



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #1
February 17, 2014
BZH-28520

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 186 Bank Street SE
Project Name: Not applicable
Prepared By: [Becca Farrar-Hughes](#), Senior City Planner, (612) 673-3594
Applicant: Van and Elizabeth Hawn
Project Contact: SALA Architects, Attn: Michaela Mahady, (651) 351-0961
Ward: 3
Neighborhood: Nicollet Island-East Bank Neighborhood Association (NIEBNA); adjacent to Marcy Holmes Neighborhood Association
Request: To construct an addition to the rooftop level of an existing townhome.
Required Applications:

Certificate of Appropriateness	To allow for the construction of an addition to the rooftop level of an existing townhome located at 186 Bank Street SE (in the Lourdes Square Townhome Development). The penthouse addition would total approximately 187 square feet and would be approximately 9 feet, 9 inches in height. It would contain stairs, a landing and an elevator as well as a roof deck with a retractable fabric awning. The property is located in the St. Anthony Falls Historic District.
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HISTORIC PROPERTY INFORMATION

Current Name	186 Bank Street SE
Historic Name	Part of the former Coke site / bottling plant
Historic Address	Unknown
Original Construction Date	1994
Original Architect	Not applicable
Original Builder	Not applicable
Original Engineer	Not applicable
Historic Use	Industrial – former bottling plant
Current Use	Residential
Proposed Use	Residential

Date Application Deemed Complete	January 16, 2015	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	March 17, 2015	End of 120-Day Decision Period	N/A

CLASSIFICATION

Local Historic District	St. Anthony Falls Historic District
Period of Significance	1848-1941
Criteria of Significance	Architectural and Social Significance
Date of Local Designation	1971
Date of National Register Listing	1971
Applicable Design Guidelines	<i>St. Anthony Falls Historic District Design Guidelines The Secretary of the Interior's Standards for the Treatment of Historic Properties</i>

SUMMARY

BACKGROUND. The subject building is a non-contributing structure in the St. Anthony Falls Historic District, located to the northwest of the Main Street SE and Central Avenue SE intersection on the property located at 186 Bank Street SE. The structure is one unit in the Lourdes Square Townhomes, which consists of eight clusters of side-by-side townhomes that were constructed between 1993 and 1994. The subject property was formerly known as the Coke site or the Coke bottling plant.

APPLICANT'S PROPOSAL. SALA Architects, on behalf of Van and Elizabeth Hawn, has applied for a Certificate of Appropriateness application to allow for the construction of a rooftop addition to their existing townhome. The penthouse addition would total approximately 187 square feet and would be approximately 9 feet, 9 inches in height. It would contain stairs, a landing and an elevator as well as a roof deck with a retractable fabric awning. The original elevations of the building facing the river, which includes 186 Bank Street SE, indicate penthouse enclosures as an optional feature for future owners of the individual townhomes. Currently, three of the existing seven units that face the river have penthouse additions; those three appear to be part of the original townhome construction. The proposed penthouse would be wood construction and is consistent with the existing three penthouse projection/roof decks in all aspects. The addition would be clad with composite siding and trim painted to match the existing tan accent color, bordered with a matching steel railing painted black as indicated on the plan, with fenestration openings in similar locations, and a height that is consistent with the other penthouse units. Further, the penthouse addition would be similarly located relative to the linear building mass in the north-south direction.

The property is zoned C3A (Community Activity Center District) and is located in the MR (Mississippi River) Critical Area Overlay District, the PO (Pedestrian Oriented) Overlay District, and the SH (Shoreland) Overlay District. Further, the subject property is located in a geographic area that is exempt from the typical height restrictions of 2.5 stories or 35 feet permitted in the MR Overlay District and the SH Overlay District per Section 551.710. As such, the governing height allowance is that which is allowable under the base C3A Zoning, which is 4 stories or 56 feet. The proposed addition would result in a structure that is approximately 45 feet in height on the south side and approximately 33 feet in height on the north side.

RELATED APPROVALS. While there have been no related approvals for the subject townhome, there have been other Certificates of Appropriateness and Certificates of No Change approved for other townhome units in the development. These approvals have been for window replacement, deck replacement, a retractable awning and installation of replacement screens.

PUBLIC COMMENTS. Staff has not received official correspondence from the Nicollet Island-East Bank Neighborhood Association (NIEBNA) or the adjacent Marcy Holmes Neighborhood Association. No neighborhood letters, other than correspondence from the Homeowner's Association for Lourdes Square, was received prior to the printing of this report. Any additional correspondence received 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 penthouse addition that includes: stairs, a landing and an elevator as well as a roof deck with a retractable fabric awning on the property located at 186 Bank Street SE based on the following [findings](#):

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 St. Anthony Falls Historic District is significant for the falls and the water body that were central to the birth and development of Minneapolis in the 19th century. The period of significance for this district, 1848-1941, reflects the era during which the lumber and flour milling industries grew to be among the largest in the nation, powered by the St. Anthony falls.

The subject property is a non-contributing structure in the historic district, as it was constructed in 1994, which is long after the period of significance. The proposed alteration is compatible with the criteria of significance and period of significance for which the St. Anthony Falls Historic District was designated, as this property and many of the buildings surrounding it are new construction and do not directly impact the significance of the established historic district.

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

The subject building is a non-contributing structure in the St. Anthony Falls Historic District. The proposed penthouse addition that includes stairs, a landing and an elevator as well as a roof deck with a retractable fabric awning is compatible with the neighboring properties in the historic district as well as consistent with the form and appearance of other existing penthouse units and associated improvements on adjacent townhome units.

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

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. The proposed alteration would not materially impair the significance and integrity of the landmark or the historic district as evidenced by the consistency and compatibility of alterations with the applicable design guidelines adopted by the commission. The proposed work would not affect the building's location, design, setting, materials, workmanship, feeling or association.

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 *St. Anthony Falls Historic District Design Guidelines* were recently updated, and approved by the City Council in October of 2012. The property is located within the Hennepin & Central District Character Area. The guidelines state the following regarding the area: "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 Avenue 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 library. Interspersed among these historic buildings are more recent high rise residential townhomes and other commercial and residential development."

The guidelines specific to this area discuss site and landscape guidelines as well as building design, equipment and roof standards. The character area indicates that a maximum of 4 stories is appropriate with low rise and very low rise buildings most appropriate. The proposed project would not materially impair the significance and integrity of the historic district or the Hennepin & Central District Character Area, as evidenced by the consistency of alterations with the applicable design guidelines adopted by the Commission as follows:

Chapter 7: General Guidelines:

- 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.
- 7.12 - Minimize the visual impact of a roof deck as seen from the street.

Chapter 9: New Infill Building Guidelines:

- 9.5 – A contemporary interpretation of traditional designs is appropriate.
 - a) The design should be compatible with the relevant character area.
- 9.8 – Maintain the traditional size of buildings as perceived at the street level.
- 9.9 - The overall height of a new building shall be compatible with the character area.
- 9.20 – Building materials shall be similar in scale, color, texture and finish to those seen historically in the context.
 - c) The material also should be appropriate to the context.
- 9.21 - Contemporary materials that are similar in character to traditional ones will be considered.
 - e) Cementitious-fiber board, with exemplary detailing, will be considered in lower scaled residential settings. Other imitation or synthetic siding materials, such as plastic, aluminum or vinyl, are inappropriate in the lower scale residential contexts.
- 9.22 – Use high quality, durable materials.
 - a) Materials should be proven to be durable in the local Minneapolis climate.
- 9.24 - Arrange windows to reflect the traditional rhythm and general alignment of windows in the area.
- 9.26 - A canopy/awning should be in character with the building.
 - b. A canopy/awning should remain a subordinate feature on the building.
- 9.30 – Design a building, or an addition, to take advantage of energy saving and generating

opportunities.

- b) Use exterior shading devices to manage solar gain in summer months.

As noted above, the general guidelines for the St. Anthony Falls Historic District that are applicable to the project include planning for and taking advantage of key views, as well as minimizing the impacts to key views, and minimizing views of roof decks from public ways. The guidelines state that the use of balconies and roof decks is appropriate on new buildings provided they remain subordinate to the overall historic context.

The proposed penthouse addition and associated improvements would be located adjacent to Main Street NE and would face the Mississippi River. They would be viewable from the public street; however, the subject property is located considerably above grade adjacent to a retaining wall that abuts Main Street NE. The proposed penthouse would not interfere with the view of the Main Street NE corridor. The proposed penthouse would be an additional 9 feet, 9 inches in height but would be recessed approximately 26 feet to line up with the existing penthouse units located on adjacent townhome units. The addition would not create significant additional height for the building as perceived at street level and would be contextually appropriate given the consistency with adjacent penthouse units. Further the proposal incorporates a consistent appearance, including materiality and massing.

The infill guidelines for the district speak to supporting the use of exterior shading devices to manage solar gain in summer months, which this project would do as a retractable awning is proposed. This project is consistent with the intent of the district guidelines, as the existing structure on the property is non-contributing and changes to it will not impair the material significance of the historic district in which it is located.

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 project would not materially impair the significance and integrity of the historic district 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 following Secretary of the Interior's Standards for Rehabilitation are most applicable to the proposed project:

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."

Standard 10: "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The proposal would comply with the above-listed Secretary of the Interior's standards.

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 proposal is consistent and would comply with the following policies of *The Minneapolis Plan for Sustainable Growth*:

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.

8.1.2, "Require new construction in historic districts to be compatible with the historic fabric."

7. *Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.*

The applicant proposes to construct a penthouse addition and associated improvements. The project does not involve the destruction of the property.

Before approving a Certificate of Appropriateness, and based upon the evidence presented in each application submitted, the Commission shall make findings that alterations are proposed in a manner that demonstrates that the Applicant has made adequate consideration of the following documents and regulations:

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

The applicant has demonstrated adequate consideration for the description and statement of significance upon which the designation of the historic district was based. The proposed addition is compatible with the other townhome units in the development and further incorporates a consistent appearance, including materiality and massing.

9. *Where applicable, adequate consideration of Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.*

The scope of work in this application does not require site plan review under Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530.

10. *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 applicant submitted a statement indicating that the alteration makes adequate consideration for the treatments delineated in *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as the proposed scope of work is compatible and the project alterations are consistent. The application complies with the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as discussed in finding #5 above.

Before approving a Certificate of Appropriateness that involves alterations to a property within an historic district, the Commission shall make findings based upon, but not limited to, the following:

11. *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.*

The proposed modifications to the non-contributing structure are compatible with the existing townhome development and would not impact the integrity or significance of any properties located within the historic district.

12. *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.*

The spirit and intent of the City of Minneapolis' Heritage Preservation Regulations is to preserve historically significant buildings, structures, sites, objects, districts, and cultural landscapes of the community while permitting appropriate changes to be made to these properties. The granting of the certificate of appropriateness to allow for the construction of a penthouse addition on top of the existing non-contributing townhome that includes stairs, a landing and an elevator as well as a roof deck with a retractable fabric awning would be to the extent practical keeping with the spirit and the intent of the ordinance and would have minimal impact on the character of the historic district. As previously mentioned, the proposal is consistent with the appearance, materiality and massing of other penthouse units constructed on adjacent townhome units.

13. *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.*

Granting the certificate of appropriateness with the conditions of approval listed below would not be injurious to the significance and integrity of other resources in the historic district nor would it impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Certificate of Appropriateness:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the above findings and **approve** the Certificate of Appropriateness to allow for the construction of an addition to the rooftop level of an existing townhome located at 186 Bank Street SE (in the Lourdes Square Townhome Development). The penthouse addition would total approximately 187 square feet and would be approximately 9 feet, 9 inches in height. It would contain stairs, a landing and an elevator as well as a roof deck with a retractable fabric awning, 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 February 17, 2017.
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.
3. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>.

4. Final plans shall comply with the *St. Anthony Falls Historic District Design Guidelines* as noted within this report and as indicated on the submitted plans.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Plans
4. Photos
5. Correspondence



January 16, 2015

**WRITTEN STATEMENT: CERTIFICATE OF APPROPRIATENESS
FOR 186 BANK STREET S.E., MPLS, MN, 55414**

I am writing in regard to a property owned by Van and Elizabeth Hawn, which is located in the St. Anthony Falls Historic District.

We are seeking a Certificate of Appropriateness from the Minneapolis Heritage Preservation Commission for an alteration to the roof level of a townhome located in the Lourdes Square Townhome Development, at 186 Bank Street S.E., Minneapolis, Minnesota. The alteration consists of an addition to the roof level of the townhouse: a roof deck accessed by a small penthouse enclosure containing stairs, elevator, and a landing (a stair tower). The roof deck is to be partially shaded by a retractable fabric awning.

The Hawns' property is part of a low rise brick clad rowhouse building overlooking Main Street and the Mississippi River. The building is part of the Lourdes Square Townhome Development, which was designed by Minneapolis architect Paul Madson and built in 1994 by the Brighton Development Group. The development is located on a site known as the Coke site, a former soft drink bottling plant. It is in the St. Anthony Falls Historic District, which was designated in 1971, and lies in Character Area J, Hennepin Central District. As stated in the Heritage Preservation Guidelines for the St. Anthony Falls Historic District, the period of significance for the district is 1848-1941. Since the property at 186 Bank Street was built in 1994, it is a newer building not within the period of significance. The roof deck and penthouse (stair tower) addition, as defined by the guidelines, may be considered improvements to a non contributing property, subject to the guidelines for New Infill.

We are submitting the required drawings and photographs of existing conditions to the Minneapolis HPC for review. Attached are portions of the original 1993 construction documents of the Lourdes Townhome Development by architect Paul Madson. They include a site plan which indicates the location of the townhome at 186 Bank Street S.E. within the complex. The original elevations of the building facing the river which includes 186 Bank St. indicate penthouse enclosures (stair towers) dotted in at the rooftop, as an intended optional feature for future owners of the individual townhomes. Currently three of the seven units in the river facing building have penthouse (stair tower) projections which permit access to roof top decks. A townhome in the same building at 182 Bank Street has a penthouse access projection (stair tower) with a fabric awning previously approved by HPC staff.

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The buildings in the development are of wood frame construction, clad primarily with red brick, with accent elements (bay windows, pergolas, and penthouse (stair tower) projections in composite siding with wood trim, painted a tan color. The buildings are low rise, and the existing penthouses are of a consistent height (approximately 9' 9") above the rooftop level. Iric Nathanson, in his book *Minnesota in the 20th Century: The Growth of an American City*, describes the buildings as "both contemporary and evocative of an earlier era".

Current construction documents for the proposed penthouse (stair tower), rooftop deck, and deck railing are attached. It is to be of wood construction, and is consistent with the existing three penthouse projection/roof decks in all aspects: Clad with composite siding and trim painted to match the existing tan accent color, bordered with a matching steel railing painted black as indicated on the plan, with fenestration openings in similar locations, and a height of approximately 9' 9", not to exceed the height of the three existing penthouse projections. (See photo of an existing penthouse unit and deck railing for specific appearance and details.) The penthouse projection is located similarly relative to the building mass in the north south direction, and will not impair views from the public way, or views from the other roof decks. Also attached are plans for the interior remodeling of the three levels of the townhome, which are intended as the first phase of the project. The penthouse projection, deck, and railings are intended as the second phase of the project, subject to HPC review and approval.

The alteration is compatible with and supports the criteria of designation, i.e. a non contributing property. It is compatible with and will ensure and not impair the integrity and significance of the historic district. We believe that the certificate of appropriateness conforms to all applicable regulations and historic preservation guidelines for the St. Anthony Falls Historic District, will not be injurious to the significance and integrity, nor impede the preservation of other resources in the district.

Michaela Mahady, AIA, CID
Principal Emeritus
SALA Architects, Inc.



REQUIRED FINDINGS
CERTIFICATE OF APPROPRIATENESS FOR
186 BANK STREET, MINNEAPOLIS, MN

- 1) The Lourdes Square Development, which includes 186 Bank St., was built in 1994. The period of significance for the St. Anthony Falls District is 1848 – 1941. Therefore 186 Bank Street is part of a non contributing property in the St. Anthony Falls Historic District. The proposed alteration is compatible with and continues to support the criteria of significance and period of significance for the district, according to the Infill Guidelines.
- 2) The alteration at 186 Bank Street (penthouse/stair tower and roof deck) supports the exterior designation of a non contributing property in the St. Anthony Falls Historic District.
- 3) The alteration is compatible with and will ensure the continued integrity of the St. Anthony Falls Historic District.
- 4) The alteration is consistent with the applicable guidelines for the St. Anthony Falls Historic District (Infill Guidelines), and will not materially impair the significance and integrity of the historic district.
- 5) The alteration is consistent with the recommendations contained in The Secretary of Interior’s Standards for the Treatment of Historic Properties.
- 6) The alteration conforms to all applicable regulations of the preservation ordinance, and is consistent with applicable policies of the comprehensive plan and applicable preservation policies adopted by the city council.

- 8) The alteration has been proposed in a manner that demonstrates adequate consideration of the description (non contributing property) and period of significance (1848-1941). It is consistent with the Infill Guidelines of the St. Anthony Falls Historic District.
- 9) The Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review, states under section 530.30. Buildings and uses subject to site plan review, “Site plan review shall not be required where the property has received site plan approval and is in full compliance with such approval, and the establishment or expansion of the use does not alter the approved site plan. The proposed alteration to 186 Bank St. does not alter the site plan, and therefore site plan review is not required.
- 10) The applicant has reviewed and considered the typology of treatments delineated in the Secretary of Interior’s Standards for the Treatment of Historic Properties and the associated guidelines preserving, rehabilitating, reconstructing and restoring historic buildings. The Lourdes Square Development buildings were constructed in 1994, not within the period of significance for the St. Anthony Falls Historic District. The alteration at 186 Bank Street is completely compatible with and supports the integrity and design of the infill building of which it is a part, utilizing the same exterior colors, materials, with a railing of the same design, material, and color.

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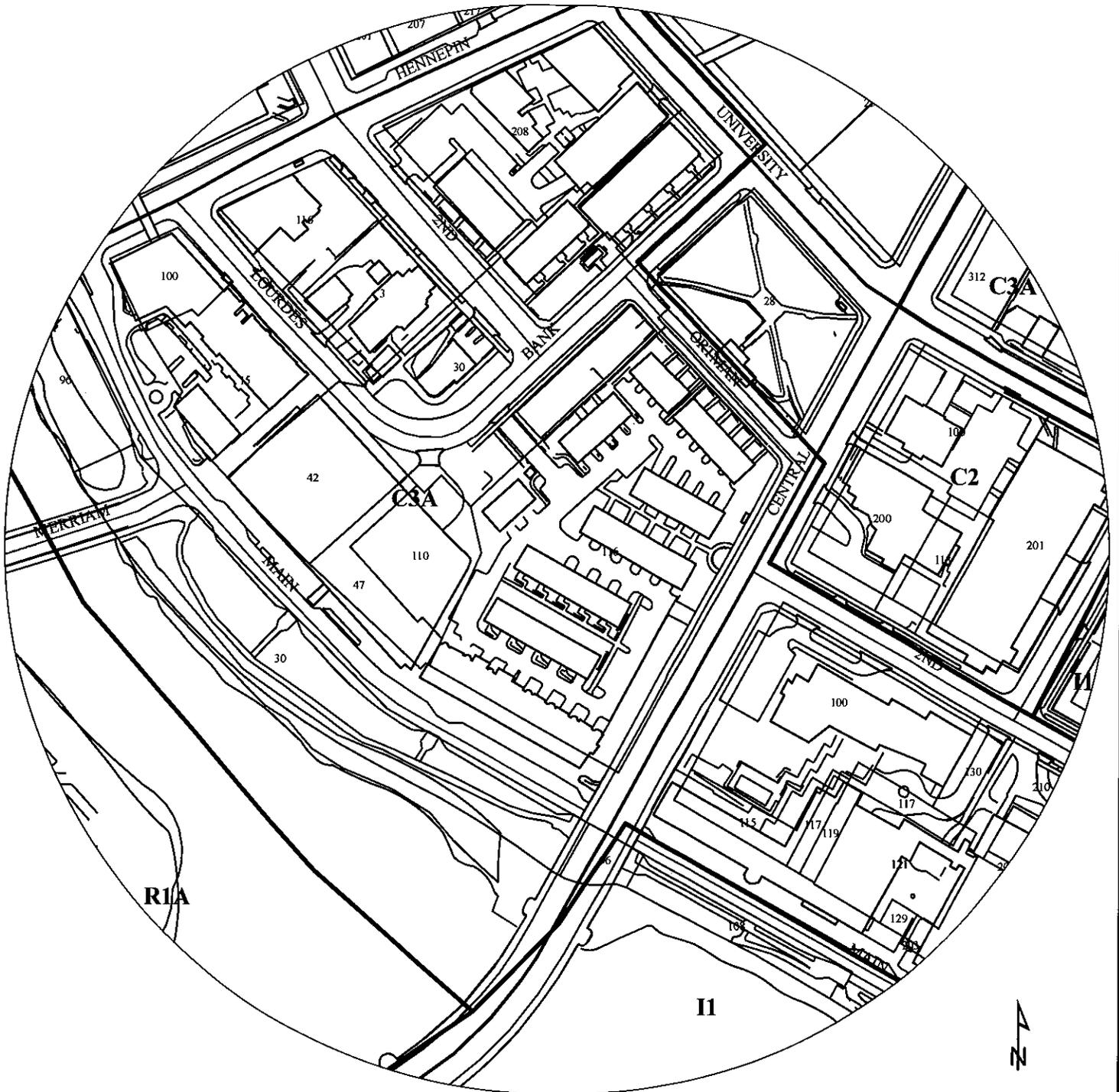
- 11) The proposed alteration to 186 Bank Street is compatible with and will ensure continued significance of all contributing properties in the historic district based on the period of significance for which the district was designated (1848-1941).
- 12) The alteration is consistent with the spirit and intent of the ordinance. Granting the certificate of appropriateness will be in keeping with that spirit and intent, and will not negatively alter the essential character of the historic district.
- 13) The certificate of appropriateness for the alteration to 186 Bank Street will not be injurious to the significance and integrity of other resources in the historic district, and will not impede the normal and ordinary preservation of surrounding resources as allowed by regulations in the preservation ordinance.

Hawn Residence

3rd

NAME OF APPLICANT

WARD



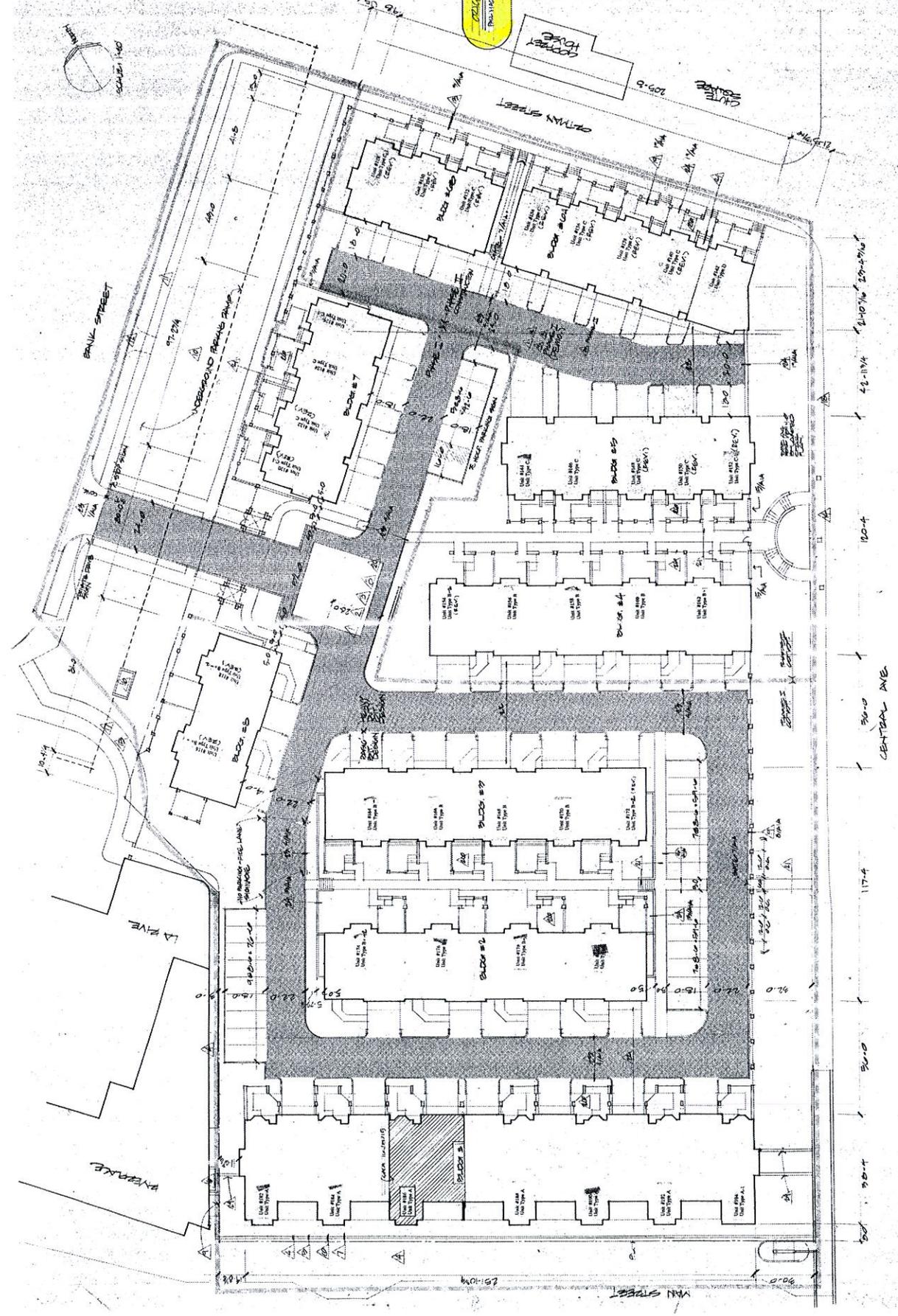
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PROPERTY ADDRESS

186 Bank Street SE

FILE NUMBER

BZH-28520



Lourdes Square Townhomes
 Bank Street
 Minneapolis, Minnesota
 Redman Development Corporation, Developer
 510 First Avenue North
 Minneapolis, Minnesota 55401
 Erma and Sons, Inc./Architect
 7500 Flying Cloud Drive
 55122-1411 Minneapolis, Minnesota 55444
 612.941.0282

PM-A
 Architect
 License No. 0000000000
 Date of Project: 10/1/2010
 Date of Issue: 10/1/2010
 Project No. 1000000000
 Drawing No. 1000000000
 Scale: 1/8" = 1'-0"

Site Plan
 AI

PROJECT DOCUMENT
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DATE
 10/1/2010

SCALE
 1/8" = 1'-0"

PROJECT NO.
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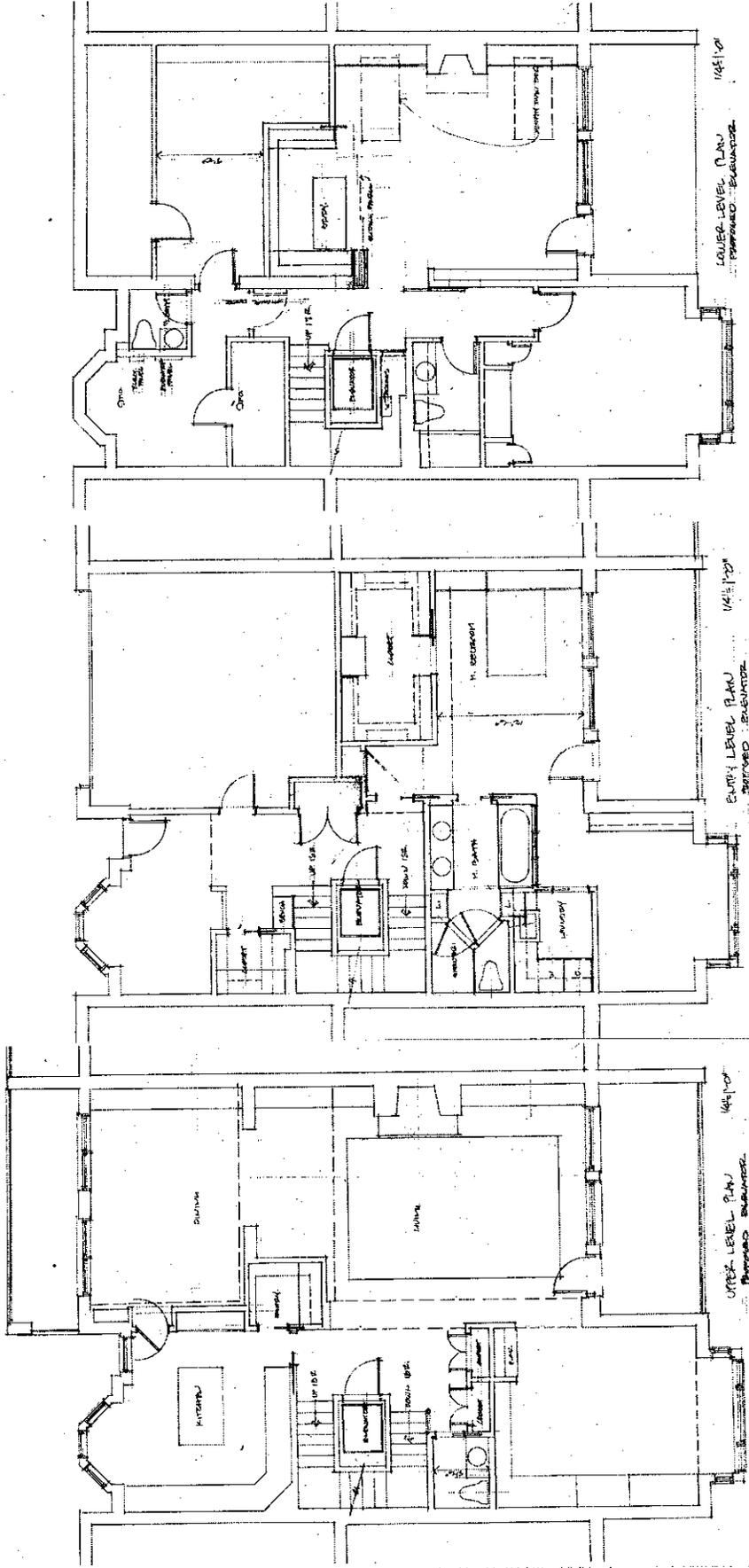
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HAWN
 Minneapolis, Minnesota

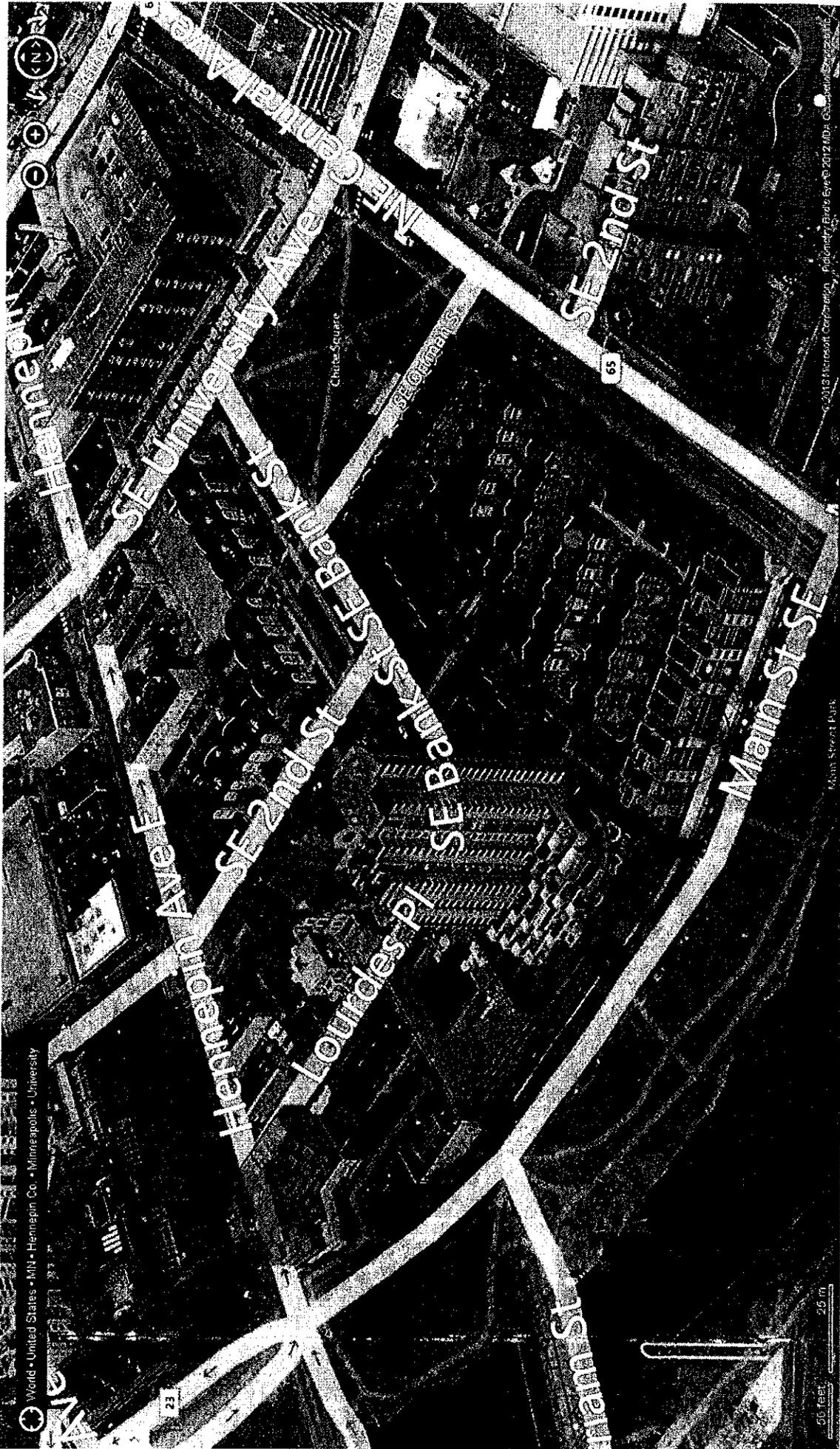
Project Number:	
Project Architect:	
Drawn By:	
Date of Issue:	
Scale:	
Sheet:	
Sheet No.:	



UPPER LEVEL PLAN
 Proposed Submitter

MIDDLE LEVEL PLAN
 Proposed Submitter

LOWER LEVEL PLAN
 Proposed Submitter



106 BANK STREET
(HAWN RESIDENCE)

PROPOSED PENTHOUSE / STAIR TOWER
WITH RETRACTABLE AWNING
AND IRON RAIL

← YOU BARK STREET →

SOUTH ELEVATION

H&W 16 JAN 15



1200 BANK STREET

PROPOSED PENTHOUSE / STAIR TOWER
WITH RETRACTABLE AWNING
AND IRON RAIL
EXTENDS CHIMNEY
VERTICAL LOCATION



SOUTH ELEVATION - HANID 16 JAN 15



← NEW PARK STREET →

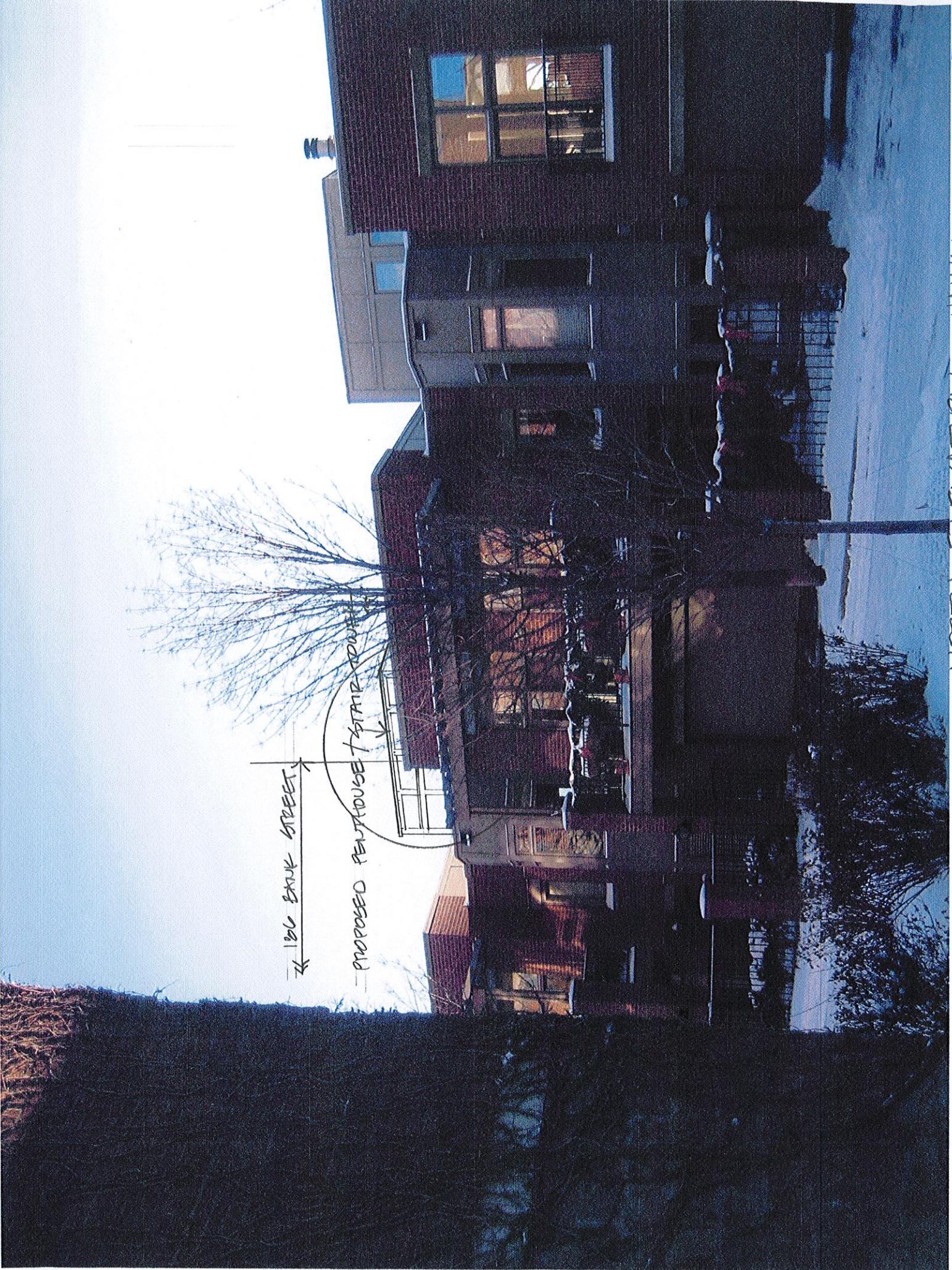
PROPOSED PENETRATION START-TOWARD

EXTENDED CHIMNEY VERY POOR LOCATION

NORTH ELEVATION DRAWN 16 JAN 15

← 126 BANK STREET →

PROPOSED PENTHOUSE / STAIR DOWN



NORTH ELEVATION HAWN 16 JAN 15

180 BANK STREET

PROPOSED PENTHOUSE RETAIN TOWER

NORTH ELEVATION

HAWN

16 JAN 15





MARVIN WINDOWS OR
TO MATCH EXISTING

IRON RAIL

PAINTED COMPOSITE SIDING WITH
PAINTED WOOD TRIM

EXISTING RAILING, DECK & PENTHOUSE - 182 BANK STREET
PROPOSED RAILING, DECK & PENTHOUSE - 186 BANK STREET
SIMILAR MATERIALS AND COLOR TO MATCH EXISTING. 16 JAN 15



GHJM

GOLDNER HAWN
JOHNSON MORRISON

December 30, 2014

Michaela Mahady, AIA
SALA Architects Inc.
904 South 4th Street
Stillwater, MN 55082

Dear Michaela:

You and your firm, SALA Architects, are hereby authorized to make application on our behalf to the Minneapolis Heritage Preservation Commission for a Certificate of Appropriateness for an alteration to the roofline of our new townhome at 186 Bank Street SE in Minneapolis.

Please provide this letter to the Commission as evidence of your authorization to proceed for us.

Very truly yours,


Van Zandt Hawn

Goldner Hawn Johnson & Morrison Incorporated

(612) 338 5912

www.ghjm.com

3700 Wells Fargo Center | 90 South Seventh Street | Minneapolis, MN 55402



December 28, 2014

Nicollet Island-East Bank Neighborhood Association
132 Bank Street SE
Minneapolis, MN 55414

To whom it may concern,

I am writing in regard to a property owned by Van and Elizabeth Hawn, which is located in the St. Anthony Falls Historic District.

We are seeking a Certificate of Appropriateness from the Minneapolis Heritage Preservation Commission for an alteration to the roof level of a townhome located in the Lourdes Square Townhome Development, at 186 Bank Street S.E., Minneapolis, Minnesota. The alteration consists of an addition to the roof level of the townhouse: a roof deck accessed by a small penthouse enclosure containing stairs, elevator, and a landing (a stair tower). The roof deck is to be partially shaded by a retractable fabric awning.

The Hawn's property is part of a low rise brick clad rowhouse building overlooking Main Street and the Mississippi River. The building is part of the Lourdes Square Townhome Development, which was designed by Minneapolis Architect Paul Madson and built in 1994 by the Brighton Development Group. The development is located on a site known as the Coke site, a former soft drink bottling plant. It is in the St. Anthony Falls Historic District, which was designated in 1971, and lies in Character Area J, Hennepin Central District. As stated in the Heritage Preservation Guidelines for the St. Anthony Falls Historic District, the period of significance for the district is 1848-1941. Since the property at 186 Bank Street was built in 1994, it is a newer building not within the period of significance. The roof deck and penthouse (stair tower) addition, as defined by the guidelines, may be considered improvements to a non contributing property, subject to the guidelines for New Infill. We are submitting the required drawings and photographs of existing conditions to the Minneapolis HPC for their review.

I am serving as applicant for the HPC process for the Hawns.
My contact information is:

Michaela Mahady, AIA
Principal Emeritus, SALA Architects Inc.
904 South 4th St., Stillwater, MN 55082 (and)
326 East Hennepin Avenue, Suite 200, Minneapolis, MN 55414
Phone: 651-351-0961 Fax: 651-351-7327
E-mail: mmahady@salaarc.com

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STILLWATER, MN 55082

The Hawns' contact information is:
Van and Liz Hawn
625 Spring Hill Rd., Wayzata, MN 55391
Phone: 952 476-2091
E-mail: hawn@ghjm.com, lizhawn@gmail.com

Thank you for your consideration.

A handwritten signature in cursive script that reads "Michaela Mahady". The signature is written in black ink and is positioned above the word "Regards,".

Regards,

Michaela Mahady, AIA
Principal Emeritus, SALA Architects Inc.



December 28, 2014

Marcy-Holmes Neighborhood Association
500 8th Avenue SE
Minneapolis, MN 55414

To whom it may concern,

I am writing in regard to a property owned by Van and Elizabeth Hawn, which is located in the St. Anthony Falls Historic District.

We are seeking a Certificate of Appropriateness from the Minneapolis Heritage Preservation Commission for an alteration to the roof level of a townhome located in the Lourdes Square Townhome Development, at 186 Bank Street S.E., Minneapolis, Minnesota. The alteration consists of an addition to the roof level of the townhouse: a roof deck accessed by a small penthouse enclosure containing stairs, elevator, and a landing (a stair tower). The roof deck is to be partially shaded by a retractable fabric awning.

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I am serving as applicant for the HPC process for the Hawns.
My contact information is:

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The Hawns' contact information is:
Van and Liz Hawn
625 Spring Hill Rd., Wayzata, MN 55391
Phone: 952 476-2091
E-mail: hawn@ghjm.com, lizhawn@gmail.com

Thank you for your consideration.

A handwritten signature in black ink that reads "Michaela Mahady". The signature is written in a cursive, flowing style.

Regards,

Michaela Mahady, AIA
Principal Emeritus, SALA Architects Inc.



December 28, 2014

Mr. Jacob Frey
350 S. 5th Street, 307
Minneapolis, MN 55415

Mr. Jacob Frey,

I am writing in regard to a property owned by Van and Elizabeth Hawn, which is located in the St. Anthony Falls Historic District.

We are seeking a Certificate of Appropriateness from the Minneapolis Heritage Preservation Commission for an alteration to the roof level of a townhome located in the Lourdes Square Townhome Development, at 186 Bank Street S.E., Minneapolis, Minnesota. The alteration consists of an addition to the roof level of the townhouse: a roof deck accessed by a small penthouse enclosure containing stairs, elevator, and a landing (a stair tower). The roof deck is to be partially shaded by a retractable fabric awning.

The Hawn's property is part of a low rise brick clad rowhouse building overlooking Main Street and the Mississippi River. The building is part of the Lourdes Square Townhome Development, which was designed by Minneapolis Architect Paul Madson and built in 1994 by the Brighton Development Group. The development is located on a site known as the Coke site, a former soft drink bottling plant. It is in the St. Anthony Falls Historic District, which was designated in 1971, and lies in Character Area J, Hennepin Central District. As stated in the Heritage Preservation Guidelines for the St. Anthony Falls Historic District, the period of significance for the district is 1848-1941. Since the property at 186 Bank Street was built in 1994, it is a newer building not within the period of significance. The roof deck and penthouse (stair tower) addition, as defined by the guidelines, may be considered improvements to a non contributing property, subject to the guidelines for New Infill. We are submitting the required drawings and photographs of existing conditions to the Minneapolis HPC for their review.

I am serving as applicant for the HPC process for the Hawns.
My contact information is:

Michaela Mahady, AIA
Principal Emeritus, SALA Architects Inc.
904 South 4th St., Stillwater, MN 55082 (and)
326 East Hennepin Avenue, Suite 200, Minneapolis, MN 55414
Phone: 651-351-0961 Fax: 651-351-7327
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625 Spring Hill Rd., Wayzata, MN 55391
Phone: 952 476-2091
E-mail: hawn@ghjm.com, lizhawn@gmail.com

Thank you for your consideration.

A handwritten signature in black ink that reads "Michaela Mahady". The signature is written in a cursive, flowing style.

Regards,

Michaela Mahady, AIA
Principal Emeritus, SALA Architects Inc.



January 13, 2015

John Tracy, CMA, AMS
Association Manager
First Service Residential
1801 American Boulevard E
Suite 21
Bloomington, MN 55425

Dear John Tracy,

I am writing in regard to a property owned by Van and Elizabeth Hawn, which is located in the St. Anthony Falls Historic District.

This letter is to inform you and the Homeowners Association that we are seeking a Certificate of Appropriateness from the Minneapolis Heritage Preservation Commission for an alteration to the roof level of the Hawn's townhome located in the Lourdes Square Townhome Development, at 186 Bank Street S.E., Minneapolis, Minnesota. The alteration consists of an addition to the roof level of the townhouse: a roof deck accessed by a small penthouse enclosure containing stairs, elevator, and a landing (a stair tower). The roof deck is to be partially shaded by a retractable fabric awning. I have communicated with you in regard to the HPC application in the past, in emails dating from November 12-18, 2014, (attached). We will be submitting materials to the Homeowner's Association upon completion of construction documents, and HPC approval.

I am serving as applicant for the HPC process and the Homeowners Association process for the Hawns.

My contact information is:

Michaela Mahady, AIA
Principal Emeritus, SALA Architects Inc.
904 South 4th St., Stillwater, MN 55082 (and)
326 East Hennepin Avenue, Suite 200, Minneapolis, MN 55414
Phone: 651-351-0961 Fax: 651-351-7327
E-mail: mmahady@salaarc.com

The Hawns' contact information is:

Van and Liz Hawn
625 Spring Hill Rd., Wayzata, MN 55391
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E-mail: hawn@ghjm.com, lizhawn@gmail.com

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904 SOUTH 4TH STREET
STILLWATER, MN 55082

Thank you for your consideration.

Regards,

Michaela Mahady, AIA
Principal Emeritus, SALA Architects Inc.

Lourdes Square
116-194 Bank St SE
Minneapolis, MN 55414

January 19, 2015

Becca Farrar-Hughes
City of Minneapolis Planning Department
250 South 4th Street, Room 300
Minneapolis, MN 55415-1316

RE: Potential penthouse and rooftop deck at 186 Bank Street

Ms. Hughes,

We have been informed of the potential project at 186 Bank Street, and will be reviewing submittal materials regarding the project subsequent to HPC approval.

Thank you,

JOHN TRACY, CMCA, AMS
Association Manager

1801 American Boulevard East, Suite 21 | Bloomington, MN 55425
Direct 952.277.2780 | Office 952.277.2700
Email John.Tracy@fsresidential.com
www.fsresidential.com