

Certificate of Appropriateness
BZH-27202

Proposal: Request for Certificate of Appropriateness to replace two cooling towers on the Foshay Tower

Applicant: Hess, Roise, and Company, 612-338-1987

Address of Property: 821 Marquette Avenue

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

Date Application Deemed Complete: January 24, 2011

Public Hearing: February 14, 2011

Appeal Period Expiration: February 24, 2012

Ward: 7

Neighborhood Organization: Downtown Minneapolis Neighborhood Association

Concurrent Review: n/a

SUMMARY OF APPLICANT'S PROPOSAL:

The Applicant wishes to replace two cooling towers mounted atop a two story mechanical penthouse on a one-story portion of the Foshay Tower's pedestal.

BACKGROUND:

In November 2006 the Heritage Preservation Commission approved a Certificate of Appropriateness to convert the Foshay Tower from offices to a hotel. The scope of work did not include the currently proposed cooling tower replacement.

In 2008 the applicant completed their federal historic preservation tax credit application process. Over the course of this process, the project's scope of work changed. Modifications to the cooling tower building, to include the expansion of the building itself, were approved by the State Historic Preservation Office.

Following the publication of the public hearing notice for the current Certificate of Appropriateness, the applicant submitted written records of the tax credit process approvals. At that time, the applicant also stated that HPC staff had administratively reviewed the changes to this mechanical equipment infrastructure.

To be consistent with past determinations, staff recommends that the current proposal be considered a minor alteration, and reviewed via the Certificate of No Change process.

PUBLIC COMMENT:

Staff has received no public comment on the project.

STAFF RECOMMENDATION

CPED-Planning recommends that the Certificate of Appropriateness application be returned.