

**Department of Community Planning and Economic Development**  
250 South Fourth Street, Room 300  
Minneapolis, MN 55415-1385  
(612) 673-2597 Phone  
(612) 673-2526 Fax  
(612) 673-2157 TDD

---

**MEMORANDUM**

---

DATE: June 4, 2013

TO: Heritage Preservation Commission

FROM: Chris Vrchota

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

---

**Background:**

The subject parcel is located at the corner of 1<sup>st</sup> Avenue NE and 2<sup>nd</sup> 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.

A Certificate of Appropriateness (BZH-26898) for a new 10-story multiple-family building on the site was reviewed and approved with conditions by the Heritage Preservation Commission on July 12, 2011. Actions from the 7/12/11 meeting are included in the attachments to this memo. That project has not been built, and the approvals, which have been granted the maximum allowed 1 year extension, will expire on July 12, 2013. The original plans for the development included a combination of brick and cement board panels for the exterior cladding. The Heritage Preservation Commission, as a condition of approval, specifically prohibited the use of cement board panels or metal panels.

**Summary of Applicant's Proposal:**

The Applicant is proposing a scaled back project on the site. The revised plans call for a 6-story apartment building on the site, containing approximately 55 dwelling units. The original proposal was for a 10-story building with 94 dwelling units.

**Discussion Items**

The Applicant is looking for feedback on the proposed project. Based on discussion during the public hearing for the original proposal, the Applicant is seeking feedback primarily on proposed exterior

building materials, specifically the use of brick and metal panels as a cladding material. Other feedback would be useful as well.

The Commission should refer to the St. Anthony Falls Historic District Design Guidelines as well as the Secretary of the Interior's Standards for the Treatment of Historic Properties to guide feedback on the proposed development. It should be noted that the new St. Anthony Falls Historic District Design Guidelines have been adopted since the original project was reviewed and approved in 2011.

The St. Anthony Falls Historic District Design Guidelines include the following provisions relating to materials used on infill construction:

**Intent**

Building materials should reflect the range of textures, modularity and finish of those employed traditionally. They also should contribute to the visual continuity of the specific context. They should be of high quality and proven durability in similar applications.

**Requirements**

**9.20 Building materials shall be similar in scale, color, texture and finish to those seen historically in the context.**

- a. Masonry (i.e., brick and stone) that has a modular dimension similar to those used traditionally is appropriate.
- b. A facade 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. Permitted materials include, but are not limited to, brick, stone, terracotta, painted metal, exposed metal, poured concrete and precast concrete.
- c. The material also should be appropriate to the context.

**9.21 Contemporary materials that are similar in character to traditional ones will be considered.**

- a. Generally, one primary material should be used for a building with one or two accent materials. Accent materials should be used with restraint.
- b. A second material may be used on side or rear walls in a context in which such a tradition is demonstrated historically. It is inappropriate in the Water Power Area.
- c. A glass curtain wall will be considered as a principal material.
- d. Contemporary, alternative materials should appear similar in scale, durability and proportion to those used traditionally.
- e. Cementitious-fiber board, with exemplary detailing, will be considered in lower scaled residential settings. Other imitation or synthetic siding materials, such as plastic, aluminum or vinyl, are inappropriate in the lower scale residential contexts.

**9.22 Use high quality, durable materials.**

- a. Materials should be proven to be durable in the local Minneapolis climate.
- b. The material should maintain an intended finish over time, or acquire a patina, which is understood to be a likely outcome.
- c. Materials at the ground level should withstand ongoing contact with the public, sustaining impacts without compromising the appearance.

### **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**

- Location Map (1 page)
- Actions from the July 12, 2011 HPC Meeting (2 pages)
- Project narrative from Applicant (3 pages)
- 11x17 plans and renderings from Applicant (19 pages)