

**Minneapolis Planning Department**  
**Minneapolis Heritage Preservation Commission**  
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**MEMORANDUM**

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DATE: June 13, 2002

TO: The Honorable Gary Schiff, Chair  
Zoning and Planning Committee  
Members of the City Council

FROM: Amy Lucas

RE: DeLaSalle High School (1 DeLaSalle Drive) appeal of a decision of the Heritage Preservation Commission (HPC)

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The matter before you is an appeal by DeLaSalle High School of a decision made by the HPC at a public hearing on June 11, 2002. The appeal affects the property at 1 DeLaSalle Drive in the St. Anthony Falls Historic District.

**A. HPC DECISION:**

At the public hearing of June 11, 2002, the HPC approved a Certificate of Appropriateness for a gymnasium addition to DeLaSalle High School which is located within the St. Anthony Falls Historic District. After listening to the staff report and all public testimony (see draft June 11, 2002 HPC meeting minutes), the HPC adopted the following staff findings and **approved** a Certificate of Appropriateness for the proposed construction:

1. The original school building falls within the period of significance for the St. Anthony Falls Historic District. The later additions are not contributing and the proposed gymnasium will be attached to the later additions.
2. The proposed addition follows *The Secretary of the Interior's Standards for Rehabilitation*. There is no loss of historic materials and the addition is placed to the inconspicuous rear of the building. The addition is also set back from the wall plane of the school building.
3. The proposed addition brings the school complex into a cohesive whole by continuing the 1960s cream color but ending with the dark red brick of the central entrance and the 1922 school building at the opposite end.

4. The proposed addition follows the St. Anthony Falls Historic District guidelines for siting, roof shape and color.
5. The St. Anthony Falls Historic District guidelines recommend a building height of two stories and the proposed addition is three stories. The existing school building is currently three stories and there is no historic context surrounding the school that would be diminished by a taller building. The three story height of the addition is compatible with this area of the historic district.
6. Signage was removed from this proposal.
7. The St. Anthony Falls Historic District guidelines recommend that window openings be vertical in scale. The window openings of the proposed addition are more square in form but are more compatible with the architecture of the existing school building. In this case, the building sits in an open area away from the historic fabric of Nicollet Island and square windows are appropriate for the school's architectural style.
8. The St. Anthony Falls Historic District guidelines recommend that "openings should appear in a constant and repeated pattern across the principal facades." Window openings are not proposed across the Hennepin Avenue elevation which is the principal façade.
9. The St. Anthony Falls Historic District guidelines recommend materials of new buildings be brick or limestone. Much of the school gymnasium addition will be clad in E.I.F.S. which is not a recommended material in the guidelines. The applicants have presented satisfactory brick colors of cream and dark red and are using these materials as accents due to cost considerations.

**The following conditions were recommended by staff on approval of the C of A:**

1. The Hennepin Avenue elevation is a prominent elevation and E.I.F.S. should not be used. The use of E.I.F.S. should be limited to secondary elevations on the side (west) and rear (north).
2. Window openings (and or articulation) should be placed along the Hennepin Avenue elevation that is proposed as a blank wall.
3. Planning staff approval of the final plans with the Hennepin Avenue elevation changes is required for Certificate of Appropriateness approval.

**The HPC adopted the above conditions of approval, except for condition #1, and added the following condition:**

4. E.F.I.S. is not approved for any elevations of the gymnasium addition.

**B. APPEAL:**

The applicant is appealing Condition #4 of the HPC approval for DeLaSalle High School. The applicant is requesting the use of E.I.F.S. on the side (west) and rear (north) of the gymnasium addition. E.I.F.S. is an acronym that stands for Exterior Insulation and Finish Systems. E.I.F.S. is a polystyrene wall board that resembles stucco.

The applicant appeals the decision for two reasons:

1. The cost of brick greatly exceeds that of E.I.F.S. The property owner will have the added expense of \$80,135 for the change from E.I.F.S. to brick on the two elevations (west and north).
2. The change of design to brick will greatly delay the project which is behind schedule. (see attached appeal letters dated June 13, 2002 from Barry Lieske and June 12, 2002 from Kevin Halbach)

**C. STAFF RECOMMENDATION:**

Based on cost changes staff recommends that the Zoning and Planning Committee adopt the Planning Staff findings #1-3 and grant the appeal.

**Attachments:**

- Appeal of the Decision of the Heritage Preservation Commission Application
  - Appeal letter dated June 12, 2002 from Kevin Halbach of KKE Architected
  - Appeal letter dated June 13, 2002 from Barry Lieske of DeLaSalle High School
- Draft June 11, 2002 HPC meeting minutes
- HPC Staff Report
- Application for Certificate of Appropriateness

**NOTE:** Additional supporting documents are available for viewing in the office of the City Clerk. For more information, please contact the Committee Coordinator.

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