

## CPED STAFF REPORT

Prepared for the Heritage Planning Commission  
Agenda Item #8  
July 28, 2015  
BZH-28750

### HERITAGE PRESERVATION APPLICATION SUMMARY

*Property Location:* 101 1st Avenue N  
*Project Name:* 101 1<sup>st</sup> Avenue N Townhomes  
*Prepared By:* Kimberly Holien, Senior Planner, (612) 673-2402  
*Applicant:* Shorenstein Realty Services  
*Project Contact:* Carl Runck, Ryan Companies  
*Ward:* 3  
*Neighborhood:* North Loop  
*Request:* To construct a residential structure with 13 attached townhome units in the Saint Anthony Falls Historic District.

*Required Applications:*

<b>Certificate of Appropriateness</b>	For the construction of residential structure with 13 attached townhome units in the Saint Anthony Falls Historic District.
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### HISTORIC PROPERTY INFORMATION

<b>Current Name</b>	Not applicable
<b>Historic Name</b>	Not applicable
<b>Historic Address</b>	101-129 1 <sup>st</sup> Avenue N
<b>Original Construction Date</b>	Not applicable
<b>Original Architect</b>	Not applicable
<b>Original Builder</b>	Not applicable
<b>Original Engineer</b>	Not applicable
<b>Historic Use</b>	Various establishments including a factory, an electrical shop, hotel, store and other commercial uses
<b>Current Use</b>	Surface parking lot
<b>Proposed Use</b>	A new residential structure with 13 attached townhome units.

<b>Date Application Deemed Complete</b>	July 6, 2015	<b>Date Extension Letter Sent</b>	N/A
<b>End of 60-Day Decision Period</b>	September 4, 2015	<b>End of 120-Day Decision Period</b>	N/A

**CLASSIFICATION**

<b>Local Historic District</b>	Saint Anthony Falls Historic District (Non-contributing property)
<b>Period of Significance</b>	1848-1941
<b>Criteria of Significance</b>	<i>Criteria 1:</i> The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history. <i>Criteria 4:</i> The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
<b>Date of Local Designation</b>	1971
<b>Date of National Register Listing</b>	1971
<b>Applicable Design Guidelines</b>	<i>Saint Anthony Falls Historic District Guidelines (2012)</i>

**SUMMARY**

**BACKGROUND.** The falls of St. Anthony were instrumental in the development of Minnesota’s largest city in all its stages of growth. In addition to its original natural beauty, the falls furnished direct power to the lumber and flour industries and electrical power for industrial and residential use. Centered on this influential landmark, the Saint Anthony Falls Historic District reveals the origins and early history of Minneapolis. Today, the district includes both the East and West Side Milling Districts, in addition to various homes, commercial buildings, significant bridges and elegant churches.

The subject site is located on the block bordered by Hennepin Avenue 1<sup>st</sup> Street N, 1<sup>st</sup> Avenue N and 2<sup>nd</sup> Street N. The property comprises a narrow strip of land on the west side of the block. It is currently a surface parking lot and is a non-contributing property in the district. The applicant is also proposing a project on the east side of the block that is covered under a separate application. The subject block also contains a 6-story parking ramp and a three story brick building that is a contributing resource in the Minneapolis Warehouse Historic District.

Historically, the site contained a series of buildings that were demolished between 1930 and 1965. The site has since been used as a surface parking lot.

**APPLICANT’S PROPOSAL.** The applicant is proposing to construct a new residential building with 13 attached townhome units. The units will have individual entrances at grade fronting along 1st Avenue N. Each unit will have an attached garage accessed from a driveway on the back side of the building. The general layout of each unit includes an entryway and garage on the partially subterranean first level, living space, kitchen and bath on the 2<sup>nd</sup> floor and two bedrooms on the third floor. Each unit has a partial fourth floor that steps back to allow for roof decks facing west. The front of each unit will have a small landscaped area that is fenced to delineate between public and private space.

The applicant is currently working on revisions to the project based on feedback received during the Preliminary Development Review meeting that occurred on July 15<sup>th</sup>, 2015. As such, the applicant has requested a continuance of one cycle to allow additional time to revise the plans. Staff is recommending that the project be continued one cycle, to the August 11<sup>th</sup>, 2015 meeting accordingly.

**PUBLIC COMMENTS.** No correspondence had been received as of the drafting of this report. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Carl Runck of Ryan Companies for the property located at 100 Hennepin Avenue:

**A. Certificate of Appropriateness.**

Recommended motion: **Continue** the certificate of appropriateness to allow the construction of a new residential building with 13 attached townhomes for one cycle, to the August 11, 2015 meeting.

## ATTACHMENTS

- I. Zoning map

NAME OF APPLICANT

WARD



PROPERTY ADDRESS  
**101 1st Avenue N**

FILE NUMBER  
**BZH-28750**