

**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: Chris Vrchota

DATE: May 17, 2011

RE: Conceptual Review, 24 University Avenue NE- Corner Apartments Development, St. Anthony Falls Historic District

Background:

The subject parcel is located at the corner of 1st Avenue NE and 2nd Street NE. (The property is part of a larger group of properties that were redeveloped in the early 2000s, which is why it is addressed off of University Avenue NE.) It currently contains a surface parking lot. Plans for the development of the site were not reviewed at the time that the larger site was redeveloped.

Summary of Applicant's Proposal:

The Applicant is proposing to construct a 10-story apartment building on the site, containing approximately 95 rental apartments. The property is located within the St. Anthony Falls Historic Districts. It falls within sub-area "J- East Hennepin- Central Avenue Sub-district" for purposes of the design guidelines.

Discussion Items

Staff and the Applicant are looking for general feedback on the proposed project. The Commission should refer to the St. Anthony Falls Historic District Design Guidelines in their preservation binders, as well as the Secretary of the Interior's Standards for the Treatment of Historic Properties to guide feedback on the proposed development. Based on discussion on other proposed multi-family developments in the St. Anthony Falls Historic District in recent years, staff is suggesting that feedback be provided on some specific issues:

Height

The proposed apartment building is 10-stories or 111' feet in height. Buildings on adjacent properties vary greatly in height, from a historic one-story building immediately adjacent to the northeast to modern 2.5 story townhomes across 1st Avenue NE to the 28 story tall Pinnacle across 2nd Street NE. (See site plan on sheet A100.)

Massing

The proposed building has a stepped back design, with the upper stories of the building pulled back from the street. The corner nearest to the existing historic property to the northeast would step back after 5 stories, while the opposite corner, which is adjacent to a modern parking garage, steps back after 7 stories.

Windows

The Applicant has not provided detailed information about the windows, including trim, glazing finish, operation, or whether they will be flush or recessed into the wall. All of these elements could have an impact on the final appearance of the building. Windows appear to be evenly spaced on most of the building, though there are a series of windows on the brick portion of each elevation that are in a staggered pattern. (See elevations on sheets A500-A503.)

Balconies

It appears that most units are proposed to have painted metal balconies. The balconies on the portion of the building that extend to the property line appear to be mostly recessed into the wall. Balconies on the stepped back portion of the building hang out from the building face. (See elevations on sheets A500-A503.)

Materials

Materials identified on the plans include brick, cement fiber board, glass, and metal. (See elevations on sheets A500-A503.)

Mechanical Equipment Screening

The Applicant is proposing to install exterior mechanical equipment for each unit, covered by a metal screen. It appears that the equipment and screen would face outward. (See elevations on sheets A500-A503.)

Action Requested

The Heritage Preservation Commission is asked to provide the Applicant and staff with feedback and guidance on the proposed project. This input will be used by the Applicant as they prepare a formal application, and by staff when reviewing the application and preparing the staff report.

Attachments

Appendix A- Material Provided by Staff:

- A-1- Location Map
- A-2- St. Anthony Falls Historic District Design Guidelines Subarea Map

Plans- 11x17 Plans Submitted by the Applicant- Cover sheet and Plans Numbered A100- A500, plus renderings (unnumbered).