mass of a larger building, divide it into subordinate modules that reflect traditional building sizes in the context. Too much variation in building height is inappropriate.
 - b. Vary the height of building modules in a large structure, and include portions that are similar in height to historic structures in the context. However, avoid excessive modulation of a building mass, when that would be out of character with simpler historic building forms in the area. Too much variation in building massing is inappropriate.
- 9.12 Maintain the scale of traditional building widths in the context.**
- a. Design a new building to reflect the established range of the traditional building widths in the character area.
 - b. Where a building must exceed this width, use changes in design features so the building reads as separate building modules reflecting traditional building widths and massing. Changes in the expression and details of materials, changes in window design, facade height or materials are examples of techniques that should be considered.
 - c. Where these articulation techniques are used, they shall be expressed consistently throughout the structure, such that the composition appears as several building modules. Attention to the designs of transitions between modules is important. Too much variation, which results in an overly busy design, is inappropriate.
- 9.14 A new commercial or mixed-use building should incorporate a base, middle and cap.**
- a. Traditionally, buildings were composed of these three basic elements. Interpreting this tradition in new buildings will help reinforce the visual continuity of the area.
- 9.15 Establish a sense of human scale in the building design.**
- a. Use vertical and horizontal articulation techniques to reduce the apparent mass of a larger building and to create visual interest.
 - b. Express the position of each floor in the external skin of a building to establish a scale similar to historic buildings in the district.
 - c. Use materials that convey scale in their proportion, detail and form.

- d. Generally, the facade in most contexts should appear as a relatively flat surface, with any projecting or recessed “articulations” appearing to be subordinate to the dominant form. Exceptions are in lower scale single-family settings.
- e. Design architectural details and other features to be in scale with the building. Using windows, doors, storefronts (in commercial buildings) and porches (in lower scale residential buildings) that are similar in scale to those seen traditionally is appropriate.

Staff Comment:

The proposed building height is 40 stories plus a mechanical penthouse and a decorative cap. The building would be divided into two main modules: the podium and the tower.

Podium: The first four floors of the building make up the podium, the footprint of which would occupy most of the site and would be oriented to the street grid. Four stories is considered a low-rise building, which is appropriate to the context in this location. The first floor would be 20 feet in height, which would be substantially taller than the upper levels. A taller first floor is characteristic of buildings in the district. All facades of the podium would appear relatively flat with articulations appearing to be subordinate to the dominant form. A simple, but defined metal building cap is proposed for the podium. In the immediate area, traditional building widths are narrower than the half block width and length of the proposed building. The applicant has proposed different treatments for each building facade.

- *Central Avenue facade:* The Central Avenue podium façade is designed to reflect an established range of traditional building widths reflective of the character area and establishes a sense of human scale. The vertical alignment of the windows and balconies on the second through fourth floors and the exposure and cladding of the columns between storefront windows on the ground level create the appearance of subordinate modules.
- *Second Street facade:* The 2nd Street elevation of the podium does not have as many architectural elements as the Central Avenue façade to portray a range of building widths. The design elements on this elevation have a horizontal emphasis rather than vertical. An expression of the position of floors two through four is also missing in the external skin of the building. This gives the appearance of a top-heavy building mass above the ground floor that is not similar to the context area. These issues are due in part to the upper floors being adjacent to enclosed parking rather than dwelling units like on the Central Avenue façade. This façade would be highly visible from Central Avenue looking north because the Winslow House Condominiums are set back over 60 feet from the street. CPED staff is recommending that dwelling units line the parking on the second through fourth floors of the 2nd Street elevation. Compliance with this condition would result in more architectural elements that would reflect an established range of building widths and a consistent expression of articulation on both street facades, express the position of each floor in the external skin of the building, and incorporate a sense of human scale. Please note that although compliance with this condition would result in the loss of parking, the proposed amount of parking exceeds the minimum zoning requirement by more than 100 non-tandem spaces.
- *North facade (adjacent to Pillsbury Library):* The north building elevation is wider than traditional building widths in this area. This building elevation would be highly visible from University Avenue and looking south on Central Avenue because of the small footprint and height of the adjacent library. To create articulation reflective of traditional building widths, the applicant incorporated changes in design features. The corner adjacent to Central Avenue would be wrapped with stone and fenestration on the second through fourth floors. The primary building material would then transition to brick. On the brick wall, recessed,

vertical metal panels extending the full height of the podium would be spaced every 6 to 20 feet. This part of the wall would be located adjacent to the enclosed parking levels. The metal bands mimic the pattern and spacing of the windows on the upper podium levels of the Central Avenue elevation to ensure that these elevations are consistent. Because the primary materials between these two facades are not consistent, CPED staff is recommending that the primary building material on the north wall be the same as the primary building material on the street facing walls of the podium. Even with the change of primary material, articulation techniques that establish the sense of human scale, i.e. reduce the apparent mass of the building and create visual interest, would need to be maintained.

- *East facade (adjacent to parking ramp):* The north building elevation is also wider than traditional building widths in this area. The stone masonry of the street-facing facades would wrap the corner of the building because it would be visible from 2nd Street. From there, the primary material would transition to face brick for the remainder of the wall. Again, recessed, vertical metal panels extending the full height of the podium would be spaced every 6 to 20 feet along the wall. The adjacent parking ramp is 9 levels high and the close proximity of the two walls would minimize visibility of the proposed wall making additional articulation unnecessary.

Tower: The tower has a contemporary design, but the angled walls and vertical precast banding breaks up the width of the tower. Articulations in the tower appear to be subordinate to the dominant form. Also, the design of all sides of the tower would be consistent with each other. The cap of the tower is more pronounced than the cap on the podium. Given the height of the tower, having a well-defined cap is appropriate. To be in keeping with the intent of the character area, the tower would be setback from the street edge. Specifically, it would be set back 6.5 to 14 feet from the podium wall adjacent to Central Avenue and would be set back over 30 feet from the podium wall adjacent to 2nd Street. The footprint of the tower is less than half of that of the podium. Also, the location of the tower would not block any key views identified in the plan. Adjacent to the low-rise Pillsbury Library, the tower would be set back 11.5 to 18 feet. In contrast, the second through fourth floors of the podium would be set back 17 feet, resulting in a cantilevered tower. The library is set back 20 feet from the shared lot line. The proposed setbacks would be sufficient to retain access to light and air of the surrounding properties. However, cantilevering the tower would create a looming effect over a contributing property. To address this issue, CPED staff is recommending that the tower not extend past the podium. Please note that the zoning code would also require a 15 foot setback from the side lot line for all walls with residential windows.

Building and Roof Form

Requirements

9.16 Use simple, rectangular roof forms in commercial, warehouse and industrial contexts.

- Flat roofs are appropriate on the majority of the buildings in the district.

9.17 Design a roof to be similar in form to those used traditionally in the character area.

- Some variation in roof form is appropriate for a larger building mass, but avoid overly complex forms that would be out of character with the context.

Staff Comment:

The proposed roof would be flat, which is appropriate in this location. The cap of the tower is more contemporary and taller than the roof of the top floor, but not overly complex.

Primary Entrances

Requirements

9.18 Locate a primary building entrance to face the street.

- a. Position a primary entrance to be at the street level in an urban setting.
- b. Recessed entries are encouraged to avoid door swing conflicts with the sidewalk and to provide shelter.

9.19 Design a building entrance to appear similar in character to those used traditionally.

- a. Clearly define the primary entrance.
- b. Use a contemporary interpretation of a traditional building entry, which is similar in scale and overall character to those seen historically.

Staff Comment:

All primary entrances would be at the street level. The retail entrance(s) facing Central Avenue would be clearly defined and sheltered by canopies. However, the residential entrance would be recessed and separated from 2nd Street by a porte cochere, which would not be similar in character to those used traditionally. To reinforce the street wall and to emphasize the location of the main residential entrance, CPED staff is recommending that the main residential lobby entrance extend up to the street and not be more than 8 feet from the lot line.

Materials

Requirements

9.20 Building materials shall be similar in scale, color, texture and finish to those seen historically in the context.

- a. Masonry (i.e., brick and stone) that has a modular dimension similar to those used traditionally is appropriate.
- b. A facade that faces a public street should have one principal material, excluding door and window openings, and may have one to two additional materials for trim and details. Permitted materials include, but are not limited to, brick, stone, terracotta, painted metal, exposed metal, poured concrete and precast concrete.
- c. The material also should be appropriate to the context.

9.21 Contemporary materials that are similar in character to traditional ones will be considered.

- a. Generally, one primary material should be used for a building with one or two accent materials. Accent materials should be used with restraint.
- b. A second material may be used on side or rear walls in a context in which such a tradition is demonstrated historically. It is inappropriate in the Water Power Area.
- c. A glass curtain wall will be considered as a principal material.
- d. Contemporary, alternative materials should appear similar in scale, durability and proportion to those used traditionally.
- e. Cementitious-fiber board, with exemplary detailing, will be considered in lower scaled residential settings. Other imitation or synthetic siding materials, such as plastic, aluminum or vinyl, are inappropriate in the lower scale residential contexts.

9.22 Use high quality, durable materials.

- a. Materials should be proven to be durable in the local Minneapolis climate.

- b. The material should maintain an intended finish over time, or acquire a patina, which is understood to be a likely outcome.
- c. Materials at the ground level should withstand ongoing contact with the public, sustaining impacts without compromising the appearance.

Staff Comment:

Because the context is limited in this character area, CPED staff looked to the adjacent character areas as well to determine historic context. The applicant is proposing three different exterior treatments for the different modules of the building: the street-facing walls of the podium, the interior facing walls of the podium, and the tower walls.

Street-facing walls of the podium: Both walls would have stone as the primary building material. Metal panels would be used as an accent material and metal would be used for other elements, such as railings, canopies, and a screen wall, which is appropriate in this location. Stone masonry is appropriate to the context (e.g. Pillsbury Library, Our Lady of Lourdes, and former Exhibition Building). The materials proposed have proven durability, including those at the ground level. However, the stone from the historic buildings have a consistent modular dimension, pattern and texture as opposed to the varied lengths, widths and textures proposed. The sense of texture is important for materials in the district because the traditional materials create a sense of scale and cast shadow lines on facades. The proposed arrangement would be a contemporary application of a material traditionally found in this area. Other architectural details and their finishes, as described in the above Building Mass, Scale and Height section would help in capturing and expressing the character of the context.

Interior facing walls of the podium: The stone masonry of the street-facing facades would wrap the corners of both sides of the building because they would be visible from the adjacent streets. From there, the primary material would transition to face brick. Metal would be used as an accent on both walls, including a green screen on the service drive wall. The modular dimensions of the brick would be similar to brick used traditionally. Although these walls would not directly face a street, a second material used on side and rear walls is not typical of the context of which the site is located, the Water Power Area. CPED staff is recommending that the HPC allow the alternative proposed on the east elevation facing the adjacent parking ramp. The parking ramp is 9 levels high and the close proximity of the two walls would minimize visibility of the proposed wall. However, the north facing wall adjacent to the Pillsbury Library would be very visible from University Avenue. The small footprint and height of the library would do little to limit visibility of the 54.5 foot tall by 186 foot wide wall. Therefore CPED staff is recommending that the primary building material on the north wall be the same as the primary building material on the street facing walls of the podium.

Tower walls: The primary building material of the tower facades is a curtain wall system. Architectural precast panels would be used as an accent material. The precast panels and spandrel glass (used only at concrete slabs between floor levels) would express the position of each floor in the external skin of the building to prevent an all glass façade with no articulation that would not be compatible with the character of the district.

Color, texture and finish of proposed materials: The color, textures and finishes of the stone are similar to that seen historically in the context. The colors of the other wall materials (metal panels, precast concrete and brick) are much darker or much lighter than those found historically in the context. Also, significant contrasts in color are not characteristic. Metal and concrete colors are usually medium gray. The white precast and metal panels would be too stark in this context. For light colors, shades closer to those of the Pillsbury Library or the Pillsbury A-Mill would be appropriate. For darker colors of the metal and concrete, medium dark shades, in the range of what is found on the Red Tile Elevator and the South Mill (adjacent to the Pillsbury A-Mill), would be appropriate.

The darkest brick identified in the character area is located at 508 and 516 University Avenue Southeast, two low-rise apartment buildings. As with other brick buildings in the context area, the mortar is subtly lighter than the brick. The proposed building elevations do not portray a contrast between the brick and mortar; however the brick detail provided indicates a significant contrast. A more subtle contrast between the two materials would be appropriate. Provided the sheen of all materials is minimized to the extent practical, the proposed textures of each material would be appropriate in this context. To address these issues, CPED staff is recommending that the color and finishes of the proposed exterior wall materials shall be similar to that seen historically in the context. Specifically, very light and very dark colors shall be avoided, contrast between material colors shall be reduced, the contrast between brick and mortar shall be more subtle, and sheen shall be minimized to the extent practical.

Windows

Requirements

9.23 The use of a contemporary storefront design is encouraged in commercial settings.

- a. Design a building to incorporate ground floor storefronts in commercial settings, whenever possible.
- b. Incorporate the basic design features found in traditional storefronts, such as a kickplate, display window, transom and a primary entrance.
- c. In storefront details, use elements similar in profile and depth of detailing seen historically.
- d. Where a storefront is not feasible, incorporate a high level of transparency in ground floor office, lobby or residential uses while providing sufficient privacy for occupants.

9.24 Arrange windows to reflect the traditional rhythm and general alignment of windows in the area.

- a. Use appropriate window rhythms and alignments, such as:
 - Vertically proportioned, single or sets of windows, “punched” into a more solid wall surface, and evenly spaced along upper floors
 - Window sills or headers that align
 - Rows of windows or storefront systems of similar dimensions, aligned horizontally along a wall surface
- b. Creative interpretations of traditional window arrangement will be considered.

9.25 Use durable window materials.

- a. Appropriate window materials include metal and wood frame.
- b. Inappropriate window materials include plastic snap-in muntins and synthetic vinyl.

Staff Comment:

All proposed window materials would be durable. The ground level retail space storefront would be consistent with the traditional features identified in the above guidelines. The upper floors of the podium walls facing Central Avenue would have a vertically, punched pattern of openings created by the windows and balconies. The upper floors of the 2nd Street wall of the podium would have very little fenestration or other elements that would create a balanced pattern of solid wall to window area. To address this issue, CPED staff is recommending that dwelling units line the parking on the second through fourth floors of the 2nd Street elevation and that a consistent expression of articulation on both street-facing facades, including the pattern of openings, be applied.

Canopies/Awnings

Requirement

9.26 A canopy/awning should be in character with the building.

- a. Mount a canopy/awning to accentuate character defining features.
- b. A canopy/awning should remain a subordinate feature on the building.

Staff Comment:

Canopies are proposed over the main entrances facing Central Avenue. They would emphasize the location of the entrances, but would remain a subordinate feature on the building because they would have a low, flat profile and would not extend beyond the width of the door assemblies. A continuous canopy is also proposed over the entrance and exit to and the screen wall adjacent to the porte cochere. A porte cochere and a garage entrance are not characteristic of the historic context and should not be emphasized as character defining features. CPED staff is recommending that the use of canopies be limited to above pedestrian access doors.

CHARACTER AREAS

Water Power Character Area, University Avenue Transition Area

This subarea transitions from industrial and commercial development along Main Street to a former eclectic mix of single- and two-family dwellings, apartments, factories, laboratories and other industrial uses that faced University Avenue Southeast. The buildings ranged in height from three stories to one and a half stories, which provided a transition from the height of the milling and industrial buildings along Main Street.

This area has experienced significant changes and most of its historic fabric has been lost. Buildings along the Sixth and Fifth Avenues Southeast and University Avenue Southeast is indicative of some of the development types of this subarea.

The University Avenue Transition Area is bounded by Second Street South, Central Avenue Northeast, University Avenue Southeast and Sixth Avenue Southeast.

Intent

New buildings should be contemporary in character, while respecting the fundamental characteristics of the historic subarea context. They should draw upon the simple forms, materials and massing of historic buildings, especially as experienced at the street level. New buildings should reflect the massing of other historic buildings within the subarea and not that of the grain elevators.

Grain elevators stand out as possessing a larger massing due to their industrial needs and should not be used as a precedent for new construction. The grain elevators should also continue their visual prominence over the rest of the district.

Portions of buildings that would be taller than those seen historically should be set back from the street edge. In areas where there is a strong industrial context, a variety of heights may be appropriate. Historically, many industrial buildings had exposed mechanical systems and other rooftop devices, and contemporary designs that make use of such roofscape elements are appropriate.

A new building should be sited to respect the historic orientation and alignment patterns created by the infrastructure and existing historic buildings. A continuous street wall should be established along urban

streets, generally with building fronts at the street edge. Some variations in facade alignment may occur, but an overall sense of continuity should be maintained.

Enhanced landscapes and streetscapes in this character area are encouraged. They should not impede one's ability to understand the historical function and character of the context. Guidance offered in Chapter 6 for landscapes, streetscapes, and open spaces in historic industrial areas should be applied in the West Side and East Side Milling Areas and the Main Street Area. The University Avenue Transition Area was a historic commercial mixed use area; traditional landscapes and streetscapes are more appropriate in this location.

Site and Landscape Guidelines

Requirement

10.3 In Main Street and University Avenue Transition Areas, buildings should be oriented toward the street grid.

Staff Comment:

The first floor of the building would be set back 8 feet from Central Avenue and 6 feet from 2nd Second Street. However, the residential entrance would be recessed and separated from 2nd Street by a porte cochere, which would not be similar in character to those used traditionally. To reinforce the street wall and to emphasize the location of the main residential entrance, CPED staff is recommending that the first floor wall, including the main residential lobby entrance, be located not more than 8 feet from the lot line, except where allowed for mechanical equipment and vehicle access if no door is proposed.

Building Design

Requirements

10.8 In University Avenue Transition Area, the maximum building height should not exceed eight stories.

- c. Mid-rise, low-rise, and very-low rise building heights are most appropriate. (See page 103 for building height classifications.)

10.9 A new facade should reflect the established range of building widths.

- a. A block-long facade building massing is not appropriate.

10.10 Arrange tall building masses to allow views and access through to the river and views to the mills

Staff Comment:

The proposed building height is 40 stories plus a mechanical penthouse and a decorative cap. The first four floors of the building make up the podium, the footprint of which would occupy most of the site and would be oriented to the street grid. To be in keeping with the intent of the character area, the tower would be set back from the street edge. Specifically, it would be set back 6.5 to 14 feet from the podium wall adjacent to Central Avenue and would be set back over 30 feet from the podium wall adjacent to 2nd Street. The footprint of the tower is less than half of that of the podium. Also, the location of the tower would not block any key views identified in the plan.

The Central Avenue podium façade is designed to reflect an established range of building widths with the vertical alignment of the windows and balconies on the second through fourth floors and the exposure and cladding of the columns between storefront windows on the ground level. The

2nd Street elevation of the podium does not have as many architectural elements to portray a range of building widths. The design elements on this elevation have a horizontal emphasis rather than vertical. This is due in part to the upper floors being adjacent to enclosed parking rather than dwelling units like on the Central Avenue façade. This façade is highly visible looking north from Central Avenue because the Winslow House Condominiums are set back more than 60 feet from the street. CPED staff is recommending that dwelling units line the parking on the second through fourth floors of the 2nd Street elevation. CPED staff is also recommending that the main residential lobby entrance extend up to the street and not be more than 8 feet from the lot line. Compliance with these conditions would result in more architectural elements that would reflect an established range of building widths. Please note that although compliance with this condition would result in the loss of parking, the proposed amount of parking exceeds the minimum zoning requirement by more than 100 non-tandem spaces. Lastly, the tower has a contemporary design, but the angled walls and vertical precast banding breaks up the width of the tower.

With the recommended conditions of approval, the proposed new construction and alterations to the historic buildings would not materially impair the significance and integrity of the property as evidenced by the consistency of alterations with the *St. Anthony Falls Historic District Design Guidelines*, as analyzed above.

4. *The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The following standards for rehabilitation are most applicable to this proposal:

- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

With the recommended conditions of approval, the new construction would not materially impair the significance and integrity of the subject and surrounding properties within the St. Anthony Falls Historic District, as evidenced by the general consistency of alterations with the recommendations in the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

5. *The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.*

The following policies of the *Minneapolis Plan for Sustainable Growth* are applicable to the proposal:

Land Use Policy I.12: Support Activity Centers by preserving the mix and intensity of land uses and by enhancing the design features that give each center its unique urban character.

- I.12.2 Encourage mixed use buildings, with commercial uses located on the ground floor and secure entrances for residential uses.
- I.12.4 Discourage uses that diminish the transit and pedestrian character of Activity Centers, such as automobile services, surface parking lots, and drive-through facilities.
- I.12.5 Encourage a height of at least two stories for new buildings in Activity Centers, in keeping with neighborhood character.

- 1.12.6 Encourage the development of high- to very-high density housing within the boundaries of Activity Centers.

Land Use Policy 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

- 1.2.1 Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the surrounding area.

Land Use Policy 1.3: Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.

- 1.3.1 Require safe, convenient, and direct pedestrian connections between principal building entrances and the public right-of-way in all new development and, where practical, in conjunction with renovation and expansion of existing buildings.
- 1.3.2 Ensure the provision of high quality transit, bicycle, and pedestrian access to and within designated land use features.
- 1.3.3 Encourage above-ground structured parking facilities to incorporate development that provides active uses on the ground floor.

Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.

- 1.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.
- 1.4.4 Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street wall, principal entrances that face the public sidewalks, and windows that provide “eyes on the street”.

Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.

- 1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

- 1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

Housing Policy 3.1: Grow by increasing the supply of housing.

Housing Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.

- 3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.

Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture,

- 8.1.2 Require new construction in historic districts to be compatible with the historic fabric.

Urban Design Policy 10.4: Support the development of residential dwellings that are of high quality design and compatible with surrounding development.

- 10.4.1 Maintain and strengthen the architectural character of the city's various residential neighborhoods.
- 10.4.2 Promote the development of new housing that is compatible with existing development in the area and the best of the city's existing housing stock.

Urban Design Policy 10.5: Support the development of multi-family residential dwellings of appropriate form and scale.

- 10.5.2 Medium-scale, multi-family residential development is more appropriate along Commercial Corridors, Activity Centers, Transit Station Areas and Growth Centers outside of Downtown Minneapolis.
- 10.5.3 Large-scale, high-rise, multi-family residential development is more appropriate in the Downtown Minneapolis Growth Center.

Urban Design Policy 10.6: New multi-family development or renovation should be designed in terms of traditional urban building form with pedestrian scale design features at the street level.

- 10.6.1 Design buildings to fulfill light, privacy, and view requirements for the subject building as well as for adjacent properties by building within required setbacks.
- 10.6.2 Promote the preservation and enhancement of view corridors that focus attention on natural or built features, such as the Downtown skyline, landmark buildings, significant open spaces or bodies of water.
- 10.6.3 Provide appropriate physical transition and separation using green space, setbacks or orientation, stepped down height, or ornamental fencing to improve the compatibility between higher density and lower density residential uses.
- 10.6.4 Orient buildings and building entrances to the street with pedestrian amenities like wider sidewalks and green spaces.
- 10.6.5 Street-level building walls should include an adequate distribution of windows and architectural features in order to create visual interest at the pedestrian level.
- 10.6.6 Integrate transit facilities and bicycle parking amenities into the site design.

Urban Design Policy 10.9: Support urban design standards that emphasize traditional urban form with pedestrian scale design features at the street level in mixed-use and transit-oriented development.

- 10.9.1 Encourage both mixed-use buildings and a mix of uses in separate buildings where appropriate.
- 10.9.2 Promote building and site design that delineates between public and private spaces.
- 10.9.4 Coordinate site designs and public right-of-way improvements to provide adequate sidewalk space for pedestrian movement, street trees, landscaping, street furniture, sidewalk cafes and other elements of active pedestrian areas.

Urban Design Policy 10.16: Design streets and sidewalks to ensure safety, pedestrian comfort and aesthetic appeal.

- 10.16.1 Encourage wider sidewalks in commercial nodes, activity centers, along community and commercial corridors and in growth centers such as Downtown and the University of Minnesota.
- 10.16.2 Provide streetscape amenities, including street furniture, trees, and landscaping, that buffer pedestrians from auto traffic, parking areas, and winter elements.

Urban Design Policy 10.18: Reduce the visual impact of automobile parking facilities.

- 10.18.6 The ground floor of parking structures should be designed with active uses along the street walls except where frontage is needed to provide for vehicular and pedestrian access.

The [Marcy-Holmes Neighborhood Master Plan](#) was adopted by the City Council in 2014. In general, the plan supports adaptive reuse, rehabilitation, and renovation of existing buildings if possible. In the plan, the site falls in the Riverfront Character Area. The goal of the plan for this area is to “Expand and improve riverfront parks, improve connectivity, balance local and regional access and use, create bike- and walk-friendly environments on 2nd Street Southeast, and embrace diversity of building uses and eras.” The plan does not contain specific guidance for height, but indicates that higher density residential development is appropriate at this location because it is along a transit and transportation corridor and near a commercial center.

In *The Minneapolis Plan for Sustainable Growth*, Activity Centers are described as places with a mix of uses that have citywide and regional draw. They contain a high intensity of uses, including employment, commercial, office, and residential uses. Densities in Activity Centers range between high density (50-120 du/acre) and very high density (120-200 du/acre), dependent on context. In addition, densities up to 800 du/acre may be allowed in or near all designated Growth Centers and within Activity Centers adjacent to Growth Centers, as consistent with adopted small area plans. The proposed density of the project, 259.4 du/acre, is consistent with the policy guidance of the City’s comprehensive plan.

The site is located in a mixed use area with a range of densities, including high-rises. Although it is located in the historic district, most of the historic fabric has been lost and new construction is predominant in the immediate area. The properties closest to the subject site include the one-story, former Pillsbury Library, the nine-level St. Anthony parking ramp, the 12-story Winslow House Condominiums, townhouses, and the one-and-a-half-story Ard-Godfrey House. Both the Pillsbury Library and the Ard Godfrey House are contributing structures in the historic district.

The proposed building height is 40 stories plus a mechanical penthouse and a decorative cap. Implementation step 10.1.1 of the comprehensive plan promotes concentrating the tallest buildings in the downtown core. The site is not located in the downtown core, but it is across the river in an area with high density buildings. Further, it would not eclipse the downtown skyline. Even though the proposed building would be taller than other buildings on the east bank of the river, the massing and scale would not be out of character with the East Hennepin Activity Center. To ensure compatibility with the surrounding area and the historic district, the building would be divided into two main modules, the podium and the tower. The first four floors of the building make up the podium, the footprint of which would occupy most of the site and would be oriented to the street grid. Four stories is considered a low-rise building, which is appropriate to the historic context in this location. It also establishes a sense of human scale.

To provide a physical transition, the tower would be set back from the street edge. Specifically, it would be set back six-and-a-half to 14 feet from the podium wall adjacent to Central Avenue

Southeast and would be set back over 30 feet from the podium wall adjacent to 2nd Street Southeast. The footprint of the tower is less than half of that of the podium. By limiting the podium height to 4-stories and minimizing the footprint of the tower, no nearby properties would be shadowed throughout the day. The applicant has completed a shadow study that shows that the effects of shadowing have been minimized to the extent practical. Also, the location of the tower would not block any public views of important elements of the city. Adjacent to the low-rise Pillsbury Library, the tower would be set back 11.5 to 18 feet. In contrast, the second through fourth floors of the podium would be set back 17 feet, resulting in a cantilevered tower. The library is set back 20 feet from the shared lot line. The proposed setbacks would be sufficient to retain access to light and air of the surrounding properties. However, cantilevering the tower would create a looming effect over a contributing property. To address this issue, CPED staff is recommending that the tower not extend past the podium as a condition of approval.

Appropriate transportation access and facilities would be provided. The site is conveniently located near public transit with frequent service and multiple bike routes. It is also in a high traffic pedestrian area with close proximity to services and amenities. Public realm enhancements are proposed to improve the pedestrian experience, which include boulevard landscaping and wider sidewalks. In addition to pedestrian improvements, approximately two parking spaces per dwelling unit are proposed. At least one bicycle parking space per bedroom is also required to be provided.

The placement and design of the podium adjacent to Central Avenue Southeast would also facilitate access and would include pedestrian scale design features. The first floor of the proposed building would be set back not more than eight feet from Central Avenue, except where the service drive entrance is set back 14 feet. Retail space would occupy most of the Central Avenue frontage. Pedestrian access would connect directly to the sidewalk. The ground floor façade would be predominantly storefront windows to provide visual interest. Residential units would line the upper floors of the parking to create the effect of medium-scale development at the street level. The housing also wraps the north corner, a part of the façade that would be very visible because the Pillsbury Library is set back significantly from University Avenue Southeast.

The 2nd Street Southeast façade of the podium would not contain the same level of pedestrian scale design features. The first floor wall would be set back six to 48 feet. The width of the building along 2nd Street Southeast is 186 feet. Less than 50 percent of the first floor wall would be within eight feet of the lot line. The remainder of the wall would be recessed for a porte cochere, a garage entrance and mechanical equipment. The porte cochere would also separate the main residential entrance from the sidewalk. A decorative, metal screen wall is proposed between the two curb cuts of the porte cochere as an alternative to reinforce the street wall. Having a recessed first floor wall for a porte cochere is not consistent with the historic context or traditional urban design. In the historic district, buildings traditionally did not vary in alignment adjacent to a street. The upper parking levels would not be buffered by housing, except where the liner housing on Central Avenue would wrap the corner. Although 2nd Street Southeast is considered secondary to Central Avenue, the 2nd Street Southeast elevation would be highly visible from surrounding areas. This is also a high pedestrian traffic area. Without active uses, a pedestrian scale is not reinforced.

To further ensure that the scale of the proposed building would be compatible with the surrounding area, CPED staff is recommending conditions of approval that would require additional pedestrian scale design features in the podium fronting 2nd Street Southeast. Staff is recommending that the porte cochere be eliminated between the first floor wall and the street by requiring the first floor wall along 2nd Street Southeast, including the residential lobby entrance, to be within eight feet of the lot line with a more or less continuous alignment, except where allowed for mechanical

equipment and vehicle access if no door is proposed. Staff is also recommending that dwelling units line the parking on the second through fourth floors of the 2nd Street Southeast building elevation.

With no reasonable alternatives for reuse of the existing structures and with the adoption of the staff recommendation, the proposed high density development at this location in close proximity to downtown within an activity center and adjacent to a community corridor conforms to the applicable regulations of the preservation ordinance, is consistent with the above policies of the comprehensive plan, and the applicable preservation policies in the adopted small area plan.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the applications by Alatus, LLC for the properties located at 200 Central Avenue Southeast and 113 2nd Street Southeast in the St. Anthony Falls Historic District:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow the demolition of two buildings in the Saint Anthony Falls Historic District, subject to the following conditions:

1. As mitigation for the demolition of the Saint Anthony Commercial Club building, a photographic recordation of the property shall be prepared and submitted to staff that is in accordance with the guidelines of the Minnesota Historic Property Record.
2. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than May 3, 2018.
3. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

B. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow a new 40-story building, subject to the following conditions:

1. Dwelling units shall line the parking on the second through fourth floors of the Second Street building elevation. The addition of the liner housing shall result in more architectural elements that reflect a range of building widths found in the character area, a consistent expression of articulation on both street-facing facades, and an expression of the position of each floor in the external skin of the building.
2. The main residential lobby entrance shall not be more than 8 feet from a lot line adjacent to a street.
3. Along 2nd Street, the first floor wall shall be within 8 feet of the lot line, except as allowed for mechanical equipment and vehicle access if no doors are proposed.
4. The number of curb cuts on 2nd Street shall be limited to one.
5. The use of canopies shall be limited to above pedestrian access doors.
6. The tower shall not extend past the second through fourth floors of the podium at any point on the north side of the building.

7. The primary building material of the north podium wall (floors one through four) shall be the same material as that used on the street facing facades of the podium.
8. No part of the railing system on the 5th floor roof deck shall be visible from the streets below.
9. The color and finishes of the proposed exterior wall materials shall be similar to that seen historically in the context. Specifically, very light and very dark colors shall be avoided, contrast between material colors shall be reduced, the contrast between brick and mortar shall be more subtle, and sheen shall be minimized to the extent practical.
10. The transformers and enclosure shall not extend past the predominant building wall setback adjacent to 2nd Street.
11. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than May 3, 2018.
12. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of and may result in termination of the approval.

ATTACHMENTS

1. List of documents referenced
2. BZH Map
3. 1938 aerial
4. Written description and findings submitted by applicant
5. Building consultant and moving contractor letters
6. Determination of Eligibility Study
7. Site survey
8. Site plan
9. Landscape plan
10. Current photos
11. Renderings
12. Shadow study
13. Floor plans
14. Building elevations
15. Plan details
16. Comments received