Department of Community Planning and Economic Development
Planning Division

Certificate of Appropriateness
BZH-26759

Date: May 31, 2011

Proposal: Request for Certificate of Appropriateness to install new windows and a door

Applicant: Marvin Windows and Doors; Miller Dunwiddie Architects

Address of Property: 600 2nd Street South #403

Project Name: Certificate of Appropriateness for windows and a door

Contact Person and Phone: Jeff Hoffman, Marvin Windows and Doors, 612-720-1397

Planning Staff and Phone: John Smoley, Ph.D., 612-673-2830

Date Application Deemed Complete: n/a

Publication Date: May 31, 2011

Public Hearing: June 7, 2011

Appeal Period Expiration: June 17, 2011

Ward: 7

Neighborhood Organization: Downtown Minneapolis Neighborhood Association

Concurrent Review: n/a

Attachments:

- Staff Report – A1-A10
- Materials Submitted by CPED – B1-B3
  - 350' radius zoning map – B1
  - 350' radius map with comprehensive plan land use categories indicated – B2
  - Site plan – B3
- Materials Submitted by Applicant – C1-C34
  - Application – C1-C3
  - Letter to Neighborhood Group and Councilmember – C4-C5
  - Plans – C6-C29
- Materials Submitted by Other Parties – n/a

600 2nd Street South #403, 2010, photo submitted by Applicant

CLASSIFICATION:	
Local Historic District	St Anthony Falls Historic District, Right (West) Bank Milling Sector
Period of Significance	1848-1941
Criteria of significance	The falls of St. Anthony were instrumental in the development of Minnesota's largest city in all its stages of growth. In addition to its original natural beauty, the falls furnished direct power to the lumber and flour industries and electrical power for industrial and residential use. Centered around this influential landmark, the St. Anthony Falls Historic District reveals the origins and early history of Minneapolis.
Date of local designation	1971
Applicable Design Guidelines	*The Secretary of the Interior's Standards for Treatment of Historic Properties* St Anthony Falls Historic District Design Guidelines

PROPERTY INFORMATION	
Current name	Stone Arch Lofts
Historic Name	n/a
Current Address	600 2nd Street South
Historic Address	600 2nd Street South
Original Construction Date	1999-2000
Original Contractor	Kraus Anderson
Original Architect	Paul Madson & Associates, Limited
Historic Use	Multi-family Residence
Current Use	Multi-family Residence
Proposed Use	Multi-family Residence

BACKGROUND:

The subject property is a ten story, thirty-five unit condominium building. Seven floors of dwelling units sit atop three levels of parking. The building is located midblock on the north side of 2nd Street South between Portland and Park Avenues South in the Right (West) Bank Milling sector of the St Anthony Falls Historic District.

The St Anthony Falls Historic District, centered on the Falls of St Anthony, represents Minneapolis' origins. Native Americans have been visiting the only major waterfall on the upper Mississippi River for thousands of years as the cataract gradually moved north to its current location. The falls attracted European-American settlers intent on harnessing its industrial potential, first through sawmilling, then through grain milling. Sawmilling,

headquartered in this district, peaked at the turn of the twentieth century only to be superseded by grain milling in the first decade of the century. In 1930 Minneapolis lost its status as America's leading milling city to Buffalo. By the 1960s the district was in serious decline. In 1971 the City of Minneapolis, State of Minnesota, and National Park Service designated the area around the falls as a historic district. The City of Minneapolis began serious redevelopment efforts in the 1980s.

Today, the district includes both the East and West Side Milling Districts, in addition to various homes, commercial buildings, significant bridges and elegant churches spanning over one hundred fifty years of construction. The variety of construction within the district makes traditional, uniform regulations inadequate. Instead, the HPC-approved design guidelines divide the district into sub-areas that contain structures with common features and that share common concerns.

SUMMARY OF APPLICANT'S PROPOSAL:

The Applicant wishes to replace nine fixed transom windows, eight 2/2 divided light casement windows, and one door.

PUBLIC COMMENT:

Staff has received no public comment on the project.

CERTIFICATE OF APPROPRIATENESS: Certificate of Appropriateness to replace windows

Findings as required by the Minneapolis Preservation Code:

The Planning Division of the Minneapolis Community Planning and Economic Development Department has analyzed the application based on the findings required by the Minneapolis Preservation Ordinance. Before approving a certificate of appropriateness, and based upon the evidence presented in each application submitted, the commission shall make findings based upon, but not limited to, the following:

(1) The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.

The building in question was built fifty-eight years after the end of the district's period of significance. The alterations are small, relative to the building's size, and in keeping with local and federal design guidelines, thus the alterations are compatible with the criteria of significance and period of significance for which the historic district was designated.

(2) The alteration is compatible with and supports the interior and/or exterior designation in which the property was designated.

The subject property was constructed after the district's designation. The alterations are small, relative to the building's size, and in keeping with local and federal design guidelines, thus the alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.

(3) The alteration is compatible with and will ensure continued integrity of the landmark or historic district for which the district was designated.

Based upon the evidence provided below, the proposed work will not impair the integrity of the historic district.

Location: The Applicant proposes no changes to the building's location, thus the project will not impair the district's integrity of location.

Design: The Applicant proposes to replace non-historic windows and a door. Proposed glazing dimensions are extremely close to the dimensions of the existing glazing, with the greatest difference being just under 2.5 inches in the width of a door window. The proposed changes will not damage the district's integrity of design.

Setting: The Applicant proposes no offsite changes, thus the project will not impair the district's integrity of setting.

Materials: The Applicant proposes to replace non-historic aluminum windows and a door with non-historic aluminum clad wood counterparts. The project will not impair the district's integrity of materials.

Workmanship: The windows and door proposed for replacement are not historic, thus the project will not impair the district's integrity of workmanship.

Feeling: The Applicant proposes to replace nonhistoric building materials while barely changing the building's area of exposed glazing in one unit. The project will not impair the district's integrity of feeling.

Association: The Applicant proposes no changes that would break the district's association with the industrial development of the city, thus the project will not impair the district's integrity of association.

(4) The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.

The Applicant proposes to replace non-historic windows and one door.

The property lies with the Right (West) Bank Milling sector of the St Anthony Falls Historic District. The district's design guidelines stipulate that openings be in a consistent and repeated pattern across the principal facades, with window openings approximately 1.5-2.5 times as tall as they are wide and set toward the front of the openings but not flush with the masonry surface.

Glazing Dimensions: The proposed changes do not noticeably break the consistent and repeated pattern of openings in the building.

The changes will appear in one unit only, but proposed glazing dimensions are extremely close to the dimensions of the existing glazing, with the greatest difference being just under 2.5 inches in the width of a door window, as noted in the table below.

Feature	**Width Difference of Glazing**	**Height Difference of Glazing**
Eight fixed transom windows above casement windows	3/8" increase	11/64" decrease
eight 2/2 divided light casement windows	1/16" decrease	3/16" decrease
one fixed transom window above door	1 7/16" decrease	1/8" increase
one door	2 11/32" decrease	1 1/8" increase

The proposed changes will occur on the seventh floor. At this height, the change should be indiscernible to the human eye viewing the building from the public right of way. Given the requirement for a consistent and repeated pattern of openings, these new windows and door will set a precedent that others may wish to follow. For this reason, it is important to consider the proposed change, as viewed from the public right of way, on all possible floors. Yet even

from the first floor, the maximum proposed deviation of just under 2.5 inches in one door will be extremely difficult to notice.

Window Opening Proportions: No change will be made to the size of the openings. The window units (casement and transom windows) are 1.4 times as tall as they are wide. The door unit (door and transom) is 3 times as tall as it is wide.

Window Installation Depth: The installation depth of the proposed window units will match the installation depth of the existing window units. The installation depth of the door and its accompanying transom window will be ¾" deeper and one inch shallower, respectively, from the existing door and transom installation depth. Such a small difference will be extremely difficult to notice, even during periods of maximum shadowing.

Cladding Color: The application, but not the plans, indicates that the proposed aluminum clad wood windows will match the color of the existing aluminum windows. Staff recommends the project be conditioned to ensure this is done.

Operation: No changes to the operation of the windows and door are proposed.

Glass Specifications: No details related to the color or reflectivity of the existing and proposed glass have been provided. Staff recommends that the project be conditioned to ensure that the color and reflectivity of the existing and proposed glass match.

(5) The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Applicant is conducting a rehabilitation of windows and one door on the subject property. The proposed project follows the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

The rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* recommend identifying retaining, and preserving building and landscape features which are important in defining the historic character of the setting. Such features can include important views or visual relationships. While the changing of windows and doors on a large 1999 condominium building in the heart of a mid 19th to mid-twentieth century industrial historic district may not appear to warrant any consideration from a preservation standpoint, the regular, repeated pattern of windows and masonry in district buildings complement those characteristics in historic mill buildings within the district. The proposed windows and door are only slightly different than the existing. As such, they comply with the Secretary's Standards. Repeated installations of ever-different windows and doors could make even small differences more apparent, and degrade the building's appearance. For this reason, staff recommends that the project be conditioned to ensure no further window or door replacements are made to this façade unless they conform to the specifications of the windows and door approved for unit #403.

(6) The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.

Action 8.1.1 of the Minneapolis Plan for Sustainable Growth indicates that the City shall protect historic resources from modifications that are not sensitive to their historic significance. The project will not modify the building in ways that are insensitive to its historical character, as discussed in items 4 and 5 above.

Comprehensive plan policy 8.1 states that the City will, "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture." The proposed work will help preserve visual relationships between historic and non-historic buildings within the district.

The subject property lies within the Historic Mills District Master Plan Area. This plans design guidelines call for new construction to be stylistically compatible with the existing historic commercial buildings in the district, to include having a regular pattern of windows above the ground floor. As conditioned, the proposed changes will create no noticeable difference in the opening pattern, as discussed in items 4 and 5 above.

(7) Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.

The project does not include the destruction of the subject property.

Before approving a certificate of appropriateness, and based upon the evidence presented in each application submitted, the commission shall make findings that alterations are proposed in a manner that demonstrates that the Applicant has made adequate consideration of the following documents and regulations:

(8) Adequate consideration of the description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.

The Applicant did not include a statement describing how the project meets these findings.

(9) Where applicable, Adequate consideration of Title 20 of the Minneapolis Code of

Ordinances, Zoning Code, Chapter 530, Site Plan Review.

Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review does not regulate the replacement of windows or doors in existing openings.

(10) The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.

As discussed in finding #5, the application is in compliance with the rehabilitation guidelines of *the Secretary of the Interior's Standards for the Treatment of Historic Properties.*

Before approving a certificate of appropriateness that involves alterations to a property within an historic district, the commission shall make findings based upon, but not limited to, the following:

(11) The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.

The building in question was built nearly sixty years after the end of the district's period of significance. The alterations are small, relative to the building's size, and in keeping with local and federal design guidelines, thus the alterations are compatible with and continue to support the criteria of significance and period of significance for which the landmark or historic district was designated.

(12) Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.

The spirit and intent of the City of Minneapolis' Heritage Preservation Regulations is to preserve historically significant buildings, structures, sites, objects, districts, and cultural landscapes of the community while permitting appropriate changes to be made to these properties. The property owner has requested permission to replace windows and doors with such small deviations in the area off exposed glazing that the changes do not noticeably break the consistent and repeated pattern of openings in the building.

(13) The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

Approval of this Certificate of Appropriateness will not impede the normal and orderly preservation of surrounding resources within the district and City at large. The proposal modifies a non-historic building in a way that complements the historic buildings within the district.

STAFF RECOMMENDATION

CPED-Planning recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the Certificate of Appropriateness to enlarge window openings, create new window openings, and install new windows subject to the following conditions:

1. The proposed window and door finish shall match the finish of the existing windows and doors in terms of color and gloss.
2. The color and reflectivity of the proposed and existing glass shall match.
3. No further window or door replacements shall be made to this façade unless they conform to the specifications of the windows and door approved for unit #403.
4. All workmanship must be conducted in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties.*
5. By ordinance, approvals are valid for a period of one year from the date of the decisions unless required permits are obtained and the action approval is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than June 7, 2012.
6. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.
7. CPED-Planning Preservation Staff shall review and approve the final plans and elevations prior to building permit issuance.