



Request for City Council Committee Action from the Department of Community Planning & Economic Development – Planning Division

Date: July 12, 2007

To: Council Member Gary Schiff, Chair, Zoning and Planning Committee
and Members of the Committee

Referral to: Zoning and Planning Committee

Subject: Appeal of the decision of the Heritage Preservation Commission (HPC) to deny the Certificate of Appropriateness (COA) application for the proposed Flour Sack Flats 2 Revised project (BZH-25037)

Recommendation: The HPC adopted the staff recommendation June 5, 2007 to deny a COA to allow the construction of a 10 story condominium building in the Saint Anthony Falls Historic District.

Previous Directives: N/A

Prepared or Submitted by: Erik Carlson, Senior Planner, 612-673-5348

Approved by: Jack Byers, Planning Supervisor, 612-673-2634

Presenters in Committee: Erik Carlson, Senior Planner

Financial Impact (Check those that apply)

- No financial impact (If checked, go directly to Background/Supporting Information).
- Action requires an appropriation increase to the _____ Capital Budget or _____ Operating Budget.
- Action provides increased revenue for appropriation increase.
- Action requires use of contingency or reserves.
- Business Plan: _____ Action is within the plan. _____ Action requires a change to plan.
- Other financial impact (Explain):
- Request provided to department's finance contact when provided to the Committee Coordinator.

Community Impact (use any categories that apply)

Ward: 3

Neighborhood Notification: The Marcy-Holmes Neighborhood Association was notified of the appeal on June 1, 2007.

City Goals: See staff report.

Comprehensive Plan: See staff report.

Zoning Code: See staff report.

Living Wage/Job Linkage: Not applicable.

End of 60/120-day Decision Period: Not applicable

Other: Not applicable.

Background/Supporting Information Attached:

Staff deemed the COA application complete March 27. It was heard at the May 1, 2007 meeting. The day of the hearing, BKV Group the designers of the proposed project, sent an email to City Staff with two elevation drawings—one of the north façade and one of the south façade.

Staff presented their review of the drawings that were submitted in March. After the staff presentation, the applicant asked for a continuance of one cycle. Staff then requested and HPC required a continuance of two cycles in order to give staff time to review new plans that were expected to be submitted. No new drawings were submitted by May 15, 2007, the deadline for a new review.

Staff presented the same project June 5, 2007 to the HPC. The applicant, represented by BKV Group, presented new building plans to the Commission. The HPC made its decision based upon the project that was reviewed by staff and was included in Commission packets which was the original set supplied in March 2007.

No drawings of any kind were included with the appeal-s application though they are a required element. As noted in paragraph number 5 in the appeal application, they were to be submitted no later than June 19, 2007. These plans have not been received by the City as of June 26, 2007.

Supporting Material

Staff Report

May 1, 2007 HPC Actions

June 5, 2007, HPC Action

Meeting Minutes May 1, 2007

Meeting Minutes June 5, 2007

Appeals Application Materials

Marcy-Homes Neighborhood Association Materials

**CITY OF MINNEAPOLIS
CPED – PLANNING DIVISION
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

FILE NAME: Flour Sack Flats 2 Revised

DATE OF APPLICATION: March 27, 2007

DATE APPLICATION COMPLETE: March 27, 2007

APPLICANT: Floor Sack Flats, LLC

DATE OF HEARING: May 1, 2007

HPC SITE/DISTRICT: Saint Anthony Falls Historic District, Sub-District H

CATEGORY: New Construction

CLASSIFICATION: Certificate of Appropriateness

STAFF INVESTIGATION AND REPORT: Erik Carlson

DATE: May 1, 2007

A. SITE DESCRIPTION & BACKGROUND:

Existing Site Description

Two parcels make up the site of the proposed development at 520 and 522 2nd Street SE. The proposed building address is 520½ 2nd Street SE and sits mid-block between 110 5th Avenue SE (the Soap Factory building) and 129 6th Avenue SE (the W.D. Forbes building). This block is within the local and national Saint Anthony Falls Historic Districts.

A one-story, red brick building constructed in 1892 currently occupies the project site. This building would be razed to accommodate the proposed project. The existing building was an addition to the Union Railway Storage Company complex which began operation on this block in approximately 1883. The elevation of the building facing Second Street has non-original windows with brick infill. The central garage door and a window have been filled with brick. The building elevation facing the river and railroad tracks retains its original integrity. The elevation facing the tracks is raised to accommodate load transfers from trains and has a large garage door. The location of the building was chosen for its proximity to the railroad and the design reflects the industrial use of the historical period. As the rail yards disappear and the riverfront is redeveloped few historical warehouse-type buildings survive.

The railway corridor contains several sets of tracks which spur into the Pillsbury “A” Mill complex on the northern blocks. The “A” Mill is a contributing structure to the nationally and locally designated Saint Anthony Falls Historic Districts. The railroad tracks were once a focal point for the businesses in the district. This spur was part of a greater network of railroad lines which included the line over the Stone Arch Bridge, that

were a part of the industrial infrastructure on which the milling industries once depended. Some tracks and open corridors still exist as they do behind the proposed development.

The parcel at 520 2nd Street SE is vacant. The two-story, red brick building constructed in 1945 that once occupied this site was wrecked. This building was constructed for the Minneapolis Equipment Company and was used as a machinery repair shop.

The building located at 110 5th Avenue SE is at the northwest corner of the block. The property is currently owned by the Soap Factory art gallery (a.k.a. No Name Gallery). The Soap Factory building was constructed of brick in 1883 for the Union Railway Storage Company. Additions were added in 1892 and 1938. These buildings would abut the proposed new development. The Soap Factory is a contributing building to the district.

The two-story brick building on the northeast corner of 2nd Street and 6th Avenue is currently operated by the W.D. Forbes Company. This building's address is 129 6th Avenue SE was constructed in 1884 for the Shepard Manufacturing Company which manufactured broom handles. A rear addition was added after 1947. The proposed new construction would abut this building. This building is contributing to the district. It is constructed of brick, painted white with narrow windows with segmented arches over the windows. Across the street from this building is the Floor Sack Flats Phase I development which is now nearing completion.

Background

On April 21, 2004 a Certificate of Appropriateness (COA) application was submitted to demolish three structures at the addresses 520 and 520 ½ 2nd Street SE and 110 5th Street SE¹ and construct an eight story condominium building with three levels of underground parking. The building design featured 65 dwelling units and 91 parking spaces. The proposed building was 84 feet tall at the cornice level above 2nd Street SE. The building designed incorporated a buff colored, one story base of precise concrete panels with a dark red brick shaft. The proposed fenestration was arranged in a consistent pattern and windows were industrial-style with small panes. The main elevations along 2nd Street SE had red brick and concrete veneer. A garden was located at the rear of the building.

On August 10, 2004 the Heritage Preservation Commission (HPC) approved a COA for the construction of the condominium building with the following conditions:

1. The building height shall be limited to four stories or 56 feet.
2. The south elevation facing the river must be redesigned at the parking deck level. The new design should break the flat wall pattern and can be accomplished through grilles, windows or a change in materials. Staff must approve the final design.
3. Staff must approve signage for the building.
4. Staff must approve final window, door and garage door specifications for the building including color.
5. Staff must approve all final building material samples for the proposal. The precast concrete panels shall not be larger than the standard concrete block.

¹ The building also has the address of 518 Second Street SE.

6. Applicant shall monitor the stability of the surrounding historic buildings during the demolition/construction phase.
7. All glass must be clear, non-tinted, non-reflective glass. One coat of Low-E glazing is permitted on the interior surface of the windows.

The HPC also approved the demolition of three structures located at 520 ½ 2nd Street SE (contributing), 520 2nd Street SE (non-contributing) and portions of 110 5th Avenue SE (contributing). A wrecking permit was signed off by Preservation and Design staff for 520 2nd Street SE on August 21, 2005.

On September 15, 2004 the HPC decision to conditionally approve the condominium building was brought before the Zoning and Planning Committee (Z&P) on appeal. Z&P recommended granting the appeal and approving the construction with conditions. On September 30, 2004 this decision was revisited by Z&P as part of a discussion item.

Portions of Z&P findings and recommendations pertinent to Flour Sack Flats 2 Revised application are:

1. The rail tracks and rail corridor along the south elevation or the proposed construction contribute to the historical and visual character of the district and are considered historic resources.
2. The south elevation does not meet the St. Anthony Falls Historic District Guidelines recommendation on siting which states that “new buildings shall be constructed with principal elevations in line with the facades of the existing buildings” and “new construction shall continue to form a visual wall along the street.” The south elevation is considered a principal elevation because it faces the rail corridor and Main Street.
3. The proposed eight-story (84 foot) building is incompatible with the surrounding block and neighboring historic structures which are one and two stories. The proposed construction will dwarf the two adjacent historic structures and the single family residence across the street. The Stone Arch Apartments across Sixth Avenue and outside the historic district are five stories tall and do not dwarf the neighboring historic structures. A building that is five stories with a penthouse and not taller than 63 feet will not tower above the neighboring historic structures.
4. That the City Council grant the appeal, as modified, and approve the building at a height of five stories plus a penthouse not to exceed 63 feet in height, subject to the following conditions
 - a. That the wall of the south elevation align with the adjacent historic buildings in order to preserve the rail corridor views, and
 - b. The setback above the second floor shall allow for window openings on the east elevation
5. That the following conditions adopted by HPC be approved:
 - a. Staff must approve final signage and final drawings
 - b. The applicant must submit and staff must approve final specifications for the windows and doors
 - c. Staff must approve final building materials and the pre-cast concrete panels shall not be larger than the standard concrete block
 - d. Application shall monitor the stability of the surrounding historic buildings during demolition and construction phase, and

- e. All glass must be clear, non-tinted, non-reflective glass with no more than one coat of Low-E glazing

On October 8, 2004 the City Council took up the appeal and recommendation by Z&P and approved the appeal with the following conditions:

1. The building not exceed five stories in height plus a penthouse not to exceed 63 feet in height.
2. The south (rear) wall of the building shall extend no further toward the (south) rear property line than shown on the plans dated July 21, 2004.²
3. That the stairs, landings and the patio depicted on the plans dated July 21, 2004 as extending from the south (rear) wall shall be removed in order to preserve the second-most northerly rail line running through the applicant's property and the view along the rail line;
4. The most northerly rail line running through the applicants property may be removed but any alternation to the second-most northerly rail line must be approved by the planning staff or the Heritage Preservation Commission.
5. Balconies are allowed to extend from the south (rear) wall beginning at the second floor and through the fifth floor, as shown on the plans dated July 21, 2004.
6. Windows shall be incorporated into the north portion of the east elevation above the second floor or if not feasible because of building code regulation, fenestration shall be incorporated into the façade;
7. Applicant shall monitor the stability and staff must approve final specifications for the windows and doors;
8. All glass must be clear, non-tinted, non-reflective glass with no more than one coat of Low E glazing;
9. Findings prepared by HPC staff be adopted and made a part of the report by reference.

B. PROPOSED CHANGES:

The proposed building is 10 stories, rectangular in shape with an elevator core tower on 2nd Street SE. There are three levels of parking, one of which is underground. The first floor contains automobile parking, a community room, office and lobby along 2nd Street SE. The second floor is dedicated to parking. Eight floors contain 77 condominium units.

The building is 123 feet 8 inches in height from the northwest corner along 2nd Street to the top of the elevator core. The building is approximately 129 feet tall from the south corner along the railroad tracks to the maximum elevation of the building. Measured from mean sea level, the proposed development is not as tall as the Red Tile Elevator, Existing Silos and the Silo Head House, but is taller than the "A" Mill.³

² This distance is 14 feet.

³ The Pillsbury A-Mill Complex Draft Environmental Impact Statement is the source of heights for the Red Tile Elevator, "Existing Silos," the Silo Head House and the A-Mill. BKV architects provided the height above mean sea level (MSL) for the proposed Flour Sack Flats 2 Revised building. This building is 945 feet above MSL measured to the top of the elevator tower.

The footprint of the building is 16,240 square feet, not including the two-lane driveway to the automobile garage. Cars access the parking off of 2nd Street SE. The building extends 22 feet beyond the south (rear) wall of the Soap Factory and the W.D. Forbes buildings and would cover the northern most railroad tracks which lie behind the proposed building. The proposed building is setback about 7 feet from the southernmost property line in accordance with the requirements of the easement over the railway corridor.

The primary materials for the facades are glass, Sioux City red brick with gray mortar and precast concrete. Of these, glass is the principal exterior material, especially on the east elevation and on the elevator tower. Brick is used to accent and define the building's shape. Brick veneers are capped with terra cotta. Terra cotta coping is found next door on the Soap Factory building. The first and second floors which do not face 2nd Street SE are constructed of brick and pre-cast 8 foot tall gray concrete panels with curvilinear slits.

Window panes are approximately 7.5 feet tall and 3.5 feet wide. They are combined into sheets of glass separated vertically by horizontal concrete balcony floors and brick coursing both of which divide floors. A brick veneer in a grid-like design extends away from the glass façade various distances. The brick grid veneer partially covers the glass facades. Terrace spaces exist on each floor and include bronze-colored aluminum railings. Flush with the brick grid are bronze-colored metal panels which vertically divide the openings in the brick grid.

The defining features of the window openings are the brick grid and vertical metal panels. This produces window opening dimensions which are varied. However, the overall design impression is of one of long horizontal windows. The elevator tower has uniformly horizontal window dimensions. Appendix A contains illustrations of the building.

C. GUIDELINE CITATIONS:

ST. ANTHONY FALLS HISTORIC DISTRICT GUIDELINES (June 1980)

An addition to "District Guidelines for Utilization" (adopted April 18, 1978)

Preamble

The St. Anthony Falls Historic District is a varied area that includes structures of historical significance (e.g. mills), some that are architecturally distinguished (e.g. Our Lady of Lourdes), buildings that contribute to the historicity of the district (e.g. Salisbury Mattress Co., now Main Place), some non-contributive buildings (e.g. Post Office Parking Ramp), and also a great deal of open space. Traditional, uniform regulations are not adequate because of this variety. Instead, the HPC has divided the district into sub-areas that contain structures with common features and that share common concerns.

Purpose

The purpose of the Heritage Preservation Commission in following these regulations for permit review is to provide architectural control and maintenance of the St. Anthony Falls Historic District by promulgating regulations governing construction and rehabilitation for the preservation, protection and perpetuation of the St. Anthony Falls Historic District designated by the State of Minnesota.

These regulations apply to any and all new construction and rehabilitation of existing buildings and structures within the St. Anthony Falls Historic District.

The furthermore are intended to:

- 1) preserve the memory of past events
- 2) encourage sympathetic new development
- 3) encourage and enable access to the river
- 4) foster along the riverfront and adjacent areas a viable community geared to the pedestrian.

General Regulations

Infill construction shall be visually compatible with historic structures within the sub-area with regard to siting, height, proportions of facade, walls of continuity, rhythm of projections, directional emphasis, materials, nature of openings, texture, roof shapes, details, and color.

The Heritage Preservation Commission shall review all permit requests according to the standards established in the regulations. Variances to these regulations will be granted only in cases where an applicant clearly demonstrates that an alternative design is a superior and compatible solution.

H. Left (East) Bank Milling

This area is bounded by Central Avenue, University Avenue and Sixth Avenue Southeast, excluding the block bounded by University Avenue, Sixth Avenue Southeast, Second Street Southeast, and Fifth Avenue Southeast.

1. Siting: New buildings shall be constructed with principal elevations in line with the facades of existing buildings. New construction shall continue to form a visual wall along the street.
2. Height: New buildings to be no higher than that of existing silo-mills in the area.
3. Rhythm of Projections: There shall be no major projections on the principal facades, since there is no consistent pattern of projections of the existing buildings.
4. Directional Emphasis: The existing buildings have both vertical window bays and horizontal belt courses, resulting in a non-directional emphasis. Therefore, new construction also shall have no strong directional emphasis.

5. Materials: The exterior surface of new buildings shall be constructed of brick, stone or concrete.
6. Nature of Openings: Openings should appear in a consistent and repeated pattern across the principal facades. Window openings should be approximately 2-1/2 to 3 times as tall as they are wide. Doors and windows should be set toward the front of the openings but should not be flush with the masonry surface. "Storefront" construction may be used on the first floor.
7. Roof Shapes: New buildings should have flat or nearly flat roofs.
8. Details: New buildings should have some emphasis given to the upper termination of the building. Where other surface treatment is used, it should reflect details from other buildings.
9. Color: The primary surfaces of new buildings should be deep red or buff, similar to the existing unpainted buildings. Trim should be subdued earth tones or flat black.

The Secretary of the Interior's Standards for Rehabilitation

U.S. Department of the Interior National Park Service
1990

Building Site

Recommended:

-Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features can include driveways, walkways, lighting, fencing, signs, benches, fountains, wells, terraces, canal systems, plants and trees, berms, and drainage or irrigation ditches; and archeological features that are important in defining the history of the site.

-Retaining the historic relationship between buildings, landscape features, and open space.

-Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space

District/Neighborhood

Recommended:

-Identifying, retaining, and preserving buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, street lights, signs, benches, parks and gardens, and trees.

Not recommended:

-Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the district or neighborhood.

-Removing a historic building, building feature, or landscape or streetscape feature that is important in defining the overall historic character of the district or the neighborhood.

D. FINDINGS:

1. The building is proposed new construction in the Saint Anthony Falls Historic District, Sub-district H.
2. The State Historic Preservation Office has determined the railroad tracks within the district should be considered historic resources and they contribute to the understanding of the historic functions within the district. City Council has determined that the most northerly rail line running through the applicant's property may be removed. The proposed development would require the removal of at least two sets of railroad tracks and would encroach on the railroad corridor.
3. The 2nd Street SE and the south (rear) elevation which faces Main Street and the rail corridor are primary façades. The south façade extends 22 feet beyond the wall plane established by adjacent structures and therefore does not comply with District Guidelines H(1) and H(3).
4. The proposed development is generally lower than the silo-mills in the area and meets the District Guidelines for height H(2).
5. The proposed structure does not meet City Council approval conditions for height or the location of the rear (south) wall. The proposed structure does not meet HPC approval conditions for height for the previously proposed building on this site.
6. The building has no clear directional emphasis and meets District Guideline H(4).
7. Brick is used sparingly and with the effect of creating horizontal openings. The design and size of the pre-cast concrete panels have no historic precedent in the

- District. The exterior surface of the new building which is primarily glass does not meet District Guideline H(5) or H(9).
8. Openings do not appear in a consistent and repeated pattern across the principal facades and very few window openings meet the guidelines which recommend that they be 2 ½ to 3 times as tall as they are wide. The proposed building does not meet District Guideline H(6).
 9. Glass specifications meet prior approval conditions by the City Council and HPC.
 10. Upper termination of the building is emphasized by terra cotta and a flat roof and meets District Guidelines H(7) and H(8).
 11. Due to the proximity of adjacent buildings which contribute to the Saint Anthony Falls Historic District, site stabilization is a concern.

E. STAFF RECOMMENDATION:

Staff recommends that the HPC **adopt** staff findings and **deny** a Certificate of Appropriateness for the proposed work.

Appendices

- A: Application Form and Application Materials
- B: Previous HPC Actions for East Bank Mills Project

APPENDIX A

APPENDIX B

MINNEAPOLIS HERITAGE PRESERVATION COMMISSION

**ROOM 317, CITY HALL
350 SOUTH FIFTH STREET
MINNEAPOLIS, MN 55415-1385**

**REGULAR MEETING
TUESDAY, JANUARY 10, 2006
5:00 P.M.**

AGENDA

CALL TO ORDER

ROLL CALL

OLD BUSINESS

NEW BUSINESS

Approval of the Consent Agenda

1. 1300 Harmon Place, Harmon Place Historic District, by the Minneapolis Community and Technical College, for a Certificate of Appropriateness for a wall sign. (Staff, Greg Mathis)

Action: The HPC adopted the findings and **approved** the proposal with staff condition.

Items for Public Hearing

1. Pillsbury “A” Mill Complex-“A” **Mill Building**- (400 2nd St. SE, 100 3rd Ave SE, 413 Main St., 501 Main St. SE, 199 Main St. SE, 419 Main St. SE, 113 6th Ave. SE), St. Anthony Falls Historic District, by St. Anthony Mill LLC for Schafer Richardson, for a Certificate of Appropriateness to rehabilitate the 7-story building into a mixed-use of 52 residential units and commercial space. (Staff, Amy Lucas)

Action: The HPC adopted the findings and **approved** the proposal with the following conditions:

1. A mitigation plan for the rehabilitation and removal of the train tracks on the entire site must be presented to the HPC for approval.
2. Drawings must indicate exact material use and placement on building for final approval.
3. Detailed drawings and sections of the train shed must be provided for final approval.
4. A structural report must be provided to the HPC indicating the stabilization plan before the whalers are removed.

5. Tuckpointing must match the historic in strength, composition, color, texture and joint width/profile.
 6. The installation of the steel loading dock must be designed as an element that may stand alone to limit damage to the Landmark.
 7. Detailed plans of the monitor must be provided to the HPC for final approval. Elevations of the monitor should limit the number and width of openings.
 8. Plans, specifications and drawings of the rooftop railing/guardrail must be provided to the HPC for final approval.
 9. Detailed drawings of the aluminum storefront on the south elevation must be provided to the HPC for final approval.
 10. Detailed drawings, sections and material samples of the north elevation balconies must be provided to the HPC for final approval.
 11. Specifications for spiral stairs must be provided to the HPC for final approval.
 12. Signage and lighting are not approved at this time due to lack of details. A lighting and signage plan must be developed for the entire site for approval.
 13. Final construction plans must be approved by the HPC before permitting.
2. Pillsbury “A” Mill Complex-**South Mill**- (400 2nd St. SE, 100 3rd Ave SE, 413 Main St., 501 Main St. SE, 199 Main St. SE, 419 Main St. SE, 113 6th Ave. SE), St. Anthony Falls Historic District, by St. Anthony Mill LLC for Schafer Richardson, for a Certificate of Appropriateness to rehabilitate the 9-story building into mixed-use of 50 residential units and commercial space. (Staff, Amy Lucas)

Action: The HPC adopted the findings and **approved** the proposal with the following conditions:

1. The removal of the two conveyor belts is not approved.
2. The construction of the new conveyor belt/bridge is not approved.
3. The rooftop penthouses are not approved.
4. Tuckpointing must match the historic in strength, composition, color, texture and joint width/profile.
5. The new complex entrance on the south elevation is not approved. Applicant must return to the HPC with a simplified entrance design that preserves more historic fabric.
6. The window sill on the second floor of the south elevation may be lowered to match the lowering of the third floor.
7. The balconies on the south elevation must be smaller in width and projection. The balconies may not protrude into the vertical piers.
8. The three penthouses on the third floor south elevation are not approved.
9. A mitigation plan for the removal and rehabilitation of the train tracks must be presented to the HPC for approval.
10. Detailed drawings/sections of the train shed and north ground floor entrance must be provided to the HPC for final approval.
11. Details of all balconies, railings and guardrails must be provided to the HPC for final approval.

12. Signage and lighting are not approved. A lighting and signage plan must be developed for the entire complex for approval by the HPC.
13. Final construction plans must be approved by the HPC before permits are approved

3. Pillsbury “A” Mill Complex-**Red Tile Mill**- (400 2nd St. SE, 100 3rd Ave SE, 413 Main St., 501 Main St. SE, 199 Main St. SE, 419 Main St. SE, 113 6th Ave. SE), St. Anthony Falls Historic District, by St. Anthony Mill LLC for Schafer Richardson, for a Certificate of Appropriateness to rehabilitate the 5-story building above the bins (headhouse) into 5 residential units. (Staff, Amy Lucas)

Action: The HPC adopted the findings and **approved** the proposal with the following conditions:

1. The removal of the conveyor belts to the north must remain if the demolition of the Concrete Grain Elevators is not approved.
 2. The removal of the conveyor belts to the west and construction of a new bridge to the west is not approved.
 3. Detailed drawings and sections of the train shed and north entrance must be provided for final approval.
 4. Window openings on the south elevation are approved, but the size must be minimized. Staff must approve the final drawings.
 5. Detailed drawings, sections, railing specifications and inset balcony wall materials must be submitted for final approval.
 6. Drawings and location plans of fourth floor guardrails must be submitted for final approval.
 7. A mitigation plan for the removal and rehabilitation of the train tracks must be submitted for final approval.
 8. Signage and lighting are not approved. A lighting and signage plan must be developed for the entire complex for approval.
 9. Final construction plans must be approved by the HPC before permits are approved.
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4. Pillsbury “A” Mill Complex-**Warehouse #2**- (400 2nd St. SE, 100 3rd Ave SE, 413 Main St., 501 Main St. SE, 199 Main St. SE, 419 Main St. SE, 113 6th Ave. SE), St. Anthony Falls Historic District, by St. Anthony Mill LLC for Schafer Richardson, for a Certificate of Appropriateness to rehabilitate the 3-story brick building into 30 residential units and demolish the train shed to provide for a surface parking lot. (Amy Lucas)

Action: The HPC adopted the findings with an amendment to finding #8 noting that maintaining the train shed is a hardship because it obscures views for the residential units and testimony has proven that the train shed may not be a contributing element. The HPC **approved** the proposal with the following conditions:

1. The window extension below the brick corbelling on the north elevation is not approved; the balcony openings on the third floor of the north elevation are approved as proposed.
 2. Tuckpointing must match the historic in strength, composition, color, texture and joint width/profile.
 3. The number, location and size of balcony and window openings must not change from the current proposal.
 4. The new windows sills must match the existing.
 5. Applicant must review alternative parking plans for the property reuse.
5. Pillsbury “A” Mill Complex-**Machine Shop**- (400 2nd St. SE, 100 3rd Ave SE, 413 Main St., 501 Main St. SE, 199 Main St. SE, 419 Main St. SE, 113 6th Ave. SE), St. Anthony Falls Historic District, by St. Anthony Mill LLC for Schafer Richardson, for a Certificate of Appropriateness to rehabilitate the 2-story brick building for commercial use. (Staff, Amy Lucas)

Action: The HPC adopted the findings and **approved** the proposal with the following conditions:

1. Signage and lighting are not approved. A lighting and signage plan must be developed for the entire complex for approval.
 2. The 1’ header raise on the north elevation is not approved.
 3. Tuckpointing must match the historic in strength, composition, color, texture and joint width/profile.
 4. Applicant must provide samples of railings and concrete retaining wall texture/color.
 5. The rooftop mechanical size should be minimized.
6. Pillsbury “A” Mill Complex-**Grain Elevators/Building B**- (400 2nd St. SE, 100 3rd Ave SE, 413 Main St., 501 Main St. SE, 199 Main St. SE, 419 Main St. SE, 113 6th Ave. SE), St. Anthony Falls Historic District, by St. Anthony Mill LLC for Schafer Richardson, for: a) a Certificate of Appropriateness to demolish the concrete grain elevators and
b) a Certificate of Appropriateness to construct a 12-story, brick residential building (132 units) with five levels of below grade parking (153 spaces). (Staff, Amy Lucas)

Action: The HPC adopted the findings and **approved** the demolition with the following condition:

1. The demolition permit will not be signed until the City has approved the new construction for this site.

Action: The HPC adopted the findings and **approved** the proposal for new construction with the following conditions:

1. Penthouse drawings must be submitted for final approval.
2. Signage and lighting are not approved. A lighting and signage plan must be developed for the entire complex for approval.

3. Details of all balconies must be submitted for final approval.
 4. Metal cladding details must be submitted for final approval.
 5. The HVAC mechanical system must be placed on the ground or the rooftop. The louvers on all elevations are not approved.
 6. Final construction plans must be approved by HPC before permitting.
7. Pillsbury “A” Mill Complex-**Grain Elevators/Building C-** (400 2nd St. SE, 100 3rd Ave SE, 413 Main St., 501 Main St. SE, 199 Main St. SE, 419 Main St. SE, 113 6th Ave. SE), St. Anthony Falls Historic District, by St. Anthony Mill LLC for Schafer Richardson, for: a) a Certificate of Appropriateness to demolish the concrete grain elevators and
b) a Certificate of Appropriateness to construct a 10-story, brick residential building (106 units) with five levels of below grade parking (154 spaces). (Staff, Amy Lucas)

Action: The HPC adopted the findings and **approved** the demolition with the following condition:

1. The demolition permit will not be signed until the City has approved the new construction for this site.

Action: The HPC adopted the findings and **approved** the proposal for new construction with the following conditions:

1. Penthouse drawings must be submitted for final approval.
 2. Signage and lighting are not approved. A lighting and signage plan must be developed for the entire complex for approval.
 3. Details of all balconies must be submitted for final approval.
 4. Metal cladding details must be submitted for final approval.
 5. The HVAC mechanical system must be placed on the ground or the rooftop. The louvers on all elevations are not approved.
 6. Final construction plans must be approved by HPC before permitting.
8. Pillsbury “A” Mill Complex-**Building D-** (400 2nd St. SE, 100 3rd Ave SE, 413 Main St., 501 Main St. SE, 199 Main St. SE, 419 Main St. SE, 113 6th Ave. SE), St. Anthony Falls Historic District, by St. Anthony Mill LLC for Schafer Richardson, for a Certificate of Appropriateness to construct a 15-story, brick and metal clad mixed-use building (75 residential units) with three levels of below grade parking (264 spaces). (Staff, Amy Lucas)

Action: The HPC adopted the findings and **denied** the proposal.

9. Pillsbury “A” Mill Complex-**Building E-** (400 2nd St. SE, 100 3rd Ave SE, 413 Main St., 501 Main St. SE, 199 Main St. SE, 419 Main St. SE, 113 6th Ave. SE), St. Anthony Falls Historic District, by St. Anthony Mill LLC for Schafer Richardson, for a Certificate of Appropriateness to demolish the existing metal

building and to construct a 27-story, brick and metal clad residential building (167 units) with three levels of below grade parking (155 spaces). (Staff, Amy Lucas)

Action: The HPC adopted the findings and **denied** the proposal.

10. Pillsbury “A” Mill Complex-**Building F**- (400 2nd St. SE, 100 3rd Ave SE, 413 Main St., 501 Main St. SE, 199 Main St. SE, 419 Main St. SE, 113 6th Ave. SE), St. Anthony Falls Historic District, by St. Anthony Mill LLC for Schafer Richardson, for a Certificate of Appropriateness to construct a 24-story, brick and metal clad residential building (160 units) with three levels of below grade parking (217 spaces). (Staff, Amy Lucas)

Action: The HPC adopted the findings and **denied** the proposal.

11. Pillsbury “A” Mill Complex-**Building G**- (400 2nd St. SE, 100 3rd Ave SE, 413 Main St., 501 Main St. SE, 199 Main St. SE, 419 Main St. SE, 113 6th Ave. SE), St. Anthony Falls Historic District, by St. Anthony Mill LLC for Schafer Richardson, for a Certificate of Appropriateness to construct a 20-story, brick and metal clad mixed-use building (136 residential units) with three levels of below grade parking (127 spaces). (Staff, Amy Lucas)

Action: The HPC adopted the findings and **denied** the proposal.

ADJOURNMENT

At the public hearing on **June 13, 2006**, the Minneapolis Heritage Preservation Commission (HPC) voted to approve the application for a Certificate of Appropriateness for the new construction of Buildings D, E, F, and G located at the above addresses with the following conditions:

1. Detailed drawings of the signage package must be submitted to CPED staff for final approval.
2. A final mitigation plan for the rehabilitation and removal of the train tracks on the entire Pillsbury “A” Mill Complex project must be submitted to CPED and presented to the HPC for approval, and the related findings must be adopted.

