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**LAND USE APPLICATION SUMMARY**

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*Property Location:* 428 2nd Street South  
*Project Name:* Smith and Porter Bar and Restaurant  
*Prepared By:* Aaron Hanauer, Senior City Planner, (612) 673-2494  
*Applicant:* Smith and Porter Bar + Restaurant  
*Project Contact:* Amanda Kreller, Yellow Dog Studio  
*Ward:* 3  
*Neighborhood:* Downtown West  
*Request:* To allow for a new trellis, monument sign, and walkway lighting for an existing restaurant.  
*Required Applications:*

<b>Certificate of Appropriateness</b>	To allow for a new trellis, monument sign, and pedestrian lighting along the walkway for an existing restaurant.
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**HISTORIC PROPERTY INFORMATION**

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<b>Current Name</b>	Abiitan Residence & Smith and Porter Bar + Restaurant
<b>Historic Name</b>	N/A
<b>Historic Address</b>	N/A
<b>Original Construction Date</b>	N/A
<b>Original Architect</b>	Unknown
<b>Original Builder</b>	Unknown
<b>Original Engineer</b>	Unknown
<b>Historic Use</b>	Hotel, machine shop, foundry, and railroad corridor/spur
<b>Current Use</b>	Mixed-use building
<b>Proposed Use</b>	To allow for a new trellis, monument sign, and pedestrian lighting along the walkway for an existing restaurant.

Date Application Deemed Complete	March 29, 2019	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	May 28, 2019	End of 120-Day Decision Period	N/A

**CLASSIFICATION**

<b>Local Historic District</b>	Saint Anthony Falls Historic District
<b>Period of Significance</b>	1858-1940
<b>Criteria of Significance</b>	Industry, Transportation, Architecture and Social Significance
<b>Date of Local Designation</b>	1971
<b>Date of National Register Listing</b>	1971
<b>Applicable Design Guidelines</b>	<u><i>St. Anthony Falls Historic District Design Guidelines</i></u> <u><i>Historic Mills District Master Plan and Update</i></u> <u><i>The Secretary of the Interior’s Standards for the Treatment of Historic Properties</i></u>

**SUMMARY**

**BACKGROUND.** The subject site is in the Saint Anthony Falls Historic District. The St. Anthony Falls established its modern historic significance as the birthplace of Minneapolis and the epicenters of saw and flour milling industries that became leading producers of their commodities in the United States and the world. The Falls and their industries fed unparalleled technical innovations and a web of railroads connected the industries to the region and nation.

The growth of the milling industry in Minneapolis would not have occurred if not for the railroads. They first provided a way to ship finished lumber across the region and then became the conduit to the flour milling industry. Rail lines connected the mills with the grain fields of the Midwest and thence back out to the rest of the nation as finished flour.

The subject site is located in the West Side Milling Area of the historic district, which is bounded by Second Street South, Third Avenue South, West River Parkway and the former right-of-way of Tenth Avenue South. The highest concentration of milling-related development exists here—all oriented off the West Side Waterpower Canal, now the alignment of Plank Road on West River Road. Access to the waterpower canal was a premium and thus shaped the massing and locations of the buildings. Building widths were relatively narrow in order to promote access to the water for as many as possible. The heights of the remaining buildings vary. The resulting character is a diversity of building heights with simple rectangular massing.

In 2014, the Heritage Preservation Commission approved three projects applicable to this application:

- Abiitan Residence - a 5-story mixed use building with ground floor commercial, assisted living on the floors above at 428 2<sup>nd</sup> Street South (BZH-28278)
- Mill City Quarter - a 6-story mixed use building with ground floor commercial and apartments on the floors above at 300 2<sup>nd</sup> Street South (BZH-27892).
- A woonerf between the two buildings (101 3<sup>rd</sup> Avenue South) - concept where bikes, cars, pedestrians and public spaces all coexist, on the adjacent parcel at 101 3<sup>rd</sup> Avenue South, separating the developments. The woonerf was the location of one of the important railroad corridors. This element also provides a link for pedestrians and bicyclists connecting the Mississippi River to the Downtown street grid (BZH-27893).

**APPLICANT’S PROPOSAL.** The Smith & Porter Restaurant is located in the Abiitan Mill City Building. The exterior entrances to the residential portion of the building and to the restaurant are located close to each other, but the restaurant entrance is setback further from 2<sup>nd</sup> Street South and just beyond the restaurant’s patio area. The

applicant states that patrons are often unsure of which exterior building entrance is the main entrance for the restaurant and many enter the restaurant through the Abiitan Residence entry and reception desk concierge. To help clearly mark the restaurant’s main entrance, the applicant is proposing to construct a trellis, monument sign, and walkway lighting from the 2<sup>nd</sup> Street sidewalk to the restaurant’s entrance.

The new trellis is proposed to be constructed of steel h-beams and supports and wood cedar slats. The 23.5 square foot monument sign is proposed to be 7.8 feet in height and three feet wide and located close to Second Street. The main exterior material of the sign would be aluminum. The lighting would be internally illuminated with white LED lighting. The proposed walkway lighting is only six inches in height above ground. All landscaping elements along the woonerf would remain intact, including an existing historic plaque, limestone bench seating, railroad wheel artifacts, trees, shrubbery, gravel and hardscape walk and driveway paver materials.

**RELATED APPROVALS.**

Planning Case #	Application(s)	Description	Action
BZH-28278 (2014)	Certificate of appropriateness	To allow a 5-story mixed use building with ground floor commercial and assisted living residential units on upper floors.	Approved
BZH-27892	Certificate of appropriateness	To allow a 6-story mixed-use building with ground floor commercial and affordable housing on the upper floors.	Approved
BZH-27893	Certificate of appropriateness	To allow a woonerf	Approved

**PUBLIC COMMENTS.** As of the publication of the staff report, no public comments were received. Any correspondence received after the publication of the staff report and prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

**ANALYSIS**

**CERTIFICATE OF APPROPRIATENESS**

The Department of Community Planning and Economic Development has analyzed the application to allow for a new trellis, monument sign, and walkway lighting at 428 2nd Street South in the Saint Anthony Falls Historic District based on the following findings:

1. *The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.*

The St. Anthony Falls Historic District is significant for the falls itself, the power that was harnessed from it, and the industries that thrived because of this power. The designation of the St. Anthony Falls Historic District recognizes the significance of the urbanization of the area around the Falls; this includes residential and commercial development, transportation infrastructure, and most famously the industries of saw and flour milling. The subject property is occupied by a new development. The proposed construction would retain the historic rail corridor viewshed and accessibility to the woonerf.

The proposed project of adding a trellis to help connect the building to the public sidewalk, signage, and lighting will not adversely impact the setting or the view corridor of the historic rail corridor curvature and it retains open space in the historic rail corridor. The proposed project supports the industrial and transportation criteria of significance by retaining open space in the historic rail corridor location as well as maintaining the connection to the river. It also incorporates concepts from the historic use into the new features by using materials of the new construction and materials that are similar in the district. With the adoption of the staff recommendation, the proposed new construction would be compatible with the criteria of significance and period of significance for which the St. Anthony Falls Historic District was designated.

2. *The alteration will ensure the continued integrity of the landmark or historic district.*

Both the City of Minneapolis' Heritage Preservation Regulations and the National Register of Historic Places identify integrity as the authenticity of historic properties and recognize seven aspects that define a property's integrity: location, design, setting, materials, workmanship, feeling and association. Based upon the evidence provided below, the proposed work would not impair the integrity of the St. Anthony Falls Historic District.

**Location:** The proposed project will not impact the location of the historic rail corridor viewshed or the recently completed historic interpretation of the rail corridor.

**Design:** The proposed alternations will not adversely impact the open design of the woonerf/historic interpretation of the rail corridor as no elements will be located within the corridor.

**Setting:** The proposal would not impact the setting of the historic rail corridor, the 2014 approved woonerf design, or the other landscape artifacts that are there today.

**Materials:** The proposal would use metal and wood materials for the trellis and the sign which are consistent with the historic district and the new construction. Materials are discussed further in finding #4.

**Workmanship:** The proposed changes would not alter any historic elements in the district and it would not impair the integrity of workmanship of the rail corridor interpretation that was approved in 2014.

**Feeling:** New construction in a historic district typically changes the feeling of an area and will stand out as modern and different from the historic surroundings. In the case of the subject property, the 2014 interpretive plan that is currently installed helps reflect the historic function of the site and reinforces the location and open space of the historic use. The proposed addition of a trellis, a sign, and walkway lighting will not adversely impact the feeling of the rail corridor viewshed or the 2014 historic interpretive plan that is currently installed.

**Association:** The project would not impair the district's integrity of association.

3. *The alteration is consistent with the applicable design guidelines adopted by the commission.*

The Heritage Preservation Commission adopted the St. Anthony Falls Historic District Design Guidelines in 2012. The following policies and guidelines apply to this proposal:

**Intent for Landscape Designs**

Landscape designs should be reflective of the historic character or natural setting of the individual areas. The landscape should help enhance the understanding of the history of the area while allowing new contemporary design interpretations and adaptive reuse of sites. Landscape designs should not convey a false sense of history. Specific to the Water Power Character Area, enhanced landscapes and streetscapes in this character area are encouraged. They should not impede one's ability to understand the historical function and character of the context.

**Requirements**

6.1 Retain existing features of historic landscapes including but not limited to plant materials, waterways and grade changes.

- a. Where historic features are damaged beyond repair, incorporate concepts from the historic design into the new features.

6.2 Design new landscapes to be in harmony with the overall historic character of the district.

- a. A new landscape design should not impede one's ability to understand the historical function and character of the context.
- b. A new landscape design should not convey a false sense of history. Designs that reflect their own time, while helping to convey the history of a site, are appropriate.

10.4 Integrate landscape features with industrial infrastructure and other interpretive opportunities to tell the story of the district.

### **Intent for Streetscape Improvements**

Streetscape improvements should be reflective of the historic character or natural setting of the individual character areas. The streetscape should help enhance the understanding of the history of the area while allowing new contemporary design interpretations and adaptive reuse of sites. Streetscape designs should not convey a false sense of history.

#### **Requirements**

6.4 New or replacement street furnishings, such as street lights and street furniture, shall be compatible with the context of the individual character areas.

- a. In historic industrial areas, simple contemporary utilitarian designs are appropriate for street furnishings.
- b. In historic residential and commercial areas, contemporary styles, such as metal with a painted finish, are appropriate for designs for street furnishings.
- c. Designs that create a false sense of history, such as highly ornate historic styles, are not appropriate.

### **Intent for Open Space**

The historic development patterns and use of these areas is often evident in the orientation of and access to the sites, remnants of historic infrastructure buildings, and their vegetation. New designs for open spaces and parks should reflect the historic use of the site through design interpretation while allowing for designs that meet the needs for the current and proposed use of the site.

#### **Requirements**

6.7 New designs for open spaces and parks should be compatible and reflective of the historic context of the individual character areas.

- a. Incorporate the remnants of historic infrastructure and buildings into new designs for open spaces and parks.
- b. Retain the historic orientation and access patterns of sites.
- c. Interpret the historic use of the site through new design elements.

### **Intent for Views**

The most valued views should be identified at the outset of a project, such that it is clear that they will be considered. The intent is not that no view can ever change, but the key elements of a view from public way should be retained.

### **Requirements**

7.1 Incorporate key view opportunities into a design.

- a. At the outset of a project, identify views that are most valued, then incorporate them into the design.

7.2 Minimize the impacts to key views from public ways.

- a. Locate improvements to maintain key views to the extent feasible.

### **Intent for Connectivity**

Existing historic circulation systems should be preserved. New development should continue to look at opportunities to enhance the existing circulation system. Internal circulation should also be provided within a project on larger parcels to encourage a pedestrian-friendly environment.

### **Requirements**

7.3 Use historic routes, including rail corridors and roadways rather than create a new one.

- a. When considering a new connection, preserve the underlying historic development patterns.

7.4 Preserve the historic network of streets and alleys.

- a. Streets and alleys that reflect historic development patterns should not be enclosed or closed to public access. Adapting them as new ways of circulation is appropriate.
- b. Link walkways and alleys to existing public rights-of-way.

7.5 Vehicular access to a site shall be obtained using existing alleys.

- a. New curb cuts will be considered.

### ***Staff comment on the above elements:***

The proposed alterations will not materially impair the significance and integrity of the historic district and are consistent with the above design guidelines. The proposal does not adversely impact historic infrastructure, important views/view corridor, or the landscape design that was recently completed. It maintains the historic rail route as a way to improve connectivity in the area and preserves the historic network of the rail corridor. In addition, the proposed additions will not impede one's ability to understand the historical function and character of the context of the rail corridor nor does it convey a false sense of history, and reflect their own time. The proposed lighting is minimal, contemporary, and will not adversely impact the historic district. Furthermore, the proposed materials being used for the trellis (metal and wood) and for the sign (primarily aluminum) are compatible materials for the historic district.

### **Signage - Saint Anthony Falls**

Historic signs within the historic district have become character defining elements of the district's and city's identity. Preserve historic signs. Efficiently use signage for identification and way finding that do not create false sense of security or sign clutter.

7.16 Fake historic signs are not appropriate.

7.17 New rooftop signage is not appropriate.

7.18 Identification, interpretive and wayfinding signage are encouraged.

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

**Staff comment:** The applicant's signage proposal is in compliance with the Saint Anthony Falls Historic Design Guidelines as the sign is contemporary in design and helps with identification and wayfinding.

**Minneapolis Heritage Preservation Commission Design Guidelines for On-Premise Signs and Awnings:**

The *Design Guidelines for On-Premise Signs and Awnings* were adopted in 2003. Signs that do not meet the design guidelines require certificate of appropriateness approval. The following guidelines apply to this proposal:

**General:**

**Color:** Sign colors and materials should be compatible with the colors of the building and its surroundings. Day-glo, light reflecting or fluorescent colors or materials are not allowed.

**Ground Signs**

**Location.** Ground signs should not obscure the significant architectural detail of adjacent buildings.

**Size.** Ground signs should be no more than thirty-two (32) square feet in area and should not be higher than eight (8) feet.

**Materials.** Ground signs should be constructed of materials similar to those found on the existing building or compatible with the existing building. Acceptable materials include brick, stone, stucco, metal or wood.

**Staff Comment**

The proposal is consistent with the Heritage Preservation Guidelines for Signs and Awnings. There is only one sign proposed – an internally illuminated ground sign. The sign would be 23.5 square feet and 7.8 feet in height which is below the preservation guideline allowance. The proposed sign would be constructed primarily of metal and wood which are compatible with the building on the lot and historic structures in the area. The sign is proposed to be red with a black base wrap.

4. *The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**Staff Comment:**

The proposal is consistent with The Secretary of the Interior's Standards for the Treatment of Historic Properties, specifically Standard 9. The applicant's proposal respects the historic materials of the site and district and is compatible with the massing, size, and scale of the historic setting. It also prescribes that new elements should be differentiated from the old. The proposed trellis, sign, and lighting, given their design, will clearly be contemporary in design. As previously mentioned, the historic rail corridor will continue to be used for transportation purposes and the historic viewshed/curvilinear shape will not be impacted by the proposed additional elements.

5. *The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.*

The preservation ordinance is intended to promote the recognition, preservation, protection and reuse of historic districts, to promote the economic growth and general welfare of the city, to further educational and cultural enrichment, and to implement the policies of the comprehensive plan. The proposal would be consistent with the following applicable policies of the comprehensive plan:

**Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.**

- 8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.
- 8.1.2 Require new construction in historic districts to be compatible with the historic fabric.
- 8.1.3 Encourage new developments to retain historic resources, including landscapes, incorporating them into new development rather than removal.
- 8.1.4 Designate resources recommended for designation from historic surveys and listed on the National Register of Historic Places which have no local protection.

**Heritage Preservation Policy 8.5: Recognize and preserve the important influence of landscape on the cultural identity of Minneapolis.**

- 8.5.1 Identify and protect important historic and cultural landscapes.
- 8.5.2 Encourage planting and maintenance of street trees and other natural elements in historic districts to promote livability.
- 8.5.3 Preserve historic materials typically found in public spaces, such as street materials like pavers, lighting and other resources.

**Heritage Preservation Policy 8.10: Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality.**

- 8.10.1 Encourage rehabilitation of buildings and landscapes to stimulate economic activity in depressed areas.
- 8.10.6 Market the city's high quality, architecturally interesting, readily available and affordable housing and commercial properties.
- 8.10.9 Develop heritage tourism strategies.

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**RECOMMENDATIONS**

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The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Smith and Porter Bar and Restaurant to allow for a new trellis, monument sign, and walkway lighting for the property located at 428 2<sup>nd</sup> Street South in the Saint Anthony Falls Historic District based on the following findings:

**A. Certificate of Appropriateness.**

Recommended motion: **Approve** the certificate of appropriateness to allow for a new trellis, monument sign, and lighting along the walkway, subject to the following conditions:

1. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one-year extension if the request is made in writing no later than April 29, 2021

2. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this certificate of appropriateness and may result in termination of the approval.

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## **ATTACHMENTS**

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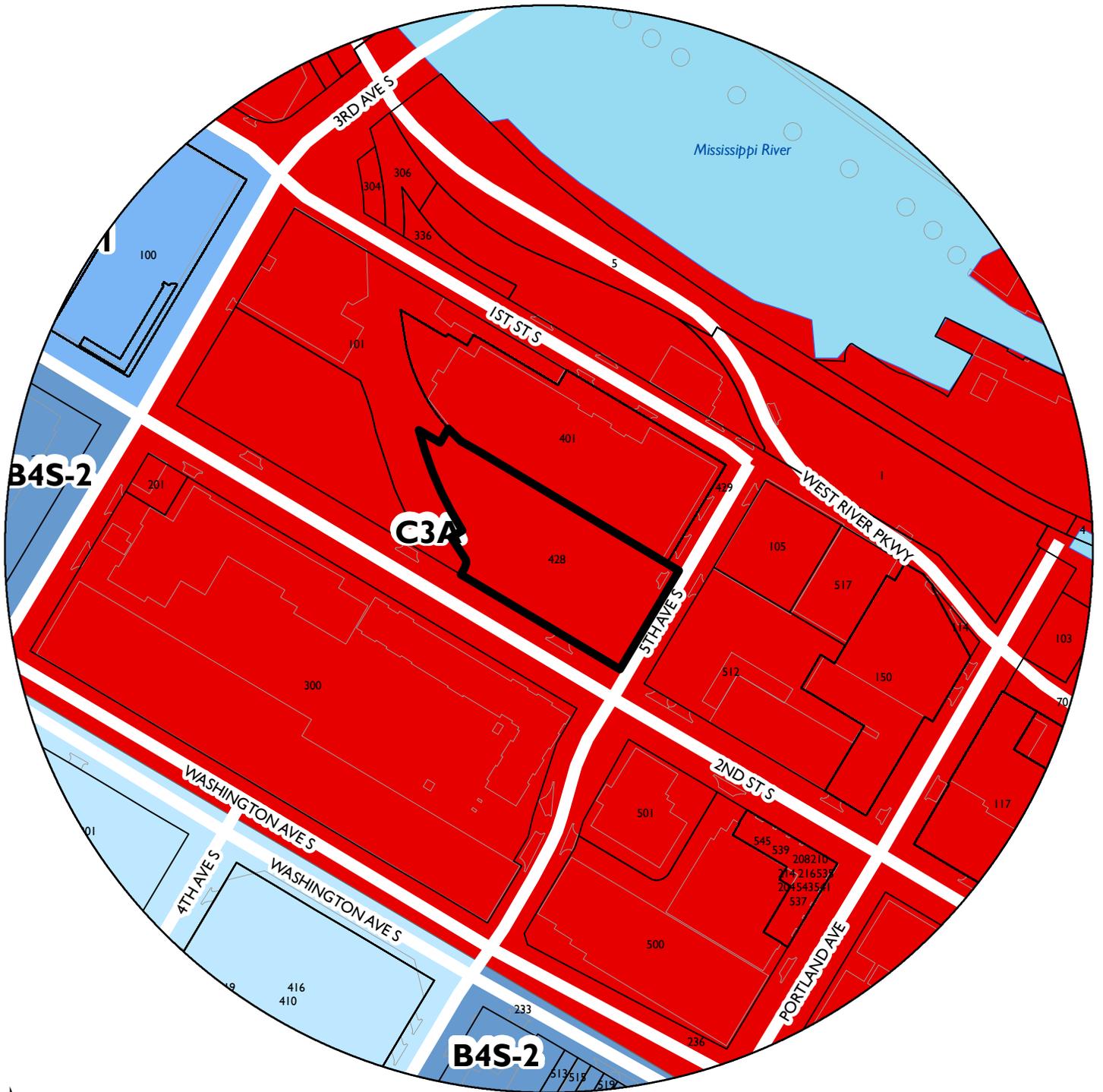
1. Map and aerial
2. Written description and findings submitted by applicant
3. Plan set
4. 2014 historic analysis of woonerf

# Smith and Porter Bar and Restaurant

3rd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS  
**428 2nd Street South**

FILE NUMBER  
**PLAN8582**





**SMITH & PORTER  
BAR + RESTAURANT**

**Located within Abiitan Mill City Residence**

428 South Second Street, Minneapolis, MN 55401

St Anthony Falls Historic District

**Certificate of Appropriateness Application  
Minneapolis Heritage Preservation Commission**

Submitted 03.18.19

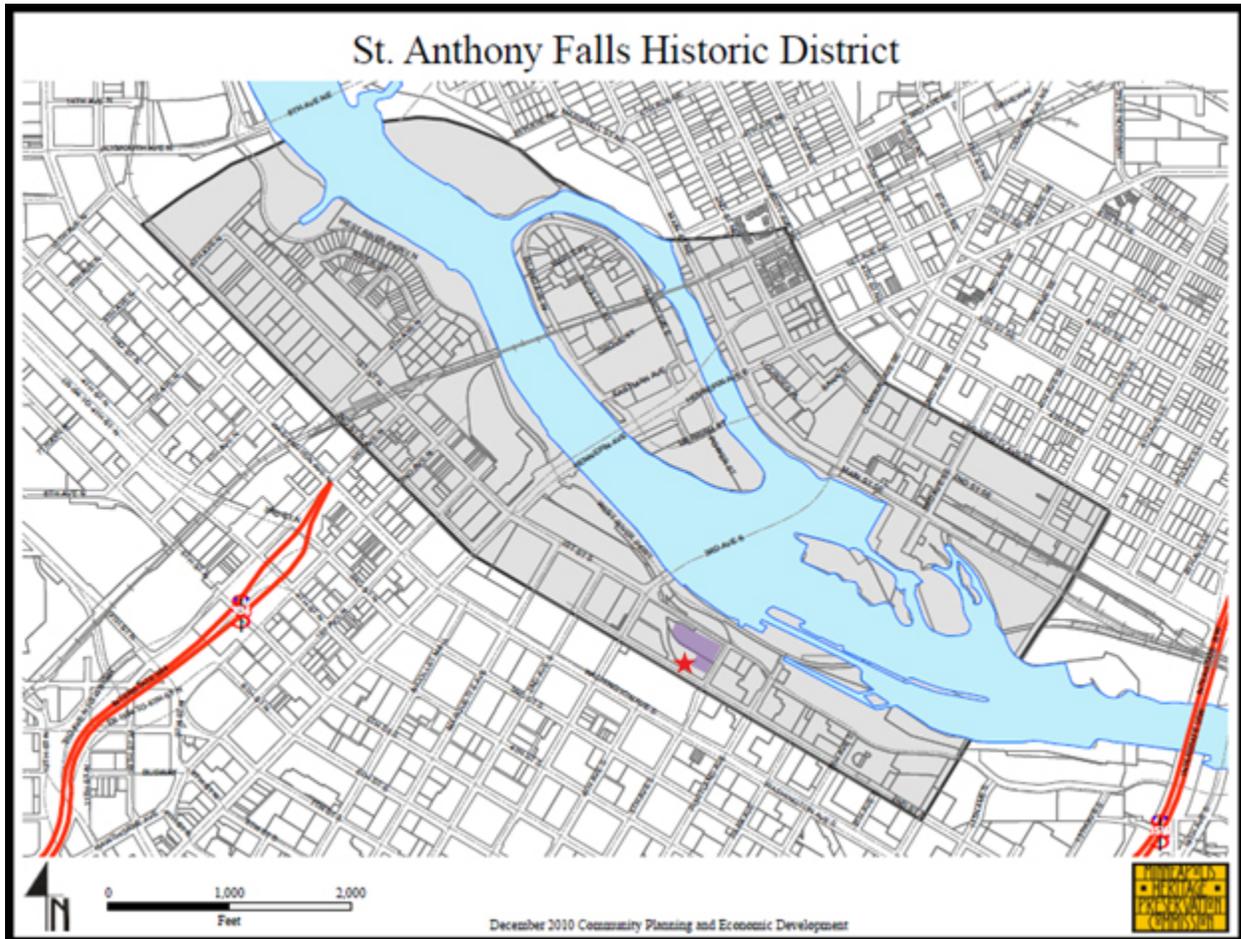
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## PROJECT SUMMARY

### Property Owner

Ecumen Home Office  
3530 Lexington Avenue North | Shoreview, MN 55126  
Amy M Korzenowski  
Vice President of Operations  
[amykorzenowski@ecumen.org](mailto:amykorzenowski@ecumen.org)  
w: 651.766.4346 | c: 612.708.7578 | [www.ecumen.org](http://www.ecumen.org)



### Architect

Yellow Dog Studio  
2744 Lyndale Avenue South | Minneapolis, MN 55408  
Contact: Amanda Kreller, Interior Designer  
[Ak.kreller@gmail.com](mailto:Ak.kreller@gmail.com)  
c: 612-644-6002  
<https://www.yellowdog.studio/>

### City Reviewer

Aaron Hanauer  
aaron.hanauer@minneapolismn.gov  
**City of Minneapolis – Community Planning and Economic Development**  
250 4<sup>th</sup> Street South – Room 300  
Minneapolis, MN 55415  
[www.minneapolismn.gov/cped](http://www.minneapolismn.gov/cped)

### Neighborhood Group Contact

Downtown Minneapolis Neighborhood Association  
40 South 7th Street STE 212 PMB 172  
Minneapolis, MN 55402  
(612) 659-1279  
[info@thedmna.org](mailto:info@thedmna.org)  
[www.thedmna.org](http://www.thedmna.org)

### Council Member Contact

Steve Fletcher – Ward 3  
steve.fletcher@minneapolismn.gov  
350 South 5th Street, Room 307  
Minneapolis, MN 55415  
612-673-2203

### Property Info

Department of Community Planning and Economic Development: **PLAN8582**  
Smith & Porter Bar + Restaurant, located within Abiitan Mill City Residences  
St Anthony Falls Historic Gateway District  
428 South Second Street  
Minneapolis, MN 55401

## PROJECT BACKGROUND

The Mill Place site is located within the Saint Anthony Falls Historic District. The St. Anthony Falls established its modern historic significance as the birthplace of Minneapolis and the epicenters of saw and flour milling industries that became leading producers of their commodities in the United States and the world. The Falls and their industries fed unparalleled technical innovations and a web of railroads connected the industries to the region and nation. The growth of the milling industry in Minneapolis would not have occurred if not for the railroads. They first provided a way to ship finished lumber across the region and then became the conduit to the flour milling industry. Rail lines connected the mills with the grain fields of the Midwest and thence back out to the rest of the nation as finished flour.

The subject site is located in the West Side Milling Area of the historic district, which is bounded by Second Street South, Third Avenue South, West River Parkway and the former right-of-way of Tenth Avenue South. On the Mill Place site, the two existing structures (formerly the Hall and Dann Barrel Company Factory and Minneapolis Eastern Railway Company Engine House) are contributing resources. No changes are proposed to the buildings.

The Minneapolis and St. Louis Railroad Corridor was located on the remainder of the site, which was developed by Ecumen in 2013-2015 and is now the Mill City Abiitan Residence which includes the Porter Cafe and Smith & Porter Bar + Restaurant at street level. This railroad corridor was an integral part of the rail system in Minneapolis during the period of significance and was mostly used for freight. The historic uses of the site have resulted in the odd shape of the site and frontage on three streets.

The Mill City Abiitan Residence included, as a main element of the site created a Dutch “woonerf” where bicycles, pedestrians, vehicles and public spaces all coexist, and speeds are reduced for vehicles. This element stems from the City’s desire to create a stronger link for pedestrians and bicyclists connecting the Mississippi River to the Downtown street grid. The connectivity is highly encouraged along the historic rail corridor on the subject property for its ability to connect 2nd Street South to West River Road Parkway. The grade of the Mill Place property sits below the 1st Street South bridge and can connect to the Minneapolis Park and Recreation Board owned land on the north side of 1st Street South.

## PROJECT DESCRIPTION

The Smith & Porter restaurant is located within the St Anthony Falls Historic District at 428 South Second Street, Minneapolis, MN 5540. It is situated at street level along the woonerf, within the Ecumen owned Abiitan Mill City Residence, completed in 2017. Currently patrons must enter the restaurant through the Abiitan Residence entry and reception desk concierge which is a barrier to the business. The proposed changes will clearly identify the existing patio gate entry as the primary entrance for the restaurant as well as highlight the existing walkway to further encourage engagement along the woonerf’s connecting corridor with the restaurant.

### Elements of Proposal

The scope of the proposed change is limited to the addition of a new Trellis, Monument Sign, and lighting at the sidewalk at the existing walkway between South 2<sup>nd</sup> Street and the Smith & Porter patio gate, which is currently a second means of entry to the restaurant. These changes will clearly indicate that the patio is the primary entrance to the restaurant.

The new Trellis will utilize materials used to build the Abiitan Mill City Residence, including steel h-beam beams and supports, and wood cedar slats. New broadcast lighting across the walkway surface will further encourage street and pedestrian traffic during evening hours, and will not disrupt existing landscaping, parking related lighting or bollards.

Additionally, a new Monument Sign is proposed adjacent to the Trellis entrance along Second Street acting as further invitation for both foot and vehicle traffic to the restaurant’s patio entrance. An existing historic plaque marking the site remains and sits just outside the coverage of the proposed Trellis.

All landscaping along the woonerf remains intact, including limestone bench seating, railroad wheel artifacts, trees, shrubbery, gravel and hardscape walk and driveway paver materials.

### Name of Proposed Project:

Existing Name Remains; No Change

**Proposed Scope of Work – Rehabilitation**

Demolition	NA*
Property History	NA*
Building Data	NA*
Specific Uses	NA*
Parking Data	NA*

\*No destruction is required for the elements proposed. Proposed elements are in keeping with retaining the existing integrity of the historic site and connecting corridor.

**Landscaping Data (SF)**

Proposed: No Change

**Impervious Surface Data (SF)**

Proposed: No Change

**Fence Data (existing Restaurant Patio)**

Proposed: No Change

**Sign Data**

Number of Signs

Existing to Remain: One (1) - Projecting at restaurant's steel trellis

Proposed New: One (1) – Ground Monument Sign

Proposed New Sign

Type - Ground Sign

Size - 21.25 SF (36" w x 10.5" d x 7'-10" h)

Location - Within Ecumen's land area at existing hardscape adjacent to 2<sup>nd</sup> Street pedestrian sidewalk and sidewalk leading to restaurant's existing Courtyard (see plans below)

Materials – Steel base and metal faces all sides, internally lit lettering (see drawings below)

**PRESERVATION APPLICATION TYPE: CERTIFICATE OF APPROPRIATENESS\***

*\*Original building and site for Mill City Abiitan Residence and woonerf reviewed 2013 and approved by Department of Community Planning and Economic Development: Certificate of Appropriateness BZH-27893, Ward 7, HPC staff report for the "woonerf" item no. 7.*

**1. The alteration is compatible with the designation of the St Anthony Falls Historic District guidelines.**

The St. Anthony Falls Historic District is significant for the falls itself, the power that was harnessed from it, and the industries that thrived because of this power. The designation of the St. Anthony Falls Historic District recognizes the significance of the urbanization of the area around the Falls; This includes residential and commercial development, transportation infrastructure, and most famously the industries of saw and flour milling. The proposed project supports the industrial and transportation criteria of significance by retaining existing open space in the historic rail corridor location connecting to the river. It also incorporates concepts from the historic use into the new features.

**2. The alteration will ensure the continued integrity of the historic district.**

The proposed alterations are compatible with and support the properties' designation and will not affect the existing buildings or landscaping.

**3. The alteration is consistent with the applicable design guidelines adopted by the commission.**

Both the City of Minneapolis' Heritage Preservation Regulations and the National Register of Historic Places identify integrity as the authenticity of historic properties and recognize seven aspects that define a property's integrity: location, design, setting, materials, workmanship, feeling and association. Based upon the evidence provided below, the proposed work would not impair the integrity of the St. Anthony Falls Historic District.

*Location:* The applicant is not proposing to change the location of any contributing resources; thus the project will not impair the integrity of location.

*Design:* The proposed design incorporates interpretative features to reflect the historic function of the site and reinforces the location of the historic use.

*Setting:* The proposal would not significantly alter physical conditions of the site. The space will remain open with no changes to existing grade or elevation contours. Existing landscaping is unaffected and remains appropriate to an industrial area.

*Materials:* The applicant proposes constructing elements from steel and wood and is in keeping with the integrity of materials for the St. Anthony Falls historic district and the adjacent properties.

*Workmanship:* The proposed changes do not alter any historic buildings in the district and would not impair the integrity of workmanship.

*Feeling:* Any new construction in a historic district will have an impact on the integrity of feeling. In the case of the subject property, the proposed design incorporates interpretative features to reflect the historic function of the site and reinforces the location and open space of the historic use.

*Association:* The project would not impair the district's integrity of association.

**4. The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.**

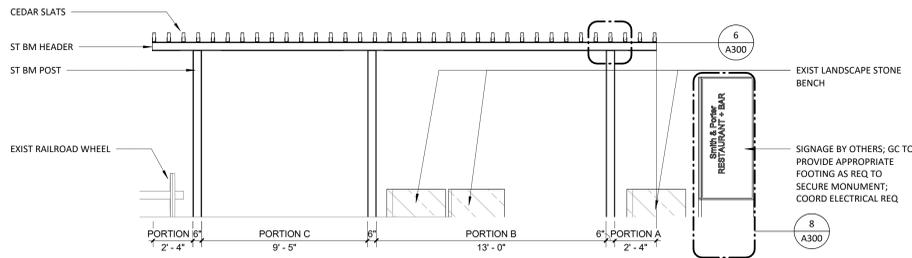
There are two Standards for Rehabilitation that are most applicable to the proposed project:

*Standard Two: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

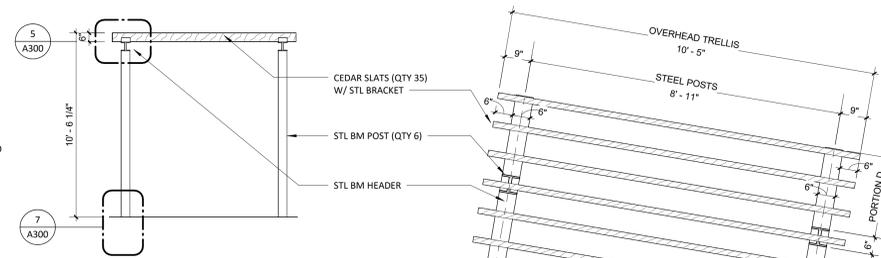
*Standard Nine: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. The proposal retains and preserves the character defining shape of the historic rail corridor and setting.*

- 5. The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in the small area plans adopted by the city council.**

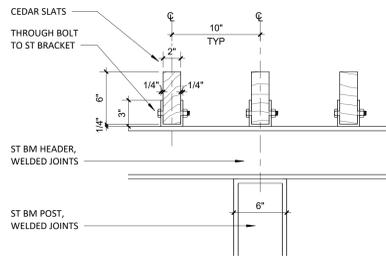
The proposed project retains the essential character of the historic district. It retains the industrial character and interconnectedness with the transportation uses of the historic district and works in tandem with the connecting corridor and woonerf parking in keeping with the comprehensive plan and policies adopted by the city council while also avoiding any unnecessary destruction to the property.



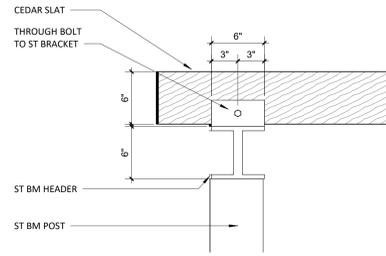
**4 ELEVATION @ EXTERIOR TRELLIS - SIDE**  
A300 1/4" = 1'-0"



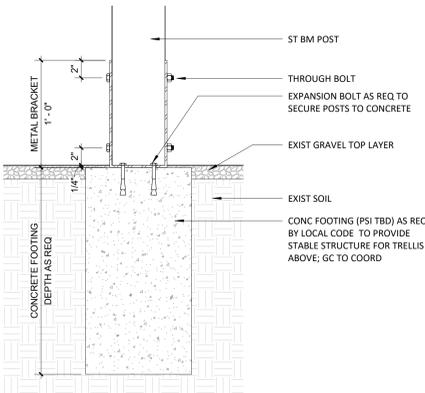
**3 ELEVATION @ EXTERIOR TRELLIS - FRONT**  
A300 1/4" = 1'-0"



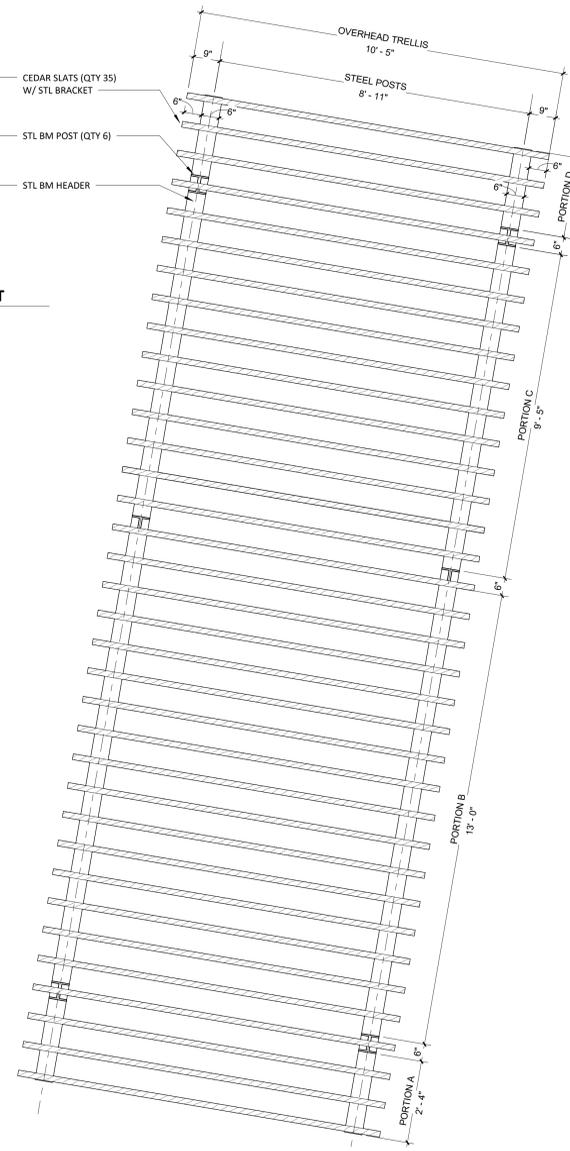
**6 DETAIL @ TRELLIS LOUVERS**  
A300 1 1/2" = 1'-0"



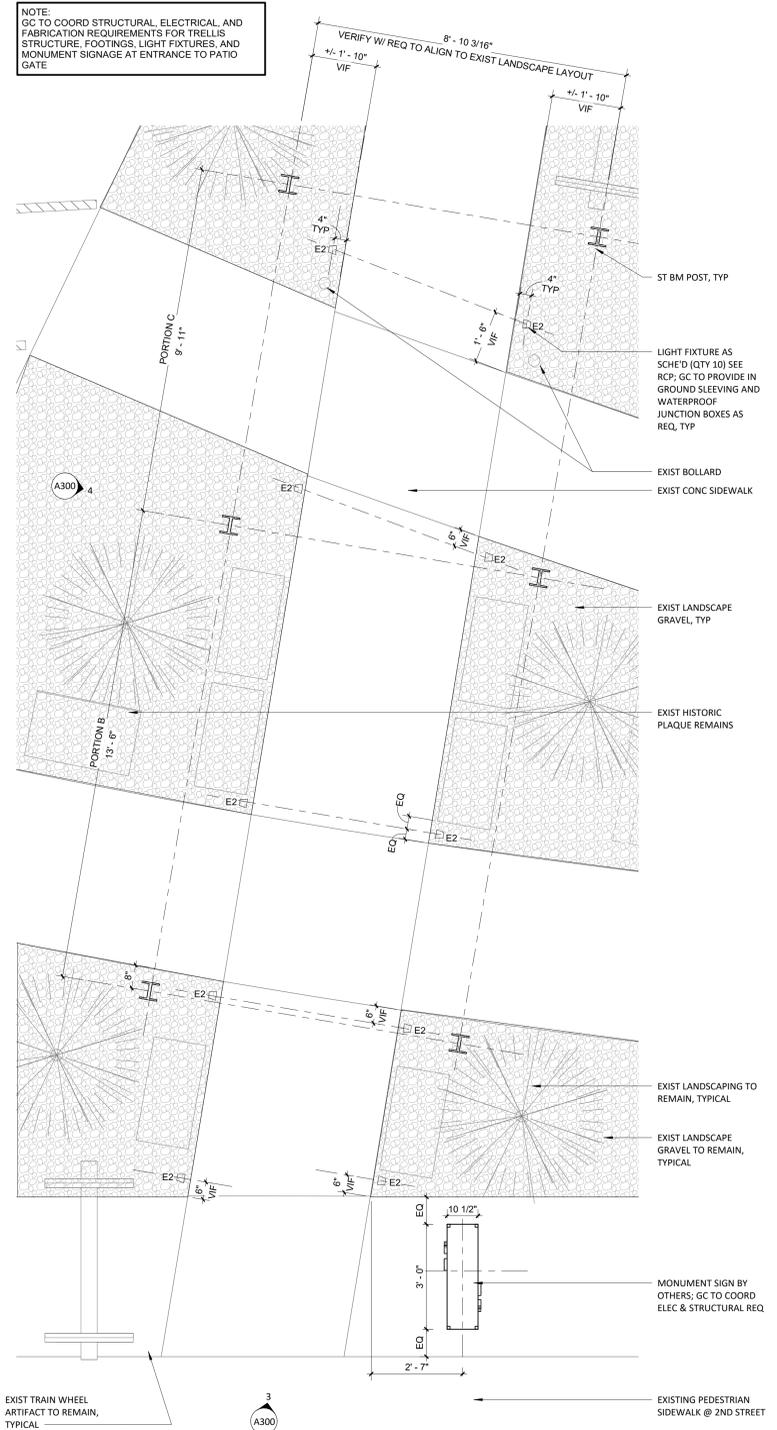
**5 DETAIL @ TRELLIS POST - TOP**  
A300 1 1/2" = 1'-0"



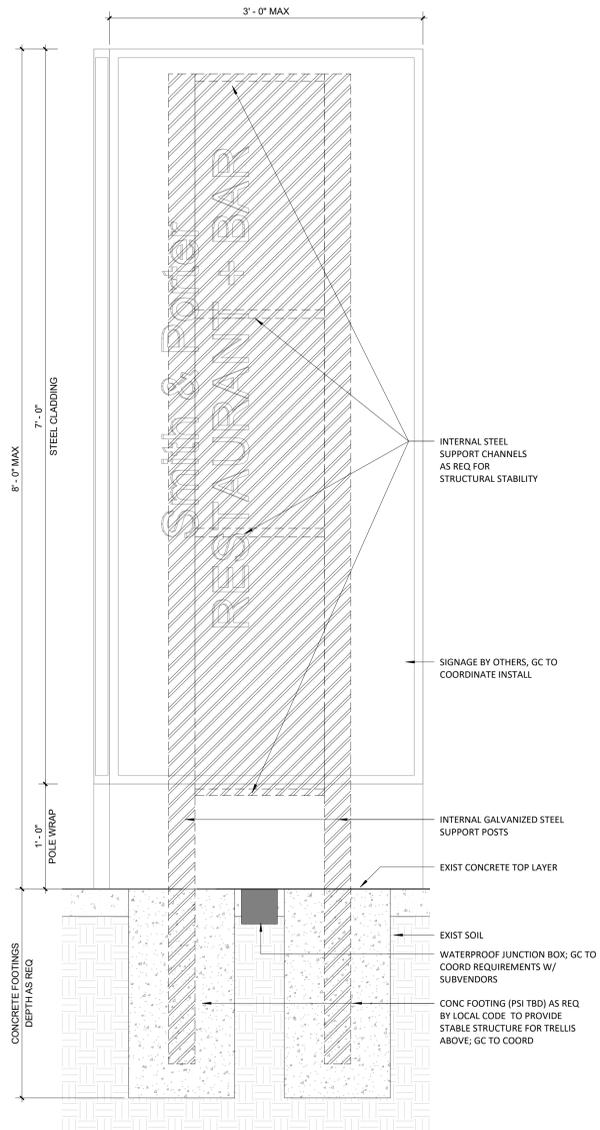
**7 DETAIL @ TRELLIS POST - FOUNDATION**  
A300 1 1/2" = 1'-0"



**2 RCP-01 - LEVEL 01 ENLARGED REFLECTED CEILING PLAN - TRELLIS**  
A300 1/2" = 1'-0"



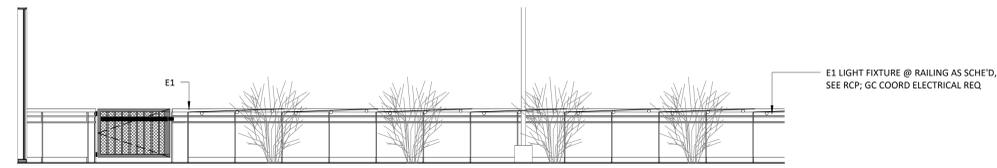
**1 BP-01 - LEVEL 01 ENLARGED PLAN - TRELLIS**  
A300 1/2" = 1'-0"



**8 ELEVATION @ EXTERIOR MONUMENT SIGN - SIDE**  
A300 1 1/2" = 1'-0"



**10 VIEW A - EXTERIOR - 2ND STREET**  
A300



**9 ELEVATION @ PATIO RAILING**  
A300 1/4" = 1'-0"

**CERTIFICATION**  
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.  
Signature  
Kim M. Batcheller  
Typed or Printed Name  
53229 01/14/18  
License # Date

PERMIT SET

DRAWING SET ISSUE:  
03/04/19

REVISIONS:

No.	Description	Date

PREPARED BY:  
Yellow Dog Studio  
2744 Lyndale Ave S  
Minneapolis, MN 55408

SMITH & PORTER

Enlarged Plans + Elevations -  
Exterior Trellis + Patio

**A300**







Night View

**SIGN TYPE: LED Illuminated Monument Sign**



Define your image.

**NEW ADDRESS**  
 17125 ADELMANN ST. SE  
 PRIOR LAKE, MN 55372  
 P. 952-224-9906  
 F. 952-224-9909  
 www.sddisignsystems.com

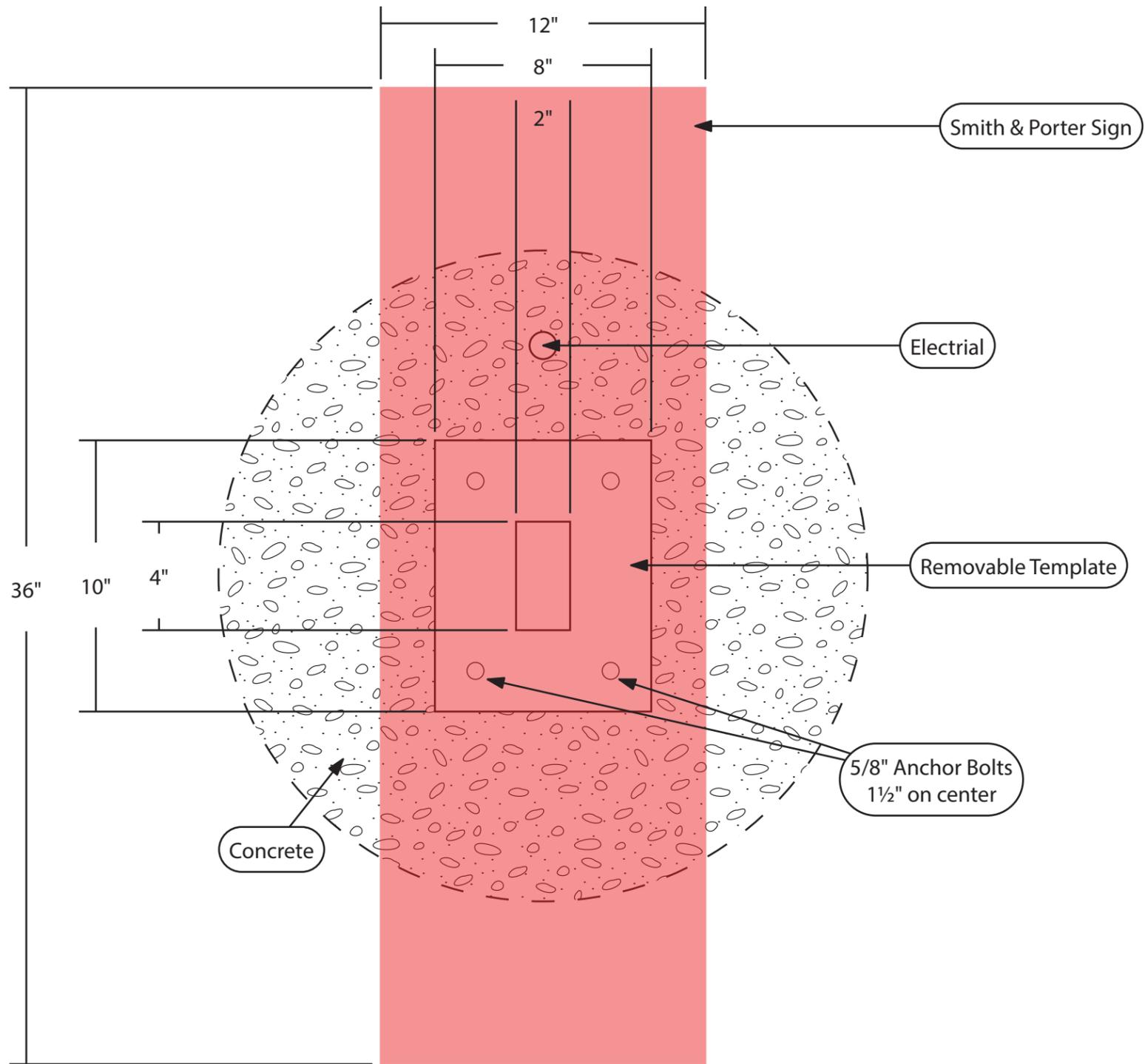
<b>Project:</b>	Exterior Signage	<b>File Name:</b>	Smith and Porter Sign R3.ai
<b>Client:</b>	Smith & Porter	<b>Origin Date:</b>	11.7.18
<b>Project Manager:</b>	S. Sowder	<b>Revised Date:</b>	3.11.19
<b>Drawn By:</b>	M. Tentis	<b>Revision:</b>	M. Tentis

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**PLEASE EMAIL OR FAX YOUR APPROVAL BACK**

- Approved As Is**
- Approved With Changes**
- Please Change and Resubmit**

X \_\_\_\_\_



**1** TYPICAL LAYOUT  
SCALE: 1:5  
FONT: Imported logo

Option #1

**SIGN TYPE: LED Illuminated Monument Sign**



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PRIOR LAKE, MN 55372  
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Define your image.

<b>Project:</b>	Exterior Signage	<b>File Name:</b>	Smith and Porter Sign R3ai
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<b>Drawn By:</b>	M. Tentis	<b>Revision:</b>	M. Tentis

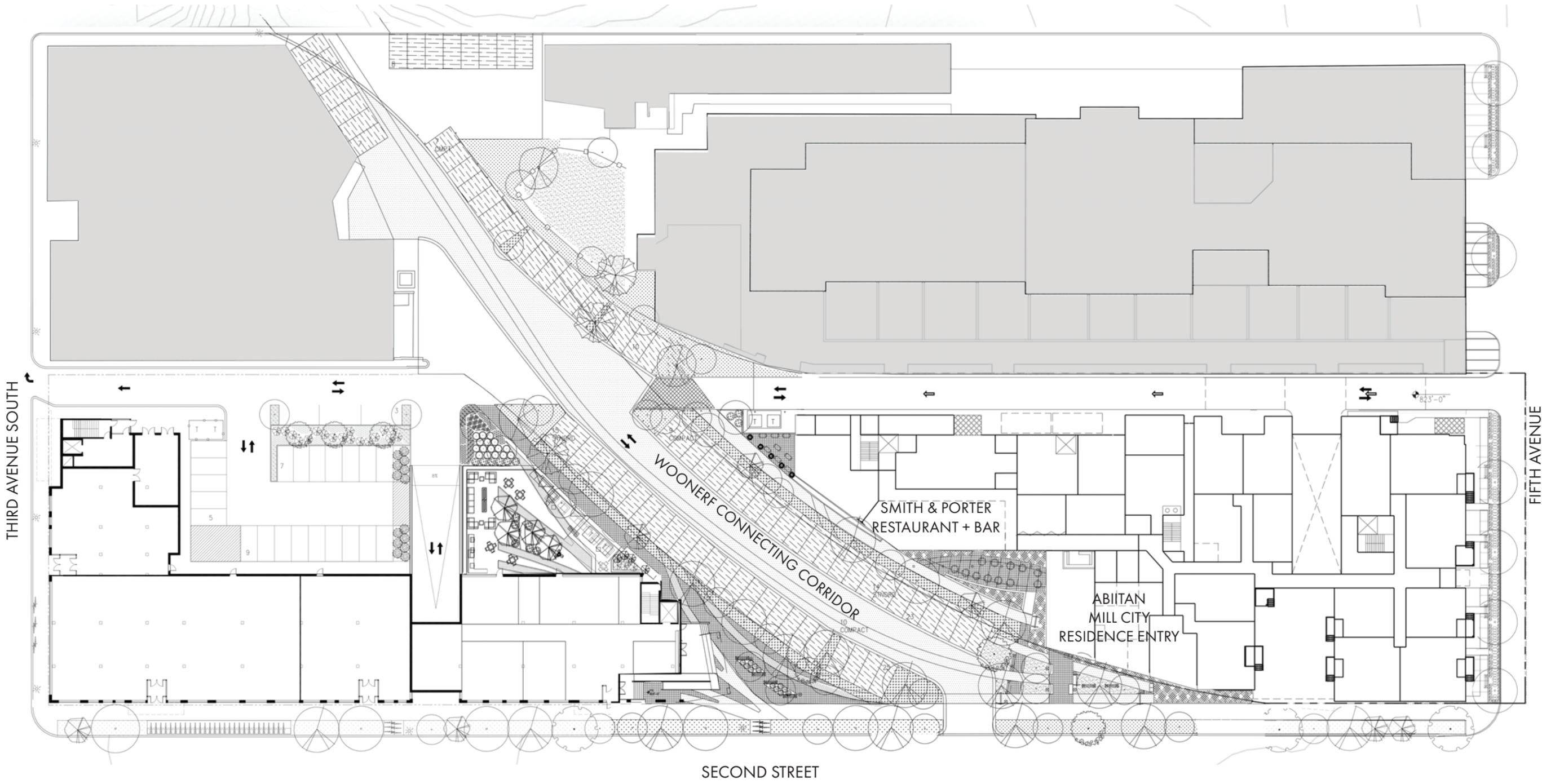
This drawing is the sole property of SDDI Sign Systems. All rights to use and/or reproduce are reserved. Actual dimensions may vary slightly due to practical limitations with fabrication. Photographic representations of proposed signage are for presentation only and may not be to scale. Colors will be printed as is, unless a specific color, (i.e. Pantone Number, Sherwin Williams, or hard sample) is provided.

**PLEASE EMAIL OR FAX YOUR APPROVAL BACK**

**Approved As Is**
 **Approved With Changes**
 **Please Change and Resubmit**

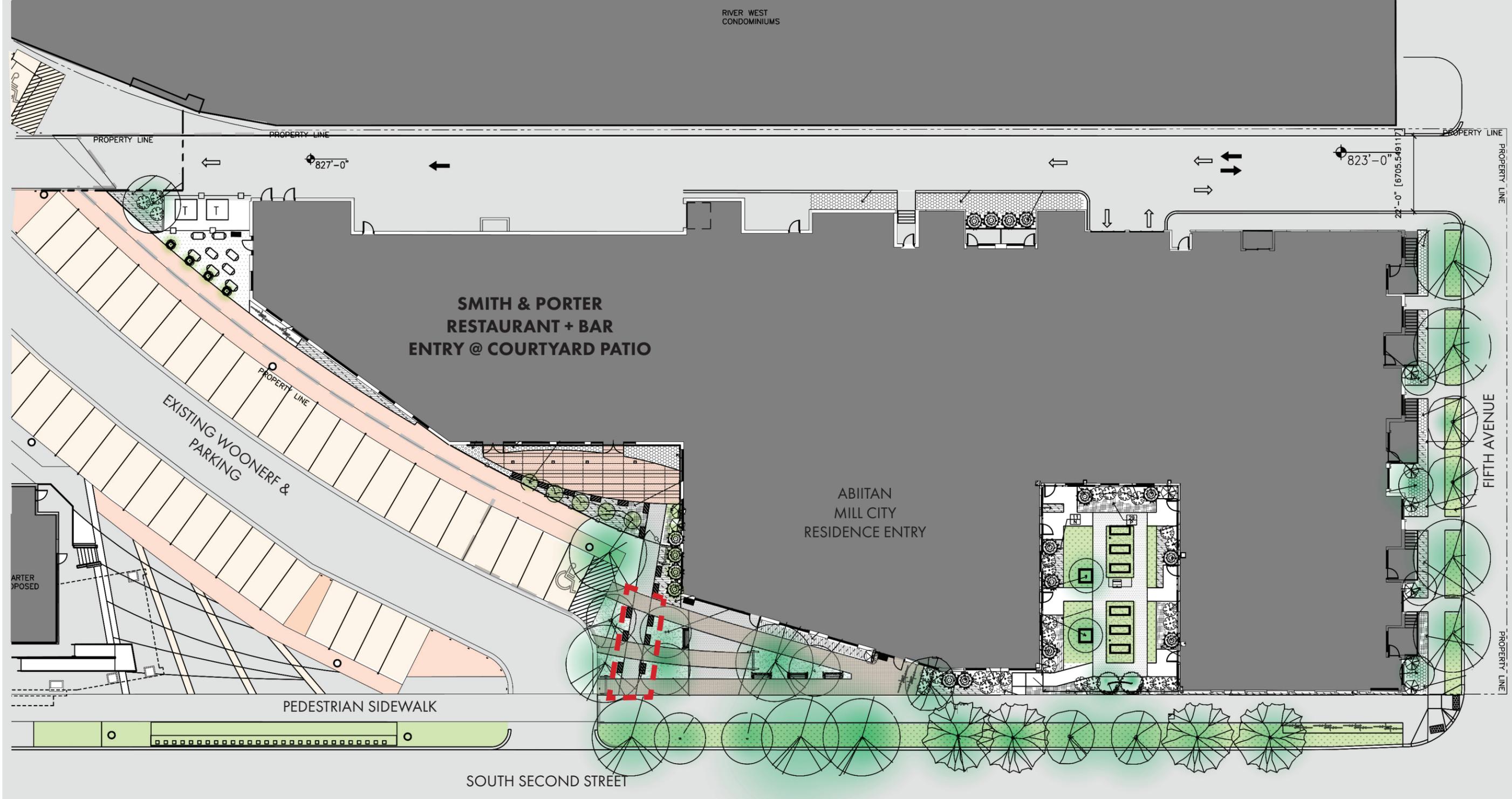
X \_\_\_\_\_







Existing Site - Aerial View  
South 2nd Street + 5th Avenue



Existing Site - Landscape Plan  
South 2nd Street + 5th Avenue



Looking North from Second Street



Looking North from pedestrian sidewalk to courtyard



Existing Steel + Signage at courtyard patio



Looking East from parking lot woonerf



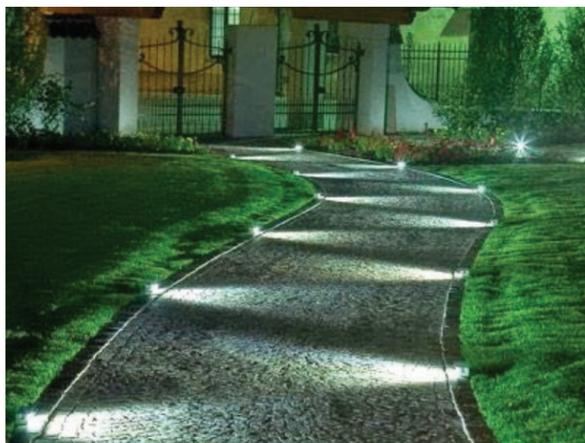
Looking East at pedestrian sidewalk (parallel to Second St.)



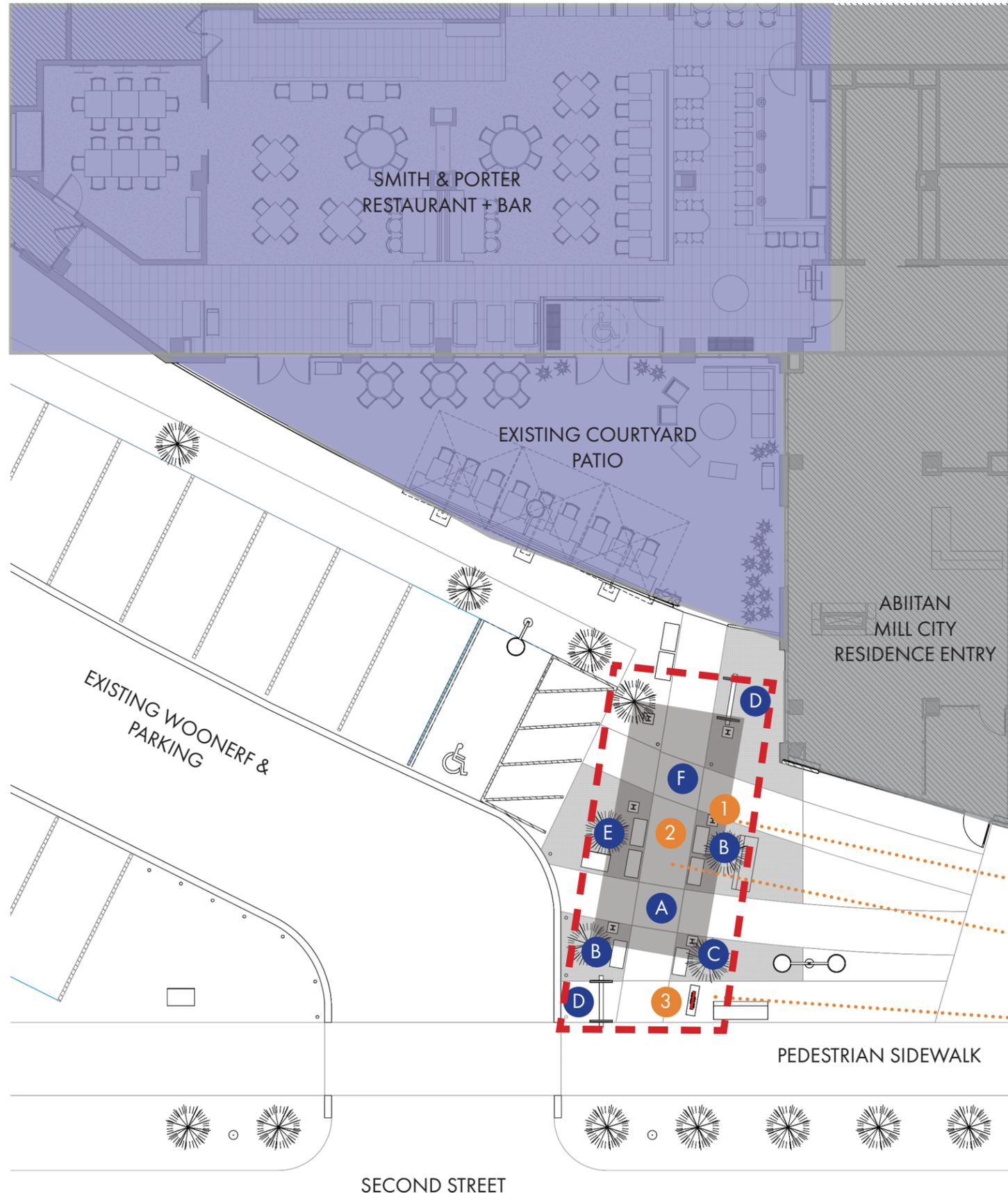
Trellis Basis of Design



Existing Walkway + Landscaping Remain



Illumination at walkway Basis of Design



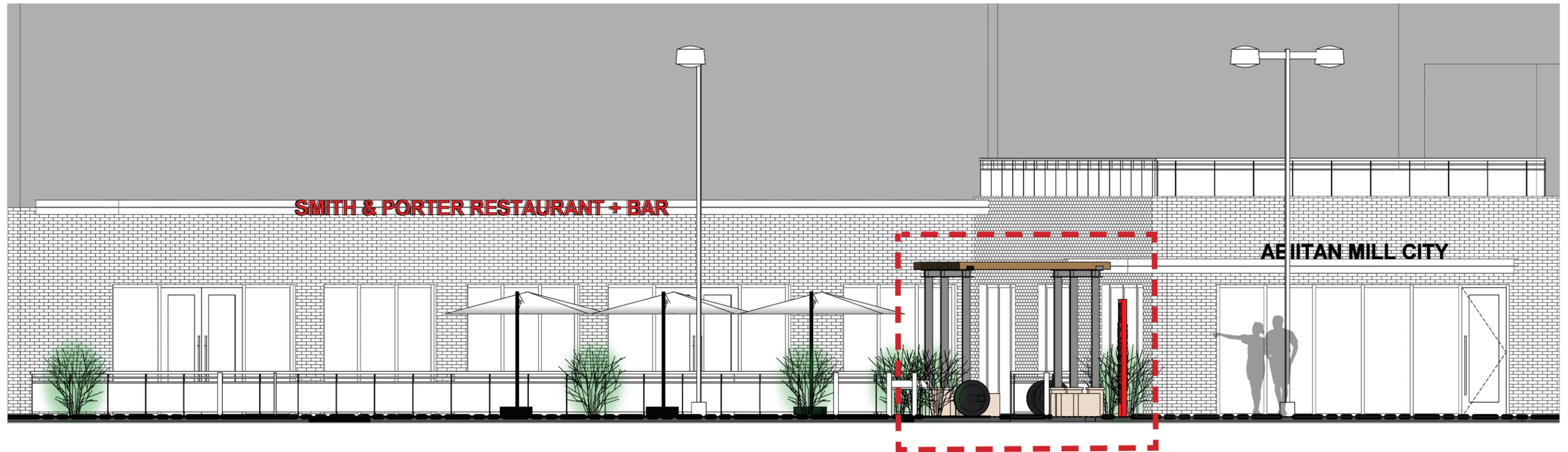
**Proposed Reposition**

Retain Existing Assets

- A** Sidewalk Paths
- B** Limestone Slabs + Benching
- C** Landscaping
- D** Train Wheels
- E** Historic District Signage
- F** Parking Lighting + Bollards

**Strategic Adds**

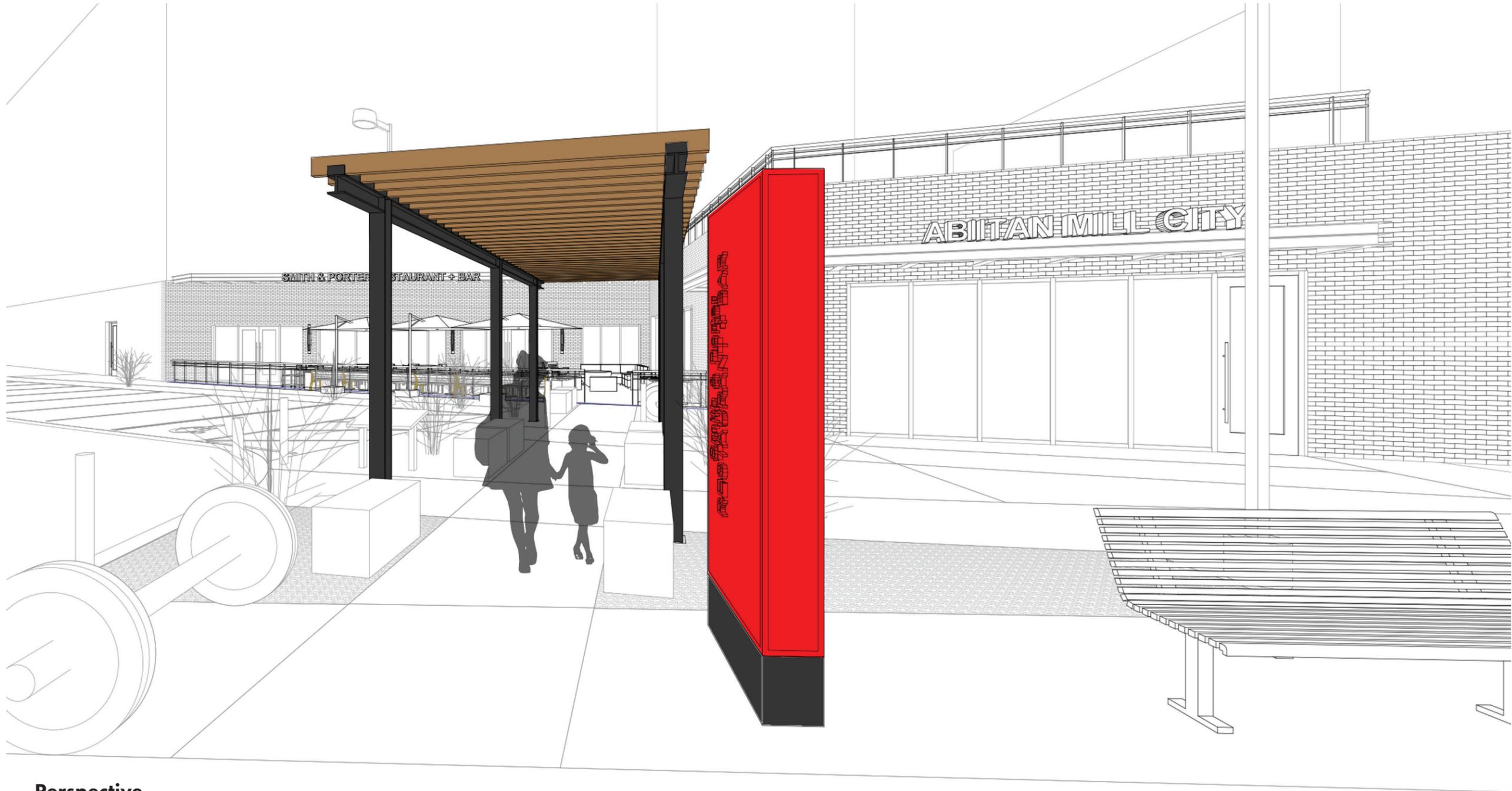
- 1** Trellis Structure
- 2** Sidewalk Illumination
- 3** Monument Sign



**Elevation**  
From Second Street



**Perspective**  
From Second Street



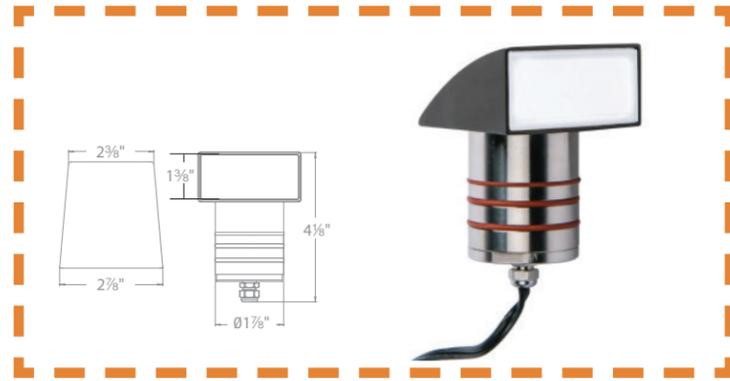
**Perspective**  
From Sidewalk

# 'E-1' Exterior Sidewalk Lighting Specification

## 2" INGROUND

2081

WAC  
LANDSCAPE LIGHTING



### PRODUCT DESCRIPTION

Landscape 2" recessed in-ground luminaire washes walkways with a smooth illumination.

### FEATURES

- Factory sealed water tight fixtures
- Cold Weather Start: -40°C to 50°C
- Solid stainless steel construction
- Available Concrete Pour Adapter
- Spring clip, 6' lead wire and direct burial gel filled wire nuts included

### SPECIFICATIONS

**Input:** 9 - 15VAC (Transformer is required)  
**Power:** 4.1W / 6.6VA  
**Brightness:** 35 lm  
**CRI:** 85  
**Rated Life:** 70,000 hours

### ORDERING NUMBER

	Color Temp	Finish
2081	30	BS
Scoop	3000K	SS
		Bronzed Stainless Steel
		Stainless Steel

2081-30

Example: 2081-30SS

wacighting.com      Headquarters/Eastern Distribution Center      Central Distribution Center      Western Distribution Center  
 Phone (800) 526.2588      44 Harbor Park Drive      1600 Distribution Ct      1750 Archibald Avenue  
 Fax (800) 526.2585      Port Washington, NY 11050      Lithia Springs, GA 30122      Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. DEC 2016

## HISTORIC PRESERVATION COMMISSION

Materials + Lighting



**Trellis Structure**  
Steel H beams, black



Installed

Aged

**Cedar Wood**  
Ceiling Slats

### Magnetic Transformers



Stainless Steel, 12-15V output,  
IP65 rated, UL 1838 listed  
See transformer spec sheet for  
details and its accessories

9075-TRN-SS 9150-TRN-SS 9300-TRN-SS 9600-TRN-SS  
75W Max 150W Max 300W Max 600W Max

### 2" Concrete Pour Kit



For installation in concrete.  
Use with a 4" outdoor rated junction box  
and a trade size 2" schedule 80 PVC pipe

2000-CON-PVC

### TESTED MAGNETIC LOW VOLTAGE (MLV) DIMMERS

Luminaire	Dimmer				
	Manufacturer	Family	Model	Power Rating	Range* Note
2081	Lutron	Diva	DVLV-600	600W	20%-100%
		Skylark	SLV-600P	600W	15%-100% Best performance
		Skylark	S-10P	1000W	Not recommended



**Mill City Quarter Phase 2  
428 South Second Street  
Minneapolis, Minnesota**

**Certificate of Appropriateness Application  
Minneapolis Heritage Preservation Commission**

**Submitted July 3, 2014  
For Public Hearing August 19, 2014**

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Notification of Public Hearing to Downtown Minneapolis Neighborhood Association and Council Member Jacob Frey	
Letter of Support from Downtown Minneapolis Neighborhood Association	

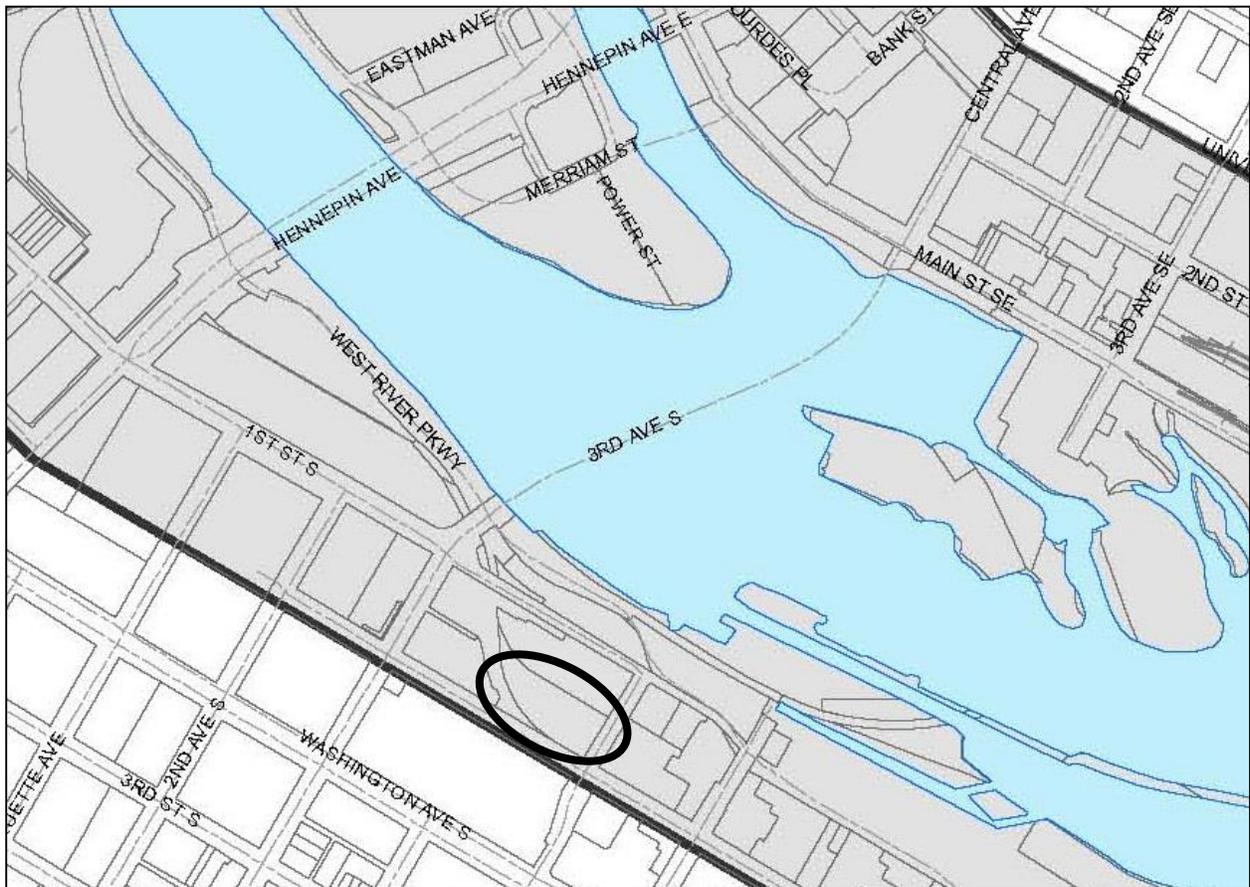
## Project Team / Site Status

### Mill City Quarter Phase 2

Developer: Ecumen  
Architect: BKV Group  
Historian: Hess, Roise and Company

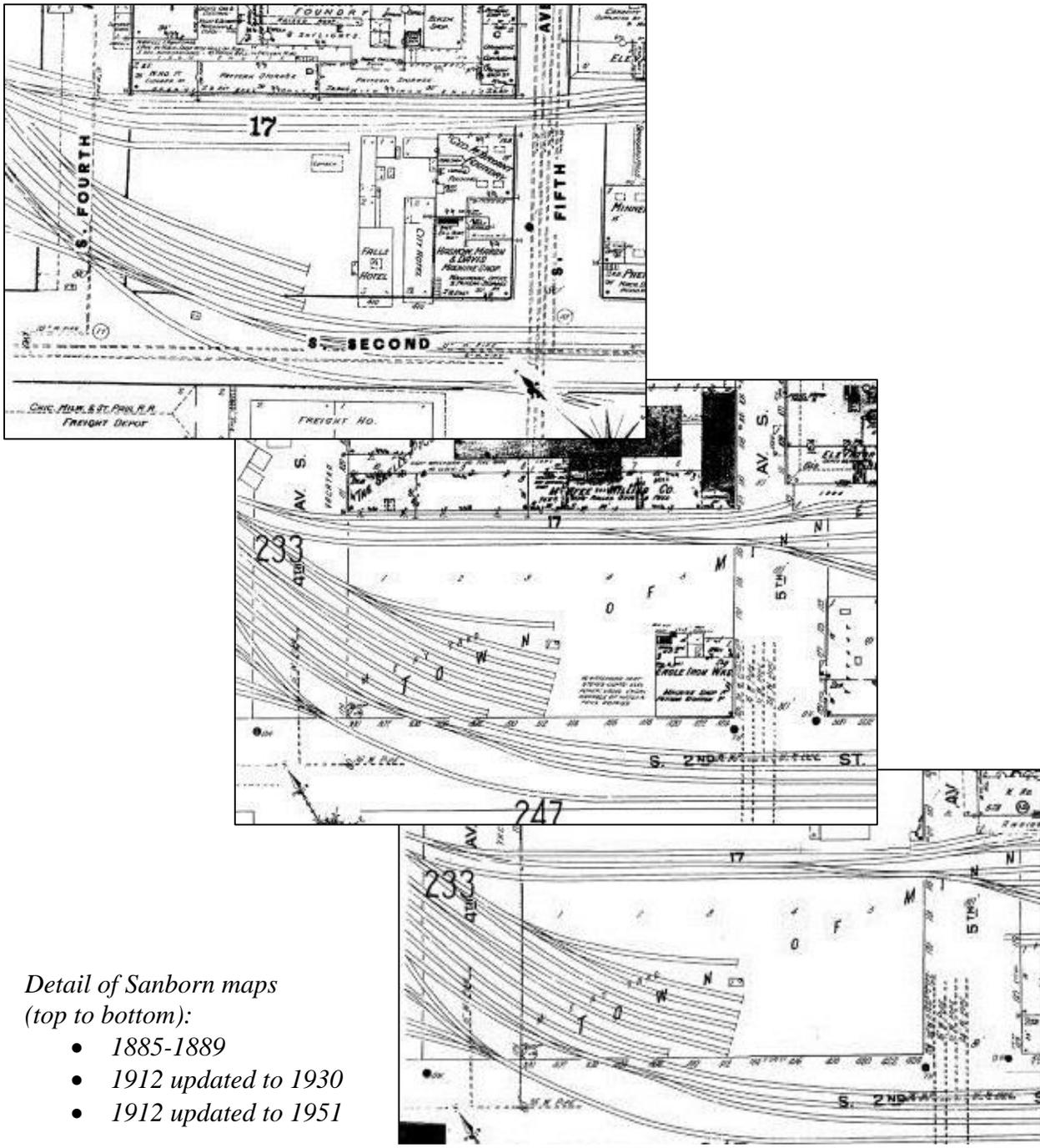
Designation status: Noncontributing property (surface parking lot) in Saint Anthony Falls Historic District

Historic District: Saint Anthony Falls Historic District—local and National Register designations (Saint Anthony Falls Historic District Design Guidelines, Water Power Character Area)



*Detail of Saint Anthony Falls Historic District.  
Location of 428 South Second Street is circled.  
(Map from Minneapolis Heritage Preservation Commission website:  
[http://www.ci.minneapolis.mn.us/hpc/docs/St\\_Anthony\\_Falls\\_HD.pdf](http://www.ci.minneapolis.mn.us/hpc/docs/St_Anthony_Falls_HD.pdf))*

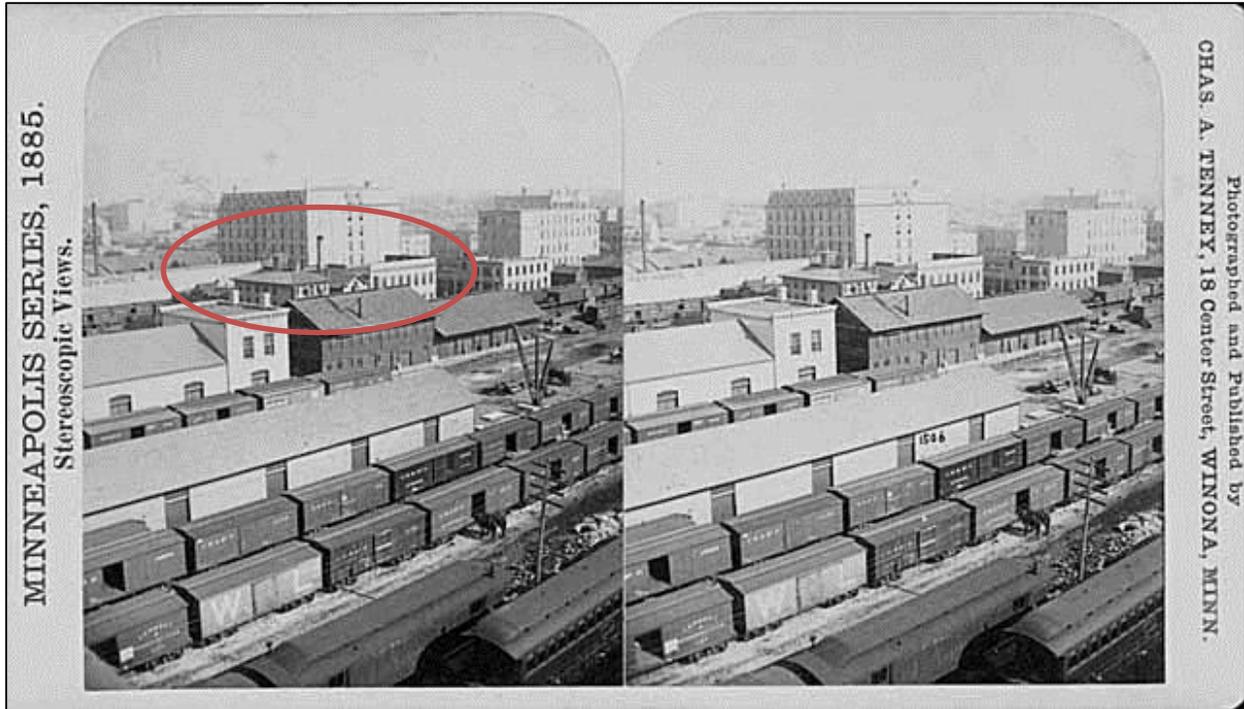
## Historical Information



*Detail of Sanborn maps  
(top to bottom):*

- 1885-1889
- 1912 updated to 1930
- 1912 updated to 1951

*The property held railroad tracks, two hotels on Second Street (“Falls” to left and “City” to right), a machine shop on the corner, and a foundry on Fifth Avenue in 1889. By 1930, Eagle Iron Works had taken over the machine shop; the other buildings had disappeared. The Eagle Iron building was gone and the land was empty, except for the tracks, by 1951.*



*Top: The Falls Hotel, City Hotel, and machine shop (circled) are visible in this 1885 stereopticon view. The smokestack from the foundry can also be seen.  
 Bottom: The Falls Hotel and the machine shop appear over freight house roofs in this 1912 photograph. The City Hotel is gone, and the foundry might be as well.  
 (Minnesota Historical Society Collections)*



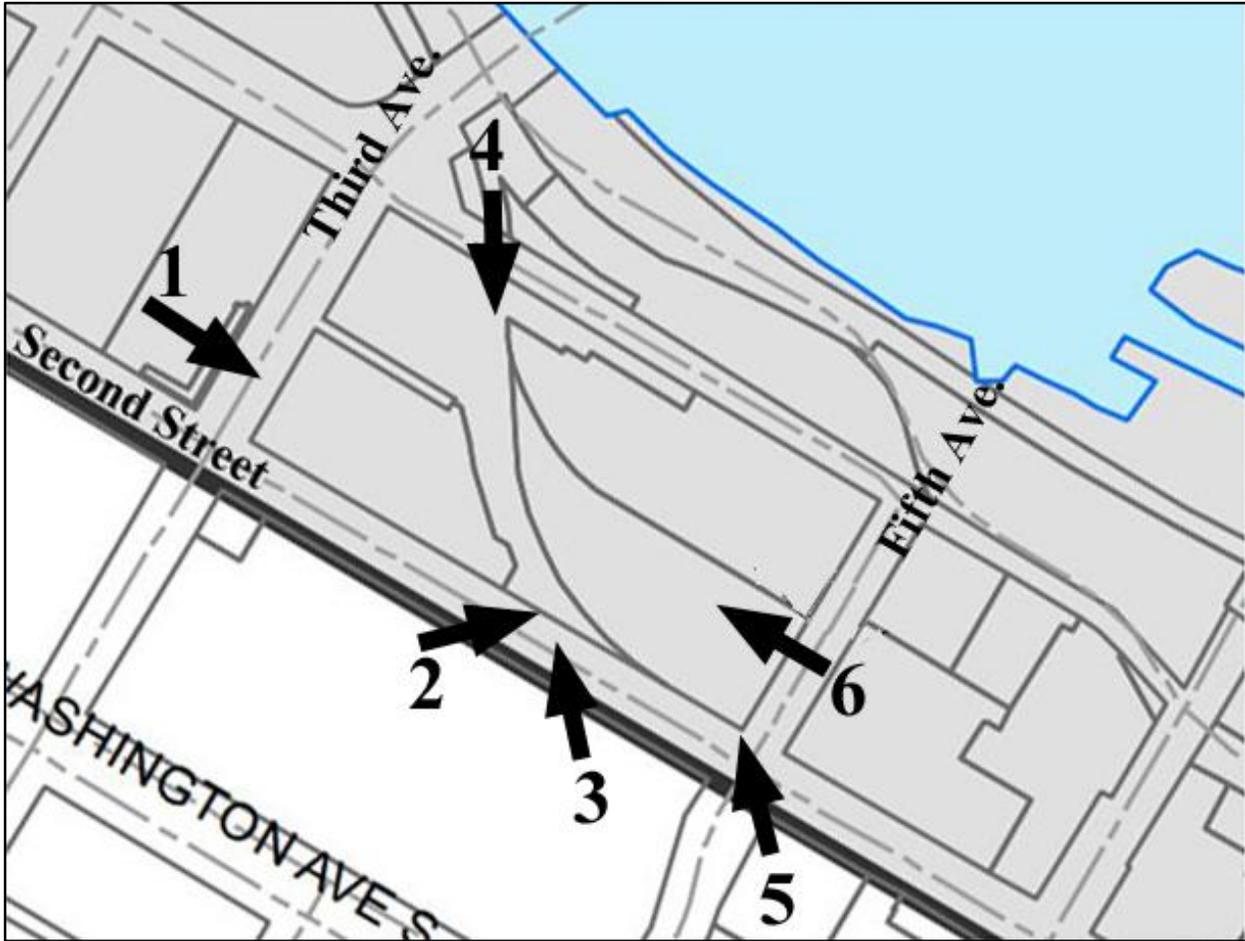
*Top: Although the Sanborn map updated to 1930 shows the machine shop still in place, it does not appear in this photograph, which is attributed to the 1920s.*

*Bottom: Railroad tracks cover the west end of the Phase 2 site in this 1961 photograph by Robert Travis Keagle.*

*(Minnesota Historical Society Collections)*

# Photographs

*Photo key to current views on the following pages*



*Map is oriented to true north; the river is assumed north*



*1 (top): Looking east across the entire Mill City Quarter site from Third Avenue. The Phase 1 site is in the foreground with the Phase 2 site in the background.*

*2 (bottom): Looking northeast at the west end of the Phase 2 site from mid-block along Second Street.*



*3 (top): Looking northwest from Second Street along the approximate alignment of the woonerf in the former rail corridor.*

*4 (bottom): Looking southeast along the former railroad corridor from the First Street Bridge.*



*5 (top): Looking northwest at the east end of the site from the corner of Second Street and Fifth Avenue.*

*6 (bottom): Looking west from Fifth Avenue.*

## Overview

The Mill City Quarter (MCQ) development site is bounded by Second Street to the south, Third Avenue to the west, Fifth Avenue to the east, and the River West high-rise complex and the Mill Place office building to the north. The site is currently occupied by a large surface parking lot. The proposed project is an infill, dense urban development that will include mostly residential units, plus a modest amount of commercial/retail space. This use is consistent with the C3A zoning of the site and with the adjacent residential and retail uses. The transit-oriented, mixed-use development will occur in two phases and will greatly enhance the connectivity from the Mill District neighborhood to the Mississippi River.

Third-Party owner Mill Place Inc. owns the former rail corridor that runs from Second Street to the riverfront on a northwest-southeast diagonal, bisecting the property. Mill Place ownership has been actively engaged in four years of planning for the MCQ project. The development team has reached a Memorandum of Understanding with Mill Place that guides the development of the project to permit a unique pedestrian/bike/river connection through collaboration and easements. Cross-easements between Mill Quarter and Mill Place's properties permit creation of a "woonerf," a concept pioneered in the Netherlands, where bikes, cars, pedestrians, and public spaces all co-exist, and speeds are reduced for cars. Shared parking is a consideration for Mill Place.

At its meeting on November 19, 2013, the Heritage Preservation Commission approved Certificates of Appropriateness for the design of Phase 1, the Mill City Quarter Apartments and plaza at 300 South Second Street (BZH-27892), and for the site master plan, which included Phase 2 (BZH-27893). Lupe Development Partners is the developer for Phase 1.

Another developer, Ecumen, is preparing plans for Phase 2, which is on the other side of the woonerf. Photographs of the site are appended. Representatives from the project team—Ecumen, BVK, and Hess Roise—attended the HPC meeting on June 17, 2014, for a preliminary review. In response to comments from the commissioners and staff, modifications have been made to the plans that are enclosed with this Certificate of Appropriateness application.

## Phase 2 Developer: Ecumen

Ecumen is a non-profit 501(c)(3) corporation with over 150 years of service. Headquartered in the Minneapolis/Saint Paul area, we are led by a 15-member board of trustees, we are the one of the largest non-profit providers of older-adult services in the state of Minnesota, and one of the top 20 in the nation.

Our roots extend to the early 1860s, when through the Lutheran Church, we provided foster care services to children. In the early 1900s, Ecumen's predecessor organizations began providing senior housing and services. The name Ecumen (since 2004) comes from the Greek word for home: "Oikos." It underscores our mission to "Create home for older adults wherever they choose to live."

Our senior housing and consumer services include independent living communities, assisted living, memory care, skilled nursing care, and at-home care. Additionally, we provide senior housing development, marketing, and senior housing management services for organizations outside of Ecumen.

With annual revenues of approximately \$150 million, Ecumen owns and operates more than 4,000 units of senior housing in Minnesota, Wisconsin, North Dakota, Idaho, Nebraska, and Tennessee. We will soon be expanding into Michigan and Illinois as well.

Ecumen owned and managed communities employ more than 3,500 people with an even more extensive volunteer and customer base. We are a multi-year winner of the *Minneapolis/St. Paul Business Journal's* Best Places to Work award, and have been named by the *Minneapolis Star Tribune* as one of the state's top 100 places to work.

## **Phase 2 Project**

In Minneapolis, Ecumen is proposing 104 apartment homes for individuals over the age of 62. Apartment homes of this nature are built to an Ecumen standard ensuring they are adaptable and accessible to customers over 62 years of age, though equipped to serve one through end of life if they so choose. This includes walk in showers, grab bars, and accessible pulls on finished cabinetry, plumbing fixtures and much more. Other features and services that will be offered within the community include:

- A rich dining program in either a restaurant style dining venue, café, or room service delivered to the home on demand
- Housekeeping services
- 24-hour staff, security and response system
- Scheduled wellness activities
- Interior and exterior apartment maintenance
- Concierge services including transportation arrangement, dry cleaning services, grocery delivery coordination, event ticket procurement, etc.
- Home care services available

A memory care program with 45 homes will offer a secure environment for our customers with licensed staff present and on-call 24-hours day. Staffing ratios in programs like these can vary by time and day, and acuity of the customers, but is traditionally 1:6 or 1:7. This environment is meant to provide total care for individuals with memory loss, Alzheimer's and other related forms of dementia. Generally these customers are represented by a legal guardian or health care proxy that is making decisions on their behalf.

Traditionally this type of program would include (though not limited to):

- Registered nursing oversight and care coordination
- Assistance with hygiene, toileting and grooming
- Medication management and administration
- Escorts to and from meals and activities
- Monitoring of vital signs and weight

- Three meals per day with snacks available
- Scheduled wellness programs

## **Phase 2 Design**

The Heritage Preservation Commission has previously reviewed and approved the design for Phase 1, which was submitted by Lupe Development Partners. Phase 2 of the development will consist of a five-story building with 104 independent living housing units for seniors and 45 memory care units for senior residents needing assistance. This will add a desirable mixture of housing choices that are currently needed and underrepresented in this neighborhood. Phase 2 will include a total of 179 parking stalls below and above ground. Entry to the parking facility will be from the access drive on the north side of the property. Bicycle parking will be provided to meet a ratio of .5 bike spaces per dwelling unit.

The site design will include landscaped open spaces to encourage people to gather. It will also facilitate pedestrian traffic and enhance the pedestrian experience around the building, on adjacent properties, and in the public right-of-way.

Using historical site photos as inspiration, the design concept is based on the rails that once occupied the site, employing paving materials and potentially railroad artifacts to abstract the pattern of a rail yard. The woonerf will be a curbsless environment, defining vehicular travel lanes with bollards and changes in paving surface type/color. Designed for very slow speeds, (<10 mph) similar to those typically found in parking lots, it allows the pedestrian to become the focus of the space and the vehicle is seen as the “visitor.”

The design is also intended to provide a much-needed and very direct physical connection between the greater downtown area and the Mississippi River. Together with Phase 1, this development will be a strong link between the future Water Works Park on West River Parkway and the Mill District Neighborhood along Second Street. The open space of this project will enhance recreational and cultural opportunities for residents of the neighborhood and visitors to the park, providing an important link in the City’s transportation network, joining the extensive off-street bike trails of the Parkway with multiple bus lines and nearby light rail transit.

A large landscaped plaza east of the “swoop” of the woonerf provides safe and inviting outdoor spaces for relaxing and socializing, for residents and visitors to the project as well as patrons at the small café space. Trees and native perennials and grasses line the woonerf, randomly spaced within a continuous band of pervious pavers. The band of pervious pavers will simultaneously provide natural irrigation for the plants while infiltrating stormwater and will allow for a subtle randomization of plantings that recalls the wild riverbanks nearby.

This project team is committed to demonstrating a number of best management practices (BMP) for stormwater management and Low-Impact Development (LID). Some of the concepts and techniques being proposed include rainwater harvesting, vegetated walls, pervious paving, pixelated parking, green roofs and underground detention.

Site connections for the Phase 2 project units will focus on protected and flexible outdoor space. We envision exploring a three-season space that connects directly to the woonerf/river path. Both indoor and outdoor plants will be chosen to enhance the care of those residents in assisted living and memory care, as there are particular plants that can trigger memory and bring pleasure.

Individual units will have direct, walk-up access along Fifth Avenue, providing additional life at street level and opportunities to create individual, micro-landscapes that serves as “front yards” for those units. Walk-up units facing Second Street will open onto a landscaped courtyard that will have direct access to the public right-of-way, adding additional visual interest to the neighborhood streetscape and providing additional eyes on the street.

The building placement addresses the primary street intersection, with minimal to no building setbacks along Fifth Avenue and Second Street. On the north property line, the building setback ranges from 20 to 30 feet. Along the woonerf edge, the building setback ranges from 0 to 30+ feet, with recessed courtyards provided for outdoor seating and recreation.

The building massing and material selection works to maintain the traditional building width and scale along Second Street within the West Side Milling Area. Although the overall building length is longer than traditionally seen, the massing and the materials break down the overall feel and shape of the building into something more traditional to the district. The variation from the rectilinear massing occurs at the recessed exterior courtyards and at the angular cut of the woonerf. The building features a taller first level with a strong masonry base creating a strong street presence. The architecture of the upper levels is organized by gridded facades of a single material, accented with windows and recessed balconies. The design and character of these facades creates a complementary architectural language to the rest of the district.

Primary building materials consist of brick, metal panels, cement-board siding, and glass. The materials are distributed in a way to break the scale of the building down to more traditional widths within the character area. The primary brick will be a buff color, recalling the historic tones of the district. Gray brick with horizontal will be used at level 1, reinforcing a strong base. The brick placement is focused to anchor the building edges and accentuate the primary facades along Fifth Avenue, Second Street, and the woonerf. Modern materials of gray metal panel and charcoal cement board are used as compliments to the masonry. The use of cement board is limited in scope and used as a secondary material. Glazing locations are an important piece of the design. The majority of the locations have a very traditional gridded layout seen throughout the district. This building incorporates a corner window detail into the larger gridded building masses to add interest and differentiate the building. This detail came out of numerous meetings with potential senior residents that expressed the desire for great views and large areas of glazing.

Details of projecting canopies and openings reflect a more industrial character that is compatible with the district. Balconies along the primary street facades will be recessed so that the railing is in line with the elevation while projected balconies will be incorporated on the non-primary building walls. Through wall mechanical unit grills will be located in these recessed areas on the primary facades. The grills will be flush with the facade on non-primary elevations. At level 2,

the memory care floor, PTAC mechanical units will be on the primary facades. Decorative louvers will be used to conceal the units and they will appear to be an extension of the window frame. A similar condition can be found in the district on The Depot Minneapolis Hotel.

### **Evolution of the Design**

The design has been developed in consultation with HPC commissioners, CPED staff, and the project's historical consultant, with guidance from the Saint Anthony Falls Historic District Design Guideline, specifically, the Water Power Character Area. Modifications made after the initial meeting with the commissioners on June 3 include:

- *Early iterations of the design had featured metal panel at the base of the building. CPED staff had commented that the base needed to be more solid to fit the district. The architects revised the design for the June 3 meeting to feature two styles of brick at the base.*
  - Design Response to HPC Comments: The base has been reduced to a single brick color/type on the primary facades. The design still features masonry sills, and bases have been added to further define the windows within the base.
- *Early iterations featured a number of materials. CPED staff had commented that materials selection needed to be limited. The architects revised the design for the June 3 meeting to reduce the material selection and use similar tones to compliment materials (Gray Brick to Gray Metal, Dark Brick to Dark Brown Cement board).*
  - Design Response to HPC Comments: The dark brick has been removed at the base.
- *CPED staff indicated that the site landscaping to the main building entry at the woonerf and Second Street was more successful in a previous iteration as a plaza.*
  - Design Response to CPED and HPC Comments: The site design has been revised to extend the woonerf plaza to the entry.

## Certificate of Appropriateness Findings per Section 599.350

### (a) General

(1) *The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.*

The Saint Anthony Falls Historic District was listed in the National Register of Historic Places in 1971. This nomination was prepared not long after the National Register was created by the National Historic Preservation Act of 1966, and it does not provide the level of information that is contained in National Register nominations prepared today. The areas of significance of architecture, commerce, industry, and transportation were selected on the form; these are associated with National Register Criteria A and C. The District is now considered to be eligible under Criterion D (archaeology) as well. The nomination did not identify a period of significance, but the design guidelines that the HPC adopted for the district in 2012 assume that the period of significance extends from 1848 to 1941.

The buildings that were on the site of the proposed project were destroyed a number of years ago and cannot be recreated. As a result, the site's association with the significance of the Saint Anthony Falls Historic District has weakened. In replacing the surface parking lot that currently occupies the site with a new building that follows the HPC's design guidelines for the Saint Anthony Falls Historic District, the proposed construction will be compatible with and continue to support the criteria of significance and period of significance for which the district was designated inasmuch as that is possible for a noncontributing site.

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

The site once held buildings that would have been contributing elements in the historic district, but those buildings are long gone. Today, the site does not contain properties that have been designated as contributing elements, although the alignment of a rail line will be reintroduced, strengthening the integrity of the National Register and local historic districts.

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

The HPC has adopted design guidelines for the Saint Anthony Falls Historic District. The architects have used these as the basis of the design the project, as described in the previous section. In conforming to the design guidelines, the project will maintain the historic district's integrity.

(4) *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.*

The Heritage Preservation Commission adopted the *St. Anthony Falls Historic District Design Guidelines* in 2012. The subject property is located in the Water Power Character Area. As the project summary prepared by the architects indicates, the design guidelines were carefully considered throughout the design development process, and features of the design were modified in response to comments made by the commissioners during an earlier review.

(5) *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The Rehabilitation Standard that is particularly relevant is Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. The design of the project relates to the historic district while clearly being a product of the twenty-first century. The proposed project does not contemplate destruction or alteration of any contributing historic structures.

(6) *The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.*

The project will conform.

**(b) Destruction of any property.**

The construction of the project does not involve the destruction of any above-ground historic resource. It seems highly unlikely that the property contains any significant archaeological sites given the disruption of the land over the past century.

**(c) Adequate consideration of related documents and regulations.**

(1) *The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.*

The materials submitted with this application demonstrate an understanding of the significance of the property and the Saint Anthony Falls Historic District. The district is significant in the areas of architecture, commerce, industry, transportation, and architecture.

In meeting the design guidelines for the Saint Anthony Falls Historic District, which are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties, the project respects the architectural character and significance of the National Register and local historic districts.

(2) *Where applicable, Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.*

The Applicant plans to meet the requirements of Chapter 530 within the City of Minneapolis Zoning Code.

(3) *The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.*

The proposed project will follow the Rehabilitation Standard for new construction, as discussed in Section (a)(5) above.

**(d) Additional findings for alterations within historic districts.**

(1) *The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the District was designated.*

While the project will be residential, its design is inspired by the industrial buildings in the area—many of which have been rehabilitated for residential use. As a result, the project is compatible with the Saint Anthony Falls Historic District, will not adversely affect the District's significance and integrity, and will add to the character of the District and celebrate the existing adjacent contributing buildings.

(2) *Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.*

Granting the certificate of appropriateness for the proposed work will be in keeping with the spirit and intent of the ordinance, which is to protect the character of the District and its resources. The proposed project will stabilize, rehabilitate, and reactivate the historic district, while not altering its essential character. In doing so, the project will ultimately protect the essential character of the entire District.

(3) *The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance. (2001-Or-029, § 1, 3-2-01; 2009-Or-023, § 11, 3-27-2009)*

The proposed project will meet the Secretary of the Interior's Standards for Rehabilitation, and will therefore not be injurious to the significance and integrity of other resources that have been identified in the Saint Anthony Falls Historic District. The project will not establish any precedents that might adversely affect the preservation of that District.