

**Department of Community Planning and Economic Development – Planning Division**  
Preservation Plan  
BZH-27213

**Date:** September 4, 2012

**Proposal:** Preservation Plan for the Machine Shop and White Grain Elevators of the Pillsbury A Mill Complex

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

**Address of Property:** 301 Main Street SE, 100 3<sup>rd</sup> Avenue SE, 300 2<sup>nd</sup> Street SE, 400 2<sup>nd</sup> 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:** June 29, 2012

**Publication Date:** September 4, 2012

**Public Hearing:** September 11, 2012

**Appeal Period Expiration:** September 21, 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 Preliminary Plat (BZZ-5522 and PL-263) were approved by the City Planning Commission on April 23, 2012.

**Attachments:**

**Attachment A: Materials Submitted by Applicant per Continuance for September 11<sup>th</sup>**

- A1. Letter dated August 13, 2012
- A2. Specifications for monitoring Red Tile Elevator and Warehouse I for the demolition of the Manildra Building

**Attachment B: Materials from August 7<sup>th</sup> Staff Report**

- B1. Staff report dated August 7<sup>th</sup>
- B2. WJE Conditions Study Report
- B3. Original Plans for the White Grain Elevators

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<b>CLASSIFICATION:</b>	
Local Historic District	Saint Anthony Falls Historic District
Period of Significance	1858-1940
Criteria of significance	Architecture and Social Significance
Date of local designation	1971
Applicable Design Guidelines	- Saint Anthony Falls Historic District Guidelines - Secretary of Interior Standards for Treatment of Historic Properties

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

**BACKGROUND:**

On August 7, 2012, the Heritage Preservation Commission (HPC) held a public hearing on the Preservation Plan for the Machine Shop and White Grain Elevators of the Pillsbury A Mill. The Applicant provided a report from Wiss Janey Elstener Associates (WJE) documenting conditions of the two buildings and recommending immediate and long term repairs and maintenance to the buildings. Citing concerns that the Applicant had failed to provide a plan that met the intent of the preservation plan the HPC continued this item to the September 11, 2012, HPC meeting. The HPC directed the Applicant to provide a plan to address the conditions and recommendations in the WJE report.

On August 13, 2012, the Applicant submitted materials to satisfy the requirement of a Preservation Plan. The materials include a brief memo and specifications for the monitoring of the Red Tile Elevator and Warehouse I that was required for the demolition of the Manildra Building. The Applicant submitted this specification information to demonstrate how they plan to develop a similar plan for the White Grain Elevators, Machine Shop, Red Tile Elevator, Pillsbury A Mill and Cleaning House.

The Applicant's memo states that it is their "...intent to implement the WJE document as the "work plan" for the preservation of the Machine Shop and White Concrete Grain Elevators. In so doing it is the Applicant's intent to carry out the recommended repairs and perform the recommended maintenance outlined in the WJE report."

**ANALYSIS**

The materials submitted for the preservation plan may not be packaged into a document in a manner envisioned by the HPC when they adopted this condition of approval for the Certificate of Appropriateness application. However, the materials, including the WJE Conditions Study and the August 13<sup>th</sup> memo from the Applicant, identify the existing conditions of the Machine Shop and White Grain Elevators, identify immediate repairs and long term maintenance and include a written commitment by the Applicant to implement the recommended repairs and maintenance in the Condition Study. This was the intent of this condition of approval.

**RECOMMENDATION**

The Department of Community Planning and Economic Development - Planning Division recommends that the Heritage Preservation Commission **approve** the Preservation Plan for the Machine Shop and White Grain Elevators of the Pillsbury A Mill Complex for properties located at 301 Main Street SE, 100 3<sup>rd</sup> Avenue SE, 300 2<sup>nd</sup> Street SE, 400 2<sup>nd</sup> Street SE.