

Department of Community Planning and Economic Development

Certificate of Appropriateness

BZH-27904

- Proposal:**
- Replacement of solarium roof and glazing system, partial wall replacement
 - Replacement of entry doors
 - Construction of a new deck on the east elevation
 - Repair and replacement of deteriorated materials on existing entry bridge
- Applicant:** Amy Meller, MacDonald and Mack Architects, (612) 341-4051
- Address of Property:** 212 2nd Street SE
- Planning Staff:** Kimberly Holien, Senior Planner, (612) 673-2402
- Date Application Deemed Complete:** August 30, 2013
- Public Hearing:** September 24, 2013
- Appeal Period Expiration:** October 4, 2013
- Ward:** 3
- Neighborhood Organization:** Marcy Holmes
- Concurrent Review:** Not applicable for this application

CLASSIFICATION:	
Historic District	Saint Anthony Falls Historic District (Non-contributing property)
Period of Significance	1848-1941
Criteria of significance	Architecture and Social Significance
Date of local designation	1971
Applicable Design Guidelines	<i>Saint Anthony Falls Historic District Guidelines, The Secretary of the Interior's Standards for Treatment of Historic Properties</i>

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PROPERTY INFORMATION	
Current name	212 SE 2 nd Street Event Center
Historic Name	N/A
Current Address	212 2 nd Street SE
Historic Address	212 2 nd Street SE
Original Construction Date	1981
Original Contractor	unknown
Architects	Setter, Leach and Lindstrom
Historic Use	Office
Current Use	Reception/meeting hall
Proposed Use	Reception/meeting hall

BACKGROUND: The falls of St. Anthony were instrumental in the development of Minnesota’s largest city 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 Saint Anthony Falls Historic District reveals the origins and early history of Minneapolis.

The subject property is located within the Saint Anthony Falls Historic District and contains a two-story, red brick, earth-sheltered building, complementing buildings in the adjacent historic Salisbury and Satterlee Company Complex. The north side of the building is actually the roof for part of the building, is landscaped and includes a Bentonite path leading to the entry. A brick retaining wall stretches along the west lot line. This property consists of one non-contributing building, due to its construction after the district's period of significance. The current use of the building as an event center encompasses part of the historic Salisbury and Satterlee Company Complex that was constructed in 1900.

SUMMARY OF APPLICANT’S PROPOSAL:

The primary component of the project consists of repairing the solarium on the north side of the building. The solarium is clad in a dark red and brown brick blend three feet up each exterior wall, where the brick then meets a fixed metal-clad glazing system. The glazing system that forms the upper part of each wall angles up to meet a flat metal roof. This flat metal roof ties into an historic building that was constructed in 1900. The existing solarium roof is failing and leaking, which has also caused damage to the glazing system. The applicant is proposing to remove the solarium’s failing metal roof and glazing system. The north wall, facing 2nd Street SE, will also be removed to allow for a new floor-to-ceiling glazing system. Specifically, the applicant is proposing an aluminum-framed glazing system in an anodized dark bronze finish that will extend up to a new flat roof. The system consists of fixed windows alternating between five sets of doors with fixed transom windows above. The flat roof will have a stepped metal fascia in the same color as the glazing. The roof will tie into the historic brick building at the same elevation as the original roof. The east and west sides of the solarium will retain their existing brick cladding but receive new fixed windows.

The lower portion of the solarium will be raised to match the historic building floor height. The change in elevation results in the need for a new entry deck on the north elevation. The applicant is proposing a new deck with a depth of five feet that spans the front of the building. Two sets of stairs proposed at either end of the deck will provide access to the existing courtyard between the solarium and 2nd Street

SE. The deck will consist of a brick base to match the existing solarium brick, composite decking and a metal handrail system.

West of the solarium and courtyard there are two primary entrances into the historic building from 2nd Street SE. These entrances date to a 1980's modification of original window openings. Each entrance contains a 1980s-era metal framed entry system with double doors, sidelights and transom windows painted light cream. The applicant is proposing to replace the building entry adjacent to the solarium as part of this project. The existing entry will be replaced with a new dark bronze anodized aluminum entrance. The existing bridge associated with the entrance will be repaired by replacing deteriorated materials in kind. The courtyard and circular driveway areas will also be repaired to correct uneven brick surfaces.

PUBLIC COMMENT:

Staff has not received any public comment regarding the proposed project. Any correspondence received will be forwarded to the Commission for review.

Findings as required by the Minneapolis Preservation Code:

The Minneapolis Community Planning and Economic Development Department has analyzed the application based on the findings required by the Minneapolis Preservation Ordinance. Before approving a certificate of appropriateness, and based upon the evidence presented in each application submitted, the commission shall make findings based upon, but not limited to, the following:

(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.

As conditioned, the proposed project is compatible with the criteria of significance and period of significance for which the historic district was designated. The Saint Anthony Falls Historic District is significant for its architecture, commerce, industry and transportation. The District's period of significance is from 1848-1941. The existing structure was built after the period of significance, in 1981. The proposed repairs and deck addition will have minimal impact on surrounding properties as the majority of the work is replacement in kind. The proposed deck will not impact the building as viewed from the street due to the existing courtyard between the solarium and 2nd Street SE.

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

The proposed alterations to this non-contributing structure will be compatible with the Saint Anthony Falls Historic District as they will maintain the character and general appearance of the existing structure. The Saint Anthony Falls Historic District is significant for its architecture, commerce, industry, and transportation. The subject building is not individually designated for the interior or exterior. The solarium portion of the subject building, where the majority of the rehabilitation work will occur, was constructed well after the period of significance. The other alterations will also allow the property to maintain its compatibility with the other structures in the district and the proposed deck will be minimally visible from the street.

(3) The alteration is compatible with and will ensure continued integrity of the landmark or

historic district for which the district was designated.

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

Location: The applicant is not proposing to change the non-contributing resource's location, thus the project will not impair the integrity of location.

Design: The overall design of the building will remain unchanged, save for a change to the roof pitch on the solarium. This change to roof pitch is necessary to provide for proper drainage and to correct previous issues with water leaking through the roof.

Setting: The proposed alterations to the exterior of the building will not impact the integrity of the setting for this property or other properties within the district.

Materials: The proposed work will not result in the loss of any historic material from the building that dates from the period of significance as the building was constructed after that time. The proposed materials are compatible with the existing structure and all new brick will match the existing brick.

Workmanship: The work proposed at this time will not have any impact on the structure's integrity of workmanship, as the modifications proposed will repair damage from a leaking roof, provide an entry deck and replace a non-historic entry door.

Feeling: The property is currently setback significantly from 2nd Street SE and the area between the building and the street has a courtyard space with a series of brick retaining walls. The proposed deck addition will be behind the courtyard space. As such, the project will not impair the property's integrity of feeling.

Association: The project will not impair the property's integrity of association. This is a non-contributing property in the Saint Anthony Falls Historic District as it was constructed after the period of significance.

(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 applicable design guidelines for this project are the *Saint Anthony Falls Historic District Design Guidelines*, which were adopted by the Heritage Preservation Commission on October 23, 2012. According to the adopted guidelines, non-contributing properties are subject to the guidelines for new infill development. The site is within the Hennepin and Central District character area. Applicable design guidelines for this project are evaluated below:

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 orientation of the building to the street and the location of the primary entrances into the solarium and the rest of the building will not change as part of the project.

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

9.17: Design a roof to be similar in form to those used traditionally in the character area.

Staff comment: The proposed project will alter the roof pitch on the solarium from a hip roof to a flat roof, consistent with the design guidelines.

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.*

Staff comment: All street-facing entrances will be maintained as part of the project. The applicant is proposing to replace entry doors in the solarium and install a new entry deck in front of the solarium to accommodate an internal grade change. One other entry door on the north side of the building will be replaced with an anodized aluminum entry system. The building is setback significantly from 2nd Street SE and no door swing conflicts will result from the proposed alterations.

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.*

Staff comment: The brick on the front of the solarium will be maintained and the proposed deck on the north side of the solarium will have a brick base to match the existing building.

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: All proposed materials will be durable in the Minneapolis climate. The proposed brick will age well and have the ability to withstand contact with the public without any detrimental impacts to the material.

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.*

Staff comment: The new glazing system proposed in the solarium will utilize a contemporary storefront design for this commercial use.

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 new anodized aluminum glazing system in the solarium will be durable.

(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.

As conditioned, the project will not materially impair the significance and integrity of the historic district as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties. The Secretary of the Interior Standards for Rehabilitation recommends the following: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.* The proposed alterations will remove and selectively replace deteriorated, non-historic building elements and the construction of the proposed deck will not impact the setting of the property.

(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 proposed work is consistent with the *Minneapolis Plan for Sustainable Growth*, the City's Comprehensive Plan. Comprehensive plan policy 8.1 states that the City will, "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture." The proposed work allows the property to be rehabilitated while respecting its historic significance.

Implementation Step 8.1.1 of the comprehensive plan indicates that the City shall protect historic resources from modifications that are not sensitive to their historic significance. As conditioned, the project will be sensitive to its historical character.

(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 project does not involve the destruction of the property. The features that are proposed for outright removal in lieu of rehabilitation or replacement are non-historic elements that have contributed to the building's loss of structural integrity over time. Repairs to the solarium will address water damage caused by water leaking through the existing roof. The proposed deck is necessary to accommodate an elevation change within the building as the solarium floor will be raised to the floor height of the adjacent historic building.

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) Adequate consideration of 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 statement of significance in the original nomination upon which the historic district was based, per the attached statement of findings. The structure is non-contributing in the district as it was constructed in 1981.

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

The scope of work in this application does not require site plan review under Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530. As proposed, the alterations would meet all other zoning code standards.

(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 proposed work falls under the scope of rehabilitation. The application, as conditioned, complies with the rehabilitation guidelines of *the Secretary of the Interior's Standards for the Treatment of Historic Properties*. The alterations proposed will extend the life of existing building materials and repair other building elements that have deteriorated over time.

CPED RECOMMENDATION

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the above findings and **approve** the Certificate of Appropriateness to allow alterations to the structure at 212 2nd Street SE, in the Saint Anthony Falls Historic District, subject to the following conditions:

1. Community Planning and Economic Development staff shall review and approve the final site plan, floor plans, and elevations prior to building permit issuance.
2. Glazing for all street-level windows shall be clear, un-tinted, non-reflective glass.
3. 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 approval 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 September 24, 2015.
4. 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.

Attachments:

- Project description and findings
- Neighborhood and City Council Letters
- Zoning Context Map
- Site Plan
- Floor Plans
- Elevations
- Window specifications
- Photos