

## MEMORANDUM

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**TO:** Heritage Preservation Commission and City Planning Commission, Committee of the Whole

**FROM:** Lisa Steiner, City Planner, (612) 673-3950

**DATE:** September 24, 2015

**SUBJECT:** 112 East Hennepin Redevelopment

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### SITE DATA

<b>Existing Zoning</b>	C3A Community Activity Center District PO Pedestrian Oriented Overlay District MR Mississippi River Critical Area Overlay District
<b>Historic District</b>	St. Anthony Falls Historic District
<b>Lot Area</b>	20,000 square feet / 2.18 acres
<b>Ward</b>	3
<b>Neighborhood</b>	Nicollet Island – East Bank Neighborhood Association
<b>Designated Future Land Use</b>	Mixed Use
<b>Land Use Features</b>	Commercial Corridor (East Hennepin Avenue); East Hennepin Activity Center
<b>Small Area Plan</b>	<u><a href="#">Nicollet Island - East Bank Neighborhood Small Area Plan (2014)</a></u>

### BACKGROUND

The subject property, 112 East Hennepin Avenue, is located within the St. Anthony Falls Historic District. The St. Anthony Falls Historic District was designated in 1971 as a local and state historic district and was listed in the National Register of Historic Places the same year.

The oldest building on the site is the three-story “Harness Shop” building at 116 East Hennepin Avenue, which was constructed in 1905. The two-story building at 112 East Hennepin Avenue, at the corner of East Hennepin and Lourdes Place, was constructed in 1907. In approximately 1955, Nye’s Bar opened in the 112 East Hennepin building. In 1964, a one-story addition was constructed between the 112 and 116 buildings to accommodate the expansion of Nye’s and the establishment of the Nye’s Polonaise dining room. Nye’s expanded into the ground floor of the “Harness Shop” building in 1967. The one-story building at 120 East Hennepin was constructed in 1960 and housed another restaurant until Nye’s took over the building in 1973.

These four connected structures take up a combined building footprint of approximately 8,000 square feet. The remainder of the approximately 20,000 square foot property is a surface parking lot.

Earlier this year, the applicant brought a different proposal for the site to the Heritage Preservation Commission and City Planning Commission Committee of the Whole for initial feedback. The proposal at that time had been to demolish the two one-story buildings, then move the three-story “Harness Shop” building next to the two-story building and construct a 30-story apartment tower on the site with 189 dwelling units and 249 parking spaces. Both commissions expressed various concerns with that proposal, particularly related to the height of the building, the above-grade parking proposed, the treatment of the existing historic contributing resources, and the relationship of the building to its surrounding historic context.

## **PROJECT DESCRIPTION**

The applicant has significantly revised their previous proposal since it was last seen by either commission. The new project would include 71 dwelling units, approximately 9,000 square feet of ground floor retail space, and 74 parking spaces. The two contributing historic buildings on the site, the three-story “Harness Shop” building and the two-story building at the corner would remain in place. The applicant is proposing to demolish the one-story buildings from the 1960s. Since these date from outside the period of significance for the district, they are considered noncontributing resources to the district. The one-story non-contributing addition between the two buildings, built in 1964, would be demolished and replaced with a three-story infill building. On the remainder of the site and attached to both the remaining historic buildings, a six-story apartment building would be constructed.

The three-story infill portion of the building is proposed at this time to be either metal panel or brick. The first five stories of the new six-story building would be clad in brick with metal panel or fiber cement panel accents. The sixth floor of the building would be metal panel or fiber cement.

The “Harness Shop” and two-story corner building would be rehabilitated. The original façade of the “Harness Shop” building is currently obscured and no historic photographs have been found to identify the original condition of the storefront. It is possible that the original storefront still exists behind the existing screen as a 1964 building permit notes the “enclosure” of the front windows. The storefront of the two-story corner building was infilled with the existing thin brick at some point prior to 1964. The ground floor of both historic buildings would be used for retail space with the upper floors repurposed for dwelling units.

The applicant is potentially proposing the removal of the back 30 feet of the “Harness Shop” building and modifying the foundation walls of the two historic buildings to accommodate parking in the basement level, but is currently still investigating the structural needs related to this part of the proposal.

## **APPLICATIONS**

### ***Heritage Preservation Commission:***

The following applications would be required for this proposal:

- Certificate of Appropriateness – Alteration
  - Demolition of the one-story non-contributing buildings
  - Exterior modifications to “Harness Shop” building and two-story corner building
- Certificate of Appropriateness – New Construction
  - For a new 6 story residential building with ground floor retail in the St. Anthony Falls Historic District.

### **City Planning Commission:**

Based on staff's preliminary review, the following land use applications have been identified:

- Conditional use permit to increase maximum height from 4 stories/56 feet to 6 stories/72 feet.
- Variance of the maximum floor area ratio from 3.78 to 4.48.
- Variance of the interior side yard from 15 feet to 0 feet.
- Site plan review.

Additional applications may be required, depending on the plans that the applicant formally submits.

### **APPLICABLE POLICIES**

The Nicollet Island – East Bank Small Area Plan was adopted by the City Council in 2014. The small area plan envisions several new high-density residential developments with ground floor commercial uses in the neighborhood. The plan notes that additional height and floor area ratios would be supported by the neighborhood association for buildings with exceptional streetscapes and site design. The plan also states that the design of new buildings should consider and respect surrounding historic buildings, and notes that the adopted district design guidelines apply to development in the historic district. At 155 dwelling units/acre, the proposed project is considered very high density, which is appropriately located in an Activity Center and along a Commercial Corridor as designated by the *Minneapolis Plan for Sustainable Growth*.

### **APPLICATION STATUS**

Formal heritage preservation or land use applications have not yet been submitted for this proposal. A petition for an Environmental Assessment Worksheet (EAW) was filed for the previous proposal in March. Once a formal application is submitted to the City, CPED staff and the City Attorney's office will coordinate with the Minnesota Environmental Quality Board to determine the necessary next steps based on the modifications to the proposal.

### **FEEDBACK REQUESTED**

The applicant and staff seek feedback from both commissions regarding the proposal. A compilation of the design guidelines that appear applicable at this point can be found in the attachments to this memo. Staff has identified a few issues for consideration by the HPC and the Planning Commission:

#### ***Alterations to historic buildings***

- **Balconies:** While the proposed balconies are mostly inset as recommended by the design guidelines, the balconies appear to stick out about 1 foot from the edge of the building wall. The balconies should be fully flush with the building wall or set back slightly in order to meet the guidelines (7.10.b). Additionally, balconies are proposed on the second floor facing Hennepin; the design guidelines state that it is preferred for balconies near a sidewalk edge to be located at the third floor or above only. (7.10.a).
- **Roof deck:** The proposed roof deck railing on the three-story infill addition is currently located approximately 7 feet from the building wall along Hennepin. The deck railings would need to be set back at least 15 feet in order to comply with the design guidelines (7.12.a).

- **Back of Harness Shop building:** The applicant is currently exploring the possible removal of the back 30 feet of the Harness Shop building. The new six-story building would be constructed in its place. This treatment would not meet design guidelines to preserve original building materials (8.10) and original masonry (8.18). Staff seeks the commission's feedback related to this possible proposal. This would also not preserve the original roof form (8.43) or original roof materials (8.45). It also would not meet some of [the recommendations for new additions](#) outlined in the *Secretary of the Interior's Standards for Rehabilitation*. If the replacement of the back portion of the Harness Shop were to be considered a rooftop addition, it would also not meet the guidelines for those as it is three stories and rooftop additions are limited to 14 feet in the design guidelines.
- **Connection:** Staff also seeks feedback regarding the connection of the new building to the historic buildings along both Hennepin and Lourdes Place. Staff strongly recommends that the applicant review the National Park Service's [Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns](#) document and redesign the connection areas in order to align more with those recommendations. A glass link for the first bay of the new construction is one possible option.

### **New construction**

- **Height:** In this character area, the guidelines state that the maximum building height should not exceed four stories. However, the guidelines then state that low-rise and very low-rise buildings are most appropriate, which are defined as between one and six stories in height. Finally, the guidelines note that additional stories, up to ten, may be allowed if stepped back from the street wall (10.58). Staff would like the commission's feedback about whether the 5<sup>th</sup> and 6<sup>th</sup> story of the proposed new building should be set back from the street wall, as doing this would conflict with other guidelines to maintain a simple rectangular form along street walls.
- **Primary entrances:** The entrances to the retail in the new construction on Hennepin will need to be more clearly defined (9.18 and 9.19).
- **Materials:** Staff seeks feedback from the commission regarding the proposed fiber cement panel or metal panel on the sixth floor and as accents in the recessed areas. The design guidelines call for one primary exterior material with one or two accent materials. The design guidelines also limit the use of fiber cement to that with "exemplary detailing" in lower-scaled residential settings (9.21). The subject site is not in a lower-scaled residential setting and the proposed fiber cement appears to be a standard panel with no detail. Staff also has concerns that the color of the sixth floor appears to contrast too drastically with the proposed dark brick and would recommend that the applicant consider a darker color than the light beige proposed. Additionally, if the material of the sixth floor will differ from the rest of the building, the applicant should explore incorporating more windows to lessen the amount of the other material utilized.
- **Active uses:** Although the Hennepin Avenue façade is fully active, approximately half of the Lourdes Place and 2nd Street elevations are devoted to parking or other inactive uses. The site plan review standards state that the ground level of buildings should be designed with no more than 30 percent of building frontage along public streets devoted to inactive uses.

# GENERAL GUIDELINES

## Streetscape Design

### Requirements

**6.4 New or replacement street furnishings, such as street lights and street furniture, shall be compatible with the context of the individual character areas.**

- a. In historic industrial areas, simple contemporary utilitarian designs are appropriate for street furnishings.
- b. In historic residential and commercial areas, contemporary styles, such as metal with a painted finish, are appropriate for designs for street furnishings.
- c. Designs that create a false sense of history, such as highly ornate historic styles, are not appropriate.

**6.5 Consider integrating interpretive materials into street furnishings.**

- a. Designs that interpret the history of the area are appropriate.

**6.6 Streetscape plantings should be compatible with the context of the individual character areas.**

- a. In historic industrial areas, street trees should be clustered and have irregular spacing to evoke a sense of the volunteer nature of vegetation of these industrial settings.
- b. Boulevard plantings will be considered in historic industrial areas.
- c. In historic commercial and residential areas, traditional regular spacing and placement of trees is appropriate.
- d. Boulevard plantings are appropriate in historic commercial and residential areas
- e. Street trees shall not be located directly in front of entrances.

## Views

### Requirements

**7.1 Incorporate key view opportunities into a design.**

- a. At the outset of a project, identify views that are most valued, then incorporate them into the design.

**7.2 Minimize the impacts to key views from public ways.**

- a. Locate improvements to maintain key views to the extent feasible.  
→ Consider keeping a portion of a new structure low or using a compact footprint to maintain views through the site.

## Connectivity

### Requirements

- 7.3 Use historic routes, including rail corridors and roadways rather than create a new one.**
- a. When considering a new connection, preserve the underlying historic development patterns.
- 7.4 Preserve the historic network of streets and alleys.**
- a. Streets and alleys that reflect historic development patterns should not be enclosed or closed to public access. Adapting them as new ways of circulation is appropriate.
  - b. Link walkways and alleys to existing public rights-of-way.
- 7.5 Vehicular access to a site shall be obtained using existing alleys.**
- a. New curb cuts will be considered.

## Building Equipment

### Requirements

- 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.

## Balconies and Roof Decks

### Requirements

- 7.8 A balcony or roof deck should be visually subordinate on a historic building, as seen from public vantage points.**
- a. Installing a balcony is not allowed on a historic building's primary facade(s).
  - b. Balcony additions will be considered on secondary or tertiary facades. If allowed, they should be set back a minimum one structural bay or 15' whichever is greater from the primary facade(s).
- 7.9 Minimize the impacts of a new balcony on a historic building.**
- a. Limit the number of balconies to be installed on an individual wall such that the traditional character of the wall can still be perceived.
  - b. Mount a balcony to accentuate historic defining features. The balcony should fit within an existing opening and should not exceed one structural bay in width.
  - c. A new opening should not be cut into the facade to accommodate a balcony.

**7.10 On a new building, locate balconies such that the traditional character of the block, as perceived at the street level, is maintained.**

- a. When a building wall is positioned near the sidewalk edge, locating a balcony at the third floor or above is preferred.
- b. Consider providing a balcony that is inset instead of one that projects from the front facade. This can reinforce the concept of a simple rectangular form.

**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.
- c. Simple wood and metal designs are appropriate for single-family residential buildings.
- d. Heavy timber and plastics are inappropriate materials.
- e. Use colors that are compatible with the overall color scheme of the building. In most cases, dark metal matte finishes are appropriate.

**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.

# GENERAL REHABILITATION GUIDELINES

## Adaptive Reuse

### Requirement

#### **8.1 Seek uses that are compatible with the historic character of a historic building.**

- a. The use should not adversely affect the historic integrity of the structure.
- b. The use should not alter significant stylistic and architectural features of the structure.
- c. A use that helps to interpret how the resource was used historically is encouraged.

## Architectural Details

### Requirements

#### **8.2 Preserve significant stylistic and architectural features.**

- a. Preserve significant stylistic and architectural features, including storefronts, cornices, moldings, porches, brackets, loading docks, canopies, and ornaments, for example. Industrial bridges and conveyance systems between buildings are also significant features.

#### **8.3 Repair deteriorated architectural features.**

- a. Patch, piece-in, splice, consolidate or otherwise repair a feature, using accepted preservation procedures.
- b. Do not remove or alter architectural details that are in good condition or that can be repaired.
- c. Protect significant features that are adjacent to an area being worked on.

#### **8.6 Replace an architectural feature accurately.**

- a. The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's history.
- b. Use the same kind of material as the original.
- c. An alternative material will be considered if its size, shape, texture, profile and finish convey the visual appearance of the original. These are usually more acceptable in locations that are not highly visible from the street or river such as on a secondary facade.

#### **8.7 When reconstructing a missing element is infeasible, develop a new design that is a compatible interpretation.**

- a. The new element should be similar to comparable features in general size, shape, texture, material and finish. (See page 78 for an illustration of a simplified cornice design as an example.)

#### **8.8 Restore altered or blocked openings on primary facades to their original configuration when consistent with the intended use of the structure.**

#### **8.9 Avoid adding details that were not part of the original building.**

- a. Do not convey a false history or an inaccurate building style. For example, decorative millwork should not be added to a building if it was not an original feature.

## Materials

### Requirements

#### 8.10 Preserve original building materials.

- a. Do not remove or alter original building materials that are in good condition or that can be repaired.
- b. Remove only those materials which are deteriorated beyond repair and must be replaced.

#### 8.13 Do not use imitation materials as replacements in primary locations.

- a. Primary building materials, such as wood siding and masonry, should not be replaced with fabricated materials that are designed to look like wood or masonry siding, such as synthetic vinyl or panelized brick.
- b. Alternative materials that convey a character similar to the historic material will be considered in some secondary locations when replacement with the original is not feasible. They must have a similar finish and be proven durable in similar installations in Minneapolis.
- c. “Green” building materials, such as those made with renewable and local resources, will be considered for replacement materials where they will not impact the integrity of a building or its key features.

#### 8.14 Covering original building material with a new one is inappropriate.

- a. If a property already has a non-historic building material covering the original, it is not appropriate to add another layer of new material, which would further obscure the original.
- b. Consider removing later covering materials that have not achieved historic significance. Once the non-historic siding is removed, repair the original, underlying material.

## Masonry

### Requirements

#### 8.18 Preserve significant masonry features.

- a. Avoid rebuilding a major portion of an exterior masonry wall or other building component when it could be repaired instead.
- b. Preserve significant masonry features, including walls, cornices, pediments, moldings, lintels, steps and exposed foundations.

## Storefronts

### Requirements

#### 8.28 Preserve the decorative and functional features of a storefront system.

- a. Preserve decorative and functional elements, including, doors, transom windows, display windows, moldings, trim, sills and kickplates.

### **8.29 Restore an altered storefront to its original design.**

- a. Use historic photographs when determining the original character of a storefront design unless the current storefront has gained significance of its own.

### **8.30 Alternative designs that are contemporary interpretations of traditional storefronts will be considered where the historic one is missing.**

- a. The new design should continue to convey the character of typical storefronts. The storefront system should be in proportion to the building.
- b. When the original design is not available through historic plans or photos for the replacement of a storefront, a contemporary profile will be considered, but existing original storefronts in the district should be used as a reference for materials, scale, size of members and proportion.

## **Windows**

### **Requirements**

### **8.35 Preserve the position, number and arrangement of historic windows in a primary building wall.**

- a. On a primary facade, enclosing a historic window opening is inappropriate, as is adding a new window opening.
- b. A window on a primary facade should not be removed or blocked to install an air conditioner, mechanical equipment, louvers, or for any other reason.
- c. Installing a new window or changing the size of an existing window opening on a primary facade is not allowed, unless it is to restore a historic window opening and evidence is provided to support its location and size.
- d. More flexibility in altering a window will be considered on a secondary wall in a location that is not key to the significance of the property.

## **Cornices**

### **Requirements**

### **8.39 Preserve an original cornice.**

- a. Most historic commercial buildings have cornices to cap their facades and these are important features that should be preserved.

## **Roofs**

### **Requirements**

### **8.43 Preserve the original roof form of a historic structure.**

- a. Avoid altering the angle of a historic roof.
- b. Maintain the perceived line and orientation of a roof as it is seen from the street.
- c. Retain the original parapet walls and copings.

**8.45 Preserve original roof materials.**

- a. Avoid removing historic roofing material that is in good condition.
- b. Preserve decorative and functional elements, including crests, towers, gutters and chimneys, for example.
- c. Retain and repair roof detailing, including gutters and downspouts.

## **Additions to Buildings**

### **Requirements**

**8.53 An addition to the front of a building or a character-defining facade is inappropriate.**

**8.54 Design an addition to appear subordinate to the historic structure.**

- a. An addition should also relate to the building in mass, scale, character and form.
- b. The roof form should be compatible as well.

**8.55 An addition should not damage or obscure significant stylistic, functional and architectural features.**

- a. Preserve significant stylistic, functional, and architectural features, including storefronts, windows, doors, cornices, moldings, porches, brackets, loading docks, canopies, and ornaments.
- b. Greater flexibility on secondary facades will be considered.

**8.56 An addition to the roof of a building will be considered if it does the following:**

- a. It is set back from primary and secondary character defining walls.
- b. The maximum height of an addition should not exceed 14 feet as measured from the structural roof deck to the existing building.
- c. It preserves the perception of the historic scale of the building.
- d. It is not visible from the street as evidenced by a site line study.
- e. Its design does not detract attention from the historic facade.
- f. The addition is distinguishable as new and is compatible in material and shape.
- g. The existing structural supports can support the proposed addition; a green roof will be considered, for example.

# NEW INFILL BUILDING GUIDELINES

## Building Placement and Orientation

### Requirements

#### 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.)

#### 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.

## Architectural Character and Detail

### Requirements

#### 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.

#### 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.

#### 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.

#### 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

## Building Mass, Scale and Height

Each historic building in the district exhibits distinct characteristics of mass, height and a degree of wall articulation that contributes to its sense of scale. As groupings, these structures establish a definitive sense of scale. This is especially well perceived in those character areas with the greater concentrations of contributing properties. In most cases, these features contribute to a sense of human scale. A new building should express these traditions of mass and scale as well.

A building conveys a sense of human scale when one can reasonably interpret the size of the structure by comparing its features to comparable elements in one's experience.

While the perceived scale along the street is a key consideration, the overall height is an important factor in terms of compatibility. This is because a building is experienced at a distance within its character area, and it also is a part of the skyline of the district as a whole.

### Mass, Scale and Height at Different Levels

Therefore, building mass, scale and height should be considered in these ways:

- (1) As experienced at the street level immediately adjacent to the building.

At this level, the actual height of the building wall at the street edge is a key factor. The scale of windows and doors, the modular characteristics of building materials, and the expression of floor heights also contribute to perceived scale.

- (2) As viewed along a block, in perspective with others in the immediate area.

The degree of similarity of building heights along a block, and the repetition of similar features, including openings, materials and horizontal expression lines, combine to establish an overall sense of scale at this level of experiencing context.

- (3) As seen from key public viewpoints inside and outside of the historic district.

In groups, historic buildings and compatible newer structures establish a sense of scale for the entire district, defining the skyline. At this level, key landmark structures set the frame of reference.

In general, a new building should fit within the range of structures seen historically in the specific character area. However, some additional height may be considered, when it is demonstrated that the design would be compatible with the context at each of the three levels indicated above. Therefore, maximum height is determined by the appropriateness to context.

## Building Height Classifications

To assist in defining building height for particular character areas, a basic set of categories is defined here. Each is based on the number of floors and height. For the purposes of these design guidelines, height classifications are defined in relation to typical building construction technology, with an understanding that specific methods may

change over time. These classifications are provided to help clarify the discussion about height with respect to compatibility in the individual character areas.

The heights are taken from the ground level and relate to a range of traditional residential, industrial, commercial and mixed-use buildings types. Note that some rooftop appurtenances, including stair towers and mechanical equipment, will extend above these height classifications. For general purposes, the following dimensions are assumed:

- First floor: 14 - 16 feet
- Upper floors: 11 - 12 feet

### **Very Low-Rise Building**

These buildings range from one to three stories in height. Many buildings of this scale will continue to appear in all of the character areas. Traditional single-family, detached structures fit into this category, as do two-family and row houses. Commercial and mixed-use buildings of this scale also may occur, sometimes as a “wrap” to taller forms.

### **Low-Rise Building**

This building category includes structures that range from four to six stories. This represents the maximum height of “stick built” construction, which often consists of one or two levels masonry, with upper levels of frame construction above. Multifamily apartments are typical of this form. Other mixed use, commercial and industrial buildings may fit into this category as well.

### **Mid-Rise Building**

This category includes buildings that range from seven to nine stories. With the typical floor-to-floor heights that are assumed, they are in a range of 90 to 100 feet or more.

### **High-Rise Building**

The high-rise building type is primarily defined by the height constraints that building codes and related construction types bring into play. For the purpose of this document a high-rise building is greater than 105 feet.

### **Intent**

A new building should be compatible in height, mass and scale with its context, including the specific block, the character area, and the historic district as a whole. This should be a primary consideration for the design of a new building. Each new building also should convey a human scale, reflect similar building massing and facade articulation features of the context, and be compatible with the district skyline. (See Character Areas in Chapter 10 for building mass, scale and height guidelines specific to each character area.)

### **Requirements**

#### **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.

**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. (See page 51 for more information on key views.)

**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.

**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.

**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.

**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.

**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.

## **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.

## **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.

### **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.

## **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.

### **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.

#### **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.

### **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.

#### **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.

#### **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.

# CHARACTER AREAS

## J. Hennepin and Central District

### Intent

Retain the feeling created along Hennepin Avenue by the historic storefront buildings and minimize impacts on other adjacent historic resources while allowing for high-quality contemporary design in new infill buildings. Consider individual design characteristics of historic resources within the area rather than the general historic character. New buildings that exceed the height of the traditional commercial building heights need to consider the character of the adjacent buildings on the block face and the entire character area.

Enhancements to the landscape, streetscape and open space are encouraged. Landscapes should reinforce the quality of the public realm. Guidance offered in Chapter 6 for landscapes, streetscapes, and open spaces in historic commercial areas should be applied.

### Site and Landscape Guidelines

#### Requirement

10.56 Encourage enhancements to the public realm with streetscape improvements.

- a. Landscaping, trees and street furniture are appropriate improvements.

### Building Design

#### Requirement

**10.57 Orient buildings to follow the historic orientation patterns.**

- a. Buildings along Hennepin Avenue should be oriented toward Hennepin Avenue.

**10.58 The maximum building height should not exceed four stories.**

- a. Low-rise and very low-rise building heights are most appropriate (see page 103 for building height classifications).

→ Additional stories, up to ten, may be allowed if stepped back from the street wall in a way that does not detract from the historic development patterns. See Guideline 9.9 for more details.

**10.59 The facade of an infill building along Hennepin Avenue should reflect the established range of the historic building width.**

- a. A block-long facade building mass is inappropriate.

112-116 EAST HENNEPIN AVENUE  
**Committee of the Whole/Heritage Preservation Commission**  
September 24, 2015

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## PROJECT DESCRIPTION 112-116 EAST HENNEPIN AVENUE

Schafer Richardson is proposing to redevelop the 112-116 East Hennepin site in Northeast Minneapolis. The 20,000 square foot site currently accommodates a surface parking lot and four buildings with a combined footprint area of approximately 8,000 square feet. The existing buildings are currently occupied by Nye's Polonaise Room on the ground floor with residential apartments above. The two, non-historic 1-story infill buildings, built in the 1960s, will be demolished. The existing 2-story building, built in 1907, at the corner of Lourdes Place and East Hennepin will be preserved in its present location. The 3-story "Harness Shop" building, built in 1905, will be preserved in its present location.

A new mixed-use development, not yet named, will be incorporated with the existing, rehabilitated buildings on site. The new building will be a 6-story structure with approximately 71 market rate apartments and approximately 9,000 square feet of retail. The development will include one level of underground parking with approximately 53 parking stalls. There will also be 21 enclosed parking stalls located at grade behind the first floor retail/residential lobby space.

The first floor will be comprised of approximately 5,900 square feet of commercial space in the new development along East Hennepin Avenue and at the corner of East Hennepin and 2nd Street. There will be an additional 2,700 square feet of commercial space in the existing buildings. The residential pedestrian entrance will be on 2nd Street. There will be 2 entrances and exits to the building parking. The parking entrance on Second Street will be the grade level parking entrance. The ramp entrance on Lourdes Place will provide access to the below grade parking.

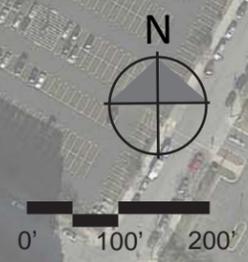
The development will feature indoor and outdoor amenity spaces at the fourth level. Building wide amenities include fitness center, outdoor deck, community room(s), management offices, and balconies.

## DESIGN GUIDELINES

The proposed design is shaped by and comports with the key objectives of the Saint Anthony Falls Historic District Guidelines and Nicollet Island East Bank Neighborhood Association Small Area Plan. Those SAFHD Guidelines recommend preserving existing building fabric and creating new buildings compatible in height and scale with context of the specific block and character area, in this case Hennepin and Central District, Character Area "J". The project will achieve the following goals:

- Preserve and renovate the two primary existing buildings in place as the key driver for the design. Important architectural details, materials, site orientation, and commercial connections to Hennepin Avenue, of the two primary existing buildings will remain, per the SAFHD guidelines.
- Create new, very low rise (3 stories or less) and low rise (4 – 6 stories as per SAFHD Guidelines) infill buildings which are identified as the "most appropriate" height for the character area in the SAFHD guidelines. The form of the infill buildings utilizes fenestration patterns and massing that are complementary and considerate to the nearby historic buildings. The height of the building is compatible with other buildings in the area, including adjacent River Place and the base of Pinnacle/Falls.
- Utilize contemporary interpretation of traditional designs and incorporates traditional façade articulation techniques including a tall first floor; vertically proportioned upper story windows; horizontal expression elements in the form of canopies and cornice; a "base, middle, top" design; and a similar ratio of solid wall to window area.
- Provide for variation in building façade to reflect traditional structural and retail modules in width and height, achieved through inset balconies on Hennepin, window patterning, and differing materials and detailing on the sixth level.

- Avoid excessive modulation in new buildings that would be out of character with simple historic building forms in the area.
- Utilize building materials similar in scale, color, texture and finish to those seen historically in the context. Traditional building materials, including masonry, are proposed for the new, six story infill building. The materials contribute to the visual continuity of the specific area context.
- Create a gateway to NE at Hennepin through preserving the two primary existing buildings and integrating them into an overall mixed use residential design that adds creative density while maintaining existing fabric.
- Create transparent and visually interesting street level facades through extensive glass in new infill buildings, restoring existing buildings openings to their original design, the addition of canopies to select areas, staggered store entryways, and pedestrian scale lighting.
- Conceal grade level parking and position the majority of parking below grade.
- Replace an existing unsightly surface parking lot with new street level commercial and low rise residential.
- Emphasize walk-ability and pedestrian experience through wide sidewalks, plantings, bike racks and other pedestrian, cyclist and streetscape amenities.
- Design building to be no taller than the effective width of the street as defined by NIEBNA small area plan.

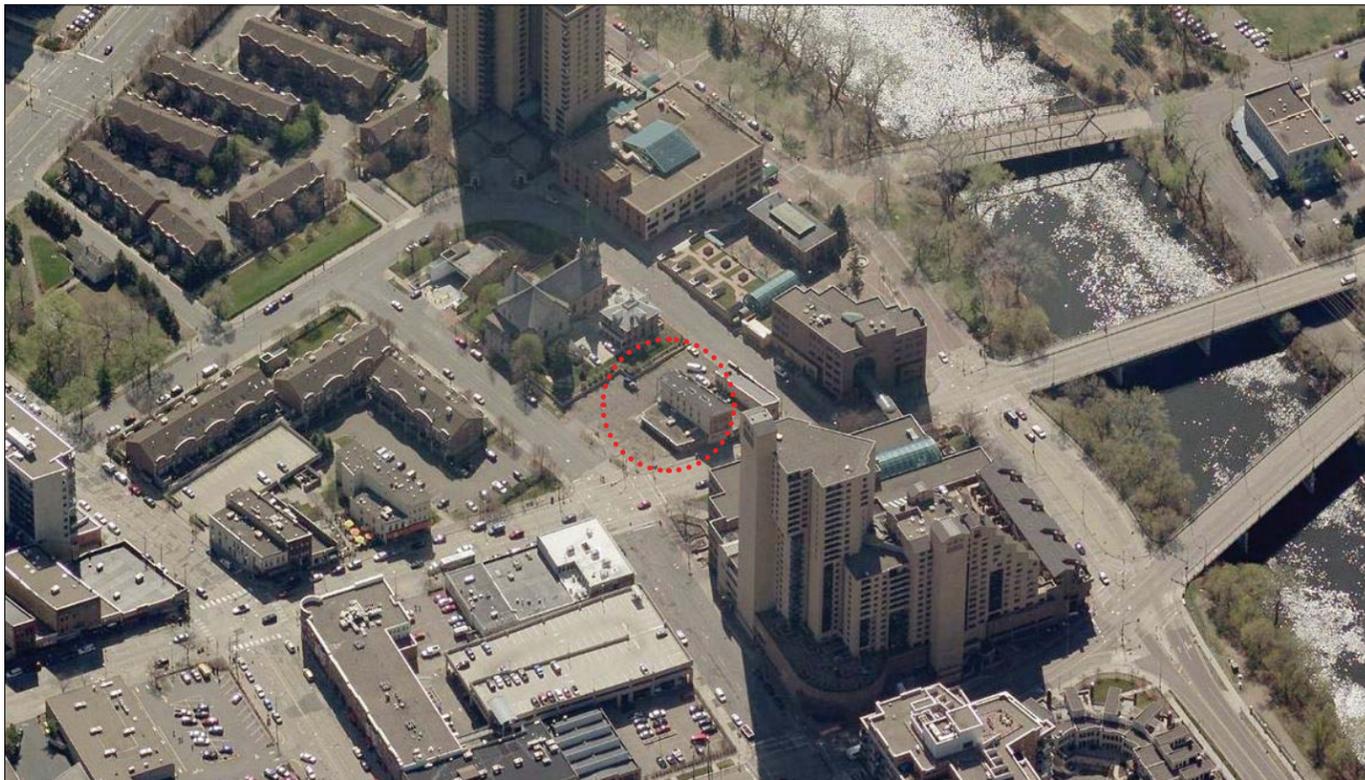




Birdseye view from East



Birdseye view from South



Birdseye view from North



Birdseye view from West



From Lourdes Place looking northeast at site



Along Lourdes Place looking northwest to E Hennepin Ave



At corner of E Hennepin Ave and Lourdes Pl looking east



At corner of E Hennepin Ave and Lourdes Pl looking southeast up Lourdes Pl



Looking down 2nd Street to E. Hennepin Ave



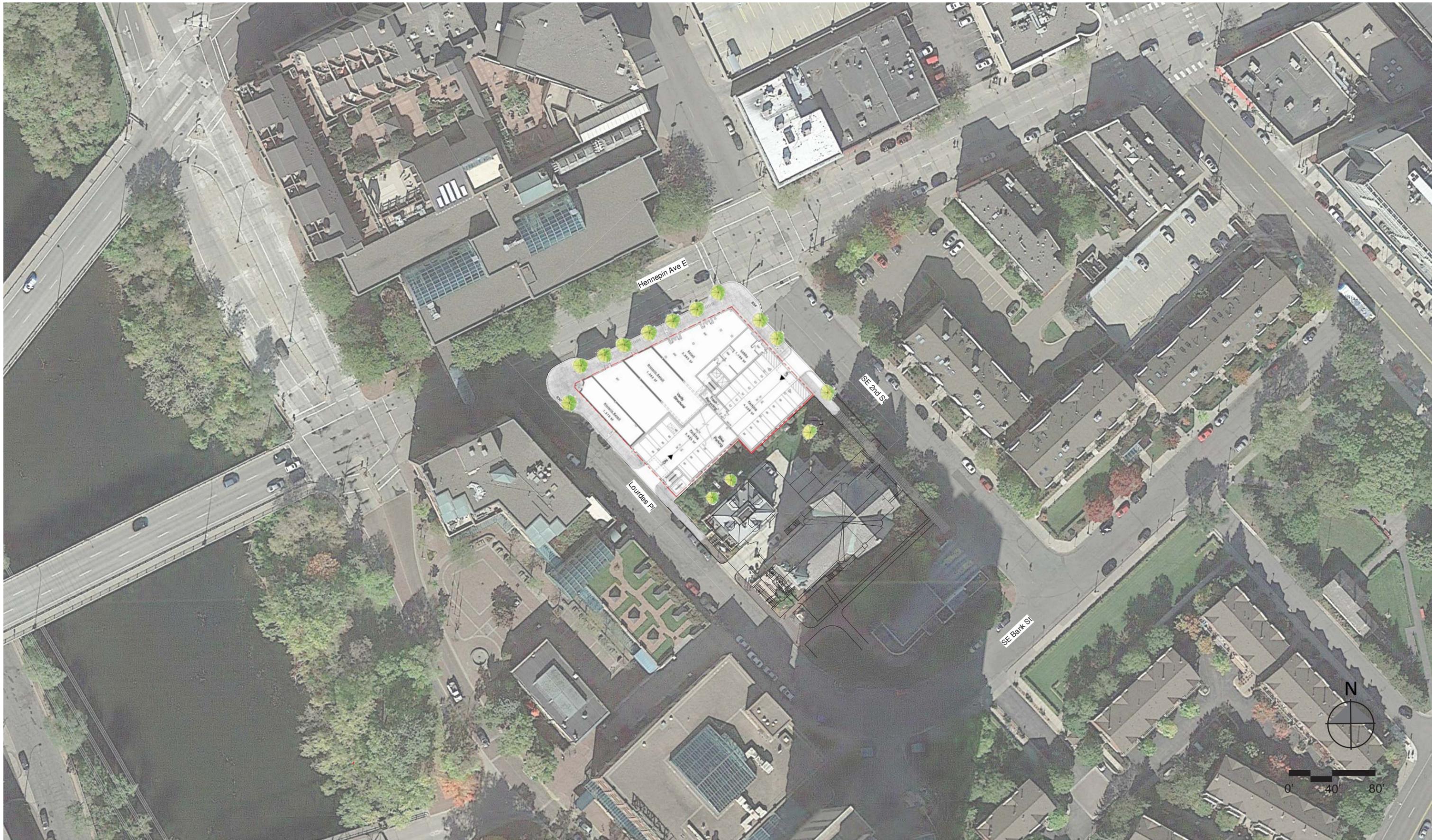
Looking southwest at site from 2nd Street



At corner of 2nd Street and E Hennepin Ave looking west to river



At corner of 2nd Street and E Hennepin Ave looking at site













Metal Panel or Fiber Cement Panel

ELEV OVERRUN

TOP OF PARAPET ROOF LEVEL

LEVEL 6

LEVEL 5

LEVEL 4

LEVEL 3

LEVEL 2

LEVEL 1

LEVEL 4

LEVEL 3

LEVEL 2

LEVEL 1

Aluminum Storefront System

Brick Color #1  
Metal Panel or Fiber Cement Panel

Architectural Cast Stone

Metal Panel or Brick  
Aluminum Storefront System





Metal Panel or Fiber  
Cement Panel

Fiberglass Windows/  
Doors Typ.

ELEV OVERRUN

TOP OF PARAPET  
ROOF LEVEL

LEVEL 6

LEVEL 5

LEVEL 4

LEVEL 3

LEVEL 2

LEVEL 1

Brick Color #1

Burnished Block

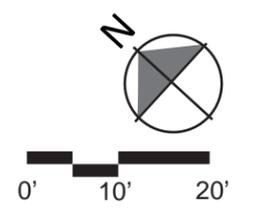


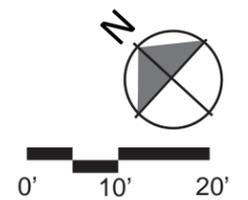


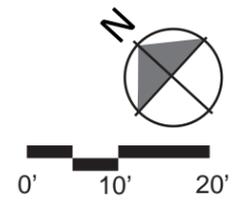


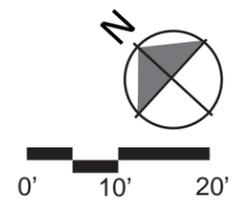
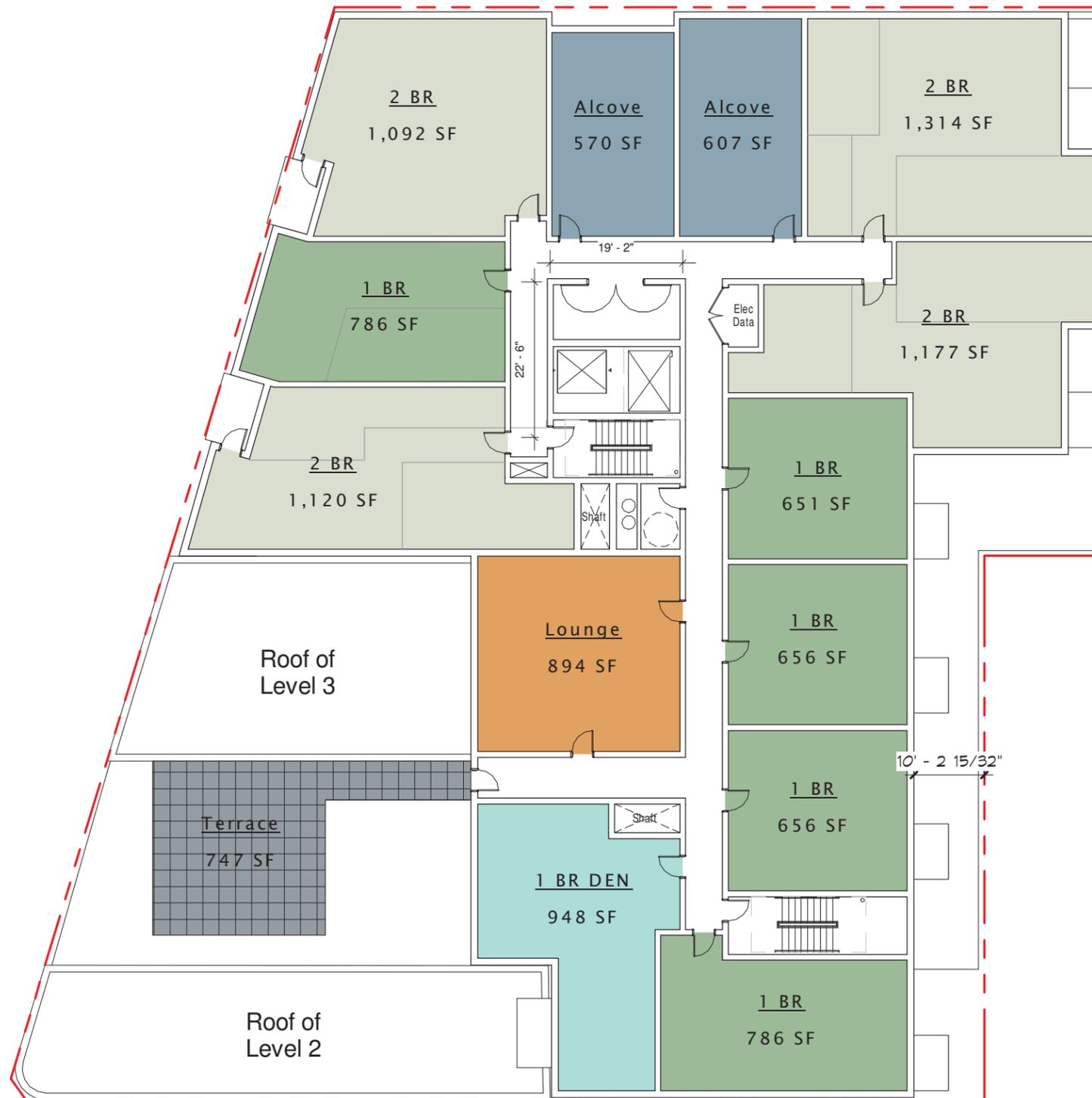
SECOND STREET ELEVATION

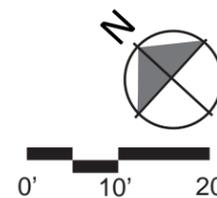
CoW/HPC 112-116 E Hennepin Ave - 9.24.2015 14

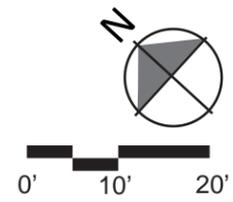
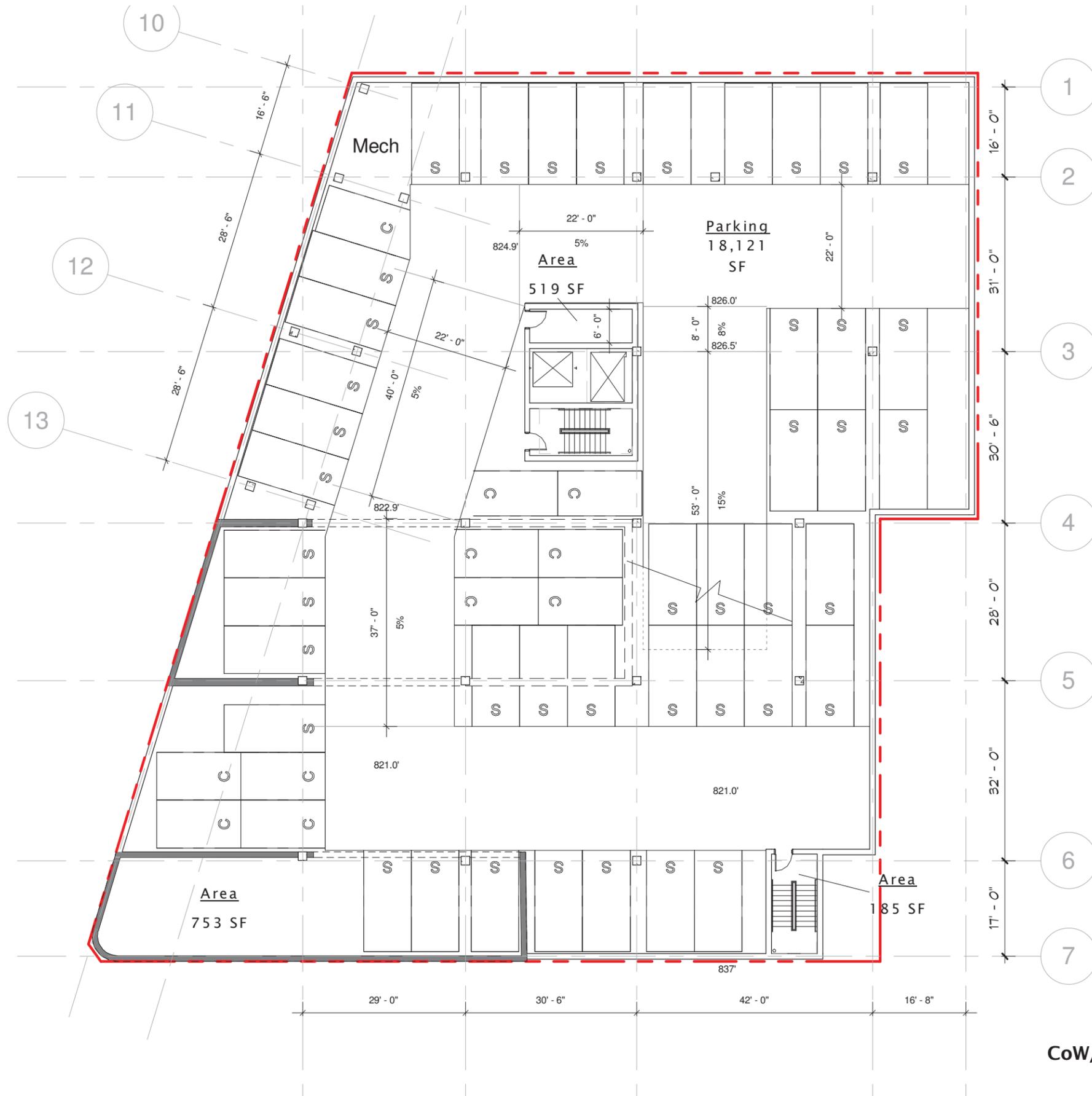




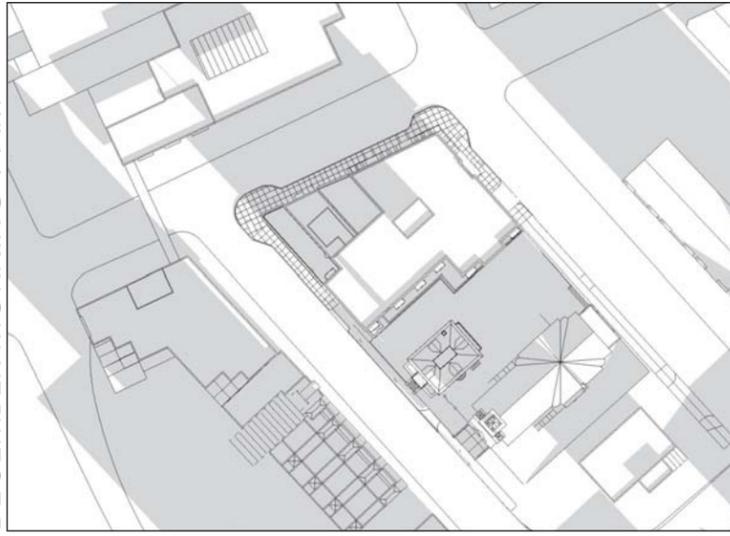




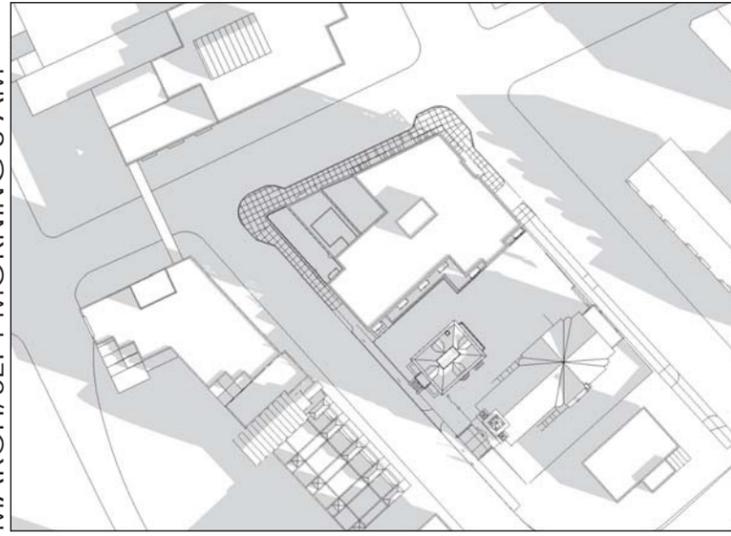




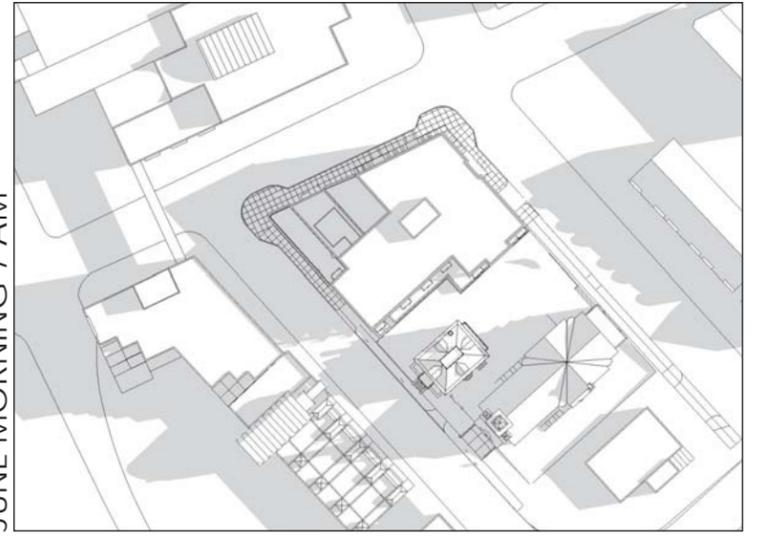
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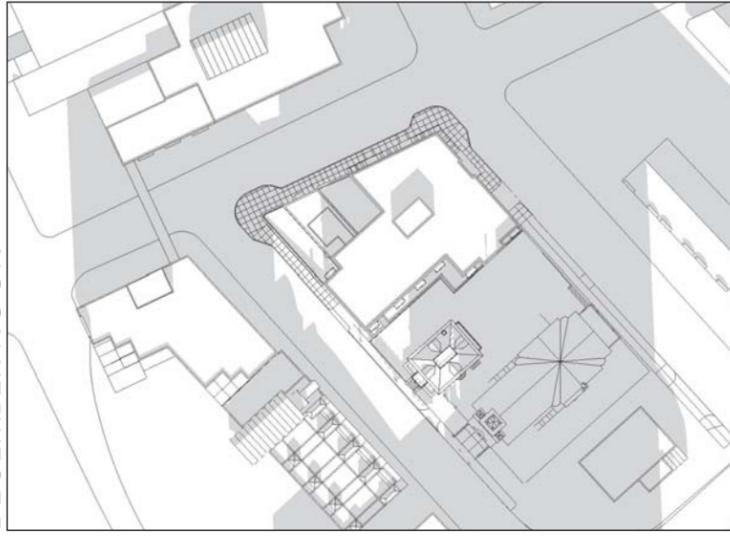
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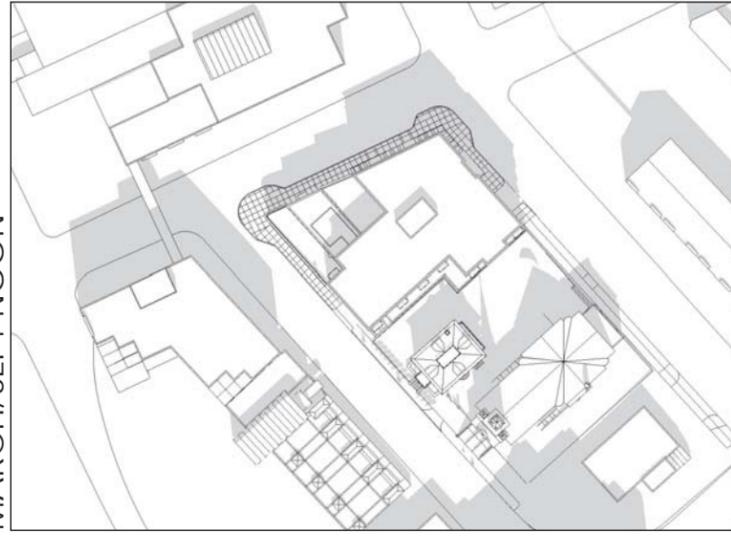
JUNE MORNING 7 AM



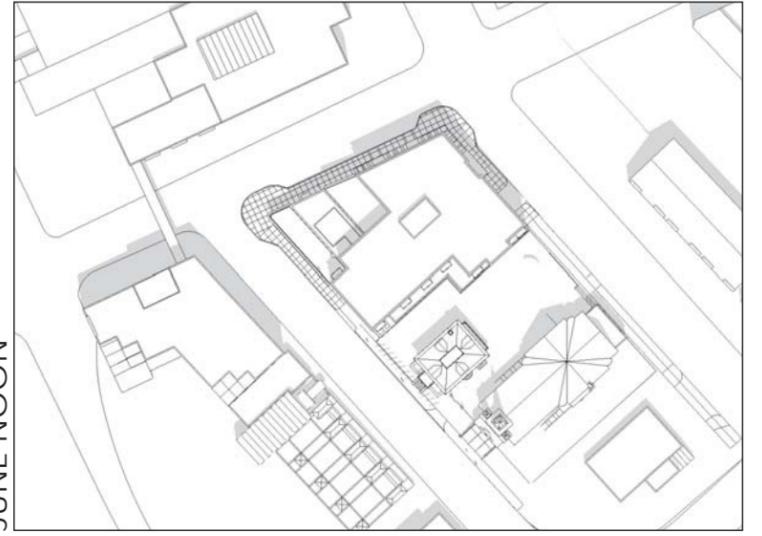
DECEMBER NOON



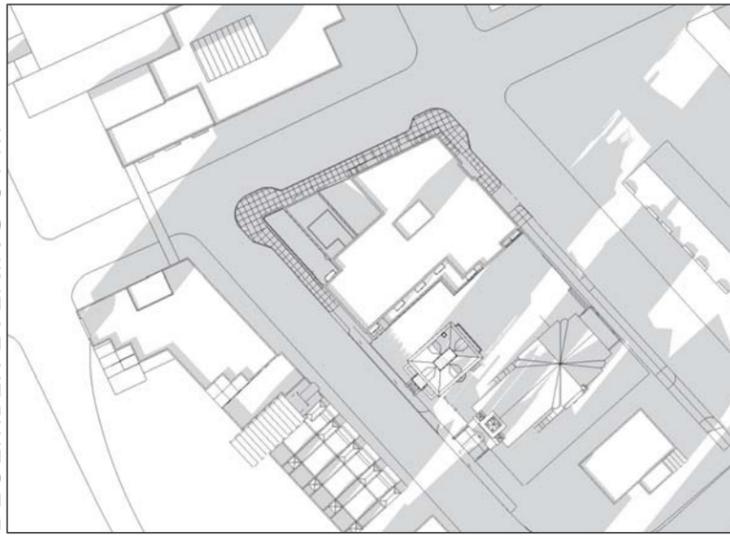
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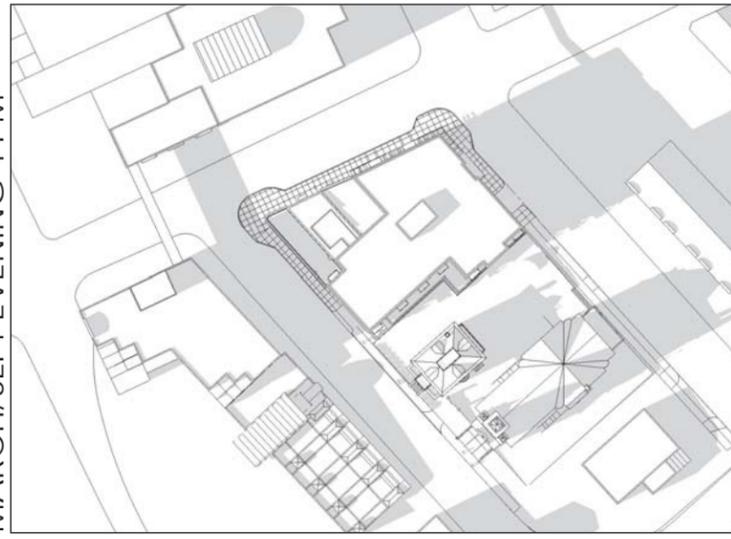
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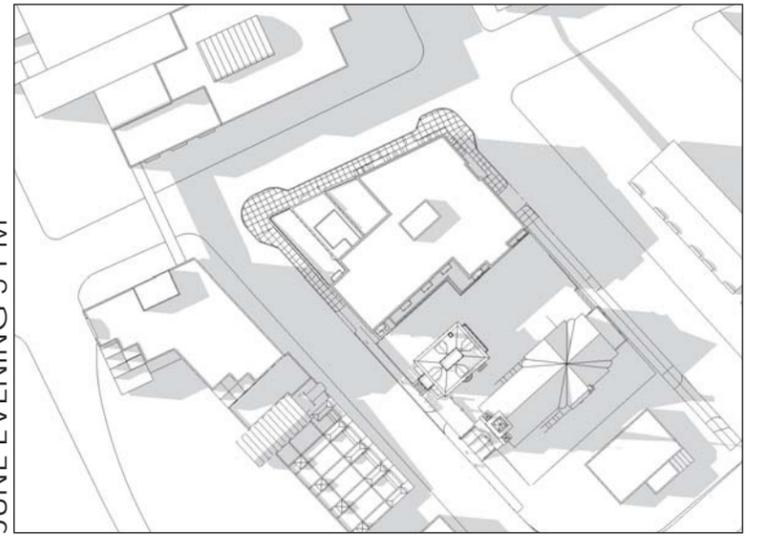
DECEMBER EVENING 3 PM



MARCH/SEPT EVENING 4 PM



JUNE EVENING 5 PM



**116 East Hennepin**

**Schafer Richardson**

Parcel Size = 20,000 approx

**Area Summary**

	Use	Total GSF	Parking GSF	Commercial	Historic Buildings	Lobby Amenity	Apt GSF	RSF	Units	Parking
Level P1	Parking	19,578	18,121		753		704			41
Level 1	Parking/Retail	19,305	8,434	5,965	2,734	1,186	986			21
Level 2	Residential	18,673			2,734	716	15,223	14,712	16	
Level 3	Residential	17,306			1,367	716	15,223	13,420	15	
Level 4	Residential	14,383				894	13,489	10,284	12	
Level 5	Residential	13,489					13,489	11,384	14	
Level 6	Residential	13,489					13,489	11,384	14	
<b>Total</b>		<b>116,223</b>	<b>26,555</b>	<b>5,965</b>	<b>7,588</b>	<b>3,512</b>	<b>72,603</b>	<b>61,184</b>	<b>71</b>	<b>62</b>
										<b>12</b>
										<b>74</b>

	Alcove/Studio	1 BR	1 BR DEN	2 BR	3 BR	DU's	Beds
Level 2	2	7	1	4	2	16	24
Level 3	2	7	1	4	1	15	21
Level 4	2	5	1	4		12	16
Level 5	4	5	1	4		14	18
Level 6	4	5	1	4		14	18
<b>Total</b>	<b>14</b>	<b>29</b>	<b>5</b>	<b>20</b>	<b>3</b>	<b>71</b>	<b>97</b>
	20%	41%	7%	28%	4%		

ESG Architects September 10, 2015