

212 SE 2nd Street Event Center – Roof Deck
212 SE 2nd Street
Minneapolis, Minnesota 55414

HERITAGE PRESERVATION SPECIAL APPLICATION REQUIREMENTS

Statement of proposed use and description of the project:

The 212 SE 2nd Street Event Center is located at 212 SE 2nd Street in the St. Anthony Falls Historic District, just one block north of SE Main Street and St. Anthony Main. It is nestled between new condo construction and Winslow House, a high-rise condominium complex dating to 1980. The Event Center encompasses part of an historic brick building erected in 1900 and a solarium addition completed in the late 1970s/early 1980s, around the time Riverplace and Winslow House were constructed. An enclosed courtyard separates it from SE 2nd Street. The solarium and courtyard are considered as non-contributing elements within the district. Several other buildings in the St. Anthony Main complex, to the south of the 212 SE 2nd Street property, screen large portions of it from view at street level along Main Street.

The work proposed for 212 SE 2nd Street involves the construction of a roof deck above the 1900 historic brick building for catered events. The existing roof is comprised of two distinct sections. A flat roof covers the west section and is punctuated by a long, low penthouse containing clerestory windows near the south parapet. Part of the west section is screened by adjacent buildings to the south. Several large pieces of existing mechanical equipment are clustered at the transition between the two roof sections. The eastern section has a slightly higher parapet and is divided into two low-sloped gabled roofs. The eastern-most roof section also has a low penthouse with clerestory windows. The east half of the building is partially screened by several large deciduous trees to the north and by adjacent buildings to the east and south.

The roof deck will be primarily located on the western roof section. As part of the work, the existing penthouse will be removed to keep the new deck structure below existing parapets. A 10'-0" setback along the two primary building facades (west and north) minimizes the deck's visual impact from 2nd Street SE. In order to meet the occupant load capacity established by the enclosed event center space and to provide a clear travel path to the secondary means of egress, the deck extends up to the rear (south) parapet with no setback. While the south façade is visible from Main Street, other buildings located within the St. Anthony Main complex screen much of it from street view. A minimalist railing system comprised of thin metal bars and clear glazed panels will enclose the entire deck and is designed to be as transparent as possible. The deck itself consists of a raised concrete paver and drainage system over the new structural deck framing system.

Access to the roof deck will be provided by extending two existing interior stairwells up to the roof. A new elevator, located on the north side of the building inside the 1980s solarium, will provide handicap-accessible access to the roof from the event center. Two catering-related spaces, a service bar and a storage room with dumb-waiter access to the kitchen below, have been clustered near existing roof equipment at the intersection between the two roof sections to minimize visual disruption of the existing roof lines. Patrons will utilize restrooms within the event center in order to minimize the amount of rooftop construction. Metal- and brick-clad penthouses, similar in appearance to historic penthouses found on adjacent historic buildings, enclose all new roof penetrations.

- (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 new roof deck addition to the 212 SE 2nd Street Event Center will not materially impair the significance and integrity of the historic district, as evidenced by consistency with the *St. Anthony Falls Historic District Design Guidelines*.

Balconies and Roof decks (7.8 and 7.12): The roof deck and associated penthouses are designed to be visually subordinate to the historic building from public vantage points. Its overall visual impact as seen from the street has been minimized through the use of minimalist metal railing design; a 10'-0" minimum setback of railings and other support structures wherever possible, especially along the west and north primary facades; and the location of new construction toward the rear of the building and near existing rooftop infrastructure whenever feasible.

Parapets (8.42): No alterations are proposed to existing parapets.

Roofs (8.43-8.49): The original flat and gabled roof forms will be preserved. The new roof deck will have its own structural system above the flat roof. The existing roof materials are not historic, and will be patched in-kind at new roof penetrations. Rooftop devices associated with the new roof deck will be minimized (see 8.53 and 8.56 below). Existing rooftop mechanical equipment will be screened from view along the public way as part of the roof deck work.

Accessibility (8.50): As part of the Event Center, elevator access to the new roof deck is required as an ADA accessibility provision. In order to preserve historic character-defining features, such as exterior window openings, the elevator will be located adjacent to the historic building within the 1980s solarium addition.

Handrails (8.51-8.52): The proposed metal guard rails/railings are very simple in design in order to maximize transparency. They consist of thin, rectangular metal posts, clear glazed panels, and a thin metal top rail. The metal finish shall be a dark bronze.

Additions to Buildings (8.53): The only addition near the front of the historic building is a proposed elevator tower located within a 1980s addition to minimize its impact on historic character-defining features such as windows. The rooftop penthouse additions are designed to be subordinate to the historic structure, and will be clad in brick and metal similar to penthouses found nearby on the Soap Factory and other contributing historic buildings. Brick shall match the 1980s addition while seamed metal cladding will have a dark bronze finish. The proposed designs maintain existing building facades and architectural features. The removal of a clerestory penthouse is necessary to maintain as low a deck height as possible in relation to the existing parapet.

Additions to Buildings (8.56): The majority of roof deck features are set back from the primary building facades except where dictated by their connection to existing building features such as stairs and mechanical equipment. With the exception of the 15'-0" elevator penthouse (height includes necessary overrun for elevator serving), all new penthouses are 9'-6" in height above the existing parapet (12'-6" above the roof). The roof deck and penthouses preserve the perception of the historic scale of the building through the use of setbacks, thoughtful placement and massing of new penthouses, and transparent railing

Minneapolis Code of Ordinance, Title 23, Chapter 599, Heritage Preservation Regulations: This application complies with application procedure requirements (see attached documents and samples), including a public hearing request, and application fees.

Minneapolis Plan for Sustainable Growth, Section 8. Heritage Preservation: This application specifically relates to Policy 8.1: "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture." This proposed addition does not dramatically change the historic brick building's appearance or size, height, and massing within the district.

Power of the Falls: Renewing the Vision for St. Anthony Falls Heritage Zone: The alterations outlined in this application for the 212 SE 2nd Street Event Center are in keeping with the 10 Year Goals & Strategies outlined as follows:

- Goal 2: Build and broaden the audience – The Event Center uses its location as a marketing tool. The proposed roof deck enables the event center to reach out to a larger variety of audiences for catered events, thereby exposing guests to other amenities offered nearby in the St. Anthony Falls Heritage Zone, in addition to showcasing views of the Mississippi River and nearby historic buildings.
- Goal 7: Preserve and maintain the Heritage Zone's existing assets – The building owner and tenant want to expand the viability of the new event center by capturing views from an outdoor space atop the historic brick building roof. The new addition designs meet the historic district's design guidelines and Secretary of the Interior's Standards for the Treatment of Historic Properties.

Master Plan for the Marcy-Holmes Neighborhood:

- Chapter 7, Transportation and Parking: The 212 SE 2nd Street Event Center is responsible for maintaining 63 designated parking spaces in the parking lot located immediately across SE 2nd Street to lessen the parking load on neighborhood streets.
- Chapter 8, Character and Design: The proposed roof deck addition is to an existing structure located in the district. The addition maintains the massing, scale, and proportion of the existing building thereby preserving the neighborhood's character along SE 2nd Street. Existing building setbacks along Main Street further serve to minimize any negative impacts the roof deck may have to the district's character.
- Chapter 9, Historic Preservation: The proposed roof deck addition is sensitive to the historic industrial nature/character of the neighborhood, St. Anthony Falls Historic District, and commercial area located between Main Street SE and SE 2nd Street.

Findings addressing ALTERATIONS TO A PROPERTY WITHIN AN HISTORIC DISTRICT:

- (1) 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 roof deck addition outlined in the application findings is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on its period of significance. The addition will be contemporary in appearance yet is compatible with the historic brick building as well as nearby 1980s and contemporary buildings within the Hennepin and Central District (Character Area J) of the St. Anthony Falls Historic District. In addition, the roof deck and associated penthouses can be removed at a future date without causing harm to the historic building or district.

- (2) 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 new addition essentially maintains the existing historic brick building's presence and is akin to other compatible new/recent construction within the historic district. It is in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district. This Certificate of Appropriateness application adheres to the City of Minneapolis' Heritage Preservation Regulations outlined in Title 23 of the *Minneapolis Code of Ordinances* including the referenced *St. Anthony Falls Historic District Design Guidelines* and *The Secretary of the Interior's Standards for the Treatment of Historic Properties* relating to alterations and additions.

- (3) 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.

Approval of this certificate of appropriateness and proposed design 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. As mentioned in previous statements, the roof deck addition attempts to minimize its visual impact on the existing building by clustering penthouses out of view from the street as much as possible, utilizes setbacks on primary facades, locates new elevator construction in a non-contributing 1980s addition, applies compatible materials (seamed metal in a dark bronze finish and brick of a complementary color and size) to penthouse construction, and employs a very transparent railing system. In addition the deck itself is held as close to the existing roof as possible to minimize the height of new construction above the parapet walls. Finally, the new addition construction is reversible allowing the historic brick building to be fully restored to its historic appearance, including the clerestory penthouse, at a later date if desired by the owner or tenant.

MACDONALD & MACK ARCHITECTS

400 South Fourth Street Suite 712 Minneapolis MN 55415
P 612.341.4051 • F 612.337.5843 • www.mmarchltd.com
Stuart MacDonald, AIA Robert Mack, FAIA Todd Grover, AIA

November 4, 2013

COPY

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

To whom it may concern,

On behalf of Entourage Events Group, Inc. and with permission from the building owner, MacDonald and Mack Architects will be submitting an application for Certificate of Appropriateness to the Minneapolis Heritage Preservation Commission for a roof deck addition to the 212 SE 2nd Street Event Center. Roof deck designs were prepared by Cuningham Group Architecture, Inc.

The work proposed for 212 SE 2nd Street involves the construction of a roof deck above the 1900 historic brick building for catered events. It will be primarily located on the western half of the roof. As part of the work, an existing penthouse will be removed to keep the new deck structure below existing parapets. A 10'-0" setback along the two primary building facades (west and north) minimizes the deck's visual impact from 2nd Street SE. In order to meet the occupant load capacity established by the enclosed event center space and to provide a clear travel path to the secondary means of egress, the deck extends up to the rear (south) parapet with no setback. While the south façade is visible from Main Street, other buildings located within the St. Anthony Main complex screen much of it from street view. A minimalist railing system comprised of thin metal bars and clear glazed panels will enclose the entire deck and is designed to be as transparent as possible. The deck itself consists of a raised concrete paver and drainage system over the new structural deck framing system.

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The following guidelines were consulted for the proposed 212 SE 2nd Street roof deck designs:

- St. Anthony Falls Historic District Design Guidelines
- The Secretary of the Interior's Standards for the Treatment of Historic Properties
- Minneapolis Plan for Sustainable Growth

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November 4, 2013

COPY

Diane Hofstede
Ward 3, City Council Office
350 S. 5th Street, Room 307
Minneapolis, MN 55415

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621 Lilac Drive North
Minneapolis, MN 55422
Phone: (763) 545-9196
Fax: (763) 541-0056
www.clark-eng.com

November 27, 2013

Steve Hark
Entourage Events Group, LLC
2724 Edinbrook Terrace
Brooklyn Park, MN 55443

RE: St. Anthony Main Roof Top Deck
212 South East 2nd Street
Minneapolis, Minnesota
Clark Project #S13694

Dear Mr. Hark:

Clark Engineering Corporation (Clark) along with your Architect, Cuningham Group, reviewed the existing building at 212 South East 2nd Street, Minneapolis for the possibility of a proposed roof top deck.

The existing building construction is heavy timber. Timber columns, beams, and purlins. It was determined the best option for a roof top deck was to build a new deck structure above the existing roof structure of the building. This would allow for minimal disturbance of the existing roofing material and roof drainage. The proposed deck structure will be supported off of the existing building column.

Clark's Restoration Department will perform a review and analysis of the existing building structure to determine the capacity of the structural elements. Upon completion of the analysis it will be determined if additional reinforcements of the existing building structure are needed to support the proposed roof top deck. Clark will then design and detail the new deck framing and any reinforcements needed to comply with the 2006 International Building Code and the 2007 Minnesota State Building code. Clark will be working with Cuningham Group to determine structural member material selections to meet fire rating requirements.

Please let me know if you have any questions or concerns. I can be reached at 763-595-3110.

Sincerely,

Clark Engineering Corporation

Seth Sychala, P.E.
Project Manager
Associate

Minneapolis
Minnesota

Aberdeen
South Dakota

Sioux Falls
South Dakota

Watertown
South Dakota

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