

**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: Aaron Hanauer

DATE: May 17, 2011

RE: Conceptual Review, 413, 425, and 501 Main Street Southeast- Demolition and New Construction (Saint Anthony Falls Historic District)

Background:

The subject properties (413, 425, and 501 Main Street Southeast) are located in the East Bank Milling Subdistrict of the Saint Anthony Falls Historic District (Attachment A2).

- The parcel at 413 Main Street contains the Hydroprocessing Building/Minindra Milling Company, which is considered a non-contributing building to the Saint Anthony Falls Historic District (Attachment A6). The Hydroprocessing Building is a white metal shed structure adjacent to the Red Tile Elevator. It was built in 1974. The building falls outside of the period of significance of the Saint Anthony Falls Historic District (ending 1941).
- The parcel at 425 Main Street Southeast is the location of the Research and Development Annex Building (Attachment A6). Built in 1925, it is a white metal and concrete structure adjacent to the Hydroprocessing building. The Annex Building is also considered noncontributing to the historic district due to the loss of integrity.
- The parcel at 501 Main Street Southeast is the location of a surface parking lot (Attachment A3). The parcel was the location of the Pillsbury Flour Mills Company Warehouse Number Four until approximately 1969, when it was demolished.
- Railroad tracks that connected the Pillsbury “A” Mill complex with the Great Northern Railway are still present on the north and south portions of the subject parcels (Attachment A9).

The 2006 Heritage Preservation Commission approvals for the Schaffer Richardson proposal for the Pillsbury A Mill project have lapsed. Doran Companies have a purchase agreement for the subject properties.

Summary of Applicant’s Proposal:

The Applicant, Doran Companies, is proposing a two-phase project that includes the construction of two buildings with a total of 374 residential units. The buildings are proposed to be similar to one another in design, shape, and massing (Attachment B6-B8). The Phase I building at 501 Main Street Southeast is

proposed to have 183 units. The Phase II proposed building is proposed to have 191 units and be located on the lots at 413 and 425 Main Street Southeast.

The building at 501 Main Street is proposed to be seven-stories, u-shaped, with rectangular massing. The lowest two levels are proposed to have parking and liner apartments along the southern elevation. Floors three through seven are designed for residential units. The parking is accessed at the east and west sides of the building.

Discussion Items

The Applicant seeks feedback from the Commission on the proposed project, in particular Phase I. Phase I includes the demolition of the buildings on the lots at 413 and 425 Main Street and the proposed new construction of 501 Main Street. 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. For the concept review, the Applicant has addressed the Certificate of Appropriateness findings in their Business Meeting Submittal Package (Attachment B2-B5), and addressed how the project relates to the East Bank Mill Subdistrict Guidelines (Attachment B4-B5). The district and subdistrict guidelines address nine items (e.g. siting, height, rhythm of projects, etc.).

Below are the general Saint Anthony Falls district guidelines, East Bank Mill Subdistrict guidelines (general and Subdistrict guidelines are shaded in grey), and requests for Commission feedback. Commissioners are encouraged to provide the Applicant feedback beyond the specific requests below.

1. Siting

Commission feedback is requested on the impact of the building siting on the spur line at the north end of the lot and the southern track along Main Street (Attachment A10-A11).

Saint Anthony Falls General Guideline: Infill construction shall be visually compatible with historic structures within the sub-area with regards to siting.

East Bank Mill Subdistrict: 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

Commission feedback is requested on whether the height of the proposed project (75 feet above street elevation) meets the intent of the Saint Anthony Falls General Guidelines and the East Bank Mill Subdistrict Guidelines.

The proposed development is well below the height of the Red Tile Grain Elevator. However, the proposed development would be taller than the existing contributing buildings on the north side of the block, including the W.D. Forbes Building (20 feet), the height of the Soap Factory Building (30 feet to top of building).

In 2006, the Minneapolis City Council approved a 20-story building at 501 Main Street Southeast (the location of Phase I new construction). In 2010, for the proposal at 520 2nd Street Southeast, just north of the subject property, the City Council overturned the HPC decision to allow for the construction of a seven story, 76-foot high building.

Saint Anthony Falls General Guideline: Infill construction shall be visually compatible with historic structures within the sub-area with regards to height.

East Bank Mill Subdistrict: New buildings to be no higher than that of existing silo-mills in the area.

3. Rhythm of Projections

Commission feedback is requested on whether the proposed balconies meet the intent of the Saint Anthony Falls General Guidelines and the East Bank Mill Subdistrict Guidelines.

A majority of the contemporary buildings built in the district have used a fully recessed or nearly fully recessed balconies, however, the use of hanging balconies has also been used in at least two cases in the Saint Anthony Falls Historic District; Stone Arch Lofts and Village Lofts (Attachment A21-A26).

Saint Anthony Falls General Guideline: Infill construction shall be visually compatible with historic structures within the sub-area with regards to rhythm of projections

East Bank Mill Subdistrict: There shall be no major projections on the principal façade

4. Directional Emphasis

Saint Anthony Falls General Guidelines: Infill construction shall be visually compatible with historic structures within the sub-area with regards to directional emphasis

East Bank Mill Subdistrict: 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

Commission feedback is requested on whether the palette of materials meets the intent of the Saint Anthony Falls General Guidelines and the East Bank Mill Subdistrict Guidelines.

Saint Anthony Falls General Guideline: Infill construction shall be visually compatible with historic structures within the sub-area with regards to materials

East Bank Mill Subdistrict: The exterior surface of new buildings shall be constructed of brick, stone or concrete.

6. Nature of openings

Commission feedback is requested on the proposed relationship of the buildings materials and window position within the opening (i.e. recessed and non recessed windows). In addition, Commission feedback is requested on the acceptance of exposed ventilation louvers on the exterior building walls (see Attachment A27 and A28 for examples).

Saint Anthony Falls General Guidelines: Infill construction shall be visually compatible with historic structures within the sub-area with regards to windows.

East Bank Mill Subdistrict: Openings should appear in a consistent and repeated pattern across the principal façades. Window openings should be approximately 2-1/2 to 3 times as tall as they are wide. Door 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

Saint Anthony Falls General Guidelines: Infill construction shall be visually compatible with historic structures within the sub-area with regards to roof shape

East Bank Mill Subdistrict: New buildings should have flat or nearly flat roofs.

8. Details

Commission feedback is requested on whether the design and details of the north elevation compliments the district and meets the intent of the Saint Anthony Falls General Guidelines and the East Bank Mill Subdistrict Guidelines.

Saint Anthony Falls General Guidelines: Infill construction shall be visually compatible with historic structures within the sub-area with regards to details

East Bank Mill Subdistrict: 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

Saint Anthony Falls General Guidelines: Infill construction shall be visually compatible with historic structures within the sub-area with regards to color

East Bank Mill Subdistrict: 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.

Demolition of existing buildings

The Applicant will be seeking approval of the demolition of the Manilda and Annex Buildings (non-contributing buildings) as part of Phase I.

As part of the final approvals for the Schaffer Richardson project in 2006, The Minneapolis City Council added a condition of approval that the proposed demolition shall not be granted until the new construction on the site has received all proper City approvals.

Commission feedback is requested on the proposed demolition of the Manilda and Annex Buildings.

Attachments

Appendix A- Material Provided by Staff:

- A1: Location Map
- A2: Subdistrict Map
- A3: Bing Map
- A4: 2006 Site Plan of Existing Buildings and Proposed Development
- A5-A6: Images of Pillsbury A Mill Complex Buildings
- A7-A8: Minildra and Annex Building Descriptions
- A9: Aerial
- A10: Proposed Development Site Plan
- A11: Existing Site Plan
- A12: Circa 1960 Aerial
- A13: Pillsbury A Mill Oblique, 1948
- A14: 1938 Aerial
- A15-A18: Images of Rail Corridor
- A19-A20: 1912-1951 Sanborn
- A21-A26: Contemporary Multi-Family Buildings in Saint Anthony Falls Historic District
- A27-A28: Contemporary Multi-Family Buildings outside Saint Anthony Falls Historic District

Appendix B- Material Provided by the Applicant

- B1: Cover Sheet
- B2-B5: Mill and Main Context Narrative
- B6-B9: Aerials
- B10-B13: Street View Renderings
- B14: Site Plan
- B15-B20: Floor Plans
- B21: Summary of Density and Building Size Regulations
- B22-B33: Elevations
- B34-B42: Phase I Views
- B43: Shadow Studies
- B44: Buildings Proposed for Demolition (Phase I)