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

FILE NAME: 1022 University Avenue, Florence Court Apartments
DATE OF APPLICATION: June 18, 2008
APPLICANTS: Clark Gassen, CAG Development
PUBLICATION DATE: October 22, 2008
DATE OF HEARING: October 28, 2008
END OF APPEAL PERIOD: November 7, 2008
HPC SITE/DISTRICT: Florence Court Apartments, Individual Landmark
CATEGORY: Contributing
CLASSIFICATION: Certificate of Appropriateness for new construction
STAFF INVESTIGATION AND REPORT: Molly McCartney, (612) 673-5811

A. SITE DESCRIPTION & BACKGROUND:

1022 University Avenue Southeast is a multi-building site that contains six residential structures, including one large apartment building, Florence Court. Florence Court is a local historic landmark that was designated in 1983. The following report details the history of the local designation, the proposed new construction on the site, and an analysis of the redevelopment request.

This item has been continued from the August 12, 2008 HPC meeting. Since the time when the original Certificate of Appropriateness application for new construction was submitted, an additional parcel has been obtained by the developer to be included in the redevelopment. This parcel is the service station on the northwest corner of the subject block that addresses as 1000 University Avenue Southeast. There is also a parcel containing a contract parking lot for the University of Minnesota located on the east end of the subject block that is not part of the redevelopment.

History of the local designation
The Florence Court parcel is unique in that a historically designated structure is located on the same tax parcel as other structures that do not have the same protection. When Florence Court was locally designated in 1983, the nomination from staff recommended that all the structures on the site be designated. At that time, the City Planning Commission (CPC) reviewed local historic designations and the CPC's recommendation for Florence Court was that only the L-shaped apartment building, known as Florence Court, be designated. That recommendation was adopted by the City Council (per 599.260[1]).

The designation of Florence Court noted that the property was an example of one of the oldest apartment buildings in Minneapolis and that the inward focus of the development on a courtyard was a unique design, associated with community planning principals of the time.

According to City records, the freestanding homes on the site have been reviewed like non-contributing structures in a historic district. Some building records have been retained in the Heritage Preservation

[1] In 1983, the corresponding ordinance section was Chapter 34.40

files; however, alterations to the freestanding buildings have not come under review of the HPC through a public hearing process. The HPC is reviewing the entire redevelopment project because the proposed changes to the site have an impact on the designated resource and the entire parcel is protected by the local designation. The non-contributing buildings do have significance to the designated building, and the site has unique landscape features that are a major reason for designation and changes to the site have the potential for negative impacts on the historic resource.

Recent Heritage Preservation Commission Actions
The current applications for the project have corresponding COA applications that were heard by the HPC in August 2008. A COA for Rehabilitation of the designated Florence Court apartment building was approved with conditions and a COA for the demolition of the five non-contributing structure was partially approved for one of the five structures (see HPC Actions, August 12, 2008, p. A28-A31). The building known as 1018 University Avenue Southeast was approved for demolition based on the need to correct an unsafe and dangerous building condition. As part of the conditions to approve the demo of 1018, the remaining four structures (No. 19, No. 20, No. 25. and No. 27) were denied demolition. At that meeting, the HPC continued the items for a COA for new construction and historic variance. Since then, the development team has meet with CPED-Planning staff and returned to the HPC in September 2008 for an informational item to discuss changes to the project.

B. PROPOSED CHANGES:

The proposed redevelopment includes a new six-story multi-family residential apartment building as well as updates to the interior courtyard. Since the original application in August 2008, the service station on the northwest corner of the block has been added to the redevelopment project. This service station is proposed to be demolished to make way for a portion of the proposed new construction.

New Construction
The proposed new construction is a six-story, 84 dwelling unit (282 bedrooms), and multi-family residential building. The new building has a two-story underground parking garage that will provide parking for the new construction as well as the existing apartment building and homes on the site. The proposed building would occupy the northern portion of the lot, including the newly obtained service station property. The four freestanding properties (No. 19, No. 20, No. 25. and No. 27) are retained in this proposed redevelopment, along with the existing driveway alignment.

The following is a description of the building, based on common characteristics used to evaluate new construction in historic landmarks and districts (as noted in the Secretary of Interior's Standards for Rehabilitation). Following the citation of the Standards and other guidelines, the report details the staff analysis of how the new construction adheres to the following characteristics.

Size
The existing Florence Court parcel is 65,150 sq. ft. in size and the service station parcel is 7,998 sq. ft. in size. The entire development site is 73,148 sq. ft. (1.67 acres). The proposed new construction is a six-story building with a footprint of 14,700 sq. ft. The new building is along University Avenue Southeast and retains much of the existing courtyard along with the five freestanding homes on the site.

The footprint of the new construction is divided into three sections, which for the sake of this report, will be referred to as the west, middle and east building sections. The west section, at the

corner of University Avenue Southeast and 10th Avenue Southeast, will house building management offices on the first floor as well as dwelling units the five floors above. The middle section runs along University Avenue Southeast and will have units on the first and second floors that will have individual entrances on exterior walls. The east building section is along the east property line will have units on the first and second floors that will have individual entrances on exterior walls. Main entrances for the building are on the west and middle building sections. Between the sections are prominent vertical and horizontal recesses, including a vertical recess over the driveway off University Avenue Southeast, a vertical recess between the middle and east building section, and horizontal recesses.

The new building has a flat roof and is 66 ft. in height above grade. The existing Florence Court apartment building is approximately 46 ft. tall at the peak of the roof along 10th Avenue Southeast. There is a 3 ft. increase in grade from the northwest to the northeast corner of the property as well as a 3-4 ft. increase in the elevation of the courtyard. The interior elevation of Florence Court is approximately 38 ft. from grade in the courtyard. The new construction also steps from six to four stories along the last bay of both ends of the southerly portion of the building, which is closest to the smaller Florence Court apartments and the homes on the east portion of the site.

Scale

The proposed new construction is larger in footprint and height to the existing Florence Court apartment building and other freestanding structures on site. Florence Court was original designed as individual rowhouses while the new structure has units on both sides of an internal corridor (a doubleloaded corridor). The following description of the building design identifies exterior materials that break up the overall massing of the structure. The proposed development is two to four stories taller than the other structures on the site. The following description of the building design identifies exterior materials that break up the overall height of the structure.

A prominent public elevation of the site is at the corner of University Avenue Southeast and 10th Avenue Southeast. The rear of the Florence Court apartment building runs along 10th Avenue Southeast for most of this block. This portion of the building is very visible for pedestrians and drivers along 10th Avenue Southeast as well as drivers and exiting Interstate 35W at University Avenue Southeast.

The new construction has different darker, exterior material treatment on the portion closest to the apartment building on the first four stories, which makes up the 'base' of the building. The darker colored material is a method used in this building's design to alter the scale of the building. These four stories of darker material correspond with the peak of the apartment building's roof. The top two floors have a lighter exterior material and more windows than the base of the building. The darker material of the base of the building opens up to transparent materials at the corner of University and 10th Avenue Southeast. At the first floor, the base materials and colors transitions to a series of storefront windows approximately at half the distance of the building. At the second through fourth floors, the darker base ceases one window bay away from the northwest corner and transitions to the white material of the top two floors.

The rear of this portion of Florence Court is divided into distinct sections that have a pattern of mirrored images that correspond to the original row house layout. On the base, a repeated pattern of windows conveys a sense of pattern and rhythm. Page A500 of the applicants' packet shows the pattern, which is three windows, one with a French balcony, and vents. This pattern

repeats three times along the 10th Avenue Southeast elevation. Two sets of the pattern start at the corner of the building closest to the intersection of 10th Avenue Southeast and University Avenue Southeast. The building then has a break of two single windows, and then the previous pattern repeats itself.

In addition to the public views of the new construction, the courtyard facing views are important to this landmark because of the design of the interior-facing row houses and courtyard. Similar to the 10th Avenue Southeast elevation of the new construction, the interior elevation uses a darker exterior material at the base along the portion near the apartment building and freestanding homes. The west building section continues the darker material used in this building's design to alter the scale of the building which is also found on the bottom four stories of the 10th Avenue Southeast elevation. The building material then transitions to a lighter material closer to the courtyard, while the recessed top two stories have the opposite treatment of lighter material then darker toward the interior. The middle and east portion of this elevation break up the height with the use of two colors, copper on the first two stories and white cement board on the remaining. Other building feature like a prominent metal ban is used above the second story. Again, at the east end of the interior elevation, the materials transition like the west, with the lighter materials closer to the courtyard and then darker material wrapping the around the southeast corner of the new building.

Design

As mentioned above, the design of the building attempts to break up the mass of the structure into portions that are more in scale with the existing apartment building and freestanding homes on the site. Also mentioned above was the window pattern of the new construction along the 10th Avenue Southeast elevation.

In addition to the materials, the new construction has a number of design features, such as individual entrances on the interior as well as north and east elevations and community room access to the interior courtyard.

Materials, Color, and Texture

There are a number of materials used on the new construction that is used to break up the scale of the proposed structure. The materials include steel metal panels in matte black used on the horizontal siding and the vertical standing seams, and clear anodized aluminum used for panels. Copper is also proposed to be used as a primary material as well as "bone white" cement board siding. On the color renderings submitted by the applicants, metal grommets cans be seen on the white cement board siding. A metal mesh is proposed for the balcony railings.

Landscape

In addition to the proposed new construction, the courtyard is proposed to receive improvements, including replacing surface asphalt parking spaces with green space, courtyard patio improvements, and resurfacing of the "L" shaped driveway. The mature trees in the courtyard are proposed to be retained, along with new plantings.

Access

The driveway will retain the existing confirmation, however vehicles will be able to enter and exit the underground parking facilities at the new two-way University Avenue driveway as well as exit out onto 11th Avenue Southeast. The driveway is proposed to have pavers as the surfacing material, and applicant is proposing to use some type of "green" building material for the paving surface.

The interior of the new construction will include four pedestrian access entrances to the building. Three of these entrances will be to private units and one entrance will be to the first floor community room space. There are two other general access entrances on the University Avenue Southeast façade, as well as a stairway exit on the west section of the building, but no immediate general building access to the courtyard.

The proposed site plans shows that a sidewalk would be installed on the east side of the building, with sidewalk connections to the porch entrances for the units on that side, as well as sidewalk connection to 2nd Street Southeast. This proposed sidewalk would be adjacent to the University of Minnesota parking lot.

C. GUIDELINE CITATIONS:

There are no local guidelines for the Florence Court individual landmark, so the following Secretary of the Interior's Standards for Rehabilitation are used to evaluate the proposed new construction. Also included in this section is the chapter from the City-adopted Marcy Holmes Neighborhood Master Plan.

Secretary of the Interior's Standards for Rehabilitation

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.

Protecting and maintaining buildings and the site by providing proper drainage to assure that water does not erode foundation wall; drain toward the building; nor erode the historic landscape.

Minimizing disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying unknown archeological materials.

Surveying areas where major terrain alteration is likely to impact important archeological sites.

Protecting, e.g. preserving in place known archeological material whenever possible.

Planning and carrying out any necessary investigation using professional archeologists and modern archeological methods when preservation in place is not feasible.

Protecting the building and other features of the site against arson and vandalism before rehabilitation work begins, i.e., erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

Providing continued protection of masonry, wood, and architectural metals which comprise building and site features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems; and continued protection and maintenance of landscape features, including plant material.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to building and site features will be necessary.

Repairing features of buildings and the site by reinforcing the historic materials. Repair will also generally include replacement in kind - with a compatible substitute material - of those extensively deteriorated or missing parts of features where there are surviving prototypes such as fencing and paving.

Replacing in kind an entire feature of the building or site that is too deteriorated to repair-if the overall form and detailing are still evident-using the physical evidence to guide the new work. This could include an entrance or porch, walkway, or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Design for Missing Historic Features
Designing and constructing a new feature of a building or site when the historic feature is completely missing, such as an outbuilding, terrace, or driveway. It may be based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building and site.

Alterations/Additions for the New Use
Designing new onsite parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of character-defining features of the site.

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.

Removing nonsignificant buildings, additions, or site features which detract from the historic character of the site.

Not Recommended:
Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

Removing or relocating historic buildings or landscape features, thus destroying the historic relationship between buildings, landscape features, and open space.

Removing or relocating historic buildings on a site or in a complex of related historic structures - such as a mill complex or farm - thus diminishing the historic character of the site or complex.

Moving buildings onto the site, thus creating a false historical appearance.

Lowering the grade level adjacent to a building to permit development of a formerly below-grade area such as a basement in a manner that would drastically change the historic relationship of the building to its site.

Failing to maintain site drainage so that buildings and site features are damaged or destroyed; or, alternatively, changing the site grading so that water no longer drains properly.

Introducing heavy machinery or equipment into areas where their presence may disturb archeological materials.

Failing to survey the building site prior to the beginning of rehabilitation project work so that, as a result, important archeological material is destroyed.

Leaving known archeological material unprotected and subject to vandalism, looting, and destruction by natural elements such as erosion.

Permitting unqualified project personnel to perform data recovery so that improper methodology results in the loss of important archeological material.

Permitting buildings and site features to remain unprotected so that plant materials, fencing, walkways, archeological features, etc. are damaged or destroyed.

Stripping features from buildings and the site such as wood siding, iron fencing, masonry balustrades; or removing or destroying landscape features, including plant material.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building and site features results.

Failing to undertake adequate measures to assure the preservation of building and site features.

Replacing an entire feature of the building or site such as a fence, walkway, or driveway when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or site feature or that is physically or chemically incompatible.

Removing a feature of the building or site that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features
Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new building or site feature that is out of scale or otherwise inappropriate.

Introducing a new landscape feature or plant material that is visually incompatible with the site or that destroys site patterns or vistas.

Alterations/Additions for the New Use
Placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or landscape features or be intrusive to the building site.

Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

Removing a historic building in a complex, a building feature, or a site feature which is important in defining the historic character of the site.

D. ANALYSIS OF PROPOSED CHANGES

The following analysis addresses the above-described building features of size, scale, design, materials, color, and texture as they related to the historic building site. The treatment of the landscape will also be analyzed.

New Construction

The new construction is larger in size and height than the Florence Court apartment building and freestanding homes; however, the building design, including massing and materials, break the building into a relatable scale to the existing building on the property. The design minimizes the negative visual impacts of new construction that is out of scale on the historic resource. The following characteristics of the proposed project are consistent with the Standards that call for new construction adjacent on historic sites to be compatible and in scale with the historic character of the site and preserve the historic relationship between buildings and the landscape.

Size

The proposed new construction is much taller than the Florence Court apartment building; however, by utilizing the service station parcel, the new construction moves closer to University Avenue and retains more of the courtyard, as well as the four freestanding homes. The size of the new construction is two full stories taller than Florence Court and views from University Avenue Southeast of the historic resource will be minimized by the new construction. However, the proposed new construction takes up a small portion of the site and retains the four of the freestanding homes so the Standard for retaining and preserving important building and landscape characteristics of a historic site are observed in this new design.

The footprint of the new construction is divided into three sections, referred to as the west, middle and east building sections. The sections have prominent vertical and horizontal building recesses, including a vertical portion over the driveway off University Avenue Southeast, a vertical recess between the middle and east building section, and horizontal recesses. These building features introduce building rhythm that is more consistent with the smaller structures on site and break up the large mass of the building. The Standard that calls for new construction to not be out of scale is met in part by these varying building sections.

Scale

The proposed new construction is large in scale compared to the existing Florence Court apartment building and other structures on site. The building design incorporates the above-mentioned building sections and building recesses that break up the scale of the new construction. The changes in exterior materials also break up the overall massing of the structure, including the height. The Standard that calls for new construction to not be out of scale is met in part by these varying building sections and building materials.

Along 10th Avenue Southeast elevation, the scale of the new construction is compatible to the Florence Court apartment building because of the materials, color and design of the new construction. The new construction has a darker, exterior material treatment on the base of the building and lighter materials on the top of the building. In addition, the top two stories are setback one bay from the historic apartment building. On the base of the new construction, there is a repeated pattern of windows which does conveys a sense of pattern and rhythm that is compatible with the pattern of this portion of Florence Court. This treatment of the new construction is consistent with the Standards that call for new construction to be visually compatible with the historic resource in terms of color and materials.

The interior views are important to this landmark because of the design of the interior-facing row houses and courtyard. Similar to the 10th Avenue Southeast elevation, the interior elevation uses dark exterior materials at the two-story base and lighter materials on the stories above. Again, at the east end of the interior elevation, the materials transition like the west, with the lighter materials closer to the courtyard and then darker material wrapping the around the southeast corner of the new building. This treatment of the new construction is consistent with the Standards that call for new construction to be visually compatible with the historic resource in terms of color and materials.

Design

The new construction has a number of design features that is consistent with the Standards that call for new construction to be visually compatible with the historic resource in terms of design. Florence Court is designated for the interior-facing design of the building that also opens onto an interior courtyard. The new construction includes general and individual entrances off the courtyard elevations as well. Much like Florence Court, the individual entrances are covered and there are walkways that lead to a proposed patio that is located off the community room. The entrances on the new construction also lead to walkways that circulate through the courtyard and off-site to the public sidewalks.

Materials, Color, and Texture

The use of materials and color on the new building effectively break up the scale of the proposed structure. Darker material is used to at the lower floors that correspond with the height and mass of the Florence Court apartment building and other freestanding homes. Light colored material is used at higher floors to lighten the bulk of the building. Staff has concern that the white cement board may not weather well and that the grommets may rust. A different color, such as grey, should be used on the portion of the building covered in the cement board siding that will better conceal weathering.

Landscape

The proposed new construction retains the historic relationship between buildings and the landscape by preserving much of the courtyard open space and by retaining the private, gathering space of the courtyard. The courtyard improvements include removing surface parking areas and introducing more turf and landscaping, while introduce new elements to the site, such as the new building, replacement of the drive surface, and increased use of the courtyard by new residents. While the original programmatic intention for the courtyard is not known, residents of the property have traditionally used the courtyard as a gathering space. The proposed courtyard improvements are consistent with the Standards that call for character defining features, such as a central courtyard, to be retained and preserved. In addition, the proposed courtyard improvements

The new construction includes individual access to the courtyard and a community room. These entrances are covered and include walkways that lead to a patio proposed off the community room and walkways proposed through the courtyard and to off-site sidewalks. However, there is limit access to the courtyard for general access. Additional general access to the courtyard should be added, not to overwhelm the courtyard with more people that it can accommodate, but to provide another public entrance for safety and general use of the courtyard space. A public entrance connected through the community room or on the southeast end of the new construction is an appropriate location. The proposed courtyard improvements are consistent with the Standards that call for character defining features, such as a central courtyard, to be able to be identified by residents of the entire building.

A number of existing features are to be retained, including mature trees and the driveway configuration. The site plan identified existing vegetation as well as proposed turf.

Access
New elements are introduced to the site, including increasing the current amount of greenspace, use of pedestrian and vehicular entrances from the new construction, and community patio space. The proposed development protects the courtyard by removing surface parking lot and locating all required site parking in the new development. The Standards call for parking on historic sites to be located so that vehicles do not damage buildings, landscapes, or be intrusive to the site. The parking for the new construction and existing building will be housed in the new construction underground ramp. Based on the number of stalls that will be accommodated by the underground ramp, staff is concerned about the amount of vehicular traffic being introduced to the site. Due to the one-way nature of University Avenue and traffic volumes around the University of Minnesota, a greater number of vehicles are likely to be driving through the courtyard. The proposed driveway University Avenue Southeast is a two-way driveway. The driveway through the site should be used a little as possible to preserve the gathering space quality of the courtyard. The use of signage, or other means, should be used to direct as much traffic as possible to exit back onto University Avenue as opposed to exiting through the site.

E. FINDINGS:

1. The Florence Court Apartment building at 1022 University Avenue Southeast is a locally historic designated resource. The landmark includes the entire parcel at 1022 University Avenue Southeast

2. Florence Court is located on a parcel that includes six non-contributing structures, including five residential structures and one detached garage. The redevelopment plan also includes the property at 1000 University Avenue Southeast, and existing service station.

3. The proposed redevelopment includes a new six-story multi-family residential apartment building, updates to the interior courtyard, rehabilitation to the Florence Court apartment building, and demolition of the building known as 1018 University Avenue Southeast.

4. The new construction is larger in size and height than the Florence Court apartment building and freestanding homes; however, the building design, including massing and material which is consistent with the Standards that call for new construction to be at a relatable scale to the existing buildings and site features so as to minimizes the negative visual impacts on the historic resource.

5. The size of the new construction is over two stories taller than the existing structures; however, the building takes up less of the courtyard and allows for the retention of four of the freestanding homes that is consistent with Standard for retaining and preserving important buildings and landscape characteristics of a historic site.

6. The proposed new construction is large in size and height to the existing Florence Court apartment building and other structures on site. However, the building design incorporates vertical and horizontal building sections and building recesses as well as exterior materials changes that break up the overall massing of the structure, including the height. The Standard that calls for new construction to not be out of scale is met by these varying building sections.

7. Along 10th Avenue Southeast, design of the 'base' of the building uses materials, color and window pattern to construct the new building that in scale to Florence Court. This treatment of the new construction is consistent with the Standards that call for new construction to be visually compatible with the historic resource in terms of color, materials and design.

8. The interior courtyard elevation uses materials and colors to construct a new building that is in s al to Florence Court. This includes the color and material transitions on this elevation that help the six stories building be more compatible with both Florence Court and the freestanding homes on the site. This treatment of the new construction is consistent with the Standards that call for new construction to be visually compatible with the historic resource in terms of color, materials and design.

9. The new construction has a number of design features that is consistent with the Standards that call for new construction to be visually compatible with the historic resource in terms of design. The new construction uses design features, such as individual entrances on the interior as well as north and east elevations and community room access to the interior courtyard.

10. The use of materials and color on the new building effectively break up the scale of the proposed structure. Staff has concern that the white cement board may not weather well and that the grommets may rust. A different color, such as grey, should be used on the portion of the building covered in the cement board siding that will better conceal weathering.

11. The courtyard improvements preserve the courtyard, while introducing new elements to the site, such as the new building, replacement of the drive surface, and potential increased in use of the courtyard by new residents. Staff is concerned about the amount of vehicular traffic being introduced to the historic driveway and encourages the use of signage to direct as much traffic as possible to exit back onto University Avenue, as opposed to exiting through the site.

12. Because of the interior courtyard's traditional use as a gathering space, additional general access to the courtyard can be improved with another public entrance for safety and general use of the courtyard space and encourages additional public entrance to the courtyard on the interior elevation.

13. The new construction is adding a significant change to this historic property. The design of the new construction reduces the size and height of the new construction to a scale relatable to the historic site through building projections and recesses, material and color, and design features that focus on the interior courtyard. The new construction does not destroy historic materials, features, or the spatial relationship of the courtyard to the existing buildings that characterize this property. The new building is different from the old in size and materials, but it is compatible with the historic property because of the building design. The design is consistent with the Standards that call for new construction adjacent on historic sites to be compatible and in scale with the historic character of the site and preserve the historic relationship between buildings and the landscape.

F. STAFF RECOMMENDATION:

Staff recommends that the HPC adopt staff findings and **approve** a Certificate of Appropriateness for signage, subject to the following conditions:

1. The color of the cement board siding shall not be white and a different color, such as grey, be used on the portion of the building covered in the cement board siding to better conceal weathering.
2. The use of signage is to be incorporated in the new construction to direct as much traffic as possible to exit back onto University Avenue, as opposed to exiting through the site.
3. Additional general access to the courtyard shall be improved with another public entrance to the courtyard space on the interior elevation.
4. Final drawings including plans, elevations and details shall be reviewed and approved by CPED-Planning staff.

Attachments for items # through #

I. Applications for Certificates of Appropriateness for new construction, p.A1-A2
II. Description of New Construction at Florence Court, p. A3-A4
III. Site plan, elevation drawings and renderings of proposed redevelopment, p. A6-A27
IV. Heritage Preservation Commission Actions, August 12, 2008, p. A28-A31
V. Florence Court Information Item September 16, 2008, p. A32-A41
VI. Master Plan for the Marcy Holmes Neighborhood Chapter 9. Historic Preservation, p. A42