

CPED STAFF REPORT

Prepared for the Heritage Planning Commission
Agenda Item #3
August 25, 2015
BZH-28750

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 101 1st Avenue N
Project Name: 101 1st Avenue N Townhomes
Prepared By: Kimberly Holien, Senior Planner, (612) 673-2402
Applicant: Shorenstein Realty Services
Project Contact: Carl Runck, Ryan Companies
Ward: 3
Neighborhood: North Loop
Request: To construct a residential structure with 13 attached townhome units in the Saint Anthony Falls Historic District.

Required Applications:

Certificate of Appropriateness	For the construction of a residential structure with 13 attached townhome units in the Saint Anthony Falls Historic District.
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HISTORIC PROPERTY INFORMATION

Current Name	Not applicable
Historic Name	Not applicable
Historic Address	101-129 1 st Avenue N
Original Construction Date	Not applicable
Original Architect	Not applicable
Original Builder	Not applicable
Original Engineer	Not applicable
Historic Use	Various establishments including a factory, an electrical shop, hotel, store and other commercial uses
Current Use	Surface parking lot
Proposed Use	A new residential structure with 13 attached townhome units.

Date Application Deemed Complete	July 6, 2015	Date Extension Letter Sent	August 3, 2015
End of 60-Day Decision Period	September 4, 2015	End of 120-Day Decision Period	November 3, 2015

CLASSIFICATION

Local Historic District	Saint Anthony Falls Historic District (Non-contributing property)
Period of Significance	1848-1941
Criteria of Significance	<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.
Date of Local Designation	1971
Date of National Register Listing	1971
Applicable Design Guidelines	<i>Saint Anthony Falls Historic District Guidelines (2012)</i>

SUMMARY

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. 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 subject site is located on the block bordered by Hennepin Avenue, 1st Street N, 1st Avenue N and 2nd Street N. The property comprises a narrow strip of land on the west side of the block. It is currently a surface parking lot and is a non-contributing property in the district. The applicant is also proposing a project on the east side of the block that is covered under a separate application. The subject block also contains a 6-story parking ramp and a three story brick building that is a contributing resource in the Minneapolis Warehouse Historic District.

Historically, the site contained a series of buildings that were demolished between 1930 and 1965. The site has since been used as a surface parking lot.

APPLICANT’S PROPOSAL. The applicant is proposing to construct a new residential building with 13 attached townhome units. The units will have individual entrances at grade fronting along 1st Avenue N. Each unit will have an attached garage accessed from a driveway on the back side of the building. The general layout of each unit includes an entryway and garage on the partially subterranean first level, living space, kitchen and bath on the 2nd floor and two bedrooms on the third floor. Each unit has a partial fourth floor that steps back to allow for roof decks facing west. The front of each unit will have a small landscaped area that is fenced to delineate between public and private space.

The property extends behind the three-story brick building at 133 1st Avenue N. This portion of the site will remain a driveway and surface parking stalls for the property at 133 1st Avenue N will remain.

PUBLIC COMMENTS. No correspondence had been received as of the drafting of this report. 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 a residential building with 13 attached townhome units, 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 proposed development is compatible with and supports the criteria of significance and period of significance for the Saint Anthony Falls Historic District. While the site is within the Saint Anthony Falls Historic District, there are no contributing properties in the district on this block. The subject site is adjacent to a three story brick building at the corner of 1st Avenue N and 2nd Street N that is a contributing resource in the Minneapolis Warehouse Historic District. The remainder of the block includes a 6-story parking ramp that was constructed in 1982 and a surface parking lot that is the site of the applicant's proposed mixed-use building. As proposed, the building will reinforce the street wall and provide walk-up residential units at a height that roughly matches the historic building at the corner. The overall building design is a contemporary take on the buildings that were traditionally found in the district. A full analysis of how the building meets the design guidelines is provided in Finding #4 below.

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

The proposed development is generally compatible with and supports the exterior designation of the Saint Anthony Falls Historic District. The proposed placement, massing and design of the building will be compatible with the *Saint Anthony Falls Historic District Design Guidelines* with the conditions of approval recommended by staff. Those conditions of approval detailed below.

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

This proposal will not impact integrity of location, setting, workmanship, feeling, or association of the Saint Anthony Falls Historic District. The buildings that were historically located along this block face were built up to the street. The proposed building will fill in a gap in the urban fabric by constructing a new building that also reinforces the street wall. The proposed design is generally compatible with the applicable design guidelines with conditions of approval recommended by staff, and will ensure continued integrity of the district. There are no contributing structures within the Saint Anthony Falls Historic District on this block, therefore the setting will only be improved with the construction of a new building that is consistent with the spirit and intent of the district. No historic properties or materials will be removed or impacted as part of this proposal. The building will be setback approximately 10.5 feet from the historic building at the corner, at 133 1st Avenue N. The setback will ensure that the neighboring building will not be impacted by the construction of the project.

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.

The guidelines have specific recommendations for new construction in addition to general recommendations for various building elements. The site is within the Warehouse District character area. Applicable design guidelines for this project are evaluated below:

Building Equipment

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: Mechanical louvers are not proposed on the primary elevations.

Balconies and Roof Decks

7.11 A new balcony should be simple in design so as not to detract from the historic character.

- a. The balcony should appear mostly transparent.
- b. Simple metal work is most appropriate on commercial/ mixed-use buildings.

7.12 Minimize the visual impact of a roof deck as seen from the street.

- a. 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.
- b. A roof deck on a single family residential building should be located to the rear.

Staff comment: The building is new construction with contemporary architecture and roof decks proposed on the fourth floor. The applicant is proposing prefinished metal railings along the edge of the roof across the entire front of the building. Staff recommends that the design of the railings be more transparent to reduce their visibility and simplify the façade.

New Infill Development

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.)
- b. Maintain the established sequence of public-to-private spaces in residential neighborhoods.
- c. Provide a walkway that leads from the sidewalk to a porch or portico, and then to the residential entry.

Staff comment: The building at 133 1st Avenue N is located up to the corner and oriented to 2nd Street N. The proposed townhomes will be setback approximately 5.5 feet from the front property line. While not in exact alignment with the neighboring building, the proposed building placement will create a uniform street wall for the rest of this block face. The fourth floor of the building steps back 8.5 feet from the front of the building. Each unit will have a small, private patio at ground level between the building and the public sidewalk. Each unit entrance will have a walkway connecting it to the public sidewalk.

9.2 Respect alignment patterns associated with historic infrastructure.

- a. Locate a new building to retain historic rail corridors.

Staff comment: Not applicable.

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: Each unit has a primary entrance facing 1st Avenue N. Each entrance is emphasized with glass, a color change and a building projection above.

Architectural Character and Detail

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.

Staff comment: The site is in the Warehouse District Character Area and only has one building to relate to in terms of context. There is one historic building on the block at 133 1st Avenue N that is a contributing property in the Minneapolis Warehouse Historic District. The block abuts the Federal Reserve property to the north and new the building at 222 Hennepin Avenue to the south. Properties across the street to the west are contributing resources in the Minneapolis Warehouse Historic District. There is no alley on this block. The guidance in this character area states that “new residential infill in the North Loop on the former rail yard between North 1st and North 2nd Streets has a strong orientation to the street, with front doors and patios fronting on the sidewalks. These establish a distinctive rhythm of buildings and entrances. Buildings are generally set back a short distance from the street, with small yards in front.” The walk-up townhomes have individual entrances facing the street with patios fronting on the sidewalk, consistent with this character-area recommendation.

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.

Staff comment: The site is in the Warehouse District Character Area. In this character area first floors are generally of similar heights and brick is the predominate material. Many of the historic warehouse buildings have at least one entry onto a local street, with service and delivery located in a rear alley. There is a general consistency to the commercial facades, in their fenestration, cornice lines and materials, while variety occurs in details associated with individual architectural styles. The result is a relatively cohesive street wall. The overall design of the building is contemporary with a cohesive street wall in the nearly block-long building. Each floor is approximately 10 feet in height with additional height at the corners. The applicant is proposing brick on the first floor to be compatible with the character area. The center of each unit projects approximately one-foot from the building wall over the entry doors on the second and third floors with bands of metal panel

between the windows. The second and third floors are stucco and the fourth floor is proposed to be fiber cement. Staff is recommending that the fiber cement be replaced with the metal panel proposed as an accent material on floors two and three. The windows are contemporary fiberglass.

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. Incorporate contemporary details to create interest while expressing a new, compatible design.

Staff comment: The proposed building is unique and contemporary and will not convey a false sense of history.

9.7 Incorporate traditional facade articulation techniques in a new design.

- a. Use these methods:

- A tall first floor
- Vertically proportioned upper story windows
- Window sills and frames that provide detail
- Horizontal expression elements, such as canopies, moldings and cornices
- Vertical expression features, such as columns and pilasters
- A similar ratio of solid wall to window area

Staff comment: The first floor of the building is 10 feet in height. While this is not necessarily tall, the building is entirely residential and the height of the first floor is appropriate given the use. Windows are vertically proportioned and have a full brick reveal on the first floor to provide depth and detail. The façade is articulated with a projection in the center of each unit, as noted above. Horizontal expression elements are proposed, including the metal bands between the windows on the second and third floors and the continuous material for the majority of the fourth floor. Vertical expression is provided with windows that span from the first floor to the second floor in each unit. The units have a similar ratio of solid wall to window area.

Building Mass, Scale and Height

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.

Staff comment: The context for the proposed project is the corner building at 133 1st Avenue N. Said building is three stories in height. The proposed townhomes will be four stories with the overall height roughly matching the historic building at the corner. The fourth floor steps back approximately 8.5 feet from the front building wall to diminish its visibility from the street.

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.

Staff comment: The recommended height for this character area is a maximum of six stories. The design guidelines also state that mid-rise and low-rise building heights are most appropriate. Mid-rise is considered 7-9 stories while low-rise is considered 4-6 stories. The proposed building will be four stories in height. The height relates to the brick building at the 133 1st Street N and the buildings across the street in the Minneapolis Warehouse Historic District. The proposed height is consistent with the recommendations for the character area.

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. Recessed articulations should reflect the depth of traditional openings. Floor-to-floor heights should appear similar to those of traditional buildings.

Staff comment: The building at 133 1st Avenue N is three stories in height. The buildings to the west, across 1st Avenue N, are in the Minneapolis Warehouse Historic district and are predominantly three to four stories in height. The four-story townhomes proposed are compatible with the heights of adjacent properties. The fourth floor of the building steps back approximately 8.5 feet to minimize the effects on the slightly smaller historic structure to the south.

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.

Staff comment: The building is articulated into separate modules with material changes and projections in the center of each unit. The north and south ends of the building step up on the fourth floor to vary the height of this long structure.

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.

Staff comment: The proposed townhome development is articulated into individual units each approximately 23 feet in width. The character area does not have specific guidance for building width and the brick building on the adjacent site at 133 1st Avenue N provides the only context on the block at 25 feet in width. The articulation techniques implemented by the applicant include material changes and projections. These techniques are expressed consistently across the front of the building. As noted above, staff is recommending that the same metal panel proposed as an accent material on the front elevation be used on the fourth floor to simplify the material palette as called for in the design guidelines. Staff is also recommending that the fiber cement on the back side of the building be replaced with the stucco that is proposed on the other three elevations.

9.13 A block-long building facade is inappropriate.

- a. A block-long building width will be considered if the facade reads as separate building modules.

Staff comment: The building is articulated into separate modules with material changes and projections in the center of each unit.

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. Consider dividing a block long facade into sub-components that read as several discrete modules that are consistent with traditional building widths in the context. A block-long building width will be considered if the facade reads as separate building modules. Please note that this may be appropriate in some areas and not in others.

Staff comment: The proposed building is not a commercial or mixed-use building. However, it is designed to have a base, middle and cap.

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 massing of the building articulates each unit into a separate module to establish a sense of scale similar to historic buildings in the district. Horizontal articulation techniques are used, including horizontal banding between the floors and a continuous material on most of the fourth floor to create one, long, horizontal band. The building is designed to have a relatively flat surface.

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 building will have a flat roof.

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.

Staff comment: Each unit has a separate entrance facing 1st Avenue N. The units are setback approximately 5.5 feet from the front property line which will keep the door swing off the public sidewalk.

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 residential entrances are clearly defined with glass, a color change, and a building projection above.

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.

Staff comment: On the front (west) elevation, the first floor of the building will be dark brown brick with a traditional modular dimension. The second and third floors will be white stucco with dusty charcoal metal panel in horizontal bands between the center windows. With the exception of the corner units, which are stucco, the recessed fourth floor will be charcoal gray fiber cement. The applicant is proposing three primary exterior materials and the design guidelines call for one primary and one accent materials. Additionally, the fiber cement is not called out as a permitted material. As a condition of approval, staff recommends that the fourth floor utilize the same metal panel that is proposed as an accent material on the second and third floors in lieu of fiber cement on the fourth floor. Reducing the number of materials and eliminating the fiber cement will be more consistent with the design guidelines.

The north and south ends of the building will be brick on the first floor and white stucco on the upper floors to match the front of the building. Please note that the staff review of the site plan review application will include a condition of approval for additional windows on the south elevation to break up blank walls and meet the minimum window requirements.

On the rear (east) elevation, facing the driveway, the applicant is proposing black burnished block on the first floor, white fiber cement panel on the second and third floors and charcoal gray fiber cement on the fourth floor. The north and south ends of this elevation will be dark brown brick on the first floor and white stucco on the upper floors to match the other elevations. While this is not a primary façade, it will be visible from 1st Street N due to the 22 foot driveway between the proposed building and the parking ramp. As such, staff recommends that the white fiber cement panel be replaced with white stucco to match the other elevations and the burnished block be dark brown instead of midnight black to match the brick. Staff further recommends that the gray fiber cement panel be replaced with the same metal panel proposed on the front of the building.

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.

Staff comment: The overall design of the building is contemporary and contemporary materials are proposed. As noted above, the applicant is proposing three primary materials on the front elevation and introducing two additional materials on the rear elevation. Additionally, fiber cement panel is proposed and said material does not have exemplary detailing as called for in the design guidelines. As a condition of approval, staff recommends that the fourth floor utilize the same metal panel that is proposed as an accent material on the second and third floors on the front elevation. Staff is also recommending that the white fiber cement on the back side of the building be replaced with white stucco and the burnished block match the color of the proposed brick on the rear elevation. Staff further recommends that the gray fiber cement panel on the rear elevation be replaced with the same metal panel proposed on the front of the 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: With the conditions of approval recommended above, all of the materials will be durable, climate-sensitive and appropriate for the public realm.

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.

Staff comment: Not applicable.

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:
 - Vertically proportioned, single or sets of windows, “punched” into a more solid wall surface, and evenly spaced along upper floors
 - Window sills or headers that align
 - 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.

Staff comment: Windows are vertically proportioned and evenly spaced. Each of the end units has one extra window on the second floor that breaks the rhythm. The tops of the windows are in alignment horizontally across the building.

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 applicant is proposing fiberglass windows in sandstone on the first floor and black on the upper floors. While not specifically called out as an appropriate material, fiberglass is a durable material.

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 construction of a new building on a surface parking lot in the Saint Anthony Falls Historic District will not materially impact the significance or integrity of the district, with the conditions of approval recommended by staff. There are no historic structures on the site and therefore, only the following of the Secretary of the Interior's Standards for the Treatment of Historic Properties are applicable to this project:

1. 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.
2. 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.

The proposed building will be easily distinguishable from historic properties in the district yet compatible with the massing, size, scale and materials of contributing properties, including the adjacent property at 133 1st Avenue N. The new building will not impact the environment of the district in such a way that it would have lasting effects if the building were to be removed.

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 development will conform to all applicable regulations of this preservation ordinance and would be consistent with the following policies of the comprehensive plan:

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 8.5: Recognize and preserve the important influence of landscape on the cultural identity of Minneapolis.

- 8.5.1 Identify and protect important historic and cultural landscapes.

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 application does not include destruction of property. The site is currently a surface parking lot with no existing 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 Saint Anthony Falls Historic District was based. The proposed development will be compatible with the *Saint Anthony Falls Historic District Design Guidelines* with the conditions of approval recommended by staff.

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. The building is generally consistent with the requirements of Chapter 530. Thus far, alternative compliance has been identified to allow blank walls in excess of 25 feet on the south elevation and the rear (east elevation) and the window requirements on the south and north elevations. As noted above, the staff review of the site plan review application will include a condition of approval for additional windows on the south and north elevations to break up blank walls and meet the minimum window requirements. 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 proposed development will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for new construction.

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 proposed development 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 the Saint Anthony Falls Historic District. There are no contributing properties in the district on this subject block. The building to the south at 133 1st Avenue N is a contributing structure in the Minneapolis Warehouse Historic District. The proposed building will have no impact on the significance or integrity of that structure. The proposed development will be compatible with the *Saint Anthony Falls Historic District Design Guidelines* with the conditions of approval recommended by staff.

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 spirit and intent of the City of Minneapolis' Heritage Preservation Regulations is to preserve historically significant buildings, structures, sites, objects, districts, and cultural landscapes of the community while permitting appropriate changes to be made to these properties. 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. As previously stated, there are no contributing buildings in the Saint Anthony Falls Historic District on this block.

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 certificate of appropriateness to allow the construction of the proposed residential building with 13 attached townhomes will not be injurious to the significance and integrity of other resources in the district nor will it impede the normal and orderly preservation of surrounding resources. There are no contributing resources in the district on this block and no resources will be directly impacted by the construction of the building.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Carl Runck of Ryan Companies for the property located at 101 1st Avenue N:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow the construction of a new residential structure with 13 attached townhomes, 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 August 11, 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. The railings on the fourth floor shall be modified to be more transparent, consistent with the *Saint Anthony Falls Historic District Design Guidelines*.
4. The fiber cement on the fourth floor of the front (west) elevation shall be replaced with the same metal panel that is proposed as an accent material on the second and third floors on the front elevation to reduce the number of materials and simplify the façade in compliance with the *Saint Anthony Falls Design Guidelines*.
5. The white fiber cement on the rear (east) elevation shall be replaced with white stucco, in compliance with the *Saint Anthony Falls Design Guidelines*.
6. The gray fiber cement panel on the rear (east) elevation shall be replaced with the same metal panel proposed on the front of the building to reduce the number of materials and simplify the façade in compliance with the *Saint Anthony Falls Design Guidelines*.
7. The burnished block on the first floor of the rear (east) elevation shall match the color of the proposed brick on the rear elevation to simplify the façade in compliance with the *Saint Anthony Falls Design Guidelines*.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Plans
4. Building elevations
5. Renderings
6. Shadow study
7. Photos
8. Correspondence

CPED STAFF REPORT

Prepared for the Heritage Planning Commission
Agenda Item #6
August 11, 2015
BZH-28750

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 101 1st Avenue N
Project Name: 101 1st Avenue N Townhomes
Prepared By: Kimberly Holien, Senior Planner, (612) 673-2402
Applicant: Shorenstein Realty Services
Project Contact: Carl Runck, Ryan Companies
Ward: 3
Neighborhood: North Loop
Request: To construct a residential structure with 13 attached townhome units in the Saint Anthony Falls Historic District.

Required Applications:

Certificate of Appropriateness	For the construction of a residential structure with 13 attached townhome units in the Saint Anthony Falls Historic District.
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HISTORIC PROPERTY INFORMATION

Current Name	Not applicable
Historic Name	Not applicable
Historic Address	101-129 1 st Avenue N
Original Construction Date	Not applicable
Original Architect	Not applicable
Original Builder	Not applicable
Original Engineer	Not applicable
Historic Use	Various establishments including a factory, an electrical shop, hotel, store and other commercial uses
Current Use	Surface parking lot
Proposed Use	A new residential structure with 13 attached townhome units.

Date Application Deemed Complete	July 6, 2015	Date Extension Letter Sent	August 3, 2015
End of 60-Day Decision Period	September 4, 2015	End of 120-Day Decision Period	November 3, 2015

CLASSIFICATION

Local Historic District	Saint Anthony Falls Historic District (Non-contributing property)
Period of Significance	1848-1941
Criteria of Significance	<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.
Date of Local Designation	1971
Date of National Register Listing	1971
Applicable Design Guidelines	<i>Saint Anthony Falls Historic District Guidelines (2012)</i>

SUMMARY

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. 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 subject site is located on the block bordered by Hennepin Avenue, 1st Street N, 1st Avenue N and 2nd Street N. The property comprises a narrow strip of land on the west side of the block. It is currently a surface parking lot and is a non-contributing property in the district. The applicant is also proposing a project on the east side of the block that is covered under a separate application. The subject block also contains a 6-story parking ramp and a three story brick building that is a contributing resource in the Minneapolis Warehouse Historic District.

Historically, the site contained a series of buildings that were demolished between 1930 and 1965. The site has since been used as a surface parking lot.

APPLICANT’S PROPOSAL. The applicant is proposing to construct a new residential building with 13 attached townhome units. The units will have individual entrances at grade fronting along 1st Avenue N. Each unit will have an attached garage accessed from a driveway on the back side of the building. The general layout of each unit includes an entryway and garage on the partially subterranean first level, living space, kitchen and bath on the 2nd floor and two bedrooms on the third floor. Each unit has a partial fourth floor that steps back to allow for roof decks facing west. The front of each unit will have a small landscaped area that is fenced to delineate between public and private space.

The property extends behind the three-story brick building at 133 1st Avenue N. This portion of the site will remain a driveway and surface parking stalls for the property at 133 1st Avenue N will remain.

PUBLIC COMMENTS. No correspondence had been received as of the drafting of this report. 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 a residential building with 13 attached townhome units, 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 proposed development is compatible with and supports the criteria of significance and period of significance for the Saint Anthony Falls Historic District. While the site is within the Saint Anthony Falls Historic District, there are no contributing properties in the district on this block. The subject site is adjacent to a three story brick building at the corner of 1st Avenue N and 2nd Street N that is a contributing resource in the Minneapolis Warehouse Historic District. The remainder of the block includes a 6-story parking ramp that was constructed in 1982 and a surface parking lot that is the site of the applicant's proposed mixed-use building. As proposed, the building will reinforce the street wall and provide walk-up residential units at a height that roughly matches the historic building at the corner. The overall building design is a contemporary take on the buildings that were traditionally found in the district. A full analysis of how the building meets the design guidelines is provided in Finding #4 below.

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

The proposed development is generally compatible with and supports the exterior designation of the Saint Anthony Falls Historic District. The proposed placement, massing and design of the building will be compatible with the *Saint Anthony Falls Historic District Design Guidelines* with the conditions of approval recommended by staff. Those conditions of approval detailed below.

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

This proposal will not impact integrity of location, setting, workmanship, feeling, or association of the Saint Anthony Falls Historic District. The buildings that were historically located along this block face were built up to the street. The proposed building will fill in a gap in the urban fabric by constructing a new building that also reinforces the street wall. The proposed design is generally compatible with the applicable design guidelines with conditions of approval recommended by staff, and will ensure continued integrity of the district. There are no contributing structures within the Saint Anthony Falls Historic District on this block, therefore the setting will only be improved with the construction of a new building that is consistent with the spirit and intent of the district. No historic properties or materials will be removed or impacted as part of this proposal. The building will be setback approximately 10.5 feet from the historic building at the corner, at 133 1st Avenue N. The setback will ensure that the neighboring building will not be impacted by the construction of the project.

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.

The guidelines have specific recommendations for new construction in addition to general recommendations for various building elements. The site is within the Warehouse District character area. Applicable design guidelines for this project are evaluated below:

Building Equipment

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: Mechanical louvers are not proposed on the primary elevations.

Balconies and Roof Decks

7.11 A new balcony should be simple in design so as not to detract from the historic character.

- a. The balcony should appear mostly transparent.
- b. Simple metal work is most appropriate on commercial/ mixed-use buildings.

7.12 Minimize the visual impact of a roof deck as seen from the street.

- a. 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.
- b. A roof deck on a single family residential building should be located to the rear.

Staff comment: The building is new construction with contemporary architecture and roof decks proposed on the fourth floor. The applicant is proposing prefinished metal railings along the edge of the roof across the entire front of the building. Staff recommends that the design of the railings be more transparent to reduce their visibility and simplify the façade.

New Infill Development

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.)
- b. Maintain the established sequence of public-to-private spaces in residential neighborhoods.
- c. Provide a walkway that leads from the sidewalk to a porch or portico, and then to the residential entry.

Staff comment: The building at 133 1st Avenue N is located up to the corner and oriented to 2nd Street N. The proposed townhomes will be setback approximately 5.5 feet from the front property line. While not in exact alignment with the neighboring building, the proposed building placement will create a uniform street wall for the rest of this block face. The fourth floor of the building steps back 8.5 feet from the front of the building. Each unit will have a small, private patio at ground level between the building and the public sidewalk. Each unit entrance will have a walkway connecting it to the public sidewalk.

9.2 Respect alignment patterns associated with historic infrastructure.

- a. Locate a new building to retain historic rail corridors.

Staff comment: Not applicable.

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: Each unit has a primary entrance facing 1st Avenue N. Each entrance is emphasized with glass, a color change and a building projection above.

Architectural Character and Detail

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.

Staff comment: The site is in the Warehouse District Character Area and only has one building to relate to in terms of context. There is one historic building on the block at 133 1st Avenue N that is a contributing property in the Minneapolis Warehouse Historic District. The block abuts the Federal Reserve property to the north and new the building at 222 Hennepin Avenue to the south. Properties across the street to the west are contributing resources in the Minneapolis Warehouse Historic District. There is no alley on this block. The guidance in this character area states that “new residential infill in the North Loop on the former rail yard between North 1st and North 2nd Streets has a strong orientation to the street, with front doors and patios fronting on the sidewalks. These establish a distinctive rhythm of buildings and entrances. Buildings are generally set back a short distance from the street, with small yards in front.” The walk-up townhomes have individual entrances facing the street with patios fronting on the sidewalk, consistent with this character-area recommendation.

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.

Staff comment: The site is in the Warehouse District Character Area. In this character area first floors are generally of similar heights and brick is the predominate material. Many of the historic warehouse buildings have at least one entry onto a local street, with service and delivery located in a rear alley. There is a general consistency to the commercial facades, in their fenestration, cornice lines and materials, while variety occurs in details associated with individual architectural styles. The result is a relatively cohesive street wall. The overall design of the building is contemporary with a cohesive street wall in the nearly block-long building. Each floor is approximately 10 feet in height with additional height at the corners. The applicant is proposing brick on the first floor to be compatible with the character area. The center of each unit projects approximately one-foot from the building wall over the entry doors on the second and third floors with bands of metal panel

between the windows. The second and third floors are stucco and the fourth floor is proposed to be fiber cement. Staff is recommending that the fiber cement be replaced with the metal panel proposed as an accent material on floors two and three. The windows are contemporary fiberglass.

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. Incorporate contemporary details to create interest while expressing a new, compatible design.

Staff comment: The proposed building is unique and contemporary and will not convey a false sense of history.

9.7 Incorporate traditional facade articulation techniques in a new design.

- a. Use these methods:

- A tall first floor
- Vertically proportioned upper story windows
- Window sills and frames that provide detail
- Horizontal expression elements, such as canopies, moldings and cornices
- Vertical expression features, such as columns and pilasters
- A similar ratio of solid wall to window area

Staff comment: The first floor of the building is 10 feet in height. While this is not necessarily tall, the building is entirely residential and the height of the first floor is appropriate given the use. Windows are vertically proportioned and have a full brick reveal on the first floor to provide depth and detail. The façade is articulated with a projection in the center of each unit, as noted above. Horizontal expression elements are proposed, including the metal bands between the windows on the second and third floors and the continuous material for the majority of the fourth floor. Vertical expression is provided with windows that span from the first floor to the second floor in each unit. The units have a similar ratio of solid wall to window area.

Building Mass, Scale and Height

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.

Staff comment: The context for the proposed project is the corner building at 133 1st Avenue N. Said building is three stories in height. The proposed townhomes will be four stories with the overall height roughly matching the historic building at the corner. The fourth floor steps back approximately 8.5 feet from the front building wall to diminish its visibility from the street.

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.

Staff comment: The recommended height for this character area is a maximum of six stories. The design guidelines also state that mid-rise and low-rise building heights are most appropriate. Mid-rise is considered 7-9 stories while low-rise is considered 4-6 stories. The proposed building will be four stories in height. The height relates to the brick building at the 133 1st Street N and the buildings across the street in the Minneapolis Warehouse Historic District. The proposed height is consistent with the recommendations for the character area.

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. Recessed articulations should reflect the depth of traditional openings. Floor-to-floor heights should appear similar to those of traditional buildings.

Staff comment: The building at 133 1st Avenue N is three stories in height. The buildings to the west, across 1st Avenue N, are in the Minneapolis Warehouse Historic district and are predominantly three to four stories in height. The four-story townhomes proposed are compatible with the heights of adjacent properties. The fourth floor of the building steps back approximately 8.5 feet to minimize the effects on the slightly smaller historic structure to the south.

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.

Staff comment: The building is articulated into separate modules with material changes and projections in the center of each unit. The north and south ends of the building step up on the fourth floor to vary the height of this long structure.

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.

Staff comment: The proposed townhome development is articulated into individual units each approximately 23 feet in width. The character area does not have specific guidance for building width and the brick building on the adjacent site at 133 1st Avenue N provides the only context on the block at 25 feet in width. The articulation techniques implemented by the applicant include material changes and projections. These techniques are expressed consistently across the front of the building. As noted above, staff is recommending that the same metal panel proposed as an accent material on the front elevation be used on the fourth floor to simplify the material palette as called for in the design guidelines. Staff is also recommending that the fiber cement on the back side of the building be replaced with the stucco that is proposed on the other three elevations.

9.13 A block-long building facade is inappropriate.

- a. A block-long building width will be considered if the facade reads as separate building modules.

Staff comment: The building is articulated into separate modules with material changes and projections in the center of each unit.

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. Consider dividing a block long facade into sub-components that read as several discrete modules that are consistent with traditional building widths in the context. A block-long building width will be considered if the facade reads as separate building modules. Please note that this may be appropriate in some areas and not in others.

Staff comment: The proposed building is not a commercial or mixed-use building. However, it is designed to have a base, middle and cap.

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 massing of the building articulates each unit into a separate module to establish a sense of scale similar to historic buildings in the district. Horizontal articulation techniques are used, including horizontal banding between the floors and a continuous material on most of the fourth floor to create one, long, horizontal band. The building is designed to have a relatively flat surface.

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 building will have a flat roof.

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.

Staff comment: Each unit has a separate entrance facing 1st Avenue N. The units are setback approximately 5.5 feet from the front property line which will keep the door swing off the public sidewalk.

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 residential entrances are clearly defined with glass, a color change, and a building projection above.

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.

Staff comment: On the front (west) elevation, the first floor of the building will be dark brown brick with a traditional modular dimension. The second and third floors will be white stucco with dusty charcoal metal panel in horizontal bands between the center windows. With the exception of the corner units, which are stucco, the recessed fourth floor will be charcoal gray fiber cement. The applicant is proposing three primary exterior materials and the design guidelines call for one primary and one accent materials. Additionally, the fiber cement is not called out as a permitted material. As a condition of approval, staff recommends that the fourth floor utilize the same metal panel that is proposed as an accent material on the second and third floors in lieu of fiber cement on the fourth floor. Reducing the number of materials and eliminating the fiber cement will be more consistent with the design guidelines.

The north and south ends of the building will be brick on the first floor and white stucco on the upper floors to match the front of the building. Please note that the staff review of the site plan review application will include a condition of approval for additional windows on the south elevation to break up blank walls and meet the minimum window requirements.

On the rear (east) elevation, facing the driveway, the applicant is proposing black burnished block on the first floor, white fiber cement panel on the second and third floors and charcoal gray fiber cement on the fourth floor. The north and south ends of this elevation will be dark brown brick on the first floor and white stucco on the upper floors to match the other elevations. While this is not a primary façade, it will be visible from 1st Street N due to the 22 foot driveway between the proposed building and the parking ramp. As such, staff recommends that the white fiber cement panel be replaced with white stucco to match the other elevations and the burnished block be dark brown instead of midnight black to match the brick. Staff further recommends that the gray fiber cement panel be replaced with the same metal panel proposed on the front of the building.

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.

Staff comment: The overall design of the building is contemporary and contemporary materials are proposed. As noted above, the applicant is proposing three primary materials on the front elevation and introducing two additional materials on the rear elevation. Additionally, fiber cement panel is proposed and said material does not have exemplary detailing as called for in the design guidelines. As a condition of approval, staff recommends that the fourth floor utilize the same metal panel that is proposed as an accent material on the second and third floors on the front elevation. Staff is also recommending that the white fiber cement on the back side of the building be replaced with white stucco and the burnished block match the color of the proposed brick on the rear elevation. Staff further recommends that the gray fiber cement panel on the rear elevation be replaced with the same metal panel proposed on the front of the 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: With the conditions of approval recommended above, all of the materials will be durable, climate-sensitive and appropriate for the public realm.

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.

Staff comment: Not applicable.

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:
 - Vertically proportioned, single or sets of windows, “punched” into a more solid wall surface, and evenly spaced along upper floors
 - Window sills or headers that align
 - 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.

Staff comment: Windows are vertically proportioned and evenly spaced. Each of the end units has one extra window on the second floor that breaks the rhythm. The tops of the windows are in alignment horizontally across the building.

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 applicant is proposing fiberglass windows in sandstone on the first floor and black on the upper floors. While not specifically called out as an appropriate material, fiberglass is a durable material.

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 construction of a new building on a surface parking lot in the Saint Anthony Falls Historic District will not materially impact the significance or integrity of the district, with the conditions of approval recommended by staff. There are no historic structures on the site and therefore, only the following of the Secretary of the Interior's Standards for the Treatment of Historic Properties are applicable to this project:

1. 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.
2. 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.

The proposed building will be easily distinguishable from historic properties in the district yet compatible with the massing, size, scale and materials of contributing properties, including the adjacent property at 133 1st Avenue N. The new building will not impact the environment of the district in such a way that it would have lasting effects if the building were to be removed.

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 development will conform to all applicable regulations of this preservation ordinance and would be consistent with the following policies of the comprehensive plan:

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 8.5: Recognize and preserve the important influence of landscape on the cultural identity of Minneapolis.

- 8.5.1 Identify and protect important historic and cultural landscapes.

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 application does not include destruction of property. The site is currently a surface parking lot with no existing 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 Saint Anthony Falls Historic District was based. The proposed development will be compatible with the *Saint Anthony Falls Historic District Design Guidelines* with the conditions of approval recommended by staff.

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. The building is generally consistent with the requirements of Chapter 530. Thus far, alternative compliance has been identified to allow blank walls in excess of 25 feet on the south elevation and the rear (east elevation) and the window requirements on the south and north elevations. As noted above, the staff review of the site plan review application will include a condition of approval for additional windows on the south and north elevations to break up blank walls and meet the minimum window requirements. 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 proposed development will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for new construction.

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 proposed development 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 the Saint Anthony Falls Historic District. There are no contributing properties in the district on this subject block. The building to the south at 133 1st Avenue N is a contributing structure in the Minneapolis Warehouse Historic District. The proposed building will have no impact on the significance or integrity of that structure. The proposed development will be compatible with the *Saint Anthony Falls Historic District Design Guidelines* with the conditions of approval recommended by staff.

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 spirit and intent of the City of Minneapolis' Heritage Preservation Regulations is to preserve historically significant buildings, structures, sites, objects, districts, and cultural landscapes of the community while permitting appropriate changes to be made to these properties. 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. As previously stated, there are no contributing buildings in the Saint Anthony Falls Historic District on this block.

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 certificate of appropriateness to allow the construction of the proposed residential building with 13 attached townhomes will not be injurious to the significance and integrity of other resources in the district nor will it impede the normal and orderly preservation of surrounding resources. There are no contributing resources in the district on this block and no resources will be directly impacted by the construction of the building.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Carl Runck of Ryan Companies for the property located at 101 1st Avenue N:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow the construction of a new residential structure with 13 attached townhomes, 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 August 11, 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. The railings on the fourth floor shall be modified to be more transparent, consistent with the *Saint Anthony Falls Historic District Design Guidelines*.
4. The fiber cement on the fourth floor of the front (west) elevation shall be replaced with the same metal panel that is proposed as an accent material on the second and third floors on the front elevation to reduce the number of materials and simplify the façade in compliance with the *Saint Anthony Falls Design Guidelines*.
5. The white fiber cement on the rear (east) elevation shall be replaced with white stucco, in compliance with the *Saint Anthony Falls Design Guidelines*.
6. The gray fiber cement panel on the rear (east) elevation shall be replaced with the same metal panel proposed on the front of the building to reduce the number of materials and simplify the façade in compliance with the *Saint Anthony Falls Design Guidelines*.
7. The burnished block on the first floor of the rear (east) elevation shall match the color of the proposed brick on the rear elevation to simplify the façade in compliance with the *Saint Anthony Falls Design Guidelines*.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Plans
4. Building elevations
5. Renderings
6. Shadow study
7. Photos
8. Correspondence

HPC CERTIFICATE OF APPROPRIATENESS

1st Avenue Townhomes

June 23, 2015 (Rev. July, 23, 2015), (Rev. August 10, 2015)

Project Description:

The proposed project includes parcels on the east and west sides of an existing six-story parking ramp that are being submitted as separate applications. The parcel at 100 Hennepin Avenue comprises the entire block face along Hennepin Avenue between 1st Street N and 2nd Street N. The parcel at 101 1st Avenue N is a narrow strip of land on the west side of the ramp. Both parcels are currently used as surface parking. Both project sites are located in the St. Anthony Falls Historic District. The historic designation of the St. Anthony Falls Historic District focuses on the urbanization of the Falls with a period of significance between 1858 and 1941.

The mixed-use project includes an eight-story building fronting along Hennepin Avenue with two ground floor commercial tenants and 161 dwelling units. The building actually functions as six stories plus a mezzanine but is considered eight stories per the zoning code definition of height. There are 49 enclosed parking stalls proposed at grade and the rest of the residential parking will be accommodated in the adjacent parking ramp. The first floor of the building has walk-up loft-style townhome units along Hennepin Avenue and 2nd Street N and a commercial tenant at each corner. The loft townhome units have awnings above the entrances which open to patio areas. Narrow landscaped areas are provided between the building and the public sidewalk. The residential lobby is located near the center of the Hennepin Avenue façade with the entrance facing Hennepin Ave. The retail tenant at this corner is also oriented toward Hennepin Ave. Above the first floor the building is divided into three sections or modules that read as separate buildings. Two rooftop amenity courtyards are proposed between these sections. The ground floor of the building will be primarily brick and glass. Above the first floor each of the modules has 3 stories of brick with the top two stories having vertically oriented metal panel and a cornice element. The northernmost and southernmost sections contain penthouse units with mezzanines and higher roofs. The northernmost section will include a 'tower' element clad in a decorative metal panel accent color. The recessed elevations facing Hennepin Avenue will be dark ribbed metal panel.

The project also includes 13 walk-up townhome units on a narrow parcel that fronts on 1st Avenue N. These townhome units will be oriented to 1st Avenue N and have tuck-under garages accessed from the rear. The townhomes are four stories in height with the fourth floor recessed to allow for rooftop terraces. In terms of materials, the townhomes will have brick on the first floor, stucco with metal panel accents on the second and third floors and painted fiber cement on the fourth floor.

Access into the ground floor parking of the mixed-use building occurs at two locations. Residents will enter the parking area via a curb cut from 2nd Street N. Traffic in from this street is one-way. Cars will exit out onto 1st Street N. This curb cut allows for two-way traffic as there is a public parking area accessible from 1st Street N but closed off from the residential parking. The existing parking ramp in the center of the block has curb cuts from 1st Street N and 2nd Street N and the 1st Avenue N townhomes are accessed via separate curb cuts that lead to an existing drive lane.

The property at 100 Hennepin Avenue, site of the mixed-use building, is zoned B4S-I, Downtown Service district and is located in the DP, Downtown Parking Overlay district. The property at 101 1st Avenue N, the site of the townhomes, is zoned B4N, Downtown Neighborhood district and also contains the DP Overlay. *The Minneapolis Plan for Sustainable Growth* identifies both sites as mixed use on the future land use map. Hennepin Avenue is a commercial corridor and downtown is a designated Growth Center and Major Retail Center.

Certificate of Appropriateness Findings:

Applicant Response:

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.

Applicant Response: The St. Anthony Falls Historic District is the site of the original founding of the city, and still retains many of the pivotal industrial/milling buildings from the 19th Century that centered on St. Anthony Falls. The site of the proposed project is currently a surface parking lot which does not contribute to the historic district. The proposed project will alter the historic neighborhood by filling in an existing gap in the urban fabric with a building of similar height, window size & rhythm, and material that is compatible with the St Anthony Falls Historic District Guidelines.

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

Applicant Response: The proposed project is compatible with and supports the exterior designation of the district by maintaining the street frontage at the same height as the adjacent historic property, using brick as a base building material, and fronting entries onto 1st Avenue North.

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

Applicant Response: There are seven aspects of integrity that have been identified by the City of Minneapolis' Heritage Preservation Regulations and the National Register of Historic Places: location, design, setting, materials, workmanship, feeling and association. The proposed project will not impair the integrity of the district for the reasons described below:

Location: The applicant is not proposing to change the location of any contributing resources, hence the project will not impair the integrity of the location.

Design: The proposed project will authentically represent its own time while using traditional materials such as brick and stucco. The simple geometric design of the proposed project expresses its function clearly. The project will also have a connection to the street and local transportation, with bus stops and bike paths nearby.

Setting: Replacing a surface parking lot with new construction that will maintain the street wall will have a positive impact on the setting. The proposed project will be built out to very near the property lines along 1st St North and 1st Ave North.

Materials: The primary cladding materials of the proposed project will be brick and stucco. There will be painted metal railings and complimentary

composite window frames. Brick is a compatible material for the district as are metal railings. Stucco may not have been used in this way historically, but it is appropriate for this scale of residential development and is authentic to our current time.

Workmanship: The propose project will not alter any historic buildings in the district, hence it will not impair the integrity of workmanship.

Feeling: As new construction on a surface parking lot, the proposed project will inevitably impact the feeling of the district, and stand out as modern. There is a 19th century building immediately adjacent to this site. The proposed project will match it in height and continue the 'feel' of brick along the base. The proposed project would hide a parking ramp and replace surface parking with a vibrant, active street scape for existing and new residents in the neighborhood.

Association: The proposed development will hopefully improve the association of the district by filling in a missing link.

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.

Applicant Response: The project does not alter any buildings and as such will not materially impair the significance or integrity of any landmark. Please see design responses to the Historic District Guidelines attached at the end of these findings that describe the proposed project.

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.

Applicant Response: The proposed project will be consistent with the following Secretary of the Interior's Standards for the Treatment of Historic Properties:

9. 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.

10. 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.

The proposed project would eliminate a surface parking lot which does not characterize the St. Anthony Falls Historic District, nor is it historic. The proposed project would be clearly differentiated from historic buildings, but will be compatible with them by using similar massing, materials, size and scale. One of the

great features of this site is its proximity to the Mississippi River and St. Anthony Falls. If the project was removed, the integrity of that connection would remain.

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.

Applicant Response: The proposed development will conform to all applicable regulations of this preservation ordinance and will be consistent with the following policies of the comprehensive plan:

Policy 1.2.1. Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the surrounding area.

Policy 3.1.1. Support the development of new medium and high-density housing in appropriate locations throughout the city.

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.

8.1.2. Require new construction in historic districts to be compatible with the historic fabric.

The following findings must be addressed if 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:

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.

Applicant Response: The proposed project does not require the destruction of an historic property, it only removes a surface parking lot. Not applicable.

A written statement by the applicant making the 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.

Applicant Response: The St. Anthony Falls Historic District is the heart of the city of Minneapolis, the center of its founding. It contributes a "sense of place" that is distinct to the city's identity and well-being. This project is located on a current surface parking lot that does not contribute to the historic value of the district. The proposed project will help fill in gaps in the district with a building that responds to the Historic District guidelines.

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

Applicant Response: The proposed project has addressed public health, safety, aesthetics and economic viability. It is an appropriate use of land that will provide adequate light, air, privacy, convenience and security. The project will conserve the value of land, provide safe and efficient circulation of all modes of transportation, as well as increase the amenities of the city. In addition to the Certificate of Appropriateness, the proposed project will require new land use approvals. The Applicant with working with staff on the application process for necessary City Planning Commission and Public Works (PDR) reviews.

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.

Applicant Response: Because the site is currently surface parking, the Secretary of the Interior's Standards for the Treatment of Historic Properties is not directly applicable, but the proposed project will help restore, revitalize and compliment the St. Anthony Falls Historic District.

In addition, the following findings must be addressed if approving a certificate of appropriateness that involves alterations to a property within an historic district:

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.

Applicant Response: The proposed project will replace a surface parking lot with new construction of compatible scale, materials, window to wall ratio, rhythm, and proportion to the historic buildings in the district. As such, it will ensure the continued significance and integrity of all contributing properties.

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.

Applicant Response: The spirit and intent of the City of Minneapolis' Heritage Preservation Regulations is to preserve historically significant buildings, structures, sites, objects, districts, and cultural landscapes of the community while permitting appropriate changes to be made to these properties. The applicant is proposing to construct a new residential building on the site is an appropriate change and in keeping with the spirit and intent of the ordinance.

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.

Applicant Response: The proposed project will not be injurious to the significance or integrity of other resources in the historic district as it has been designed

following the Historic District Guidelines and is respectful of the adjacent 19th century building.

DEMOLITION OF AN HISTORIC RESOURCE

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.

Applicant Response: Not applicable. The project does not include demolition of existing structures.

HISTORIC VARIANCE

15. That the variance is compatible with the preservation of the property and with other properties in the area, and that the variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.

Applicant Response: No Historic Variance is being sought. Not applicable.

**The following guidelines are taken from the St. Anthony Falls Design Guidelines
100 Hennepin Avenue and 101 1st Avenue N**

Building Placement and Design:

- 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.)
 - b. Maintain the established sequence of public-to-private spaces in residential neighborhoods.
 - c. Provide a walkway that leads from the sidewalk to a porch or portico, and then to the residential entry.

Design Response: The proposed townhomes along 1st Avenue N will step back slightly from the front lot line adjacent to 1st Avenue N to allow for stairs. The exterior residential patios near sidewalk level match the setback of the building at 133 1st Avenue N.

- 9.2 Respect alignment patterns associated with historic infrastructure.
 - a. Locate a new building to retain historic rail corridors.

Design Response: Not applicable.

- 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.

Design Response: The proposed townhomes along 1st Avenue N have front entries facing the street which maintains the traditional orientation pattern.

Architectural Character and Detail

- 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.

Design Response: The proposed townhomes along 1st Avenue N are consistent with this character-area recommendation. They are set back to align with the historic building on the corner and match it in height. They provide street facing front entries accessed by a private patio space.

- 9.5 A contemporary interpretation of traditional designs is appropriate.

The design should be compatible with the relevant character area.

Contemporary interpretations of architectural details are appropriate. Incorporate contemporary details to create interest while expressing a new, compatible design. Use designs for window moldings and door surrounds to provide visual interest while helping to convey that a building is new.

Design Response: The design proposes brick on the first floor of the townhomes which is compatible with the warehouse character area, but will be built with simple contemporary details.

- 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. Incorporate contemporary details to create interest while expressing a new, compatible design.

Design Response: The proposed townhomes as residential are a new building type for the area and will not convey a false sense of history.

- 9.7 Incorporate traditional facade articulation techniques in a new design.
- Use these methods:
 - A tall first floor
 - Vertically proportioned upper story windows
 - Window sills and frames that provide detail
 - Horizontal expression elements, such as canopies, moldings and cornices
 - Vertical expression features, such as columns and pilasters
 - A similar ratio of solid wall to window area

Design Response: The proposed townhomes on 1st Ave N provide a similar solid wall to window area with vertically proportioned windows and a rhythm of vertical and horizontal elements that reflect traditional façade articulation techniques.

Building Mass, Scale and Height

- 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.

Design Response: The context for the townhomes fronting along 1st Avenue N is the building at 133 1st Avenue N, which is three stories in height. The proposed townhomes will be four stories with the overall height roughly matching the historic building at the corner. The fourth floor steps back approximately 11 feet from the front building wall to diminish its visibility from the street.

- 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.

Design Response: The recommended height for this character area is a maximum of six stories. The design guidelines also state that mid-rise and low-rise building heights are most appropriate. Mid-rise is considered 7-9 stories while low-rise is considered 4-6 stories. The townhomes are four stories. The proposed heights are therefore consistent with the recommendations for the character area.

- 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. Recessed articulations should reflect the depth of traditional openings. Floor-to-floor heights should appear similar to those of traditional buildings.

Design Response: The proposed design places four-story townhomes on the west side of the block which are compatible with the height of adjacent properties.

- 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.

Design Response: The proposed townhomes on 1st Ave are a smaller development and therefore this finding does not apply.

- 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.

Design Response: The proposed townhomes on 1st Ave N will have a consistent height along the street, with bays above to provide relief. The vertical pattern of bays provides a rhythm consistent with the character area buildings.

- 9.13 A block-long building facade is inappropriate.
- a. A block-long building width will be considered if the facade reads as separate building modules. *Consider dividing a block long facade into sub-components that read as several discrete modules that are consistent with traditional building widths in the context. A block-long building width will be considered if the facade reads as separate building modules. Please note that this may be appropriate in some areas and not in others.*

Design Response: The proposed townhomes on 1st Ave N comprise $\frac{3}{4}$ of the entire block, but as previously noted, provide a vertical rhythm of bays for relief.

- 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.

Design Response: The townhomes do incorporate these three elements.

- 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.

Design Response: The townhomes are a lower scale single family building and are appropriately scaled and detailed.

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.

Design Response: The townhomes will have flat roofs.

- 9.17 Design a roof to be similar in form to those used traditionally in the character area.
- Some variation in roof form is appropriate for a larger building mass, but avoid overly complex forms that would be out of character with the context.

Design Response: The townhomes will have variation at the top provided by a rhythm of privacy screen walls, railings and building setbacks.

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

Design Response: The townhomes on 1st Ave N all have entries facing the street.

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

Design Response: The proposed townhomes on 1st Ave N have clearly defined entries accessed from a small private fenced patio.

Materials

- 9.20 Building materials shall be similar in scale, color, texture and finish to those seen historically in the context.
- Masonry (i.e., brick and stone) that has a modular dimension similar to those used traditionally is appropriate.
 - 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.

Design Response: The proposed brick at the first level is in a norman size having a traditional modular 2 ¼” nominal height dimension. The second and third floors of the townhomes will be a mix of stucco and metal panel with additional accent materials and the fourth floor will be charcoal grey fiber cement, set back from the street.

- 9.21 Contemporary materials that are similar in character to traditional ones will be considered.
- Generally, one primary material should be used for a building with one or two accent materials. Accent materials should be used with restraint.
 - 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.
 - A glass curtain wall will be considered as a principal material.
 - 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.

Design Response: The townhomes utilize brick and stucco at street facades, and burnished block masonry and a dark colored fiber cement panel with exemplary detailing at the alley side and 4th floor walls where set back from the main facade.

- 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.

Design Response: The materials on the 1st Ave N Townhomes are durable, climate-sensitive and appropriate for the public realm. The base will be brick, while upper levels will be stucco and fiber cement panel where set back from the main façade.

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.

Design Response: The 1st Ave N townhomes are a residential setting, this finding does not apply.

- 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:
 - Vertically proportioned, single or sets of windows, “punched” into a more solid wall surface, and evenly spaced along upper floors
 - Window sills or headers that align
 - 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.

Design Response: The 1st Ave N townhomes will provide a similar window to wall ratio, with vertically proportioned windows that give rhythm and scale to the project similar to other buildings in the character area district.

- 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.

***Design Response:* The proposed windows for the 1st Avenue N Townhomes are composite window systems in contrasting color to the wall material they punch into. Punched window openings are subdivided in contemporary patterns with true window mullions.**

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
101 1st Avenue N

FILE NUMBER
BZH-28750

100 HENNEPIN AVENUE MIXED-USE & 1ST AVENUE TOWNHOMES

100 HENNEPIN
MIXED USE & 1ST
AVE TOWNHOMES

100 HENNEPIN AVENUE
& 101 1ST AVENUE NORTH
MINNEAPOLIS, MN

esg

einess swenson graham architects
500 WASHINGTON AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55415
P. 612.339.5508
F. 612.339.5382
WWW.ESGARCH.COM

100 HENNEPIN AVENUE & 101 1ST AVENUE NORTH | MINNEAPOLIS, MN



PROJECT TEAM

Owner/Developer: Shoreline Properties, LLC
235 Montgomery Street, 16th Floor
San Francisco, CA 94104
Ph: 415.772.7000

Architect: Einess Swenson Graham Architects Inc.
500 Washington Ave. South, Suite 1080
Minneapolis, MN 55415
Ph: 612.339.5508
Fx: 612.339.5382

Contractor: Ryan Construction
50 South Tenth Street, Suite 300
Minneapolis, MN 55403
Ph: 612.492.4284

Civil/Landscape: Kimley Horn
2550 University Avenue West
Suite 238N
Saint Paul, MN 55114
Ph: 651.643.0470

Structural Engineer: Meyer Borgman Johnson
12 South Sixth St/Suite 1100
Minneapolis, MN 55402-1540
Ph: 612.465.7550
Fx: 612.465.7706

Mechanical, Electrical, Plumbing Engineers: Design/Build - T.B.D.

SHEET INDEX

SHEET NUMBER	SHEET NAME	HPC SUBMITTAL - 7/21/15
GENERAL INFORMATION		
T1.1	TITLE SHEET	•
T1.2	PROJECT INFORMATION	•
T1.3	PROJECT INFORMATION	•
T2.1	EXISTING SITE PHOTOS	•
T2.11	EXISTING SITE PHOTOS	•
T3.1	PERSPECTIVE VIEW	•
T3.2	PERSPECTIVE VIEW - NOT USED	
T3.3	PERSPECTIVE VIEW	•
T3.11	PERSPECTIVE VIEW	•
T3.12	PERSPECTIVE VIEW	•
T4.1	EXTERIOR MATERIAL IMAGES AND WINDOW TYPES	•
T4.2	WINDOW DETAILS	•
T4.11	EXTERIOR MATERIAL IMAGES AND WINDOW TYPES/DETAILS	•
T5.1	SHADOW STUDIES	•
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A1.1m	FIRST LEVEL MEZZANINE PLAN	
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A1.6	SIXTH LEVEL FLOOR PLAN	
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A1.11	1ST AVE TOWNHOMES FLOOR PLANS	•
A3.1	EXTERIOR ELEVATIONS - NORTH AND SOUTH	
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A3.3	EXTERIOR ELEVATIONS - NORTH COURTYARD	
A3.4	EXTERIOR ELEVATIONS - SOUTH COURTYARD	
A3.5	EXTERIOR ELEVATIONS - WEST	
A3.11	1ST AVE TOWNHOMES EXTERIOR ELEVATIONS - WEST AND SOUTH/NORTH	•
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A5.1	WALL SECTIONS	

NOT FOR
CONSTRUCTION

HPC SUBMITTAL
PACKAGE
JULY 21, 2015

ORIGINAL ISSUE: 7/21/15
REVISIONS

No.	Description	Date

214527
PROJECT NUMBER
LB, NVW AB
DRAWN BY CHECKED BY

100 HENNEPIN MIXED USE
& 1ST AVE TOWNHOMES

TITLE SHEET
T1.1

PROJECT LOCATION

Vicinity

Site Location

UNIT MIX & SQUARE FOOTAGES

100 Hennepin
7/21/2015 CURRENT

Level	Use	Total GSF	Parking GSF	Retail NSF	Amenity/Lobby GSF	Apt GSF + Circ&MEP	Res Stor In Apt GSF	NRSF	Units	Parking
Level 1	parking/residence	39,877	16,639	4,578	6,066	12,594	0	9,545	15	45
Mezz	residential	5,697			1,085	4,612	1,085	3,821		
Level 2	residential	30,105		0	2,569	27,536	290	21,993	26	
Level 3	residential	30,105				30,105	290	24,523	29	
Level 4	residential	30,105				30,105	290	24,523	29	
Level 5	residential	30,105				30,105	290	24,523	29	
Level 6	residential	29,012			750	28,262	290	22,658	28	
Mezz	residential	690			0	690	0	678		
Total		195,696	16,639	4,578	10,470	164,009	2,535	132,264	156	45

134,799 NSF including storage
139,377 NSF including res, res storage and retail
includes 6 floor mezz and amenity spaces
848 NSF/unit

Unit Mix & Distribution

Level	Lofted TH	Studio	Alcove	1BR Alcove	1 BR	1 BR+	2 BR	2 BR+	Penthouses	Total w/out TH's	Total w/TH's
Level 1	15										15
Mezz											
Level 2		2	2	7	6	2	3	4		26	26
Level 3		3	2	7	6	3	2	6		29	29
Level 4		3	2	7	6	3	2	6		29	29
Level 5		3	2	7	6	3	2	6		29	29
Level 6		3	2	7	5	3	3	2	3	28	28
Total	15	14	10	35	29	14	12	24	3	141	156

% 10% 7% 22% 21% 10% 9% 17% 2% does not include TH's
17% 53% 28%

1st Avenue Townhomes

	Garage	Ground floor	First floor	Second floor	Third floor	Total NSF	Quantity	Total NSF	Total NSF w/ Garages
24' Wide Unit North	521	116	686	738	454	1,994	1	1,994	2,515
24' Wide Unit South	522	113	645	693	429	1,880	1	1,880	2,402
20' Wide Units	433	78	526	576	400	1,580	11	17,380	22,143
							13	21,254	27,060
Total NSF for 1st Ave Townhomes (not including garages)									

Townhome GSF 7,513 7,766 7,766 5,266 28,311

SYMBOLS LEGEND

	SECTION AND ELEVATION REF		EXTERIOR ELEVATION KEYNOTE REF
	INTERIOR ELEVATION REF		ROOM NAME AND NUMBER
	DETAIL REF		DOOR NUMBER
	WALL TYPE (SEE SHEET A10.1)		SECTION KEYNOTE REF
	WINDOW TYPE (SEE SHEET A11.2)		REVISION NUMBER
	ELEVATION REF		FIRE EXTINGUISHER CABINET
	SPOT ELEVATION REF		FIRE EXTINGUISHER - WALL MOUNTED
	FLOOR FINISH TRANSITION REF		

ALTA/ACSM LAND TITLE SURVEY FOR: Ryan Companies

LEGAL DESCRIPTION:

PARCEL 4:

Lots 1 through 12 inclusive, Block 23, Town of Minneapolis, Except therefrom Lots 54, 62, 67, 70 and 75, Auditor's Subdivision Number 137.

All of the vacated Northeast and Southwest alley, dedicated in Block 23, Town of Minneapolis, lying between the Northwesterly extensions across said alley of the Southwesterly line of Lot 4, said Block 23 and the Northeasterly line of Lot 9, in said Block 23.

All of the vacated Northwest and Southeast alley, dedicated in Block 23, Town of Minneapolis, lying between the Northwesterly extensions across said alley of the Northwesterly line of Lot 1 in said Block 23 and the Southeasterly line of Lot 3, in said Block 23.

Lots 54, 62, 67 and 75, Auditor's Subdivision Number 137, Hennepin County, Minn.

Torrens Property Certificate of Title No. _____

Note: The property described above is the same property that is to be insured in the title policy issued by Chicago Title Company pursuant to Commitment No 235791, dated May 6, 2014.

NOTES:

- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-96 Adj.).
- The total area of the property described hereon is 111,347 square feet or 2.5562 acres.
- The legal description and easement information used in the preparation of this survey is based on the 5th Amended Commitment for title insurance prepared by Chicago Title Insurance Company, Order No. 235791 dated July 31, 2014 at 7:00 am (contains other lands).
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 151001745. However, lacking excavation, the exact location of underground features cannot be accurately and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- The property described hereon lies within Flood Zone X (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27053 C 0357 E, dated September 2, 2004.
- As of the date of this survey the property described hereon contains a total of 1,062 parking spaces of which 164 are standard surface parking spaces; 893 standard garage parking spaces; and 5 ore designated handicapped garage spaces.
- BENCHMARK: Top of City of Minneapolis Control Monument ID #556 (4th Street North & Hennepin Avenue) Elevation = 846.91 feet (N.G.V.D 1929)
Site Benchmarks:
Top nut hydrant at 1st Street North & Hennepin Avenue Elevation = 839.04 feet (N.G.V.D 1929)

SURVEY ITEMS PER SCHEDULE B:

- ITEM 26: Reservation of minerals and mineral rights in favor of the State of Minnesota, appearing as a recital on the Certificate of Title. (affects Lot 67, Auditor's Subdivision No. 137) (as to Parcel 4)
- ITEM 27: Easement for highway purposes in favor of the County of Hennepin, as shown in Final Certificate, dated November 9, 1988, recorded November 8, 1988 as Document No. 5473785 (Abstract), and recorded November 10, 1988 as Document No. 1973376 (Torrens). (as to Parcel 4) Said easement affects the subject property and is depicted on the survey.
- ITEM 28: Easement for public right-of-way purposes in favor of the City of Minneapolis, recorded December 2, 1996 as Document No. 6668426 (Abstract). (as to Parcel 4)
Note: This document is not filed on the torrens certificate, but it does appear to affect the property. Said easement affects the subject property and is depicted the survey.
- ITEM 29: The following matters shown on the ALTA/ACSM Survey of Parcel 4, prepared by Egan, Field & Nowak, Inc., dated June 2, 2014, as Job No. 35895:
(a) Paver surface at Hennepin Avenue and First Street North encroaches outside property boundaries.
- ITEM 30: Terms and conditions of Option and Building Lease Agreement and Addendum dated October 9, 1990, as amended, by and between NOP Hennepin LLC, a Delaware limited liability company, Lessor, and Verizon Wireless (AW) LLC d/b/a Verizon Wireless, Tenant, as evidenced by that certain Memorandum of Lease and Amendment, dated April 24, 2009, recorded May 21, 2009 as Document No. T4647140. (as to Parcel 4) Said lease, which affects the property, is not mathematically defined and is not depicted on the survey.

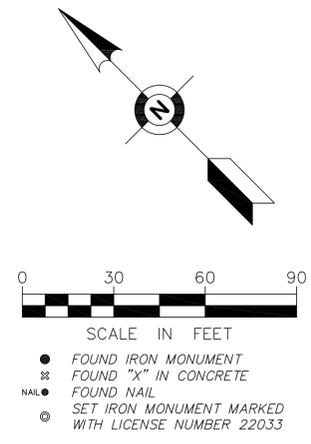
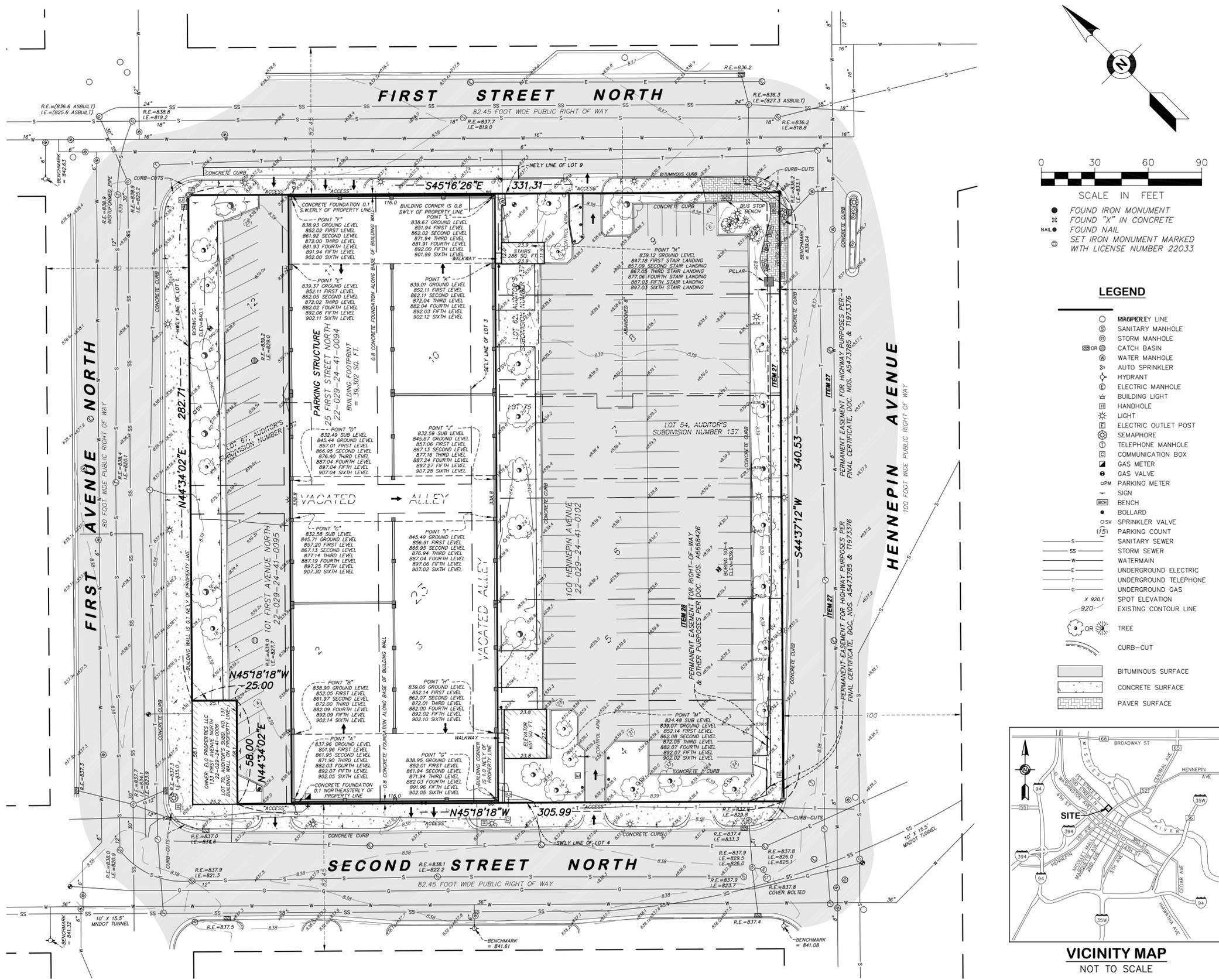
CERTIFICATION:

To Ryan Companies US, Inc., Shorestein Residential LLC:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum 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, 7(a), 7(b)(1), 8, 9, 11(b), 13 and 22 of Table A thereof. The field work was completed on May 3, 2014.

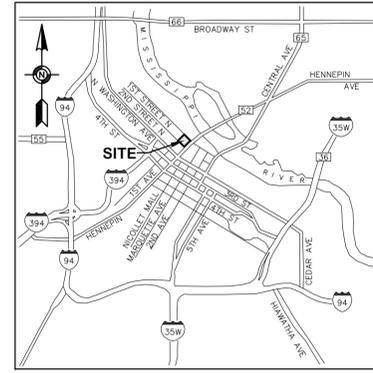
Date of Plot or Map: May 5, 2015

Lee J. Nord
Lee J. Nord
Minnesota License No. 22033



LEGEND

- MANHOLE
- ⊙ SANITARY MANHOLE
- ⊗ STORM MANHOLE
- ⊕ CATCH BASIN
- ⊖ WATER MANHOLE
- ⊙ AUTO SPRINKLER
- ⊙ HYDRANT
- ⊙ ELECTRIC MANHOLE
- ⊙ BUILDING LIGHT
- ⊙ HANDHOLE
- ⊙ LIGHT
- ⊙ ELECTRIC OUTLET POST
- ⊙ SEMAPHORE
- ⊙ TELEPHONE MANHOLE
- ⊙ COMMUNICATION BOX
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ PARKING METER
- ⊙ SIGN
- ⊙ BENCH
- ⊙ BOLLARD
- ⊙ SPRINKLER VALVE
- ⊙ PARKING COUNT
- ⊙ SANITARY SEWER
- ⊙ STORM SEWER
- ⊙ WATERMAIN
- ⊙ UNDERGROUND ELECTRIC
- ⊙ UNDERGROUND TELEPHONE
- ⊙ UNDERGROUND GAS
- ⊙ SPOT ELEVATION
- ⊙ EXISTING CONTOUR LINE
- OR ⊙ TREE
- ⊙ CURB-CUT
- ⊙ BITUMINOUS SURFACE
- ⊙ CONCRETE SURFACE
- ⊙ PAVER SURFACE



VICINITY MAP
NOT TO SCALE

FIELD BOOK	PAGE	FIELDWORK CHIEF:
2870	26	SW
DRAWING NAME:		DRAWN BY:
36260.dwg		PMD
JOB NO. 36260		CHECKED BY:
FILE NO. 716		LJN

REVISIONS		
NO.	DATE	DESCRIPTION
01	6/2/15	COMMENTS PER KIMLEY-HORN

ALTA/ACSM LAND TITLE SURVEY

SURVEY FOR:
Ryan Companies

PROPERTY ADDRESS:
**100 Hennepin Avenue
101 First Avenue North
25 First Street North
Minneapolis, Minnesota 55401**

Egan, Field & Nowak, Inc.
1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM
COPYRIGHT © 2015 BY EGAN, FIELD & NOWAK, INC.

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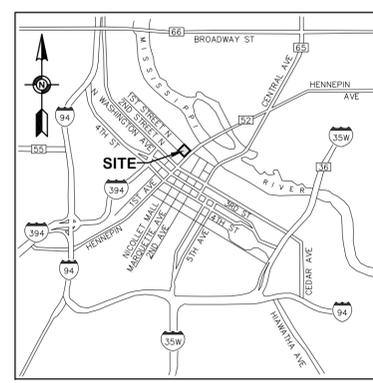
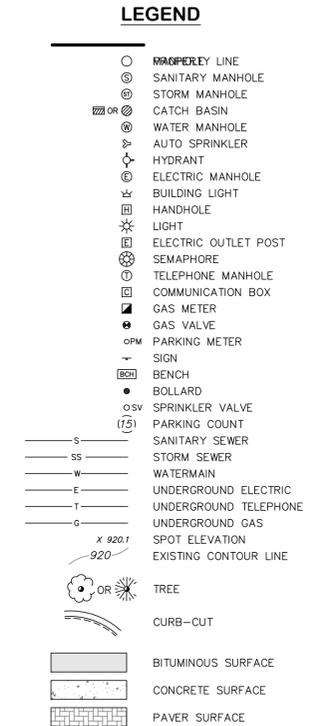
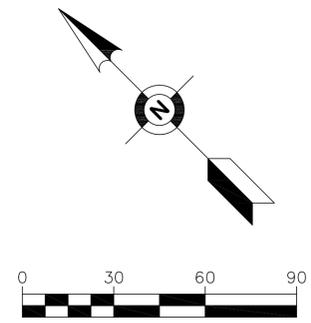
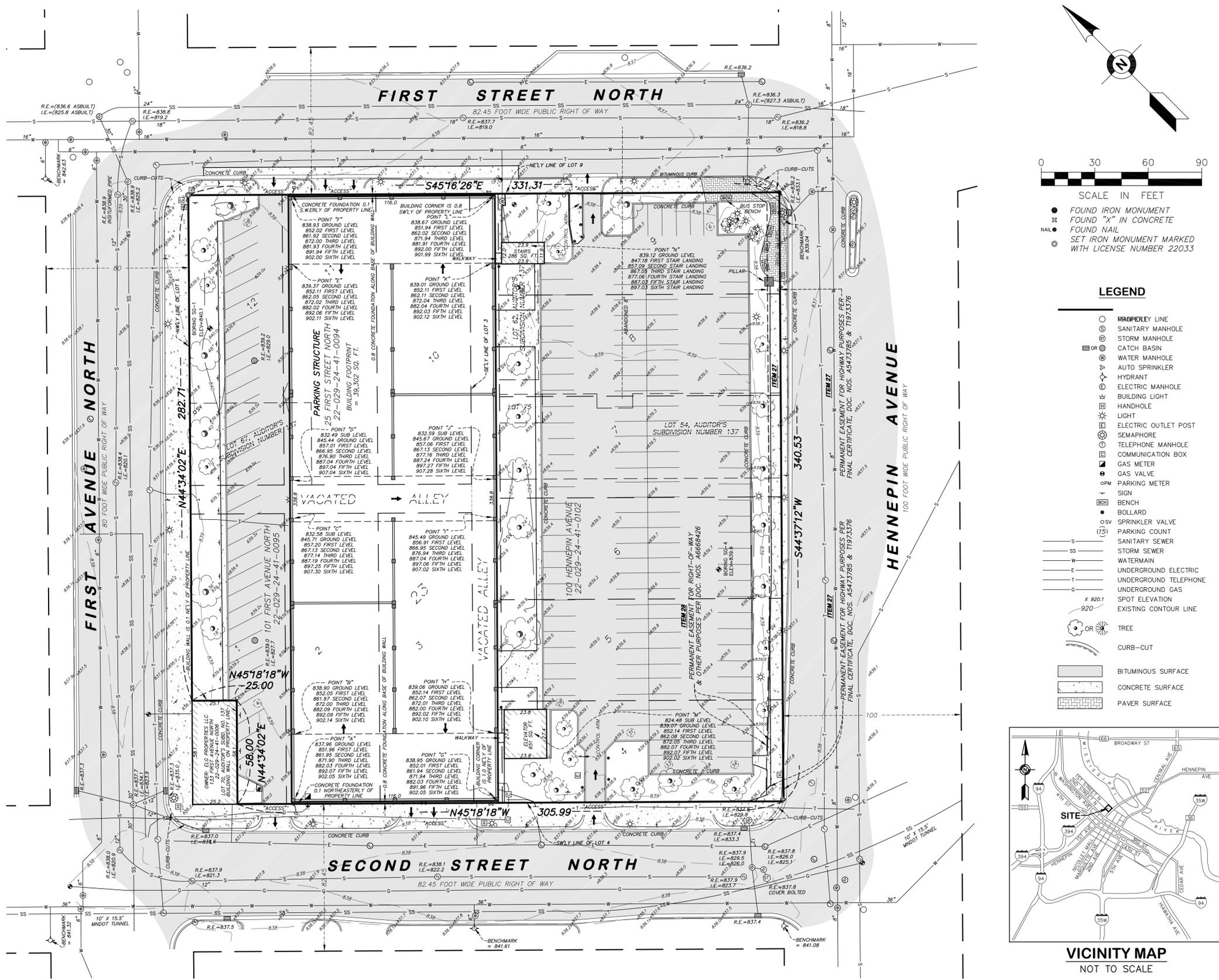
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Date of Plot or Map: May 5, 2015


Lee J. Nord
Minnesota License No. 22033



FIELD BOOK	PAGE	FIELDWORK CHIEF:
2870	26	SW
DRAWING NAME: 36260.dwg		
JOB NO. 36260		
FILE NO. 716		

REVISIONS		
NO.	DATE	DESCRIPTION
01	6/2/15	COMMENTS PER KIMLEY-HORN

ALTA/ACSM LAND TITLE SURVEY

SURVEY FOR:
Ryan Companies

PROPERTY ADDRESS:
100 Hennepin Avenue
101 First Avenue North
25 First Street North
Minneapolis, Minnesota 55401



Egan, Field & Nowak, Inc.
land surveyors since 1872

1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM
COPYRIGHT © 2015 by EGAN, FIELD & NOWAK, INC.

FIRST AVENUE NORTH

80 FOOT WIDE PUBLIC RIGHT OF WAY

SECOND STREET NORTH

82.45 FOOT WIDE PUBLIC RIGHT OF WAY

FIRST STREET NORTH

82.45 FOOT WIDE PUBLIC RIGHT OF WAY

HENNEPIN AVENUE

100 FOOT WIDE PUBLIC RIGHT OF WAY

LEGEND	
	PROPERTY LINE
	PROPOSED CURB AND GUTTER
	PROPOSED ASPHALT PAVEMENT
	EXISTING CURB & GUTTER
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED LANDSCAPING
	PROPOSED PATIO PAVERS
	PROPOSED BUILDING COLUMN
	EXISTING SIGN
	EXISTING LIGHT POLE
	EXISTING HANDHOLE
	EXISTING PARKING METER

KEYNOTE LEGEND	
(A)	CURB AND GUTTER PER CITY OF MINNEAPOLIS STANDARDS
(B)	CONCRETE SIDEWALK
(C)	PROPOSED BUILDING
(D)	ADA ACCESSIBLE STALL
(E)	ADA ACCESSIBLE ACCESS AISLE
(F)	STANDARD DUTY ASPHALT PAVEMENT
(G)	DRIVEWAY PER CITY OF MINNEAPOLIS
(H)	DIRECTIONAL ARROWS (REFERENCE ONLY)
(I)	PARKING SECURITY GATE, SEE ARCH. PLANS
(J)	EXISTING PARKING RAMP STRUCTURE
(K)	PROPOSED LANDSCAPING, SEE LANDSCAPE PLAN
(L)	CONCRETE PAVEMENT

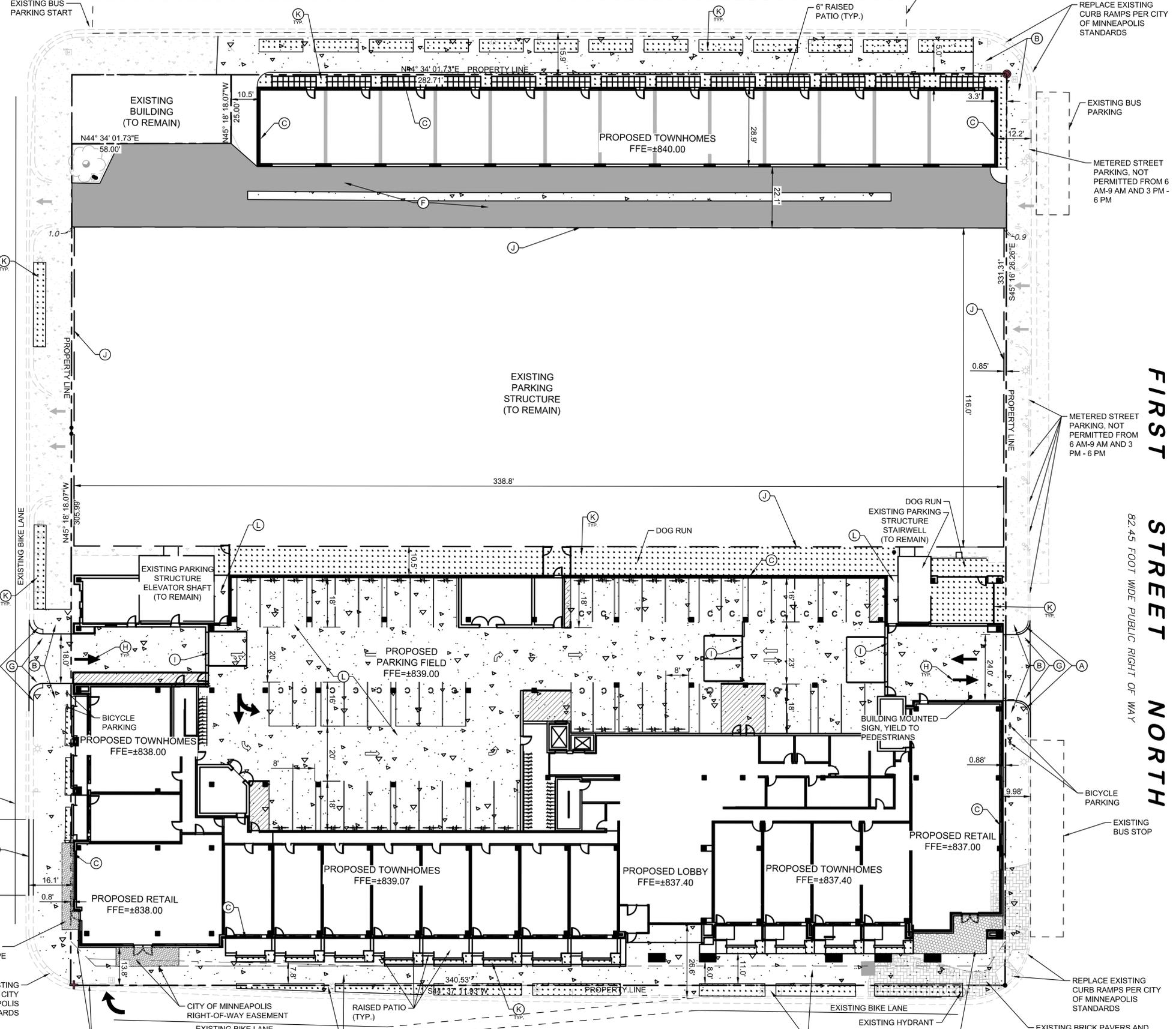
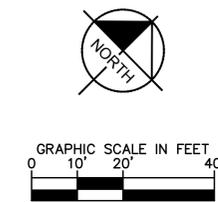
SITE DATA SUMMARY	
TOTAL SITE AREA	±111,346 SF
PRE-DEVELOPMENT IMPERVIOUS AREA	±93,012 SF (83.5%)
PRE-DEVELOPMENT PERVIOUS AREA	±18,335 SF (16.5%)
POST-DEVELOPMENT IMPERVIOUS AREA	±109,057 SF (97.9%)
POST-DEVELOPMENT PERVIOUS AREA	±2,289 SF (2.1%)
POST-PERVIOUS IMPERVIOUS RATIO	0.021

*NOTE: APPROXIMATELY 11,935 SQUARE FEET OF THE PROPOSED DEVELOPMENT WILL UTILIZE A ROOF PAVER SYSTEM THAT WILL RETAIN WATER.

- ### SITE PLAN NOTES
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK.
 - TOTAL LAND AREA IS 2.56 ACRES.
 PROPOSED SIDEWALK REPLACEMENT MAY BE REQUIRED OUTSIDE THE EXTENTS OF THE PROPERTY DUE TO DEMOLITION. THE EXTENTS OF PROPOSED SIDEWALK MAY VARY DEPENDING ON LOCATION, AND COULD POTENTIALLY RESULT IN THE REPLACEMENT OF EXISTING CURB AND GUTTER IF DISTURBED.

TRASH PICK UP FOR THE PROPOSED TOWNHOMES ALONG FIRST AVENUE NORTH TO BE DONE WITH INDIVIDUAL UNIT TRASH PICK UP FOR EACH TOWNHOME. TRASH PICK UP FOR 100 HENNEPIN AVENUE STRUCTURE TO TAKE PLACE INSIDE STRUCTURE OF MAIN FLOOR PARKING AREA.

SNOW REMOVAL FOR ENTIRE SITE TO BE TRUCKED OFF SITE



No.	REVISIONS	DATE	BY
4	ISSUED FOR HFC REVIEW	7/24/15	BRJ
3	ISSUED FOR PDR	7/02/15	BRJ
2	ISSUED FOR HFC REVIEW	6/22/15	BRJ
1	ISSUED FOR PRELIMINARY PRICING	5/15/15	BRJ

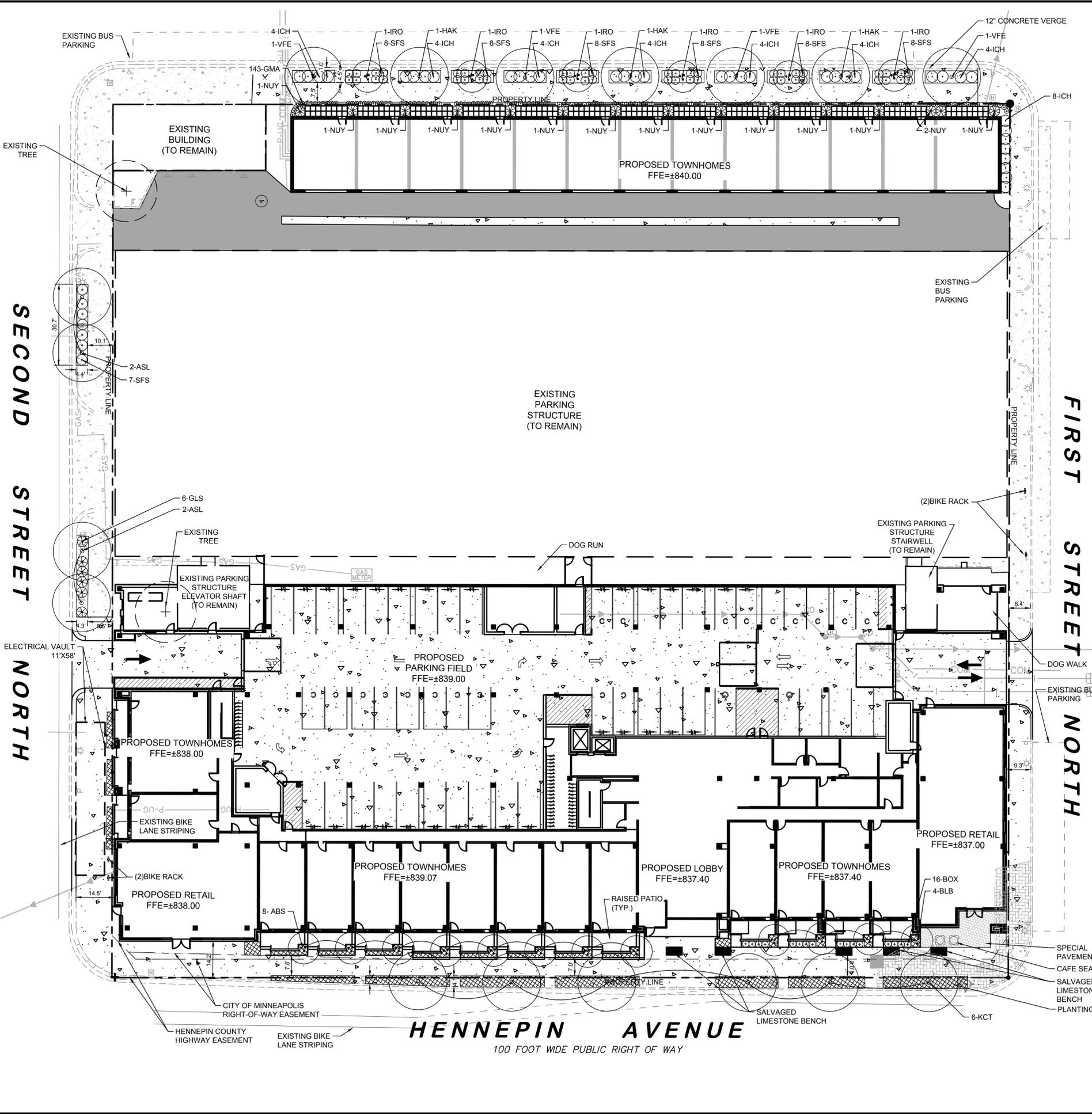
Kimley»Horn
 © 2015 KIMLEY-HORN AND ASSOCIATES, INC.
 2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114
 PHONE: 651-645-4197
 WWW.KIMLEY-HORN.COM

KHA PROJECT	DATE	SCALE	DESIGNED BY	TDS	BRJ	CHECKED BY	TDS
160640005	7/24/15	AS SHOWN					

SITE PLAN

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K:\TWC_LDEV\Ryan Companies\100 Hennepin\3 Design\CAD\PlanSheets\1.0 - Landscape Plan.dwg August 10, 2015 - 11:37am
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PLANT SCHEDULE						
SYM	QTY	CODE	COMMON NAME	BOTANICAL NAME	SIZE	ROO
DECIDUOUS TREES	6	IRO	IRONWOOD	OSTRYA VIRGINIANA	1.75" CAL	B & B
	8	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFOLIA 'AUTUMN BRILLIANCE'	2" CAL	B & B
	6	KCT	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2" CAL	B & B
	4	ASL	AMERICAN SENTRY LINDEN	TILIA AMERICANA 'McSentry'	2" CAL	B & B
	4	VFE	VALLEY FORGE ELM	ULMUS AMERICANA 'VALLEY FORGE'	2" CAL	B & B
	3	HAK	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2" CAL	B & B
	4	BLB	BLUE BEECH	CARPINUS CAROLINIANA	2" CAL	B & B
	55	SFS	SEM FALSE SPIREA	SORBARIA SORBIFOLIA SEM	#3	CONT
	36	ICH	INCREDIBALL HYDRANGEA	HYDRANGEA ARBORESCENS 'ABETWO'	#3	CONT
	6	GLS	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#3	CONT
PERENNIAL BEDS	143	GMA	GREEN MOUND ALPINE CURRANT	RIBES ALPINUM 'GREEN MOUND'	#3	CONT
	16	BOX	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'	#3	CONT
	15	NUY	NOVA UPRIGHT YEW	TAXUS CUSPIDATA 'NOVA'	#3	CONT
	1317	-	AUTUMN MOOR GRASS	SESLERIA AUTUMNALIS	#2	CONT
	-	-	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	#2	CONT
-	-	PACHYSANDRA	PACHYSANDRA TERMINALIS 'GREEN CARPET'	#1	CONT	
-	-	KOBOLD LIATRIS	LIATRIS 'KOBOLD'	#2	CONT	
-	-	BLACK-EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	#1	CONT	

- LANDSCAPE PLAN NOTES**
- PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
 - INSTALL PLANT MATERIAL ONCE FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 - INSTALL PLANT MATERIAL PER PLANTING DETAILS.
 - SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. ALL SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
 - ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
 - FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE AREA.
 - INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, SHRUBS, & PERENNIALS UNLESS OTHERWISE NOTED.
 - INSTALL 4" DEEP DOUBLE SHREDDED HARDWOOD BARK MULCH IN ALL PLANTING BEDS.
 - ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.
 - WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

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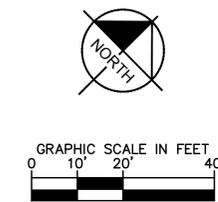
KHA PROJECT	160640005
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DESIGNED BY	TDS
DRAWN BY	BRJ
CHECKED BY	TDS

LANDSCAPE PLAN

**100 HENNEPIN
MINNEAPOLIS, MN**

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

L1.0



100 HENNEPIN
MIXED USE & 1ST
AVE TOWNHOMES

100 HENNEPIN AVENUE
& 101 1ST AVENUE NORTH
MINNEAPOLIS, MN



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AUGUST 10, 2015

ORIGINAL ISSUE: 7/21/15

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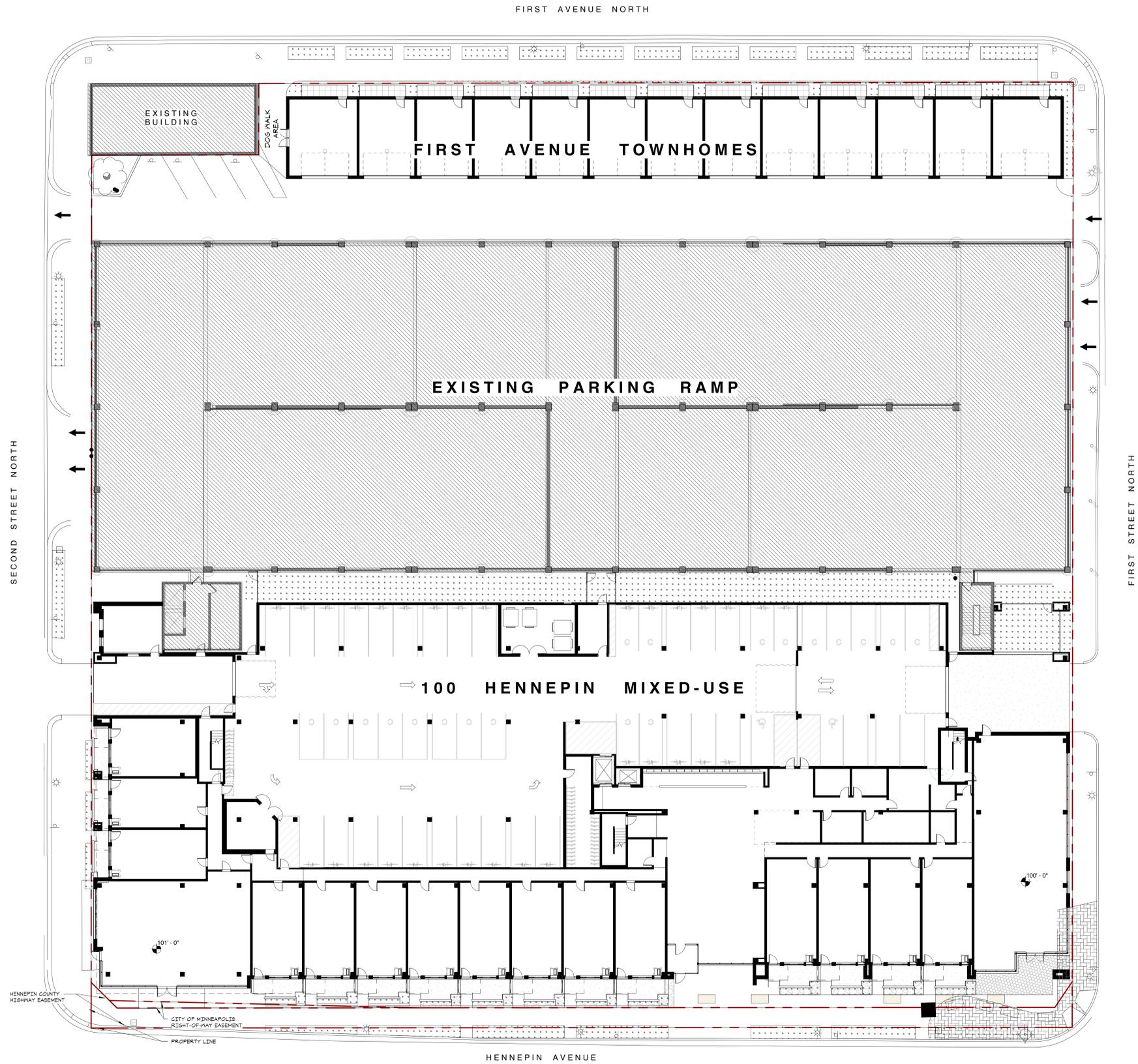
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KEY PLAN



100 HENNEPIN MIXED USE
& 1ST AVE TOWNHOMES

ARCHITECTURAL SITE PLAN
AS1.1





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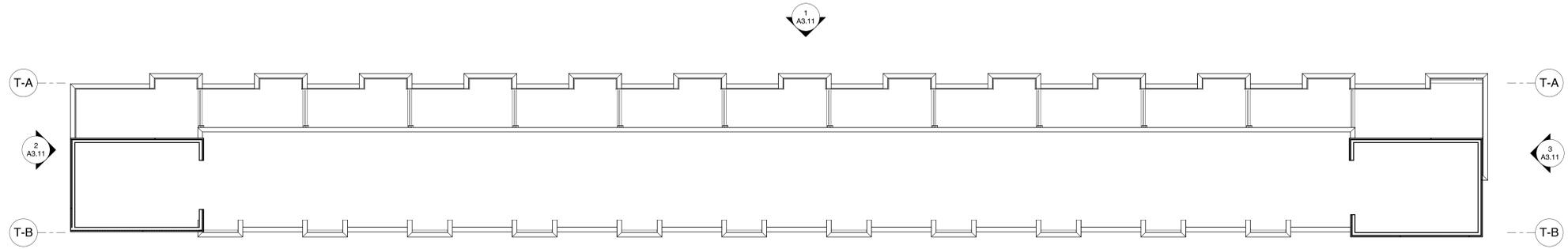
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KEY PLAN

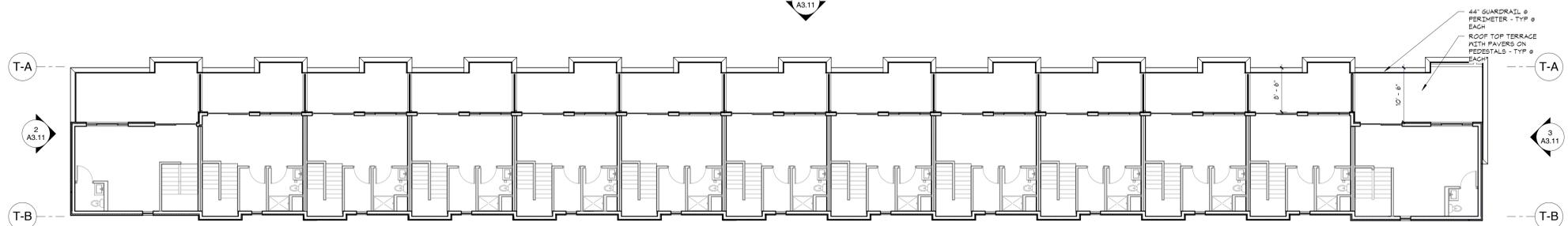
100 HENNEPIN MIXED USE
& 1ST AVE TOWNHOMES

1ST AVE TOWNHOMES
FLOOR PLANS

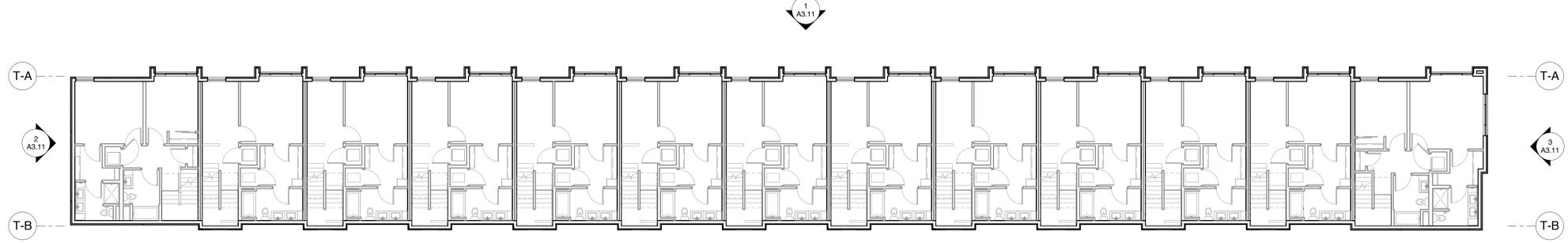
A1.11



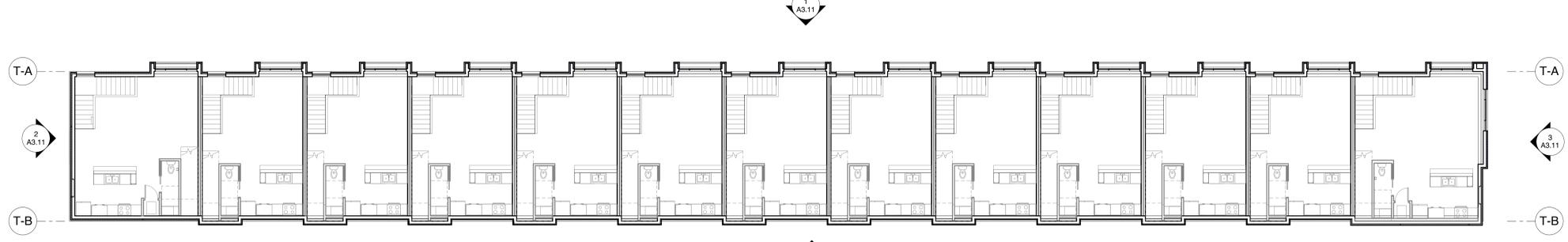
5 ROOF PLAN - TOWNHOMES
3/32" = 1'-0"



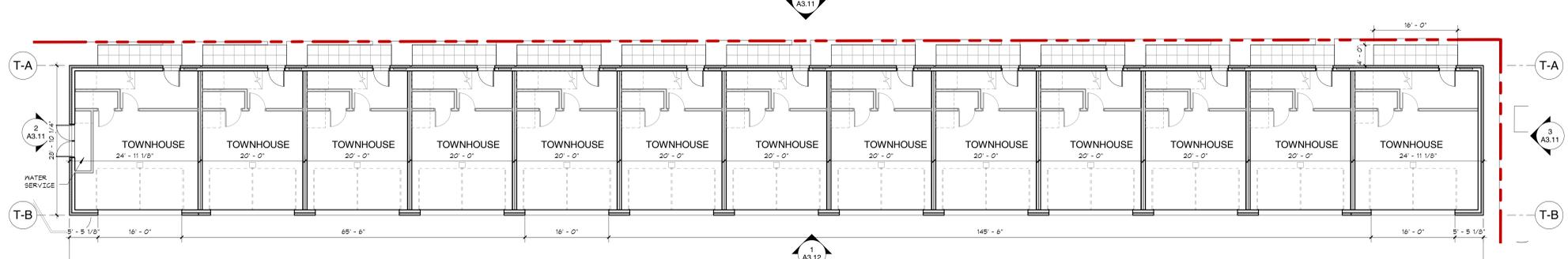
4 THIRD LEVEL FLOOR PLAN - TOWNHOMES
3/32" = 1'-0"



3 SECOND LEVEL FLOOR PLAN - TOWNHOMES
3/32" = 1'-0"



2 FIRST LEVEL FLOOR PLAN - TOWNHOMES
3/32" = 1'-0"



1 PARKING LEVEL FLOOR PLAN - TOWNHOMES
3/32" = 1'-0"

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AVE TOWNHOMES

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MINNEAPOLIS, MN



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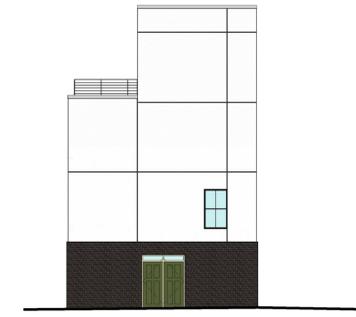
License # Date _____

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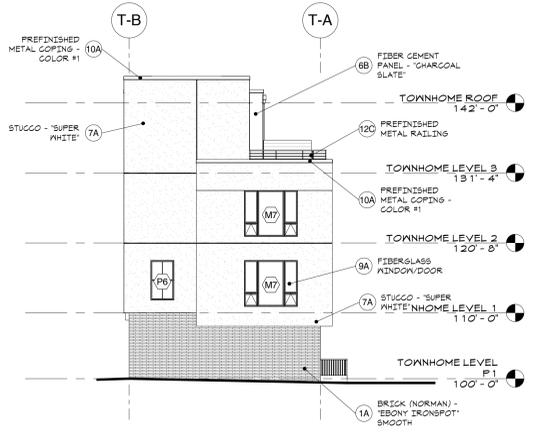
EXTERIOR MATERIAL KEYNOTES	
1A	BRICK (NORMAN) - "EBONY IRONSPOT" SMOOTH
3A	INSULATED PRECAST WALL PANEL - COLOR #1
4A	BURNISHED GMU - "MIDNIGHT BLACK"
4B	PAINTED GMU COLOR #2
5A	METAL PANEL (STANDING SEAM) - "CITYSCAPE"
5B	METAL PANEL (RIBBED) - "MATTE BLACK"
5C	METAL PANEL ACCENT (FLUSH) - "MATTE BLACK"
5D	METAL PANEL (COMPOSITE) - COPPER COLOR
5E	METAL PANEL (RIBBED)
5F	METAL PLANTER EDGE (FLAT)
6A	FIBER CEMENT PANEL - "CEDAR KEY"
6B	FIBER CEMENT PANEL - "CHARCOAL SLATE"
6C	FIBER CEMENT PANEL - "PLATINUM GREY"
7A	STUCCO - "SUPER WHITE"
7B	FIBERGLASS WINDOW/DOOR
8A	ALUMINUM STOREFRONT
9C	PREFINISHED OVERHEAD GARAGE DOOR
10A	PREFINISHED METAL COPING - COLOR #1
10B	PREFINISHED METAL COPING - COLOR #2
11A	LOUVER
12A	PREFINISHED METAL RAILING/DECK SYSTEM - 5'x10'
12B	GLASS GUARDRAIL SYSTEM
12C	PREFINISHED METAL RAILING
15A	TRELLIS
19A	CAST IN PLACE CONCRETE SITE WALL



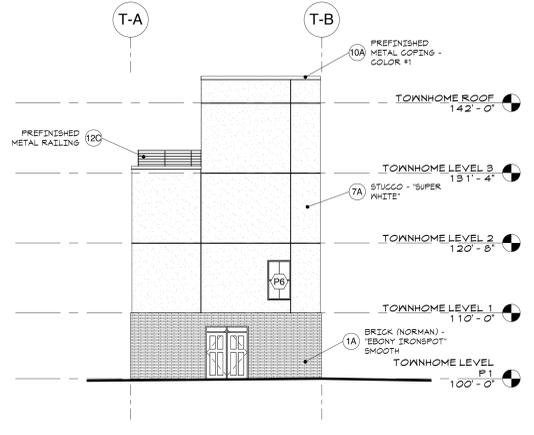
3A TOWNHOMES - NORTH ELEVATION COLOR ILLUSTRATION
A3.11 3/32" = 1'-0"



2A TOWNHOMES - SOUTH ELEVATION COLOR ILLUSTRATION
A3.11 3/32" = 1'-0"



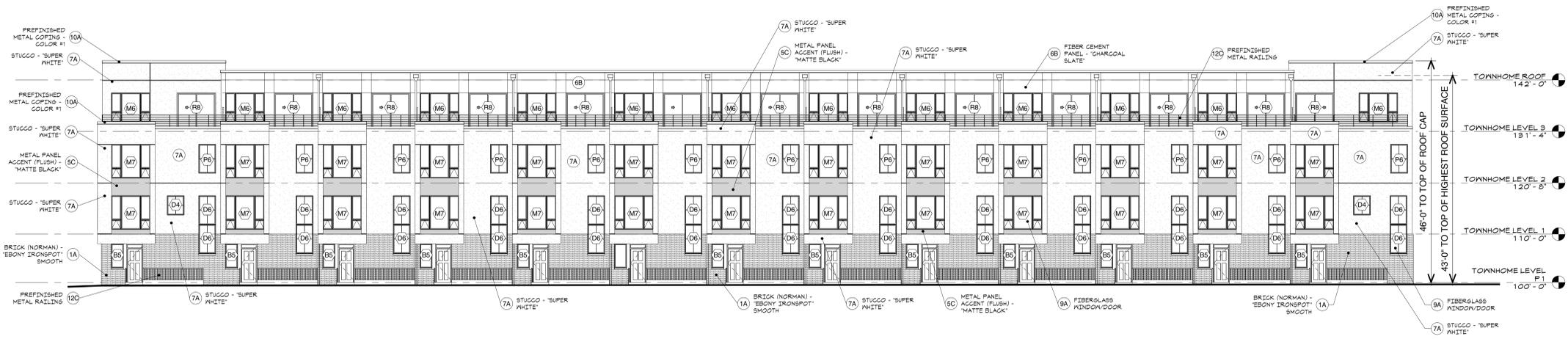
3 TOWNHOMES - NORTH ELEVATION
A3.11 3/32" = 1'-0"



2 TOWNHOMES - SOUTH ELEVATION
A3.11 3/32" = 1'-0"



1A TOWNHOMES - OVERALL WEST ELEVATION
A3.11 3/32" = 1'-0"



1 TOWNHOMES - WEST ELEVATION
A3.11 3/32" = 1'-0"

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KEY PLAN

100 HENNEPIN MIXED USE
& 1ST AVE TOWNHOMES

1ST AVE TOWNHOMES
EXTERIOR ELEVATIONS -
WEST AND SOUTH/NORTH

A3.11

100 HENNEPIN
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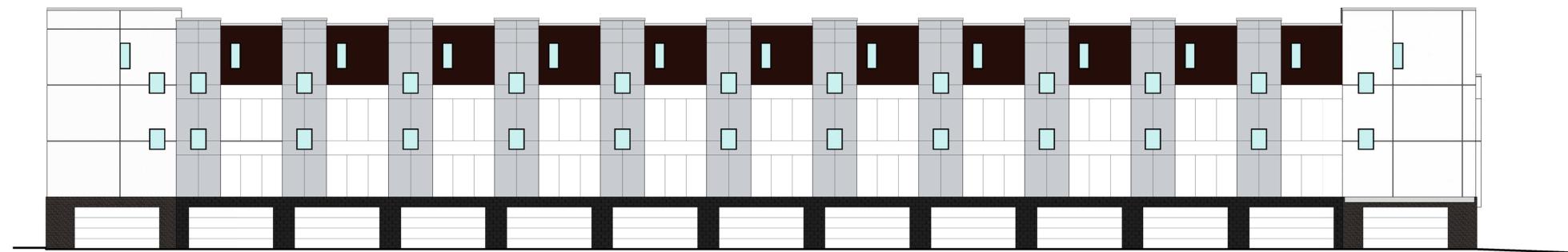
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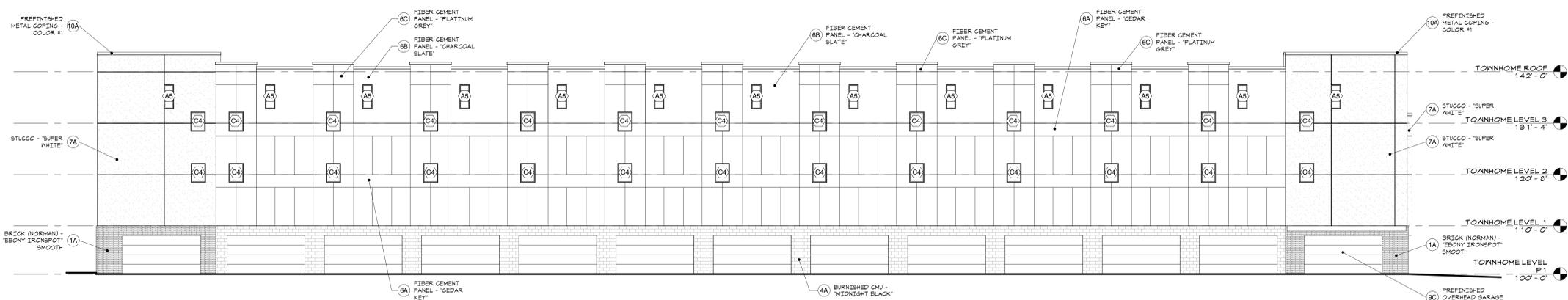
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EXTERIOR MATERIAL KEYNOTES	
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15A	TRELLIS
19A	CAST IN PLACE CONCRETE SITE WALL

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3 TOWNHOMES - EAST ELEVATION COLOR ILLUSTRATION
A3.12 3/32" = 1'-0"



1 TOWNHOMES - EAST ELEVATION
A3.12 3/32" = 1'-0"

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100 HENNEPIN MIXED USE
& 1ST AVE TOWNHOMES
1ST AVE TOWNHOMES
EXTERIOR ELEVATIONS - EAST

A3.12



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1ST AVENUE NORTH TOWNHOMES

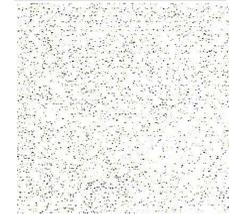
BRICK

EBONY IRONSPOT SMOOTH
SIZE: NORMAN



STUCCO

SUPER WHITE



FIBERGLASS WINDOWS @
STUCCO

BLACK



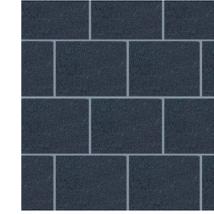
METAL PANEL INFILL @
WINDOWS @ STUCCO

BLACK



BURNISHED CMU @ BASE
@ GARAGES

MIDNIGHT BLACK



FIBER CEMENT PANEL @ 4TH
FLOOR & PARKING RAMP SIDE

BENJAMIN MOORE CHARCOAL SLATE



FIBER CEMENT PANEL @
PARKING RAMP SIDE

BENJAMIN MOORE PLATINUM GREY



FIBER CEMENT PANEL @
PARKING RAMP SIDE

BENJAMIN MOORE CEDAR KEY



FIBERGLASS WINDOWS @
FIBER CEMENT PANEL

SANDTONE



RAILINGS & FENCING

BLACK ANODIZED ALUM

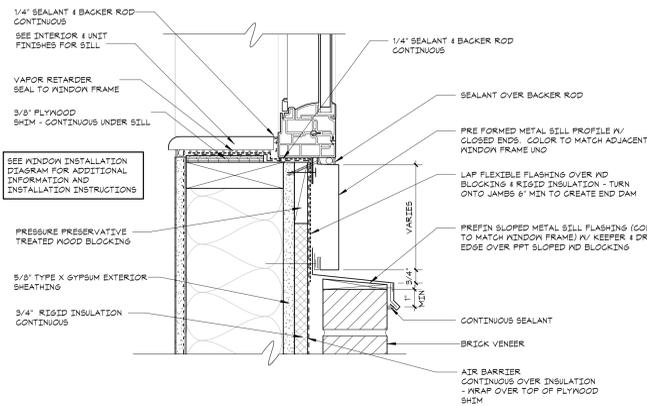


PATIO EDGING

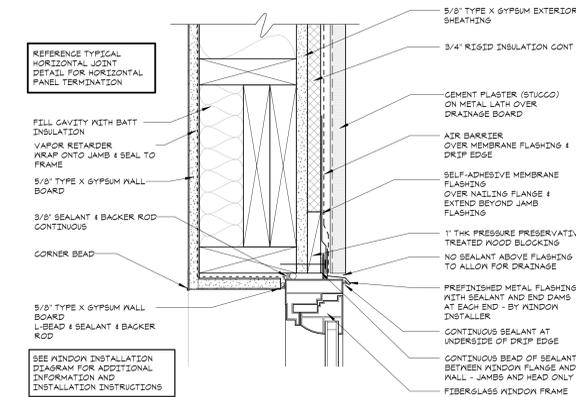
CORTEN COLOR



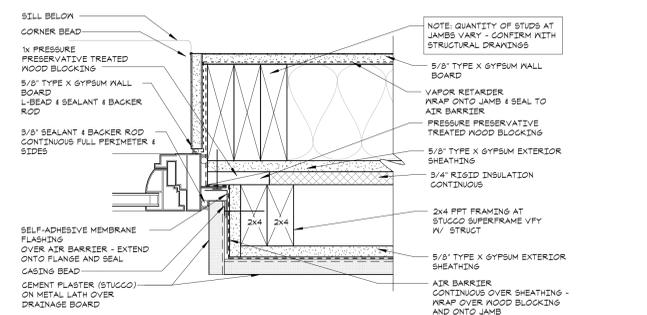
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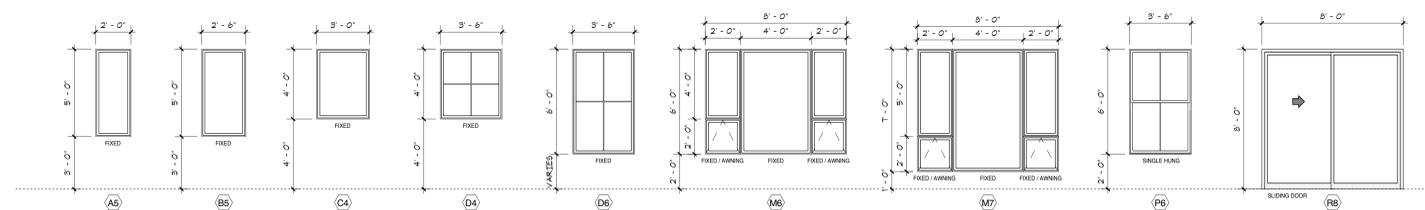
3 WINDOW SILL AT BRICK
T4.11 3" = 1'-0"



1 TYPICAL WINDOW HEAD AT STUCCO (JAMB SIM)
T4.11 3" = 1'-0"



2 WINDOW JAMB AT 1ST AVENUE STUCCO BAY
T4.11 3" = 1'-0"



COMPOSITE WINDOW TYPES - 1ST AVE TOWNHOMES

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KEY PLAN

100 HENNEPIN MIXED USE & 1ST AVE TOWNHOMES

EXTERIOR MATERIAL IMAGES AND WINDOW TYPES/DETAILS

T4.11

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MIXED USE & 1ST
AVE TOWNHOMES

100 HENNEPIN AVENUE
& 101 1ST AVENUE NORTH
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KEY PLAN

100 HENNEPIN MIXED USE
& 1ST AVE TOWNHOMES

PERSPECTIVE VIEW
T3.11

TOWNHOME BUILDING PERSPECTIVE VIEW #1

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MIXED USE & 1ST
AVE TOWNHOMES

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& 101 1ST AVENUE NORTH
MINNEAPOLIS, MN



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TOWNHOME BUILDING PERSPECTIVE VIEW #2

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100 HENNEPIN MIXED USE
& 1ST AVE TOWNHOMES

PERSPECTIVE VIEW
T3.12



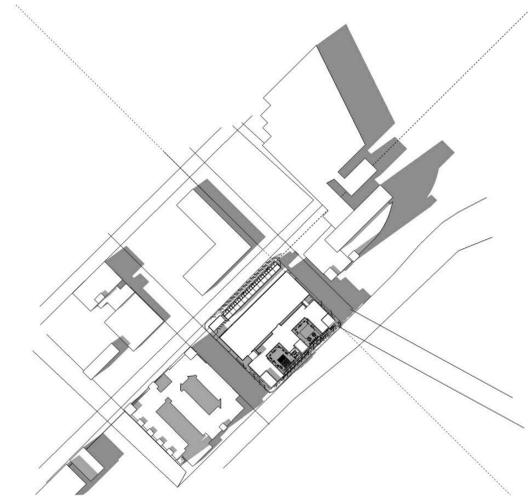
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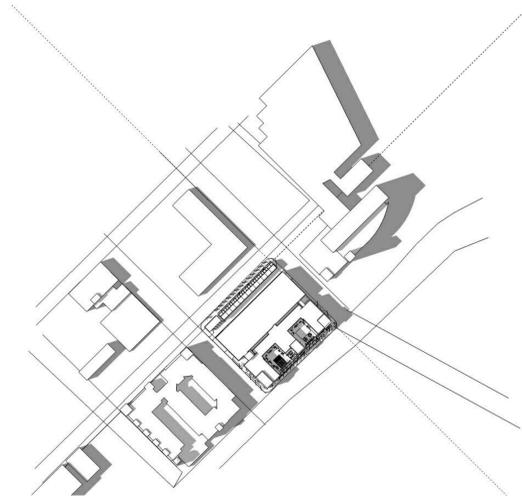
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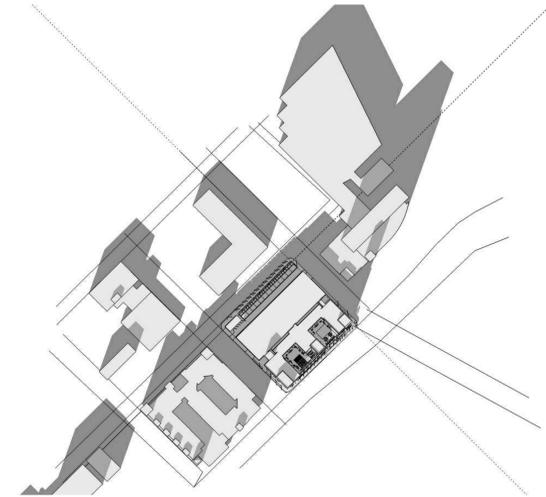
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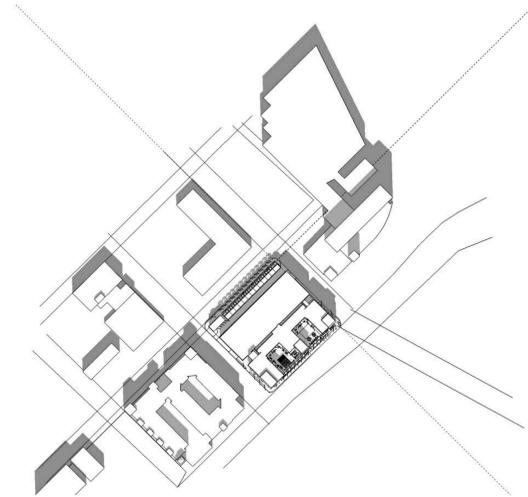
SHADOW STUDY - MARCH AT SUNSET



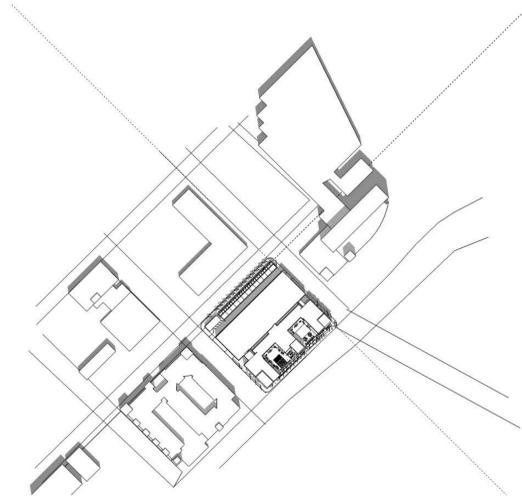
SHADOW STUDY - JUNE AT SUNSET



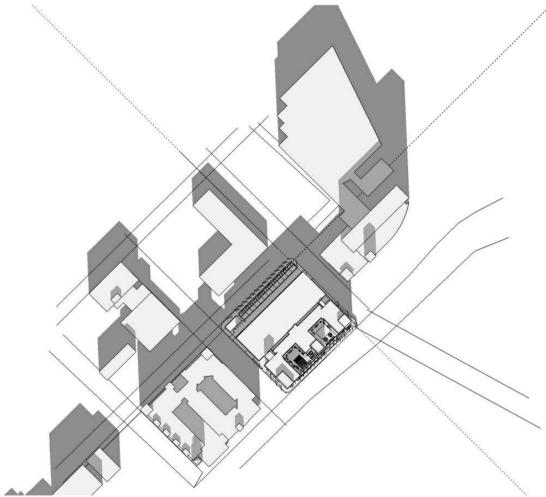
SHADOW STUDY - DECEMBER AT SUNSET



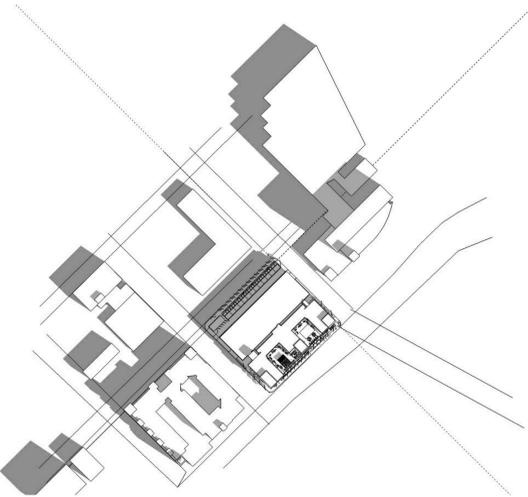
SHADOW STUDY - MARCH AT NOON



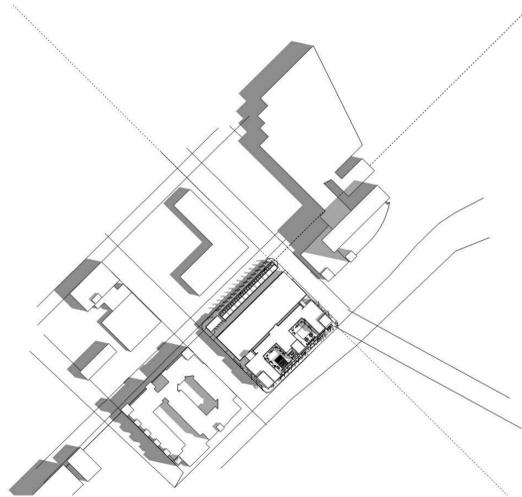
SHADOW STUDY - JUNE AT NOON



SHADOW STUDY - DECEMBER AT NOON



SHADOW STUDY - MARCH AT SUNRISE



SHADOW STUDY - JUNE AT SUNRISE



SHADOW STUDY - DECEMBER AT SUNRISE

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KEY PLAN

100 HENNEPIN MIXED USE
& 1ST AVE TOWNHOMES

SHADOW STUDIES

T5.1



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I hereby certify that this plan, specification, or report 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 _____

Typed or Printed Name _____

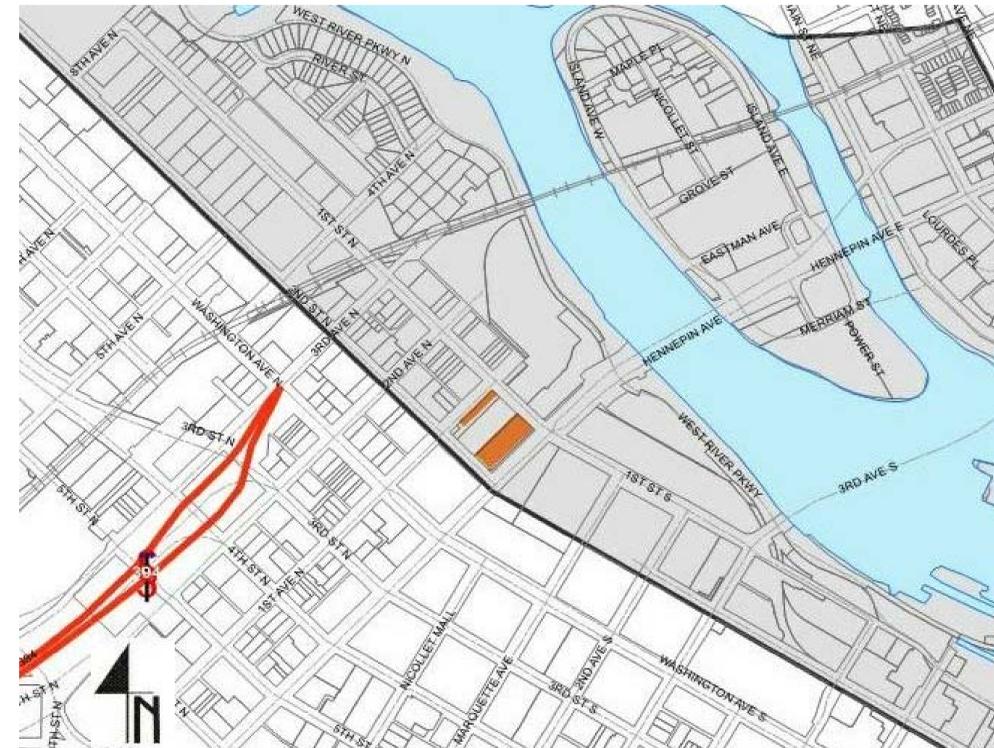
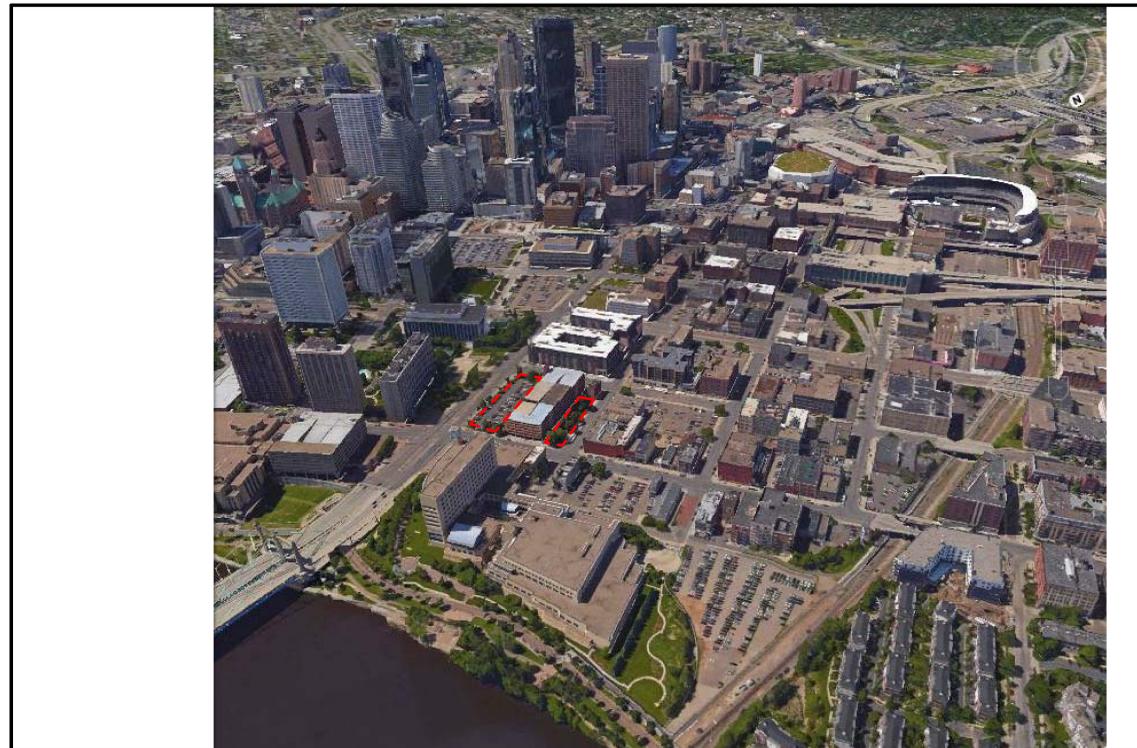
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4 IMMEDIATE AREA PLAN
T1.2 12" = 1'-0"

SUBAREA CONTEXT DIAGRAM

**NOT FOR
CONSTRUCTION**



BIRDSEYE VIEW FROM NORTHWEST

ST ANTHONY FALLS HISTORIC DISTRICT MAP

HPC SUBMITTAL
PACKAGE
JULY 21, 2015

ORIGINAL ISSUE: 7/21/15

REVISIONS

No.	Description	Date

214527

PROJECT NUMBER

LB, NVW AB

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KEY PLAN

100 HENNEPIN MIXED USE
& 1ST AVE TOWNHOMES

PROJECT INFORMATION

T1.2

100 HENNEPIN
MIXED USE & 1ST
AVE TOWNHOMES

100 HENNEPIN AVENUE
& 101 1ST AVENUE NORTH
MINNEAPOLIS, MN



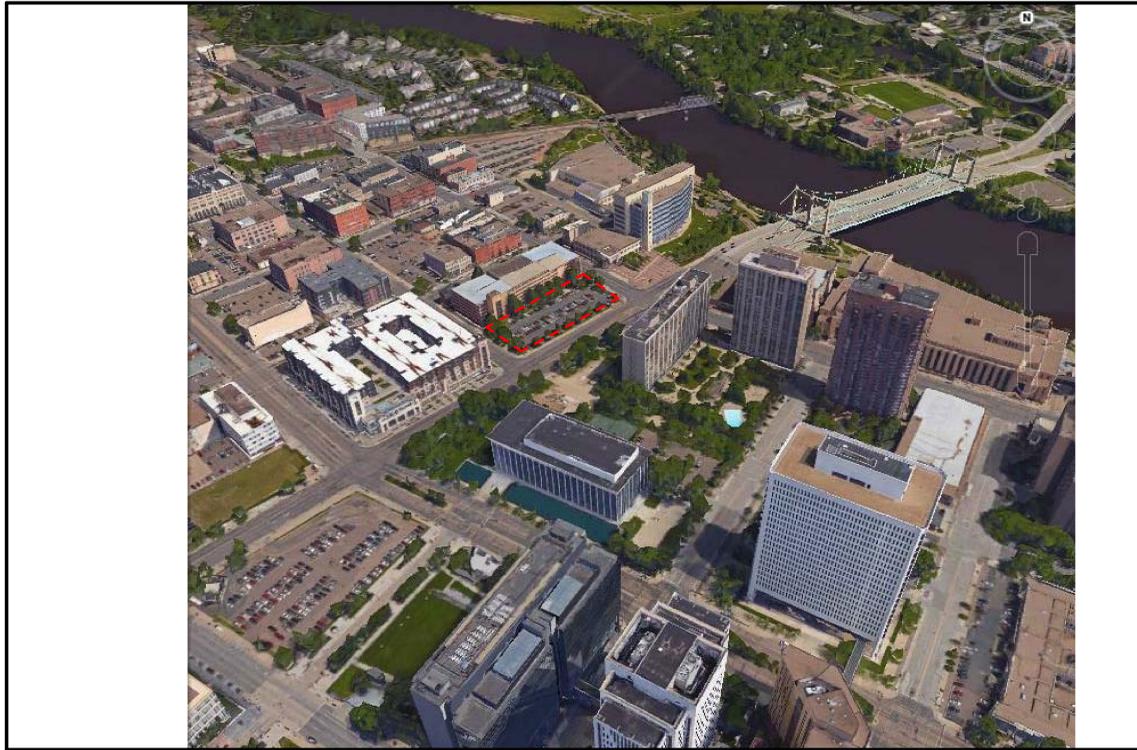
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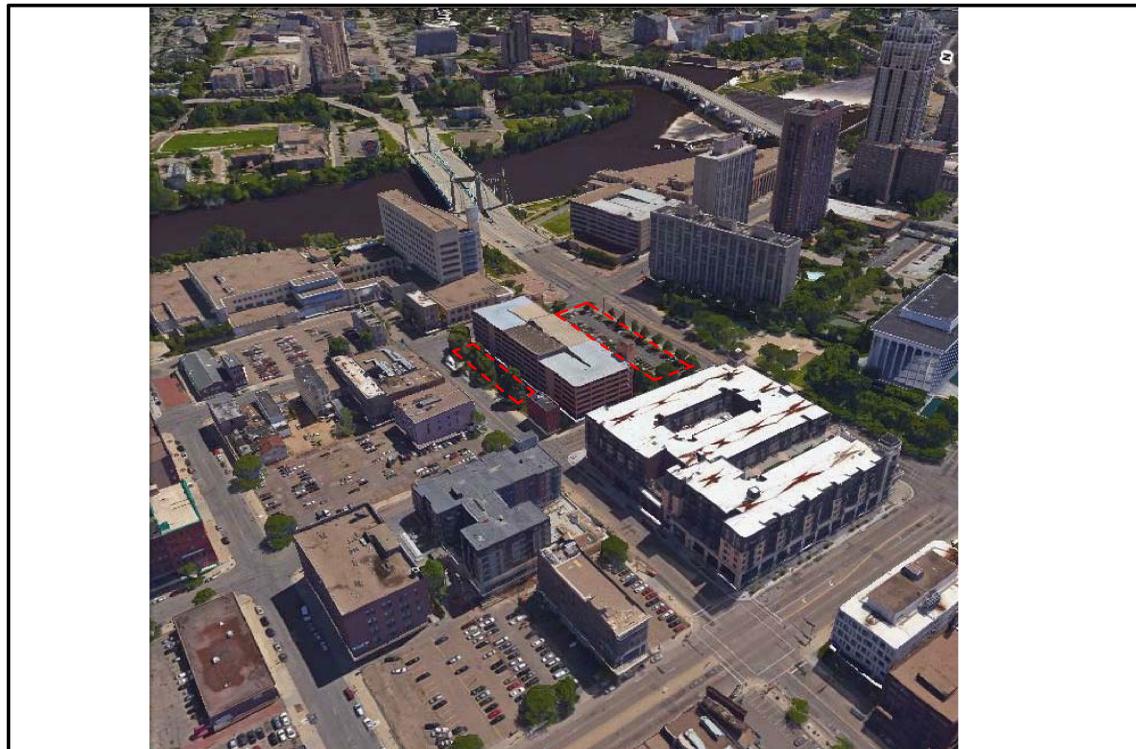


4 BIRDSEYE VIEW FROM SOUTHEAST
T1.3 12" = 1'-0"



3 BIRDSEYE VIEW FROM NORTHEAST
T1.3 12" = 1'-0"

NOT FOR
CONSTRUCTION



2 BIRDSEYE VIEW FROM SOUTHWEST
T1.3 12" = 1'-0"



1 1869-1952 PENCE OPERA HOUSE - CORNER OF HENNEPIN AVE AND 2ND ST NORTH
T1.3 12" = 1'-0"

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T1.3

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**NOT FOR
CONSTRUCTION**



EXISTING TOWNHOME BUILDING SITE LOOKING SOUTHEAST



EXISTING TOWNHOME BUILDING SITE LOOKING SOUTH



EXISTING TOWNHOME BUILDING SITE LOOKING NORTH

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100 HENNEPIN MIXED USE
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EXISTING SITE PHOTOS

T2.11