

**Community Planning & Economic Development  
Planning Division**  
250 South 4<sup>th</sup> Street, Room 110  
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**City of Minneapolis**  
*Department of Community Planning  
& Economic Development - CPED*

**MEMORANDUM**

TO: Heritage Preservation Commission  
FROM: Brian Schaffer, Senior City Planner 612.673.2670  
DATE: May 1, 2012  
RE: BZH-27017 Certificate of Appropriateness for the Rehabilitation of the North Branch Library, 1834 Emerson Avenue North: Review per Conditions of Approval

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On September 20, 2011 the Heritage Preservation Commission (HPC) reviewed and approved (with conditions) a certificate of appropriateness to allow for the rehabilitation of the North Branch Library at 1834 Emerson Avenue North. The designs of two features included in the proposed rehabilitation project were not approved:

1. The design of the proposed fence between the parking lot and the accessible ramp is not approved.
2. The design of the treatment of the concrete facing of the foundation of the building and retaining wall for the accessible ramp is not approved.

The Applicant has addressed the design issues and submitted revised plans for review. The following is a description and analysis of the revised design of these two features. This is an informational review to advise CPED and the Applicant prior to CPED's final review of the plans for the building permit.

**Proposed fence between the parking lot and the accessible ramp is not approved.**

The Applicant's September 2011 proposal included a 51 foot long and 44 inch tall fence to be installed between the parking lot and the ramp to the proposed accessible entry to the building. The fence was proposed to be clad in Hardi-panels with a vertical alignment. The fence contained two wooden parking bumpers facing the parking lot. The purpose of the fence was to prevent cars from overrunning the parking stalls.

The findings for this application cited concerns about the impact to the setting of the property by the design of this proposed element. The design was not approved by the HPC.

The Applicant's revised proposal removes the fence and uses concrete wheel stops to prevent cars from overrunning the adjacent parking stalls. The Applicant's proposal complies with the findings and conditions of approval for the certificate of appropriateness.

**Proposed treatment of the concrete facing of the foundation of the building and retaining wall for the accessible ramp.**

The Applicant's September 2011 proposal included a new accessible entry to the building that utilized the window openings in the south wall of the basement. The accessible entry required a slight

declining slope from Emerson Avenue to the proposed accessible entry. The approved accessible entry resulted in the exposure of the foundation of the building and the construction of a new retaining wall. The Applicant proposed to clad the exposed portion of the foundation with concrete detailed with a repeating one-foot wide horizontal banding.

The findings for this application cited the proposed horizontal directionality of the concrete banding as not being compatible with the vertically accentuated design of the building. In its discussion of the application, the HPC also raised concerns over the impact to the limestone foundation of the building due to the proposed concrete wall cladding. Details for how this would be treated were not available at the public hearing. The HPC asked the Applicant to provide these details. The design of the treatment of the concrete wall was not approved by the HPC.

The Applicant's revised proposal uses precast concrete panels with a vertical seam. The wall is capped with a lead-coated copper gutter that attaches to the historic foundation at the original grade line of the building. The Applicant has provided several section details of the proposed wall at various points.

The Applicant's revised proposal provides a vertical seam between the precast concrete panels which is compatible with the vertical accentuation of the building's design. The Applicant's proposal includes several section details that demonstrate how the proposed wall and existing foundation wall interact and how water drainage will be handled. The Applicant's proposal complies with the findings of the certificate of appropriateness.

**Attachments:**

1. Applicant's Narrative on the Revisions dated April 13, 2012
2. Revised Plan Set (including site plan and section details) dated March 28, 2012
3. September 20, 2011 Certificate of Appropriateness Application Staff Report with applicable attachments

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