

**ST. ANTHONY FALLS HISTORIC DISTRICT GUIDELINES**  
**Minneapolis Heritage Preservation Commission**  
**(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.

### **A. North First Street Warehouses**

This area extends along North First Street from Third Avenue North to Eighth Avenue North

1. Siting: New buildings shall be constructed with principal facades in the same plan as the facades of adjacent buildings. Structures shall extend the full width of the lot. New construction shall continue the visual wall formed by the existing buildings.
2. Height: New buildings shall be four to six stories high.
3. Rhythm of Projections: There shall be no major projections on the principal facades.
4. Directional Emphasis: New buildings shall have a generally vertical emphasis, at least above the first floor.
5. Materials: New buildings shall be constructed of brick or shall have a brick veneer.
6. Nature of Openings: Openings should appear in a consistent and repeated pattern across the principal facades. Window openings should be approximately 1-1/2 to 2-1/2 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.
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. Surface treatment should divide the building into vertical bays. Where other surface treatment is used, it should reflect details from other buildings in the area.
9. Color: The primary surfaces of new buildings should be deep red, brown, or buff. Trim should be subdued earth tones or flat black.

### **B. North First Street Open - New Development**

This area consists generally of any open land along the Mississippi River, from the Plymouth Avenue bridge to Third Avenue South

1. Siting: Adjacent to the Post Office taller structures should be located near Hennepin Avenue to preserve views of the Post Office from the opposite river banks and to form a gateway at the Hennepin Avenue Bridgehead.
2. Height: The area between 3rd Avenue North and Bassett Creek shall contain a variety of building types and a density of 60 dwelling units per acre.

3. Rhythm of Projections: No restrictions.
4. Directional Emphasis: No restrictions.
5. Materials: New construction shall be of brick, brick veneer, or wood siding.
6. Nature of Openings: No restrictions.
7. Roof Shapes: No restrictions.
8. Details: No restrictions.
9. Color:

### **C. North First Street "Hotel"**

This area extends along North First Street from Third Avenue North to First Avenue North.

1. Siting: New buildings shall be constructed with principal elevations in line with the facades of existing buildings. Structures shall occupy 3/4 to the full width of the lot unless they would thus block windows in existing buildings. New construction shall continue to for a visual wall along the street.
2. Height: New buildings shall be 2 to 4 stories high to fit within the range of heights for existing buildings. Where adjacent structures are higher or lower than these limits, the new building shall be within the range of heights of adjacent structures in existence prior to 1980.
3. Rhythm of Projections: There shall be no major projections on the principal facades, since there is no consistent pattern of projections on 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: New buildings shall be constructed of brick or shall have brick veneer.
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.

#### **D. South First Street**

This area extends generally along South First Street from Hennepin to Third Avenue South. Any alteration to the U.S. Post Office should be compatible with the original design.

#### **E. Right (West) Bank Milling**

This area is bounded by the Mississippi River, Third Avenue South, South Second Street and Tenth Avenue South.

1. Siting: New buildings shall have their exterior walls in the same axial orientation as the existing buildings.
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.
4. Directional Emphasis: New buildings shall have a generally vertical emphasis, at least above the first floor.
5. Materials: The exterior surface of new buildings shall be constructed of brick, concrete or stone.
6. Nature of Openings: Openings should appear in a consistent and repeated pattern across the principal facades. Window openings should be approximately 1-1/2 to 2-1/2 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.
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. Surface treatment should divide the building into vertical bays. Where other surface treatment is used, it should reflect details from other buildings in the area.

9. Color: The primary surfaces of new buildings should be deep red, brown, or buff. Trim should be subdued earth tones or flat black, and new buildings should allow this same general pattern.

#### **F. Nicollet Island (Masonry)**

This area extends from Grove Street to the south end of Nicollet Island. It also extends north of Grove Street to approximately 150' north of the railroad tracks.

1. Siting: New buildings shall be constructed with principal elevations facing the street. Buildings moved onto Grove Street shall be in line with the Grove Street Flats.
2. Height: New buildings shall be one-to-two stories high, so that significant views are preserved. Overall building height not including chimneys shall be between 20 and 40 feet.
3. Rhythm of Projections: Projections, if provided, shall be limited to the lower 1-1/2 stories and the central portion or major subdivisions of the building.
4. Directional Emphasis: The existing buildings have no strong directional emphasis. Therefore, new buildings also shall have no strong emphasis.
5. Materials: New buildings shall be constructed of brick or limestone.
6. Nature of Openings: Openings should appear in a constant and repeated pattern across the principal facades. Window openings should be approximately 2 times as high as they are wide. Windows and doors should be set toward the front of the openings.
7. Roof Shapes: New roofs should be flat or nearly flat. Mansard roofs similar to the Grove Street Flats should be considered on a case-by-case basis.
8. Details: There are no special requirements.
9. Color: Primary surfaces of new buildings should be buff or grey. Trim should be subdued earth tones or flat black.

#### **G. Nicollet Island (Frame)**

This area of Nicollet Island encompasses the north end and includes smaller scale wood frame buildings.

1. Siting: New buildings shall be designed with the principal elevations facing the street. Fronts shall be in line with adjacent building fronts.
2. Height: New buildings shall be 1-1/2 to 2-1/2 stories in height. Overall building heights, not including chimneys, shall be between 20 and 40 feet.
3. Rhythm of Projections: New buildings shall reflect the strong tradition of porches in the area. Where entrances are located directly in the front, porches generally shall extend across nearly the entire facade. Porches shall be limited to 1 story in height. Bay windows may be permitted on a case-by-case basis.
4. Directional Emphasis: The existing buildings have no strong directional emphasis. Therefore, new buildings also shall have no strong emphasis.
5. Materials: New frame buildings shall have horizontal lap siding with 3 to 6 inch exposure. Foundations shall be of stone.
6. Nature of Openings: Openings should appear in a constant and repeated pattern across the principal facades. Openings should be aligned vertically and horizontally. Windows should be 1-1/2 to 2-1/2 times as high as they are wide. They may be placed in groups of two if additional light and ventilation are required. Windows and doors should be set toward the front of the openings.
7. Roof Shapes: New buildings should have gabled roofs with slopes between 8:12 and 14:12. Overhangs should be approximately 12 to 18 inches deep. Gables should face the street. Hipped roofs with dormers at the front will be permitted.
8. Details: Details found on historic buildings in the area, such as vertical corner boards and slight decorations at window heads, should be recognized in the design of new buildings.
9. Color: New buildings should be painted to match color patterns used in the historic area. Except for roofs and doors, wood should not be given a natural finish.

#### **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.

### **I. University Avenue 5th Avenue SE to 6th Avenue SE**

This area is one block bounded by University Avenue, Sixth Avenue SE, Second Street SE and Fifth Avenue SE.

1. Siting: New buildings shall be designed with the principal elevations facing the street. Fronts shall be in line with adjacent building fronts.
2. Height: New buildings shall be 1-1/2 to 2-1/2 stories in height. Overall building heights, not including chimneys, shall be between 20 and 40 feet. New masonry buildings shall be one or two stories high.
3. Rhythm of Projections: New buildings shall reflect the strong tradition of porches in the area. Where entrances are located directly in the front, porches generally shall extend across nearly the entire facade. Porches shall be limited to one story in height. Bay windows may be permitted on a case-by-case basis.

4. Directional Emphasis: The existing buildings have no strong directional emphasis. Therefore, new buildings also shall have no strong emphasis.
5. Materials: New frame buildings shall have horizontal lap siding with 3 to 6 inch exposure. Foundations shall be stone. Masonry building of brick and limestone are acceptable.
6. Nature of Openings: Openings should appear in a constant and repeated pattern across the principal facades. Openings should be aligned vertically and horizontally. Windows should be 1-1/2 to 2-1/2 times as high as they are wide. However, they may be placed in groups of two if additional light and ventilation are required. Windows and doors should be set toward the front of the openings.
7. Roof Shapes: New frame buildings should have gabled roofs with slopes between 8:12 and 14:12. Overhangs should be approximately 12 to 18 inches deep. Gables should face the street. Hipped roofs with dormers at the front will be permitted. New masonry buildings should have flat, or nearly flat roofs.
8. Details: Details found on historic buildings in the area, such as vertical corner boards and slight decorations at window heads, should be recognized in the design of new frame buildings. No restrictions for masonry buildings.
9. Color:

## **J. East Hennepin - Central Avenue**

This area is bounded by the Mississippi River, Central Avenue, University Avenue and Second Avenue Northeast.

1. Siting: The principal aims of new construction shall follow the existing grid.
2. Height: New buildings to be no higher than that of existing silo-mills in the area.
3. Rhythm of Projections: No restrictions.
4. Directional Emphasis: No restrictions.
5. Materials: New construction shall be of brick, brick veneer, or wood siding.
6. Nature of Openings: Openings should be rectangular and should have a repeated pattern across the facade. Windows should have vertical dimensions 1-1/2 to 3 times the horizontal dimension.
7. Roof Shapes: Roofs should be flat, nearly flat, or gabled.

8. Details: No restrictions.
9. Color: New buildings should be buff, dark red, or brown on the primary surfaces and should have subdued colors on the trim.

### **K. Northeast Residential**

This area extends from University Avenue to the Mississippi River between Second Avenue Northeast and Eighth Avenue Northeast.

PLEASE NOTE: Sub-area K is excluded, as it is no longer included in Minnesota Statutes (see 138.73 Subd. 17). The Minneapolis Heritage Preservation Commission will not attempt to regulate construction in this area and recommends that the city ordinance be changed to comply with the boundaries described by the State Statute.