

Department of Community Planning and Economic Development – Planning Division

Date: August 7, 2012

Proposal: Plan for the protection and stabilization of the Red Tile Elevator, Warehouse I and the single grain silo located to the east of the Manildra Building during the demolition of the Manildra Building

Applicant: Owen Metz with Dominion, on behalf of Minneapolis Leased Housing Associates IV Limited Partnership

Address of Property: 301 Main Street SE, 100 3rd Avenue SE, and 413 Main Street SE

Project Name: Pillsbury A Mill Complex

Contact Person and Phone: Owen Metz, 763.354.5618

Planning Staff and Phone: Brian Schaffer, 612.673.2670

Date Application Deemed Complete: July 24, 2012

Publication Date: August 14, 2012

Public Hearing: August 21, 2012

Appeal Period Expiration: August 31, 2012

Ward: 3

Neighborhood Organization: Marcy Holmes Neighborhood Association

Concurrent Review: Land use applications: Conditional Use Permit for a Planned Unit Development, Site Plan Review, and a Preliminary Plat (BZZ-5522 and PL-263) were approved by the City Planning Commission on April 23, 2012.

Attachments:

Attachment A: Materials submitted by CPED staff

- A1. Aerial Photos of Pillsbury A Mill Complex

Attachment B: Materials submitted by Applicant

- B1. Applicant's Cover Letter
- B2. WJE Conditions Study Report
- B3. Original Plans for the White Grain Elevators

Attachment C: Public Comments

CLASSIFICATION:	
Local Historic District	Saint Anthony Falls Historic District
Period of Significance	1858-1940
Criteria of significance	Industry and Transportation
Date of local designation	1971
Applicable Design Guidelines	- Saint Anthony Falls Historic District Guidelines - Secretary of Interior Standards for Treatment of Historic Properties

PROPERTY INFORMATION	
Current name	Pillsbury A Mill Complex, Mill and Main Phase I and Phase II and The Soap Factory
Historic Name	Pillsbury A Mill Complex
Proposed Address	301 Main Street SE
Historic Address	300 2 nd Street SE and 100 3 rd Avenue SE
Original Construction Date	<ul style="list-style-type: none"> • Pillsbury "A" Mill (1880-1881) • Great Northern Railway Corridor (ca 1880-ca1916) • Red Tile Elevator (1910) • White Concrete Elevators (1914-1916) • Cleaning House (1914-1917) • South Mill (1916-1917) • Warehouse I (1917) • Warehouse II (1918-1919)
Original Contractor	N/A
Original Architect	Pillsbury A Mill: Leroy Buffington
Historic Use	Industrial
Current Use	Vacant
Proposed Use	Residential

SITE BACKGROUND:

The Pillsbury “A” Mill Complex is located in the Saint Anthony Falls Historic District. The Pillsbury “A” Mill is a National Historic Landmark, one of three in the City of Minneapolis. National Historic Landmark (NHL) status means the property is recognized as being significant to the history of the nation.

The NHL nomination form, prepared by Stephen Lissandrello, summarizes the significance of the Pillsbury A Mill succinctly. “Only one of the giant flour mills that made Minneapolis the milling capital of the nation from 1880 until 1930 still stands. The Pillsbury “A” Mill was the largest, most advanced mill in the world at its completion in 1881. The “A” Mill was a masterpiece of industrial design, a standard from which all other mills of its time were measured.”

The Pillsbury “A” Mill Complex contains ten contributing resources consisting of two structures and eight buildings; the complex also contains two non-contributing resources.

- Pillsbury Water Power System Infrastructure (1881) (*contributing structure*)
- Great Northern Railway Corridor (ca 1880- ca1916) (*contributing structure*)
- Pillsbury “A” Mill (1880-1881) (*contributing building*)
- Machine Shop (1916) (*contributing building*)
- Warehouse II (1918-1919) (*contributing building*)
- South Mill (1916-1917) (*contributing building*)
- Warehouse I (1917) (*contributing building*)
- Cleaning House (1914-1917) (*contributing building*)
- Red Tile Elevator (1910) (*contributing building*)
- White Concrete Elevators (1914-1916) (*contributing building*)
- Manildra Hydroprocessing Building (*non-contributing building*)
- Research & Development Annex Building (*non-contributing building*)

Together these historic resources functioned as an industrial machine that enabled the Pillsbury “A” Mill Complex to produce a staggering 17,000 barrels of flour a day, which could be visualized as a line of 25-pound flour sacks 56 miles long.¹

BACKGROUND ON PAST AND CURRENT PROPOSALS:

On March 20, 2012, the Minneapolis Heritage Preservation Commission (HPC) reviewed a Certificate of Appropriateness for the demolition of the Manildra Hydroprocessing Building at the Pillsbury A-Mill Complex (BZH-27427). The HPC approved the application with several conditions, one which was:

The Applicant shall prepare and submit a detailed plan for the protection and stabilization of the Red Tile Elevator, Warehouse I and the single grain silo located

¹National Register of Historic Places, St. Anthony Falls Historic District: St. Anthony Falls Waterpower Area. Prepared by Jeffery Hess and Scott Anfinson. 1992

to the east of the Manildra Building during the demolition. The plan should include details on how adjoining building elements will be removed and the Red Tile Elevator and Warehouse I repaired. The plan requires review and approval by the HPC in a public hearing prior to the issuance of any building permits for work on the Manildra Building.

The HPC added this condition of approval to address concerns of not having detailed plans on how the Manildra building will be disconnected from the adjoining historic buildings, not having a plan for the treatment of the historic buildings, and not having a plan to monitor impacts of the demolition work on the adjacent historic buildings.

The Applicant submitted a Conditions Survey of the vicinity of the connections between the Manildra building, which will be demolished, and the adjacent structures that will remain. In addition to the Conditions Survey, the Applicant submitted specifications describing the controls and monitoring that will be required of the demolition contractor during the demolition of the Manildra building.

Conditions Survey

The Conditions Survey was conducted by Wiss, Janey, Elstner Associates (WJE). The report states their investigation had four objectives:

1. To observe the current state and general condition of the exterior shell of each building in the vicinity of the Manildra building
2. To identify areas of immediate concern in need of repair or stabilization that have resulted from the connections between the Manildra building and the adjoining structures that are to remain.
3. To ascertain whether the proposed site work, demolition or construction in adjacent areas will have negative impacts on any portions of these structures.
4. To prepare a written specification outlining the controls and monitoring that will be required to ensure that the demolition of the Manildra building does not cause unintended damage to the adjacent structures that will remain.

The survey includes exterior observations of the connections between the Manildra building and the adjacent structures. Through images and description the survey illustrates how the buildings adjoin each other. The survey identified two areas of immediate concern for which repair or stabilization procedures are recommended.

1. Removal of loose or deteriorated concrete on the small silo that will remain near the southeast corner of the Red Tile Elevators. An evaluation of the exposed reinforcing steel is recommended to determine the extent of damage and potential loss of section. If corrosion does not appear to be extensive after a thorough review, the reinforcing steel can be coated with a quality primer and paint, and the area of missing concrete may be patched.
2. Removal of the existing paint finish system that covers the exterior walls of Warehouse I may reveal that some tuck pointing would be advisable along areas of the wall that have previously been covered by structural or finish elements.

The elevation would necessarily be deferred until after demolition of the Manildra building has been completed.

The survey report concludes that the structural elements of the building were observed to be separate and distinct from the construction of Warehouse I and the Red Tile Elevator. It also states that the two buildings that will remain appeared to be in good condition in the vicinity of the Manildra building.

Specifications describing the controls and monitoring that will be required for the demolition of the Manildra building

The Specifications provided by the Applicant are meant to be used with a demolition contractor hired to remove the Manildra building. The Specifications outline three types of monitoring on the buildings as well as acceptable thresholds:

- Elevations Survey Monitoring to detect differential or overall movement in the neighboring buildings
- Crack Width Monitoring to measure movements in existing cracks in neighboring buildings
- Vibration Monitoring to building vibration along Vibration Monitoring Line

The Specifications also outline minimum requirements for contractor's means and methods of demolition. This includes the isolation of the Manildra building from adjacent buildings through careful separation of all connected elements. (See page 9 of specifications)

ANALYSIS

The materials submitted by the Applicant provide for a good understanding of the existing physical condition of the adjacent building next to the Manildra building. The materials demonstrate that the buildings do not share structural members or rigid connections and in most locations are connected by applied sealant systems. The Specifications, 3.5.C.3 outline the process and techniques for the removal materials to isolate the Manildra building from the neighboring historic buildings prior to proceeding with the overall demolition of the Manildra building. Combined, CPED believes this material addresses the concerns about how the buildings were connected and how they would be treated during demolition.

The monitoring plan included in the Specifications identify three methods of building monitoring that together will identify any impacts on the adjacent buildings, resulting in notification to the project team, and initiating processes outlined in the Specifications for addressing the impacts. The building monitoring, combined with the other submitted materials, satisfies the conditions of the protection and stabilization of adjacent historic buildings.

The Applicant does indicate that they plan to address the conditions of immediate concern on the single concrete silo adjacent to the Red Tile Elevator. This is a contributing structure to the historic district and its long term maintenance and preservation is important. The Applicant is not required by their previous approvals to complete the work

recommended in the Conditions Survey for the single grain silo. However, it should be noted that Article XI of Chapter 599 of the Preservation Ordinance does address maintenance of properties in historic districts. This article states:

599.650. Duty to maintain. All landmarks, properties in historic districts, nominated properties under interim protection and historic resources shall be kept in a state of maintenance and repair as required by Title 5 of the Minneapolis Code of Ordinances, Building Code, and Title 12 of the Minneapolis Code of Ordinances, Housing, and with all other applicable regulations. (2001-Or-029, § 1, 3-2-01)

599.660. Prevention of deterioration. No person with a legal or equitable interest in a landmark, property in an historic district or nominated property under interim protection, whether occupied or not, shall permit the property to fall into a serious state of disrepair or to remain in a serious state of disrepair so as to materially impair the integrity of the property or historic district. (2001-Or-029, § 1, 3-2-01)

The Applicant is required by ordinance to maintain the buildings. It should also be noted that when the Applicant pursues the repair and stabilization work it will require review by CPED in accordance with procedures of the Preservation Ordinance.

RECOMMENDATION

The Department of Community Planning and Economic Development - Planning Division recommends that the Heritage Preservation Commission **approve** the plan for the protection and stabilization of the Red Tile Elevator, Warehouse I and the single grain silo located to the east of the Manildra Building during the demolition of the Manildra Building located at 301 Main Street SE, 100 3rd Avenue SE and 413 Main Street SE.