

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

FILE NAME: 224 Second Street Southeast

DATE OF APPLICATION: February 12, 2008

APPLICANT: David Frank, Phoenix Lofts, Inc. for Shaefer Richardson Inc.

PUBLICATION DATE: March 19, 2008

DATE OF HEARING: March 25, 2008

END OF APPEAL PERIOD: April 4, 2008

HPC SITE/DISTRICT: St. Anthony Falls Historic District, Left (East) Bank Milling Sub-district

CATEGORY: non-contributing

CLASSIFICATION: Amendment to a Certificate of Appropriateness to add three new windows

STAFF INVESTIGATION AND REPORT: Molly McCartney, (612) 673-5811

A. SITE DESCRIPTION:

The subject site is the corner property bounded by Main Street Southeast, Second Street Southeast and Third Avenue Southeast and sits within the locally and nationally designated St. Anthony Falls Historic District. In April, 2005, the HPC approved the demolition of a non-contributing, one-story red brick building, located at 224 Second Avenue SE and approved the construction of the Phoenix Lofts, a 16-story (263' tall), 70 unit residential building. This building is now under construction.

B. BACKGROUND:

The HPC approved a Certificate of Appropriateness on April 12, 2005, for the construction of the Phoenix Lofts, a 16-story (263' tall), 70 unit residential building, subject to the following conditions:

1. No part of the building can exceed the height of the Pillsbury "A" Mill at 107' above Main Street.
2. The applicant must provide samples/color of the metal cladding for final approval.
3. The upper two floors of reflective glass should incorporate some materials common with the surrounding buildings so glass is not the dominant feature of the building termination.
4. All signage must be approved by the HPC.
5. Final details of the ground floor retail doors, garage doors, windows, balcony openings and canopies must be approved by the HPC.
6. All balconies must be inset and not protrude from the building face.
7. HPC staff must approve final construction drawings.

The Phoenix Lofts are now under construction and the applicant is returning to amend the Certificate of Appropriateness to add one additional window to each of the first three floors above grade on the west elevation, for a total of three new windows.

C. PROPOSED CHANGES:

This application is to amend the Certificate of Appropriateness to add three new windows to the west side of the three-story section of the building that runs along Second Street Southeast. This portion of the building is clad in dark brown brick. The west side of the building at this location does not have windows or other fenestration for more than 25 linear feet. In order to vary this uninterrupted wall, the applicant is proposing to add a window on each story. The location of the building to the property line requires that the windows be fire-rated and inoperable. The proposed windows have the dimensions of 3 ft. by 5 ft. and will be made of aluminum to match the windows and color of the other windows on the building that were previously approved by the HPC.

The St. Anthony Falls Historic District Guidelines, Left (East) Bank Milling sub-district calls for window openings to appear in a consistent and repeated pattern across the principal facades. Each new proposed window will be located in the same location, just on the difference floors. The Guidelines also call for window openings should be approximately 2-1/2 to 3 times as tall as they are wide. Each new proposed window is 3 ft by 5 ft, which is a little less than the required 2-1/2 times required. The Guidelines also call for windows to be set toward the front of the openings but should not be flush with the masonry surface.

D. GUIDELINE CITATIONS:

ST. ANTHONY FALLS HISTORIC DISTRICT GUIDELINES Minneapolis Heritage Preservation Commission (June 1980)

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.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

District/Neighborhood

Recommended:

Identifying, retaining, and preserving buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, street lights, signs, benches, parks and gardens, and trees.

Retaining the historic relationship between buildings, and streetscape and landscape features such as a town square comprised of row houses and stores surrounding a communal park or open space.

Protecting and maintaining the historic masonry, wood, and architectural metals which comprise building and streetscape features, through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and protecting and maintaining landscape features, including plant material.

Protecting buildings, paving, iron fencing, etc. against arson and vandalism before rehabilitation work begins by erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

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

Repairing features of the building, streetscape, or landscape by reinforcing the historic materials. Repair will also generally include the replacement in kind - or with a compatible substitute material - of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balustrades, paving materials, or streetlight standards.

Replacing in kind an entire feature of the building, streetscape, or landscape that is too deteriorated to repair - when the overall form and detailing are still evident - using the physical evidence to guide the new work. This could include a storefront, a walkway, or a garden. 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 the building streetscape, or landscape when the historic feature is completely missing, such as row house steps, a porch, streetlight, or terrace. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the district or neighborhood.

Alterations/Additions for the New Use

Designing required new parking so that it is as unobtrusive as possible, i.e., on side streets or at the rear of buildings. “Shared” parking should also be planned so that several businesses’ can utilize one parking area as opposed to introducing random, multiple lots.

Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the district or neighborhood in terms of size, scale, design, material, color, and texture.

Removing nonsignificant buildings, additions, or streetscape and landscape features which detract from the historic character of the district or the neighborhood.

Not Recommended:

Removing or radically changing those features of the district or neighborhood which are important in defining the overall historic character so that, as a result, the character is diminished.

Destroying streetscape and landscape features by widening existing streets, changing paving material, or introducing inappropriately located new streets or parking lots.

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

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building, streetscape, and landscape feature results.

Permitting buildings to remain unprotected so that windows are broken; and interior features are damaged.

Stripping features from buildings or the streetscape such as wood siding, iron fencing, or terra cotta balusters; or removing or destroying landscape features, including plant material.

Failing to undertake adequate measures to assure the preservation of building, streetscape, and landscape features.

Replacing an entire feature of the building, streetscape, or landscape such as a porch, walkway, or streetlight, 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, streetscape, or landscape feature or that is physically or chemically incompatible.

Removing a feature of the building, streetscape, or landscape 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, streetscape or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character, e.g., replacing picket fencing with chain link fencing.

Alterations/Additions for the New Use

Placing parking facilities directly adjacent to historic buildings which cause the removal of historic plantings, relocation of paths and walkways, or blocking of alleys.

Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the district or neighborhood.

Removing a historic building, building feature, or landscape or streetscape feature that is important in defining the overall historic character of the district or the neighborhood.

E. FINDINGS:

1. The existing, non-contributing building is located within the St. Anthony Falls Historic District, Left (East) Bank Milling sub-district.
2. The proposed windows have the dimensions of 3 ft. by 5 ft. and will be made of aluminum to match the windows and color of the other windows on the building.
3. The St. Anthony Falls Historic District Guidelines, Left (East) Bank Milling sub-district calls for window openings to appear in a consistent and repeated pattern across the principal facades. Each new proposed window will be located in the same location, just on the difference floors.
4. The Guidelines also call for window openings should be approximately 2-1/2 to 3 times as tall as they are wide. Each new proposed window is 3 ft by 5 ft, which is less than the required 2-1/2 times required.
5. The Guidelines also call for windows to be set toward the front of the openings but should not be flush with the masonry surface.
6. The proposed windows are consistent with the Secretary of Interior's Standards for Rehabilitation that call for retaining the historic relationship between buildings, and streetscape and landscape features. The location of the windows near Second Street Southeast is consistent with building design in the district that uses windows to break up at blank interrupted walls.
7. The proposed windows will not negatively alter the Anthony Falls Historic District, Left (East) Bank Milling sub-district.

F. STAFF RECOMMENDATION:

Staff recommends that the HPC **adopt** staff findings and **approve** the amendment to the Certificate of Appropriateness to add three new windows, subject to the following condition:

1. The proposed windows should be set toward the front of the openings but should not be flush with the masonry surface.
2. CPED-Planning Preservation Staff review and approve the construction plans prior to building permit issuance.
3. Previous Certificate of Appropriateness conditions of approval remain in effect.