



MEMORANDUM

TO: Heritage Preservation Commission

FROM: [Lisa Steiner](#), City Planner, (612) 673-3950

DATE: February 17, 2015

SUBJECT: 112 East Hennepin Avenue Redevelopment

The subject property, 112 East Hennepin Avenue, is located within the St. Anthony Falls Historic District. The St. Anthony Falls Historic District was designated in 1971 as a local and state historic district and was listed in the National Register of Historic Places the same year.

Along East Hennepin, four connected but distinct structures exist on the property with a combined building footprint of approximately 8,000 square feet. Nye's Polonaise Restaurant & Bar is located on the ground floor of the buildings with residential uses on the floors above. The remainder of the approximately 20,000 square foot property is currently a surface parking lot.

The oldest building on the site is the three-story "Harness Shop" building at 116 East Hennepin Avenue, which was constructed in 1905. The two-story building at 112 East Hennepin Avenue, at the corner of East Hennepin and Lourdes Place, was constructed in 1907. In approximately 1955, Nye's Bar opened in the 112 East Hennepin building. In 1964, a one-story addition was constructed between the 112 and 116 buildings to accommodate the expansion of Nye's and the establishment of the Nye's Polonaise dining room. Nye's expanded into the ground floor of the "Harness Shop" building in 1967. The one-story building at 120 East Hennepin was constructed in 1960 and housed another restaurant until Nye's took over the building in 1973. A more detailed historic evaluation of the buildings is provided in the attachments.

Although no comprehensive list of contributing versus noncontributing structures exists for the St. Anthony Falls Historic District, the 112 East Hennepin Avenue building and the 116 East Hennepin Avenue building are found to be contributing buildings in the local St. Anthony Falls Historic District. Built during the district's period of significance of 1858-1941, the brick structures retain their integrity, having undergone minimal modifications over time aside from changes to the storefronts.

A 1979 study of the St. Anthony Falls Historic District noted that "good examples of the [East Hennepin-Central Avenue Commercial] district's brick architecture are... the two mildly classical structures at 112 and 116 Hennepin that comprise Nye's Restaurant."¹ The same study further identified these two buildings as "thematic buildings" of the district which are representative structures of the East

¹ Miller Dunwiddie and MacDonald & Mack, *St. Anthony Falls Historic District: Restoration and Preservation Research and Planning Study*, 1979.

Hennepin-Central Avenue Commercial District. The one-story addition and the building at 120 East Hennepin would be considered noncontributing to the district because they were constructed outside of the district's period of significance.

The applicant is proposing to demolish the 120 East Hennepin building, constructed in 1960, as well as the one-story addition between the 112 and 116 East Hennepin buildings, built in 1964. The "Harness Shop" building is proposed to be moved approximately 30 feet to the west in order to abut the 112 East Hennepin building. Additionally, the applicant is proposing to remove approximately the back half of the "Harness Shop" building although the existing south wall would likely be retained. No further details on the proposed rehabilitation of the existing buildings were provided.

On the remainder of the site, a 29-story apartment building is proposed with 189 rental units. The tower would be attached to the two remaining buildings. The ground floor of the new building would include approximately 6,500 square feet of retail space along Hennepin Avenue and 2nd Street. The first floor of the 112 East Hennepin building and approximately half of the existing "Harness Shop" building's ground floor would also be retail space. The new building would include two levels of underground parking and five levels of above-grade parking on floors 2 through 6.

Preservation applications required: A Certificate of Appropriateness application is required for the demolition of the one-story building and addition, the relocation of the "Harness Shop" building, the removal of approximately half of the "Harness Shop" building's structure, and any proposed exterior alterations to the 112 East Hennepin building. A separate Certificate of Appropriateness is required for the new construction.

Certificate of Appropriateness – Alteration

- Demolition of 120 East Hennepin and one-story addition
- Relocation of the "Harness Shop" building
- Removal of approximately half of the "Harness Shop" structure
- Exterior modifications to the 112 East Hennepin building (if proposed)

Certificate of Appropriateness – New Construction

- For a new 29-story apartment tower with retail on the ground level in the St. Anthony Falls Historic District.

The [*St. Anthony Falls Historic District Design Guidelines*](#) were adopted in 2012. The design guidelines establish standards for determining the appropriateness of work that is planned in the district, including alterations to historic buildings and the design of new structures. The design guidelines provide general guidance for the district as well as specific building rehabilitation guidance and standards for new infill buildings in the district. This site is located within the *Hennepin and Central* character area identified in the design guidelines. Some of the specific guidelines to consider include:

Chapter 3: The Design Traditions of the St. Anthony Falls Historic District

Designing in Context (Page 33-34)

Chapter 6: Landscape, Streetscape & Open Space

Streetscape Design (Page 47)

Chapter 7: General Guidance

Views (Pages 51-53)

Signs (Page 58)

Chapter 8: Building Rehabilitation Guidelines

Adaptive Reuse (Page 61)*

Architectural Details (Pages 62-63)

Materials (Pages 64-69)

Doors, Storefronts, Windows, Cornices, Parapets, Roofs, Accessibility, Handrails (Pages 70-83)

Additions to Buildings (Pages 84-85)*

Chapter 9: New Infill Building Guidelines

Building Placement and Orientation (Pages 99-100)

Architectural Character and Detail (Pages 101-102)

Building Mass, Scale and Height (Pages 103-109)*

Primary Entrances, Materials, Windows, Canopies/Awnings (Pages 111-119)

Chapter 10: Character Areas

Hennepin and Central District (Pages 155-157)*

**Copies of these sections are included in the attachments for quick reference, as they are likely most applicable at this point of the discussion.*

Land use applications: Land use applications will also be required for the proposal. The site is zoned within the C3A Community Activity Center District, PO Pedestrian Oriented Overlay District, and MR Mississippi River Critical Area Overlay District. The applicant is encouraged to bring the project to an upcoming joint HPC & Planning Commission Committee of the Whole meeting in order to discuss both the land use applications and the preservation applications.

Feedback requested: The applicant is presenting these plans to get feedback from the Heritage Preservation Commission on the proposed alterations to the existing buildings, as well as to receive initial feedback on the proposed conceptual plans for the 29-story apartment tower.

Attachments:

1. Plans & Renderings
2. Report: Architecture/History Evaluation for 112-120 East Hennepin
3. Historic photos compiled by CPED
4. Excerpts from St. Anthony Falls Historic District Design Guidelines



Historic Preservation Commission Meeting

2015 Feb 02 Submittal

2015 Feb 17 Meeting

214523

116 East Hennepin Avenue Site

HPC MEETING-
Informational Item

2015 FEB 17



116 EAST HENNEPIN AVENUE

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SITE
Aerial View towards Mississippi River

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SITE PHOTO
View of Hennepin at Lourdes Place

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116 EAST HENNEPIN AVENUE

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SITE PHOTO
View from 2nd Street SE

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116 EAST HENNEPIN AVENUE

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Project Description: 112-116 East Hennepin Avenue

Schafer Richardson is proposing to redevelop the 112-116 East Hennepin site in Northeast Minneapolis. The 20,000 square foot site currently accommodates a 12,000 sf surface parking lot and 8,000 sf of combined building footprint area. The existing buildings are currently occupied by Nye’s Polonaise Room on the ground floor with residential apartments above. The 1-story infill buildings, built in 1950s-1960s, will be demolished. The existing 2-story building, built in 1907, at the corner of Lourdes Place and East Hennepin will be preserved in its present location. The 3-story “Harness Shop” building, built in 1905, will be moved south on the site to abut the existing 2-story building.

A new mixed-use development, not yet named, will be incorporated with the existing, rehabilitated buildings on site. The new tower will be a 29-story structure with approximately 189 market rate apartments and approximately 9,000 square feet of retail. The development will include 2 levels of underground parking with approximately 66 parking stalls. There will also be 5 levels of enclosed podium parking above the first floor retail/residential lobby space. The podium will provide approximately 174 additional parking stalls.

The first floor will be comprised of approximately 6,500 square feet of commercial space in the new development along East Hennepin Avenue and at the corner of East Hennepin and 2nd Street. There will be an additional 2,300 square feet of commercial space in the existing buildings. The residential entrance will be on 2nd Street. There will be 2 entrances and exits to the building parking. The parking entrance along 2nd Street will be the down ramp to below grade parking. The ramp entrance along Lourdes Place will provide access to the levels 2-6 podium parking. The residential tower will step back from the podium to allow for a narrower footprint.

The development will feature indoor and outdoor amenity spaces at the seventh level and the 29th level. Additional amenities include fitness center, indoor lap pool, outdoor grilling and game areas, community room(s), management offices, and balconies.



The proposed design is shaped by and follows the key objectives from the NIEBNA Small Area Plan (SAP) and the Saint Anthony Falls Historic District Guidelines (SAFHDG).

The NIEBNA SAP recommends point towers (uses ESG 2007 Superior Plating Design as a precedent).“In order to achieve the desired density of the neighborhood, taller, more slender buildings with smaller footprints are preferred to shorter, maximum footprint structures”.

The SAFHD Guidelines recommends preserving existing building fabric and creating new buildings compatible in height and scale with context of the specific block and character area, in this case Hennepin and Central District, Character Area “J”.

- **Preserve the two primary existing buildings as the key driver for the design.** The result is a podium–point tower design, utilizing a density transfer solution that is standard policy in city building and results in a Tier 1/Tier 2 approach as called for in the NIEBNA SAP, as well as a smaller tower footprint which respects light and air of surrounding properties, as outlined in SAFHD guidelines. The podium–point tower approach is successfully used in several well regarded peer cities including Portland, Seattle, Vancouver, Denver, etc.
- **The proposed design is consistent with the SAFHD guidelines,** which suggests height compatible with the surrounding context. The surrounding context of this site includes a combination of lower rise buildings as well as taller residential towers such as the Pinnacle/Falls and La Rive condominiums.
- **By preserving and relocating the Harness Shop building next to the Nye’s Bar building,** the design gives these structures greater presence, massing and importance on the Hennepin streetscape. Key architectural details, site orientation, massing and materials of the two primary existing buildings will remain, per the SAFHD guidelines.

- **Create a four story, Tier 1, podium design that recreates the historic street definition on this block in a contemporary manner.** The four story height is compatible with SAFHD guidelines and addresses the street using time honored urban design principles, orientation, setbacks and complimentary height to similar nearby early 1900s street facades.
- **Create a Tier 1 podium design that is responsive and sensitive to the varying urban conditions that surround the site—** not a singular object. Hennepin-urban , vibrant, transparent, active; Lourdes Place- Transition from urban to Lourdes Rectory and Church, green, masonry, backdrop for church campus; 2nd Street-transitions from active retail to residential.
- **Create a Tier 1 podium design that is articulated by an expression of several building modules,** as outlined in SAFHD guidelines.
- **Create a gateway to NE at Hennepin** through preserving the two primary existing buildings and integrating them into an overall mixed use residential design that adds creative density while maintaining existing fabric.
- **Replace an existing unsightly surface parking lot** with new street level commercial and high density residential.
- **Create a “bold” developments and “high-quality” (i.e. Type I) construction/development as per NIEBNA SAP.**
- Leverage **streetcar** investment with high density development.
- Emphasize **walk-ability and pedestrian experience** through pedestrian and streetscape amenities.



112 AND 116 EAST HENNEPIN			
Lot Size (SF)			20,001
Lot Size (Acres)			0.459
RESIDENTIAL	UNITS	BEDS	GSF
	189	260	214,200
COMMERCIAL	TENANTS	GSF	
	2 TO 4	8,858	
PARKING	SPACES	GSF	
	240	82,213	
DENSITY TOTALS			
TOTAL GSF			327,109
DENSITY (UNITS/ACRE)			383
FAR			12

UNIT MIX		
TYPE	UNITS	AVG. NRSF
Alcove	51	600
1 BR	68	774
2 BR	51	1,227
PH	19	1,317
	189	1,013

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SITE MIX
Residential - Commercial - Parking

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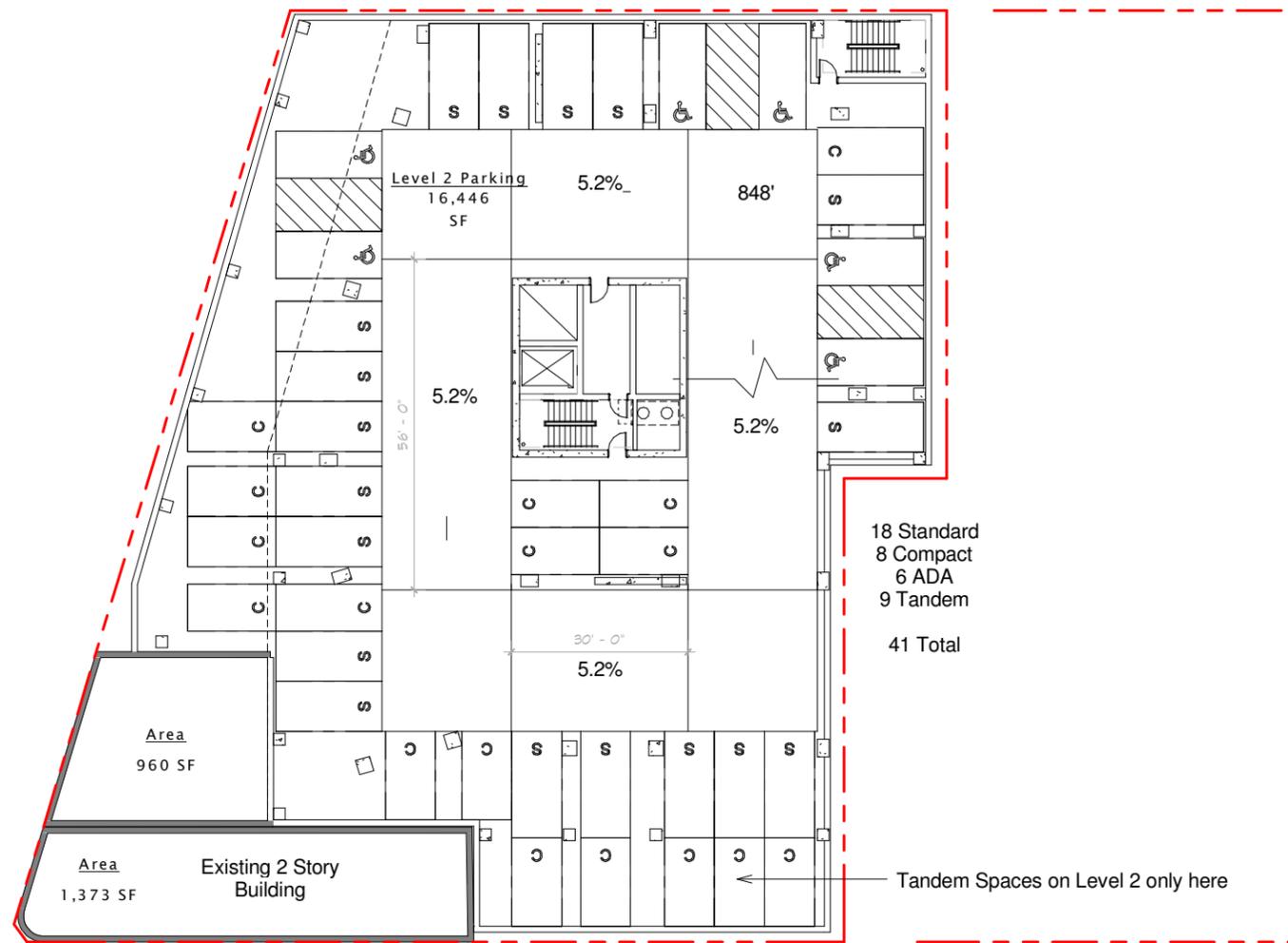


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PLAN
 Level 1 - Street

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 Levels 2-4 Parking (Levels 5-6 Similar)

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EXPERIENCE RENDERING
Corner of Hennepin & Lourdes Place

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116 EAST HENNEPIN AVENUE

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CONTEXT ELEVATION
 East Hennepin Avenue Buildings

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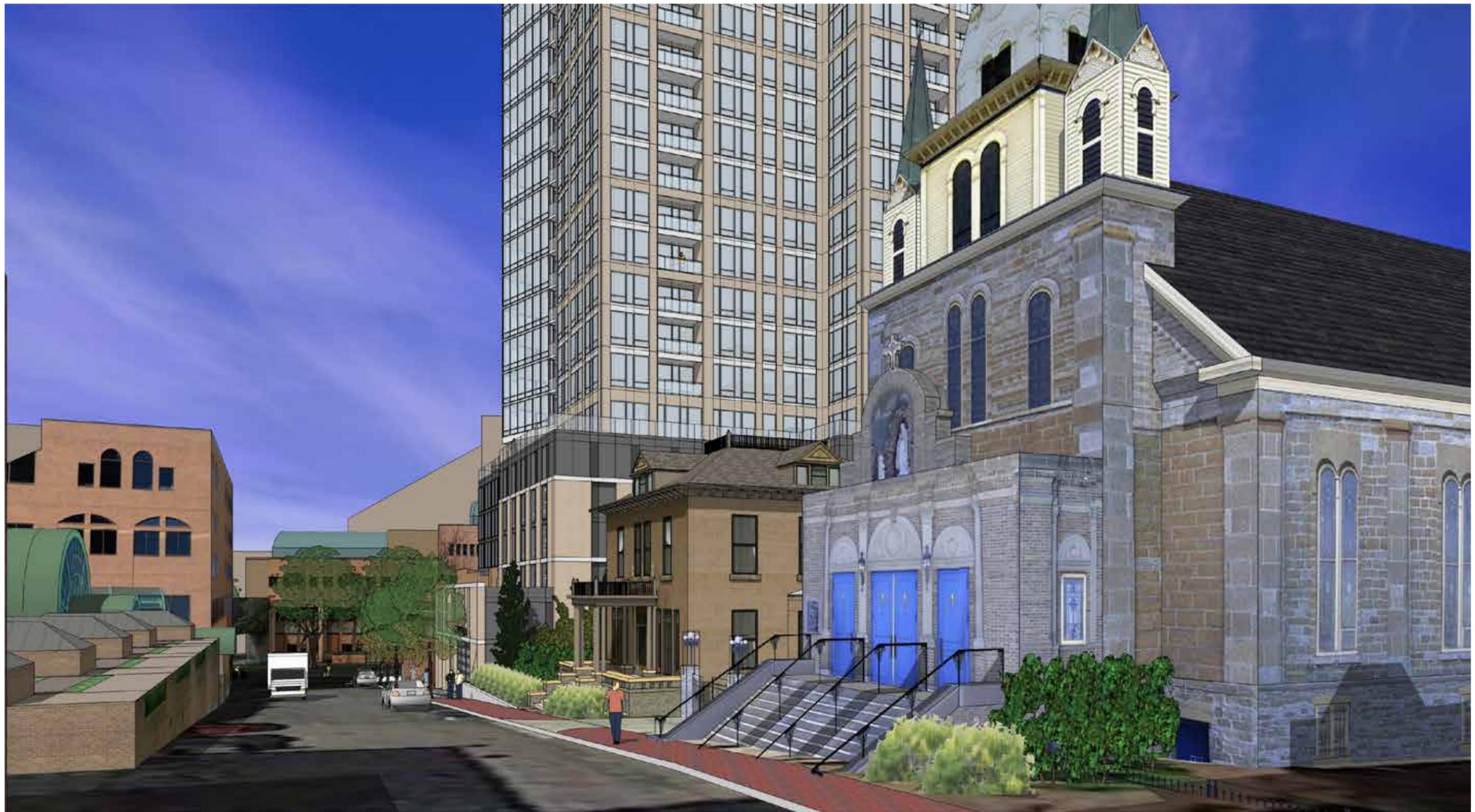
EXPERIENCE RENDERING
 Lourdes Place Streetscape

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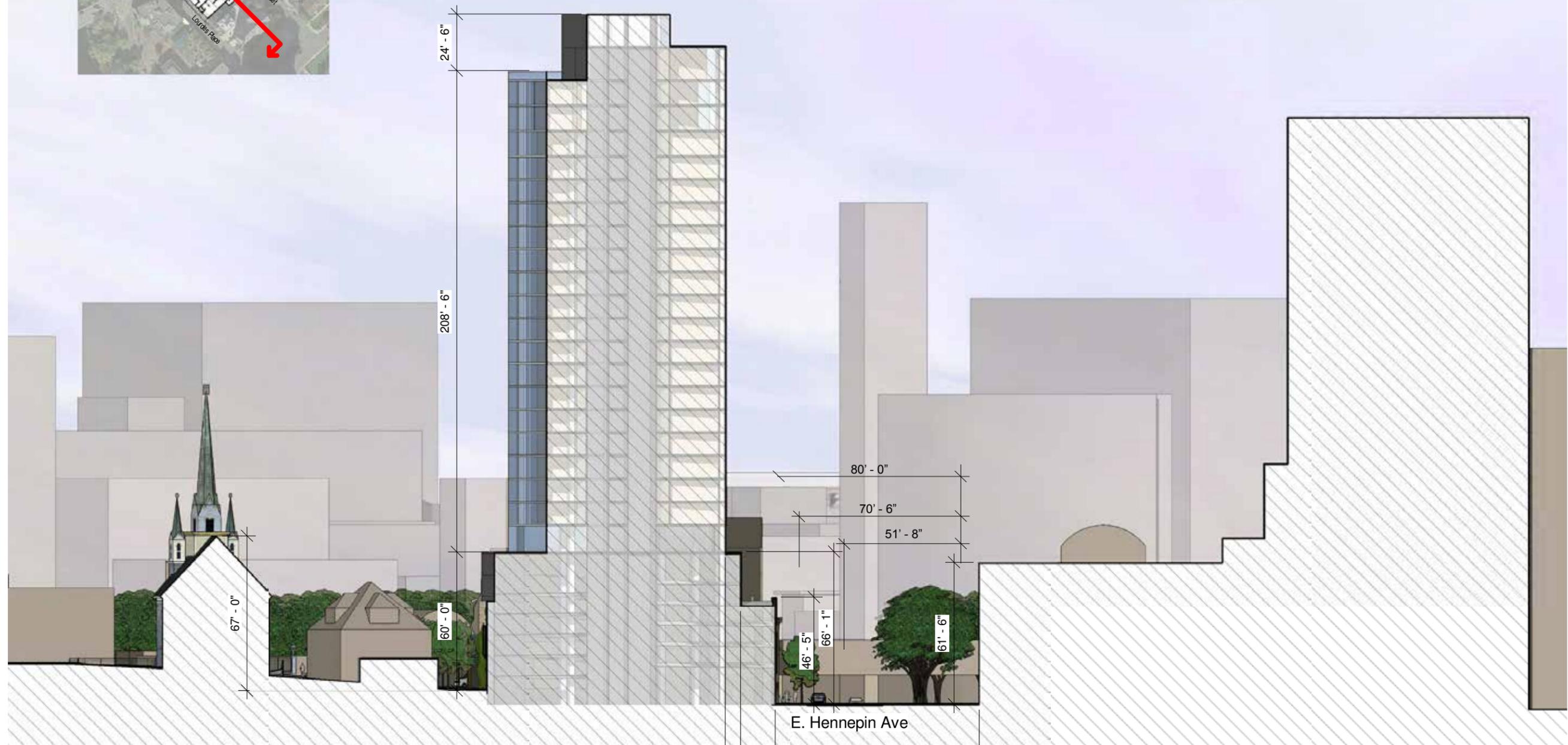
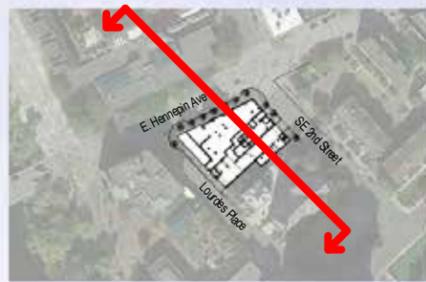
AERIAL RENDERING
2nd Street

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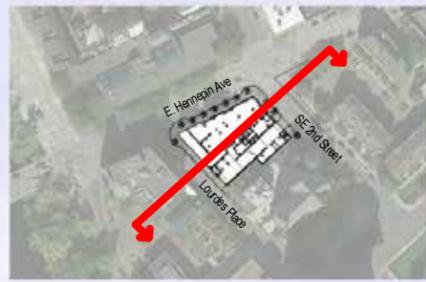


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SITE SECTION
 Building Height Context

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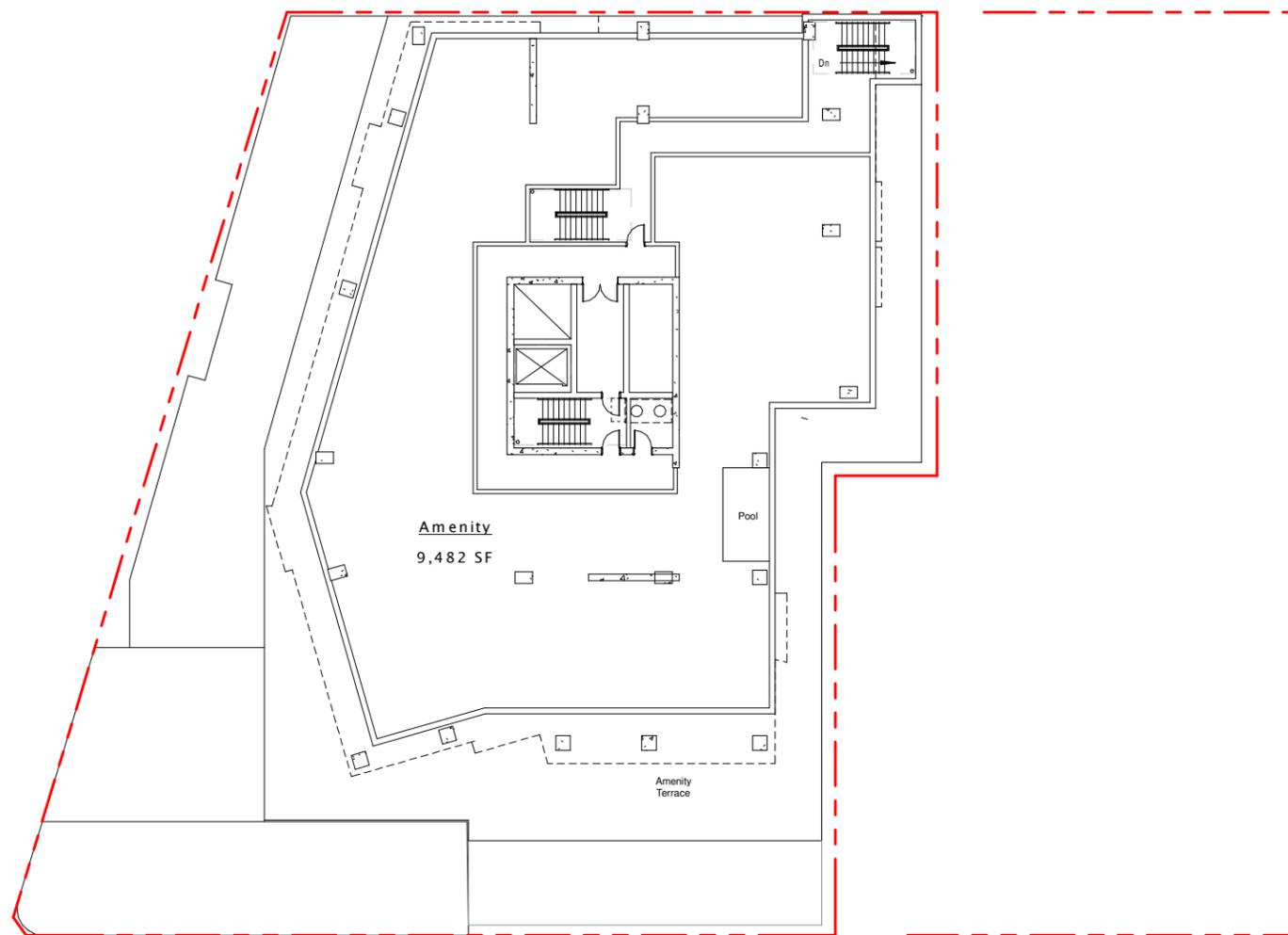


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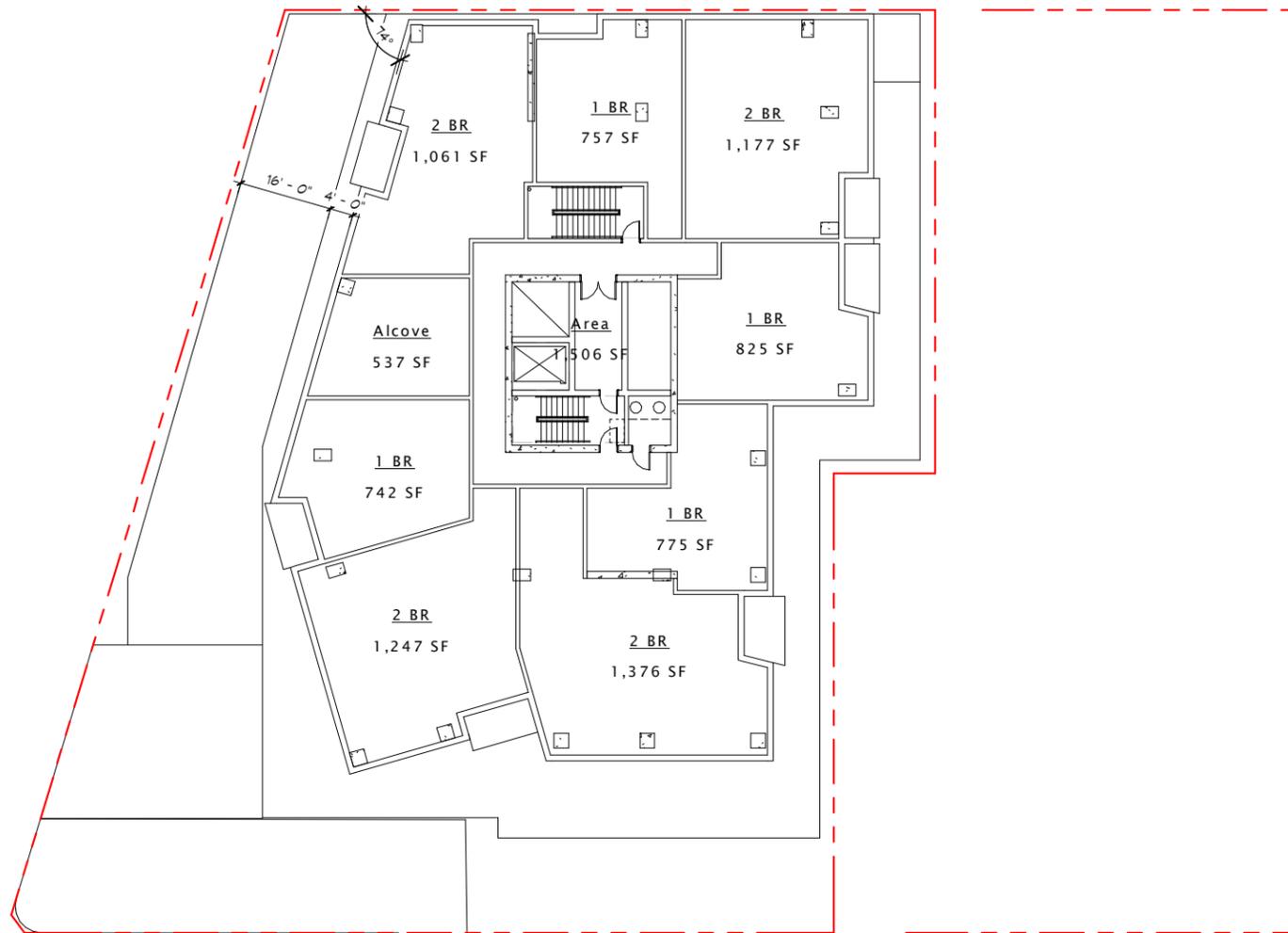
LEVEL 7 AMENITY PLAN

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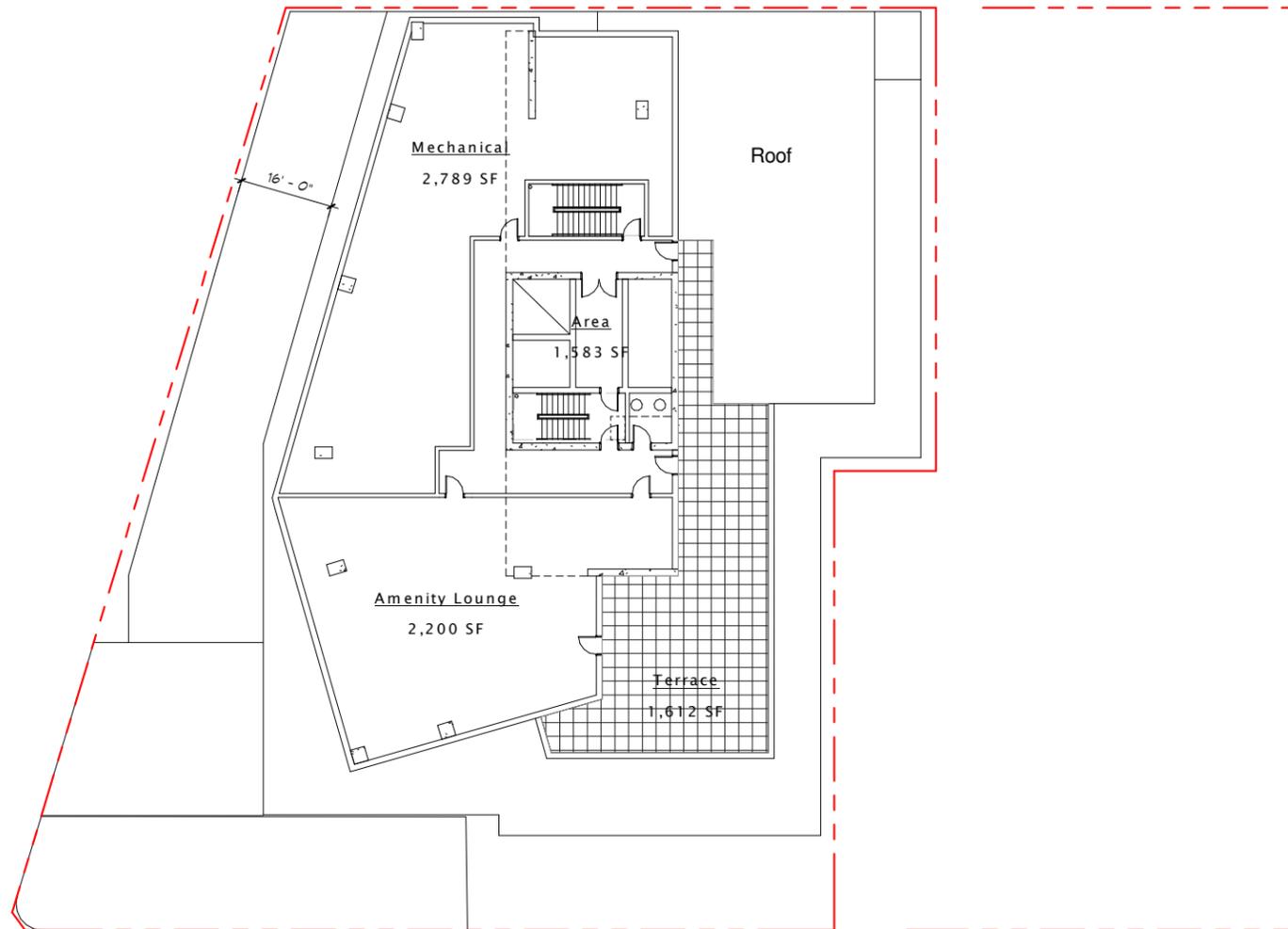
TYPICAL LEVEL 8-25

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LEVEL 29 AMENITY & ROOF TERRACE

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AERIAL VIEW OF TOWER
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Tower at corner of Hennepin & 2nd

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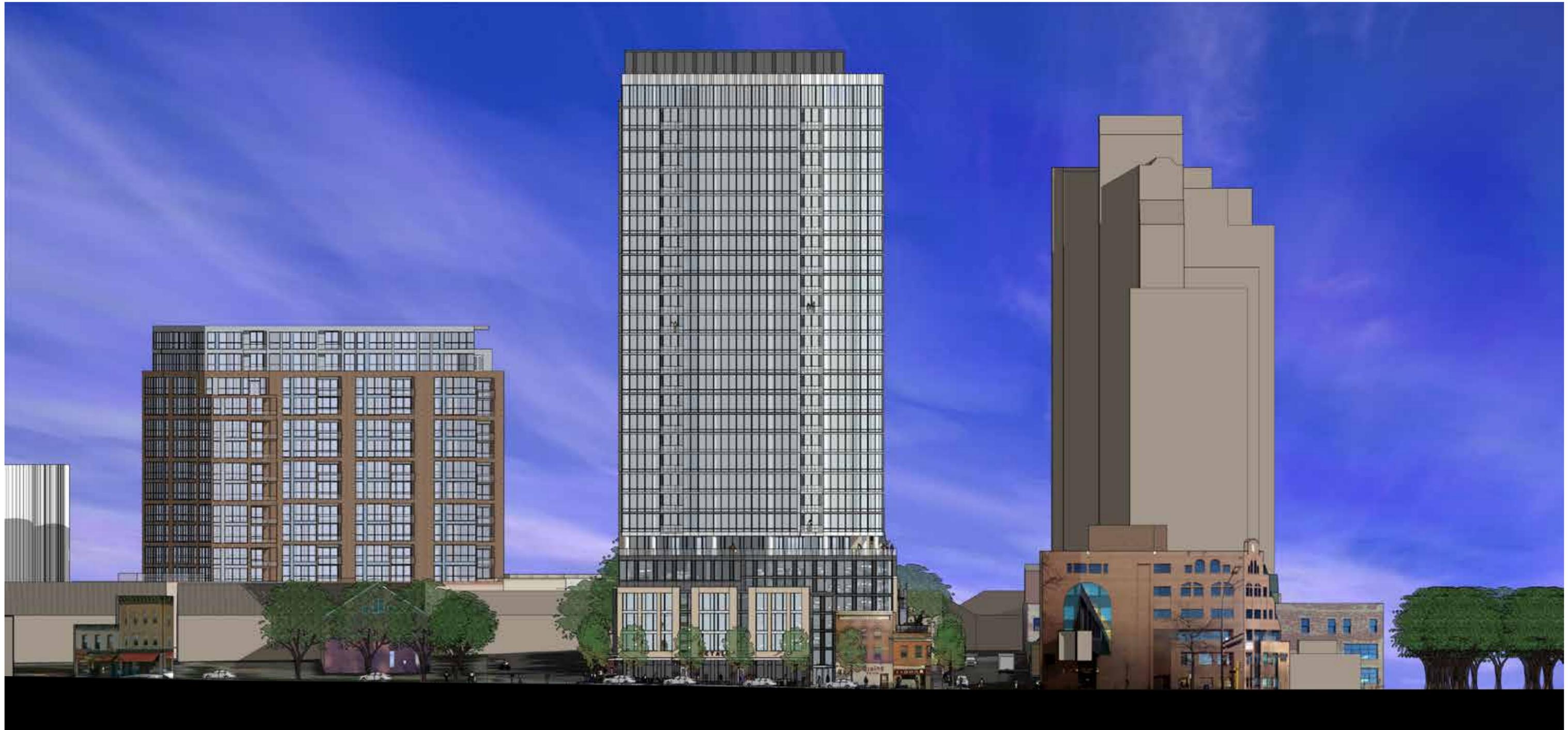
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Hennepin Street view from Nicollet Island

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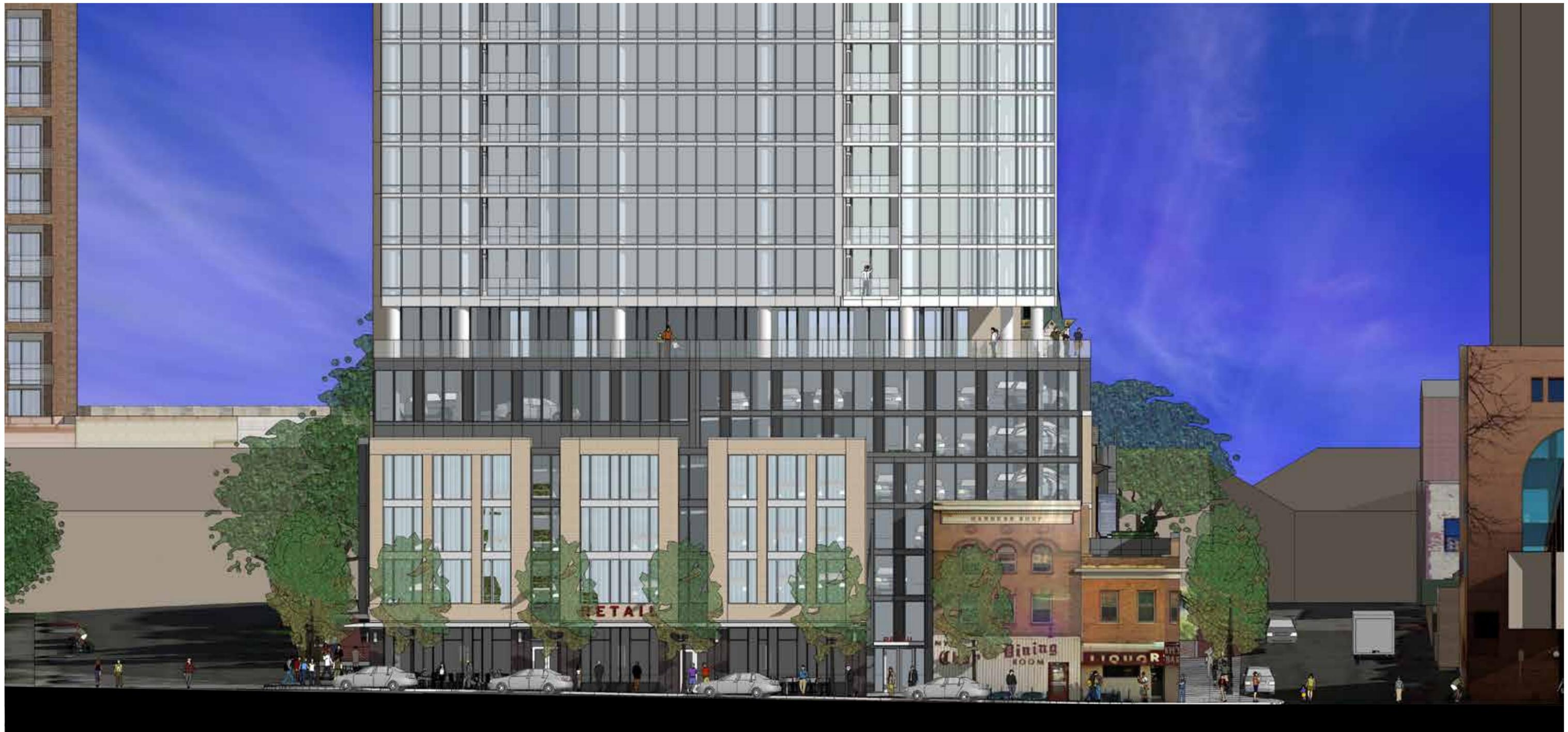
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East Hennepin Avenue

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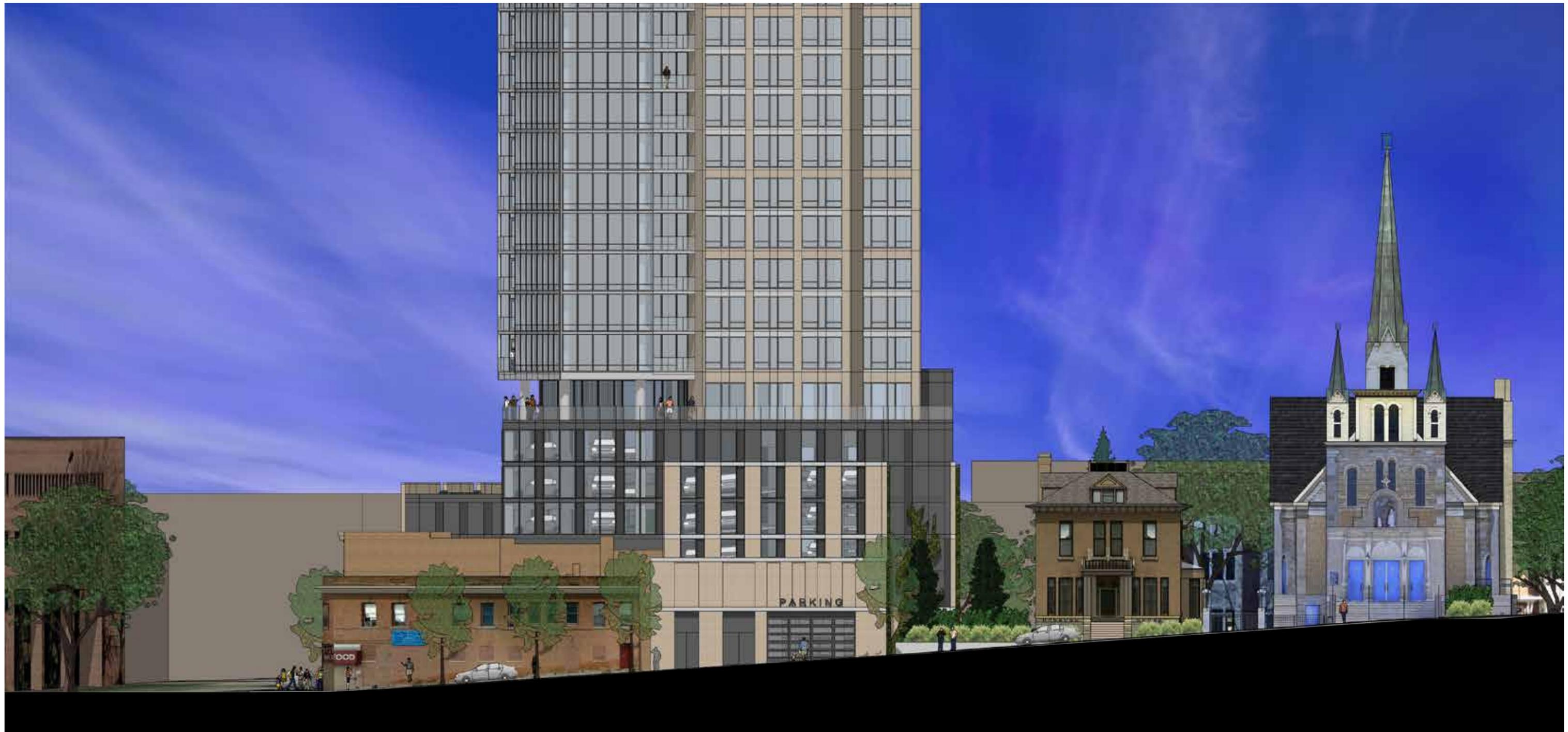
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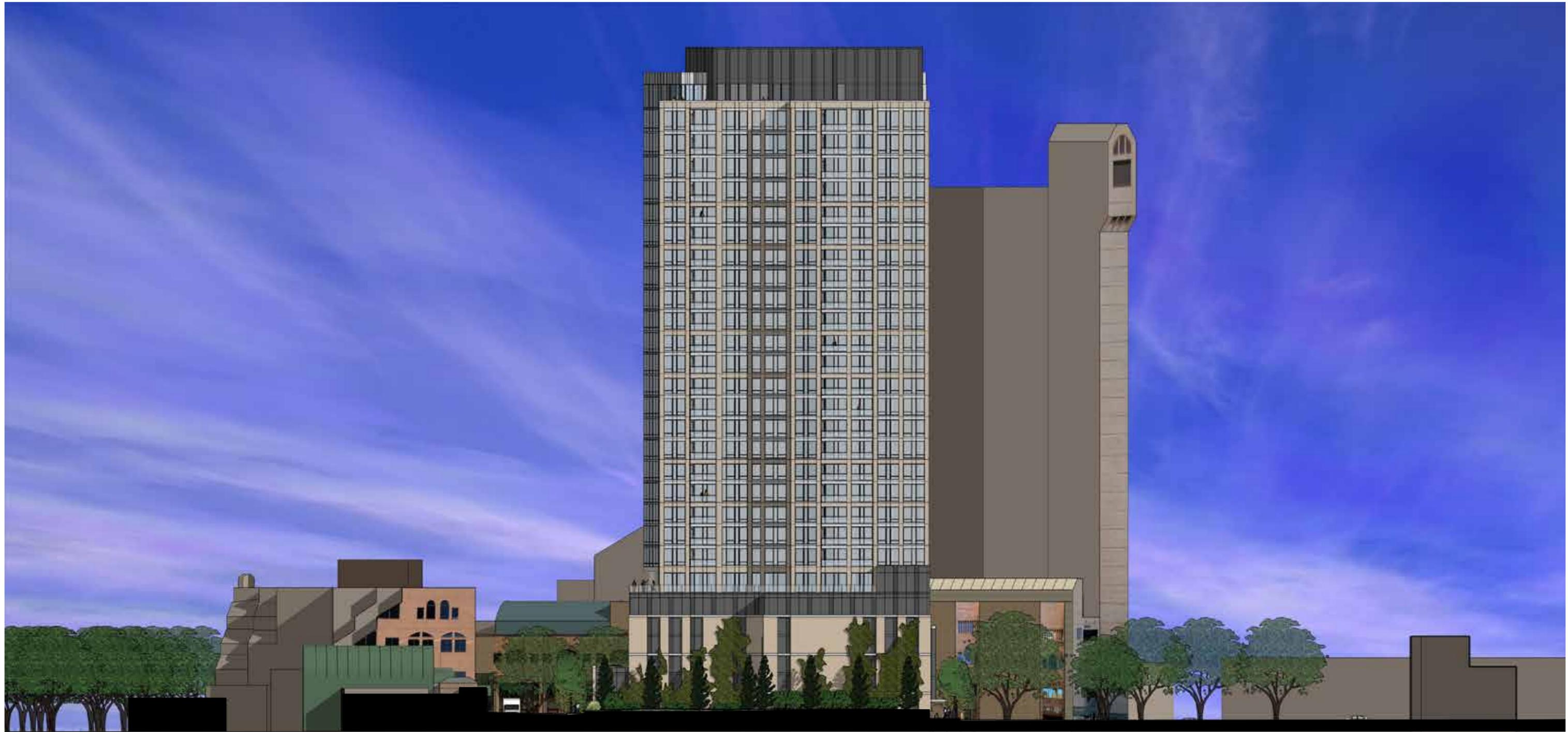
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Courtyard facing Rectory & Church

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2nd Street SE

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Schafer Richardson, along with our architect ESG, is working with Lisa Steiner (City Planner) and other Land Use, Design and Preservation staff on the current zoning of the site and issues related to the existing buildings on the site.

Current zoning is C3A:

FAR 2.7

Height 4 stories 56'

Per current design:

FAR = 12

Height = 29 stories, 302'



Zoning approvals required will include:

1. Variance for FAR
2. Conditional Use Permit for height
3. Site Plan Review.

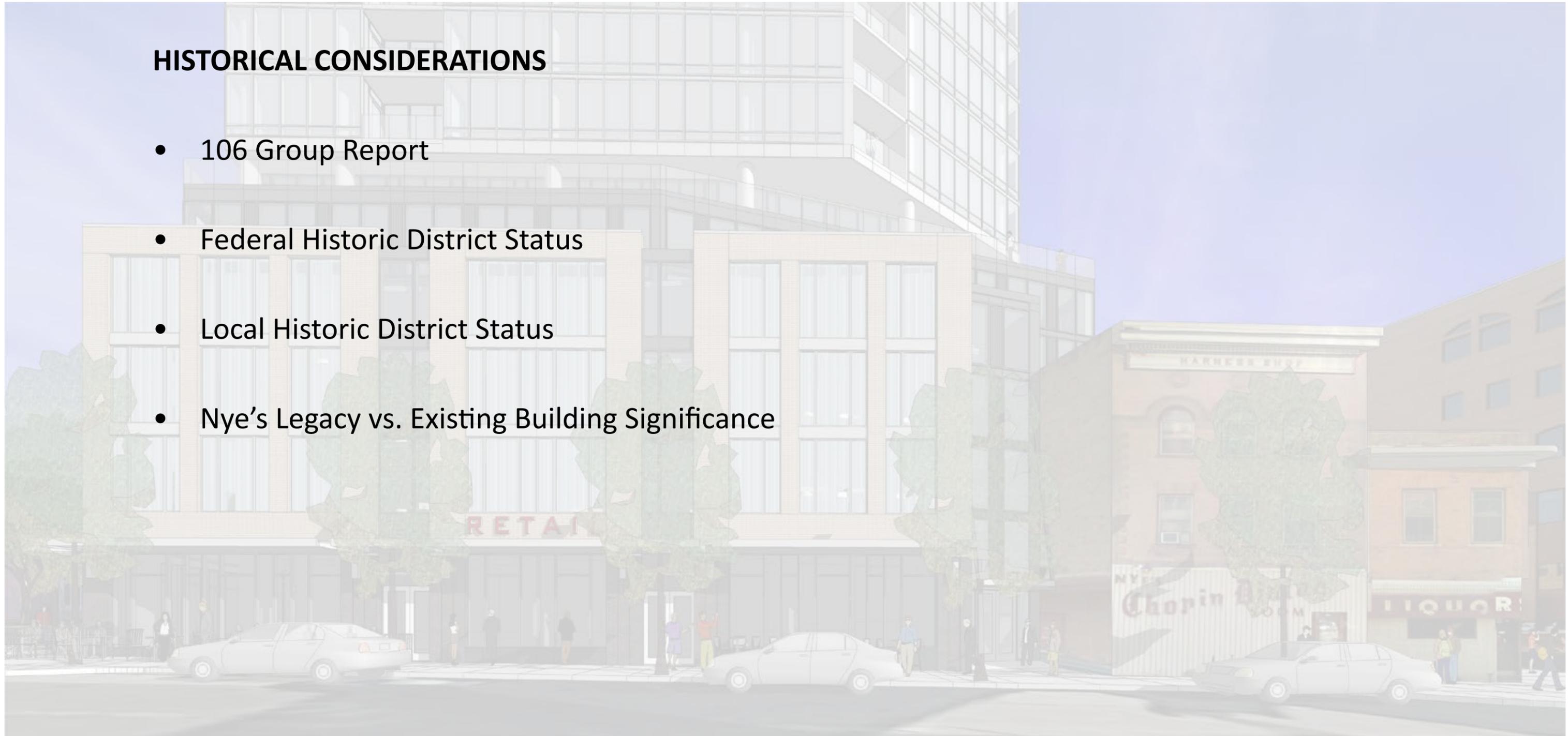
Per the HPC St. Anthony Falls Historic District Guidelines, the project will require the following approvals:

1. Demo permit for the existing one story buildings on the site
2. Certificate of Appropriateness for New Construction
3. Certificate of Appropriateness for Alteration of Existing Buildings



HISTORICAL CONSIDERATIONS

- 106 Group Report
- Federal Historic District Status
- Local Historic District Status
- Nye's Legacy vs. Existing Building Significance



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106GROUP

ARCHITECTURE/HISTORY EVALUATION FOR 112 - 120 EAST HENNEPIN

Minneapolis, Hennepin County, Minnesota

December 2014



ARCHITECTURE/HISTORY EVALUATION FOR 112 – 120 EAST HENNEPIN

Minneapolis, Hennepin County, Minnesota

SHPO File No. Pending

106 Group Project No. 2055

SUBMITTED TO:

Sara Joy Proppe

Project Manager

Schafer Richardson

900 North Third Street

Minneapolis, MN 55401

SUBMITTED BY:

106 Group

The Dacotah Building

370 Selby Avenue

St. Paul, MN 55102

PRINCIPAL INVESTIGATOR:

Parisa Ford, M.S.

REPORT AUTHOR(S):

Parisa Ford, M.S.

Anne Ketz, M.A.

December 2014

MANAGEMENT SUMMARY

During November and December of 2014, 106 Group conducted an architecture/history evaluation for 112 - 120 East Hennepin (the “Site,” also having the formal address of 112 – 120 Hennepin Ave. E.), under contract with Shafer Richardson. A mixed-use redevelopment project is currently planned at the Site. Since the Site is located in the National Register of Historic Places (NRHP)-listed historic district and the locally-designated Saint Anthony Falls Historic District, the Minnesota State Historic Preservation Office (SHPO) and Minneapolis Heritage Preservation Commission (HPC) are required to review any potential impacts to the historic districts. The status of the Site as a contributing or non-contributing resource will largely inform the review and any mitigation efforts that may be required. The purpose of the architecture/history evaluation was to determine whether any components of the Site are potentially eligible as contributing resources to the NRHP-listed and/or locally-designated historic districts.

The architecture/history investigation consisted of a review of previous inventories and studies for the Site, NRHP-listed historic district and locally-designated historic district, as well as a field survey documenting the Site. Additional research was conducted in order to assess the historic development and context of the Site. Parisa Ford, M.S. served as principal investigator for the architecture/history evaluation.

Available documentation on file at the SHPO and the HPC does not clearly state whether any components of the Site are contributing or non-contributing resources. Additionally, HPC staff and the HPC Heritage Preservation Ordinance primarily focus on historic resources in the context of significance, and contributing status in the context of design and zoning. This architecture/history evaluation determined that components of the Site (112 Hennepin Ave. E. and 116 Hennepin Ave. E.) are more likely to be eligible as historic resources and/or contributing resources to the locally-designated historic district than as contributing resources to the NRHP-listed historic district. 106 Group recommends that Shafer Richardson consult with the SHPO and HPC regarding a final determination of whether the Site is contributing to either the federal or municipal historic district.

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APPENDIX A: PROJECT PERSONNEL

1.0 INTRODUCTION

Schafer Richardson is planning a development project at 112 - 120 East Hennepin (the “Site,” also having the formal address of 112 - 120 Hennepin Ave. E.). The Site is located in the National Register of Historic Places (NRHP)-listed Saint Anthony Falls Historic District and the locally-designated Saint Anthony Falls Historic District in Minneapolis. Available documentation on file at the Minnesota State Historic Preservation Office (SHPO) and the Minneapolis Heritage Preservation Commission (HPC) does not clearly state whether any components of the Site are contributing or non-contributing resources to these districts. Therefore, from November to December of 2014, the 106 Group conducted an architecture/history evaluation for the Site to determine its potential eligibility as a contributing resource to the National Register and/or local historic district.

The Saint Anthony Falls NRHP-listed and locally-designated historic districts are defined by similar boundaries. The NRHP-listed historic district encompasses approximately 470.97 acres; the local historic district encompasses approximately 519.58 acres that include additional parkland to the north and two developed blocks to the northeast. Figure 1 shows the Site location within the boundaries of both historic districts.

Since the Site is located within an NRHP-listed historic district, the Minnesota Historic Sites Act (Minnesota Statutes § 138.661-138.669) requires that the SHPO is consulted before undertaking any activity that may affect the district. Since the Site is also located within a local historic district, the Minneapolis Heritage Preservation Ordinance requires the HPC to review any alterations to the Site (Minneapolis Code § 599.10-599.830). The status of the Site as a contributing or non-contributing resource to the NRHP-listed and local historic districts will largely inform any potential impacts and any mitigation that may be identified as part of the review process.

The following report describes the project methods, literature review, results, and recommendations for the architecture/history evaluation of 112 – 120 East Hennepin.

2.0 METHODS

2.1 Objectives

The primary objective of the architecture/history evaluation was to determine whether any components of the Site have potential as contributing resources to the NRHP-listed and/or locally-designated Saint Anthony Falls Historic District. All work was conducted in accordance with the *Guidelines for History/Architecture Projects in Minnesota* (SHPO 2005), and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* [48 Federal Register 44716-44740] (National Park Service [NPS] 1983).

2.2 Architecture/History

2.2.1 BACKGROUND RESEARCH

On November 25 and November 26, 2014, prior to the start of the field survey, staff from the 106 Group conducted background research at SHPO for information on previous surveys and studies on file for the Site and the NRHP-listed historic district. In addition, staff conducted research at the HPC for records of the local historic district designation and previously identified contributing properties. Historic building permits, city directories, correspondence and photographs were also reviewed in order to assess the historic development and context of the Site within the historic districts.

In addition, the principal investigator reached out to the SHPO National Register Coordinator to gain further insights into SHPO's current approach to individuals properties within the NRHP district that have not yet been determined contributing or non-contributing.

2.2.2 FIELD METHODS

Each building at the Site was documented with field notes and digital photographs of the exterior from the public right-of-way. The field survey recorded the architectural form, style and condition of the buildings.

2.3 Evaluation

Upon completion of the fieldwork, the potential eligibility of the Site as a contributing resource to the NRHP-listed and locally-designated Saint Anthony Falls Historic District was assessed based on the Site's significance and integrity.

The National Park Service (NPS) clearly defines a contributing resource as “a building, site, structure, or object adding to the historic significance of a property” (NPS 1997). The Minneapolis Heritage Preservation Ordinance does not define contributing resources. The HPC evaluates individual buildings for their contribution to the district in terms of design and zoning characteristics on a case-by-case basis, but does not maintain a list of previously-identified contributing properties within the district.

The Minneapolis Heritage Preservation Ordinance states that permit review is dependent on whether a property is a “historic resource.” The ordinance defines a historic resource as “a property that is believed to have historical, cultural, architectural, archaeological or engineering significance and to meet at least one (1) of the criteria for designation as a landmark or historic district” (Minneapolis Code § 599.110). The seven criteria for designation are listed as:

- (1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.
- (2) The property is associated with the lives of significant persons or groups.
- (3) The property contains or is associated with distinctive elements of city or neighborhood identity.
- (4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
- (5) The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.
- (6) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
- (7) The property has yielded, or may be likely to yield, information important in prehistory or history.

The ordinance also defines historic districts as, “all property within a defined area designated as an historic district by the city council because of the historical, cultural, architectural, archaeological or engineering significance of the district, or designated as an historic district by state law” (Minneapolis Code § 599.110).

In addition to historic significance, integrity is a key factor in evaluating properties at the national and local levels. The National Park Service and the Minneapolis Heritage Preservation Ordinance rely on the following seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association (NPS 1995: 44; Minneapolis Code § 599.110).

3.0 LITERATURE SEARCH

3.1 Previous Architecture/History Studies

3.1.1 NRHP-LISTED HISTORIC DISTRICT

The Saint Anthony Falls Historic District was nominated to the NRHP and designated as a local historic district in 1971. Later studies identified themes and individual buildings that were not described in the original NRHP nomination form (McDonald and Mack 1979; Bronner 1980; Hess 1990). In 1992, an update to the original NRHP nomination form was completed that recognized the waterpower area as a subarea within the Saint Anthony Falls Historic District (Roth and Anfinson 1992). Minnesota Historic Property Inventory Forms for two of the buildings are also on file at SHPO, including 112 Hennepin Ave. E. (HE-MPC-3035) and 116 Hennepin Ave. E. (HE-MPC-3036). The forms indicate that the buildings are located within an NRHP-listed historic district, but do not state whether the buildings are contributing or non-contributing to the district.

The NRHP-listed historic district boundary has been subject to debate since its original nomination in 1971. An incomplete survey of properties located within the boundary and an unclear Statement of Significance have created management challenges for the district. A minor adjustment was approved in 1972 that removed the northeast corner of the district boundary (Roth and Anfinson 1992:3). No other adjustments resulted from later communications and studies. While a prior study by Hess proposed a substantial reconfiguration of the district based on the more coherent waterpower theme, NRHP staff and SHPO concluded that a boundary adjustment was not appropriate (Roth and Anfinson 1992:6). Data gathered from additional surveys, studies and communications were added to the original nomination form as a supplement in 1992.

The NRHP Statement of Significance for the Saint Anthony Falls Historic District focuses on two predominant themes: the milling industry and the waterpower area. Two studies identify the East Hennepin-Central Avenue Commercial District as another potential theme, and identify two of the four buildings at the Site as “thematic” and “noteworthy” buildings (McDonald and Mack 1979:112-114, Bronner 1980:24-26). However, no formal case has been documented for how the buildings contribute to the Statement of Significance. SHPO has not formally concluded that any components of the Site are contributing or non-contributing to the district.

3.1.2 LOCALLY-DESIGNATED HISTORIC DISTRICT

The Saint Anthony Falls local historic district was designated in the same year as the NRHP-listed historic district. The Minneapolis HPC provides the boundary, brief profile, and design guidelines for the local historic district on their website (Minneapolis HPC 2014). Detailed archives are also maintained onsite at the Public Service Center in Minneapolis, including correspondences, news articles, previous studies and photographs.

The historic district profile also focuses on the milling industry and the waterpower area, while acknowledging that various homes, commercial buildings, significant bridges and elegant churches are contained in the district (Minneapolis HPC 2014). The HPC does not maintain a list of previously-determined contributing and non-contributing properties within the district, but does evaluate individual properties on a case-by-case basis focusing on design and zoning. Property files onsite for the 100 Block of East Hennepin Avenue contain permits for minor site improvements (drainage and outdoor patio seating) that would not typically trigger an evaluation of how the Site contributes to the historic district.

4.0 RESULTS

4.1 Description

The Site is located on the 100 block of Hennepin Ave. E. in Minneapolis, Minnesota, between Lourdes Place and 2nd Street SE. The Site location is within the northeastern portion of the NRHP-listed and locally-designated historic districts (see Figure 1). The Site context includes large-scale contemporary commercial offices and residential condominium buildings to the south and west, the Brown-Ryan Livery Stable to the southwest, single-family attached residential to the northeast and Our Lady of Lourdes Catholic Church to the east.

The Site contains a block of commercial buildings, including two principal buildings (112 and 116 Hennepin Ave. E.) connected by a one-story addition, and a one-story building (120 Hennepin Ave. E.). The façade of the building block faces northwest. The Site includes an asphalt parking lot located to the east.

112 Hennepin Ave. E. (HE-MPC-3035): The two-story building is constructed in a two-part commercial block form with a partially-exposed stone foundation on the southeast elevation and a flat roof. The building is sited on a corner lot with its primary façade facing northwest; some attention is given to the southwest elevation facing Lourdes Place as a secondary façade. An exterior brick and metal chimney, and an exterior metal chimney are located on the northeast elevation. An interior brick chimney is located flush with the southwest elevation. The building is connected to an adjacent one-story addition on its northeast elevation. The northwest façade and southwest elevation meet at a rounded corner. All four elevations are clad in brick. The first story of the façade is clad in light-beige, elongated, stretcher-bond brick that extends seamlessly onto the adjacent addition. The second story of the façade is clad in brown stretcher-bond brick. A broad, metal cornice with decorative bracket modeling extends across the façade and southwest elevation. Stone/sills are located below windows on the façade and southwest elevation. Decorative brick detailing is incorporated on the façade, southwest elevation, and southeast elevation. The façade and southwest elevation include two-course sailor-bond brick patterning to resemble flat keystone arches above all fenestration; a two-course stretcher-bond stringcourse separates the first and second stories. Brick corbelling separates the first and second stories, and is located beneath the cornice. Additional brick detailing above the cornice creates a row of inset horizontal rectangles. The southeast elevation features two courses of brick headers set in an arch formation above the window and one row of brick headers forming a sill below the window. A large-scale, electronic, metal sign board is affixed to the façade and southwest elevation between the first and second stories. The sign board extends seamlessly onto the adjacent one-story addition. Capital letters state: “LIQUORS,” on the façade; “NYE’S BAR,” on the corner; and “FOOD,” on the southwest elevation preceded by cursive letters that state, “Fine.” Two metal electrical boxes are sited west of the building and are surrounded by five metal posts.

The one-story addition located to the northeast has a non-visible foundation and flat roof with metal coping. Mechanical fans and hoods are located on, and extend above the roof. The roof extends southeasterly over the rear service entrance and is supported by two round, metal posts. The addition is

interconnected with two adjacent buildings located to the southwest (112 Hennepin Ave. E.) and to the northeast (116 Hennepin Ave. E.). The lower two-thirds of the façade is clad in light-beige, elongated, stretcher-bond brick that extends seamlessly onto the adjacent building façade located to the southwest. The upper one-third of the façade is clad in a vertical corrugated metal panel. A large, pyramidal, metal and wood-panel signboard is centered on the top one-third of the façade and extends to create the appearance of a side-gabled roof. The southeast elevation is constructed in concrete block. A mechanical protrusion encased by metal bars is located at the center of the elevation. An adjacent metal ladder is affixed to the north providing rooftop access.

Fenestration on the façade includes a large, rectangular metal picture window on the first story, and three one-over-one, double-hung, metal windows with metal storms on the second story. The recessed front entrance contains a single-leaf metal door with a small, square inset window. Fenestration on the addition includes a single-leaf wooden door positioned at an angle and located within a recessed entryway. An adjacent wood panel wall is located to the northeast featuring an inset display case.

Fenestration on the northeast elevation includes a single-leaf wooden door located on the second story.

Fenestration on the southeast elevation includes a one-over-one, double-hung, metal window with metal storms on the second story. Fenestration on the addition includes a single-leaf wooden door with a linear, vertical inset window.

Fenestration on the southwest elevation includes five windows located on the first story that are infilled with brick; and ten one-over-one, double-hung, metal windows with metal storms located on the second story. Three of the windows on the second story are shorter and have the sills sited higher than the other windows. A door located mid-block on the first story is infilled with brick; a single-leaf metal door with metal surround is located on the first story near the south corner.

116 Hennepin Ave. E. (HE-MPC-3036): The three-story building is constructed in a two-part commercial block form with a non-visible foundation and flat roof. An interior brick chimney is located flush with the northeast elevation; an exterior brick chimney is located on the southwest elevation. The building is connected to a one-story addition located to the southwest and a one-story commercial building located to the northeast (120 Hennepin Ave. E.). The building façade faces northwest. The façade is clad in vertical, corrugated metal paneling on the first story and stretcher-bond brick on the upper stories; the northeast and southwest elevations are clad in elongated, stretcher-bond brick. The southeast elevation is constructed in concrete block on the first story and clad in stucco on the upper stories. Façade details include decorative brick quoining, rounded brick arches above third story windows, and flat arches above second story windows. Arches above second-story façade windows are composed of alternating soldier-course bricks and vertical clay blocks. Stone window sills are located below all windows on the façade. A row of three single clay medallions are located above the three windows on the third-story. A metal cornice with decorative modeling features a chain of linked circles at the base, superseded by vertical ribbing, horizontal bands, and dentils. Metal lettering affixed to the freeze states: “HARNESS SHOP.” The northeastern elevation features three rows of brick headers arranged in a

rounded arch above all windows, and a single row of brick headers forming a sill under all windows. A two-story, covered wooden porch is constructed on the southeast elevation. The porch is supported by three wooden posts set in a concrete pad and one wooden post set in a concrete block column. A metal hood is attached to the southwest elevation that connects to the adjacent one-story addition. Concrete block from the addition partially extends onto the southwest elevation.

Fenestration on the façade includes three one-over-one, double-hung windows with wooden surround and metal storms on the second and third stories. Third story windows feature semi-circular, fixed transoms. A single-leaf metal door is located on the first story with a glass storm encased in wood.

Fenestration on the northeast elevation includes five one-over-one, double-hung windows with metal storms and metal surround on the second and third stories. The windows on second story are shorter than the windows on the third story. Two of the windows on the second story are shorter and the sills are sited lower on the elevation; all five windows on third story are level.

Fenestration on the southeast elevation includes three one-over-one, double-hung windows with metal storms and metal surround set into arches on the second and third stories. A single-leaf wooden door with an inset picture window and metal storm is located on the second and third stories; a single-leaf metal door with metal surround is located on the first story. Second and third story doors feature a single-light fixed transom window.

The southwest elevation is not fenestrated.

120 Hennepin Ave. E.: The one-part commercial block has a non-visible foundation and flat roof with metal coping. Mechanicals are located on top of the roof. A partially exposed basement is accessible by concrete steps on the southeast elevation. The building is attached to an adjacent building located to the southwest (116 Hennepin Ave. E.). The northwest elevation is the primary façade, while some attention is given to the northeast elevation as a secondary façade. Both the façade and northeast elevation are clad in stretcher-bond brick; the southeast elevation is constructed in concrete block. The façade and northeast elevation feature rows of decorative wooden panels resembling window bays. Vertical and horizontal board patterning resembles half-timbering.

Fenestration on the façade includes two windows that are infilled with brick.

Fenestration on the northeast elevation includes a single-leaf metal door with metal surround.

Fenestration on the southeast elevation includes a metal door inset with a small, square window. The door is located below ground level providing access to a partially exposed basement.



Figure 2. 112-116 Hennepin Ave. E. (HE-MPC-035; HE-MPC-036), Facing North



Figure 3. 112 Hennepin Ave. E. (HE-MPC-035), Facing Northeast



Figure 4. 112 Hennepin Ave. E. (HE-MPC-035), Facing East

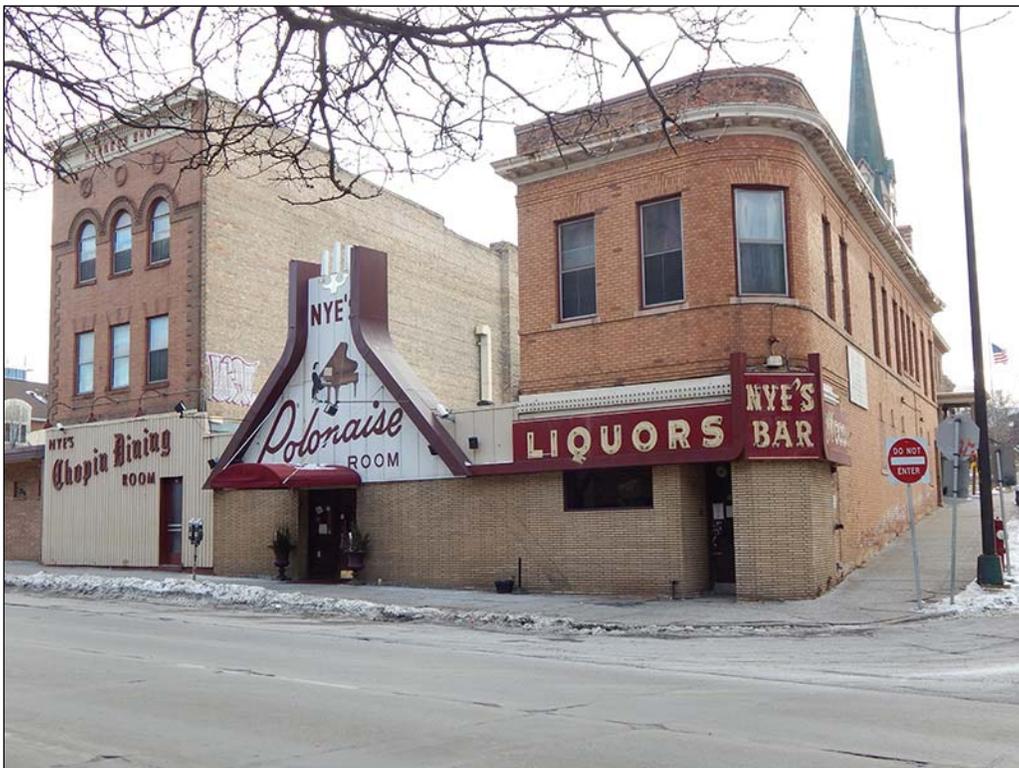


Figure 5. 112-116 Hennepin Ave. E. (HE-MPC-035; HE-MPC-036), Facing Southeast

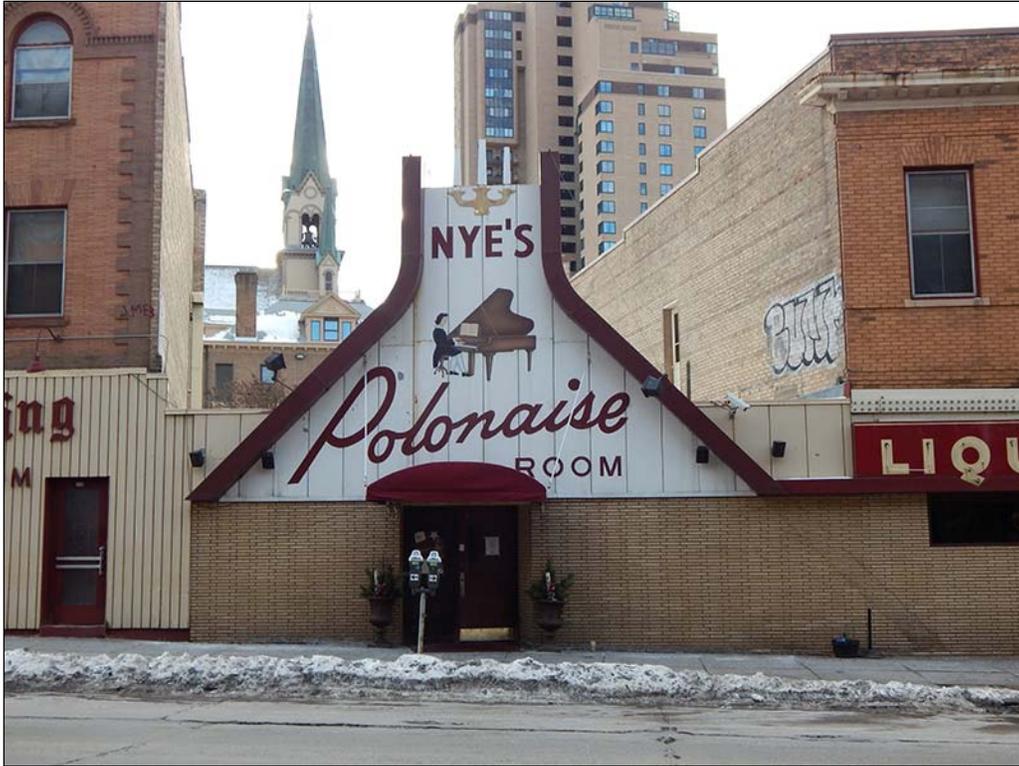


Figure 6. One-Story Addition, Facing Southeast



Figure 7. 116 Hennepin Ave. E. (HE-MPC-036), Facing Southeast



Figure 8. 120 Hennepin Ave. E., Facing Southeast



Figure 9. 112-120 Hennepin Ave. E., Facing South



Figure 10. 120 Hennepin Ave. E., Facing Southwest



Figure 11. 116-120 Hennepin Ave. E., Facing West



Figure 12. 120 Hennepin Ave. E., Facing Northwest



Figure 13. 116 Hennepin Ave. E. (HE-MPC-036), Facing Northwest



Figure 14. One-Story Addition, Facing Northwest



Figure 15. 112 Hennepin Ave. E. (HE-MPC-035), Facing Northwest

4.2 Evaluation and Analysis

4.2.1 HISTORICAL NARRATIVE

The Site was constructed between 1905 and 1964, and is located within the East Hennepin-Central Avenue commercial area. The area originally developed as part of the former town of St. Anthony and remained vital after it was incorporated into Minneapolis in 1872. An array of grocery stores, department stores, drug stores, florists, theaters and furniture stores were located along the corridor (Mead & Hunt 2011:56). Streetcar service between Bridge Square and the University of Minnesota played a key role in establishing the area as a prominent commercial area between 1875 and 1905 (Bronner 1980:24).

116 Hennepin Ave. E. was designed by architect Ernest C. Haley and constructed in 1905 as a brick store and four flats (City of Minneapolis 1905:Building Permit #9074). The building was originally occupied by owner Martin Dyke and later occupied by a hotel in the 1920s (City of Minneapolis 1905:Building Permit #9074; City of Minneapolis 1928:Building Permit #A18723). Other early commercial tenants included two signage companies, upholsterers and room furnishers, and a barber shop (Minneapolis Directory Company 1934:1469; Minneapolis Directory Company 1941:1648; Minneapolis Directory Company 1950:1583, Minneapolis Directory Company 1956:1729; Minneapolis Directory Company 1964:294).

112 Hennepin Ave. E. was designed by architects Boehm & Cordella and constructed in 1907 as a brick store and flats (City of Minneapolis 1907:Building Permit #A9702). According to building permits, the Minneapolis Brewing Company originally commissioned the building and its storefront alteration in 1911; however, Minneapolis Brewing Company itself was never listed as an occupant in city directories (City of Minneapolis 1907:Building Permit #9702; City of Minneapolis 1911:Building Permit #A11226). Various occupants were associated with food and beverages, including a restaurant operated by Peter T. LaMott, beverages provided by Jas Hafferon, and Nye's Bar (Minneapolis Directory Company 1915:1161; Minneapolis Directory Company 1920:1153; City of Minneapolis 1957:Building Permit #A32924; Minneapolis Directory Company 1934:1469, Minneapolis Directory Company 1941:1648; Minneapolis Directory Company 1950:1583).

120 Hennepin Ave. E., originally known as "Jon's Restaurant," was constructed by owner John Latska in 1960 (City of Minneapolis 1960a:Building Permit #A34152; Minneapolis Directory Company 1964:294; Minneapolis Directory Company 1970:267).

Nye's Polonaise Restaurant and Bar

Nye's was established in Minneapolis and has become an iconic neighborhood entertainment venue with Eastern European flair. Over the course of approximately 20 years, Nye's had expanded across the entire building block. Nye's Bar was first listed in city directories at 112 Hennepin Ave. E. in 1956. Building permit records indicate that Nye's Bar had completed a series of alterations to the building during the 1950s, including the storefront, exterior second story entrance, and interior work (City of Minneapolis 1956:Building Permit #A32521; City of Minneapolis 1957:Building Permit #A32924; City of Minneapolis 1959:Building Permit #A33845). Nye's Bar had obtained permits for the addition in the early 1960s (City of Minneapolis 1960b:Building Permit #A34182; City of Minneapolis 1964:Building

Permit #35573). Several years later, Al Nye obtained permits for exterior and interior alterations to 116 Hennepin Ave. E. (City of Minneapolis 1967a:Building Permit #A37084; City of Minneapolis 1967b:Building Permit #36891). By 1973, Nye's had expanded into 120 Hennepin Ave. E. and occupied the entire block of buildings (City of Minneapolis 1973:Building Permit #40447).

Ernest C. Haley

The architect of 116 Hennepin Ave. E., Ernest C. Haley, was born on September 25, 1867 in Malone, New York, and died on July 2, 1954. His father, Joseph Haley, was also an architect. The Haley's were well-known for residential and business architecture in Minneapolis (University of Minnesota 2014b).

Boehme & Cordella

The architects of 112 Hennepin Ave. E., Boehme and Cordella, were credited with planning "some of the best recent structures in the Northwest," and, "handling an extensive line of work in the local field" (Hudson 1908:126-128). The partnership formed in 1903 lasted eight years and produced several notable church designs, including St. Joseph's Catholic Church in Browerville, Minnesota, and Our Lady of Lourdes in Little Falls, Minnesota. The firm also designed a warehouse for the Minneapolis Brewing Company (also known as Grain Belt Brewery). The Swan Turnblad residence (now the American Swedish Institute) is their most well-known work (University of Minnesota 2014a).

Christopher Adam Boehme was born on January 16, 1865 in Minneapolis, Minnesota, and died on November 24, 1916 (University of Minnesota 2014a). His father, Gottfried J. Boehme, was a general contractor and hardware merchant (Hudson 1908:126). Christopher Boehm was a builder and contractor who received training at the University of Minnesota (University of Minnesota 2014a). Boehme began working with architect Warren Dunnell, a well-known architect in the city, after graduation and then opened his own office in 1896 (Hudson 1908:127). Boehm was a member of the North Side Commercial Club, the Knights of Pythias Lodge of the Royal Arcanum and the St. Anthony Turn Verein Society. He married Martha Oeschger of La Crosse, Wisconsin, in 1891 and had three children (Hudson 1908:127).

Victor Cordella was born on January 1, 1872 in Krakow, Poland and died on April 12, 1937 (University of Minnesota 2014a). His father was a sculptor and wanted his son to have a good education. His post-secondary studies included some time at the Royal Art Academy at Krakow and technology training under Professor Michael Kowalczyk at Lemberg (Hudson 1908:128). He came to the United States in 1893 and worked under architects in Minneapolis and St. Paul, including Cass Gilbert, Warren Dunnell, and Charles Aldrich (University of Minnesota 2014a). He married Ruth Maser of Canton, Ohio, in 1902 (Hudson 1908:128).

Two-Part Commercial Block

The two-part commercial block form is the most common form of construction for small and mid-sized commercial buildings between circa 1850-1950. It is generally limited to buildings with two to four stories and characterized by a horizontal division of the building into two separate zones. The street level is reserved for public uses, such as retail or banking, and the upper levels are reserved for more private uses, such as residential or offices (Longstreth 1987:24).

The two principal buildings of the Site (112 Hennepin Ave. E. and 116 Hennepin Ave. E.) were constructed in the early 1900s and exhibit classical façade details popular at the time. While some versions of façade detailing at this time are comparatively plain, others draw attention to new construction techniques and building materials. The array of brick colors and textures, thinner stone, terra cotta and improvements in stucco allowed more seamless integration of façade details into the building form (Longstreth 1987:39-41). The one-story addition constructed in the 1960s exhibits minimal stylistic details. Commercial buildings constructed after World War II are typically simpler and more restrained in detail than earlier styles. The façade often appears as a simple container that becomes a background for large, often free-standing letter signs (Longstreth 1987:65).

One-Part Commercial Block

The one-part commercial block is a simple box with a decorated façade. The form was developed in the mid-19th century and soon became common as it allowed for a relatively small investment to generate income (Longstreth 1987:54). Post World War II buildings are often simpler and more restrained in detail.

4.2.2 SIGNIFICANCE

The Statement of Significance contained in the NRHP nomination, as supplemented, focuses on the milling industry and the waterpower area. The nomination form also acknowledges other themes in the history of the district, including the East Hennepin-Central Avenue commercial area. Since 112 Hennepin Ave. E. and 116 Hennepin Ave. E. are identified as “thematic” and “noteworthy” buildings, the buildings do have a documented relationship to the history of the district (McDonald and Mack 1979:112-114; Bronner 1980:24-26). The two principal buildings of the Site (112 and 116 Hennepin Ave. E.) were also constructed during the period of significance for the NRHP-listed historic district (1858-1941). As an example of few extant commercial buildings from early Minneapolis history, the buildings hold a strong representative value within the district. It is also likely that the commercial establishments played a supportive role to industrial activity in the district.

The two principal buildings were designed by well-established Minneapolis architects and may hold significance under Criterion (6) of the Minneapolis Heritage Preservation Ordinance as an example of few extant commercial structures in the district designed by locally-prominent architects Ernest C. Haley and Boehm & Cordella. Many of the early commercial structures in the Hennepin-Central Avenue commercial area are no longer extant. Haley is not known to have designed other buildings in the historic district, while Christopher Boehm is only known to have designed two others (McDonald and Mack 1979:112-114; Bronner 1980:26 and 46). Boehm & Cordella are most recognized for their church designs and the American Swedish Institute, while Ernest Haley is most recognized for his residential designs, as well as a church and lodge (Lathrop 2010: 24-26, 47 and 88; University of Minnesota 2014a). The commercial buildings at 112 and 116 Hennepin Ave. E. are distinctive examples of their architectural practices. Available information on the history of the Site does not readily support a case for its significance under Criteria (1) - (5) or Criterion (7).

Additionally, the Site is located within a local historic district that is also designated as a Minnesota state historic district by the Minnesota Historic District Act of 1971 (Minnesota Statutes § 138.73). According to definitions for “historic resource” and “historic district” set forth in the Minneapolis Heritage Preservation Ordinance, the Site is likely to be eligible as a local historic resource.

4.2.3 INTEGRITY

The Site maintains good integrity of location and association by maintaining its original location of construction and a similar mixed-use commercial/residential function. Integrity of setting is fair due to contemporary development at a larger scale and massing to the west and south, while Our Lady of Lourdes Catholic Church (1857) remains to the east. A non-compatible addition and an adjacent one-story commercial building further compromise integrity of setting. Integrity of design, materials and workmanship is fair. The integrity is compromised by substantial alterations to the first story of the principal buildings, including façade treatments and fenestration that has been infilled with brick, as well as replacement windows and doors. However, façade treatments and facade fenestration on the upper stories of 112 Hennepin Ave. E. and 116 Hennepin Ave. E. largely retain their original design, materials, and workmanship that are slightly compromised by replacement windows. Integrity of feeling is good due to retention of the two-part commercial block form, original location and function. Overall, the Site has fair integrity.

5.0 CONCLUSION & RECOMMENDATIONS

Components of 112 – 120 East Hennepin have potential eligibility as contributing resources to the NRHP-listed Saint Anthony Falls Historic District, and as historic resources and/or contributing resources within the Minneapolis local historic district.

NRHP District

The Site was constructed during the period of significance for the NRHP-listed historic district. The representative value of the Site as one of few extant commercial properties, and its association with architects Boehm & Cordella and Haley, likely provide stronger support for the Site as a local historic resource than as a contributing resource to the NRHP-listed historic district. The indirect relationship of the Site to the milling industry and waterpower area, combined with fair architectural integrity, limit the potential contribution that the Site makes to the NRHP-listed historic district. However, as “thematic” and “noteworthy” buildings in the East Hennepin-Central Avenue commercial area, the Site has some potential as a contributing resource to the NRHP-listed district. However, this historic theme has not been formally incorporated into the Statement of Significance, and is currently recognized as an addition to the overall content of the NRHP nomination form.

Due to limitations of the NRHP nomination files, SHPO has not made a formal determination of whether any components of the Site are contributing or non-contributing resources to the historic district. They currently evaluate individual properties on a case-by-case basis.

Local District

The Site was constructed during the period of significance for the local historic district. The representative value of the Site as one of few extant commercial properties, and its association with architects Boehm & Cordella and Haley, likely provide stronger support for the Site as a local historic and/or contributing resource under Criterion (6). However, available information on the history of the Site does not readily support a case for its significance under Criteria (1) - (5) or Criterion (7).

While the Minneapolis HPC does not maintain a list of contributing properties to the local historic district, it does evaluate individual properties on a case-by-case basis that focuses on design and zoning. However, according to definitions for “historic resource” and “historic district” set forth in the Minneapolis Heritage Preservation Ordinance, the Site is likely to be eligible as a local historic resource since it is located within a locally-designated and Minnesota state historic district.

Recommendations

Since SHPO and the Minneapolis HPC have the authority to determine the status of properties for their respective districts, 106 Group recommends that Shafer Richardson consult with SHPO regarding the eligibility of the Site as a contributing resource to the NRHP-listed Saint Anthony Falls Historic District, and with the Minneapolis HPC regarding the eligibility of the Site as a contributing and/or historic resource within the locally-designated Saint Anthony Falls Historic District.

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APPENDIX A: PROJECT PERSONNEL

LIST OF PERSONNEL

Principal-In-Charge

Anne Ketz, M.A., RPA

Project Manager

Bo Connelly, J.D.

Principal Investigator

Parisa Ford, M.S., AICP

Graphics and GIS

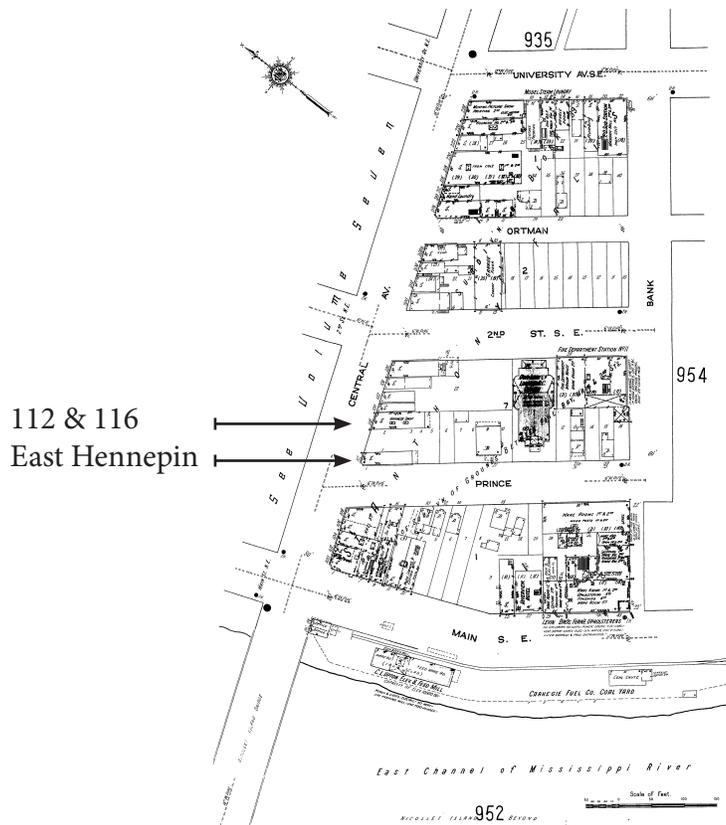
Nathan Moe, B.A.



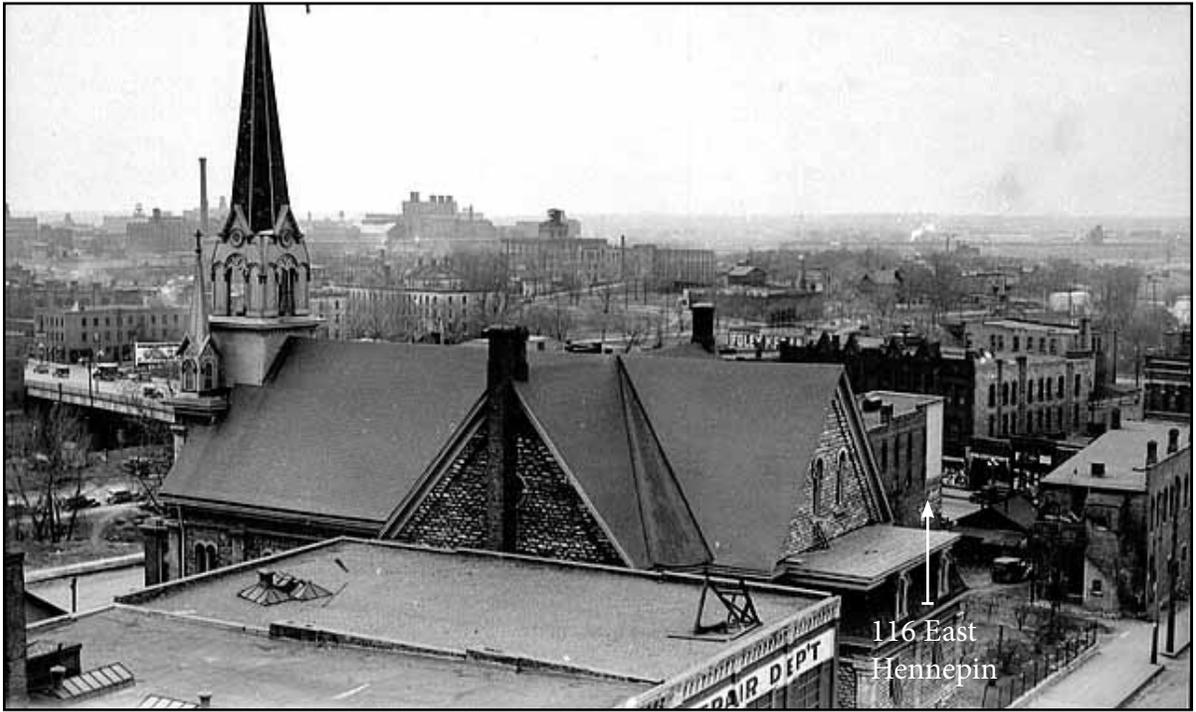
Central Avenue from Main Street, East Side (1912)

The Heart of Minneapolis

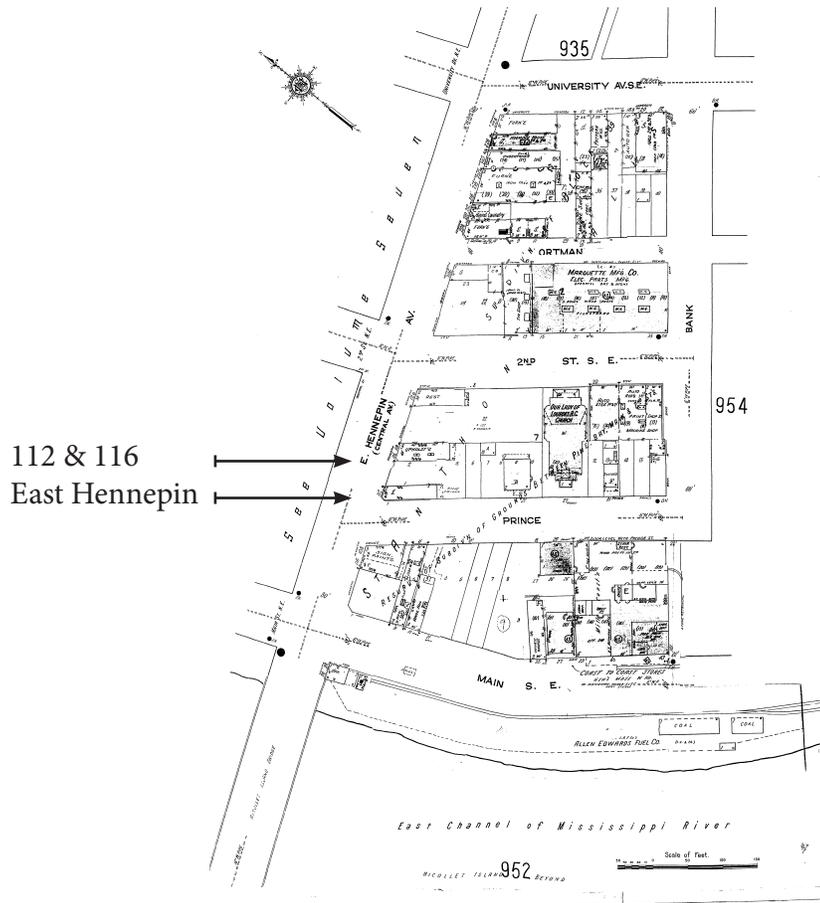
Note: Central Avenue was renamed Hennepin Avenue in 1916



Sanborn Map (1912)

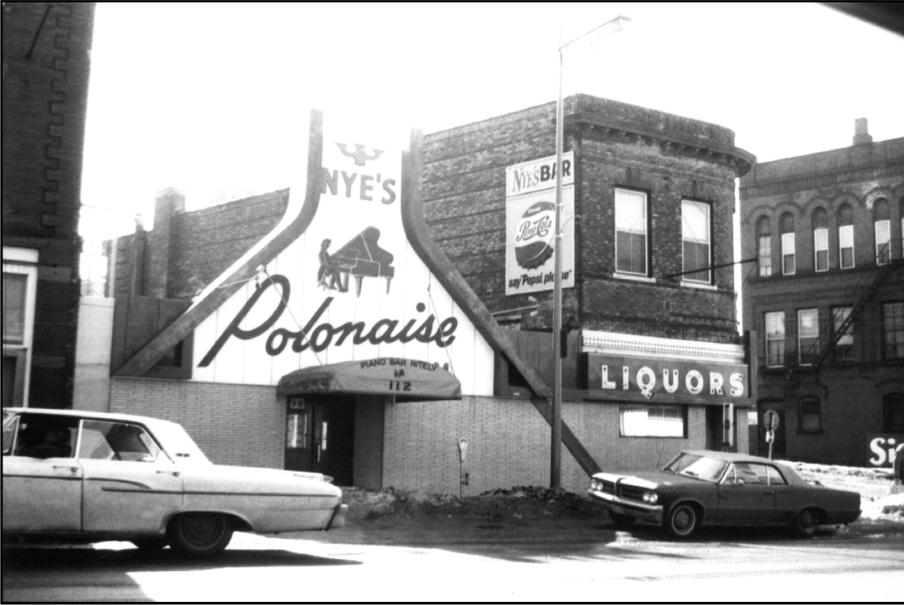


1937
Minnesota Historical Society



112 & 116
East Hennepin

Sanborn Map (1951)



1967
Hennepin County Library



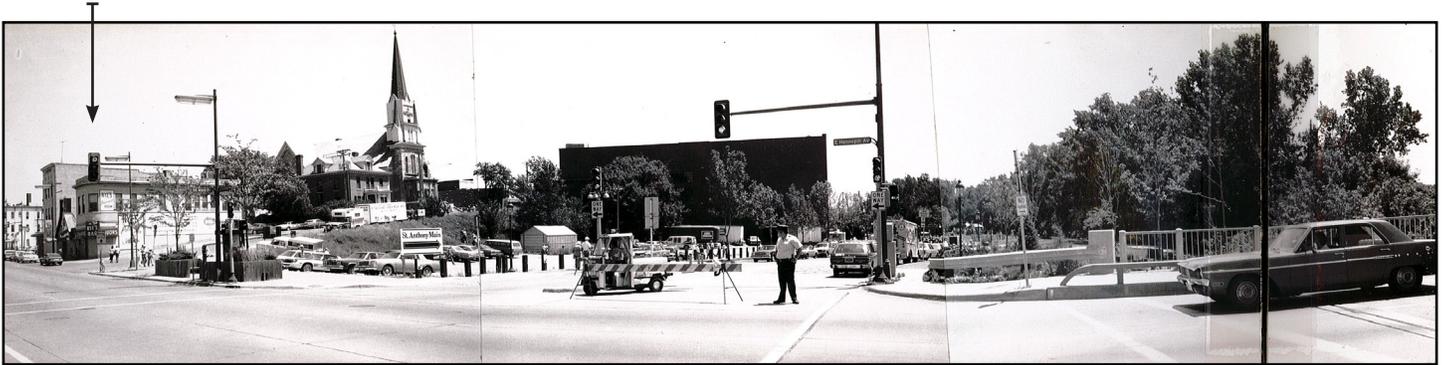
1967
Hennepin County Library



1964
Aerial Image -
Borchert Map Library

1980 Photos prior to Riverplace redevelopment

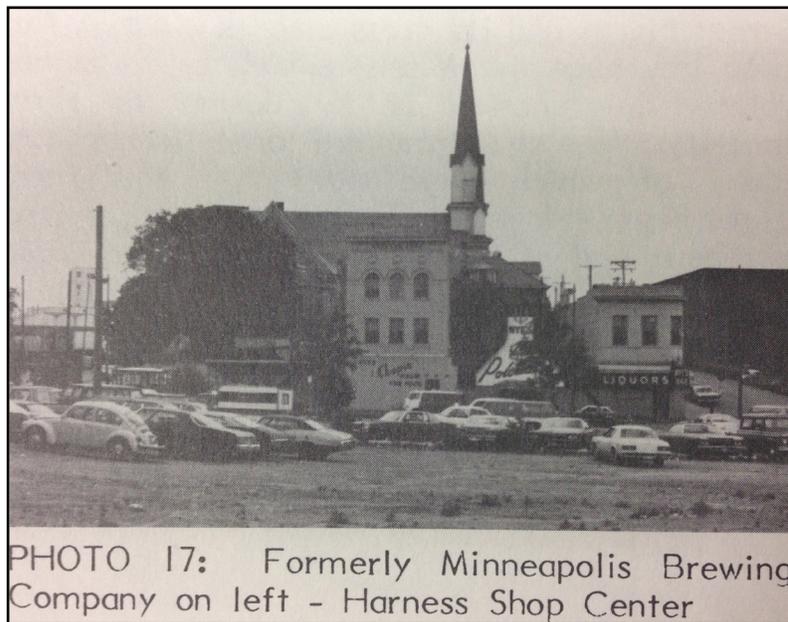
112 & 116 East
Hennepin



112 & 116 East
Hennepin



CPED Files



1980 - Saint Anthony Falls Rediscovered

Designing In Context

A fundamental principle of the design guidelines is that improvement projects should be planned to be compatible with their context. In some areas, that context remains strongly anchored by historic buildings, landscapes and other early structures. In other parts of the district, the context is more contemporary, with individual historic buildings sometimes appearing as accents; in still other areas, no historic structures exist, although some archeological resources and historic development patterns remain.

Designing in context means:

Relating to the setting at a broad, “experiential” level rather than literally copying the features of adjacent historic buildings is an essential part of designing in context. (However, it is very important that the key features of this “higher level” of the context be clearly articulated.) Designing in context also means being respectful of the cultural resources in the vicinity.

What is the purpose of “designing in context?”

It is not the intent to pretend that the historic district is frozen in time, but rather to express evolution and change while retaining one’s ability to interpret the historic character where it still exists.

Levels of Context Consideration

In the case of the St. Anthony Falls Historic District, context should be considered at these levels:

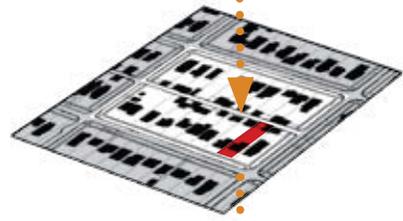
- District-wide – in terms of the qualitative features described earlier
- Subarea – which focuses on the collection of buildings, sites and structures within the boundaries of the specific character area
- Immediate surroundings – properties adjacent to, facing or overlooking a specific site

LEVELS OF CONTEXT CONSIDERATION

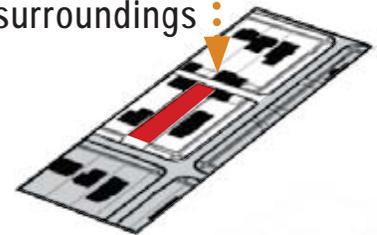
District-wide



Subarea



Immediate surroundings



THE CHARACTER AREAS

The St. Anthony Falls Historic District is divided into a series of subareas that reflect different historic and contemporary development patterns. These are termed “Character Areas,” and serve to:

- Identify distinct areas with different characteristics
- Define key existing features that make up the context
- Help understand historic development patterns and the locations of potential archeological sites
- Identify different contexts in which new designs should be considered
- Establish context appropriate design standards for each area
- Set urban design principles (tailored to context) that also should apply

Defining Context

To a great extent, the physical context is the summation of the visual characteristics that give a distinct identity to a district or neighborhood. It is important to understand both the historic context of a district as well as its existing features. The difference in these will determine the degree of historic integrity in a district, and therefore, the amount of flexibility appropriate for new projects in the area.

In order to define context for a specific site, consider the following questions for both current and historic conditions:

- Which features are most distinctive in contributing to the character of the area?
- What building styles are represented?
- What are the typical building components seen?
- What is the scale, or range of scales, of historic buildings?
- How are materials finished?
- How are buildings sited?
- How is the landscape treated?
- How are sites and buildings accessed?
- What are typical building uses?
- What is the degree of visual continuity found in the area?
- What is the degree of diversity found in the area?
- To what degree do newer structures complement the historic context?

In developing answers to these questions visit the site and view the site from various vantage points in other nearby areas. Also, consult any historic plats, fire insurance maps and aerial photos for the area.

Differing Assumptions About Infill Design in Context

In the course of discussions that occur about compatibility in the historic district, a reoccurring question is: “To which period are we designing?” The answer is: “We are designing for today, not in any earlier period.” But these new designs still must be compatible with the context.

Intent

New projects should reflect design styles of today while maintaining compatibility with the character of the district.

General Rehabilitation Guidelines

Adaptive Reuse

Continuing to keep historic buildings in active use is a key objective for preservation in Minneapolis, especially in the St. Anthony Falls Historic District. Doing so retains a link to our heritage and also is sound environmental policy. Re-using a building preserves the energy and resources invested in its construction, and avoids the need for producing new materials that would be required to construct a replacement.

While the best use for a historic resource is that for which it was designed, there are cases where adapting to a new use will be necessary. Many adaptations can occur relatively easily, but some unique resources, such as the large, circular concrete elevator buildings found in the district, will require creative solutions. Additional flexibility will be considered for new uses in those circumstances.

Intent

Provide a compatible use for a historic structure, one that will require minimal alteration to it and its site.

Requirement

- 8.1 Seek uses that are compatible with the historic character of a historic building.**
- a. The use should not adversely affect the historic integrity of the structure.
 - b. The use should not alter significant stylistic and architectural features of the structure.
 - c. A use that helps to interpret how the resource was used historically is encouraged.

WEB LINK: TOPIC SPECIFIC TECHNICAL PRESERVATION GUIDANCE

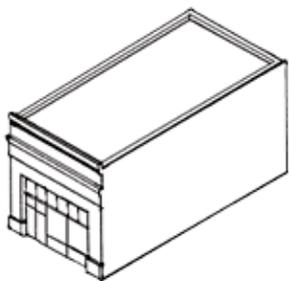
There are various publications on the National Park Service's web site that provide recommended rehabilitation treatments and practices for historic buildings. These publications should be reviewed when undertaking improvements to historic buildings.

<http://www.nps.gov/tps/education/free-pubs.htm>

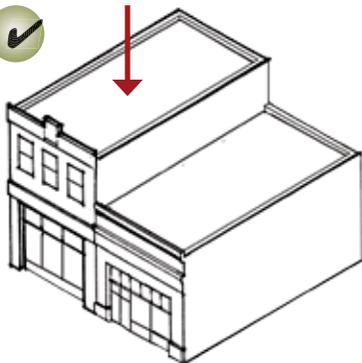
LOCATING A COMMERCIAL ADDITION

Original Building

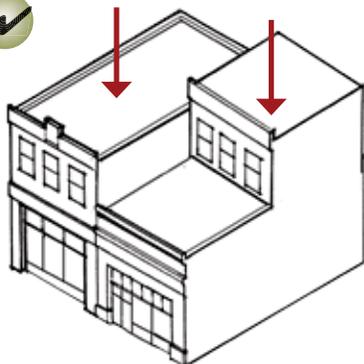
An original one-story building, before an addition. Compare with sketches below.



New Addition to the Side



New Addition to the Side and Roof



Additions to Buildings

Two distinct types of additions to historic buildings will be considered. First, a ground-level addition that involves expanding the footprint of a structure. Such an addition should be to the rear or side of a building and not obscure character-defining facades. Second, an addition to the roof will be considered. Rooftop additions should be set back from the character-defining facade(s) to minimize visual impacts. In addition, the materials, window sizes and alignment of trim elements on the addition should be compatible with those of the existing structure.

Intent

Design an addition to have the least impact on the character of the building and the district. It should be subordinate to and compatible with the existing building. The addition should also be clearly distinguishable from the historic building in a way that does not detract from the character of the historic building or the district.

Requirements

- 8.53** An addition to the front of a building or a character-defining facade is inappropriate.
- 8.54** Design an addition to appear subordinate to the historic structure.
- An addition should also relate to the building in mass, scale, character and form.
 - The roof form should be compatible as well.
- 8.55** An addition should not damage or obscure significant stylistic, functional and architectural features.
- Preserve significant stylistic, functional, and architectural features, including storefronts, windows, doors, cornices, moldings, porches, brackets, loading docks, canopies, and ornaments.
 - Greater flexibility on secondary facades will be considered.

8.56 An addition to the roof of a building will be considered if it does the following:

- a. It is set back from primary and secondary character-defining walls.
- b. The maximum height of an addition should not exceed 14 feet as measured from the structural roof deck to the existing building.
- c. It preserves the perception of the historic scale of the building.
- d. It is not visible from the street as evidenced by a site line study.
- e. Its design does not detract attention from the historic facade.
- f. The addition is distinguishable as new and is compatible in material and shape.
- g. The existing structural supports can support the proposed addition; a green roof will be considered, for example.

8.57 On residential buildings, a rooftop dormer will be considered.

- a. A dormer should be visually subordinate to the overall roof mass and should be in scale with those on similar historic structures.
- b. The dormer should be located below the ridge line of the primary roof.
- c. A dormer should be similar in character to the primary roof form.
- d. The number and size of any new dormers should not visually overwhelm the scale of the primary structure.
 - ➔ A dormer is typically added to increase the amount of headroom in an upper floor. Traditionally, dormers are designed as smaller elements. If significant increases in space is desired, do not consider oversized dormers. Rather, develop an addition to the rear of the structure.

Building Mass, Scale and Height

Each historic building in the district exhibits distinct characteristics of mass, height and a degree of wall articulation that contributes to its sense of scale. As groupings, these structures establish a definitive sense of scale. This is especially well perceived in those character areas with the greater concentrations of contributing properties. In most cases, these features contribute to a sense of human scale. A new building should express these traditions of mass and scale as well.

A building conveys a sense of human scale when one can reasonably interpret the size of the structure by comparing its features to comparable elements in one's experience.

While the perceived scale along the street is a key consideration, the overall height is an important factor in terms of compatibility. This is because a building is experienced at a distance within its character area, and it also is a part of the skyline of the district as a whole.

Mass, Scale and Height at Different Levels

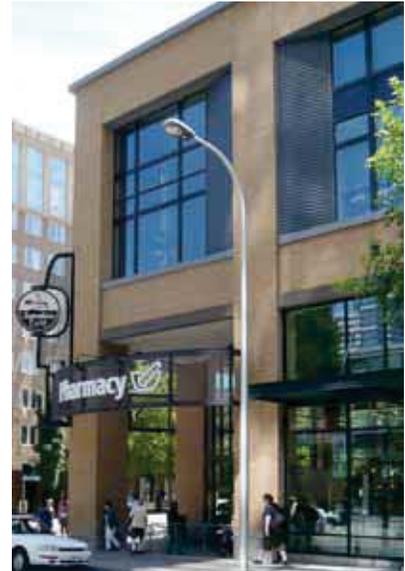
Therefore, building mass, scale and height should be considered in these ways:

(1) As experienced at the street level immediately adjacent to the building.

At this level, the actual height of the building wall at the street edge is a key factor. The scale of windows and doors, the modular characteristics of building materials, and the expression of floor heights also contribute to perceived scale.

(2) As viewed along a block, in perspective with others in the immediate area.

The degree of similarity of building heights along a block, and the repetition of similar features, including openings, materials and horizontal expression lines, combine to establish an overall sense of scale at this level of experiencing context.



A building conveys a sense of human scale when one can reasonably interpret the size of the structure by comparing its features to comparable elements in one's experience.

(3) As seen from key public viewpoints inside and outside of the historic district.

In groups, historic buildings and compatible newer structures establish a sense of scale for the entire district, defining the skyline. At this level, key landmark structures set the frame of reference.

In general, a new building should fit within the range of structures seen historically in the specific character area. However, some additional height may be considered, when it is demonstrated that the design would be compatible with the context at each of the three levels indicated above. Therefore, maximum height is determined by the appropriateness to context.

Building Height Classifications

To assist in defining building height for particular character areas, a basic set of categories is defined here. Each is based on the number of floors and height. For the purposes of these design guidelines, height classifications are defined in relation to typical building construction technology, with an understanding that specific methods may change over time. These classifications are provided to help clarify the discussion about height with respect to compatibility in the individual character areas.

The heights are taken from the ground level and relate to a range of traditional residential, industrial, commercial and mixed-use buildings types. Note that some rooftop appurtenances, including stair towers and mechanical equipment, will extend above these height classifications. For general purposes, the following dimensions are assumed:

- First floor: 14 - 16 feet
- Upper floors: 11 - 12 feet

Very Low-Rise Building

These buildings range from one to three stories in height. Many buildings of this scale will continue to appear in all of the character areas. Traditional single-family, detached structures fit into this category, as do two-family and row houses. Commercial and mixed-use buildings of this scale also may occur, sometimes as a “wrap” to taller forms.

Low-Rise Building

This building category includes structures that range from four to six stories. This represents the maximum height of “stick built” construction, which often consists of one or two levels masonry, with upper levels of frame construction above. Multifamily apartments are typical of this form. Other mixed use, commercial and industrial buildings may fit into this category as well.

Mid-Rise Building

This category includes buildings that range from seven to nine stories. With the typical floor-to-floor heights that are assumed, they are in a range of 90 to 100 feet or more.

High-Rise Building

The high-rise building type is primarily defined by the height constraints that building codes and related construction types bring into play. For the purpose of this document a high-rise building is greater than 105 feet.



Very Low-Rise Building



Low-Rise Building



Mid-Rise Building



High-Rise Building



Floor-to-floor heights should appear similar to those of traditional buildings.



Recessed articulations should reflect the depth of traditional openings.

Intent

A new building should be compatible in height, mass and scale with its context, including the specific block, the character area, and the historic district as a whole. This should be a primary consideration for the design of a new building. Each new building also should convey a human scale, reflect similar building massing and facade articulation features of the context, and be compatible with the district skyline. (See Character Areas in Chapter 10 for building mass, scale and height guidelines specific to each character area.)

Requirements

9.8 Maintain the traditional size of buildings as perceived at the street level.

- a. The height of a new building should be within the height range established in the context, especially at the street frontage.
- b. Floor-to-floor heights should appear similar to those of traditional buildings.

9.9 The overall height of a new building shall be compatible with the character area.

- a. A building height that exceeds the height range established in the context will be considered when:
 - It is demonstrated that the additional height will be compatible with adjacent properties, within the character area as a whole, and for the historic district at large.
 - Taller portions are set back significantly from the street.
 - Access to light and air of surrounding properties is respected.
 - Key views are maintained. (See page 51 for more information on key views.)

9.10 Position taller portions of a structure away from neighboring buildings of lower scale.

- a. Locate the taller portion of a new structure to minimize looming effects and shading of lower scaled neighbors, especially when adjacent to smaller historic structures.
- b. Taller portions of a building should be compatible and not loom over adjacent buildings at any time.

9.11 Provide variation in building height in a large development.

- a. In order to reduce the perceived mass of a larger building, divide it into subordinate modules that reflect traditional building sizes in the context. Too much variation in building height is inappropriate.
- b. Vary the height of building modules in a large structure, and include portions that are similar in height to historic structures in the context. However, avoid excessive modulation of a building mass, when that would be out of character with simpler historic building forms in the area. Too much variation in building massing is inappropriate.

9.12 Maintain the scale of traditional building widths in the context.

- a. Design a new building to reflect the established range of the traditional building widths in the character area.
- b. Where a building must exceed this width, use changes in design features so the building reads as separate building modules reflecting traditional building widths and massing. Changes in the expression and details of materials, changes in window design, facade height or materials are examples of techniques that should be considered.
- c. Where these articulation techniques are used, they shall be expressed consistently throughout the structure, such that the composition appears as several building modules. Attention to the designs of transitions between modules is important. Too much variation, which results in an overly busy design, is inappropriate.



A block-long building width will be considered if the facade reads as separate building modules. Please note that this may be appropriate in some areas and not in others.



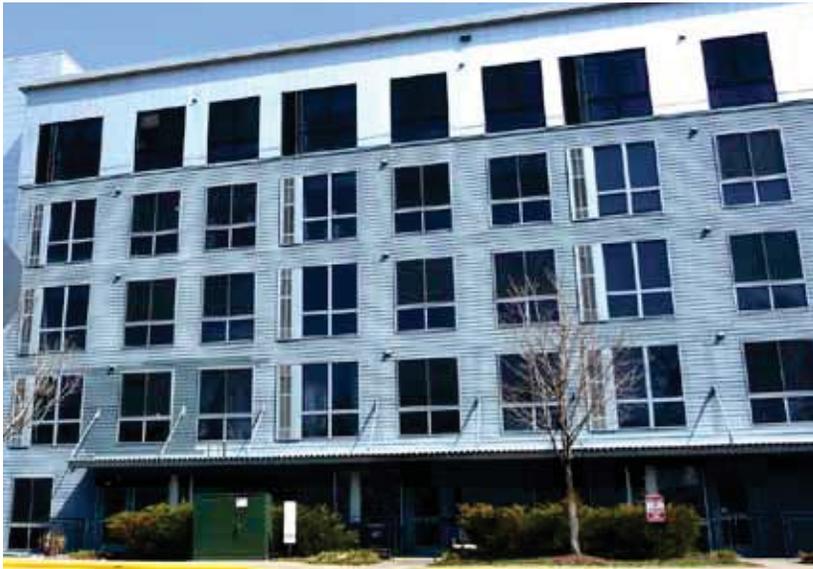
Consider dividing a block long facade into sub-components that read as several discrete modules that are consistent with traditional building widths in the context.

9.13 A block-long building facade is inappropriate.

- a. A block-long building width will be considered if the facade reads as separate building modules.

9.14 A new commercial or mixed-use building should incorporate a base, middle and cap.

- a. Traditionally, buildings were composed of these three basic elements. Interpreting this tradition in new buildings will help reinforce the visual continuity of the area.



Express the position of each floor in the external skin of a building to establish a scale similar to historic buildings in the district.

9.15 Establish a sense of human scale in the building design.

- a. Use vertical and horizontal articulation techniques to reduce the apparent mass of a larger building and to create visual interest.
- b. Express the position of each floor in the external skin of a building to establish a scale similar to historic buildings in the district.
- c. Use materials that convey scale in their proportion, detail and form.
- d. Generally, the facade in most contexts should appear as a relatively flat surface, with any projecting or recessed “articulations” appearing to be subordinate to the dominant form. Exceptions are in lower scale single-family settings.
- e. Design architectural details and other features to be in scale with the building. Using windows, doors, storefronts (in commercial buildings) and porches (in lower scale residential buildings) that are similar in scale to those seen traditionally is appropriate.



Use vertical and horizontal articulation techniques to reduce the apparent mass of a larger building and to create visual interest.

J. Hennepin and Central District

The current configuration of the Hennepin and Central District contains a disparate collection of historic buildings including a collection of historic storefront buildings on Hennepin and First Avenues Northeast, Our Lady of Lourdes Church, and the Art Godfrey house, which was moved into Chute Square, an open space across Central Avenue from the Pillsbury Library. Interspersed among these historic buildings are more recent high-rise residential apartments, townhomes and other commercial and residential development.

This area was once the principal business center for the east side. The collection of historic buildings reflects the early development pattern of the former city of St. Anthony and current city of Minneapolis. Portions date back to St. Anthony's Upper Town. The intensity of building grew with the introduction of the street car in 1875.

Intensive redevelopment pressure began in the 1980s with the introduction of the Pinnacle and La Rive high-rise apartment buildings as part of the Main Street revival efforts around St. Anthony Main and Riverplace. These buildings added density along the riverfront at the same time that other areas one block inland developed with less dense and more auto-centric development patterns. Renewed interest in the area in the late 1990s and early 2000s brought additional residential development in the form of townhouses and mid-rise residential buildings.

Cultural and Archaeological Features

Redevelopment in the area has diminished the likelihood of archaeology. However, remains may still exist.



Character Area J Detail -2010 Aerial



The current configuration of the Hennepin and Central District contains a disparate collection of historic buildings including a collection of historic storefront buildings on Hennepin and First Avenues Northeast.

Intent

Retain the feeling created along Hennepin Avenue by the historic storefront buildings and minimize impacts on other adjacent historic resources while allowing for high-quality contemporary design in new infill buildings. Consider individual design characteristics of historic resources within the area rather than the general historic character. New buildings that exceed the height of the traditional commercial building heights need to consider the character of the adjacent buildings on the block face and the entire character area.

Enhancements to the landscape, streetscape and open space are encouraged. Landscapes should reinforce the quality of the public realm. Guidance offered in Chapter 6 for landscapes, streetscapes, and open spaces in historic commercial areas should be applied.

Site and Landscape Guidelines

Requirement

10.56 Encourage enhancements to the public realm with streetscape improvements.

- a. Landscaping, trees and street furniture are appropriate improvements.

Building Design

Requirement

10.57 Orient buildings to follow the historic orientation patterns.

- a. Buildings along Hennepin Avenue should be oriented toward Hennepin Avenue.

10.58 The maximum building height should not exceed four stories.

- a. Low-rise and very low-rise building heights are most appropriate (see page 103 for building height classifications).
 - ➔ Additional stories, up to ten, may be allowed if stepped back from the street wall in a way that does not detract from the historic development patterns. See Guideline 9.9 for more details.

10.59 The facade of an infill building along Hennepin Avenue should reflect the established range of the historic building width.

a. A block-long facade building mass is inappropriate.



Additional stories, up to ten stories, may be allowed if stepped back from the street wall in a way that does not detract from the historic development patterns. See Guideline 9.9 for more details.



Retain the traditional height of commercial buildings along Hennepin at 2–3 stories.