Department of Community Planning and Economic Development
Certificate of Appropriateness
BZH-27666

Date: March 19, 2013

Proposal: Certificate of Appropriateness for New Construction

Applicant: Charlene Roise with Hess, Roise and Company and Collin Kaas with Kaas Wilson Architects

Address of Property: 324 1st Street North

Project Name: 324 1st Street North Apartments

Contact Person and Phone: Charlene Roise, (612) 338-1987 and Collin Kaas, (612) 879-6000

Planning Staff and Phone: Aaron Hanauer, 612-673-2494

Date Application Deemed Complete: March 6, 2013

Public Hearing: March 19, 2013

Appeal Period Expiration: March 29, 2013

Ward: 7

Neighborhood Organization: Warehouse District North Loop Neighborhood Association

Concurrent Review:

1. The proposed development will require land use approvals approved by the City Planning Commission (CPC)

CLASSIFICATION:	
Local Historic District	Saint Anthony Falls Historic District
Period of Significance	1848-1941
Criteria of significance	Architecture and Social Significance
Date of local designation	1971
Applicable Design Guidelines	- Saint Anthony Falls Historic District Guidelines - Secretary of Interior Standards for Treatment of Historic Properties

PROPERTY INFORMATION	
Current name	324 1st Street North
Historic Name	Security Warehouse
Current Address	324 1st Street North
Historic Address	312-334 1st Street North
Original Construction Date	N/A
Original Contractor	N/A
Original Architect	N/A
Historic Use	Warehouse
Current Use	Vacant
Proposed Use	Residential

APPLICATION BACKGROUND:

The subject property is located within the Saint Anthony Falls Historic District. It was the site of the former Security Warehouse. The Security Warehouse was similar in design and scale to the other historic warehouses along the north side of 1st Street North. It was a six-story, Classical Revival style, brick warehouse with a raised basement. The warehouse, which was completed in 1890, was destroyed by a fire in 1986.

The Security Warehouse was serviced by two Chicago, Saint Paul, Minneapolis, and Omaha Railway spur lines at the rear of the lot. The applicant has proposed to maintain the view corridor of the spur line that ran parallel with 1st Street North and to provide an interpretation of its extent.

In 2002, the Heritage Preservation Commission approved with conditions an eight story condominium building known as The Reserve. In 2003, footing and foundation work started on the condominium project's two stories of underground parking. However, it was never completed and has sat in its present state for almost 10 years.

On August 16, 2012, the Heritage Preservation Commission (HPC) and City Planning Commission (CPC) completed a concept review of the 324 1st Street North Apartment Building project. The applicant has summarized how they have incorporated the HPC feedback into their most recent proposal (Attachment B19).

SUMMARY OF APPLICANT'S PROPOSAL:

Sherman Associates is proposing a five-story multifamily building with 140 units and two floors of underground parking that provides 138 spaces plus an additional 10-space surface parking area.

The 29,630 square foot building is situated on a 48,218 square foot lot (1.107 acres). The subject site is within the Saint Anthony Falls Historic District and is just outside of the North Loop Warehouse District. The Saint Anthony Falls Historic District is divided into 10 character areas. The project site is located primarily within the Warehouse District Character Area, however, a small portion along 4th Avenue North is located within the Bassett Creek Sawmill Area.

PUBLIC COMMENT:

Public hearing notices for the Certificate of Appropriateness application were mailed on or about March 1, 2013. The applicant provided a letter from the North Loop Neighborhood Association (dated July 7, 2012) stating that they support Sherman Associates' application for an apartment building at 324 1st Street North (Attachment B30).

CETIFICATE OF APPROPRIATENESS: Certificate of Appropriateness for new construction.

Findings as required by the Minneapolis Preservation Code:

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.

As conditioned, the proposed project is compatible with the criteria of significance and period of significance for which the historic district was designated. The Saint Anthony Falls Historic District is significant for its architecture, commerce, industry and transportation. The District's period of significance is from 1848-1941. The proposed location of the building will preserve the strong building presence along 1st Street North that stretches from 1st Avenue North to 8th Avenue North. In addition, the proposed location of the building will also retain the view corridor of the former Chicago, Saint Paul, Minneapolis, and Omaha Railway spur line that once ran parallel to 1st Street North at the back of the property.

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

As conditioned, the proposed apartment building is compatible with and supports the criteria of significance and period of significance for which the historic district was designated. The Saint Anthony Falls Historic District is significant for its architecture, commerce, industry, and transportation. The building's architecture will complement the historic buildings along 1st Street North and maintain the view corridor of the former Chicago, Saint Paul, Minneapolis, and Omaha Railway spur line.

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

As conditioned, the proposed project is compatible with and will ensure continued integrity of the historic district for which the district was designated. The new construction's setting and design respects the district's historic infrastructure and is complimentary to the nearby historic buildings.

(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 Saint Anthony Falls Historic District guidelines were adopted by the Heritage Preservation Commission on October 23, 2012. As conditioned, the applicant's proposal is consistent with the district guidelines for archeology, historic infrastructure, streetscape, and new infill buildings.

***Archeology*:** It is highly unlikely that the proposed project will disturb archeological resources. The proposed project is within the footprint of a previous project approved in 2003. The applicant's historic consultant points out that, "The construction of the project does not involve the destruction of any above-ground historic resources." And, "it seems highly unlikely that the property contains any significant archaeological sites given the disruption of the land over more than 130 years, in particular the foundation work done in 2003(Attachment B22-B23)."

Historic Infrastructure: As conditioned, the applicant's proposal for retaining historic infrastructure is in compliance with the Saint Anthony Fall District Guidelines. During the period of significance, the subject site contained two spur lines from the Chicago, Saint Paul, Minneapolis, and Omaha Railway. A rail line ran parallel with 1st Street North and another spur ran diagonally from the major rail yard to the northwest (Attachment B4-B7). These rail lines are an important element to the historic district and help interpret how products got to and from the buildings.

The spur line that ran parallel with 1st Street North retains its integrity of setting with the retention of the historic buildings along 1st Street North and the freight house located behind the Lindsay Warehouse. However, the contemporary River Street residential development located to the northwest of the subject site destroyed the context of the diagonal spur line to the Security Warehouse.

The applicant has proposed to maintain the view corridor of the spur line that ran parallel with 1st Street North by installing concrete pavers in a brick-brown color, laid in a running bond pattern to interpret the extent of the spur line. In addition, the applicant is proposing to install projecting upper floor balconies as a gesture to the fire escapes and loading docks that were on the Security Warehouse Building (Attachment B15).

CPED is recommending that the applicant reduce the curb cut width from 24 feet to 20 feet for the extent of the driveway by moving the northern curb south. The reduced curb cut will narrow the focus of the rail corridor view shed and be more in line with the southern curb cut across 4th Avenue (top picture Attachment B12). Maintaining the spur line corridor that runs parallel with 1st Street North will be in compliance with the following Saint Anthony Falls Historic District Guidelines:

- 5.3: Preserve railroad corridors and spurs.
    - 5.3b: The adaptive reuse of railroad corridors and spurs to provide green space, view corridors or other amenity for use and enjoyment is the preferred treatment.
- 5.5: Preserve historic paving materials; otherwise, provide new compatible materials.

- 6.2: Design new landscapes to be in harmony with the overall historic character of the district.
    - 6.2c: A new landscape design that helps interpret the history of a site is encouraged. This does not have to be a literal interpretation.
- 6.7: New designs for open spaces and parks should be compatible and reflective of the historic context of the individual character areas.
    - 6.7c: interpret the historic use of the site through new design elements.
- 7.3: Use historic routes, including rail corridors and roadways rather than create a new one.
    - 7.3a: When considering a new connection, preserve the underlying historic development patterns.

Landscape: As conditioned, the applicant's proposal for landscaping is in compliance with the Saint Anthony Falls Historic District Guidelines. During the district's period of significance and when the Security Warehouse was on the site, the subject site had minimal landscaping. The historic buildings on the northern block face of 1st Street North today maintains this hard edge (without planting next to the building) for a stretch from 1st Avenue North to 8th Avenue North.

The applicant is proposing to install trees at an irregular interval along 1st Street North between the sidewalk and the street. In addition, they are proposing a planting area for shrubs and grass next to the building that ranges in depth from four feet at the southeast corner of the building to nine feet at the northwest corner. The applicant is proposing to continue a similar landscape approach along 4th Avenue North with planting areas next to the building that include planter boxes next to the entrances and grass in front of the planter boxes. Along the southeast elevation (train trench) the applicant is proposing trees and shrubs.

CPED is recommending that the applicant eliminate the proposed shrubs and grass plantings next to the building along 1st Street North. The planting next to the building conveys a false sense of history and does not reflect the industrial character of 1st Street North. All of the historic buildings and most of the infill development along 1st Street North have maintained this hard edge by having the sidewalk next to the building. The applicant states that the shrubs provide an additional form of security (Attachment B15). However, the applicant changed their plans for the 1st floor to include the recessed balconies. The previous proposal was for a solid building wall along 1st Street North. To soften the appearance and provide some security for the first floor residents, the applicant could add movable planters next to the building and provide green space in the right-of-way between the sidewalk and the street.

The recommended modifications to the landscape plan will bring the project into compliance with the following Saint Anthony Falls Historic District Guidelines:

- 6.2: Design new landscapes to be in harmony with the overall historic character of the district.
    - 6.2a: A new landscape design should not impede one's ability to understand the historical function and character of the context.
    - 6.2b: A new landscape design should not convey a false sense of history. Designs that reflect their own time, while helping to convey the history of a site, are appropriate.
- 6.6: Streetscape planting should be compatible with the context of the individual character areas.

- 6.6a: In historic industrial areas, street trees should be clustered and have irregular spacing to evoke a sense of the volunteer nature of vegetation of these industrial settings.

Building Equipment: The applicant's proposal for building equipment is in compliance with the Saint Anthony Falls Historic District Guidelines. Along the 1st Street North elevation and most of the 4th Street North elevation (the masonry portion), the HVAC equipment would be located within the balconies, which will mask their appearance on primary elevations. Other mechanical equipment is proposed to be located away from the primary elevations. A transformer is proposed near the surface parking spaces and a generator is proposed on the northern façade near the parking garage access point.

The proposed building equipment is in compliance with the following Saint Anthony Falls Historic District Guidelines:

- 7.6: Minimize the visual impacts of building equipment as seen from the public way.
  - 7.6a: Do not locate equipment on a primary facade. Primary wall penetrations for HVAC equipment are not permitted.
- 7.7: Minimize the visual impacts of utility lines, junction boxes and similar equipment.
  - 7.7a: Locate utility lines and junction boxes on secondary walls and group them.

Balconies: The applicant's proposal for balconies is in compliance with the Saint Anthony Falls Historic District Guidelines. The updated Saint Anthony Falls Historic District Guidelines are accepting of balconies in new development when they have a simple design and do not negatively impact the character of the building, and remain subordinate to the overall historic context. The applicant is proposing to have recessed balconies on 1st Street North and for most of 4th Avenue North. Along the rear quarter of the 4th Avenue elevation, the elevation facing the townhomes and the elevation facing the railroad trench, the applicant is proposing four foot projecting balconies. The recessed and projecting balconies are in compliance with the following Saint Anthony Falls Historic District Guidelines:

- 7.10: On a new building, locate balconies such that the traditional character of the block, as perceived at the street level, is maintained.
  - 7.10b: Consider providing a balcony that is inset instead of one that projects from the front facade. This can reinforce the concept of a simple rectangular form.
- 7.11: A new balcony should be simple in design so as not to detract from the historic character.
  - 7.11a: The balcony should appear mostly transparent.
  - 7.11b: Simple metal work is most appropriate on commercial/mixed-use buildings.
  - 7.11c: Simple wood and metal designs are appropriate for single-family residential buildings.
  - 7.11d: Use colors that are compatible with the overall color scheme of the building. In most cases, dark metal matte finishes are appropriate.

Placement and Orientation: The applicant's proposal for the placement and orientation of the building is in compliance with the Saint Anthony Falls Historic District Guidelines. Historically, the north side of 1st Street North has had straightforward warehouse and industrial buildings built

to the 1st Street North property line with minimal projections. Infill construction has continued this development pattern.

The applicant has proposed to locate the building approximately 18 inches from the 1st Street North property line. This is proposed in order to keep the existing foundation wall in place during the new construction as reinforced shoring. The applicant states that if the existing foundation wall was removed prior to construction, significant sheet-pile shoring would be required for the new construction.

The applicant's proposal to maintain a strong 1st Street North presence is in compliance with the following Saint Anthony Falls Historic District Guidelines:

- 9.1: Maintain the alignment of building fronts along the street.
  - 9.1a: Locate a new building to reflect established setback patterns along the block. For example, if existing buildings are positioned at the sidewalk edge, creating a uniform street wall, then a new building should conform to this alignment.
- 9.2: Respect alignment patterns associated with historic infrastructure.
- 10.27: Maintain the alignment of buildings at the sidewalk edge.

Architectural Character and Detail: The applicant's proposal is in compliance with the architectural character and detail guidelines. The neighboring structures are a combination of historic buildings and infill development. The proposed building has attempted to blend in with the old and new construction. The building incorporates traditional façade articulation in a new design with a taller first floor, vertically proportioned upper story windows and windows sills and frames that provide detail. At the corner of 1st Street North and 4th Avenue North a proposed taller cap provides a contemporary element while respecting the historic construction. The proposed architectural character and detail is in compliance with the following Saint Anthony Falls Historic District Guidelines:

- 9.4: Design a new building to reflect its time while respecting key features of its context.
- 9.5: A contemporary interpretation of traditional designs is appropriate.
  - 9.5a: The design should be compatible with the relevant character area.
  - 9.5b: Contemporary interpretations of architectural details are appropriate.
- 9.7: Incorporate traditional façade articulation techniques in a new design.

Building Mass, Scale, and Height: The proposed building mass, scale and height are in compliance with the Saint Anthony Falls District Guidelines. The contributing buildings along 1st Street North are either five or six stories and take up a majority of the lot. The applicant's proposed five story height will fit in with the historic buildings and the neighboring infill development that ranges in height from five to eight stories. The proposed building is also similar to the width, scale, and massing of the former Security Warehouse, which was six stories and had a similar footprint to the proposed building. The proposed building is in compliance with the following guidelines in terms of building mass, scale, and height:

- 9.9: The overall height of a new building shall be compatible with the character area.
- 9.12: Maintain the scale of traditional building widths in the context.
- 10.33: New infill [within the Warehouse District Character Area] shall be within the range of heights seen historically in the area with a maximum height of six stories.

***Building and Roof Form**:* The building's proposed flat roof is consistent with the following Saint Anthony Falls Historic District Guidelines.

- 9.16: Use simple, rectangular roof forms in commercial, warehouse and industrial contexts.
- 9.17: Design a roof to be similar in form to those used traditionally in the character area.

Primary entrance: The applicant's proposed entrance on 1st Street North is in compliance with the Saint Anthony Falls Historic District Guidelines for primary entrances. Traditionally, most primary entrances were oriented to the street. They provided visual interest and a sense of scale to the building. The contributing structures along 1st Street North have entrances along 1st Street North that are identified by brick details and canopies. The applicant is proposing to have an entrance that is clearly identified with a metal canopy that is 28 feet wide and five feet deep. The proposed entrance is in compliance with the following guidelines:

- 9.18: Locate a primary building entrance to face the street.
- 9.19: Design a building entrance to appear similar in character to those used traditionally.
  - 9.19a: Clearly define the primary entrance.
  - 9.19b: Use a contemporary interpretation of a traditional building entry, which is similar in scale and overall character to those seen historically.

***Materials**:* As conditioned, the applicant's proposal for materials is in compliance with the Saint Anthony Falls Historic District Guidelines. Historically, primary street-facing façades consisted of a single masonry material of uniform color with only one or two accent materials for banding, cornices and other decorative work. Most of the historic buildings along 1st Street North were built in this straightforward material fashion.

The 1st Street North and 4th Avenue North elevations are considered primary elevations. In addition, the southeast façade (facing the train tracks) is highly visible when traveling on 1st Street North. The elevation facing the riverfront is considered a secondary elevation.

For the 1st Street North elevation, the applicant is proposing a buff colored concrete masonry unit (CMU) laid in an ashlar pattern, two dark brick colors for floors two through four (that are close in color), and silver metal panels for the top floor. A light colored stone banding is proposed to show the extent of the first floor and for banding above and below the windows.

For the 4th Avenue North elevation, the applicant is proposing to continue the 1st Street North design for approximately three fourths of the elevation. Buff colored CMU for the first floor, brick for floors two through four, and silver metal panels for the top floor. The three bays furthest from 1st Street North would start a new material pattern that is carried throughout the courtyard. The third structural bay from the end is proposed to be clad in dark metal; the last two bays are proposed to have a combination of brick and cement fiber board. The exposed portion of the parking garage along 4th Avenue North would be a textured concrete masonry unit in a color similar to the first floor.

The secondary elevations are a combination of brick and cement fiber board with colored concrete masonry unit for the exposed basement and dark metal for the elevator. The exposed portion of the parking garage would be a colored concrete masonry unit. A majority of this elevation is cement

board panels. This is not recommended, however, given the contemporary residential development next to this location and the reduced visibility within the district, CPED finds it acceptable in this situation.

CPED is recommending the following modifications for materials:

- The 1st Street North and 4th Avenue North elevations shall have brick carried down to the first floor; the buff colored CMU is not permitted;
- The exterior of the building shall have one primary brick color;
- The northwest façade (4th Avenue North), northeast façade (Drawing 4 on Sheet A501), and southwest façade shall have brick extended to the fourth floor for the entire structure (the metal clad canopy at the corner of 1st Street North and the railroad trench is not subject to this requirement).
- The northwest façade (4th Avenue North), northeast façade (Drawing 4 on Sheet A501), and southwest façade shall have metal panels on the fifth floor; cementious-fiber board is not allowed at these locations.
- The inset panels on the 4th Avenue North elevation are not permitted.
- The balcony openings on the first floor of the southwest façade (1st Street North) shall be skinned in an identical brick to the building.

CPED's recommend conditions of approval for materials will bring the project into compliance with the following Saint Anthony Falls Historic District Guidelines:

- 9.20: Building materials shall be similar in scale, color, texture and finish to those seen historically in the context.
    - 9.20a: Masonry (i.e. brick and stone) that has a modular dimension similar to those used traditionally is appropriate.
    - 9.20b: A façade that faces a public street should have one principal material, excluding door and window openings, and may have one to two additional materials for trim and details.
- 9.21: Contemporary materials that are similar in character to traditional ones will be considered.
    - 9.21a: Generally, one primary material should be used for a building with one or two accent materials.

Windows: The applicant's proposal for windows is in compliance with the Saint Anthony Falls Historic District Guidelines. The windows are proposed to be vertically oriented, uniformly placed, and made of dark metal aluminum. In addition, the windows are a similar size to those in the nearby historic buildings and new construction. A typical window on the primary elevations are 5'-5" tall by 2'-5" wide. The proposed windows are in compliance with the following Saint Anthony Falls Historic District Guidelines.

- 9.24: Arrange windows to reflect the traditional rhythm and general alignment of windows in the area.
    - 9.24a: Use appropriate window rhythms and alignments such as:
        - Vertically proportioned, single or sets of windows, "punched" into a more solid wall surface, and evenly spaced along upper floors.
        - Window sills or headers that align.
        - Rows of windows or storefront systems of similar dimensions, aligned horizontally along a wall surface.

- 9.25: Use durable window materials.
    - 9.25a: Appropriate window materials include metal and wood frame.

Canopies: The applicant's proposal for canopies is in compliance with the Saint Anthony Falls Historic District Guidelines. Although the former Security Warehouse did not have a canopy, they were a common feature on the warehouse buildings and are still maintained on the S.G. Cooke Company buildings (614-620 1st Street North). The guidelines point out that canopies were simple in detail, and reflected the character of the building in which they were attached. The applicant is proposing a simple, horizontal canopy above their main entrance on 1st Street North. The canopy is proposed to be 28 feet in width and project from the building five feet. The applicant's proposal is in compliance with the following guidelines:

- 9.26: A canopy/awning should be in character with the building.
    - 9.26a: Mount a canopy/awning to accentuate character defining features.
    - 9.26 b: A canopy/awning should remain a subordinate feature on the building.

Signs: The applicant's sign proposal is in compliance with the Saint Anthony Falls Historic District Guidelines and the Heritage Preservation Commission Design Guidelines for On-Premise Signs. The applicant is proposing one sign, which would be located on the canopy that frames the building's main entrance on 1st Street North. The sign would state the name of the building, which is currently slated to be "Three 24". The applicant states that the lettering will not exceed 13 feet in width or 18 inches in height, which meets the HPC guidelines for signs in terms of size. Wall signs are allowed to be 32 square feet in size, when they do not exceed two feet in height. The metal letters are proposed to be lit with concealed LEDs on the back which will providing a subtle "halo" effect. This is in compliance with the guidelines allowing internal illumination. The applicant's proposal is in compliance with the following district guideline:

- 7.19: Contemporary designs that do not create a false sense of history are appropriate.

Character Areas: A majority of the project site is within the Warehouse District Character Area. However, the rear portion of the lot is within the Bassett Creek Sawmill Character Area. As conditioned in the sections above, the applicant's proposal is in compliance with the following Warehouse District Character Area guidelines

- 10.26: Provide historic platting and the continuation of First Street North in future redevelopment opportunities, when feasible.
- 10.27: Maintain the alignment of buildings at the sidewalk edge.
- 10.28: Sidewalks and streets should be simple and functional with an authentic use of materials.
- 10.33: New infill shall be within the range of heights seen historically in the area with a maximum height of six stories.

The project is also in compliance with the following Bassett Creek Sawmill Area guidelines:

- 10.34: Improved pedestrian connections between the residential community and the Bassett Creek River Edge area are appropriate.
- 10.37: New infill shall be within the range of heights that currently exist in the area with a maximum height of six stories.

(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.

As conditioned, the project will not materially impair the significance and integrity of the historic district 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 Secretary of the Interior Standards for Rehabilitation recommends the following for setting: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

As conditioned, the applicant's proposal will be in compliance with the Secretary of the Interior Standards for Rehabilitation. The project will maintain the strong building wall along the north side of 1st Street North and the view shed of the Chicago, Saint Paul Minneapolis, Omaha rail spur, which is an important historic landscape feature for the district.

(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.

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 the North Loop Small Area Plan Update (2010).

As conditioned, the applicant's proposal is consistent with the following comprehensive plan policies:

- ***Land Use Implementation Step: 1.2.1:*** Promote quality design in new development as well as building orientation, scale, massing.
- ***Housing Policy 3.1:*** Grow by increasing the supply of housing.
- ***Housing Policy 3.2:*** Support housing density in locations that are well connected by transit, and are close to commercial, cultural, and natural amenities.
- ***Housing Policy 3.3:*** Increase housing that is affordable for moderate income households.
- ***Housing Policy 3.6:*** Foster complete communities by preserving and increasing high quality housing opportunities suitable for all ages and household types.
- ***Heritage Preservation Policy 8.1:*** Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture. ***Heritage Preservation Implementation Step 8.1.2***; Require new construction in historic districts to be compatible with the historic fabric. ***Heritage Preservation Implementation Step 8.1.3***;Recognize and preserve the important influence of landscape on the cultural identity of Minneapolis.
- ***Heritage Preservation Policy 8.5:*** Encourage new developments to retain historic resources, including landscapes, incorporating them into new development rather than removal. ***Heritage***

Preservation Implementation Step 8.5.1; Identify and protect important historic and cultural landscapes.

- ***Heritage Preservation Policy 8.8***: Preserve neighborhood character by preserving the quality of the built environment.
- ***Urban Design Policy 10.5:*** Support the development of multi-family residential dwellings of appropriate form and scale.

The applicant's proposal is also in compliance with the following North Loop Small Area Plan principles:

- Enhanced pedestrian safety, function, and aesthetic character in public rights-of-way encourage walking, particularly on roads.
- Integration of transportation and land use planning that encourages and supports movement by public transit, bicycle, and walking as viable alternatives to the private automobile make the North Loop a desirable place to be.
- The North Loop benefits from a wide range of public and private sector stakeholders that work toward the common goal of creating unique urban identity for the neighborhood. Connecting to major destinations.
- Historic character of the private and public realm is highly valued by residents, employees, and visitors of the North Loop Neighborhood.
- The unique uses and built form of Downtown neighborhoods require a specialized regulatory environment that supports the historic character of the area while acknowledging the need for adaptive reuse and context sensitive design in redevelopment.
- The site is in the "Residential Enclave" land use district, so the proposed residential use maintains the residential character and is in keeping with the plan.

(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 proposed project does not involve the destruction of a landmark or property within a historic district and it is highly unlikely that it will disturb archeological resources.

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 has demonstrated adequate consideration for the statement of significance in the original nomination upon which the historic district was based (1971 National Register of Historic Places Nomination of the Saint Anthony Falls Historic District).

(9) Where applicable, Adequate consideration of Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.

The proposal will require land use approvals. Land use applications have not been submitted at this time.

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:

(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.

The proposed project will follow the Rehabilitation Standards for new construction.

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.

As conditioned, the proposed design will be compatible with the Saint Anthony Falls Historic District. The conditions of approval will assist in the project better relating to its immediate surroundings. The project's proposed setting will help protect the Chicago, Saint Paul, Minneapolis and Omaha Railroad spur line, which is an important landscape feature of the Saint Anthony Falls Historic District.

(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.

Granting the certificate of appropriateness application with conditions will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district. As conditioned, the proposed construction will relate to and complement the nearby historic buildings. In addition, the placement of the proposed building will help protect the Chicago, Saint Paul, Minneapolis and Omaha Railroad spur line, which is an important landscape feature of the Saint Anthony Falls Historic District and for the City of Minneapolis.

(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.

Granting the certificate of appropriateness with the conditions of approval listed below will not be injurious to the significance and integrity of other resources in the historic district. As conditioned, the building relates to the Warehouse District Character Area, the Bassett Creek Character Area, and the Saint Anthony Falls Historic District overall.

STAFF RECOMMENDATION

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings and **approve** the Certificate of Appropriateness for the new construction at 324 1st Street North subject to the following conditions:

1. By ordinance, approvals are valid for a period of two years from the date of the decision 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 March 19, 2015.

2. 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.

3. All glass must be clear, non-tinted, non-reflective glass. One coat of Low-E glazing is permitted on the interior surface of the windows.

4. The curb cut width shall be reduced to 20 feet by moving the extent of the northern curb south.

5. No shrubs and grass plantings shall be located next to the building along 1st Street North.

6. The 1st Street North and 4th Avenue North elevations shall have brick extended to the first floor; the buff colored concrete masonry unit on the first floor is not permitted.

7. The exterior of the building shall have one primary brick color.

8. The inset panels on the 4th Avenue North elevation are not permitted.

9. The northwest façade (4th Avenue North), northeast façade (Drawing 4 on Sheet A501), and southwest façade shall have brick extended to the fourth floor for the entire structure (the metal clad canopy at the corner of 1st Street North and the railroad trench is not subjected to this requirement).

10. The northwest façade (4th Avenue North), northeast façade (Drawing 4 on Sheet A501), and southwest façade shall have metal panels on the fifth floor; cementious-fiber board is not allowed at these locations.

11. The balcony openings on the first floor of the southwest façade (1st Street North) shall be skinned in an identical brick to the building.

Attachments:

Attachment A: Materials submitted by CPED staff –

- Context map
- Saint Anthony Falls and North Loop Warehouse Historic District map
- Aerials
- 1912-1951 Sanborn map
- Photos of former Security Warehouse
- Photos of other buildings along the north side of 1st Street North
- August 16, 2012 Concept Review Renderings

Attachment B: Materials submitted by Applicant –

- Project summary
- Historical information
- Project description
- Certificate of Appropriateness findings
- Appendices
    - Council Member and Neighborhood Notification
    - Letter of Support from North Loop Neighborhood Association (July 7, 2012)
- Ashlar Pattern Bond Pattern Concrete Masonry Unit Details
- Plan Set