

**Community Planning & Economic Development
Planning Division**

250 South 4th Street, Room 110
Minneapolis, MN 55415-1385



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

MEMORANDUM

TO: Heritage Preservation Commission
FROM: John Smoley, Ph.D.
PUBLICATION DATE: June 14, 2011
MEETING DATE: June 21, 2011
RE: Conceptual Review, 401 8th Avenue Southeast and 414 7th Avenue Southeast

CLASSIFICATION:	
Local Historic District	Fifth Street Southeast Historic District (contributing resources)
Period of Significance	1856 to circa 1940
Criteria of significance	Architecture
Date of local designation	1976
Applicable Design Guidelines	<i>The Secretary of the Interior's Standards for the Treatment of Historic Properties</i> <i>Fifth Street Southeast Historic District Design Guidelines</i>

PROPERTY INFORMATION		
Current name	Former Andrew-Riverside Presbyterian Church site	Remington Campus Apartments
Historic Name	Andrew Presbyterian Church	St. Andrews Hospital
Current Address	401 8 th Avenue Southeast	414 7 th Avenue Southeast
Historic Address	729 4 th Street Southeast	706-708 5 th Street Southeast
Original Construction Date	1890	1927
Original Contractor	James Carlisle and Sons	Field-Martin Company
Original Architect	Charles S. Sedgwick	Lund and Durham
Historic Use	Church	Hospital
Current Use	Vacant	Multi-family residence
Proposed Use	Multi-family residence and church	Multi-family residence

Background:

The proposal encompasses two lots: 401 8th Avenue Southeast and 414 7th Avenue Southeast.

401 8th Avenue Southeast is currently vacant. The lot held the historic Andrew Presbyterian Church until 2003 when, after a partial collapse of the building, demolition was authorized by the City Council, notwithstanding the Heritage Preservation Commission’s ruling (see aerial oblique and historic photographs on bound supplement page 9).

At 414 7th Avenue Southeast, St. Andrews Hospital (now known as Remington Campus Apartments) is not described as contributing in the historic district nomination but fits within the period of significance for the district. The building, originally designed for use as a hospital, received two large, three-story additions on its northeast and southwest sides when it was converted for use as an apartment building in 1970. The complex remains in use as a multi-family residence. One-story brick additions, one of which bears cellular antennae, top the historic building.

Summary of Applicant’s Proposal:

ESG Architects, Inc. seeks a conceptual review for plans to:

1. Construct a two-story rooftop addition to the historic St. Andrews Hospital building (414 7th Avenue Southeast);

2. Construct a six-story apartment building with a church on the former site of the Andrew Presbyterian Church (401 8TH Avenue Southeast and 414 7th Avenue Southeast).
3. Construct five three-story townhomes along 7th Avenue Southeast (414 7th Avenue Southeast).
4. Install site amenities.

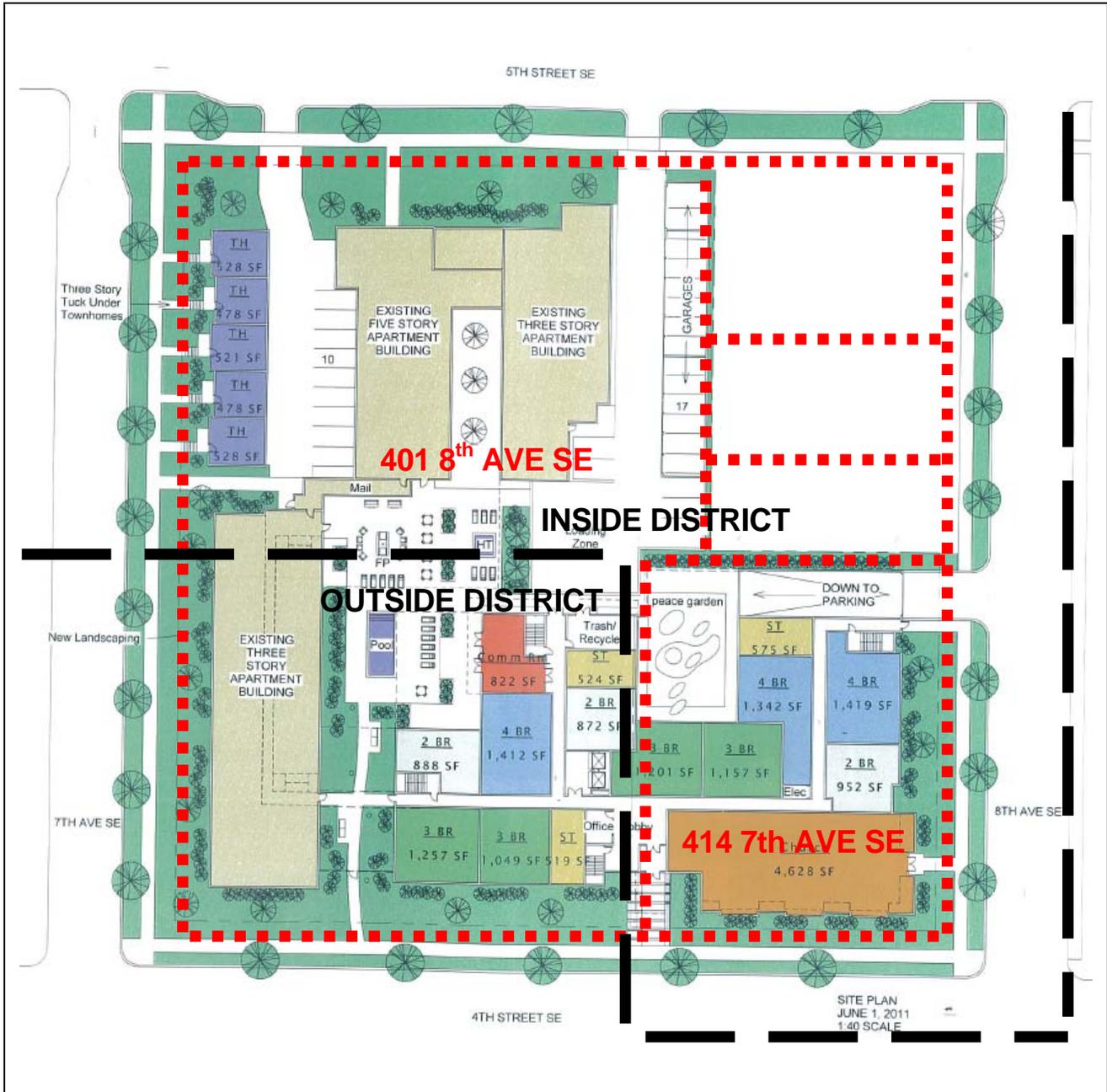


Figure 1. Approximate parcel lines (dotted) and historic district boundary (dashed), 400 block of 8th and 7th Avenues Southeast

Staff Summary

The proposed development sits on two parcels which encompass an entire block, excepting three two-story frame houses at the northeast corner of the block. Items 1 and 3 (rooftop addition and townhomes) lie completely on one parcel but have different relationships to the historic hospital building. The new six-story building (item 2) straddles both parcels and could be considered either an addition or new construction. Site amenities (item 4) lie on both parcels and occur within and outside of the historic district.

The block and the proposed project straddle the edge of the Fifth Street Southeast Historic District. The only portions of the project that lie entirely outside of the district are several proposed site amenities: a pool, hot tub, and some landscaping.

The Applicant is conducting a rehabilitation of the subject properties. Alterations to properties within the district are subject to the *Fifth Street Southeast Historic District Design Guidelines* and *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

The proposed uses (church, multi-family residences, and townhomes) are the same as or similar to the historic uses (church and hospital) and are quite compatible with the surroundings. Residences and a church surround the block with one exception: a commercial building at the northeast corner of 8th Avenue Southeast and 4th Street Southeast.

Although the plans are preliminary, they warrant attention in several areas.

Rooftop Addition (see bound supplement pages 2, 7, 10, and 14-16)

The main roofline of the proposed two-story rooftop addition to the historic hospital adds twenty-three feet to the seventy-foot high building yet is proposed to be set back only five feet from the edge of the roof. It appears to include the construction of an elevator and two stairways. The proposal does not specify how the addition will interface with the existing one-story additions and cellular antenna currently atop the building. In any event, the resulting seven-story building will tower over its existing and proposed neighbors, the tallest of which are and will be (in the case of the proposed townhomes) three stories. But it is important to note that the hospital has historically towered over its neighbors, with the exception of the demolished Andrew Presbyterian Church.

New Building (see bound supplement pages 2-7 and 10-17)

The proposed six-story building can be considered an addition to the historic hospital building or a new building entirely. While it will be attached to the historic hospital building through a 1970 addition, its size and fire separation requirements will likely result in its

classification as a new building, for building and fire code purposes. Both *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and the *Fifth Street Southeast Historic District Design Guidelines* treat additions and new construction in the same manner.

In any event, the proposed building appears to be taller and larger (in terms of floor area and footprint) than the historic hospital building. It utilizes materials not available during the district's period of significance. It is attached to the historic hospital through a non-historic 1970s addition, ensuring the change could be reversed with no adverse effects to the historic building. It utilizes essentially the same (flat) roof form.

Site Amenities (see bound supplement page 2)

The plans call for numerous new amenities: a pool, hot tub, fire pit, peace garden, landscaping, subsurface parking, a driveway, and at-grade parking garages. With the exception of driveways, landscaping, and at-grade parking garages, these amenities were not present in the district during its period of significance, but all will be almost completely screened from public view.

Heritage Preservation Commission Feedback

The Heritage Preservation Commission is asked to provide the Applicant and staff with feedback and guidance on the proposed project, particularly regarding the items listed above. This feedback will be used by the Applicant as they prepare Certificate of Appropriateness applications and by staff as they review the proposals.

Attachments

- A. Project Description
- B. Bound Supplement