

## CPED STAFF REPORT

Prepared for the Heritage Preservation Commission  
HPC Agenda Item #5  
August 11, 2015  
BZH-28749

### HERITAGE PRESERVATION APPLICATION SUMMARY

*Property Location:* 100 Hennepin Avenue  
*Project Name:* 100 Hennepin Mixed-Use Project  
*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 mixed-use building with 156 dwelling units in the Saint Anthony Falls Historic District.

*Required Applications:*

<b>Certificate of Appropriateness</b>	For the construction of a mixed-use building with 156 dwelling 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>	Pence Opera House, various other establishments
<b>Historic Address</b>	100-120 Hennepin Avenue
<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>	Opera House, Rooming House, Various stores with apartments above
<b>Current Use</b>	Surface parking lot
<b>Proposed Use</b>	Mixed-use building with 156 dwelling units and two ground floor commercial spaces.

<b>Date Application Deemed Complete</b>	July 6, 2015	<b>Date Extension Letter Sent</b>	August 3, 2015
<b>End of 60-Day Decision Period</b>	September 4, 2015	<b>End of 120-Day Decision Period</b>	November 3, 2015

**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>	<u><i>Saint Anthony Falls Historic District Guidelines</i></u> (2012)

**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 the east half of the block and currently contains a surface parking lot. It is non-contributing property in the district. The applicant is also proposing a project on the west 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. The brick building is a contributing resource in the Minneapolis Warehouse Historic District.

Historically, the site contained the Pence Opera House at the corner of Hennepin Avenue and 2<sup>nd</sup> Street N and a series of two and three story buildings that contained retail and service uses with apartments above. The Pence Opera House was demolished in 1952. Other buildings on this block were demolished between 1950 and 1969. The site has since been used as a surface parking lot.

**APPLICANT’S PROPOSAL.** The applicant is proposing to construct a mixed-use building with 156 dwelling units and two ground floor commercial spaces. The building will function as six stories with a mezzanine but is eight stories per the zoning code definition of height. There are 46 parking stalls enclosed at grade on the interior of the building. The building has 11 walk-up townhome units proposed along the Hennepin Avenue elevation flanked by a retail use to the south and the residential entry lobby to the north. A second retail space is in the northeast corner of the building, near the intersection of Hennepin Avenue and 1<sup>st</sup> Street N.

The upper floors of the building are divided into three sections with rooftop amenity courtyards between. The northeast and southeast corners of the building have penthouse units with mezzanine

levels and higher roofs. The building will connect to the parking ramp to the west in the southwest corner and resident parking will be accommodated both within the building and in said ramp.

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 additional cycle to allow additional time to revise the plans. Staff is recommending that the project be continued one cycle, to the August 25, 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.

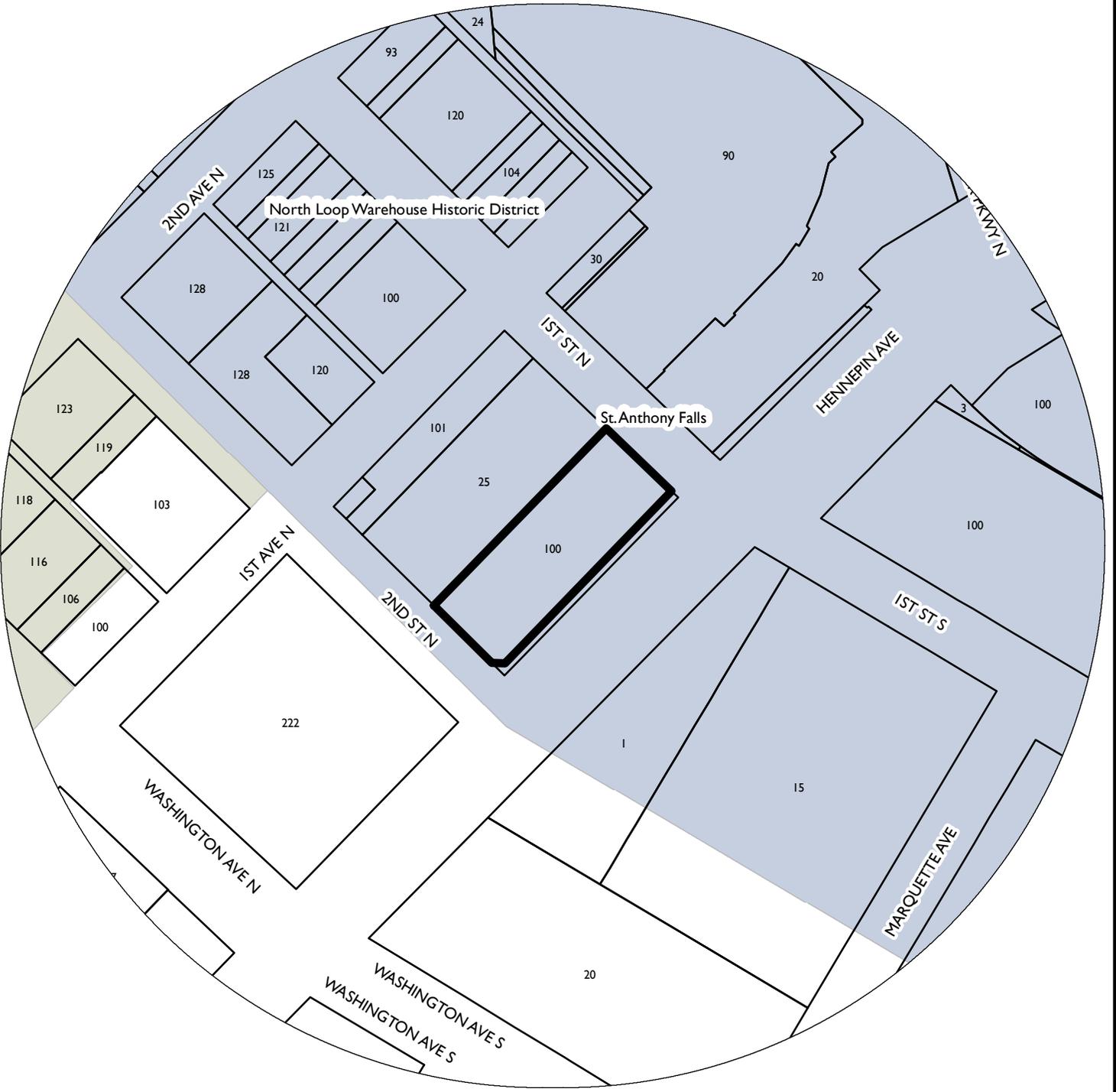
Recommended motion: **Continue** the certificate of appropriateness to allow the construction of a new mixed-use building with 156 dwelling units for one cycle, to the August 25, 2015, meeting.

## ATTACHMENTS

- I. Zoning map

NAME OF APPLICANT

WARD



PROPERTY ADDRESS  
**100 Hennepin Avenue**

FILE NUMBER  
**BZH-28749**