



## CPED STAFF REPORT

Prepared for the Heritage Preservation Commission  
 HPC Agenda Item #7  
 December 1, 2015  
 BZH-28900

### HERITAGE PRESERVATION APPLICATION SUMMARY

*Property Location:* 112 East Hennepin Avenue  
*Project Name:* 116 East Hennepin Redevelopment  
*Prepared By:* Lisa Steiner, City Planner, (612) 673-3950  
*Applicant:* Schafer Richardson  
*Project Contact:* Katie Anthony  
*Ward:* 3  
*Neighborhood:* Nicollet Island – East Bank  
*Request:* To demolish two structures and construct a new six-story mixed-use building connected to two remaining buildings.

*Required Applications:*

<b>Certificate of Appropriateness</b>	To allow the demolition of 120 East Hennepin and the one-story addition between 112 East Hennepin and 116 East Hennepin, noncontributing resources in the St. Anthony Falls Historic District.
<b>Certificate of Appropriateness</b>	To allow exterior alterations to the 112 East Hennepin building and 116 East Hennepin building, and to allow a new six story building to be constructed attached to the historic buildings.

### HISTORIC PROPERTY INFORMATION

<b>Current Name</b>	Nye's Polonaise Restaurant and Bar
<b>Historic Name</b>	Minneapolis Brewing Company; various saloons
<b>Historic Address</b>	112 East Hennepin (112 Central Avenue)
<b>Original Construction Date</b>	1907
<b>Original Architect</b>	Boehm & Cordella
<b>Original Builder</b>	R.J. Cheney & Co.
<b>Original Engineer</b>	Unknown
<b>Historic Use</b>	Bar
<b>Current Use</b>	Bar/restaurant, dwellings
<b>Proposed Use</b>	Retail and dwellings

<b>Date Application Deemed Complete</b>	November 6, 2015	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	January 5, 2016	<b>End of 120-Day Decision Period</b>	Not applicable

<b>Current Name</b>	Nye's Polonaise Restaurant and Bar
<b>Historic Name</b>	Same
<b>Historic Address</b>	112 East Hennepin (1-story addition built between 112 E Hennepin and 116 E Hennepin)
<b>Original Construction Date</b>	1964
<b>Original Architect</b>	Francis Kerr & Co.
<b>Original Builder</b>	Boe, Inc.
<b>Original Engineer</b>	Unknown
<b>Historic Use</b>	Bar/restaurant
<b>Current Use</b>	Bar/restaurant
<b>Proposed Use</b>	Demolition – replace with infill building with retail and dwellings

<b>Current Name</b>	Nye's Polonaise Restaurant and Bar
<b>Historic Name</b>	Martin Dyke Harness Shop; Stratton Hotel
<b>Historic Address</b>	116-118 East Hennepin (116-118 Central Avenue)
<b>Original Construction Date</b>	1905
<b>Original Architect</b>	Ernest C. Haley
<b>Original Builder</b>	Unknown
<b>Original Engineer</b>	Unknown
<b>Historic Use</b>	Harness shop, upholsterers, room furnishers, barber shop, apartments and hotel
<b>Current Use</b>	Bar/restaurant, dwellings
<b>Proposed Use</b>	Retail and dwellings

<b>Current Name</b>	Nye's Polonaise Restaurant and Bar
<b>Historic Name</b>	Jon's Restaurant
<b>Historic Address</b>	120 East Hennepin
<b>Original Construction Date</b>	1960
<b>Original Architect</b>	Ralph Shirner
<b>Original Builder</b>	Robert Carroll
<b>Original Engineer</b>	Unknown
<b>Historic Use</b>	Restaurant
<b>Current Use</b>	Bar/restaurant
<b>Proposed Use</b>	Demolition – replace with new building retail and dwellings

**CLASSIFICATION**

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

**SUMMARY**

**BACKGROUND.** The subject property has four separate structures that are currently connected internally at the ground floor. The oldest building on the site is the three-story “Harness Shop” building at 116 East Hennepin Avenue, which was constructed in 1905. The two-story building at 112 East Hennepin Avenue, at the corner of East Hennepin and Lourdes Place, was constructed in 1907. In approximately 1955, Nye’s Bar opened in the 112 East Hennepin building. In 1964, a one-story addition was constructed between the 112 and 116 buildings to accommodate the expansion of Nye’s and the establishment of the Nye’s Polonaise dining room. Nye’s expanded into the ground floor of the “Harness Shop” building in 1967. The one-story building at 120 East Hennepin was constructed in 1960 and housed another restaurant until Nye’s expanded into the building in 1973. These four connected structures have a combined building footprint of approximately 8,000 square feet. The remainder of the approximately 20,000 square foot property is a surface parking lot.

The street-level façade of the 112 East Hennepin building was infilled with thin brick at some point prior to 1964. First-floor windows along Lourdes Place had been bricked in by 1967. Aside from these alterations to the ground level, the building still exhibits most of its original ornamental features, including decorative brick detailing and a broad metal cornice with decorative bracket modeling.

The three-story “Harness Shop” building similarly exhibits most of its original ornamental features with the exception of storefront alterations to the first-floor façade. These features include decorative brick quoining, brick arches, clay medallions, and a metal cornice with decorative modeling and metal lettering of the words “harness shop,” the original use of the building. At some point before 1980, the storefront was clad with vertical corrugated metal paneling. A wooden porch and stairway exists at the rear façade of the building and accesses all three floors of the building.

The one-story addition built between these two older buildings was constructed in 1964 and is clad in the same thin brick as the 112 East Hennepin ground level façade. A large sign, nearly doubling the apparent height of the addition, has been in place since at least 1967. No windows exist in the addition, but the doors facing Hennepin serve as the main entry to the existing restaurant. From Sanborn maps, plat maps, and historic aerial imagery, it does not appear that a building ever existed in between the “Harness Shop” building and the 112 East Hennepin building until the construction of this one-story addition in 1964.

The one-story building at 120 East Hennepin was constructed in 1960 and housed a different restaurant until Nye's expanded into the building in 1973. Windows along the street and facing the parking area have all been infilled or covered with wooden panels.

The property is located within the St. Anthony Falls Historic District. The St. Anthony Falls Historic District was designated in 1971 as a local and state historic district and was listed in the National Register of Historic Places the same year. A 1979 study of the St. Anthony Falls Historic District noted that "good examples of the [East Hennepin-Central Avenue Commercial] district's brick architecture are... the two mildly classical structures at 112 and 116 Hennepin that comprise Nye's Restaurant." The same study further identified these two buildings as "thematic buildings" of the district which are representative structures of the East Hennepin-Central Avenue Commercial District.

The Minnesota State Historic Preservation Office also completed an architecture/history evaluation for the property and concluded that the 112 and 116 buildings both contribute to the historic significance of the St. Anthony Falls Historic District. The one-story addition and the building at 120 East Hennepin are noncontributing to the district because they were constructed outside of the district's period of significance. The State Historic Preservation Office also noted in their evaluation that the entire property, including the one-story structures, could possibly be individually eligible for the National Register based on its association with Nye's Polonaise Restaurant & Bar (see letter in appendix).

**APPLICANT'S PROPOSAL.** The applicant is proposing a mixed-use redevelopment project which would include 71 dwelling units and approximately 8,000 square feet of retail space at the first floor. The applicant is proposing to demolish both the one-story building at 120 East Hennepin and the one-story addition between 112 East Hennepin and 116 East Hennepin. A new six-story building would be constructed around the remaining two historic buildings on site.

A four-story infill portion of the proposed building would be constructed between the two historic buildings which would step up to six stories approximately 37 feet back from the Hennepin Avenue façade. This portion of the building would be clad in metal panel and would connect to a six-story portion of the new building and a three-story addition which would be constructed over the rear 30 feet of the "Harness Shop" building. Both of these sections would be clad in brown brick. Along 2<sup>nd</sup> Street Southeast and wrapping around Hennepin to meet the "Harness Shop" building, another portion of the new building would be clad in a darker brick with a light metal or fiber cement panel sixth-story. A burnished concrete block material would clad the first level of the building facing the adjacent property.

The residential entrance would be located along 2<sup>nd</sup> Street Southeast. Retail entrances would be located along Hennepin Avenue. Nineteen parking spaces would be located at the ground level and accessed from Lourdes Place. Thirty parking spaces (with five additional tandem spaces) would be located underground and accessed from 2<sup>nd</sup> Street Southeast. The applicant is exploring the possibility of utilizing a car lift system which would allow for more parking in the building but would not alter the exterior appearance of the building.

The existing metal storefront on the "Harness Shop" building would be removed and the original storefront restored if it is still in place (the applicant is unaware of whether the original storefront was enclosed or removed). If the original storefront is no longer present, the applicant plans to install a new storefront system. No historic photos have been found to identify the appearance of the storefront during the period of significance. Similarly, the applicant is proposing to replace the thin brick infill storefront of the 112 East Hennepin building. The original cast iron corner column is extant and would be restored. The infilled windows along Lourdes Place would be reopened and new windows installed.

A certificate of appropriateness is required to allow the proposed demolition of the one-story structures on site. If approved, a separate certificate of appropriateness is required for the proposed alterations to the remaining historic buildings and the construction of the new six-story building.

**PUBLIC COMMENTS.** No comments for this proposal had been received by the time this report was written. In early 2015, multiple public comments were submitted to the City when a proposal for a thirty-story building on this site was brought to the Committee of the Whole for informal review. The comments received for that proposal are available if requested. Any 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 the demolition of the one-story building at 120 East Hennepin and the one-story addition between 112 & 116 East Hennepin 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 one-story building at 120 East Hennepin was constructed in 1960 and housed another restaurant until 1973, when Nye's expanded into the building. The one-story addition between the 112 and 116 East Hennepin buildings was constructed in 1964. The period of significance for the St. Anthony Falls Historic District is identified as 1848-1941. The construction of both one-story structures occurred after the period of significance and therefore these structures are considered noncontributing to the historic district. The one-story structures do not reflect the significance of the district or contribute to the identified era of the designated historic district. Demolition of the two noncontributing structures would be compatible with and continue to support the criteria and period of significance for which the St. Anthony Falls Historic District was designated.

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

The proposed demolition of the one-story structures is compatible with the designation of the subject property within the St. Anthony Falls Historic District. As noted above, both structures were built in the 1960s, outside of the period of significance for the district, and the structures do not contribute to the significance of the district. The contributing buildings would remain in their historic location.

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

The proposed demolition of the two one-story structures will not negatively impair the integrity of the historic district. The structures are noncontributing resources in the historic district and do not communicate the significance of the district as they were built outside of the period of significance. The demolition of the one story structures will not impact the location, design, setting, materials, workmanship, feeling, or association of the historic district.

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 adopted in 2012. The design guidelines note that noncontributing structures include newer buildings that were not constructed within the period of significance. The one-story structures proposed to be demolished were constructed in 1960 and 1964. The design guidelines state that for noncontributing properties, the “guidelines for New Infill shall apply, because preservation of remaining features is not required.” While the guidelines note that demolition is inappropriate for any contributing resource, there is no guidance for demolition of noncontributing resources. Staff finds that the demolition of the subject structures will not materially impair the significance and integrity of the historic district as the demolition of noncontributing resources is consistent with the adopted design guidelines.

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 one-story structures proposed for demolition are noncontributing to the historic district. Their demolition would not materially impair the significance and integrity of the historic district as evidenced by the consistency of the proposal with the following recommendations:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

While the demolition of the one-story structures will alter the current appearance of the site, the one-story buildings are not the defining characteristics of the site as designated by the St. Anthony Falls Historic District, considering their construction after the period of significance. The two-story 112 East Hennepin building and three-story “Harness Shop” building, which were identified as representative structures of the East Hennepin-Central Avenue commercial area of the historic district, would remain in place. While the adjoining walls may be impacted by demolition, it is not anticipated that demolition of the noncontributing buildings will compromise the integrity of the contributing buildings on the subject property. The contributing structures on-site are mostly defined by the decorative brick detailing and cornice features on their Hennepin Avenue and Lourdes Place facades. The distinctive features, finishes, and examples of craftsmanship on the street-facing facades of the contributing buildings would be preserved.

While Nye’s Polonaise Restaurant & Bar is a well-known longstanding cultural institution, staff does not find that the one-story structures that make up portions of the restaurant have acquired historic significance in their own right. The buildings are simple concrete block structures which do not communicate the historic significance of the St. Anthony Falls Historic District. As noted in the background section of this report, the State Historic Preservation Office has indicated that all existing structures on site could possibly be individually eligible for the National Register for their association with Nye’s. However, the review of this certificate of appropriateness is based solely on the existing local designation of the property within the St. Anthony Falls Historic District. Staff does not find that the one-story structures have acquired significance in their own right in relation to the designated historic district, considering their construction was after the period of significance and nearly 60 years after the historic contributing buildings were built on site.

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 following policies of the *Minneapolis Plan for Sustainable Growth* are most applicable to the proposal:

**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.
- 8.1.3 Encourage new developments to retain historic resources, including landscapes, incorporating them into new development rather than removal.

**Heritage Preservation Policy 8.7: Create a regulatory framework and consider implementing incentives to support the ethic of “reduce, reuse, and recycle” and revitalization for buildings and neighborhoods.**

- 8.7.1 Protect historic resources from demolition and explore alternatives to demolition.
- 8.7.3 Develop regulations and/or processes that ensure the timely and appropriate construction of buildings once demolition occurs.

The proposal to demolish only the one-story noncontributing structures on the site would retain the historic buildings in their original location. The proposal also includes a redevelopment project that would redevelop the portion of the site on which the subject structures sit as well as the surface parking lot. The Nicollet Island – East Bank Small Area Plan was adopted by the City Council in 2014. The small area plan envisions several new high-density residential developments with ground floor commercial uses in the neighborhood. While the plan did not specifically identify this parcel as an opportunity site for redevelopment, the plan generally supports the redevelopment of underutilized parcels in the neighborhood. The plan also notes that the adopted district design guidelines apply to development in the historic district. The certificate of appropriateness conforms to all applicable policies of the comprehensive plan, preservation ordinance, and small area plan.

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 one-story building at 120 East Hennepin and the one-story addition between the 112 and 116 East Hennepin buildings are proposed to be demolished. Neither of these structures are contributing to the St. Anthony Falls Historic District as they were constructed in the 1960s and the period of significance for the district is limited to 1848-1941. The applicant has not indicated that the demolition of the one-story structures is necessary to correct an unsafe or dangerous condition. The one-story buildings could be retained on site and continue to be utilized as part of a restaurant or converted to another use. However, the applicant contends that the existing one-story structures limit the economic value and potential of the site and render a redevelopment project

infeasible while also maintaining the historic contributing structures. The footprints of the one-story structures take up 4,028 square feet of the site or over 20 percent of the site and the historic building footprints take up just under 4,000 square feet. Maintaining the historic buildings and the one-story noncontributing buildings would reduce the developable footprint of the site by 40 percent. To maintain the historic contributing structures on site and accommodate a redevelopment project, there are no reasonable alternatives to the demolition of the one-story noncontributing structures.

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 in the original nomination upon which the St. Anthony Falls Historic District was based. The applicant is proposing to demolish only the noncontributing structures on the subject property, maintaining the historic contributing buildings in place.

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

If the proposed demolition of the two structures is approved, the proposed redevelopment will require Site Plan Review.

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 has demonstrated adequate consideration for the treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposal complies with the guidelines 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 historic contributing buildings on site will remain in place. Demolition will be limited to the one-story addition and the one-story building. While the adjoining walls may be impacted by demolition, it is not anticipated that demolition of the noncontributing buildings will compromise the integrity of the contributing buildings on the subject property. The demolition of only the noncontributing structures that were built after the period of significance for the St. Anthony Falls Historic District is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district that were built within the period of significance of 1848-1941.

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.*

Granting the certificate of appropriateness will be in keeping with the spirit and intent of the preservation ordinance. The essential character of the historic district is established through the

buildings that were built during the period of significance and communicate the significance of the St. Anthony Falls Historic District. The one-story building and one-story addition do not communicate this significance and therefore their demolition would not negatively alter the essential character of the district.

- 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.*

The demolition of the two one-story structures on site will not be injurious to the significance or integrity of other resources in the district. While the adjoining walls may be impacted by demolition, it is not anticipated that demolition of the noncontributing buildings will compromise the integrity of the contributing buildings on the subject property. Their demolition will not impede the normal and orderly preservation of surrounding resources.

## CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow a new six-story building to be constructed which is attached to the historic buildings and to allow exterior alterations to the existing historic buildings 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 proposal retains the contributing buildings in their historic locations. While the new construction would attach to the historic buildings, these connections would be made only to the secondary facades of the buildings. The primary facades of both historic buildings along Hennepin Avenue which communicate their significance would be preserved and restored. Detailed analysis of the various elements of the proposal can be found in findings #3-5 below. With the recommended conditions of approval, the proposed construction of a six-story building and proposed alterations to the historic buildings will be compatible with and continue to support the criteria of significance and period of significance for which the St. Anthony Falls Historic District was designated.

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

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

The Hennepin and Central character area was once the principal business center for the east side. The collection of remaining historic buildings reflects the early development patterns of the area and the commercial importance of the area. This area of the St. Anthony Falls Historic District is now a disparate collection of historic buildings interspersed with more recent high-rise residential buildings, townhomes, and other commercial and residential development.

The St. Anthony Falls Historic District designation study does not individually describe all properties within the historic district and does not designate which properties are contributing or noncontributing. However, a 1979 study of the St. Anthony Falls Historic District noted that “good examples of the [Hennepin and Central Commercial] district’s brick architecture are... the two

mildly classical structures at 112 and 116 Hennepin that comprise Nye's Restaurant."<sup>1</sup> The same study further identified the two buildings as "thematic buildings" of the district which are representative structures of the East Hennepin-Central Avenue Commercial District.

With the recommended conditions of approval, the proposed alterations to the historic building and the construction of a new six-story building attached to the historic buildings will be compatible with and support the exterior designation of the property within the St. Anthony Falls Historic District.

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

The preservation ordinance defines integrity as authenticity evidenced by the following seven factors:

**Location:** The proposed redevelopment proposal will not alter the location of the two remaining historic buildings.

**Design:** Overall, the proposed massing and design of the new construction will be in keeping with the adopted design guidelines for the district (see finding #5 below). Unsympathetic storefront alterations would be removed and remaining original storefront material would either be restored or replaced with a compatibly designed new storefront. The proposal would not negatively impact the design integrity of the historic buildings.

**Setting:** The setting of the Hennepin and Central character area has changed significantly since the period of significance and is now a disparate collection of historic buildings interspersed with more recent high-rise residential buildings, townhomes, and other commercial and residential development. The proposal would not further impair the integrity of setting.

**Materials:** The proposed materials for the new construction are discussed in finding #5. Staff is recommending some changes to the proposed materials in order to meet the adopted design guidelines and thereby to ensure continued integrity of the historic buildings.

**Workmanship:** The proposal will not impact the integrity of workmanship.

**Feeling:** While the current feeling of the site will be significantly changed as a large surface parking lot would be replaced with a six-story building and modern storefronts would be removed, the proposal will not impact the integrity of feeling regarding the significance of the property within the historic district. By maintaining the two contributing buildings in place and restoring their storefronts, the buildings will better communicate their significance as part of the Hennepin and Central character area during the period of significance.

**Association:** The proposal will not impact the property's integrity of association. Although the site is now commonly associated with Nye's Polonaise Restaurant & Bar, the historic designation of the site is based on the St. Anthony Falls Historic District's architectural and industrial significance. The proposal will not impact the integrity of association with the historic district.

With the recommended conditions of approval, the proposal will be compatible with and will ensure the continued integrity of the property within the St. Anthony Falls Historic District.

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

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 adopted in 2012. The guidelines provide specific requirements for both new construction and alterations of contributing properties, as well as general guidance for changes in the historic district. The applicable design guidelines are analyzed below:

## GENERAL GUIDELINES

### Streetscape Design

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

**6.6 Streetscape plantings should be compatible with the context of the individual character areas.**

- a. In historic industrial areas, street trees should be clustered and have irregular spacing to evoke a sense of the volunteer nature of vegetation of these industrial settings.
- b. Boulevard plantings will be considered in historic industrial areas.
- c. In historic commercial and residential areas, traditional regular spacing and placement of trees is appropriate.
- d. Boulevard plantings are appropriate in historic commercial and residential areas
- e. Street trees shall not be located directly in front of entrances.

#### Staff Comment:

The proposal does not entirely meet the above applicable guidelines for streetscape design. The applicant is proposing to construct bump-outs at the corners of the site and install new street trees and bike parking spaces in the public right-of-way. The applicant has not submitted for Preliminary Development Review, so the proposed improvements to the public right-of-way have not yet undergone any formal review by the Public Works Department. The streetscape proposal will not create a false sense of history. The street trees proposed are regularly spaced, but are almost all located directly in front of the retail entrances on Hennepin Avenue, which is inconsistent with the above guidelines. Therefore, staff recommends a condition of approval that the street trees shall not be located directly in front of entrances to comply with Guideline 6.6.e.

### Views

#### Requirements

**7.1 Incorporate key view opportunities into a design.**

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.
  - Consider keeping a portion of a new structure low or using a compact footprint to maintain views through the site.

**Staff Comment:**

The applicant is proposing to construct a six-story building attached to the remaining historic buildings. Existing views of surrounding properties will not be maintained through the site once the proposed building is constructed. These views exist because more than half of the site is currently a surface parking lot, and to some extent because of the location of the existing one-story structures on-site.

The design guidelines identify a few key view opportunities to consider from within the district; none are identified from or to this property. Key views are defined as those that are from the public way and look to a built or natural feature that is widely recognized by the public to be of importance. Because of the separation between the neighboring buildings and the height of the proposed building, partial views will be maintained of the adjacent property, the Our Lady of Lourdes church and rectory building, from Hennepin Avenue and Lourdes Place and Hennepin Avenue and 2<sup>nd</sup> Street Southeast. This adequately meets the intent of the above applicable guidelines related to views.

**Connectivity**

**Requirements**

**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:**

The proposal will not alter the underlying historic development patterns. The site does not currently have alley access and did not historically have alley access. Vehicular access to the new construction would be obtained from curb cuts on Lourdes Place and 2<sup>nd</sup> Street Southeast. This proposal meets these applicable guidelines.

**Building Equipment**

**Requirements**

**7.6 Minimize the visual impacts of building equipment as seen from the public way.**

- a. Do not locate equipment on a primary facade. Primary wall penetrations for HVAC equipment are not permitted.
- b. Prioritize use of low-profile or recessed mechanical units on rooftops.
- c. Rooftop equipment on residential and commercial buildings shall be set back from the primary building facade by a minimum of one structural bay or 15' whichever is greater.

**Staff Comment:**

The proposal does not meet the above applicable requirements for building equipment. The applicant is proposing wall penetrations for HVAC equipment along all elevations of the new construction. Each unit would utilize these individual HVAC systems, meaning that 71 penetrations in the building are necessary. These wall penetrations overwhelm and clutter the façade of the proposed new building. The visual impact of these individual HVAC units is significant. Even when painted to match the adjacent materials, these wall penetrations are still conspicuous. Staff recommends a condition of approval that these penetrations shall not be permitted on elevations facing the public street in order to simplify the street-facing facades as intended by the design guidelines. Penetrations which are perpendicular to the public street, such as on the inside wall of an inset balcony, would be permitted.

The applicant has indicated that rooftop mechanical equipment atop the 112 East Hennepin building would be located 10 feet from the parapet and that rooftop mechanical equipment atop the new construction would be set back 15 feet from the building edge. Because the 112 East Hennepin building is only 19 feet wide, it would be infeasible to comply with the 15 foot requirement noted in Guideline 7.6.c. The applicant's proposal is sufficient, considering that the building has a tall parapet which should adequately screen any mechanical equipment.

**Balconies and Roof Decks****Requirements**

- 7.10 On a new building, locate balconies such that the traditional character of the block, as perceived at the street level, is maintained.**
- When a building wall is positioned near the sidewalk edge, locating a balcony at the third floor or above is preferred.
  - Consider providing a balcony that is inset instead of one that projects from the front facade. This can reinforce the concept of a simple rectangular form.
- 7.11 A new balcony should be simple in design so as not to detract from the historic character.**
- The balcony should appear mostly transparent.
  - Simple metal work is most appropriate on commercial/ mixed-use buildings.
  - Simple wood and metal designs are appropriate for single-family residential buildings.
  - Heavy timber and plastics are inappropriate materials.
  - Use colors that are compatible with the overall color scheme of the building. In most cases, dark metal matte finishes are appropriate.
- 7.12 Minimize the visual impact of a roof deck as seen from the street.**
- On a commercial or industrial building, set any guard rails and other supporting elements back one structural bay or 15', whichever is greater from the facade so they are not visible from the sidewalk below.

**Staff Comment:**

Balconies are proposed along Hennepin Avenue which are mostly inset but would project approximately 1 foot out from the building wall. Staff recommends a condition of approval that these balconies be entirely inset, in order to reinforce the simple rectangular form that is characteristic of the historic district and is especially consistent along main commercial streets like Hennepin Avenue.

Additional balconies are proposed which entirely project from the proposed new building. Some are located along the rear of the building facing the adjacent property, some are located on the southwest façade of the metal infill building facing Lourdes Place, and some are located on the new building facing Hennepin from behind the historic 112 East Hennepin building. The balconies which project over the historic 112 East Hennepin building complicate and clutter the building form where the new construction meets the historic building. Staff recommends that a condition of approval which does not permit projecting balconies over the historic buildings. Entirely inset balconies would be permitted in these locations as they would better reinforce the concept of a simple rectangular form.

The applicant is proposing a roof deck that is located on the roof of the “Harness Shop” historic building. The roof deck railings would be set back 8 feet from the building wall and would be glass. A pergola is also proposed but would be set back 15 feet from the building wall. Also, an additional private residential roof deck is proposed at the fourth floor of the metal panel infill building. In order to minimize the visual impact of these roof decks, staff recommends a condition of approval that all roof deck railings be set back at least 15 feet from the street-facing building edge, in compliance with Guideline 7.12.a.

## GENERAL REHABILITATION GUIDELINES

### Adaptive Reuse

#### Requirement

#### 8.1 Seek uses that are compatible with the historic character of a historic building.

- a. The use should not adversely affect the historic integrity of the structure.
- b. The use should not alter significant stylistic and architectural features of the structure.
- c. A use that helps to interpret how the resource was used historically is encouraged.

#### Staff Comment:

The proposed redevelopment will maintain the current and historic uses of the historic buildings, with ground floor retail and residential units on the floors above. The proposed three-story addition to the back of the “Harness Shop” building would include a club room at the fourth level and two additional dwelling units in the two floors above. These proposed uses comply with the applicable guidelines for adaptive reuse.

### Architectural Details

#### Requirements

#### 8.2 Preserve significant stylistic and architectural features.

- a. Preserve significant stylistic and architectural features, including storefronts, cornices, moldings, porches, brackets, loading docks, canopies, and ornaments, for example. Industrial bridges and conveyance systems between buildings are also significant features.

#### 8.3 Repair deteriorated architectural features.

- a. Patch, piece-in, splice, consolidate or otherwise repair a feature, using accepted preservation procedures.
- b. Do not remove or alter architectural details that are in good condition or that can be repaired.
- c. Protect significant features that are adjacent to an area being worked on.

**8.6 Replace an architectural feature accurately.**

- a. The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's history.
- b. Use the same kind of material as the original.
- c. An alternative material will be considered if its size, shape, texture, profile and finish convey the visual appearance of the original. These are usually more acceptable in locations that are not highly visible from the street or river such as on a secondary facade.

**8.7 When reconstructing a missing element is infeasible, develop a new design that is a compatible interpretation.**

- a. The new element should be similar to comparable features in general size, shape, texture, material and finish. (See page 78 for an illustration of a simplified cornice design as an example.)

**8.8 Restore altered or blocked openings on primary facades to their original configuration when consistent with the intended use of the structure.****8.9 Avoid adding details that were not part of the original building.**

- a. Do not convey a false history or an inaccurate building style. For example, decorative millwork should not be added to a building if it was not an original feature.

**Staff Comment:**

The applicant is proposing to preserve and repair the significant stylistic and architectural features of the two historic buildings including the cornices and masonry detailing. No architectural details are proposed to be replaced, with the exception of the storefronts and windows which are described in their specific sections below. Four blocked window openings on the Lourdes Place façade will be restored to their original openings. No photographic evidence exists of the original windows in these openings. No conjectural architectural details are proposed to be added to either historic building. The proposal meets the above applicable guidelines for architectural details.

**Materials****Requirements****8.10 Preserve original building materials.**

- a. Do not remove or alter original building materials that are in good condition or that can be repaired.
- b. Remove only those materials which are deteriorated beyond repair and must be replaced.

**8.13 Do not use imitation materials as replacements in primary locations.**

- a. Primary building materials, such as wood siding and masonry, should not be replaced with fabricated materials that are designed to look like wood or masonry siding, such as synthetic vinyl or panelized brick.
- b. Alternative materials that convey a character similar to the historic material will be considered in some secondary locations when replacement with the original is not feasible. They must have a similar finish and be proven durable in similar installations in Minneapolis.
- c. "Green" building materials, such as those made with renewable and local resources, will be considered for replacement materials where they will not impact the integrity of a building or its key features.

**8.14 Covering original building material with a new one is inappropriate.**

- a. If a property already has a non-historic building material covering the original, it is not appropriate to add another layer of new material, which would further obscure the original.
- b. Consider removing later covering materials that have not achieved historic significance. Once the non-historic siding is removed, repair the original, underlying material.

**Staff Comment:**

On the street-facing façades of the historic buildings, the applicant is proposing to remove only non-historic building materials such as the modern storefronts.

However, the attachment of the new construction and three-story addition on top of the “Harness Shop” building will require the removal of the wooden stair and porch at the back of the “Harness Shop” building, as well as the rear wall of the “Harness Shop” building at the first floor and basement level. It is unknown whether the wooden stairs or porches are original to the building. Sanborn maps from the period of significance show that stairs were located here and 1960s photos show the stairway in mostly the same configuration but with different railings and posts.

No imitation materials are proposed. The two historic buildings have non-historic materials (metal and thin brick) which are either covering the historic storefronts or have replaced them. If the original storefronts remain behind these non-historic materials, the applicant is proposing to restore the storefronts.

Although the proposal does not preserve all original building materials, the applicant has attempted to minimize the loss of historic building materials while also allowing for connection of the new construction to the historic buildings. While the new construction attaches to the historic buildings, these connections are made only to the secondary facades of the buildings.

## **Masonry**

### **Requirements**

#### **8.18 Preserve significant masonry features.**

- a. Avoid rebuilding a major portion of an exterior masonry wall or other building component when it could be repaired instead.
- b. Preserve significant masonry features, including walls, cornices, pediments, moldings, lintels, steps and exposed foundations.

**Staff Comment:**

The proposal preserves the significant masonry features, including decorative brick detailing on the street-facing facades of both historic buildings. While the rear and side masonry walls will become attached to the new construction and will mostly become no longer visible from the public right-of-way, the significant masonry front facades with character-defining brick detailing will be retained. Where existing signage would be removed, the brick behind would be repaired. The applicant plans to clean and tuckpoint the historic masonry only as necessary where evidence of deterioration is present. Mortar joints would be duplicated in strength, composition, color, texture, width and joint profile to the existing mortar. This meets the above applicable guidelines.

## **Storefronts**

### **Requirements**

#### **8.28 Preserve the decorative and functional features of a storefront system.**

- a. Preserve decorative and functional elements, including, doors, transom windows, display windows, moldings, trim, sills and kickplates.
- 8.29 Restore an altered storefront to its original design.**
- a. Use historic photographs when determining the original character of a storefront design unless the current storefront has gained significance of its own.
- 8.30 Alternative designs that are contemporary interpretations of traditional storefronts will be considered where the historic one is missing.**
- a. The new design should continue to convey the character of typical storefronts. The storefront system should be in proportion to the building.
  - b. When the original design is not available through historic plans or photos for the replacement of a storefront, a contemporary profile will be considered, but existing original storefronts in the district should be used as a reference for materials, scale, size of members and proportion.
- 8.31 Retain the bulkhead as a decorative panel.**
- a. The bulkhead, located below the display window, provides interesting detail and should be preserved.
  - b. If the original bulkhead is covered with another material, consider exposing the original design.
- 8.32 If the original bulkhead is missing, develop a sympathetic replacement design.**
- a. Wood is an appropriate material for a replacement on most styles; however, alternative materials may also be considered when appropriately used with the building style.

**Staff Comment:**

The applicant is uncertain as to whether the original storefront material remains on the “Harness Shop” building. It is anticipated that historic material does not likely exist. The original storefront is believed to have been removed from the 112 East Hennepin building, though the original cast iron column at the corner is still extant. The applicant plans to preserve the cast iron column, restore the corner entry, and construct a contemporary interpretation of traditional storefront windows with a transom, display window, and kickplate (bulkhead). No historic photos could be found to determine the original appearance of either storefront. Since the proposal depends upon further investigative and deconstruction work taking place, staff recommends a condition of approval that the applicant work with staff for approval of the design of the storefront. If no historic materials remain, the new storefront should be adequately differentiated as non-historic but incorporate a transom, display window, and kickplate. If historic material does remain, it shall be restored as feasible. With this condition, the proposal will meet the above applicable guidelines for storefronts.

## **Windows**

### **Requirements**

- 8.34 Preserve the functional and decorative features of a historic window.**
- a. Original and historically significant windows should be preserved.
  - b. All decorative trim around a window should be retained, including lintels, pediments, moldings and hoods.
- 8.35 Preserve the position, number and arrangement of historic windows in a primary building wall.**
- a. On a primary facade, enclosing a historic window opening is inappropriate, as is adding a new window opening.

- b. A window on a primary facade should not be removed or blocked to install an air conditioner, mechanical equipment, louvers, or for any other reason.
- c. Installing a new window or changing the size of an existing window opening on a primary facade is not allowed, unless it is to restore a historic window opening and evidence is provided to support its location and size.
- d. More flexibility in altering a window will be considered on a secondary wall in a location that is not key to the significance of the property.

**Staff Comment:**

The windows on the upper stories of the two historic buildings are one-over-one double-hung windows with metal storm windows. Though a full window survey has not been completed, the windows are known to be a combination of both replacement metal windows and some original wood windows. These windows are proposed to remain and will either be repaired or replaced with new wood-clad aluminum windows. All metal storm windows are proposed to be replaced with wood storm windows. All decorative trim that remains would be retained. Staff recommends a condition of approval that the applicant work with staff to identify all windows that need replacement, and staff shall approve the design of any replacement windows. Replacement windows must be compatible in material, type, style, operation, sashes, size of lights and number of panes of the existing windows in that location.

The position, number, and arrangement of the windows in the primary building walls of the buildings would be preserved. The second and third story window openings in the rear façade of the “Harness Shop” building would remain once connected to the new construction but may not be filled with glass. The windows on the northeast façade of the “Harness Shop” building and a single window on the rear of the 112 East Hennepin building would be infilled where they attach to the proposed new construction in order to provide fire separation. Though the northeast façade of the “Harness Shop” building is currently very visible because of the adjacent one-story building and surface parking lot, this would not be considered a primary façade. Because these secondary walls are not key to the significance of the property, staff finds that infilling these windows which will be attached to the proposed new construction meets the guidelines.

**Cornices****Requirements****8.39 Preserve an original cornice.**

- a. Most historic commercial buildings have cornices to cap their facades and these are important features that should be preserved.

**Staff Comment:**

With one exception, the proposal preserves the original cornices on both historic buildings. A small 1-2 foot portion of the cornice on the 112 East Hennepin building which wraps around the southwest corner of the building would need to be removed where the historic building would connect to the new construction. This removal would be minimal and would allow for the new construction to align with the location of the historic building wall. The remainder of the cornice would be repaired and repainted. The applicant also plans to install exterior lighting to highlight the cornice feature on the 112 East Hennepin building. Staff finds that this meets the applicable guidelines for cornices.

## Parapets

### Requirements

#### 8.42 A parapet wall should not be altered on a highly visible facade.

- a. The profile of the parapet is often important to the style of the building, and should be preserved in its historic configuration.
- b. The height of a parapet wall contributes to the scale of the building and the function of a roof, and should not be altered.
  - a. Inspect parapets on a regular basis. They are exposed to the weather more than other parts of the building, so watch for deterioration such as missing mortar or excessive moisture retention.
- c. Historic parapet caps, such as metal, stone, and terra cotta should be retained.

### Staff Comment:

The parapets on the two historic buildings are significant design features on the street-facing facades. The parapet wall heights on the street-facing façades will not be altered. On the “Harness Shop” building, the parapet at the back 30 feet of the building would not be preserved due to the proposed three-story addition which would integrate into the new construction. The existing parapet at the back of the building steps down and is only approximately one foot in height and is not a key defining characteristic of the building. This proposal meets the intent of the above applicable guidelines while also allowing for the attachment of the new construction to the existing buildings.

## Roofs

### Requirements

#### 8.43 Preserve the original roof form of a historic structure.

- a. Avoid altering the angle of a historic roof.
- b. Maintain the perceived line and orientation of a roof as it is seen from the street.
- c. Retain the original parapet walls and copings.

#### 8.45 Preserve original roof materials.

- a. Avoid removing historic roofing material that is in good condition.
- b. Preserve decorative and functional elements, including crests, towers, gutters and chimneys, for example.
- c. Retain and repair roof detailing, including gutters and downspouts.

### Staff Comment:

The roof structures and decking of both historic buildings would be replaced with a new flat roof. The applicant has indicated that this is necessary in order to accommodate the snow loads of the proposed adjacent structures and to accommodate mechanical equipment and the proposed roof decks, as well as to repair water damage. With the exception of the three-story addition to the rear of the “Harness Shop” building, the perceived line and orientation of the historic roofs will be maintained, as well as the majority of the original parapet walls as noted above. A brick chimney on the 112 East Hennepin building that is visible on Lourdes Place would be retained in place. The chimney on the “Harness Shop” building would not be retained as it would be obscured by the six-story portion of the infill building. Some additional metal chimneys and gutters would need to be removed but are not historic features of the buildings. Overall, the original roof form will be

retained though the materials would be replaced in kind and some features lost where the historic buildings would connect to the new construction. Staff finds that this adequately meets the intent of the above design guidelines while also allowing for the attachment of the new construction to the existing buildings.

## Additions to Buildings

### Requirements

**8.53 An addition to the front of a building or a character-defining facade is inappropriate.**

**8.54 Design an addition to appear subordinate to the historic structure.**

- a. An addition should also relate to the building in mass, scale, character and form.
- b. The roof form should be compatible as well.

**8.55 An addition should not damage or obscure significant stylistic, functional and architectural features.**

- a. Preserve significant stylistic, functional, and architectural features, including storefronts, windows, doors, cornices, moldings, porches, brackets, loading docks, canopies, and ornaments.
- b. Greater flexibility on secondary facades will be considered.

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

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

### Staff Comment:

The three-story rooftop addition at the rear of the “Harness Shop” building which connects to the adjacent six-story construction does not meet the guidelines for additions. While it is only at the rear of the structure and is set back 50-55 feet from the street, the addition would exceed 14 feet in height and would be visible from the street. However, with the construction of the six-story building around this portion of the “Harness Shop” building, the only way to view the original back 30 feet of the “Harness Shop” building would be from above. Internally, the full length of the building would be retained, with the exception of the removal of the rear wall at the basement and first levels. This addition simplifies the overall mass of the new construction. The flat roof form of the proposed new addition is compatible with the flat roofs of the historic buildings. Considering the fact that this addition will essentially be viewed as part of the new construction module, but the internal length of the “Harness Shop” building would be preserved, staff recommends approval of this feature although it is not wholly consistent with the stated guidelines.

# NEW INFILL BUILDING GUIDELINES

## Building Placement and Orientation

### Requirements

#### 9.1 Maintain the alignment of building fronts along the street.

- a. Locate a new building to reflect established setback patterns along the block. For example, if existing buildings are positioned at the sidewalk edge, creating a uniform street wall, then a new building should conform to this alignment. However, alternative placements are encouraged for upper floors when the building is required to be set back from the sidewalk edge. (See Building Mass and Height requirements also.)

#### 9.3 Maintain the traditional orientation pattern of buildings facing the street.

- a. Locate the primary entrance to face the street and design it to be clearly identifiable.

### Staff Comment:

The majority of the new construction will be placed at the property lines along the streets. The metal panel infill portion of the new building, which is located between the two historic buildings, would be setback slightly by about 1.5 feet; this will allow for the retention of the wrapped cornice on the 112 East Hennepin building and provide some relief and differentiation from the historic buildings. This will still generally conform to the alignment of the historic buildings. The primary entrances face the streets and are designed to be clearly identifiable. This proposal meets the above applicable guidelines.

## Architectural Character and Detail

### Requirements

#### 9.4 Design a new building to reflect its time while respecting key features of its context.

- a. In those character areas with a high concentration of historic structures, relating to the context is especially important. In other areas where new construction is more predominant, respecting broader traditional development patterns that shaped the area historically is important.
- b. See the individual character areas for more guidance.

#### 9.5 A contemporary interpretation of traditional designs is appropriate.

- a. The design should be compatible with the relevant character area.
- b. Contemporary interpretations of architectural details are appropriate.
- c. Incorporate contemporary details to create interest while expressing a new, compatible design.
- d. Use designs for window moldings and door surrounds to provide visual interest while helping to convey that a building is new.

#### 9.6 An interpretation of a historic style that is authentic to the district will be considered if it is subtly distinguishable as being new.

- a. Avoid an exact imitation of a historic style that would blur the distinction between old and new buildings and make it more difficult to understand the architectural evolution of the district.

#### 9.7 Incorporate traditional facade articulation techniques in a new design.

- a. Use these methods:
  - a. A tall first floor

- b. Vertically proportioned upper story windows
- c. Window sills and frames that provide detail
- d. Horizontal expression elements, such as canopies, moldings and cornices
- e. Vertical expression features, such as columns and pilasters
- f. A similar ratio of solid wall to window area

**Staff Comment:**

Overall, the design of the new construction is compatible with the relevant character area. It is a mostly simple rectangular form built to the street-facing property lines which does not attempt to mimic architectural styles in the district. Traditional façade articulations have been utilized. The new construction meets the above applicable guidelines. See further analysis regarding the context in the Hennepin and Central character area analysis below.

**Building Mass, Scale and Height****Requirements****9.8 Maintain the traditional size of buildings as perceived at the street level.**

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

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

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

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

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

**9.11 Provide variation in building height in a large development.**

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

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

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

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

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

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

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

**Staff Comment:**

The proposed new construction is primarily six stories in height with a portion of the new infill building stepped down to four stories along Hennepin Avenue. The floor-to-floor heights are similar to those of traditional buildings. As noted in the Hennepin and Central character area analysis below, the height range of the remaining historic buildings in the character area ranges from the two-story livery stable to the five-story Kronick warehouse (the Riverplace office building). Non-historic and noncontributing buildings in the area range from two-and-a-half story townhomes to twenty-seven story high-rise buildings. Because of a significant grade change, the peak of the roof of the adjacent Our Land of Lourdes church would sit approximately four feet higher than the top of the nearest portion of the proposed new building. The steeple of the church will remain visible from many vantage points in the area.

The configuration of the four to six story infill portion located between the two historic building helps to prevent the new construction from appearing to loom over the historic buildings. (See further analysis of mass and height in the character area section below.) Taking into account the remaining historic buildings and the new construction, there is variation in the building height in this proposed redevelopment. This helps to reduce the perceived mass of the new building. The building is not overly modulated. The new building exceeds traditional building widths, but the applicant has proposed essentially three modules of the new building, including the metal panel infill building, the lighter brick portion along Lourdes Place, and the darker brick and light metal portion along 2<sup>nd</sup> Street Southeast and Hennepin Avenue. The new construction incorporates a base, middle, and cap.

See further analysis of the proposed materials below. Overall, the proposal is consistent with the above applicable guidelines for building mass, scale and height.

### **Building and Roof Form**

#### **9.16 Use simple, rectangular roof forms in commercial, warehouse and industrial contexts.**

- a. Flat roofs are appropriate on the majority of the buildings in the district.

#### **Staff Comment:**

The proposed new construction would use a simple, rectangular flat roof form, which meets these guidelines.

### **Primary Entrances**

#### **9.18 Locate a primary building entrance to face the street.**

- a. Position a primary entrance to be at the street level in an urban setting.
- b. Recessed entries are encouraged to avoid door swing conflicts with the sidewalk and to provide shelter.

#### **9.19 Design a building entrance to appear similar in character to those used traditionally.**

- a. Clearly define the primary entrance.
- b. Use a contemporary interpretation of a traditional building entry, which is similar in scale and overall character to those seen historically.

#### **Staff Comment:**

The primary building entrances in the new construction portion would face the street. Recessed entries are proposed. The entrances would be a contemporary interpretation of a traditional building entry which is similar in scale and character to those seen historically. This meets the above guidelines.

### **Materials**

#### **9.20 Building materials shall be similar in scale, color, texture and finish to those seen historically in the context.**

- a. Masonry (i.e., brick and stone) that has a modular dimension similar to those used traditionally is appropriate.
- b. A facade that faces a public street should have one principal material, excluding door and window openings, and may have one to two additional materials for trim and details. Permitted materials include, but are not limited to, brick, stone, terracotta, painted metal, exposed metal, poured concrete and precast concrete.
- 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.**

- a. Generally, one primary material should be used for a building with one or two accent materials. Accent materials should be used with restraint.
- b. A second material may be used on side or rear walls in a context in which such a tradition is demonstrated historically. It is inappropriate in the Water Power Area.
- c. A glass curtain wall will be considered as a principal material.

- d. Contemporary, alternative materials should appear similar in scale, durability and proportion to those used traditionally.
- 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.
- b. The material should maintain an intended finish over time, or acquire a patina, which is understood to be a likely outcome.
- c. Materials at the ground level should withstand ongoing contact with the public, sustaining impacts without compromising the appearance.

**Staff Comment:**

The applicant has proposed essentially three modules of the new building, including the metal panel infill building, the lighter brick portion along Lourdes Place, and the darker brick and light metal portion along 2<sup>nd</sup> Street Southeast and Hennepin Avenue. Some of the plans note the lighter color material to be “metal panel or fiber cement panel.”

The design guidelines limit the use of fiber cement to that with “exemplary detailing,” and only in lower-scaled residential settings. Fiber cement panel is not appropriate for this proposal as this is not a lower-scaled residential setting. Staff recommends a condition of approval that no fiber cement panel be utilized. Metal panel is appropriate in this setting.

Although the two brick colors would be considered two separate primary materials, the change in brick color allows the building to read better as two separate modules along Lourdes Place and 2<sup>nd</sup> Street Southeast. For this reason, staff recommends allowing two different brick colors. Similarly, the use of metal panel for the infill structure allows for this portion of the new construction to read as a third module.

Burnished block is proposed for the first floor facing the adjacent church property. This reads as a long blank wall and introduces a new material that is very different in appearance from the rest of the building. The burnished block does not act as an accent material but rather a separate primary material along the first floor. Landscaping could soften this blank wall as is shown in the perspective renderings; however, as this wall is almost directly on the property line, any landscaped screening of this blank wall (with the exception of vines or similar landscaping features) would likely have to be planted on the adjacent property. In order to have consistent materials on all elevations of the building, staff recommends a condition of approval that this floor be clad in brick as well. In order to mitigate the long blank wall, staff would encourage that the applicant incorporate inset brick in the portions of the elevation aligning with the windows above. This would also be an issue that would have to be addressed for land use applications.

Staff does not find the contrasting light sixth-story metal or fiber cement panel on the Hennepin Avenue and 2<sup>nd</sup> Street Southeast module of the building to be in compliance with the design guidelines. As noted above, this should be required to be metal panel, not fiber cement panel, due to the site’s location. Historically, the top story of a building would not be an entirely different material than the lower floors. This is incompatible with the historic character in the area. Staff recommends a condition of approval that the proposed material for the sixth floor of this module is not approved and that a darker metal panel must be utilized which does not contrast with the brick color and is less conspicuous, or that the same brick shall also clad the sixth floor.

## Windows

### 9.23 The use of a contemporary storefront design is encouraged in commercial settings.

- a. Design a building to incorporate ground floor storefronts in commercial settings, whenever possible.
- b. Incorporate the basic design features found in traditional storefronts, such as a kickplate, display window, transom and a primary entrance.
- c. In storefront details, use elements similar in profile and depth of detailing seen historically.
- d. Where a storefront is not feasible, incorporate a high level of transparency in ground floor office, lobby or residential uses while providing sufficient privacy for occupants.

### 9.24 Arrange windows to reflect the traditional rhythm and general alignment of windows in the area.

- a. Use appropriate window rhythms and alignments, such as:
  - a. Vertically proportioned, single or sets of windows, “punched” into a more solid wall surface, and evenly spaced along upper floors
  - b. Window sills or headers that align
  - c. Rows of windows or storefront systems of similar dimensions, aligned horizontally along a wall surface
- b. Creative interpretations of traditional window arrangement will be considered.

### 9.25 Use durable window materials.

- a. Appropriate window materials include metal and wood frame.
- b. Inappropriate window materials include plastic snap-in muntins and synthetic vinyl.

#### Staff Comment:

The ground level storefront of the new construction would have an aluminum storefront that incorporates the basic design features of a traditional storefront, including large display windows and transoms. The windows would have clear glass and non-operable transoms. Rather than an aluminum kickplate, the proposal includes an architectural cast stone base at the storefronts. The upper stories would have modern fiberglass windows, which are durable. They would have appropriate rhythms and alignments. The proposal meets the applicable guidelines.

## CHARACTER AREAS

### J. Hennepin and Central District

#### Intent

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

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

## Site and Landscape Guidelines

### Requirement

**10.56 Encourage enhancements to the public realm with streetscape improvements.**

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

### Staff Comment:

The applicant is proposing enhancements to the public realm, including slightly wider sidewalks, bump-outs at the corners, and street trees. These public realm improvements are subject to further review by the Public Works Department. The proposal meets the applicable guidelines.

## Building Design

### Requirement

**10.57 Orient buildings to follow the historic orientation patterns.**

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

**10.58 The maximum building height should not exceed four stories.**

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

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

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

### Staff Comment:

The new construction is oriented toward Hennepin Avenue, with three new retail entrances in addition to two proposed retail entrances in the historic buildings. The residential entry would be located on 2<sup>nd</sup> Street Southeast.

Although Guideline 10.58 limits the height in the character area to four stories, the additional information in the guideline states that low-rise and very low-rise buildings are most appropriate, which are defined as between one and six stories in height. The guidelines also note that additional stories, up to ten, may be allowed if stepped back from the street wall. The proposed six-story building would qualify as a “low-rise” building which is most appropriate in the character area. Portions of the new construction would be only four stories and the historic buildings are two and three stories in height. The metal panel infill portion reflects the established range of historic building width. The balcony sections of the new construction along Hennepin Avenue help to break up the façade of the building into multiple sections. The building does not read as a block-long building façade. Overall, the proposal meets the building design guidelines for the Hennepin and Central character area.

With the recommended conditions of approval, the proposed new construction and alterations to the historic buildings will not materially impair the significance and integrity of the property as evidenced by the consistency of alterations with the *St. Anthony Falls Historic District Design Guidelines*, as analyzed above.

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 following standards for rehabilitation are most applicable to this proposal:

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 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.
- New additions and adjacent or related new construction shall 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.

Overall, the historic character of the property will be retained and preserved. The connection of the new construction will enclose the secondary elevations of the historic buildings and cause some loss of historic materials. However, the connection to the new construction is made on secondary elevations, which are not character-defining facades of either building. The buildings will continue to be recognized as a physical record of their original construction and use. The proposed changes will not create a false sense of historic development as conjectural features or elements will not be added.

Although the modern storefronts are associated with the current use of the property, Nye's Polonaise Restaurant & Bar, staff finds that the modern storefronts have not acquired historic significance in their own right. Removal of the unsympathetic storefront alterations to the historic buildings will allow the storefront to return more towards what would have existed during the period of significance. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property will be preserved. Historic features, such as the cornice and cast iron column, will be repaired rather than replaced.

The new construction will connect to the side and rear walls of the historic buildings and will therefore enclose those walls. The rear wall of the basement and first floor of the "Harness Shop" building will be removed in order to accommodate the connection of the new construction with the historic buildings. While the loss of historic materials is discouraged, these are not features that characterize the property. The Hennepin Avenue and Lourdes Place facades are the character-defining facades of the buildings. These facades will be preserved and rehabilitated.

The new work will be differentiated from the old and will be compatible with the massing, size, scale, and architectural features of the historic buildings as analyzed in detail in finding #4 above. If

the new construction were to be removed, the exterior walls would likely be impacted. However, the essential form and integrity of the historic buildings, particularly their street-facing facades, would remain unimpaired.

Staff also consulted the National Park Service's *Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns*. The proposal is generally consistent with the recommendations specifically in the "New Additions in Densely-Built Environments" section of that document, in that the new construction is treated as a separate or infill building. The height and setback from the street is generally consistent with those of the historic buildings.

With the recommended conditions of approval, the alterations to the historic buildings and the new construction will not materially impair the significance and integrity of the property within the St. Anthony Falls Historic District, as evidenced by the general consistency of alterations with the recommendations in the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

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 following policies of the *Minneapolis Plan for Sustainable Growth* are most applicable to the proposal:

**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.

**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.**

- 8.10.5 Prioritize the reuse of the city's historic buildings as a strategy for sustainable development.

The Nicollet Island – East Bank Small Area Plan was adopted by the City Council in 2014. The small area plan envisions several new high-density residential developments with ground floor commercial uses in the neighborhood. The plan notes that additional height and bulk would be supported by the neighborhood association for buildings with exceptional streetscapes and site design. The plan also states that the design of new buildings should consider and respect surrounding historic buildings, and notes that the adopted district design guidelines apply to development in the historic district.

The proposal conforms to the applicable regulations of the preservation ordinance, is consistent with the applicable policies of the comprehensive plan, and the applicable preservation policies in the adopted small area plan.

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.*

Destruction is defined in the preservation ordinance as the removal, damage or enclosure of architectural, mechanical or landscape features, including, but not limited to, the removal of the primary façade(s), character defining façade(s), or the removal of the roof of the structure for the purpose of raising the overall height of the building or roof, that may have an adverse effect on the historical integrity and significance of a property. Some portions of the proposal would constitute destruction, as the rear and side walls would be attached or essentially enclosed by the new construction and some features of these rear and side walls would be lost. For example, the connection of the new construction to the historic buildings necessitates the removal of the rear wall on the basement and first floor levels of the “Harness Shop” building. Also, the three-story addition on the rooftop of the “Harness Shop” would necessitate the removal of portions of the parapet and the roofs of both historic buildings are proposed to be reconstructed.

The applicant does not contend that the destruction proposed is required to correct an unsafe or dangerous condition on the property. The applicant indicates that due to the small footprint of the site, connection of the new construction to the historic buildings is necessary in order to render a redevelopment project on the site economically feasible. Staff finds that there are no reasonable alternatives to the destruction that would be incurred due to the connection of the new construction to the side and rear walls of the historic buildings. The connection will take place only at secondary facades of the historic buildings. The character-defining street-facing facades are proposed to be preserved and restored, which will further support the continued integrity and significance of the historic buildings.

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 in the original nomination upon which the St. Anthony Falls Historic District was based.

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

The proposed project will require additional land use applications, including an application for Site Plan Review. As noted above in finding #4, thus far, alternative compliance has been identified to allow blank walls in excess of 25 feet at the first level of the rear side of the building facing the adjacent property. A full site plan review analysis will be done upon submittal of that application.

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 has demonstrated adequate consideration for the typology of treatments delineated in the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Evidence presented in

the application submitted show that the applicant has also consulted the National Park Service's Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns. The proposal is consistent with the recommendations specifically in the "New Additions in Densely-Built Environments" section of that document. For further analysis, see 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.*

With the recommended conditions of approval, the proposed new construction and alterations to the remaining historic buildings would be compatible with and will ensure continued significance and integrity of all contributing properties in the St. Anthony Falls Historic District based on the identified period of significance of 1848-1941. See findings #1-4 above for more detailed analysis. The adjacent property on the block include a church and rectory building that were both identified as contributing resources in the district designation study. Construction of the proposed building will be subject to all applicable building code regulations in regards to any potential impact to neighboring structures.

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 proposal will not negatively alter the essential character of the historic district. This area of the St. Anthony Falls Historic District is now a disparate collection of remaining historic buildings interspersed with more recent high-rise residential buildings, townhomes, and other commercial and residential development. The area was once the principal business center for the east side. The collection of remaining historic buildings reflects the early development patterns of the area and commercial importance of the area. The proposal will retain the two contributing buildings in their historic location. 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.

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.*

Construction of the proposed building will be subject to all applicable building code regulations in regards to any potential impact to neighboring structures. The significance and integrity of other resources in the district will not be negatively impacted by the certificate of appropriateness. These alterations will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the applications by Schafer Richardson for the property located at 112 East Hennepin Avenue in the St. Anthony Falls Historic District:

### A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow the demolition of 120 East Hennepin and the one-story addition between 112 East Hennepin and 116 East Hennepin, 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 December 1, 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.

### B. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow exterior alterations to the 112 East Hennepin building and 116 East Hennepin building, and to allow a new six-story building to be constructed attached to the historic buildings, 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 December 1, 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. Street trees shall not be located directly in front of building entrances, in accordance with the *St. Anthony Falls Historic District Design Guidelines*.
4. HVAC penetrations shall not be located on elevations facing a public street in order to simplify the street-facing facades, in accordance with the *St. Anthony Falls Historic Design Guidelines*.
5. All balconies on Hennepin Avenue shall be entirely inset and flush with the building wall, as recommended by the *St. Anthony Falls Historic Design Guidelines*.
6. No balconies shall project over the historic buildings.
7. All roof deck railings shall be set back at least 15 feet from the building edge to minimize the visual impact of a roof deck, in accordance with the *St. Anthony Falls Historic Design Guidelines*.
8. The applicant shall work with CPED staff for approval of final storefront designs for the historic buildings once further investigation has determined if historic material is extant. Historic material shall be restored as feasible. Replacement storefronts, if necessary, shall

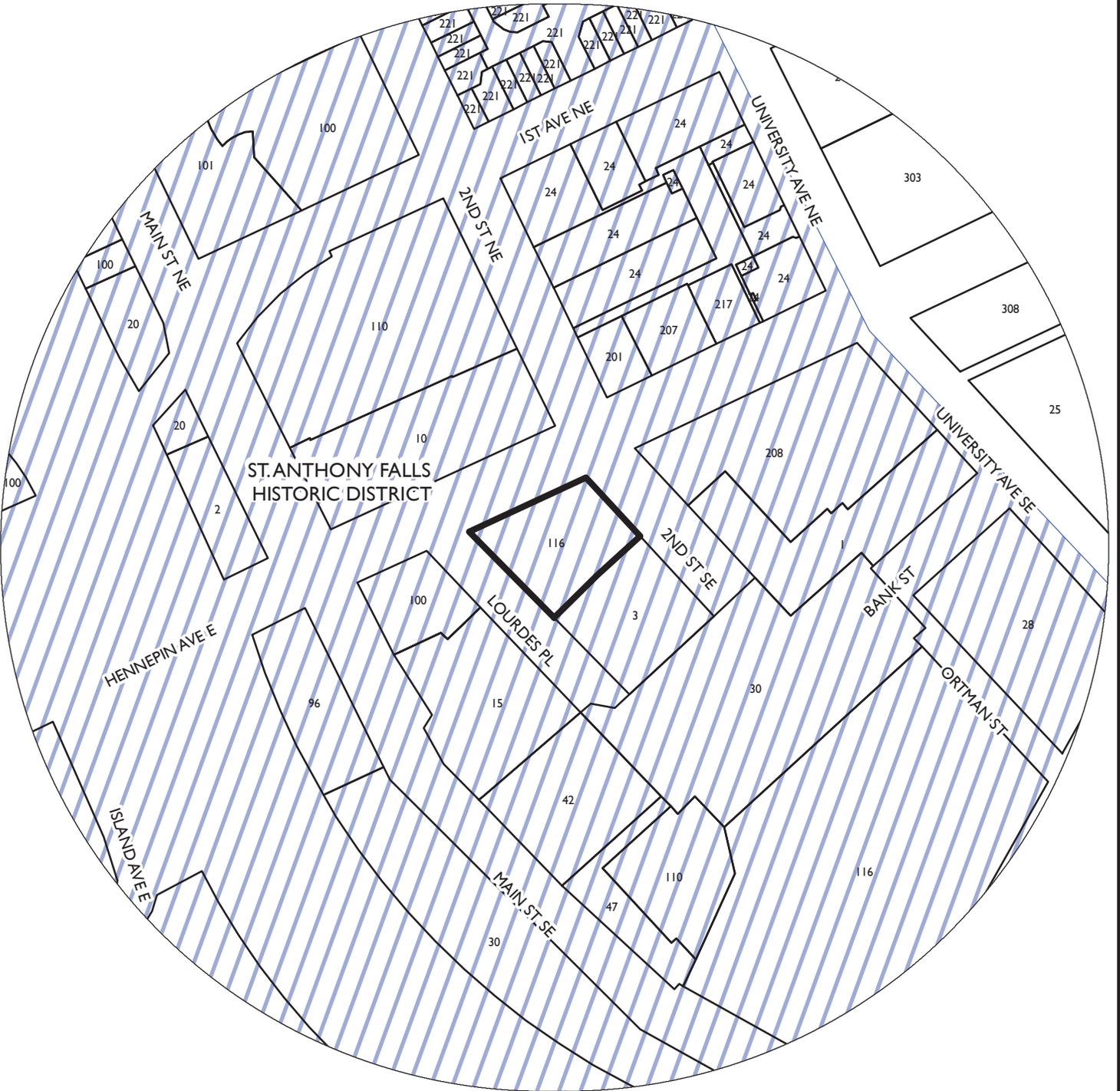
- incorporate the basic design features of a traditional storefront while also being clearly differentiated as non-historic.
9. The applicant shall work with CPED staff for approval of the final design of any replacement windows. Plans shall identify each window to be replaced. Replacement windows shall be compatible in material, type, style, operation, sashes, size of lights and number of panes of the existing windows in that location.
  10. Fiber cement panel shall not be utilized as an exterior material, in accordance with the *St. Anthony Falls Historic Design Guidelines*.
  11. The proposed material of the sixth floor of the Hennepin Avenue and 2<sup>nd</sup> Street Southeast module is not approved. A darker metal panel shall be utilized which does not contrast with the brick color and is less conspicuous, or the same brick shall also clad the sixth floor.
  12. The burnished concrete block material proposed on the first floor facing the adjacent property shall be replaced with brick matching that above.

## ATTACHMENTS

1. BZH Map
2. Historic photos – 1912-1983
3. Written description and findings submitted by applicant
4. Plans and elevations
5. Photos
6. I06 Group Architecture/History Evaluation for 112-120 East Hennepin, December 2014
7. State Historic Preservation Office letter - Architecture/History Evaluation for 112-120 E. Hennepin Avenue
8. Correspondence

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

**112 East Hennepin Avenue**

FILE NUMBER

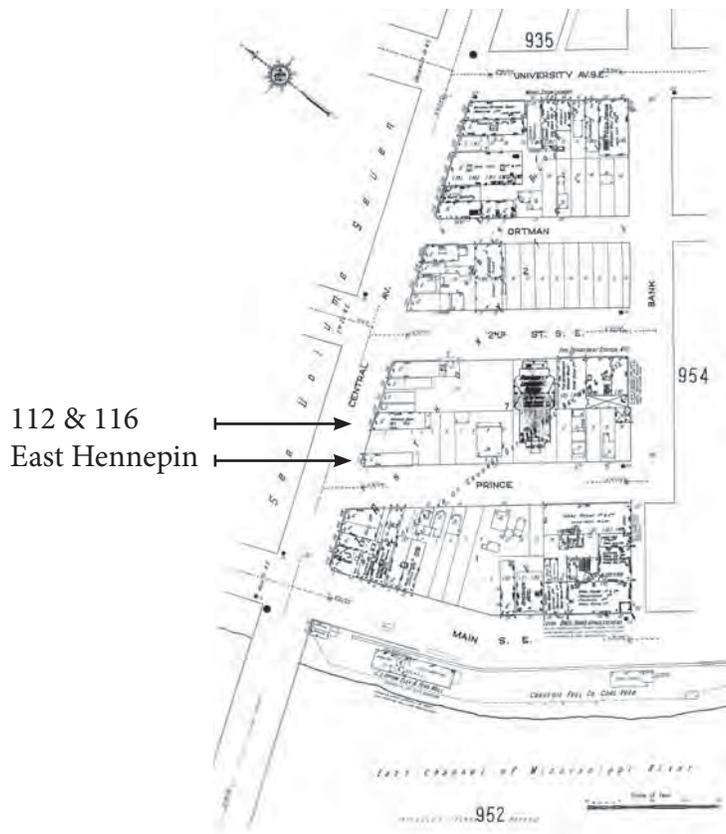
**BZH-28900**



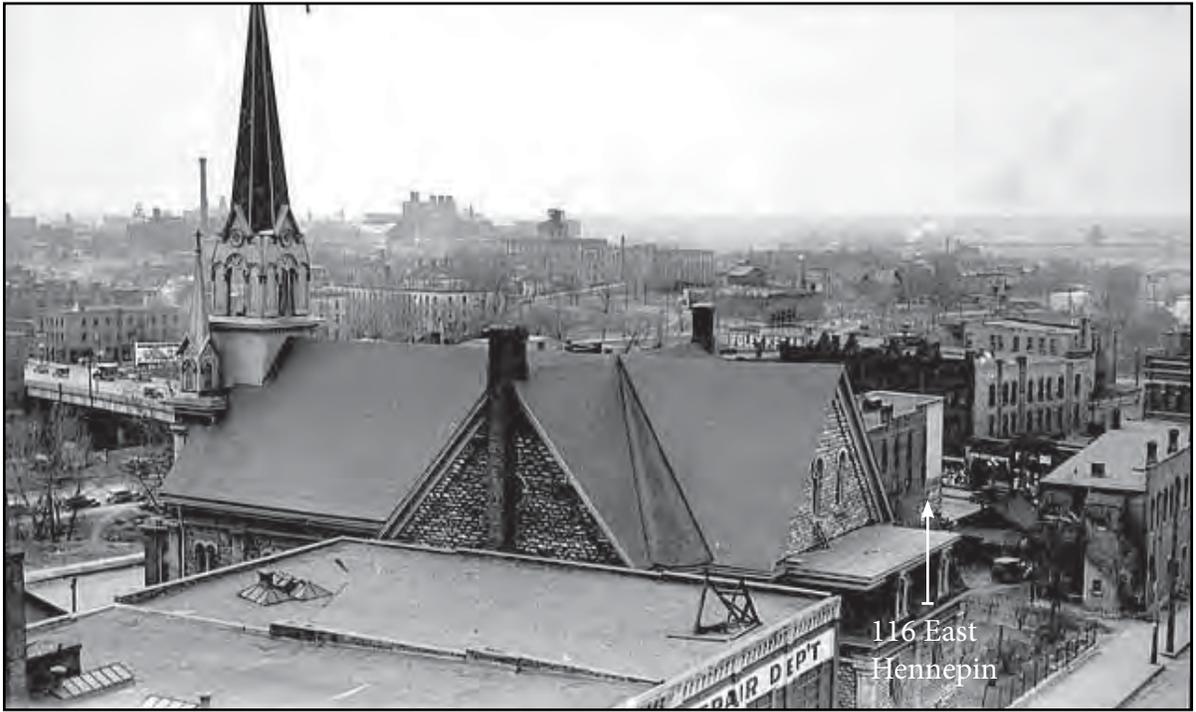
Central Avenue from Main Street, East Side (1912)

*The Heart of Minneapolis*

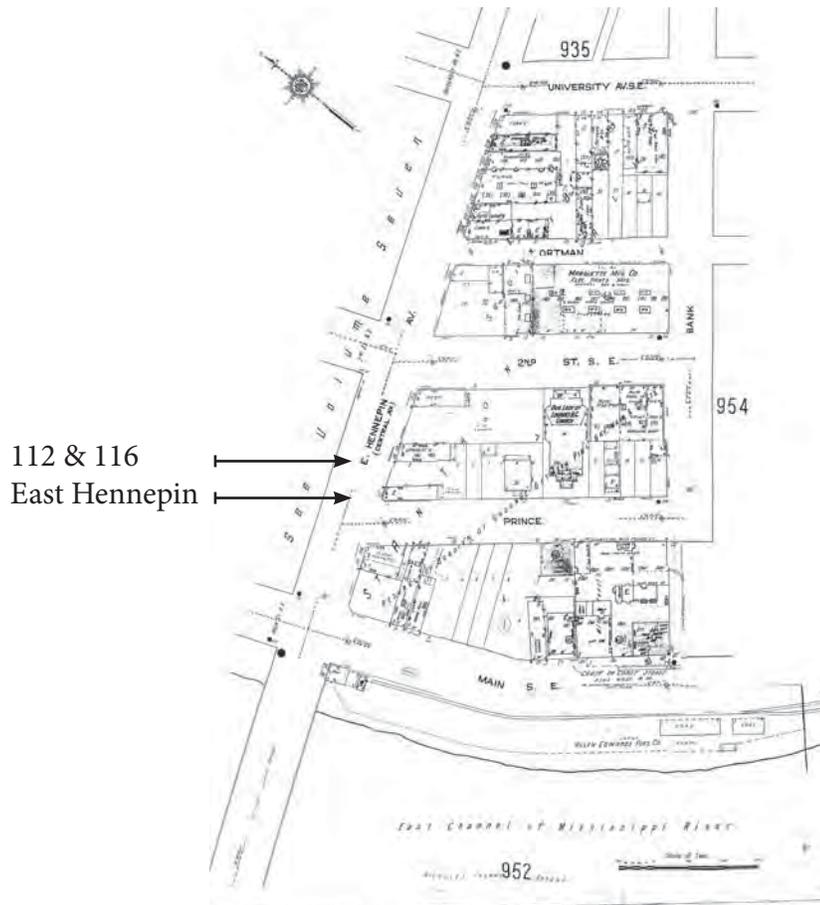
Note: Central Avenue was renamed Hennepin Avenue in 1916



Sanborn Map (1912)

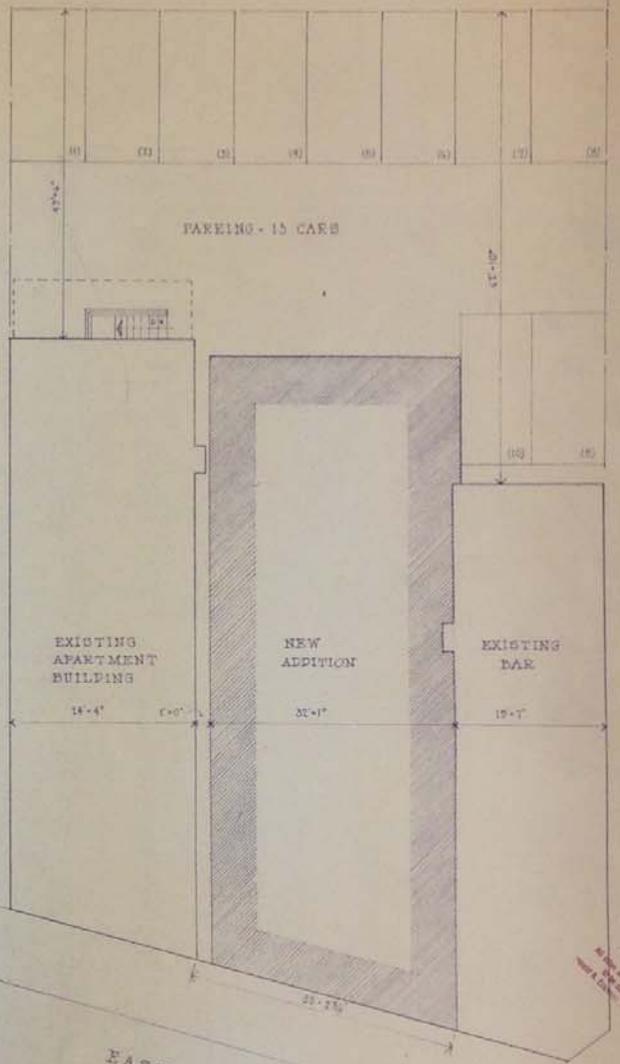
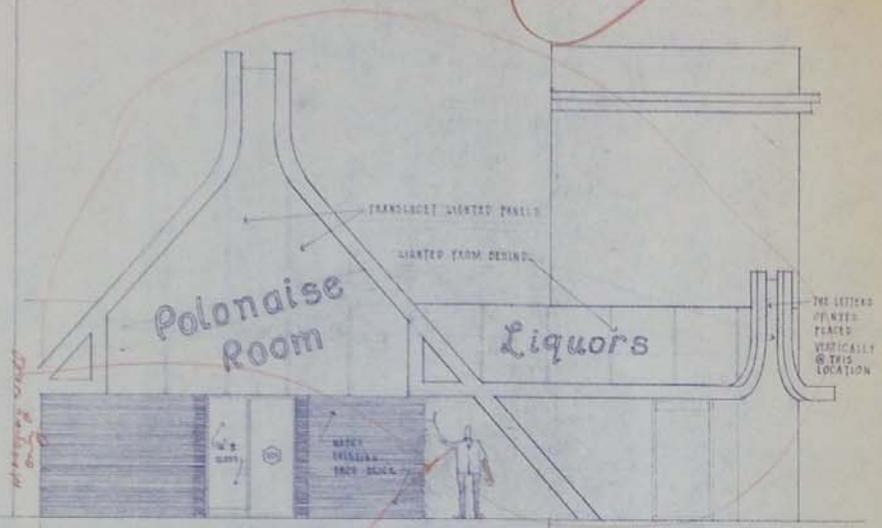


1937  
Minnesota Historical Society

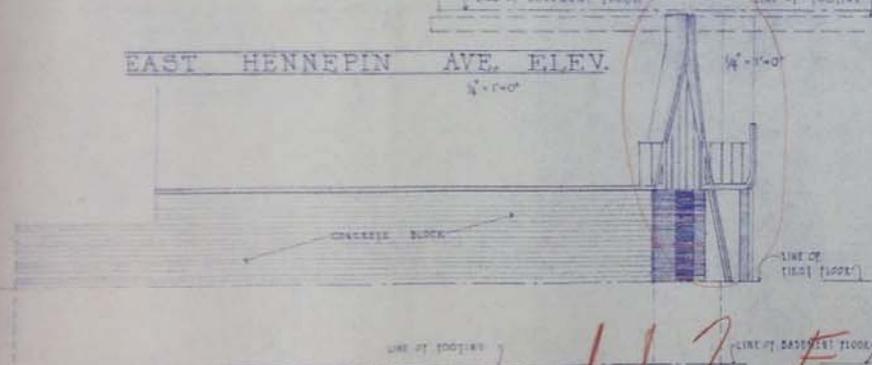


Sanborn Map (1951)

994



EAST HENNEPIN AVE. ELEV.  $\frac{1}{8}'' = 1'-0''$



SIDE ELEVATION  $\frac{1}{8}'' = 1'-0''$

REAR ELEVATION  $\frac{1}{8}'' = 1'-0''$

112 E. Hennepin

EAST HENNEPIN Ave. PLOT PLAN  $\frac{1}{16}'' = 1'-0''$



NO.	DESCRIPTION	BY

ADDITION TO NYE'S BAR  
 112 EAST HENNEPIN  
 MINNEAPOLIS, MINN.  
 BOE INC. GENERAL CONTR.  
 416 PERN AVE. S.E., MPLS.

DATE: 3/21/64  
 1  
 FRANCIS KIRBY & CO.  
 Architects  
 1002 West Franklin Ave.  
 Minneapolis 5, Minn.

PLANNING AND ARCHITECTURE  
 AS TO STRENGTH  
 AUG 21 1964  
 416 PERN AVE. S.E. MINNAPOLIS, MINN.

not to be used  
 without the  
 strictest of  
 the architect's  
 supervision





## ***Enjoy yourself – Polish Style***

Venture to the crisp elegance of Nye's Polonaise Room. Sample the robust pleasures of a hearty Polish meal cooked to perfection at one of the area's most unusual night clubs. Eat . . . relax . . . dance . . . and be merry in happy surroundings. Piano bar nitely. Complete American menu, too.



Al Nye, Proprietor

# NYE'S



# *Polonaise* ROOM

*MPLS. - MAR 1973*

112 E. Hennepin (near Historic Nicollet Island) 338-8921

1980 Photos prior to Riverplace redevelopment

112 & 116 East  
Hennepin



112 & 116 East  
Hennepin



CPED Files



1980 - Saint Anthony Falls Rediscovered



## **Statement of Proposed Use and Description of the Project**

Schafer Richardson is proposing to redevelop the 112, 116, 120 East Hennepin site in Northeast Minneapolis. The 20,000 square foot site currently accommodates a surface parking lot and four buildings with a combined footprint area of approximately 8,000 square feet. The existing buildings are currently occupied by Nye's Bar, Polonaise Room and Chopin Room on the ground floor with residential apartments above. The two, non-historic, 1-story infill buildings, built in the 1960s, will be demolished. The existing 2-story "Nye's Bar" building, built in 1907, at the corner of Lourdes Place and East Hennepin will be preserved in its present location. The 3-story "Harness Shop" building, built in 1905, will be maintained and preserved in its present location. Renovations to both of the remaining buildings will include interior improvements that will address structural and life safety needs.

A new mixed-use development, not yet named, will be incorporated with the existing, rehabilitated buildings on site. A new 4-6 story low-rise structure will be constructed around and connected to the existing buildings. This new building will have three unique facades so as to honor the rhythm of traditional urban design. In this application, where distinction is needed, the new building will be referred to in three parts:

1. Infill Building, which sits between the existing historic buildings and faces Hennepin Avenue
2. Hennepin Building, which runs along Hennepin and 2<sup>nd</sup> Street from the Harness Shop to the property line
3. Lourdes Building, which faces Lourdes Place between the Nye's Bar and the property line

The development collectively will contain 71 market rate apartments and approximately 9,000 square feet of retail. The development will include one level of underground parking with approximately 35 parking stalls, including tandems. There will also be 21 enclosed parking stalls located at grade behind the first floor retail/residential lobby space.

The first floor will be comprised of approximately 5,900 square feet of commercial space in the new development along East Hennepin Avenue and at the corner of East Hennepin and 2<sup>nd</sup> Street. There will be an additional 2,750 square feet of commercial space in the existing buildings at grade. The residential pedestrian entrance will be on 2<sup>nd</sup> Street. There will be two entrances and exits to the building parking. The parking entrance on Lourdes Place will be the grade level parking entrance. The ramp entrance on Second Street will provide access to the below grade parking.

The development will feature indoor and outdoor amenity spaces at the fourth level. Building wide amenities include fitness center, roof deck, community room(s), management offices, and balconies.

Below are detailed descriptions of the work to be undertaken on the various buildings at the site, as well as the new proposed infill building.

### **112 E. Hennepin (Nye's Bar):**

Facades:

The distinctive materials, features, finishes and construction techniques used on the exterior of the building will be preserved. Deteriorated historic features will be repaired rather than replaced as feasible or substitute materials in form and design will be utilized that convey the feature and finish of the historic fabric.

The exterior façade has had substantial alterations on the first story since the period of significance including façade treatments and fenestration that have been infilled with brick and replacement windows and doors. The proposed alterations on the Hennepin Avenue façade include: removing the infilled brick, opening up the first story corner of the building and exposing the original cast iron column (which is known to be extant), and restoring the storefront openings on the Hennepin Avenue side of the façade. As there is no historic pictorial evidence of the historic storefront for this building, it is anticipated that forensic work on site will be performed to determine if any of the historic storefront remains behind the additions. If the historic storefront exists it will be repaired while keeping as much historic fabric as feasible. It is anticipated, however, that historic material likely does not exist. If that is the case, a new design for a traditional American storefront compatible with the remaining character-defining features of the building will be implemented, as recommended in the Secretary of Interior's Standards. If new windows will be installed on the first floor Hennepin Avenue storefront they will be wood with a pattern compatible with the building, including a transom, display window and kick plate. A new, code compliant wood entry door will be installed.

The proposed improvements to the Lourdes Place facade include re-opening of windows that have been infilled with brick and replacing the brick with clad wood windows. The second story windows on all facades of the building will be repaired and, if necessary, replaced with clad wood windows. Wood storm windows will be added to the exterior of the existing windows to replace existing aluminum storm windows. Existing sills will remain.

The building will be tuck-pointed only as necessary where deterioration or damage has occurred. Mortar joints will be duplicated in strength, composition, color, texture, width and joint profile to existing mortar. The second story cornice will be repaired and painted. A small portion of cornice on the rear façade of the building, approximately 1-2 feet wrapping the corner, will need to be removed in order to join the infill building to the rear façade.

Lighting to accent the cornice feature will be added to the exterior of the building and existing gooseneck light fixtures on the façade will be replaced with fixtures of the same style. The signage on the building reading "Nye's Bar", "Liquors", and "Food" will be removed and the brick behind repaired.

#### Chimneys:

The metal and brick chimneys at the rear, northeast side of the building will be removed as the building is incorporated with adjacent structures. The chimney on the southwest side of the building will remain on the exterior.

#### Roof:

The roof framing of the building will need replacement to accommodate snow loads of adjacent structures and updated mechanical equipment, as well as to repair water damage. The original parapet walls and copings will be preserved to the extent possible.

#### Structure and Life Safety:

This building will be viewed as an independent building from a structure and life-safety standpoint. However, the applicant notes that where the building opens internally to the new construction, there will

need to be code-compliant components such as fire-rated doors. Roof and ceiling joists will need repair and replacement as some deterioration has been observed in the building.

Mechanical and electrical equipment:

New equipment will be placed on the roof of the building set back from the parapet at least 10 feet.

Interiors:

The interior of the building will be renovated to create a shell space for future retail use at grade and to rehabilitate the apartment unit on the second floor. New materials will likely have to be added to the ceilings to provide the required fire separation rating as well as to mitigate sound issues between retail and residential uses.

The incorporation of this building into the abutting new construction will require several accommodations for life safety. Currently, interior connections exist amongst the buildings on site via large openings at the first floor. Those openings will likely remain and may need to increase to accommodate life safety and code requirements for circulation and exiting. Since the 2<sup>nd</sup> floors of the historic buildings are at slightly different elevations from the new construction, the 2<sup>nd</sup> floor of the new construction will step down one foot from north to south at a mid-point grid line, and the hallway will be sloped to meet the floor elevations of the existing buildings where needed. The new building will provide code compliant access to the second floor of the Nye's Bar building through a new opening on the northeast façade.

The existing wood stair which opens onto Lourdes Place will be removed and new code-compliant entrances and exits will be created in the new construction.

Hazardous Materials:

A hazardous materials assessment has not yet been performed at the site. An assessment will be performed and hazardous materials will be removed or encapsulated as required. If removal is required care will be taken to avoid damaging historic fabric.

### **112 E. Hennepin 1 Story Addition (Nye's Polonaise Room):**

The "Nye's Polonaise" sign will be removed from the façade and this non-contributing building will be demolished in its entirety. The building has little economic value and is an underutilization of its site. The building has little re-use value and is constructed of materials that are not appropriate to the historic district. This building will be replaced by a 4-6 story infill structure with a more compatible street front façade.

### **116 E. Hennepin (Harness Shop)**

Facades:

The distinctive materials, features, finishes and construction techniques used on the exterior of the building will be preserved. Where feasible, deteriorated historic features will be repaired rather than

replaced, or substitute materials in form and design will be utilized that convey the feature and finish of the historic fabric.

The unsympathetic façade treatments at the first floor, including vertical, corrugated metal paneling and a replacement door will be removed. Little visual historic documentation exists on this building's façade and forensic work has not yet been performed. It is unknown if the original framing of storefront exists. If evidence of the building's historical appearance at the first floor is still not decipherable, a new design for a traditional American storefront compatible with the remaining character-defining features of the building will be implemented, as recommended in the Secretary of Interior's Standards. This new storefront is anticipated to be wood, to reflect the historic storefronts in the area. A new, code compliant wood entry door will be installed.

Windows on the Hennepin Avenue façade above grade will be repaired to the extent possible and replaced with new, wood clad windows if necessary. New wood storm windows will be added to the exterior to replace aluminum storms. Windows on the northeast façade will be infilled to accommodate life safety and code compliance relative to the attached six story infill structure.

Decorative elements of the building will be rehabilitated and repaired as necessary. Decorative brick quoining, rounded brick arches above the third story windows, and flat arches above second story windows will remain on the primary façade, as will stone window sills. The three, single clay medallions located above the third story windows, along with the metal cornice and lettering on the freeze will all remain.

The building will be tuck-pointed only as necessary where deterioration or damage has occurred. Mortar joints will be duplicated in strength, composition, color, texture, width and joint profile to existing mortar. The third story cornice and metal lettering will be repaired and painted. Existing gooseneck light fixtures on the façade will be replaced with fixtures of the same style.

#### Chimneys:

The exterior brick chimney at the rear, southeast facade of the building will be demolished as the building is incorporated into adjacent structures.

#### Roof:

The roof framing of the building will be replaced to accommodate snow loads of adjacent structures and a new roof deck and pergola, as well as to repair water damage. The original parapet walls and copings will be preserved to the extent possible on the primary façade. The parapet further back may be preserved, however may be obscured from street view by the infill building.

The rooftop deck and pergola will serve as an amenity to the apartments in the development. The deck will be set back approximately eight feet from the parapet and will feature glass railings, so as to appear more transparent. The pergola will be set back at least 15 feet from the parapet. The placement of the roof deck towards East Hennepin will maximize eyes on the street and reinforce active uses at grade.

#### Structure and Life Safety:

The plans and construction strategy for the code and fire/life-safety requirements incorporate this building into the abutting new construction. This strategy has, on a preliminary basis, been vetted twice

with the Senior Plan Reviewers for the City of Minneapolis; no final decisions have been reached. This strategy will require that there be fire separation in the floors, walls, and ceilings which take into account the existing masonry walls in the basement, the wood framing on all levels of the historic buildings, the poured concrete walls and floors in the new portion, and the five levels of new wood framing above the first floor in the adjacent building. The code-required three hour fire separation is proposed to be created at the floor structure of the 1<sup>st</sup> floor, while the two hour fire separation will be created at the second or third floor. The existing wood framing and flooring of this building need to be upgraded, or replaced, so as to meet current codes and will be modified or rebuilt using non-combustible materials to meet the Type 1 building type requirements.

Note that there will be three stories, accessed from the new building, constructed over the back approximately 25' feet of the Harness Shop. This design allows us to retain the majority of the Harness Shop while creating an aesthetically-pleasing and functional design.

The project seeks approval to remove the rear wall of the basement and first floor levels to aid in integrating the Harness Shop with the rest of the development. In addition, the exterior wood stairs and porches will be removed from the rear of the building in order to incorporate the Harness Shop into the new construction, as per discussions with the City of Minneapolis, so that the entire site is code compliant.

The new dwelling units created in the 116 building need to be ADA accessible. In order to do this, levels two and three of the 116 building will need to be accessible from the main corridor on each corresponding level of the new building. Because of site conditions, the 116 building upper floors do not time out with the floors of the new construction, so the corridors of the new construction are needed to accommodate sloping to match the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the 116 building.

Mechanical and electrical equipment:

New equipment will be placed on the roof of the adjacent new construction building.

Interiors:

The interior of the building will be renovated to create a shell space for future retail use at grade and apartment units and amenity space on the upper levels.

Currently, interior connections exist amongst the buildings on site via large openings on the ground and basement levels. The connections are complicated by the change in grade at the site and internal, non-accessible, stairways. The existing openings will likely remain and will increase to accommodate life safety and code requirements for circulation and exiting.

New code-compliant entrances and exits will be created, in the new portions of the project, to serve the upper floors of this historic building. Since the 2<sup>nd</sup> floor of this historic building is at slightly different elevations from the new construction, the 2<sup>nd</sup> floor of the new construction will step down one foot from north to south at a mid-point grid line, and the hallway will be sloped to meet the floor elevations of the existing buildings where needed. This will also happen for the 3<sup>rd</sup> floor of the Harness Shop building. The existing wood stair which opens onto Hennepin Avenue will be removed and infilled.

The basement level of the existing building will remain as-is with the exception of removal of the back wall so as to integrate the back 25' of the Harness Shop into the parking garage.

#### Hazardous Materials:

A hazardous materials assessment has not yet been performed at the site. An assessment will be performed and hazardous materials will be removed or encapsulated as required. If removal is required care will be taken to avoid damaging historic fabric.

#### **120 E. Hennepin:**

This one story addition with partially exposed basement will be demolished in its entirety. The building has little economic value, is of poor quality and underutilizes the site. The building will be replaced by a six story infill building that will provide more active street frontage and a design more compatible with the area.

#### **Infill Building:**

A new 4-6 story building will be built between and around the existing historic buildings. The portion of the building between the historic buildings, known as the Infill Building, will be four stories at the street stepping up to six stories as it moves back. The building will have active retail uses at grade, underground parking below in an interconnected parking garage, and residential multifamily uses in the upper floors.

The design utilizes contemporary interpretation of traditional designs and incorporates traditional façade articulation techniques including a tall first floor, and vertically proportioned upper windows. The form of the building will be simple and rectilinear, with no significant protrusions or recesses. The building façade slightly sets back (1-2 feet) from the plane of the 112 and 116 E. Hennepin buildings in order to highlight and preserve the adjacent buildings' front cornice feature.

The building will be steel and wood frame and will be clad in a dark metal, which will be complimentary to the adjacent historic structures and highlight them. The building will feature aluminum storefront windows and doors at grade, with transoms and kick plates. This building will have hung aluminum balconies on levels 3-6 of the southwest façade. All balconies will be six feet in depth and will feature aluminum picket style railings. In addition, there will be a private residential patio on the roof of the fourth floor, which will be set back a minimum of 8 feet from the parapet and enclosed with a glass railing

The building will abut both historic structures and connect to the surrounding buildings at various points internally, much as the infill buildings on site today connect at the first floor.

Mechanical equipment for the Infill Building will be placed on the six-story portion of the roof.

#### **Hennepin and Lourdes Buildings:**

The remaining portions of the new construction will be six stories built to the northeast and southeast of the existing buildings on the site. These portions of the new building will improve the integrity of the site from its current state through eliminating an unsympathetic and inappropriate one story addition and replacing it, and surface parking, with quality buildings. The proposed structure is similar in height to surrounding buildings and, because of grades in the area, is at approximately the same elevation as the Lourdes Church roof. The new building will be internally connected to the existing structures and Infill

Building and provide code compliant exiting for the historic buildings. The building will feature underground parking, a concrete first level and five stories of wood frame construction.

The new building materials to be used will convey the essence of modularity and texture/finish of historic materials utilized in the area. On the Hennepin Building portion, one primary material, brick, will be utilized with one or two accent materials for decorative work, as directed in Section 9.20 of the SAFHD Guidelines. Metal and cement fiber board will be used as an accent materials. The building will feature a simple metal parapet. The Lourdes Building portion will feature brick masonry of a different color as the primary material on all six stories. Likewise, the parapet will be simple brick masonry. In sum, the new building will use quality, durable materials that echo the historic materials of the surrounding area.

Entrances to the Hennepin Building will be reflective of traditional commercial storefronts and primary entrances seen historically in the area. The primary entrance for the residential portion of the development will be oriented to 2<sup>nd</sup> Street, a residential street in the neighborhood, and will include a canopy and sidelights to convey a sense of scale to the pedestrian. The commercial storefronts along Hennepin Avenue will contain recessed entries in the Hennepin Building portion and a flush entry at the Infill Building portion. Canopies and lighting will be used to distinguish the entryways. The various storefronts will be modulated to a pedestrian scale in the Hennepin Building to be experienced as a series of smaller storefronts as would have historically been the case.

The fenestration patterning and window materials will be compatible with the context in rhythm and quality. The at-grade windows will be large and clear glass display windows of aluminum which will contain non-operable transoms. The proposed windows above grade level will be a fiberglass composite material with a clear glazing, and awning style openings reflective of the current design trends. The shape will be vertically oriented, which is compatible with historic design proportions in the area. A similar ratio of solid wall to window area will be employed in the new building as was historically seen in the area.

Balconies will be recessed along the Hennepin Avenue street wall and will extend approximately one foot from the building face. Balconies on other elevations will be hung aluminum balconies. All balconies will be six feet in depth. Balconies will feature aluminum picket style railings.

The building will have a flat roof with the elevator penthouse located in the middle. Most of the residential units will utilize magic packs for heating and cooling, which are a low profile system that consist of one vent per unit that is flush with the building façade. The vents will be designed to blend in with the building and will be colored to minimize visibility. Magic Packs have been used elsewhere in the St. Anthony Falls and Warehouse Historic districts including on Mill and Main, The Paxon, and 222 Hennepin. Other mechanical equipment will be placed on the roof of the building at least 15 feet from the parapet.

### **Site Improvements:**

New landscape and streetscape elements will be added to the right of way surrounding the site which will be reflective of and compatible with the historic commercial use in the area. These streetscape enhancements will improve the connection between the heart of the East Hennepin commercial district and the riverfront, a connection that has been diminished in Character Area J since the period of significance. Enhancements made in the public realm adjacent to the buildings will improve the streetscape, as encouraged in Section 10.56 of the St. Anthony Falls Historic District Guidelines (HPC, 156).

Sidewalks will be widened around the site and will be between 11 and 13'6" in width. Bump outs will be utilized on the corner of Hennepin and Lourdes and Hennepin and Second Street, if approved by City of Minneapolis Public Works.

Trees and planting beds will be added along the Hennepin Avenue side of the site. The landscaping in the right of way will be traditional, and regular in spacing, as noted as appropriate in historic commercial areas in the Guidelines in Section 6.6.

Street lights will be included on all three sidewalks surrounding the development. Lights on Lourdes Place and Second Street will be a traditional "acorn" style as is seen today. Lights on Hennepin Avenue will mimic what is currently on the other side of Hennepin Avenue, as well as up and down the commercial corridor. These lighting strategies and will support pedestrian and commercial activity, and connection to the riverfront. New bicycle racks will be added into the right of way to support various modes of transportation to the retail uses at the site.

Circulation at the site will encourage a pedestrian friendly environment and be aligned to the rear of the buildings, as would have been the case historically. Vehicular access to the site will be away from East Hennepin Avenue, the main commercial street in the district, both historically and presently.

Utilities are planned to be placed underground where possible. Transformers are proposed to be located below grade in a vault, with permission from Xcel Energy and the City of Minneapolis.

## **Findings- Demolition of 120 East Hennepin and One-Story Addition to 112 East Hennepin**

- (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 120 East Hennepin building and one-story addition to 112 East Hennepin were constructed in the 1960s as infill buildings amongst the earlier constructed 2-story and 3-story buildings located at 112-116 East Hennepin. Both 120 East Hennepin and the one-story addition were built outside the period of significance for the Saint Anthony Falls Historic District (1858-1941) and have not taken on historical significance; therefore, they are not contributing resources to the District. The demolition of these buildings is compatible with and supports the criteria of significance for the district.

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

The 120 East Hennepin building was constructed in 1960 and has operated as a restaurant space since its inception. The one-story addition to 112 East Hennepin was also built in the early 1960s and operated as an expansion of Nye's Bar. Built after the period of significance, both of these buildings are non-contributing resources to the Saint Anthony Falls Historic District. Thus, the proposed demolition of these buildings is a compatible alteration within the designated district.

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

The 120 East Hennepin and one-story addition to 112 East Hennepin were constructed in the 1960s as infill buildings amongst the earlier constructed 2-story and 3-story buildings located at 112-116 East Hennepin. Both 120 East Hennepin and the one-story addition were built outside the period of significance for the Saint Anthony Falls Historic District and have not taken on historical significance; therefore, they are not considered contributing resources. In fact, an evaluation conducted in 2014 determined that these buildings compromise the integrity of the site. (Ford and Ketz, 23) The demolition of these buildings is compatible with and does not detract from the continued integrity of the historic district.

- (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 intent of the Saint Anthony Falls Historic District Guidelines for the East Hennepin-Central Avenue corridor includes minimizing impacts on historic resources while allowing for high-quality contemporary design in new infill buildings (HPC,155). The 120 East Hennepin building and one-story addition to 112 East Hennepin are considered infill buildings as they were constructed in the 1960s, well after the nature of the historic district was established. The existing buildings are not of high-quality contemporary design, and do not significantly impact the adjacent historic resources (112 and 116 East Hennepin) and therefore, the demolition of these structures will not materially impair the significance and integrity of the historic district per the Guidelines adopted by the local commission.

**(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 120 East Hennepin building and the one-story addition to 112 East Hennepin were added after the period of significance (1858-1941) as determined for the National Register of Historic Places (NRHP)-listed historic district. Unlike the adjacent 112 and 116 East Hennepin buildings, they do not match the “thematic” and “noteworthy” nature of the East Hennepin-Central Avenue commercial area as acknowledged by the NRHP nomination, nor do they have a documented relationship to the history of the district through their architectural style or historical significance. Thus, the demolition of the 120 East Hennepin building and the one-story addition will not materially impair the significance and integrity of the historic district per the recommendations contained in The Secretary of the Interior’s Standards for the Treatment of Historic Properties.

**(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 certificate of appropriateness for demolition of 120 East Hennepin and the one-story addition conforms to the applicable regulations of this preservation ordinance because they are non-contributing resources. While the demolition of non-contributing buildings is not specifically addressed in the Nicollet Island-East Bank Neighborhood Small Area Plan, this action makes way for redevelopment that strongly aligns with the small area plan’s Major Strategic Goals including:

- Strengthen the neighborhood’s role in the regional economy...by restoring East Hennepin to its historic commercial roots;
- Guide infill development while increasing density, cultivating mixed-use corridors...;
- Adapt to contemporary use the historical character [and] unique architecture...;
- Expand and improve pedestrian, bicycling, and transit infrastructure...;
- Provide an exceptional urban pedestrian experience for people of all ages;
- Enhance public safety through maximum use of “eyes-on-the-street” building designs.

**(7) 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 one-story addition to 112 East Hennepin and the 120 East Hennepin building were constructed after the period of significance for the NRHP-listed historic district (1858-1941) and are of a post-World War II style that is simple and more restrained in detail than the contributing buildings on the site. In addition, an evaluation conducted in 2014, determined that the above referenced buildings are non-compatible with, and compromise the integrity of, the 112 and 116 East Hennepin buildings. (Ford and Ketz, 23).

The existing single story structures limit the potential of the site by restricting the buildings to one use (currently commercial). In fact, leaving these buildings intact renders the project infeasible from an economic perspective. By demolishing 120 East Hennepin and the one-story addition, it allows for the development of a structure that

is more aligned with the scale of the contributing buildings and opens the door for commercial and residential uses that add economic value to the site, as well as to the neighborhood.

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

The historic designation of the Saint Anthony Falls Historic District focuses on the milling industry and the waterpower area, in addition to the East Hennepin-Central Avenue Commercial District. Specific to the East Hennepin-Central Avenue Commercial District, it is understood that the two principal buildings, 112 and 116 East Hennepin, were both constructed during the period of significance (1858-1941) and have been identified as “thematic” and “noteworthy” buildings. However, 120 East Hennepin and the one-story addition to 112 East Hennepin were constructed after the period of significance (1960s) and have not been identified as buildings of note as it relates to the historic district. Therefore, these structures do not contribute to the significance of the historic district as proposed in the original nomination.

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

The proposed demolition of 120 East Hennepin and the one-story addition to 112 East Hennepin does not require Site Plan Review per Title 20 of the Minneapolis Code of Ordinances, Chapter 530. However, as part of a larger development plan that will required Site Plan Review, the proposed demolition allows the new development to meet Site Plan Review standards by creating a development that reinforces the street wall by maximizing natural surveillance, facilitates pedestrian access and circulation through enlarged sidewalks and improved lighting, creates multiple storefront entrances on Hennepin Avenue, and moves parking below grade and internal to the building. All of these elements encourage active uses and crime prevention through environmental design.

**(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 Secretary of the Interior’s Standards for the Treatment of Historic Properties are not applicable to the proposed demolition of 120 East Hennepin and the one-story addition to 112 East Hennepin.

**(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 demolition of 120 East Hennepin and the one-story addition to 112 East Hennepin will not detract from the significance and integrity of the contributing properties in the Saint Anthony Falls Historic District. In fact, an evaluation conducted in 2014 determined that these buildings are non-compatible with, and compromise the integrity of the immediately adjacent contributing buildings, 112 and 116 East Hennepin.

**(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 120 East Hennepin building and one-story addition to 112 East Hennepin were constructed in the 1960s as infill buildings amongst the earlier constructed 2 and 3-story buildings located at 112 and 116 East Hennepin. Both 120 East Hennepin and the one-story addition were built outside the period of significance for the Saint Anthony Falls Historic District and have not taken on historical significance; therefore, they are not considered contributing resources. Granting a certificate of appropriateness for the demolition of these two buildings keeps in the spirit and intent of the ordinance as these buildings do not display historic significance for the district and their removal will not detract from the essential character of the historic district.

- (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.**

There are two historic resources, 112 and 116 East Hennepin, immediately adjacent to 120 East Hennepin and the one-story addition to 112 East Hennepin. These historic resources were constructed in 1905 and 1907, respectively. A certificate of appropriateness for the demolition of 120 East Hennepin and the one-story addition will not be injurious to the significance and integrity of the adjacent and other historic resources in the district and will, in fact, allow for the normal preservation of the adjacent historic resources on the 100 block of East Hennepin and infill that more appropriately aligns with the scale and use of the contributing buildings.

- (14) That the demolition is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the demolition. 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 120 East Hennepin building and the one-story addition to 112 East Hennepin were constructed after the period of significance for the NRHP-listed historic district (1858-1941) and are of a post World War II style that is simple and more restrained in detail than the contributing buildings on the site. In addition, an evaluation conducted in 2014, determined that the above referenced buildings are non-compatible with, and compromise the integrity of, the 112 and 116 East Hennepin buildings.

The existing single story structures limit the potential of the site by restricting the buildings to one use (currently commercial). In fact, leaving these buildings intact renders the project infeasible from an economic perspective. By demolishing 120 East Hennepin and the one-story addition, it allows for the development of a structure that is more aligned with the scale of the contributing buildings and opens the door for commercial and residential uses that add economic value to the site, as well as to the neighborhood.

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## Findings- Alterations to Existing Buildings and New Infill Buildings

**(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.**

A. Existing Buildings

**112 East Hennepin (2-story, Nye’s Bar):** The National Register of Historic Places (NRHP) nomination form for the 1971 listing of the St. Anthony Falls Historic District (SAFHD) states the district’s areas of significance include architecture, commerce, industry and transportation. This building was constructed in 1907 and is within the St. Anthony Falls Historic District along a major commercial corridor. This building operates as a piece of the commercial fabric along East Hennepin Avenue that was identified as a supporting theme to the milling and waterpower focus of the NRHP designation for the district. Post renovation, this building will maintain its original mix of uses, with new retail on the first floor and housing on the second.

This proposal seeks to return the building to its original design during the period of significance along the primary facades of the commercial corridor. The exterior façade has had substantial alterations on the first story since the period of significance, which has compromised the historic integrity of the structure and the renovations. Unsympathetic treatments will be removed and the storefront restored. Windows on the Lourdes Avenue side of the building that have been infilled with brick will be re-opened. The building will be tuck-pointed as necessary and the second story cornice will be repaired. Lighting to accent the cornice feature will be added to the exterior of the building. The signage on the building reading “Nye’s Bar”, “Liquors”, and “Food” will be removed and the brick behind repaired. In sum, the renovations will restore the common characteristics of the commercial storefront structure during the period of significance including: the cast iron column and wood storefront, large display windows, transom lights, recessed entry, and kick plates below the display windows (HPC, 171).

**116 East Hennepin (3-story, Harness Shop):** This building, constructed in 1905, operates as a piece of the commercial fabric along Hennepin Avenue that was identified as a supporting theme to the milling and waterpower focus of the NRHP designation for the district. The proposed renovation of this building is compatible with and continues to support the criteria of significance for which the historic district was designated. Post renovation this building will maintain its original mix of uses, with new retail on the first floor and housing and amenities on the second and third floors.

The proposal for renovation seeks to return the first story Hennepin Avenue façade of the building to its fenestration pattern during the period of significance and maintain the key architectural features on the primary facade. The exterior façade has had substantial alterations on the first story since the period of significance, which has compromised the historic integrity of the structure. The unsympathetic treatments will be removed. The large display windows, transom lights and kick plates will be restored or recreated.

The project seeks approval to remove the rear wall of the basement and first floor levels to aid in integrating the Harness Shop with the rest of the development. In addition, the exterior wood stairs and porches will be removed from the rear of the building in order to incorporate the Harness Shop into the new construction. This work will not change the experience of the building along the

Hennepin Avenue corridor, which is the supporting theme of the district identified in the NRHP listing. Adjustments are necessary for it to perform to code in relationship with the surrounding structures. Life safety adjustments will be made to improve the building. The rear of the building is not on a primary façade and much of the sides of the building have been obscured by infill, party wall constructed buildings in the past and present.

B. New Building

The Saint Anthony Falls are the focal point of the district's significance, along with the related industrial and commercial buildings that reflect the urbanization of the area. The proposed 4-6 story infill building is a mixed use structure with retail on the first floor and multifamily housing on the upper floors. The new building orients commercial uses along Hennepin Avenue, as would have been done during the period of significance, and place an emphasis on the active commercial street frontage. Further, infill buildings built to the property line and directly abutting adjacent buildings reflect the traditional development patterns of the neighborhood.

In design, the new building reflects form, fenestration, and massing that are complementary and considerate to the nearby historic buildings. The design utilizes contemporary interpretation of traditional designs and incorporates traditional façade articulation techniques including a tall first floor; vertically proportioned upper story windows; horizontal expression elements in the form of canopies, cornices, and balcony sills; and a "base, middle, top" design on the six story building. The design avoids excessive modulation in the new buildings that would be out of character with simple historic building forms in the area.

Building materials utilized will be similar in scale, color, texture and finish to those seen historically in the context. The materials contribute to the visual continuity of the specific Character Area J (per the SAFHD Guidelines) context and include masonry and metal panel.

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

A. Existing Buildings

**112 East Hennepin (2-story, Nye's Bar):** This building was originally constructed as a brick store and flats, and its significance is in relationship to the commercial uses it contained in support of nearby milling and waterpower activity. (Ford and Ketz, 22). Various occupants since its construction have been associated with the food and beverage industry. (Ford and Ketz, 20). The current project will preserve the first floor space as a commercial/retail use and restore the storefronts to the fenestration patterns and similar materials as those used during the period of significance. The upper floor of the building, historically used as housing, will be renovated and preserved as housing. The proposed uses are the same as historic uses and do not require significant changes to the defining characteristics of the building. Current life safety and code requirements must be met and therefore most of the alterations will be related to accommodating those needs for the project.

**116 East Hennepin (3-story, Harness Shop):** This building was originally constructed as a brick store and flats, and its significance is in relationship to the commercial uses it contained in support of nearby milling and waterpower activity. (Ford and Ketz, 22). It has been occupied by various commercial tenants, including a hotel, signage companies, upholsterers and room furnishers, and a barber shop.

(Ford and Ketz, 20). The current project will preserve the first floor space as a commercial/retail use and restore the storefronts to the fenestration patterns and similar materials as those used during the period of significance. The upper floors of the building, historically used as housing, will be renovated and used as housing. The proposed uses are the same as historic uses and do not require significant changes to the defining characteristics of the building. Current life safety and code requirements must be met and therefore most of the alterations will be related to accommodating those needs for the project and functionally integrating it into the new infill building that will be added to the site.

#### B. New Buildings

The composition of the entire development creates a gateway connection to the East Hennepin-Central commercial district from the river/falls, the generator of urbanization of the district. Through integrating the existing buildings into a mixed use design that adds creative density, while maintaining existing fabric and reflecting the development patterns in the neighborhood, the new infill building enhances the use and importance of this block. The new low-rise structure, which varies in materials and massing to honor the rhythm of traditional urban design, supports the significance of the surrounding historic buildings on the site. The area of the new building between the two noteworthy historic buildings, known as the Infill Building, is compatible with the height of the adjacent structures and allows the buildings as a whole to gradually step up from the corner of Hennepin and Lourdes to the rest of the site.

The infill building is arranged and aligned with historic development patterns in terms of placement and orientation. The buildings align uniformly along the streets, creating a consistent 'street wall' that is a key feature in Character Area J of the SAFHD. The primary entrances of both the residential and commercial uses face the street, the commercial uses fronting Hennepin Avenue and the residential uses fronting 2<sup>nd</sup> street, where other surrounding residential uses are oriented. The setback and low scale continue to preserve the historic viewscales.

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

#### A. Existing Buildings

**112 East Hennepin (2-story, Nye's Bar):** Integrity is the ability of a resource to convey its significance. The significance of the building is in its representative value within the district as an example of commercial buildings from early Minneapolis history (Ford and Ketz, 22). Specifically, it is located in the East Hennepin commercial corridor, noted as the principal business center for the east side during the period of significance (HPC, 155). The building will remain in its original location. First floor openings and fenestration will be restored to its pattern during the period of significance, which will better allow the buildings to be representative of their past significance as storefront buildings supporting the waterpower and milling activities in the area.

**116 East Hennepin (3-story, Harness Shop):** Integrity is the ability of a resource to convey its significance. The significance of the building is in its representative value within the district as an example of commercial buildings from early Minneapolis history (Ford and Ketz, 22). Specifically, it is located in the East Hennepin commercial corridor, noted as the principal business center for the east side during the period of significance (HPCG, 155). The building will remain in its original location. First floor openings and fenestration will be restored to its pattern during the period of significance, which will better allow the buildings to be representative of their past significance within the Saint

Anthony Falls Historic district as commercial buildings supporting the waterpower and milling activities in the area.

The integrity of the building, as an example of a commercial building from early Minneapolis history, will be retained in the planned renovations. The building at 116 E. Hennepin will be partially encased in new construction and the loss will not be a drastic visual loss. The significance of the building is represented through its storefront features and urban scale along the East Hennepin façade. The experience of entering the commercial storefront from the street and connecting to adjacent buildings internally, as the building does currently, will remain, although in a different arrangement. The renovations will provide the historic feel of entry and use combined with contemporary functionality and life safety.

B. New Building

The creation of a compatible infill building that reflects historic orientation, massing and scale, while providing a contemporary approach, will better highlight the surrounding historic fabric of the neighborhood. The new building will improve the integrity of the site from its current state through eliminating unsympathetic and inappropriate one-story additions and replacing them, and non-historic surface parking, with a quality, vibrant building. The integrity at the site is noted as “fair” by the 106 Group in their Architecture/History evaluation of the site due to the surrounding towers, the non-compatible additions to the existing historic buildings on the site, and unsympathetic façade treatments on the existing buildings. The addition of the infill building will allow for the rehabilitation of the 112 and 116 E. Hennepin buildings as they are integrated into a cohesive development, and restore their original storefront appearance.

The collective development will improve the connection between the heart of the East Hennepin-Central commercial district and the riverfront, a connection that has been diminished in Character Area J since the period of significance. New landscape and streetscape elements will be added to the right of way surrounding the site which will be reflective of and compatible with the historic commercial use in the area. Enhancements made in the public realm adjacent to the buildings will improve the streetscape, as encouraged in Section 10.56 of the St. Anthony Falls Historic District Guidelines (HPC, 156). The landscaping in the right of way will be traditional, regular in spacing, as noted as appropriate in historic commercial areas in the Guidelines in Section 6.6 (HPC, 48). Street lights will be added, which will be a traditional “acorn” style along Lourdes Place and Second Street as is seen today. Lights on Hennepin Avenue will mimic what is currently on the other side of Hennepin Avenue, as well as up and down the commercial corridor. These lighting strategies and will support pedestrian and commercial activity, and connection to the riverfront. New bicycle racks will be added into the right of way to support various modes of transportation to the retail uses at the site.

Automobile circulation at the site will encourage a pedestrian-friendly environment and be aligned to the rear of the buildings, as would have been the case historically.

**(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.**

A. Existing Buildings

**112 East Hennepin (2-story, Nye’s Bar):** The proposed alterations are consistent with the Saint Anthony Falls Historic District Guidelines relative to the significance of the East Hennepin-Central corridor that supports commercial activity in relation to the Falls. The traditional American storefront of the building will be restored with large openings “used to maximize visibility and access to goods and services offered inside.” (HPC, 60). The windows along both Hennepin Avenue and Lourdes Place will be opened up to their original patterns during the period of significance. The upper floor window openings will be repaired or, if necessary, replaced with new clad wood windows with the same architectural detailing. Compatible exterior wood storm windows will be added to replace non-historic aluminum storms.

The architectural detailing of the building as experienced from the commercial corridor will be preserved and restored. The metal cornice with decorative bracket modeling extending across the primary façade and southwest elevation will be repaired and lit to highlight the craftsmanship. The decorative brick detailing will be tuck-pointed as needed and preserved.

**116 East Hennepin (3-story, Harness Shop):**

The proposed alterations are consistent with the Saint Anthony Falls Historic District Guidelines relative to the significance of the East Hennepin-Central corridor that supports commercial activity in relation to the Falls. The traditional American storefront of the building will be restored with large openings “used to maximize visibility and access to goods and services offered inside.” (HPC, 60).

The architectural detailing of the building, as experienced from the commercial corridor, will be preserved and restored. Decorative brick quoining, rounded brick arches above the third story windows, and flat arches above second story windows will remain on the primary façade, as will stone window sills. The three, single clay medallions located above the third story windows, along with the metal cornice and lettering on the freeze will remain. The extant wood windows will be repaired and wood storm windows added to replace aluminum storms. The rear portion of this building does not contain significant stylistic and architectural features and therefore the proposed demo of the back wall and wood stairs and porches on the basement and first floor levels, in order to incorporate it into the larger development, will not materially impair the significance and integrity of the district.

A roof deck will be added on the Harness Shop building and will be set back approximately 8 feet from the parapet. This deck will have a glass railing, so as to appear more transparent. The deck will also have a pergola approximately 15 feet from the parapet. Aligning the roof deck towards East Hennepin will help reinforce the active uses and maximize “eyes on the street” desired by the neighborhood (NIEBNA, 2-11) and the City (as part of both a Community Activity Center and Pedestrian Overlay District) and also be a contemporary adaptation that supports the historic significance of the street as an active commercial corridor connecting to riverfront activity.

**B. New Building**

The SAFHD Guidelines recommend preserving existing building fabric and creating new buildings compatible in height and scale with the context of the specific block and character area, in this case Hennepin and Central District, Character Area J. The new low-rise (4-6 stories per the SAFHD Guidelines) building proposed is identified as the “most appropriate” height for the character area in the SAFHD Guidelines.

The Infill Building portion of the new building, between 112 E. Hennepin and the Harness Shop building, will highlight the two surrounding historic buildings rather than detract from them. A taller

infill building was historically situated in this location. The building proposed is simple and rectilinear in form, is darker to allow the surrounding buildings to be highlighted, and features a contemporary adaptation of the proportions of the historic buildings in fenestration and height by stepping up as it moves back from Hennepin Avenue. This portion of the new building will abut both structures and connect to the surrounding building at various points internally, much as the infill buildings on site today connect at the first floor. This part of the building will align horizontally at the street front edge while creating a slight setback adjacent to the Nye's Bar and Harness Shop buildings. The slight setback will allow for full cornice work of the adjacent buildings to be highlighted on their primary facades. The Infill Building portion abuts the southwest elevation of the Harness Shop building, which does not have any fenestration.

The balconies that will be added only to the new, infill buildings on the site "do not draw undue attention away from the character" of the surrounding historic buildings and are "subordinate to the overall historic context." (HPC, 55). The new balconies on the primary frontage on East Hennepin Avenue will be inset, reinforcing the simple rectangular form of the structure (HPC, 56). The slight projection of the balcony, by approximately one foot, provides a detail in the façade to break up the surrounding masonry and other materials and provide a contemporary reflection of the stone window sills of the adjacent three-story Harness Shop building. Balconies located in other areas of the infill building will be hung balconies and are both appropriate in the district and seen on many other buildings in local historic districts such as 222 Hennepin and Mill and Main. New balconies will be aluminum and have simple aluminum railings compatible in color.

The private residential patio on the roof of the fourth floor of the infill building will be set back a minimum of 8 feet from the parapet and enclosed with a glass railing. Again, this is a contemporary adaptation that supports the historic significance of the street as an active and vibrant commercial corridor. The new construction and building equipment will not materially impair the integrity or significance of the historic district. The building equipment (HVAC) will be hidden as much as possible from view as outlined in Section 7.6 and 7.7 of the SAFHD, page 54. Externally mounted equipment will be placed on the roofs of the buildings and setback a minimum of 10 feet, so as to minimize view from the East Hennepin commercial corridor at-grade. The electrical transformers, if given approval by and in coordination with the City of Minneapolis and Xcel Energy, will be placed in a vault below grade to minimize visual impact. Most of the residential units will utilize magic packs for heating and cooling, which are a low profile system that consist of one vent per unit that is flush with the building façade. The vents will be designed to blend in with the building and will be colored to minimize visibility. Magic Packs have been used elsewhere in the St. Anthony Falls and Warehouse Historic districts including on Mill and Main, The Paxon, and 222 Hennepin.

The building design will incorporate many key features outlined in the Saint Anthony Falls Historic District Guidelines including:

- maintain the alignment of building fronts along the street (9.1),
- contemporary interpretations of architectural details are appropriate (9.5),
- design a new building to reflect its time while respecting key features of its context (9.4),
- incorporate traditional façade articulation techniques in a new design (9.7),
- maintain the traditional size of buildings as perceived at street level within the surrounding context (9.8),
- provide variation in building height in a large development, divide building into subordinate modules while avoiding excessive modulation, which would be out of character with forms in the area (9.11),

- utilize changes in design features so the building reads as separate building modules reflecting traditional building widths and massing (9.12.b),
- new commercial mixed use buildings should incorporate a base, middle and cap (9.14),
- the façade should appear as a relatively flat surface with projecting or recessed articulations as subordinate to the dominant form (9.15.d),
- use simple rectangular roof forms (9.16),
- locate primary building entrances to face the street (9.18),
- building materials shall be similar in scale, color, texture and finish to those seen historically in context (9.20),
- a façade should have one principal material and may have one to two additional materials for trim and details (9.20b),
- design a building to incorporate ground floor storefronts in commercial settings whenever possible (9.23a),
- incorporate design features found in traditional storefronts (9.23b),
- windows to reflect traditional rhythm and general alignment of windows in the area (9.24),
- continue the use of canopies and awnings within the district (9.26),
- orienting buildings to follow historic orientation patterns (10.57),
- low-rise and very low-rise building heights are the most appropriate [for Character Area J] (10.58).

**(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.**

A. Existing Buildings

**112 East Hennepin (2-story, Nye's Bar):** The building at 112 East Hennepin will be rehabilitated while retaining and preserving the historic character of the property. The unsympathetic façade additions at the first level will be removed and the original fenestrations and cast iron column work uncovered. The storefront will be rehabilitated or replaced as needed and will be compatible with the remaining character-defining features of the building, as recommended in the Secretary's Standards.

The distinctive materials, features, finishes and construction techniques used on the exterior of the building will be preserved. Deteriorated historic features will be repaired rather than replaced as feasible or substitute materials, in form and design, will be utilized that convey the feature and finish of the historic fabric. Masonry will be cleaned and tuck-pointed only as necessary to halt deterioration when evidence of deterioration is present. Mortar joints will be duplicated in strength, composition, color, texture, width and joint profile to existing mortar. The metal cornice will be repaired and painted.

The flat roof structure of the building will be replaced. The original parapet walls and copings will be preserved to the extent possible.

**116 East Hennepin (3-story, Harness Shop):** The building at 112 East Hennepin will be rehabilitated while retaining and preserving the historic character of the property as a commercial building. The unsympathetic façade additions at the first level will be removed and the original fenestration patterns uncovered. The storefront will be rehabilitated or replaced as needed to maintain the

historic integrity of the commercial district. The design will be compatible with the remaining character-defining features of the building, as per the Secretary's Standards.

The distinctive materials, features, finishes and construction techniques used on the exterior of the building will be preserved. Deteriorated historic features will be repaired rather than replaced as feasible, or substitute materials in form and design will be utilized that convey the feature and finish of the historic fabric. Masonry will be cleaned and tuck-pointed only as necessary to halt deterioration when evidence of deterioration is present. Mortar joints will be duplicated in strength, composition, color, texture, width and joint profile to existing mortar. The metal cornice will be repaired and painted.

The flat roof structure of the building and decking will be replaced. The original parapet walls and copings will be preserved on the primary façade and to the first structural bay. The parapet towards the back of the building may not be preserved as that portion of the building will be integrated into the new infill building and will likely be obscured from street view by the new infill building.

The proposed design removes the rear wall on the basement and first floor levels and exterior wood stairs and porches of the building in order to integrate the building into the new construction. This strategy will minimize historic material loss to the extent possible.

The NPS Preservation Brief 14 notes that the first place to consider placing a new addition is in a location where the least amount of historic material and character-defining features will be lost. "In most cases, this will be on a secondary side or rear elevation." (NPS). The most significant aspects of the existing Harness Shop building are those on the historic primary façade, which will be renovated. Therefore, the removal of the rear wall on the basement and first floor levels of the building will not materially impair the significance or integrity of the historic district.

## B. New Buildings

The new 4-6 story infill building will maintain the spatial relationships that characterize the property. The new structure will primarily be placed in areas currently occupied by non-contributing buildings and non-historic surface parking lots.

The design of the infill building reflects a contemporary interpretation of traditional designs. The infill building will be designed in a manner that makes clear that it is a new building while demonstrating compatibility with the surrounding historic buildings in part by referencing design motifs from them. Much like the buildings constructed during the period of significance in the area, which were mostly constructed with masonry materials, the new building will be constructed with materials and design that are of the current time. Each building on the site will be a physical record of its time, place, and use to future generations.

The new building materials will convey the essence of modularity, as well as texture and finish of historic materials used in the area. The infill building will be primarily constructed with durable materials such as masonry, brick, cast stone, metal, and concrete. Metal and cement fiber board will be used as an accent material.

The fenestration pattern and window materials will be compatible with the context of the neighborhood in rhythm and quality. The at-grade windows will be large, clear glass, aluminum display windows which will contain non-operable transoms. The proposed windows above the ground level will be a fiberglass composite material with clear glazing, and awning style openings that are reflective of current design trends. The shape will be vertically oriented, which is compatible with

historic design proportions in the area, and a similar ratio of solid wall-to-window area will be employed in the new building as was historically seen in the neighborhood.

**(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.**

A. Existing Buildings

**112 East Hennepin (2-story, Nye’s Bar):** The certificate of appropriateness for alteration conforms to the regulations of the preservation ordinance, as well as the comprehensive plan and Nicollet Island East Bank Small Area Plan (part of the comprehensive plan). The relationship of the alterations to the preservation guidelines have been referenced throughout this application in prior questions. The Minneapolis Plan for Sustainable Growth’s preservation policy notes in Section 8.1.1 “Protect historic resources from modifications that are not sensitive to their historic significance.” (CC, 8.1.1) The modifications proposed for 112 East Hennepin are sensitive to the building’s historic significance as part of the East Hennepin commercial corridor. Further, the development as a whole preserves and maintains this building in place, part of policy 8.1.3 from the Plan to “Encourage new developments to retain historic resources, including landscapes, incorporating them into new development rather than removal.” (CC, 8.1.3)

The Nicollet Island East Bank Neighborhood Association (NIEBNA) small area plan highlights that the, “East Bank will provide a continuous and ‘active’ street front wall...Large storefront windows will encourage meaningful interactions between the interior and the exteriors of the buildings.” (NIEBNA, 4-3) One of the Major Strategic Goals of the neighborhood, as defined by the plan, will be achieved by restoring the first floor of the building to a traditional American storefront design and thereby, “restoring East Hennepin to its historic commercial roots”(NIEBNA, ES-3). Further, the design conforms to the NIEBNA guidelines in that, “for existing buildings, non-transparent façade elements should be made transparent whenever possible consistent with the overall design of the building.” (NIEBNA 2-12)

**116 East Hennepin (3-story, Harness Shop):**

The certificate of appropriateness for alteration conforms to the regulations of the preservation ordinance, as well as the comprehensive plan and Nicollet Island East Bank Small Area Plan. The relationship of the alterations to the preservation guidelines have been referenced throughout this application in prior questions. The Minneapolis Plan for Sustainable Growth’s preservation policy notes in Section 8.1.1 “Protect historic resources from modifications that are not sensitive to their historic significance.” (CC, 8.1.1) The modifications proposed for 116 East Hennepin are sensitive to the building’s historic significance as part of the East Hennepin commercial corridor because it maintains its key architectural and design features on the commercial facade. Further, the development as a whole maintains this building in place with the exception of removing the rear wall on the basement and first floor levels. This treatment is compatible with part of policy 8.1.3 from the Plan to “Encourage new developments to retain historic resources, including landscapes, incorporating them into new development rather than removal.” (CC, 8.1.3) The key historic features and attributes of the building will be maintained.

As with 112 East Hennepin, the restoration of this building to a traditional American storefront design achieves one of the Major Strategic Goals of the neighborhood, to restore “East Hennepin to its historic commercial roots”(NIEBNA, ES-3). The Nicollet Island East Bank Neighborhood Association (NIEBNA) small area plan highlights that the “East Bank will provide a continuous and ‘active’ street front wall...Large storefront windows will encourage meaningful interactions between the interior and the exteriors of the buildings.” (NIEBNA, 4-3) Further the design conforms to the NIEBNA guidelines in that, “for existing buildings, non-transparent façade elements should be made transparent whenever possible consistent with the overall design of the building.” (NIEBNA 2-12)

The removal of the rear wall of the basement and first floor of this building in order to integrate it with the new construction is compliant with the NIEBNA goal of “respect for the historic character of the neighborhood while providing buildings that meet contemporary residential, retail and commercial standards.” (NIEBNA, 4-2)

## B. New Buildings

The new 4-6 story, low-rise infill building is consistent with the SAFHD guidelines, and the comprehensive plan, of which the NIEBNA small area plan is a part. Placing a low-rise infill building on the site, which are noted as the “most appropriate” building height classifications for the Character Area J (HPCG, 156), while still providing a high density project (155 units/acre) meets the intent of all of the relevant plans. The NIEBNA small area plan encourages “mixed use structures that will accommodate significant increases in population and employment on the East Bank” (NIEBNA, ES-5) and notes that “new development will be larger in scale than historic development” (NIEBNA, 4-3). The design of the infill building is compatible with the historic fabric surrounding them, meeting policy goal 8.1.2 in the Minneapolis Plan for Sustainable Growth. Further, the new development incorporates the two historic buildings into the site design, meeting policy goal 8.1.3 to “Encourage new developments to retain historic resources, including landscapes, incorporating them into new development rather than removal.” (CC, 8.1.3)

The comprehensive plan encourages high density development along commercial corridors in appropriately zoned locations. The site is zoned C3A, Community Activity Center, which is “established to provide for the development of major urban activity and entertainment centers with neighborhood-scale retail sales and services.” (MPLS, 548.320) The density proposed in all of the buildings combined is 155 units/acre, which is appropriately located in this C3A zoning location per the comprehensive plan.

Streetscape enhancements will support the comprehensive plan goals and improve the connection between the heart of the East Hennepin-Central commercial district and the riverfront, a connection that has been diminished in Character Area J since the period of significance. New landscape and streetscape elements will be added to the right-of-way surrounding the site which will be reflective of, and compatible with, the historic commercial use in the area, the preservation ordinance, the comprehensive plan, and the NIEBNA small area plan. Elements include: trees and planting beds, pole lighting, building lighting, bicycle racks, bump outs on corners, and widened sidewalks. The NIEBNA small area plan lists increased emphasis on the pedestrian with amenities such as those listed above as “Top Priorities” (NIEBNA, ES-4). This property is also located in a Pedestrian Oriented Overlay District which is “established to preserve and encourage the pedestrian character of commercial areas and promote street life and activity” (MPLS, 551.60). Improving connections to the riverfront is also listed as a “Top Priority” in the NIEBNA plan (NIEBNA, ES-4). Enhancements made in the public realm

adjacent to the buildings will improve the streetscape, which is also encouraged in Section 10.56 of the SAFHD Guidelines (p 156).

**(7) 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.**

A. Existing Buildings (non-contributing buildings are addressed in a separate document)

**112 East Hennepin (2-story, Nye’s Bar):** The Nye’s Bar building will remain intact, with the exception of the rear metal chimneys and the brick and metal chimneys on the northeast façade of the building, along with a very small section of cornice on the rear façade. The chimneys are not architectural details with strong association to the character of the building and the district. The chimneys will not be functional with the new infill building and will be removed for safety and code purposes in relationship to the overall development. The cornice on the rear of the building is located where the new infill building will abut the Nye’s Bar building in order to meet code compliant egress for the building. Removal of unsympathetic materials added to the Hennepin Avenue façade after the period of significance will occur, as noted previously in this document. The “Nye’s Bar”, “Food” and “Liquors” signs will be removed from the exterior of the building as they are not property of the developer.

Currently, the buildings on the site, including the non-compatible one-story additions, are all interconnected through a series of openings in the masonry walls of the existing buildings. It will be determined through further analysis if these existing building openings are sufficient for code compliance, life safety, and contemporary functionality. The very small size of the 112 E. Hennepin and 116 E. Hennepin building footprints necessitate the internal connection between the buildings in order to design spaces that will be functional and rentable to contemporary retail users. The intention will be to keep as much of the fabric of the historic party walls as possible while meeting modern day compliance requirements.

**116 East Hennepin (3-story, Harness Shop):**

Removal of the rear wall on the basement and first floor levels of the Harness Shop building will be required to accommodate integration with the new construction and to meet the functional needs of the project as a whole. The intention is to maintain as much of the historic fabric as possible. The NPS Preservation Brief 14 notes that “a new exterior addition usually involves some degree of material loss to an external wall of a historic building but it should be minimized.” (NPS)

The 116 building exit egress configuration does not meet current life safety and ADA code requirements. In order to bring the building into code compliance the existing interior open stairs need to be removed, and the exterior stairs at the rear of the building will be removed. From a life safety and ADA point of view, the 116 building will be incorporated into the new construction, as per discussions with the City of Minneapolis, so that the entire site is code compliant.

The new dwelling units created in the 116 building need to be ADA accessible. In order to do this, levels two and three of the 116 building will need to be accessible from the main corridor on each corresponding level of the new building. Because of site conditions, the 116 building upper floors do not time out with the floors of the new construction, so the corridors of the new construction are needed to accommodate sloping to match the 2nd and 3rd floors of the 116 building. Note that there will be three stories, accessed from the new building, constructed over the back approximately 25' feet of the Harness Shop. This design allows us to retain the majority of the Harness Shop while creating an aesthetically-pleasing and functional design.

B. New Building

Demolition analysis is not applicable to the certificate of appropriateness for new buildings. Analysis related to various components of the site that will be demolished are included under those applicable sections.

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

A. Existing Buildings

**112 East Hennepin (2-story, Nye's Bar):** The historic designation of the district focuses on the urbanization of Saint Anthony Falls and the role of the Falls in the development of Minneapolis (HPC, 26). Relevant to this building and site, the commercial and business activities that developed in relationship to the saw and flour milling industries are the defining characteristics. The SHPO has noted that the "commercial buildings are supportive of the district's overall industrial theme." (SHPO, 1). The renovations and alterations will remain supportive of the commercial character of the district and further enhance that relationship through improved lighting, streetscape and active first floor uses.

**116 East Hennepin (3-story, Harness Shop):** The historic designation of the district focuses on the urbanization of Saint Anthony Falls and the role of the Falls in the development of Minneapolis (HPC, 26). Relevant to this building and site, the commercial and business activities that developed in relationship to the saw and flour milling industries are the defining characteristics. The SHPO has noted that the "commercial buildings are supportive of the district's overall industrial theme." (SHPO, 1). The renovations and alterations will remain supportive of the commercial character of the district and further enhance that relationship through improved lighting, streetscape and active first floor uses.

B. New Building

The new infill building proposed is a reflection of the significance on which the designation of the historic district was based- the urbanization of the area around the Saint Anthony Falls. The Character Area J, was once the principal business center on the east side of the river. The SAFHD guidelines note subsequent auto-centric development patterns, of which the current site surface parking lot are a part. The new infill building will eliminate the non-historic surface parking lot along the site, create additional commercial storefronts along East Hennepin Avenue, and re-engage the connection between the Falls and the principal business node in the area.

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

A. Existing Buildings

**112 East Hennepin (2-story, Nye's Bar):** The proposed renovations meet Site Plan Review standards outlined in the Minneapolis Code of Ordinances, Zoning Code, Chapter 530. The building will remain in place, reinforcing the street wall and facilitating pedestrian access and circulation. The architectural details of the building walls and fenestration will remain and be enhanced by repairs and renovations, including an improved storefront and principal entrance to the building retail use at the corner of Hennepin and Lourdes.

**116 East Hennepin (3-story, Harness Shop):** The proposed renovations meet Site Plan Review standards outlined in the Minneapolis Code of Ordinances, Zoning Code, Chapter 530. The building will remain in place, reinforcing the street wall and facilitating pedestrian access and circulation. The architectural details of the building walls and fenestration will remain and be enhanced by repairs and renovations, including an improved storefront and retail entry door.

B. New Building

The proposed renovations meet Site Plan Review standards outlined in the Minneapolis Code of Ordinances, Zoning Code, Chapter 530. The infill building will reinforce the street wall by maximizing natural surveillance and facilitating pedestrian access. The building walls contain fenestration patterns and architectural detail to create visual interest and divide the building into smaller identifiable sections. There are no blank, uninterrupted walls exceeding 25 feet in length. Exterior materials are durable and include brick, stone, metal, and glass. The exterior of the rear and side walls are compatible to the front of the building.

On the first floor, the building walls, windows, and access points are designed in compliance with Site Plan Review standards. The principal entrance to the residential portion of the development, located along Second Street NE, is identified and defined through an aluminum canopy, side lights, and lighting. Multiple storefront entrances, encouraged in the standards, are located along the Hennepin Avenue facades of the infill building. Extensive glass is featured at the retail store fronts along Hennepin and wrapping around the 2<sup>nd</sup> Street side of the site towards the residential main entry. Collectively, these design elements encourage active uses and crime prevention through environmental design.

Pedestrian access at the site is designed as a focal point, with minimized curb cuts (placed at the rear of the building), enlarged sidewalks (between 11' and 13 ½'), and improved lighting. The parking contained within the new building is below grade or enclosed at grade at the rear of the building and replaces surface parking on the site.

**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.**

A. Existing Buildings

**112 East Hennepin (2-story, Nye's Bar):** The building at 112 East Hennepin will be rehabilitated while retaining and preserving the historic character of the property. The unsympathetic façade additions at the first level will be removed and the original fenestrations and cast iron column work uncovered. The storefront will be rehabilitated or replaced as needed to maintain the historic integrity of the commercial district. As limited pictorial documentation of the original storefront exists, it is anticipated that a physical assessment will be performed at the property. If evidence of the building's

historical appearance at the first floor is still not decipherable, a new design for a traditional American storefront compatible with the remaining character-defining features of the building will be implemented, as recommended in the Secretary's Standards.

The distinctive materials, features, finishes and construction techniques used on the exterior of the building will be preserved. Deteriorated historic features will be repaired rather than replaced as feasible or substitute materials in form and design will be utilized that convey the feature and finish of the historic fabric. The storefront will be repaired or recreated in wood. Masonry will be cleaned and tuck-pointed only as necessary to halt deterioration when evidence of deterioration is present. Mortar joints will be duplicated in strength, composition, color, texture, width and joint profile to existing mortar. The metal cornice will be repaired and painted.

The flat roof of the building will be replaced to repair water and other damage. The original parapet walls and copings will be preserved to the extent possible.

**116 East Hennepin (3-story, Harness Shop):** The building at 116 East Hennepin will be rehabilitated while retaining and preserving the historic character of the property as a commercial building. The unsympathetic façade additions at the first level will be removed and the original fenestration patterns uncovered. The storefront will be rehabilitated or replaced as needed to maintain the historic integrity of the commercial district. As limited pictorial documentation of the original storefront exists, it is anticipated that a physical assessment will be performed at the property. If evidence of the building's historical appearance at the first floor is still not decipherable, a new design for a traditional American storefront compatible with the remaining character-defining features of the building will be implemented, as per the Secretary's Standards.

The distinctive materials, features, finishes and construction techniques used on the exterior of the building will be preserved. Deteriorated historic features will be repaired rather than replaced as feasible or substitute materials in form and design will be utilized that convey the feature and finish of the historic fabric. Masonry will be cleaned and tuck-pointed only as necessary to halt deterioration when evidence of deterioration is present. Mortar joints will be duplicated in strength, composition, color, texture, width and joint profile to existing mortar. The metal cornice will be repaired and painted.

The flat roof of the building and decking will need replacement. The original parapet walls and copings will be preserved on the primary façade and to the first structural bay. The parapet towards the back of the building may not be preserved as that portion of the building will be integrated into the new infill building and will likely be obscured from street view by the new infill building.

The proposed design removes the rear wall of the basement and first floor of the building in order to integrate it into the new construction and to meet functional needs of the project as a whole. The NPS Preservation Brief 14 notes that the first place to consider placing a new addition is in a location where the least amount of historic material and character-defining features will be lost. "In most cases, this will be a secondary side or rear elevation." (NPS) The most significant aspects of the existing Harness Shop building are those on the historic primary façade, which will be renovated.

## B. New Building

The new 4-6 story infill building will maintain the spatial relationships that characterize the property. The new structure will be placed in areas currently occupied by non-contributing buildings and non-historic surface parking lots. The new, six-story building to the rear of the Harness Shop will be constructed with the least possible loss of historic materials and so that the character defining features of the Harness Shop storefront will be maintained.

The design of the infill buildings reflects a contemporary interpretation of traditional designs. The new buildings will be distinguishable from the adjacent historic buildings while also remaining compatible within the surrounding context of the character of the neighborhood. Much like the buildings during the period of significance in the area, which were mostly constructed with masonry, the new building will be constructed with materials and a design that are of the current time. Each building on the site will be a physical record of its time, place and use to future generations.

The new building materials will convey the essence of modularity and texture/finish of historic materials used in the area. On the Hennepin/Second portion of the new building, brick will be the primary material used with one or two accent materials for decorative work, as directed in Section 9.20 of the SAFHD Guidelines. The Lourdes facing portion of the building will be brick masonry and the Infill Building portion between the two historic buildings will be metal panel. All told, the new building will be primarily constructed with durable materials such as masonry, brick, cast stone, and concrete. Metal and cement fiber board will be used as accent materials.

The fenestration pattern and window materials will be compatible with the context of the neighborhood in rhythm and quality. The at-grade windows will be large, clear glass, aluminum display windows which will contain non-operable transoms. The proposed windows above the ground level will be a fiberglass composite material with clear glazing, and awning style openings that are reflective of current design trends. The shape will be vertically oriented, which is compatible with historic design proportions in the area, and a similar ratio of solid wall-to-window area will be employed in the new building as was historically seen in the neighborhood.

Entrances to the new building will be reflective of traditional commercial storefronts and primary entrances seen historically in the area. The primary entrance for the residential portion of the development will be oriented to Second Street, a residential street in the neighborhood, and will include a canopy and sidelights to convey a sense of scale to the pedestrian. The commercial storefronts along Hennepin Avenue will contain recessed entries in the six-story portion of new building and flush entry at the four-story portion. Canopies and lighting will be used to distinguish the entryways. The various storefronts will be modulated to a pedestrian scale in the building to be experienced as a series of smaller storefronts as would have historically been the case.

The new construction and building equipment will not materially impair the integrity or significance of the historic district. The building equipment will be hidden from view as much as possible as outlined in Section 7.6 and 7.7 of the SAFHD, page 54. Externally mounted equipment will be placed on the roofs of the buildings and placed at least 10 feet from the roof edge, so as to minimize the view from the East Hennepin commercial corridor. The electrical transformers, upon approval by and coordination with Xcel Energy and the City of Minneapolis, will be placed in a vault below grade to minimize visual impact. Most of the residential units will utilize magic packs for heating and cooling, which are a low profile system that consist of one vent per unit that is flush with the building façade. The vents will be designed to blend in with the building in profile and color. As recommended in The Standards, a large portion of the new addition is placed at the rear of the historic buildings. The infill construction repairs the historic streetscape plane and is compatible with the historic buildings.

**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.**

A. Existing Buildings

**112 East Hennepin (2-story, Nye's Bar):** The proposed alterations are compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance. The building will remain in place and renovations will complement the architectural features and functionality from within the period of significance. The renovations of the two historic buildings on this block, and new infill, will provide an important connection that has been lost between the East Hennepin commercial district and the riverfront/falls, enhancing the significance and integrity of contributing properties in the historic district.

**116 East Hennepin (3-story, Harness Shop):** The proposed alterations are compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance. The building will remain in place and renovations will complement the architectural features and functionality from within the period of significance. The renovations of the two historic buildings on this block, and new infill, will provide an important connection that has been lost between the East Hennepin commercial district and the riverfront/falls, enhancing the significance and integrity of contributing properties in the historic district.

B. New Building

The SAFHD Character Area J guidelines advise that new infill buildings should “retain the feeling created along Hennepin Avenue by the historic storefront buildings and minimize impacts on adjacent historic resources while allowing high-quality contemporary design in new infill buildings.” (HPC, 156) The new low-rise structure is similar in height to surrounding buildings and, because of positive grade changes, is nearly the same elevation of the roof of the neighboring Lourdes Church. The adjacent Lourdes Church steeple rises high above the roof of the proposed buildings and maintains the steeple as a focal point in the neighborhood. Across Hennepin Avenue, the East Bridge office building at the base of the Pinnacle/Falls tower is of a similar height to the proposed six-story infill building. Across Lourdes Place, the Riverplace office building is also of similar height to the proposed six-story infill building. Interspersed among the historic buildings in the neighborhood are more recent high-rise residential apartments, townhomes and other commercial and residential development (HPC, 155).

The section of the new building between the two historic structures provides high-quality contemporary design that reflects a simple, rectilinear form, as well as traditional structural and retail modules in width and height. This part of the infill building is compatible in height to the abutting historic buildings and will utilize metal to subtly contrast with the historic brick structures on either side. The building will contribute to the visual continuity of the specific area context by bringing in both historic and contemporary materials and design elements and creates an elegant link between the two historic buildings on site. The new construction reinvigorates a damaged street face of surface parking and missing building facades with compatible infill.

**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.**

A. Existing Buildings

**112 East Hennepin (2-story, Nye's Bar):** 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 proposed project restores the significant traditional American storefront elements which reinforce the cultural landscape of residential and commercial development that grew from the urbanization of the area around the Falls.

**116 East Hennepin (3-story, Harness Shop):** 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 proposed project restores the significant traditional American storefront elements which reinforce the cultural landscape of residential and commercial development that grew from the urbanization of the area around the Falls.

B. New Building

The new construction building will not negatively alter the essential commercial character of the district, but rather will enhance and provide greater connection between the Falls and the center of the commercial district. Granting the certificate of appropriateness for the new infill building will be in keeping with the intent of the ordinance to “retain the feeling created along Hennepin Avenue by the historic storefront buildings...while allowing for high-quality contemporary design in new infill buildings.” (HPC, 156). Enhancements to the landscape and streetscape improve and reinforce the activity of the public realm in this Community Activity Area.

The building design will incorporate many key features outlined in the Saint Anthony Falls Historic District Guidelines including:

- maintain the alignment of building fronts along the street (9.1),
- contemporary interpretations of architectural details are appropriate (9.5),
- design a new building to reflect its time while respecting key features of its context (9.4),
- incorporate traditional façade articulation techniques in a new design (9.7),
- maintain the traditional size of buildings as perceived at street level within the surrounding context (9.8),
- provide variation in building height in a large development, divide building into subordinate modules while avoiding excessive modulation, which would be out of character with forms in the area (9.11),
- utilize changes in design features so the building reads as separate building modules reflecting traditional building widths and massing (9.12.b),
- new commercial mixed use buildings should incorporate a base, middle and cap (9.14),
- the façade should appear as a relatively flat surface with projecting or recessed articulations as subordinate to the dominant form (9.15.d),
- use simple rectangular roof forms (9.16),
- locate primary building entrances to face the street (9.18),
- building materials shall be similar in scale, color, texture and finish to those seen historically in context (9.20),
- a façade should have one principal material and may have one to two additional materials for trim and details (9.20b),
- design a building to incorporate ground floor storefronts in commercial settings whenever possible (9.23a),
- incorporate design features found in traditional storefronts (9.23b),
- windows to reflect traditional rhythm and general alignment of windows in the area (9.24),
- continue the use of canopies and awnings within the district (9.26),
- orienting buildings to follow historic orientation patterns (10.57),
- low-rise and very low-rise building heights are the most appropriate [for Character Area J] (10.58).

**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.**

A. Existing Buildings

**112 East Hennepin (2-story, Nye's Bar):** Preserving the building in place, with minor interior and exterior renovations will not be injurious to other resources within the district and will not have an impact on preservation of surrounding resources.

**116 East Hennepin (3-story, Harness Shop):** Preserving the building in place, with interior and exterior renovations will not be injurious to other resources within the district and will not have an impact on preservation of surrounding resources. The removal of the rear wall of the basement and first floor levels of the building is a unique condition to this site and building necessary to integrated the existing building with the new construction and will not be injurious to the significance of that building. The defining features of the Harness Shop building, along the Hennepin Avenue façade, will be renovated and the commercial/residential mixed-use of the building retained.

B. New Building

The certificate of appropriateness to allow construction of an infill building on the site will not be injurious to the integrity of other resources, or the district, nor impede preservation of surrounding resources. The new low-rise structure is similar in height to surrounding buildings and the roof elevation similar to that of the neighboring Lourdes Church, due to positive grade changes in the area. The adjacent Lourdes Church steeple rises high above the roof of the proposed building and maintains the steeple as a focal point in the neighborhood. Across Hennepin Avenue, the East Bridge office building at the base of the Pinnacle/Falls tower is of a similar height to the proposed six-story infill building. Across Lourdes Place, the Riverplace office building is also of similar height to the proposed six-story infill building. Interspersed among the historic buildings in the neighborhood are more recent high-rise residential apartments, townhomes and other commercial and residential development (HPC, 155).

Likewise, the section of the new building between the two historic structures provides high-quality contemporary design that reflects a simple, rectilinear form as well as traditional structural and retail modules in width and height. This portion of the infill building is compatible in height to the surrounding historic buildings and will utilize metal to subtly contrast with the historic brick structures on either side. The building will contribute to the visual continuity of the specific area context by incorporating both historic and contemporary materials and design elements.

## **References Cited**

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accessed October 4, 2015.

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[http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert\\_255677.pdf](http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert_255677.pdf), accessed September 29, 2015.

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Minneapolis, Minnesota [MPLS], Municipal Code §530

National Park Service [NPS]

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Nicollet Island-East Bank Neighborhood Association [NIEBNA]

2014 *Nicollet Island-East Bank Neighborhood Association Small Area Plan*. Electronic document, <http://www.niebna.com/our-neighborhood/small-area-plan/>, accessed September 29, 2015.

# 112, 116, 120 EAST HENNEPIN AVENUE Minneapolis, MN

## METRICS

**116 East Hennepin**  
**Schafer Richardson**  
Parcel Size = 20,000 sqm

Area Summary

Use	Total GSF	Parking GSF	Commercial	Historic Buildings	Lobby Amenity	Apt GSF	BSF	Units	Parking	Efficiency
Level P1	Parking	19,694	16,554		2,469	671			32	
Level 1	Parking/Retail	19,483	9,304	4,980	2,723	1,391	1,387		201	
Level 2	Residential	18,203			3,368	853	13,982	14,466	15	79%
Level 3	Residential	17,035			1,898	288	14,849	13,760	15	81%
Level 4	Residential	16,234			705	15,509	12,100	14		75%
Level 5	Residential	14,309				14,309	12,127	13		83%
Level 6	Residential	14,309				14,309	12,127	13		85%
<b>Total</b>		<b>119,247</b>	<b>25,858</b>	<b>4,980</b>	<b>10,456</b>	<b>3,187</b>	<b>74,816</b>	<b>64,529</b>	<b>70</b>	<b>52</b>

Tandem Car Matrix Total

	Studio	1 BR	2 BR	3 BR	DUPs	beds		
Level 2	2	6	5	2	15	24		
Level 3	2	7	5	3	15	22		
Level 4	2	7	5	3	14	19		
Level 5	2	5	5	3	13	20		
Level 6	2	5	5	3	13	20		
<b>Total</b>	<b>0</b>	<b>10</b>	<b>30</b>	<b>0</b>	<b>25</b>	<b>5</b>	<b>70</b>	<b>105</b>
	0%	14%	43%	0%	34%	7%		

ESG Architects November 17, 2015



elness swenson graham architects  
500 washington avenue south  
minneapolis minnesota 55415  
p. 612.339.5508  
f. 612.339.5382  
www.esgarch.com

I hereby verify that this document 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.

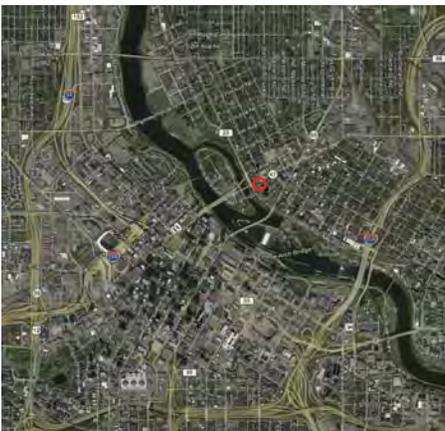
Signature \_\_\_\_\_

Type or Printed Name \_\_\_\_\_

Date \_\_\_\_\_

NOT FOR CONSTRUCTION

## PROJECT LOCATION



Vicinity



Site Location

## PROJECT TEAM

**Owner/Developer:** Schafer Richardson  
801 N 2nd Street #218  
Minneapolis, MN 55401  
Ph: 612-371-3000

**Architect:** Elness Swenson Graham Architects Inc.  
500 Washington Ave. South, Suite 1080  
Minneapolis, MN 55415  
Ph: 612-339-6508  
Fx: 612-339-6382

**Landscape:** Damon Farber  
401 N 2nd Ave. Suite 410  
Minneapolis, MN 55401  
Ph: 612-332-7822

**Contractor:** T.B.D.

**Civil:** Sundt Engineering, PLLC  
10830 Nesbit Avenue South  
Bloomington, MN 55437  
Ph: 952-861-3344

**Structural Engineer:** T.B.D.

**Mechanical, Electrical, Plumbing Engineers:** T.B.D.

## SHEET INDEX

SHEET NUMBER	SHEET NAME	MFC 11/02/2015 Preliminary Pricing
GENERAL INFORMATION		
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01.0	SURVEY	• •
ARCHITECTURAL		
01.0	DEVELOPMENT PLAN	• •
01.0	DEVELOPMENT PLAN	• •
01.1	EXISTING CONTEXT SITE IMAGES	• •
01.2	DESIGN PERSPECTIVE VIEWS	• •
01.3	CONTEXTUAL ELEVATIONS	• •
01.4	ELEVATIONS IN CONTEXT	• •
01.5	ELEVATIONS IN CONTEXT & BIRDSEYE PERSPECTIVE	• •
01.1	SITE PLANS LEVEL 1 PLAN	• •
01.2	LEVEL 2 AND LEVEL 3 PLAN	• •
01.3	LEVEL 4 AND LEVEL 5 PLAN	• •
01.4	LEVEL 6 PLAN	• •
01.1	EXTERIOR ELEVATIONS	• •
01.2	EXTERIOR ELEVATIONS	• •
01.3	EXTERIOR ELEVATIONS	• •
01.4	EXTERIOR ELEVATIONS	• •
01.1	EXTERIOR DETAILS	• •

## PRELIMINARY PRICING PACKAGE 11/16/2015

ORIGINAL ISSUE

REVISIONS

No. Description Date

215533

PROJECT NUMBER

ESG ESC

DATE BY

KEY PLAN

112, 116, 120 East Hennepin Avenue

TITLE SHEET  
**T1.1**



eldest swenson gram architects  
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p: 612-339-5508  
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I hereby certify that this document 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.

\_\_\_\_\_  
Type or Printed Name  
\_\_\_\_\_  
Date

**NOT FOR CONSTRUCTION**

PRELIMINARY PRICING PACKAGE  
11/16/2015

ORIGINAL ISSUE  
REVISIONS  
No. Description Date

215533  
PROJECT NUMBER  
ESG PROJECT NUMBER  
ESG CHECKED BY  
KEY PLAN

112, 116, 120 East Hennepin Avenue

SURVEY  
**V1.0**

**ADVANCE SURVEYING & ENGINEERING CO.**  
5300 S. Hwy. No. 101 Minneapolis, MN 55415 Phone: (952) 474-7964 WWW.ASURLCO.COM

**SURVEY FOR: Jacob Brothers Hennepin, LLC**

**ADDRESS OF PROPERTY:**  
116 Hennepin Ave East, Minneapolis, MN

**REVISED:** December 11, 2014 to show changes requested by client.  
**REVISED:** February 25, 2015 to add in-built street elevations.

**LEGAL DESCRIPTION:**

**Parcel 1:**  
Lot 1, and that part of Lots 2, 3, 4 and 5 lying Southwesterly of a line drawn parallel to the Northeastly line of said lots from a point on the Northwestly line of Lot 7 distant 25 feet Southwesterly of the most Northerly corner of Lot 2, as measured along the Northwestly line of Lot 2; All in Block 7, Subdivision of Grounds Between Pine, Bay, Main and Second Streets in St. Anthony Falls, (which plat was surveyed by R. & F. Cook Dec. 1837), Hennepin County, Minnesota.

**Terrace Property**  
Terrace Certificate No. 1158152

**Parcel 2:**  
Lot 6, Block 7, Subdivision of Grounds between Pine, Bay, Main and Second Streets in St. Anthony Falls (which plat was surveyed by R. & F. Cook Dec. 1837), Hennepin County, Minnesota.

**Terrace Property**  
Terrace Certificate No. 1158152

**Parcel 3:**  
That part of the Northeastly 55.65 feet of Lot 22, measured at right angles to the Northeastly line of said lot, lying Northeastly of the Southeastly 81.61 feet thereof, Block 7, Subdivision of Grounds Between Pine, Bay, Main and Second Streets in St. Anthony Falls (which plat was surveyed by R. & F. Cook Dec. 1837), Hennepin County, Minnesota.

**Terrace Property**  
Terrace Certificate No. 1158152

**Parcel 4:**  
That part of Lots 1, 2, 3, 4, 5, Block 7, Subdivision of grounds between Pine, Bay and Second Street, as surveyed by R. & F. Cook (December 1837) described as follows: Beginning at a point on the Southerly side of Central Avenue where said point is intersected by the line dividing Lot 2 from Lot 22, Block 7, in said Subdivision, thence Southwesterly 25 feet along the dividing Central Avenue from said Lot 2; thence Southwesterly parallel with the Westerly line of said Lot 22, in said Block to a line dividing Lot 3 from Lot 6; thence Northwesterly along said dividing line to the Southeastly corner of said Lot 5; thence Northwesterly along the Westerly line of said Lot 22 to the place of beginning. Hennepin County, Minnesota.

**Abstract Property**

**NOTES & LIMITATIONS:**

- The subject property resides in Zone X of FEMA Flood Panel Number 27053C0371, dated September 2, 2004.
- The subject property contains 20,000 sq. ft.
- There is no observable evidence of earth moving work, building construction or building addition, per a field inspection done on November 11, 2014.
- There is no observable evidence that the site is being used as a solid waste dump, steep or sanitary landfill per a field inspection done on November 11, 2014.
- There are no wetlands on site per visible inspection done on November 11, 2014. Although we are not wetland specialists, because the entire site is hard surface we surmise there are no wetlands on the site. If this is incorrect to you a wetland specialist could be hired to agree or disagree with our opinion.
- The subject property resides in Zone C3A Community Activity Center District, PO/Polandian Oriented Overlay District, and MN/Manuscript River Critical Area Overlay District.
- While we show utility information and invert elevations on our survey this information has NOT been field verified. This information is taken from As-Built plans supplied to us from the City of Minneapolis. Before relying on any utility information shown on this survey it must be field verified.

For the Zoning Letter dated December 9, 2014 from John Grunley as the City of Minneapolis, the current use is "bar and restaurant and second floor housing" and the proposed use is "mixed use - multi-family and commercial." One to four dwelling units, as part of a mixed use building, is a permitted use in the C3A-Community Activity Center District, PO/Polandian Oriented Overlay District, and MN/Manuscript River Critical Area Overlay District. Multiple family dwellings of three or more units are also permitted. Please note that this property lies within the St. Anthony Falls Historic District designated by the city, state, and federal governments.

Note there were no building setbacks defined in said Zoning Letter and therefore none are shown on the survey.

**STANDARD SYMBOLS & CONVENTIONS:**

- 1" = 100' Vertical 1/2" = 10' pipe with plastic piping bearing State License Number 9235, set, unless otherwise noted.

**CERTIFICATION:**

For: Jacob Brothers Hennepin, LLC, SR Development, LLC, Schaefer Richardson, Inc. and Commercial Partners Title, LLC as leasing agents for Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2013 Minnesota Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(b), 7A, 8, 11(a), 11(b), 16, 17, 18 and 19 of Table A thereof. The field work was completed on November 11, 2014.

December 16, 2014, *James H. O'Brien*  
James H. O'Brien, P.E. & P.S., No. 9235

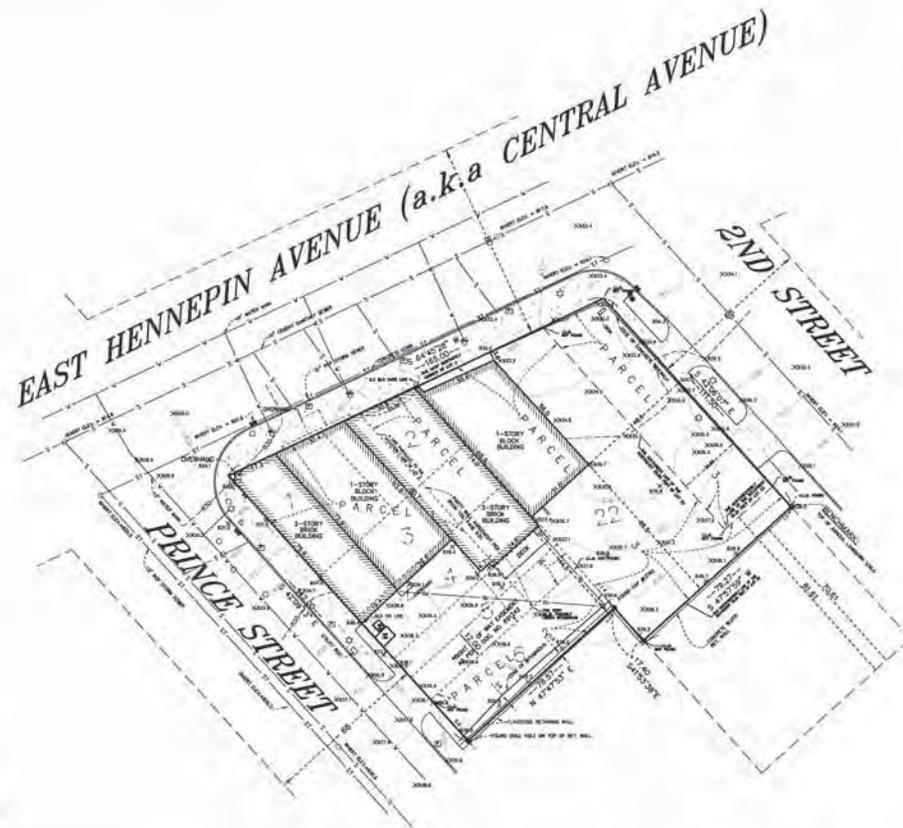
**LEGEND**

- BORN
- LIGHT POLE
- POWER POLE
- TRAFFIC LIGHT
- WATERMAIN AND SERVICE
- SANITARY SEWER AND SERVICE
- STORM SEWER
- GAS MAIN AND SERVICE
- MANHOLE NOT FIELD LOCATED
- MANHOLE SHUT-OFF VALVE
- TELEPHONE POLE
- TELEPHONE UTILITY LINES
- CATCH BASIN
- FURNACE
- AIR CONDITIONER
- MANHOLE
- TELEPHONE POLE
- ELECTRIC METER, BOX
- GAS METER
- FURNACE WATER VALVE
- FIRE HYDRANT
- CONCRETE SLURF



**NOTES ON COMMITMENT NUMBER 19304, SCHEDULE B, PART II EXCEPTIONS:**

- Item 12 - has been deleted.
- Item 13 - Easement for cable/telecommunications - This easement appears to cover the entire site.
- Item 14 - Easement for Alley Purposes - This easement, shown on the survey, existed only as long as the mortgage recorded in Block 3284 of Mortgage, Page 89, remained unperfected of record. While the mortgage has now been satisfied of record, the easement appears as a residual on the Certificate of Title for Parcel 1.
- Item 15 - Easement for adjusting encroachments from Lot 7 to maintain their present location. A document number on specific location has not been supplied to us and therefore not shown on the survey.
- Item 17 - Boundary marked by Judicial Landmarks - These landmarks were not found.
- Item 18 - Boundary marked by Judicial Landmarks - One of these monuments were found and shown on the survey.



Draw. No. 140897 TB REV 2-25-15





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Date \_\_\_\_\_

**NOT FOR  
CONSTRUCTION**



PEDESTRIAN VIEW LOOKING DOWN LOURDES PL



PEDESTRIAN VIEW AT E. HENNEPIN AVE AND LOURDES PL



PEDESTRIAN VIEW ALONG 2ND STREET



PEDESTRIAN VIEW ALONG E HENNEPIN AVE

**PRELIMINARY  
PRICING PACKAGE  
11/16/2015**

ORIGINAL ISSUE:

REVISIONS:

No.	Description	Date

215533

PROJECT NUMBER

ESG ESG

DESIGNED BY CHECKED BY

KEY PLAN

112, 116, 120 East  
Hennepin Avenue

EXISTING CONTEXT SITE  
IMAGES

**A0.1**



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PEDESTRIAN VIEW LOOKING DOWN LOURDES PL



PEDESTRIAN VIEW AT E. HENNEPIN AVE AND LOURDES PL



PEDESTRIAN VIEW ALONG 2ND STREET



PEDESTRIAN VIEW ALONG E HENNEPIN AVE

<b>PRELIMINARY PRICING PACKAGE</b> 11/16/2015		
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No.	Description	Date
215533	PROJECT START	
ESG	ESG	
KEY PLAN		
112, 116, 120 East Hennepin Avenue		
DESIGN PERSPECTIVE VIEWS		
<b>A0.2</b>		



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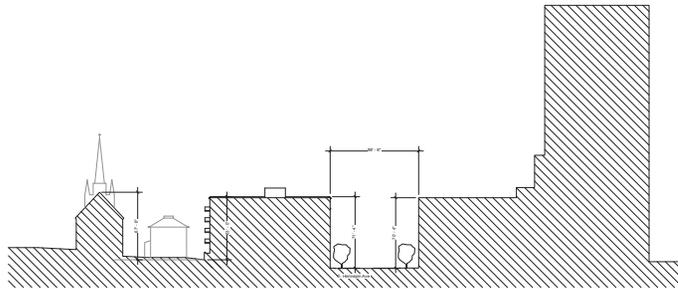
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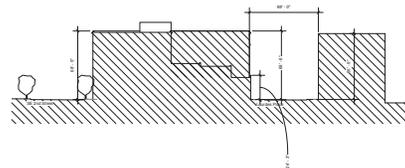
E. Hennepin Ave Site Section  
Scale: 1" = 50'-0"



E. Hennepin Ave Site Section  
Scale: 1" = 50'-0"



Hennepin Ave Context Elevation  
Scale: 1" = 50'-0"



Lourdes Place Site Section  
Scale: 1" = 50'-0"

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PROJECT NUMBER

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ARCHITECT CONSULTED BY

KEY PLAN

112, 116, 120 East  
Hennepin Avenue

CONTEXTUAL ELEVATIONS

**A0.3**



ELEVATION VIEW ALONG HENNEPIN AVE



ELEVATION VIEW ALONG 2ND ST



ELEVATION VIEW ALONG LOURDES PL

112, 116, 120 East  
Hennepin Avenue  
MINNEAPOLIS, MN



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11/16/2015

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215533

PROJECT NO.

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DESIGNED BY CHECKED BY

KEY PLAN

112, 116, 120 East  
Hennepin Avenue

ELEVATIONS IN CONTEXT

**A0.4**



ELEVATION VIEW ALONG SOUTH SIDE OF BUILDING



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BIRDSEYE VIEW ALONG HENNEPIN AVE

PRELIMINARY  
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11/16/2015

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KEY PLAN

112, 116, 120 East  
Hennepin Avenue

ELEVATIONS IN CONTEXT &  
BIRDSEYE PERSPECTIVE

**A0.5**

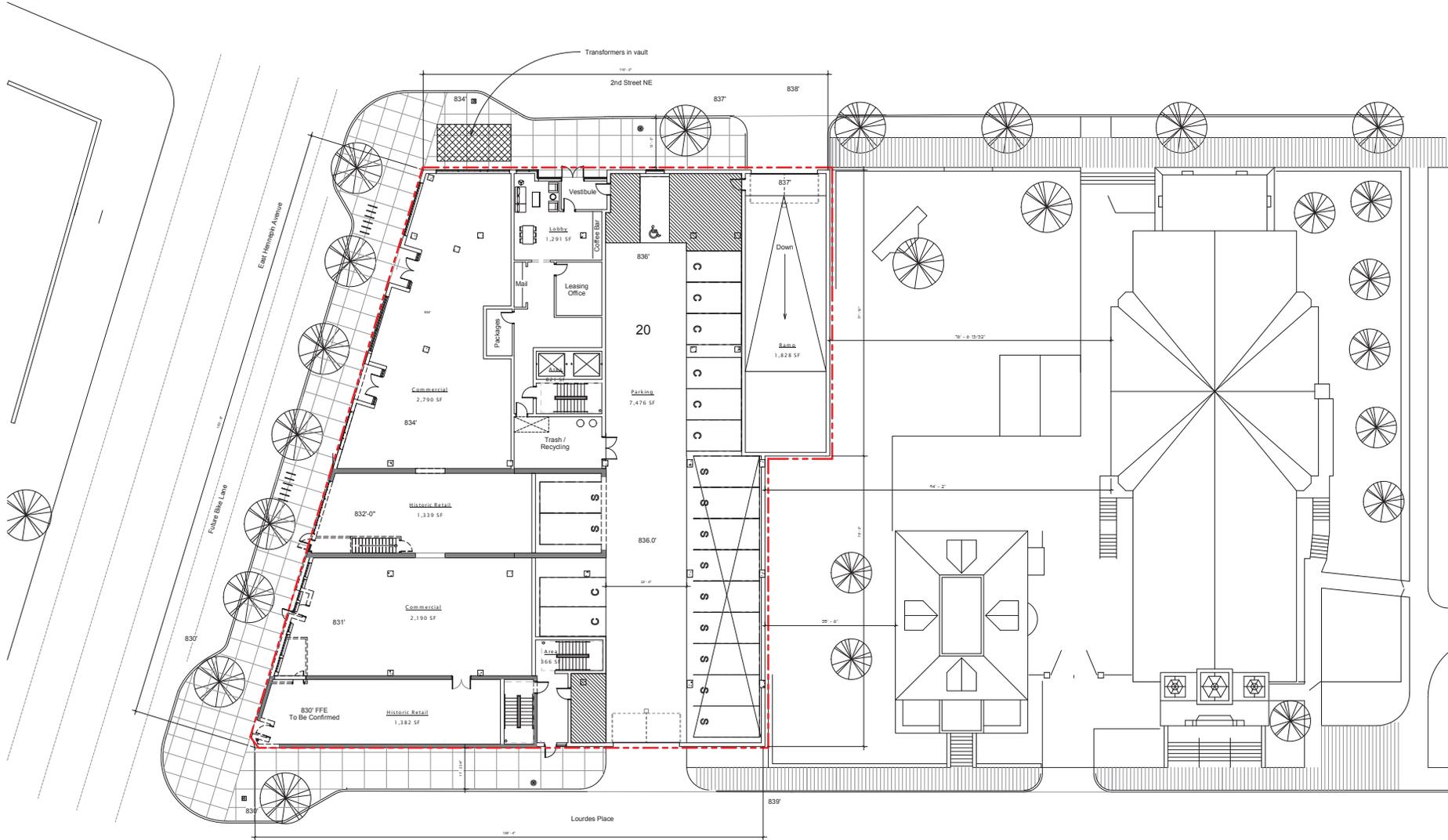


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CHECKED BY  
KEY PLAN

112, 116, 120 East  
Hennepin Avenue

SITE PLAN/LEVEL 1 PLAN  
**A1.1**



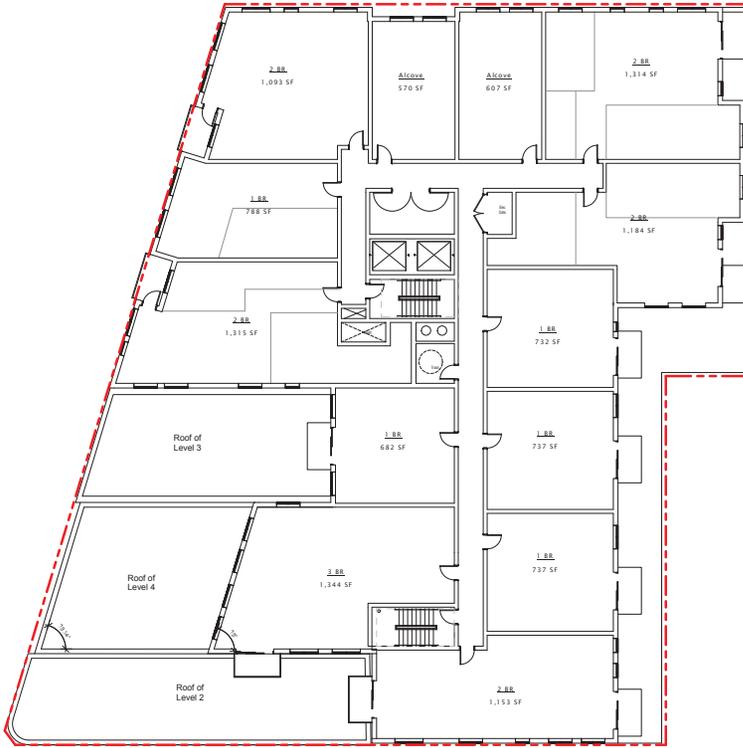


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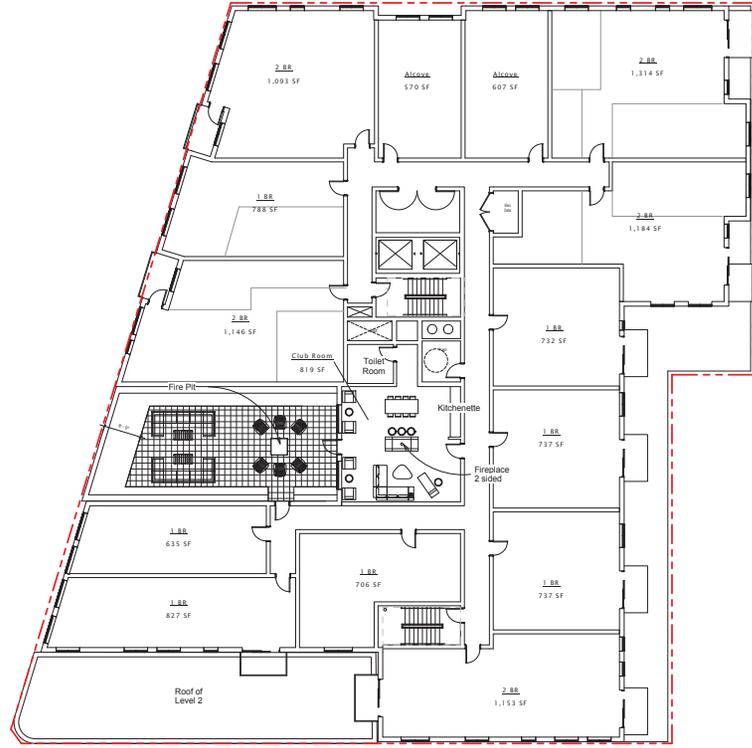
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2 LEVEL 5-6  
A1.3 3/32" = 1/8"



1 LEVEL 4  
A1.3 3/32" = 1/8"

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REVISIONS		
No.	Description	Date
215533	PROJECT WORKSET	
ESG	ESG	
DESIGNED BY	COORDINATED BY	
KEY PLAN		
112, 116, 120 East Hennepin Avenue		
LEVEL 4 AND LEVEL 5-6 PLAN		
<b>A1.3</b>		

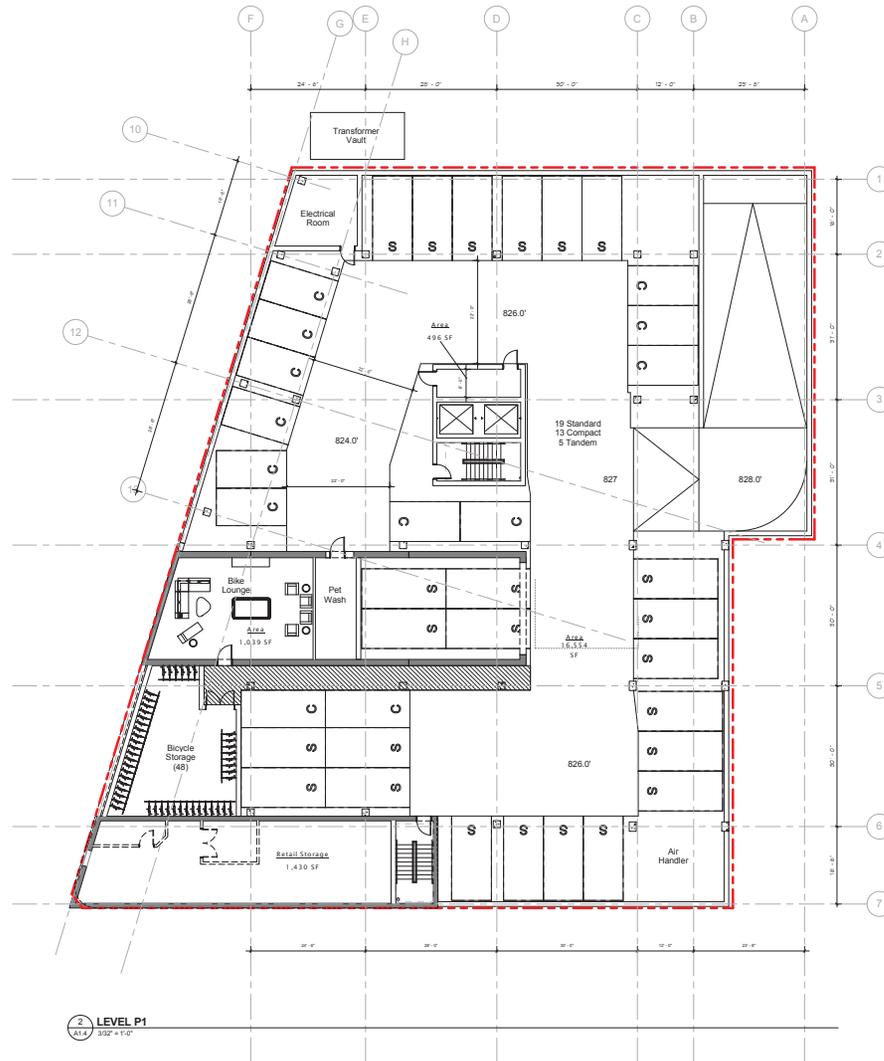


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REVISIONS

No.	Description	Date

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PROJECT NUMBER

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OWNER ARCHITECT

KEY PLAN

112, 116, 120 East  
Hennepin Avenue

LEVEL P1 PLAN  
**A1.4**

EXTERIOR ELEVATION NOTES

- SIGNAGE SHOWN IS PRELIMINARY. FINAL SIGNAGE WILL COMPLY WITH CHAPTERS 461 - ON-PREMISES SIGNING
- SEE CUT SHEET FOR EXTERIOR LIGHT FIXTURES L1-L4
- SEE CUT SHEET FOR ANDERSEN 100 WINDOW AND DOORS
- SEE CUT SHEET FOR ANDERSEN EAGLE SERIES WINDOWS



1 EAST ELEVATION  
A3.1 3/32" = 1'-0"



2 EAST ELEVATION  
A3.1 3/32" = 1'-0"



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PRICING PACKAGE  
11/16/2015

ORIGINAL ISSUE

REVISIONS

No.	Description	Date

215533

PROJECT NUMBER

ESG

ESG

DATE PREPARED

FOUNDED BY

KEY PLAN

112, 116, 120 East  
Hennepin Avenue

EXTERIOR ELEVATIONS  
**A3.1**



**EXTERIOR ELEVATION NOTES**

- SIGNAGE SHOWN IS PRELIMINARY. FINAL SIGNAGE WILL COMPLY WITH CHAPTER 550 - ON PREMISES SIGNING
- SEE CUT SHEET FOR EXTERIOR LIGHT FIXTURES L1-L4
- SEE CUT SHEET FOR ANDERSEN 150 WINDOW AND DOORS
- SEE CUT SHEET FOR ANDERSEN EAGLE SERIES WINDOWS



**1 EAST ELEVATION**  
A3.3  
3/8" = 1'-0"



**2 EAST ELEVATION**  
A3.3  
3/8" = 1'-0"



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PROJECT NUMBER

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KEY PLAN

112, 116, 120 East  
Hennepin Avenue

EXTERIOR ELEVATIONS  
**A3.3**

EXTERIOR ELEVATION NOTES

- SIGNAGE SHOWN IS PRELIMINARY. FINAL SIGNAGE WILL COMPLY WITH CHAPTER 94A - ON-PREMISES SIGNING
- SEE CUT SHEET FOR EXTERIOR LIGHT FIXTURES L1-L4
- SEE CUT SHEET FOR ANDERSEN 100 WINDOW AND DOORS
- SEE CUT SHEET FOR ANDERSEN EAGLE SERIES WINDOWS



1 SOUTH ELEVATION  
A3.4  
3/22 = 1/2"



2 SOUTH ELEVATION  
A3.4  
3/22 = 1/2"



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11/16/2015

ORIGINAL ISSUE

REVISIONS

No.	Description	Date

215533

PROJECT NUMBER

ESG ES

DATE KEY

KEY PLAN

112, 116, 120 East  
Hennepin Avenue

EXTERIOR ELEVATIONS  
**A3.4**



## Photos: 112 E Hennepin ~ The Nye's Bar Building



**Clockwise from Top:** View of Nye's Bar Building from Hennepin Avenue and Lourdes Place; Second story Hennepin Ave façade (preserve windows, cornice, and dentils); First story Hennepin Ave façade (remove brick and restore original storefront).



# Photos: 112 E Hennepin ~ The Nye's Bar Building



**Clockwise from Top Left:** Main building entry will be opened up and the original storefront restored; original column will be day-lighted and restored at corner of Hennepin Ave and Lourdes Place; Second story Lourdes Place façade (preserve windows, cornice, and dentils).



## Photos: 112 E Hennepin ~ The Nye's Bar Building



**Clockwise from Top:** Lourdes Place (SW) façade (open brick infill and replace windows); Corner between Lourdes Pl and parking lot facades (building will be joined with new infill building); Second story of Lourdes Place façade (preserve windows, cornice, and dentils).

# Photos: 112 E Hennepin ~ The Nye's Bar Building



**Clockwise from Top:** Northeast façade of Nye's Bar Building (will be joined with new 4-6 story infill building); Southeast façade illustrating change in material between facades (will be joined with new infill building); Northeast façade of Nye's Bar Building.



## Photos: 116 E Hennepin ~ The Harness Shop



**Clockwise from Top:** View of the Harness Shop building from Hennepin Avenue; Hennepin Ave façade (first floor façade will be opened and restored to original storefront); Hennepin Ave façade (upper floors will have quoins, windows, cornice, and dentils preserved).



# Photos: 116 E Hennepin ~ The Harness Shop



Rear portion of the Harness Shop building.



**Clockwise from Top:** View of the rear portion of the Harness Shop building from parking lot (will remove the wood stairs and porches and integrate into new infill building); rear of Harness Shop; close-up of rear portion of Harness Shop building.



# Photos: 120 E Hennepin (Non-Contributing Building)



**From Top:** View of single-story 120 E Hennepin building from Hennepin Avenue (to be demolished); 120 E Hennepin view of 2<sup>nd</sup> Street SE façade; 120 E Hennepin from rear parking lot.

**Photos: One-Story Addition (Non-Contributing Building)**



**Clockwise from Top:** View of one-story addition to 112 E Hennepin from Hennepin Avenue (to be demolished); rear portion of the one-story addition; Hennepin Avenue façade of one-story addition (note that signs are the property of the restaurant and not the developer).



**100 SERIES**  
WINDOWS & PATIO DOORS

**A SMART ALTERNATIVE TO VINYL**

**STRENGTH**

- FIBREX® MATERIAL IS 2X STRONGER THAN VINYL
- FIBREX MATERIAL IS 2X MORE DURABLE IN EXTREME TEMPERATURES THAN VINYL



**COLORS THAT LAST\***

- COLORS THAT ARE DARKER AND RICHER THAN MOST VINYL WINDOWS
- NEVER NEEDS PAINTING
- WON'T FADE, FLAKE, BLISTER, CHALK OR PEEL NO MATTER WHAT THE CLIMATE\*



**ENVIRONMENTALLY SMART**

- COMPOSED OF 40% RECLAIMED WOOD FIBER BY WEIGHT – CONTRIBUTES TO USGBC LEED MATERIALS AND RESOURCE RECYCLED CONTENT CREDITS
- MEETS OR EXCEEDS CA SECTION 01350 SPECIFICATION, A CALIFORNIA INDOOR EMISSION STANDARD – ONE OF THE TOUGHEST IN THE COUNTRY



**ADVANCED CRAFTMANSHIP**

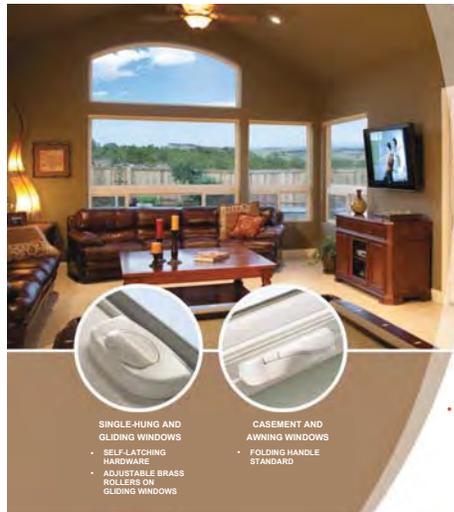
- VIRTUALLY SEAMLESS CORNERS
- ABILITY TO COMPLEMENT MOST ARCHITECTURAL STYLES
- COMMON SIGHT LINES FOR DESIGN FLEXIBILITY

\*VISIT ANDERSENWINDOWS.COM/WARRANTY FOR DETAILS

**100 SERIES WINDOWS AND DOORS**  
AT A GLANCE



- EXCEPTIONAL VALUE – PRICED SIMILARLY TO PREMIUM ALL-VINYL PRODUCTS
- OVER 1,300 STANDARD SIZES
- CUSTOM SIZING IN 1/8" INCREMENTS
- SIX EXTERIOR COLORS WITH WHITE OR SANDTONE INTERIORS
- EXCLUSIVE OWNER-2-OWNER® LIMITED WARRANTY
- ARRIVE WITH TIME-SAVING TRANSLUCENT FILM APPLIED TO MINIMIZE CLEAN-UP



**WINDOWS**

- SINGLE-HUNG, GLIDING, CASEMENT AND AWNING WINDOWS
- SPECIALTY WINDOWS: RECTANGLE, ARCH, SPRINGLINE™, HALF CIRCLE, QUARTER CIRCLE, CIRCLE
- DURABLE, LOW MAINTENANCE MATTE FINISH
- WHITE OR SANDTONE INTERIORS WITH SIX EXTERIOR COLORS
- LOW-E GLASS STANDARD
- FULL-PERIMETER WEATHERSTRIPPING FOR ENERGY EFFICIENCY
- COMMON 3/4" JAMB DEPTH
- COMMON 3/4" SIGHT LINES

SINGLE-HUNG AND GLIDING WINDOWS  
• SELF-LATCHING HARDWARE  
• ADJUSTABLE BRASS ROLLERS ON GLIDING WINDOWS

CASEMENT AND AWNING WINDOWS  
• FOLDING HANDLE STANDARD



### GLIDING PATIO DOORS

- TWO-PANEL DOORS IN 6'8", 6'11", 8'0" HEIGHTS
- NARROW STILES AND RAILS MAXIMIZE GLASS AREA
- MULTI-POINT LOCK FOR ENHANCED SECURITY
- ADJUSTABLE BALL-BEARING ROLLERS FOR SMOOTH OPERATION
- SIDELIGHTS AND TRANSOMS
- TWO HARDWARE STYLE OPTIONS



**AFTON**

AVAILABLE FINISHES:  
BRIGHT BRASS, ANTIQUE BRASS, SATIN NICKEL, BLACK



**TULSA**

INTERIOR FINISHES: WHITE OR SANDTONE  
EXTERIOR FINISHES: MATCHES EXTERIOR COLOR



**100 SERIES**  
WINDOWS & PATIO DOORS



**DETAILS**

## FIBREX® MATERIAL.

STRONG ON PERFORMANCE. GENTLE ON THE ENVIRONMENT.

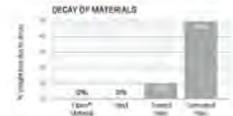
#### STABLE & PREDICTABLE

FIBREX® MATERIAL IS TWICE AS STIFF AS VINYL. THIS STRENGTH MAKES IT A BETTER CHOICE OVER TIME.



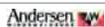
#### MOISTURE-RESISTANT

BECAUSE FIBREX MATERIAL COMBINES WOOD FIBER AND A SPECIAL POLYMER FORMULA, WATER HAS A TOUGH TIME PENETRATING. THE RESULT IS AN INCREASED RESISTANCE TO ROT.



#### DURABLE & RELIABLE

ALL MATERIALS EXPAND AND CONTRACT WHEN EXPOSED TO EXTREME TEMPERATURES. IN THESE TYPES OF CONDITIONS, FIBREX MATERIAL PERFORMS TWICE AS WELL AS VINYL, WHICH CAN BOW AND CRACK OVER TIME.



**100 SERIES**  
WINDOWS & PATIO DOORS

## INNOVATIVE CORNER CONSTRUCTION

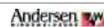
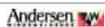


#### CORNER KEY ADVANTAGES

- STRONGER CORNER JOINTS
- RESIST RACKING FOR EASIER INSTALLATION
- ADHESIVE STRUCTURALLY BONDS AND SEALS THE CORNER JOINT
- ATTRACTIVE SEAMLESS LOOK
- MORE CONFIDENT INSTALLATION WITH FEWER ADJUSTMENTS AND LESS WORRY WHEN COMBINED WITH THE STRENGTH OF FIBREX® MATERIAL

100 SERIES WITH CORNER KEY

TYPICAL WELDED VINYL CORNER



**100 SERIES**  
WINDOWS & PATIO DOORS

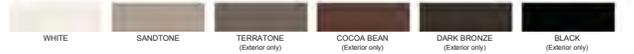


**UNIFORM SIGHT LINES**  
**MAKE IT EASY TO COMBINE 100 SERIES**  
**PRODUCTS FOR THE WHOLE PROJECT**

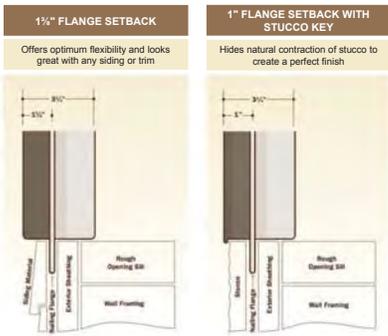


**OPTIONS AND ACCESSORIES**  
**TO MEET THE CUSTOMER'S NEEDS**

- RICH, MATTE FINISH: SIX EXTERIOR COLORS WITH WHITE OR SANDTONE INTERIORS
- ENERGY-EFFICIENT GLASS OPTIONS INCLUDING SMARTSUN™, STC UPGRADES AND OBSCURING PATTERNED GLASS
- FINELIGHT™ GRILLES-BETWEEN-THE-GLASS IN STANDARD AND SPECIFIED EQUAL LIGHT PATTERNS
- OPTIONAL TRUSCENE® INSECT SCREENS OFFER 50% MORE CLARITY AND VENTILATION THAN OUR CONVENTIONAL INSECT SCREENS



**NEW CONSTRUCTION FEATURES**



**EXTENSION JAMB ATTACHMENT FLANGE ADVANTAGES**

- EASILY APPLY EXTENSION JAMBS TO 100 SERIES PRODUCTS IN YOUR SHOP OR ON THE JOBSITE
- FLANGES CONSIST OF 8" LENGTHS OF PVC APPLIED TO THE OUTSIDE EDGES OF FRAMES

**SINGLE-HUNG DRYWALL WINDOW (DRYWALL PASS-THROUGH-WINDOW)**

- UPPER SASH (NORMALLY STATIONARY) IS EASILY REMOVED ON SITE AFTER THE WINDOW IS INSTALLED
- WITH BOTH SASH REMOVED, DRYWALL EASILY PASSES THROUGH THE WINDOW INTO UPPER FLOORS

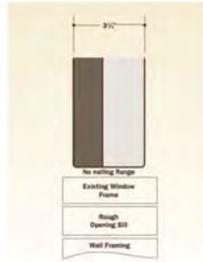


FLASHING DETAILS REMOVED FOR CLARITY.

**REPLACEMENT FEATURES**

**REPLACEMENT CONFIGURATION**

Comes without a nailing flange for use as an insert window



- MEASUREMENT GUIDES AVAILABLE TO SIMPLIFY THE ORDERING PROCESS
- CUSTOM SIZES ARE PRICED THE SAME AS THE LARGER STANDARD SIZE
- SLOPED SILL ADAPTER FOR INSERT APPLICATIONS TO FIT EXISTING SILL SLOPE
- FLANGELESS CONFIGURATION WITH THROUGH-THE-JAMB INSTALLATION HOLES
- OWNER-2-OWNER® LIMITED WARRANTY
- FULLY TRANSFERABLE FROM ONE HOMEOWNER TO THE NEXT
- NON-PRORATED
- ADDS VALUE TO HOME WHEN HOUSE IS FOR SALE



FLASHING DETAILS REMOVED FOR CLARITY.

# 100 SERIES WINDOWS & DOORS

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## Eagle Axiom® 11 Casement Windows



### Frame & Sash

**1** Select wood components are kiln dried, and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine or mixed grain fir, or optional wood species including cherry, hickory, African mahogany, maple, oak, walnut, alder or vertical grain fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and basecoats.

**2** Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options. Integral, butyl-backed corner gaskets provide a positive, tight seal.

**3** A Fibrex® material thermal barrier encompasses the interior perimeter of the frame and is a natural beige color.

### Glazing

**4** High-performance Low-E4® glass with a low-conductance spacer. Triple insulated glass, tinted, clear IG, high-altitude glass and other special glazing options are available.

**5** Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in colonial and contemporary profiles.

### Weather Strip

**6** A continuous perimeter bulb weather strip around the frame is positioned on the Fibrex material and provides a solid surface contact with the sash.

A secondary bulb weather strip is applied on three sides of the sash into a stand-alone kerf on the aluminum extrusion. Available in white or optional black.

### Hardware

**7** Equipped with a stainless steel gear operator, concealed hinges and hinge track. Radius units use stainless steel piano hinges.

Concealed sash locks (multi-point on units over 2'-8" high) provide a positive lock by operating one convenient lever. Stainless steel keepers resist corrosion. Locks, handles and operator covers are available in 10 finishes and can be shipped separately closer to job completion.

Electric operators are available in bronze, white, black or gold. ADA compliant hardware is available upon request.

### Electric Operator



Available In BRONZE, WHITE, BLACK OR GOLD

\*See the limited warranty for details.

## Features & Options

Visit our website to see larger images of our features and options.

<p><b>Crank Handles &amp; Operator Covers</b></p>	<p><b>Sash Locks</b></p>	<p><b>Divided Lights</b></p>
<p><b>Construction Hardware</b></p>	<p><b>Blinds, Shades &amp; Insect Screens</b></p>	<p><b>Privacy Options</b></p>

**Construction locks and crank handles** keep your permanent window hardware away from the construction process and possible damage, yet allow operation of windows during construction.

**Window Anchorage**  
Folding vinyl nailing fins are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

**Insect Screens**  
Charcoal fiberglass screen mesh fits into an aluminum frame in colors of bronze, white or gold as well as optional black. Aluminum screen mesh and wood-veneered insect screen also available as options. TruScene® insect screens available in painted aluminum or wood-veneered options.

Eagle Axiom® retractable insect screen available in wood-veneered options. See page 26 for more information on our insect screen options.

**Divided Lights**  
*Modern Divided Lights.* Fixed interior and exterior grilles with internal spacers between two panes of glass. Available in 3/4", 1", 1 1/2" or 2 1/4" widths and colonial or contemporary profiles.

*Classic Divided Lights.* Fixed exterior and interior grilles without an internal spacer. Available in 3/4", 1", 1 1/2", 1 3/4" or 2 1/4" widths and colonial or contemporary profiles.

*Between-glass grilles.* Available in 3/4" flat or 1" contoured aluminum profiles. Two-tone colors of colony white/pebble tan, colony white/sierra bronze or colony white/forest green are available on the 1" profile.

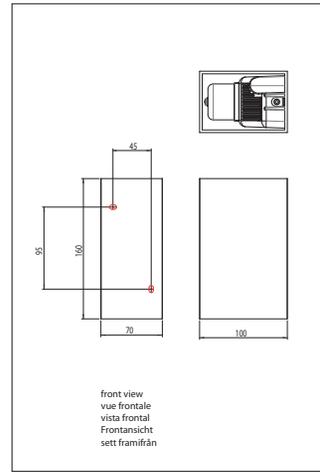
*Removable wood grilles.* Removable wood grilles are available in a 3/4" wide and colonial or contemporary profiles. Optional surround and fixed exterior grilles also available.

**Privacy Options**  
*System 3 Blinds.* A 3/8" aluminum slat blind is mounted to an extruded aluminum blind panel and applied to the window, creating a triple-glazed window boasting privacy and energy-efficiency. Available in four colors. Blind panels are offered in white, tan, gold or an optional wood veneer to match your interior.

*System 3 Shades.* Pleated fabric shades are available in four colors to effortlessly and beautifully filter the light. See page 27 for more details.

**VeriLock® Sensors**  
Innovative technology that integrates wireless security sensors into select casement windows. These exclusive sensors are unique as they detect whether the windows are locked or unlocked — a feature no other sensors can provide. See pages 6–7 for details.

## 7060 Oslo 160



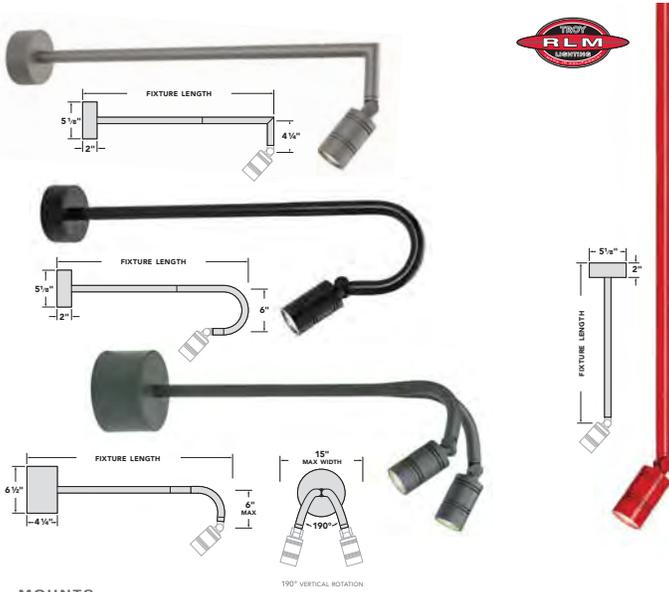
	2 x 3w LED		incl.
	LED Driver		incl.
	Zone		Not Applicable
	IP65		
	A		
	PS		
	0.83 lb		
	CE		



L1

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CM20 2DP, Great Britain  
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sales@astrolighting.co.uk  
www.astrolighting.co.uk

\*When properly considered and maintained with a professionally installed HomeSafe® security system. Painting limitations prevent exact finish duplication. Please see your local dealer for actual finish samples.



**MOUNTS**

Order Bullets and Mounts separately. All mounts include canopy.

**ORDERING EXAMPLE**

(PICTURE AND MOUNTING SHOWN, TOP IMAGE)

PIPE	CAT. NO.	FINISH	PIPE	MOUNTING	FINISH
3	LBLEDD	TGP	3	LBM018	TGP

1/2" IP, LS Series 14W LED Bullet, Textured Graphite / 1/2" IP, LS Series Miter Arm 18", Textured Graphite

PIPE	ITEM	CAT. NO.	BULLET/MOUNT FINISH <sup>2</sup>
3	1/2" IP Monopoint	LBMNP	All Standard and Specialty Finishes Coastal Finish Option - Add "C" to end of order number Specify finish for Shade and Arm or Stem separately as in the example above.
<b>STEM LENGTH</b>			
	6"	12"	24"
	36"		
<b>ARM LENGTH</b>			
	18"	24"	30"
	Miter Arm	LBM018	LBM024 LBM030
	U Arm	LBU018	LBU024 LBU030
	Dual Arm	LBD018	LBD024 LBD030

<sup>2</sup> SEE FINISHES ON PAGE 38

L2

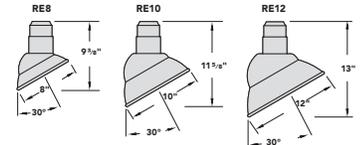


**EMBLEM**

Aluminum Shade w/ Glass and Guard Options

1/2" IP and 3/4" IP Arm Options

UL Wet Location Listed



**ORDERING EXAMPLE**

(PICTURE AND MOUNTING SHOWN, RIGHT IMAGE)

PIPE	CAT. NO.	LAMP	FINISH	PIPE	MOUNTING	FINISH
2	RE10	GU2426	TBZ	2	SL23	TBZ

1/2" IP, Emblem 10", 26W GU24, Textured Bronze Shade / 1/2" IP, Small Loop 23", Textured Bronze

PIPE	CAT. NO.	LAMP / BALLAST	SHADE / ARM FINISH <sup>2</sup>	ACCESSORIES	
2	1/2" IP	RE8	M	Incandescent Med Base 100W max.	CG Clear Glass
3	3/4" IP	RE10	GU2413	13W GU24 Base, 2700K, 120V	FG Frosted Glass
		RE12	GU2418	18W GU24 Base, 2700K, 120V	CG Opal Glass
		GU2426	26W GU24 Base, 2700K, 120V	CGG Clear Glass w/ Cast Guard	
		GU2432	32W GU24 Base, 2700K, 120V	FGG Frosted Glass w/ Cast Guard	
		GU2442	42W GU24 Base, 2700K, 120V	OGG Opal Glass w/ Cast Guard	
		LED12 <sup>11</sup>	12W COB LED, 2700°K 90 CRI, 120V, 840 Lumens	CGWC Clear Glass w/ Wire Cage	
		LED18 <sup>11</sup>	18W COB LED, 2700°K 90 CRI, 120V, 1260 Lumens	FGWC Frosted Glass w/ Wire Cage	
				WG Wire Guard	

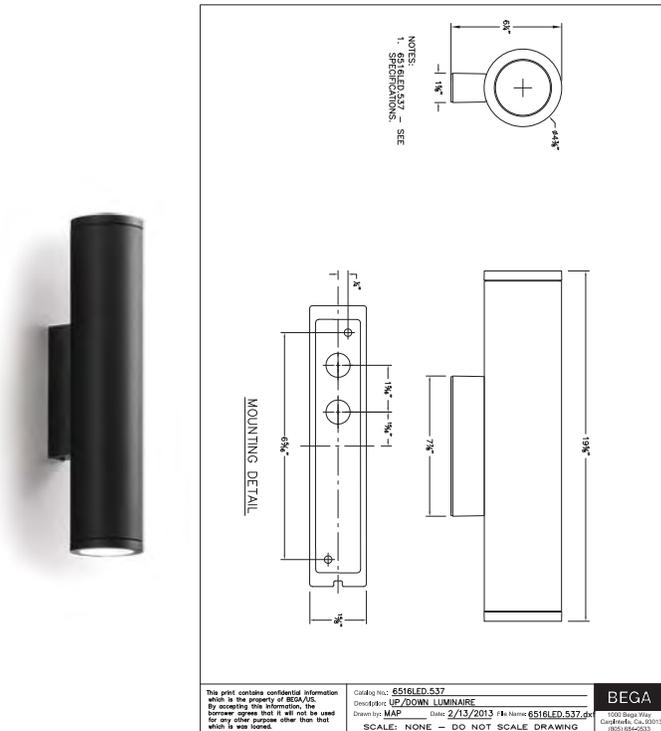
<sup>1</sup> LAMPS/LEDS INCLUDED

<sup>2</sup> SEE FINISHES ON PAGE 38

<sup>3</sup> NOT FOR USE IN GLASS/CASTGUARD/WIRE CAGE ENCLOSURES

<sup>11</sup> FROSTED GLASS (FG) INCLUDED

L3



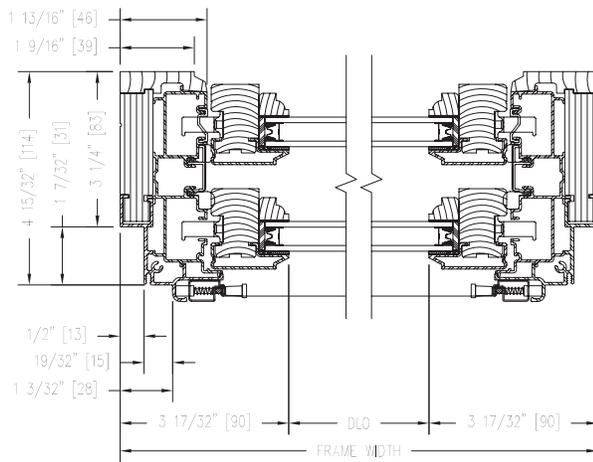
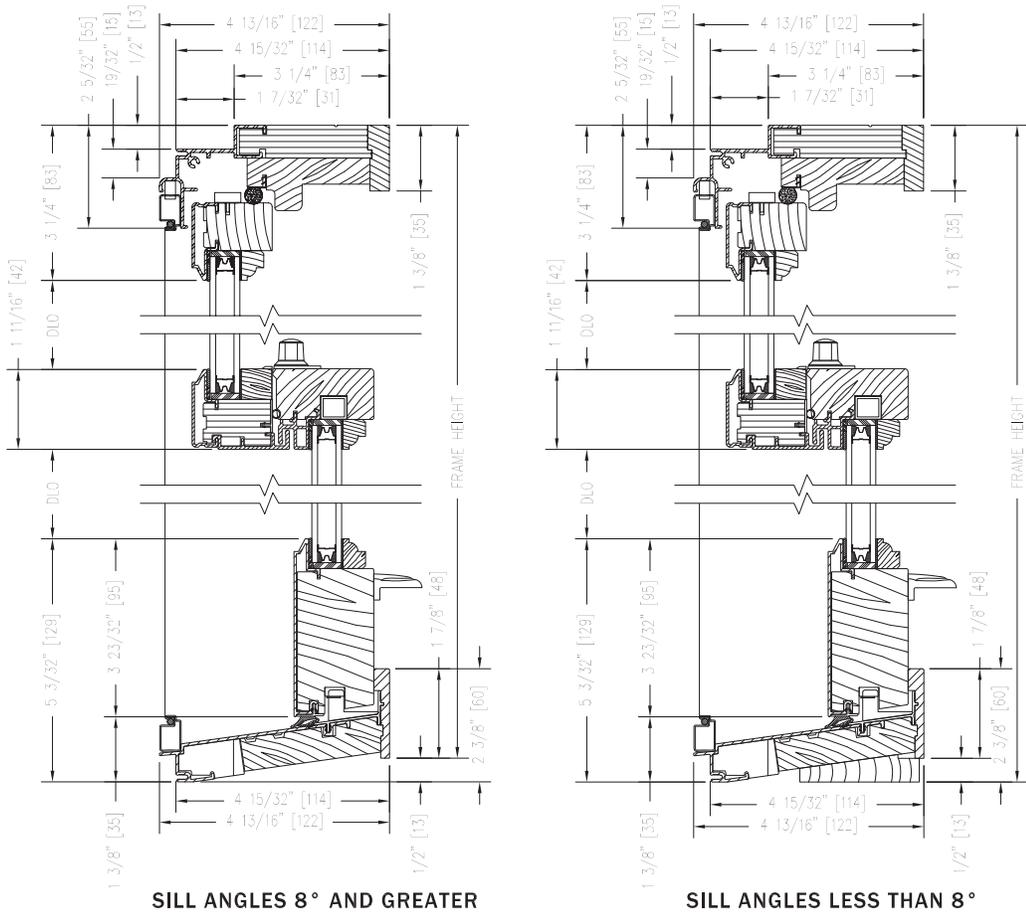
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Conf No: 6516LED.537  
 Consider: UP/DOWN LUMINAIRE  
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 SCALE: NONE - DO NOT SCALE DRAWING

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L4

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DRAWING # AD3014  
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REVISION: 1/19/11





**106GROUP**

# ARCHITECTURE/HISTORY EVALUATION FOR 112 - 120 EAST HENNEPIN

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**Minneapolis, Hennepin County, Minnesota**

December 2014



# ARCHITECTURE/HISTORY EVALUATION FOR 112 – 120 EAST HENNEPIN

**Minneapolis, Hennepin County, Minnesota**

SHPO File No. Pending

106 Group Project No. 2055

**SUBMITTED TO:**

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**SUBMITTED BY:**

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**REPORT AUTHOR(S):**

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Anne Ketz, M.A.

December 2014

## MANAGEMENT SUMMARY

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

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

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

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APPENDIX A: PROJECT PERSONNEL

## 1.0 INTRODUCTION

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

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

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

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



## 2.0 METHODS

### 2.1 Objectives

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

### 2.2 Architecture/History

#### 2.2.1 BACKGROUND RESEARCH

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

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

#### 2.2.2 FIELD METHODS

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

### 2.3 Evaluation

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

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

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

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

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

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

## 3.0 LITERATURE SEARCH

### 3.1 Previous Architecture/History Studies

#### 3.1.1 NRHP-LISTED HISTORIC DISTRICT

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

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

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

#### 3.1.2 LOCALLY-DESIGNATED HISTORIC DISTRICT

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

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

## 4.0 RESULTS

### 4.1 Description

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The southwest elevation is not fenestrated.

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

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

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

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



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



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



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

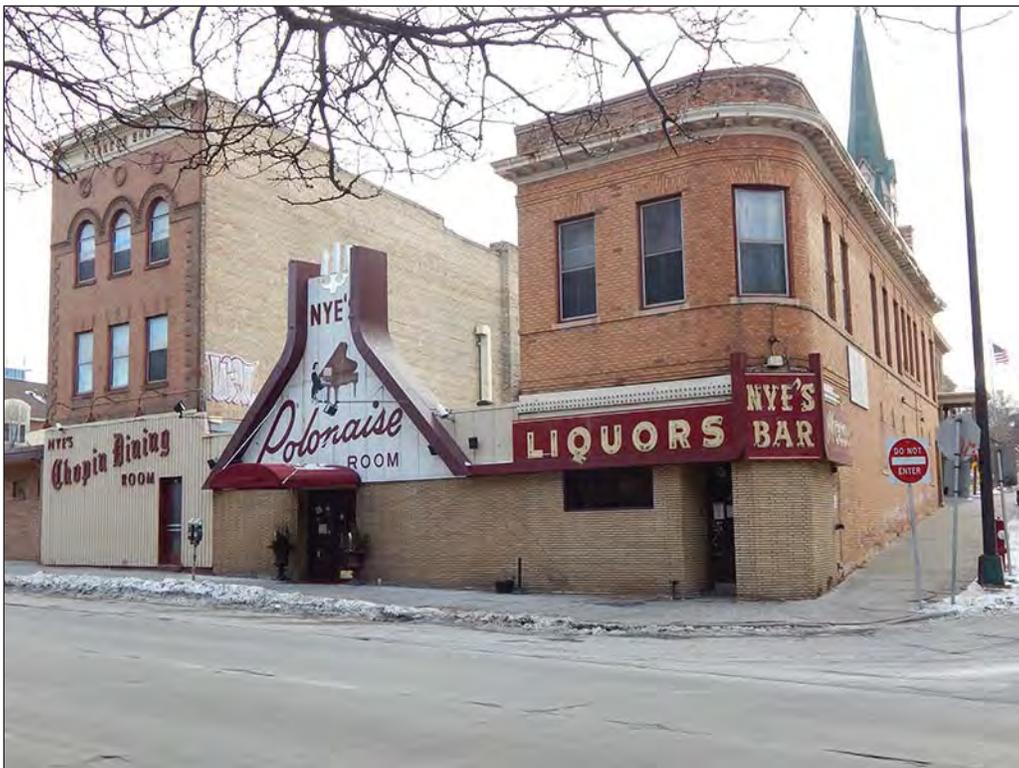


Figure 5. 112-116 Hennepin Ave. E. (HE-MPC-035; HE-MPC-036), Facing Southeast



Figure 6. One-Story Addition, Facing Southeast



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



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



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



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



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



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

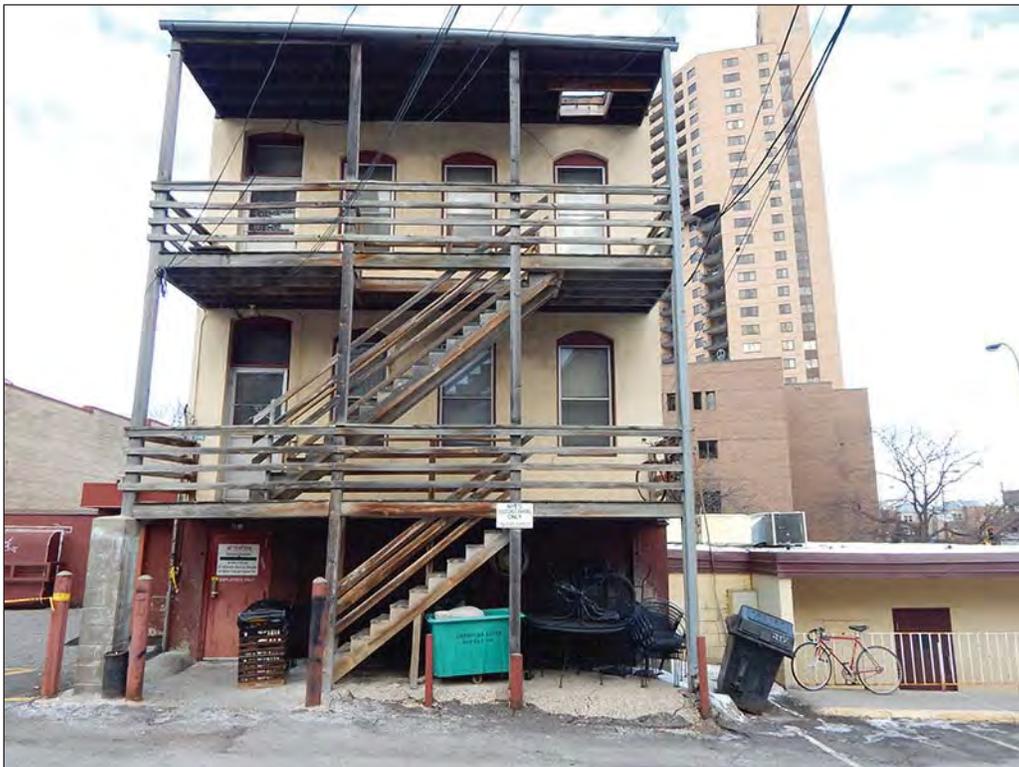
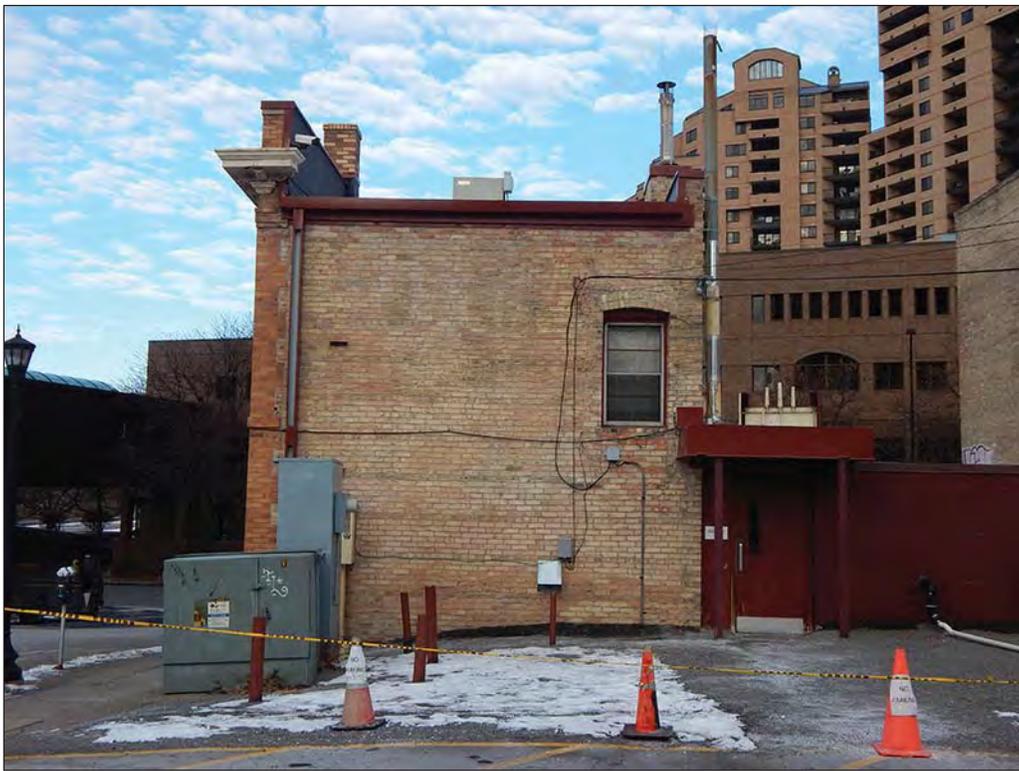


Figure 13. 116 Hennepin Ave. E. (HE-MPC-036), Facing Northwest



*Figure 14. One-Story Addition, Facing Northwest*



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

## 4.2 Evaluation and Analysis

### 4.2.1 HISTORICAL NARRATIVE

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

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

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

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

#### Nye's Polonaise Restaurant and Bar

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

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

#### Ernest C. Haley

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

#### Boehme & Cordella

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

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

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

#### Two-Part Commercial Block

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

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

#### One-Part Commercial Block

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

### 4.2.2 SIGNIFICANCE

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

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

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

#### **4.2.3 INTEGRITY**

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

## 5.0 CONCLUSION & RECOMMENDATIONS

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

### **NRHP District**

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

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

### **Local District**

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

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

### **Recommendations**

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

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APPENDIX A: PROJECT PERSONNEL

# LIST OF PERSONNEL

**Principal-In-Charge**

Anne Ketz, M.A., RPA

**Project Manager**

Bo Connelly, J.D.

**Principal Investigator**

Parisa Ford, M.S., AICP

**Graphics and GIS**

Nathan Moe, B.A.

February 5, 2015

Parisa Ford  
106 Group  
The Dacotah Building  
370 Selby Avenue  
St. Paul, Minnesota 55102

Re: Architecture/History Evaluation for 112-120 E. Hennepin Avenue, Minneapolis, Minnesota

Dear Parisa:

Staff at the State Historic Preservation Office (SHPO) completed review of the Architecture/History Evaluation for 112-120 E. Hennepin Avenue, Minneapolis, that recently was submitted to our office by the 106 Group. The SHPO has concluded that 112 and 116 E. Hennepin Avenue both contribute to the historic significance of the St. Anthony Falls Historic District.

As you realize, the St. Anthony Falls Historic District is one of Minnesota's earliest National Register districts. Indeed, it was formally established in 1971, merely five years after passage of the National Historic Preservation Act (NHPA), legislation that brought into existence the National Register of Historic Places, the Advisory Council on Historic Preservation, State Historic Preservation Offices, etc.—essentials of historic preservation with which we have become so familiar. Since the St. Anthony Falls Historic District was created so soon after passage of the NHPA, many of the conventions commonplace to historic preservation today had yet to become standard, including formally calling out what is and is not contributing within a National Register historic district. It was about the early 1980s when the National Park Service began encouraging complete inventories of contributing and non-contributing properties within historic districts, and this was driven by tax credit regulations, which required determination of what constitutes a "certified historic structure."

The generally-accepted approach to historic districts that were listed in the early years of the National Register and which host buildings/structures without formal contributing/non-contributing designation, such as the St. Anthony Falls Historic District, is to presume that the buildings/structures are "contributing" unless they are specifically designated non-contributing. In fact, 36 CFR 67, specifically 67.4(g), the section of the Code of Federal Regulations speaking to the 10 percent tax credit for "non-significant" buildings within historic districts, implies as much. The regulation states: "For purposes of the other rehabilitation tax credits under sec. 48(g) of the Internal Revenue Code, properties within registered historic districts are presumed to contribute to the significance of such districts unless certified as non-significant by the Secretary."

From time to time the SHPO is obliged to review a property within one of these early historic districts and determine whether or not it continues to contribute to the significance of the district. In the case of 112 and 116 E. Hennepin Avenue in Minneapolis, the SHPO concludes that the buildings contribute to the significance of the district. Constructed during the period of significance, the commercial buildings are supportive of the district's overall industrial theme. Additionally, as highlighted in the 106 Group's

study of the property, the buildings have been identified as “noteworthy” via an earlier study. Moreover, the buildings today retain enough of their character-defining features from the period of significance to have sufficient historic integrity.

This is an unusual property within the St. Anthony Falls Historic District, however, for 112 and 116 E. Hennepin Avenue became the home of Nye’s Polonaise Restaurant and Bar during the second half of the twentieth century. Nye’s was a major eating and gathering establishment in Northeast Minneapolis, an establishment that evolved into a chief component of the cultural history of this part of the city. The SHPO raises this point only because it is possible that this property on E. Hennepin Avenue is individually eligible for the National Register for its association with Nye’s. If a tax credit application moved forward on this property, the issue of it being potentially individually eligible for the National Register rather than only contributing to the historic district may arise.

If you have questions, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Denis P. Gardner". The signature is written in a cursive style with a large, prominent 'D' and 'G'.

Denis P. Gardner  
Minnesota State Historic Preservation Office  
[denis.gardner@mnhs.org](mailto:denis.gardner@mnhs.org)  
651.259.3451



Mr. Victor Grambsch  
c/o Nicollet Island-East Bank Neighborhood Association  
132 Bank Street SE  
Minneapolis, MN 55414-1033

October 5, 2015

Dear Mr. Grambsch,

Today, SR Development, LLC, an affiliate of Schafer Richardson, will be submitting a Heritage Preservation Application to the Minneapolis Heritage Preservation Commission for approval of a mixed-use development located at 112-120 E Hennepin Avenue. The application is seeking a Certificate of Appropriateness for the property because of its location within the Saint Anthony Falls Historic District.

The project will include preservation-in-place of the existing 2-story building at the corner of Lourdes Place and East Hennepin, known as the Nye's Bar Building, and the existing 3-story building at 116 E Hennepin, known as the "Harness Shop" building. Demolition of the two non-historic one-story buildings on site will make way for a new infill building, ranging from three-six stories. The new mixed-use development will contain approximately 71 market rate apartments and approximately 9,000-sf of ground floor retail. The development will feature indoor and outdoor amenity spaces including a fitness center, outdoor deck, community room, management office, and unit balconies. The development will include one level of underground parking with additional enclosed parking stalls located at-grade behind the first floor retail space for a total of 74 parking spaces. In addition, there will be enclosed bicycle parking within the parking garage.

The proposed redevelopment of the site strongly aligns with the Major Strategic Goals of the Nicollet Island-East Bank Neighborhood Small Area Plan, as well as the St. Anthony Falls Historic District Guidelines, including minimizing impact on historic resources while allowing for high-quality contemporary design with an emphasis on cultivating pedestrian-oriented mixed-use corridors.

Please feel free to contact me with any questions regarding proposed redevelopment of 112-120 E Hennepin Avenue at 612.359.5842 or [mmichalski@sr-re.com](mailto:mmichalski@sr-re.com). We look forward to continuing our relationship with you and the Nicollet Island-East Bank Neighborhood Association.

Sincerely,

A handwritten signature in black ink, appearing to read 'Maureen Michalski', written over a light blue circular stamp.

Maureen Michalski  
Director of Development

Councilmember Jacob Frey  
c/o City of Minneapolis  
350 S. 5<sup>th</sup> Street, Room 307  
Minneapolis, MN 55415

October 5, 2015

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Please feel free to contact me with any questions regarding proposed redevelopment of 112-120 E Hennepin Avenue at 612.359.5842 or [mmichalski@sr-re.com](mailto:mmichalski@sr-re.com). We look forward to continuing our progress on this exciting redevelopment opportunity.

Sincerely,



Maureen Michalski  
Director of Development