

**Community Planning & Economic Development
Planning Division**
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City of Minneapolis
*Department of Community Planning
& Economic Development - CPED*

MEMORANDUM

TO: Heritage Preservation Commission (HPC)
FROM: Molly McCartney
DATE: September 16, 2008
RE: Information item for new construction at Florence Court, 1022 University Avenue Southeast

This memo is in regards to the Florence Court (1022 University Avenue Southeast) information item on the September 16, 2008, HPC agenda. The applicant is returning for an information item to review with the proposed drawings of a new design for the new construction at the property.

At the HPC meeting on August 12, 2008, the HPC made the following actions in regards to the local designated Florence Court property:

1. Approve a Certificate of Appropriateness for the rehabilitation of Florence Court Apartment building
2. Approve a Certificate of Appropriateness for demolition of the structure No. 1018 (also known as 1018 University Avenue Southeast), with the following conditions:
 - Deny demolition of the following structures: No. 19, No. 20, No. 25, and No. 27
3. Continue the Certificate of Appropriateness for new construction to the September 16, 2008, HPC meeting
4. Continue the historic variance to allow for more than one principal residential structure to the September 16, 2008 HPC meeting (see attached HPC Actions from August 12, 2008).

The applicant has new site, elevation and perspective drawings for the HPC to review and comment on before returning with a new COA application. The project scope has changed somewhat in that the boundaries of the site now includes the service station property on the northwest corner of the subject block. The applicant is proposed to retain the above mentioned buildings that were denied the demolition request (No. 19, No. 20, No. 25, and No. 27). The new construction is a 6-story building that is concentrated on University Avenue.

The applicants have stated that the changes are based on the comments from Heritage Preservation Commissioners in regards to the previous proposal. The following is a rough transcription of the comments of the new construction made by commissioners at the August 12, 2008, HPC meeting:

- More attention to the importance of the landscape, scale of structures, and transitions between structures.
- Increase height/high rise along University Avenue

- Treat the corners differently, orientation of new construction should be toward University Avenue, use of an anchor
- Juxtaposition of new and old
- 4-stories isn't a high rise
- Maintain more light conditions in the courtyard, preserve trees in courtyard
- The proposal's height of 4 stories for the north-south length is too much
- Entrances need more detail on plans. More organic, less organized space
- Push new building toward University, away from Florence Court, more of an L-shape. Like the 11th Avenue exit.

Staff is asking that the HPC make comments in regards to the proposed plans, specifically to how new construction affects the historic buildings and site. Particular comments to the scale, footprint, height, materials, and fenestration are helpful in determining whether the new construction will have an adverse impact on the historic property. The historic relationship of the buildings and landscape should also be considered. The Secretary of the Interior Standards for Rehabilitation of Historic Sites has been included in this memo as well.

Attachments

1. Project memorandum from applicant
2. Site, floor, perspective, and elevation plans for new Florence Court proposal

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.

Secretary of the Interior's Standards for Rehabilitation (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.

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.