

## MEMORANDUM

**TO:** Heritage Preservation Commission

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

**DATE:** August 23, 2016

**SUBJECT:** Basilica of St. Mary Addition & Garage, 1600 Hennepin Ave & 1601 Laurel Ave

### SITE DATA

<b>Existing Zoning</b>	OR3 Institutional Office Residence District SH Shoreland Overlay District DP Downtown Parking Overlay District
<b>Lot Area</b>	184,191 square feet / 4.22 acres
<b>Ward</b>	7
<b>Neighborhood</b>	Loring Park
<b>Designated Future Land Use</b>	Mixed Use
<b>Land Use Features</b>	Community Corridor (Hennepin Avenue)
<b>Small Area Plan</b>	<u>Loring Park Neighborhood Master Plan (2013)</u>

### HISTORIC PROPERTY INFORMATION

<b>Current Name</b>	Basilica of St. Mary
<b>Historic Name</b>	Basilica of St. Mary
<b>Historic Address</b>	88 17 <sup>th</sup> Street North
<b>Original Construction Date</b>	1907-1913
<b>Original Architect</b>	Emmanuel Louis Masqueray
<b>Original Builder</b>	Unknown
<b>Original Engineer</b>	Unknown
<b>Historic Use</b>	Place of assembly
<b>Current Use</b>	Place of assembly
<b>Proposed Use</b>	Place of assembly

**CLASSIFICATION**

<b>Local Historic District</b>	N/A – Individual Landmark
<b>Period of Significance</b>	1907 -
<b>Criteria of Significance</b>	Architecture, Cultural History
<b>Date of Local Designation</b>	1986
<b>Date of National Register Listing</b>	1975
<b>Applicable Design Guidelines</b>	None; <u>Secretary of the Interior’s Standards for the Treatment of Historic Properties</u>

**SITE DESCRIPTION, HISTORY, AND PRESENT USE**

The Basilica of St. Mary was designed by Emmanuel Louis Masqueray and constructed between 1907 and 1913. Masqueray also designed the St Paul Cathedral. The landmark is significant as it is the first basilica constructed in the United States. It is also significant for its Classical Revival and Baroque Revival architectural style and its association with religious history in the early 20<sup>th</sup> century in Minneapolis.

The Basilica of Saint Mary site includes four buildings: the Basilica, the Sacristy, the Rectory and the Cowley Center. The associated school building to the north was constructed in 1913. The Cowley Center was built in 1966 to the east of the Basilica and was utilized as a convent and offices. The 1975 National Register of Historic Places nomination did not determine the contributing or noncontributing resources on the site. The Cowley Center is briefly mentioned in the nomination as “a convent of small scale and recent vintage is located to the immediate east of the Basilica.”

**PROJECT DESCRIPTION**

The applicant is presenting their conceptual proposal as an informational item for informal feedback. They will use this feedback in developing their formal applications. Three topics are presented for the Commission’s feedback:

1. **Cowley Center addition and renovation:** The one-story northern portion of the existing Cowley Center building (built in 1966) would be removed and a new addition would be constructed. The building would be renovated as well. An existing copper screen would be removed and replaced with a louvered mechanical screen. The applicant wishes to discuss options for the exterior cladding of the addition, including a copper option and a brick option. Associated site work is also proposed.
2. **Covered walkway connection between the Cowley Center and the Basilica:** Although not likely to be constructed for several years, the applicant is seeking feedback regarding a proposed covered walkway linking the Cowley Center to the Basilica.
3. **Maintenance garage:** A new garage is proposed at the northwestern portion of the 1600 Hennepin parcel in an existing surface parking area. The flat-roofed garage would be brick that matches the Rectory building.

These alterations will require Certificate of Appropriateness approval, as well as a site plan review application.

## HPC Informational Review of Future Projects at the Basilica of Saint Mary

### Statement of proposed use and project description:

We would like to discuss three proposed projects to take place on the grounds of the Basilica of Saint Mary.

- A. Cowley Center Addition and Renovation
- B. Covered walkway connecting Cowley and Basilica
- C. Maintenance Garage

#### A. Cowley Center Addition and Renovation

The Basilica is growing and expanding their programming, which often times leaves them with a shortage of space for large meeting rooms on evenings and weekends, when their space needs are the greatest. Following master planning and programming exercises plans have been developed to remodel the existing 1966 Cowley Center into a new conference center. The one-story northern portion of the existing building will be removed, and an addition containing two new large meeting rooms will be added, as well as an elevator, office, and table/chair storage room to allow for flexible seating arrangements. The one-story addition allows for taller ceiling heights in the large meeting rooms (capacity 100 and 60) than what is possible in the existing building structure, making for more spacious and comfortable rooms. The existing building will undergo a full renovation, with cosmetic updates at the second floor offices and basement multi-purpose rooms, and new reception area, lobby, restrooms and remodeled kitchen on the main level.

The existing Cowley Building is a light brick, with a copper screen at the roof mimicking the shape of the green tile mansard roof of the Rectory. This project will remove the aged screen, and replace it with a new louvered mechanical screen to match the screen that will be installed at the addition, providing a unifying design element between new and existing. The exterior cladding of the addition is still being discussed. The two preferred options at this time are copper and brick (renderings of both options are included). Brick would be a more traditional look, however copper is used at the roofs of the Basilica, Rectory, and Basilica School, providing ample precedent on campus for this material.

Site work will be included in this project as well, as the entry point to Cowley shifts south and west. The footprint of the addition also shifts west, closer to the Basilica. Re-grading and re-routing of some existing sidewalks and paths will be required to meet accessible slope requirements.

Construction for this project is anticipated to begin spring 2017.

#### B. Covered walkway connecting Cowley and Basilica

Providing a covered walkway between the Cowley Center and the Basilica has been a wish list item for many years. The Cowley Center will remain the home for the Basilica's development team, with offices on the second floor. This staff frequently goes into the church, and would

benefit from protection from the elements. In addition to the development staff use, the two new meeting rooms planned for Cowley will increase pedestrian traffic between the two buildings significantly, increasing the need for a sheltered route.

Design is very conceptual at this point, with the following goals:

- Light, simple design of structural support and roof
- Compatible with the historic Basilica
- If there will be vertical elements, they will be glass/transparent

Construction for this project is not scheduled. It may be included as an add alternate in the Cowley project or in future exterior work at the Basilica tentatively scheduled for 2022. It is included in the current Cowley design package because it would be most efficient to include footings for the proposed walkway structure in the site work happening during the Cowley Addition and Renovation project.

### C. Maintenance Garage

The Basilica has a deficiency of storage for maintenance and grounds care equipment. The Director of Buildings and Grounds currently cycles the large seasonal equipment (snow and lawn care) through his personal garage in Minnetonka every spring and fall, which is not an acceptable solution. There is also a small non-historic wood shed in the rear courtyard of the Rectory that provides necessary storage, but unattractive and inappropriate for its location. Building a new maintenance garage would allow the Basilica to store all of their equipment on campus year-round, and also remove the wood shed and reclaim the courtyard space behind the Rectory.

We previously studied expanding the existing Sacristy garage, however because of the tightness of the location to existing retaining walls and tunnels, as well as the quality of the materials, this location became cost prohibitive at nearly \$500,000. The selected location for the new maintenance garage is in the west Basilica School parking lot, near the chillers. This location provides a close and easy connection to existing power and water through the nearby underground boiler room. Some modifications to the existing parking lot and fence would be required.

The garage will be brick to match the Rectory (a close match was found when building the 2013 Rectory Elevator Addition). The garage would have a flat roof.

Construction for this project is scheduled for 2017.





NORTH-WEST CORNER, EXISTING ENTRY (CENTER)



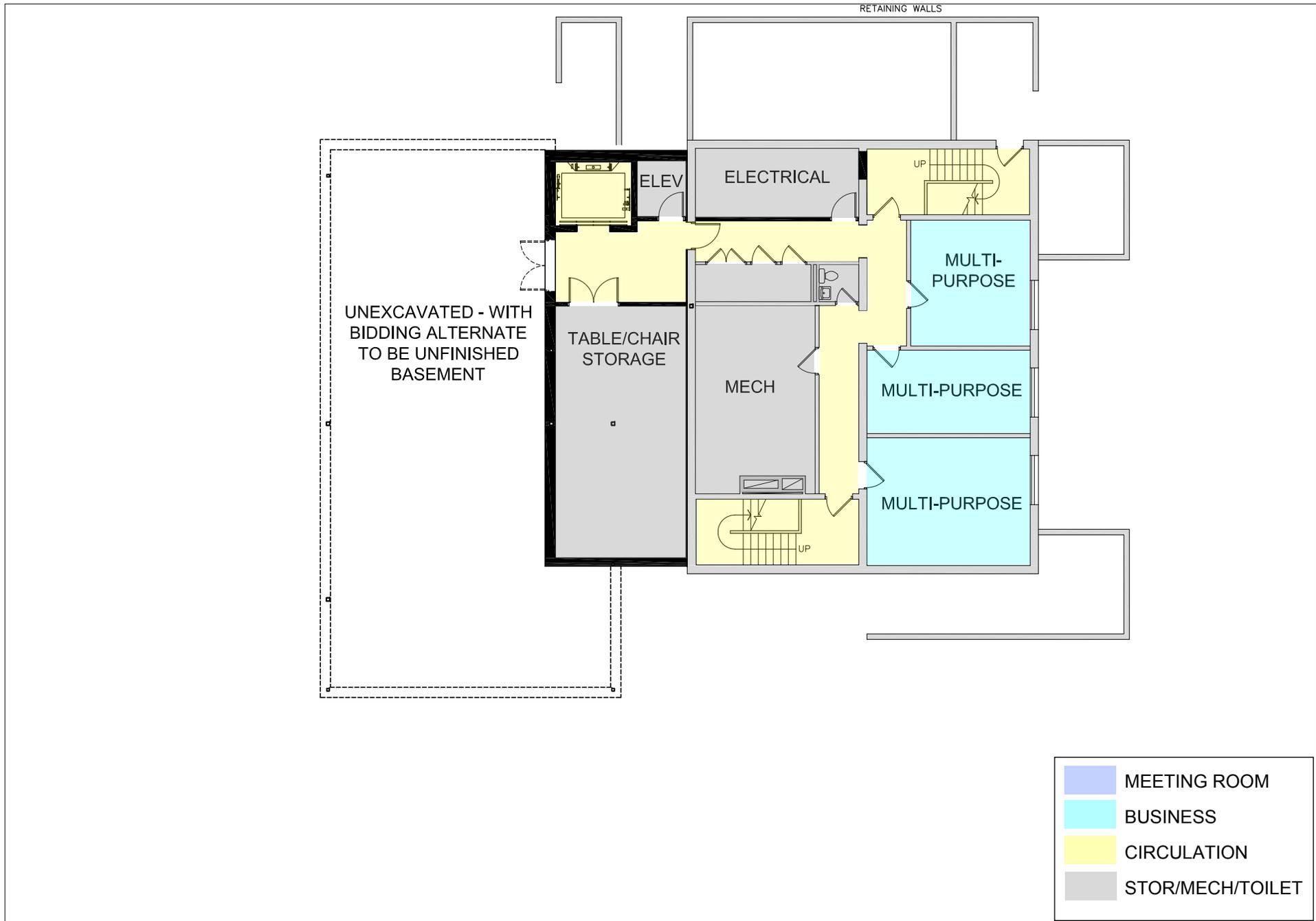
SOUTH ELEVATION

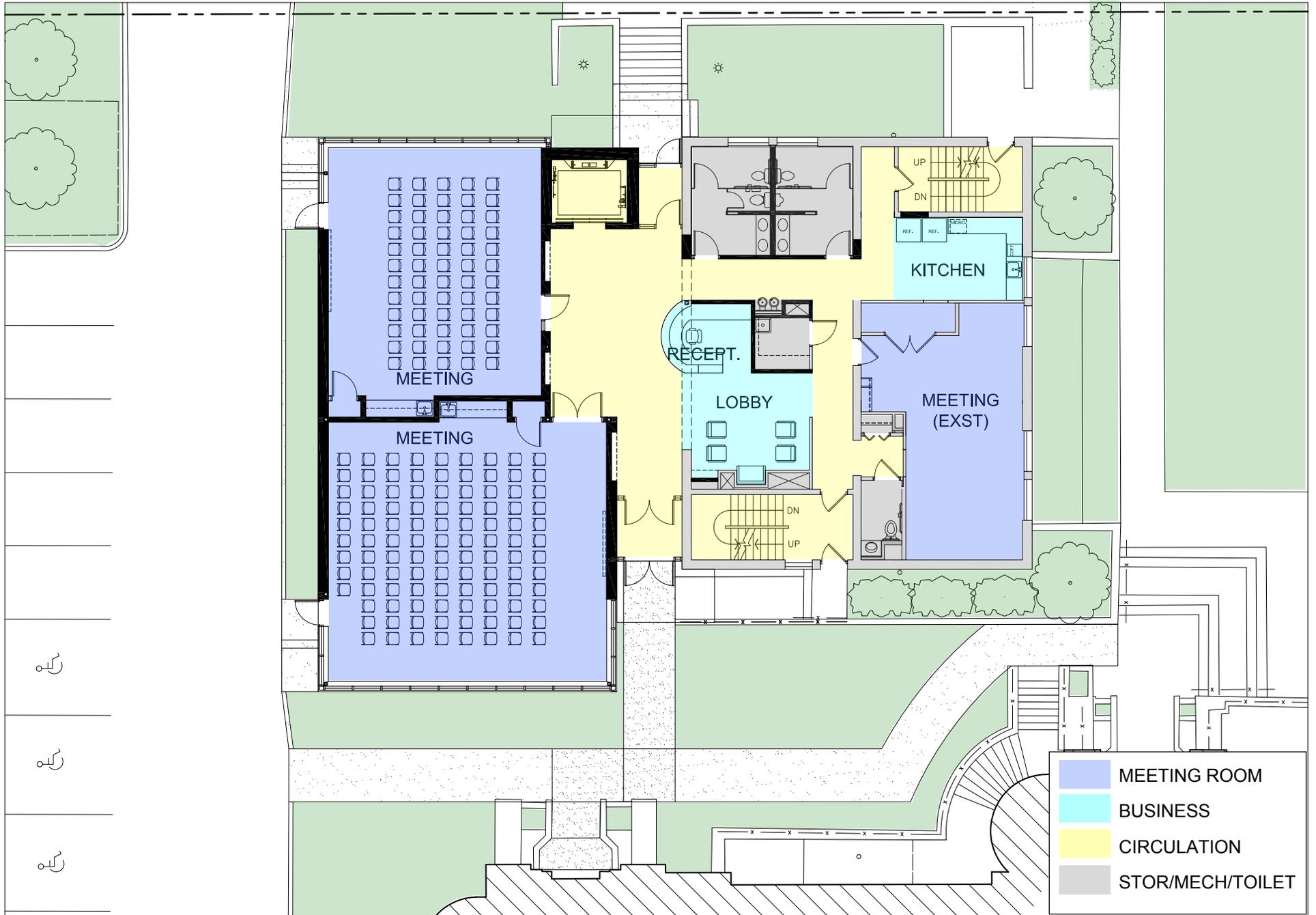


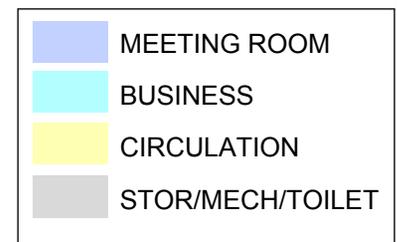
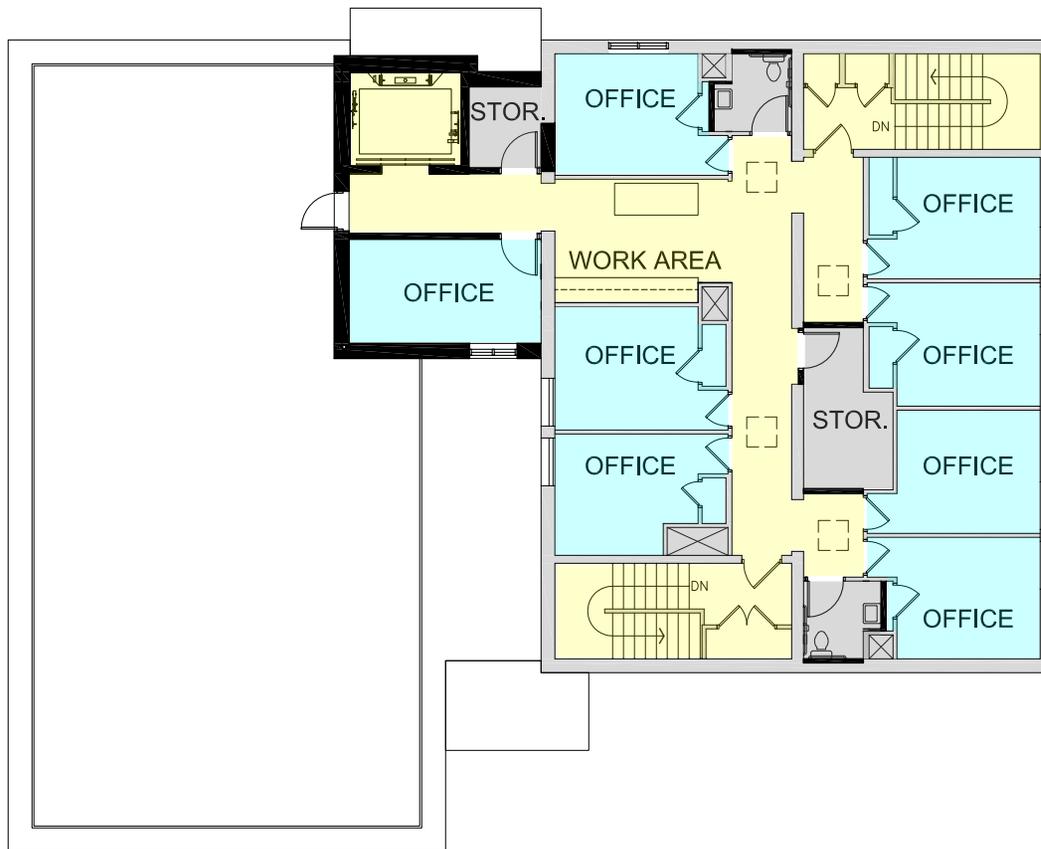
NORTH-EAST CORNER

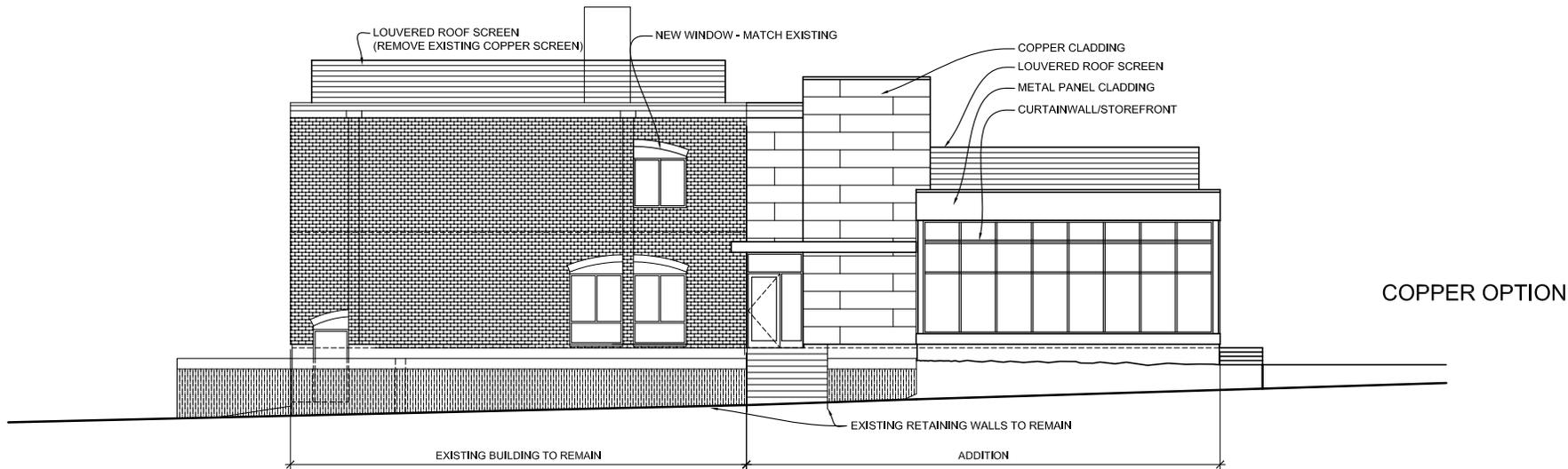


SOUTH-EAST CORNER

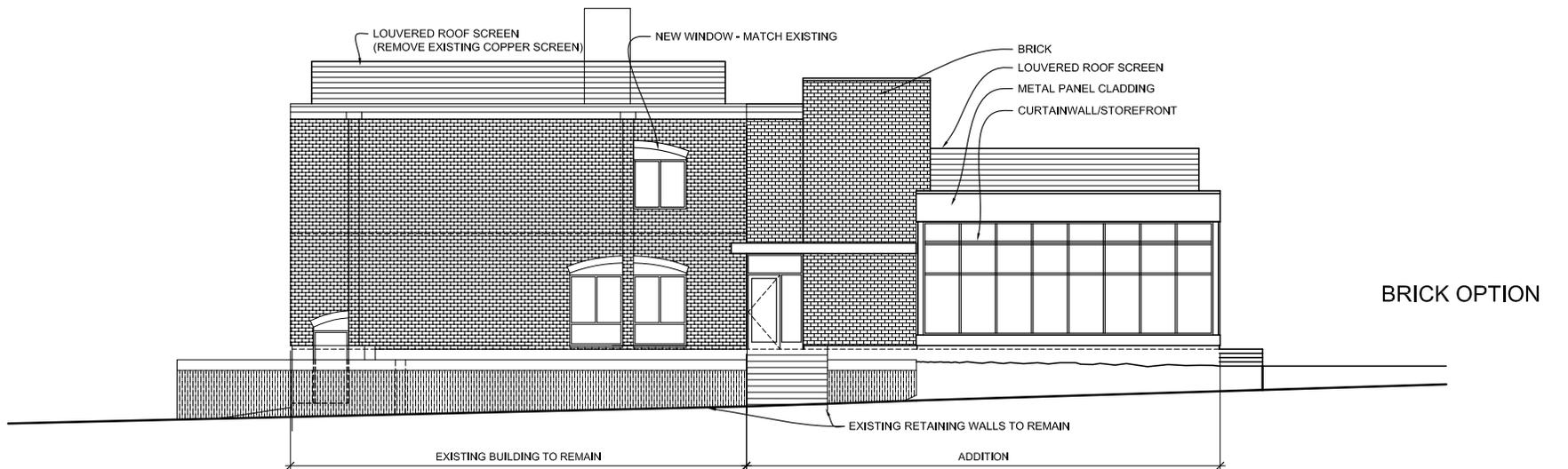




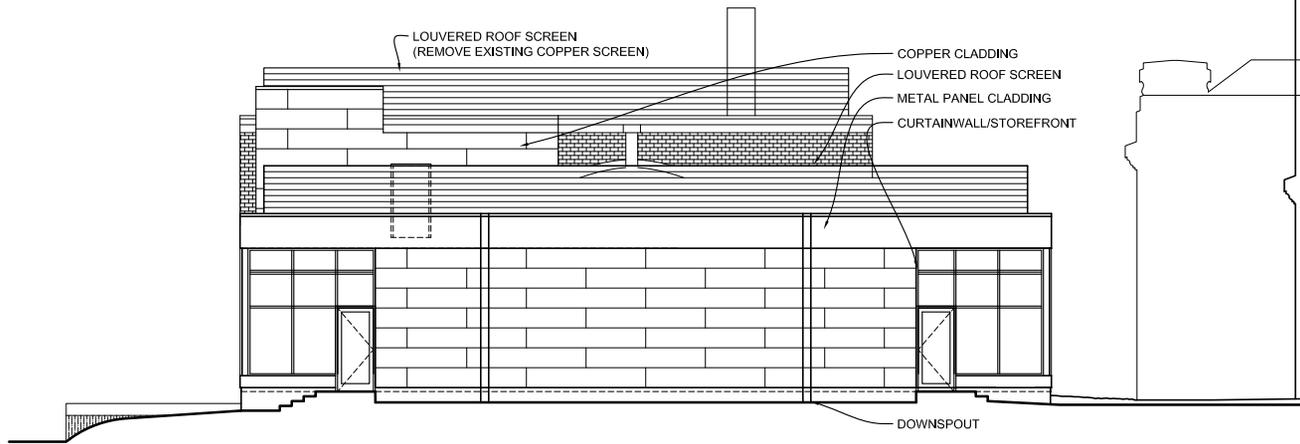




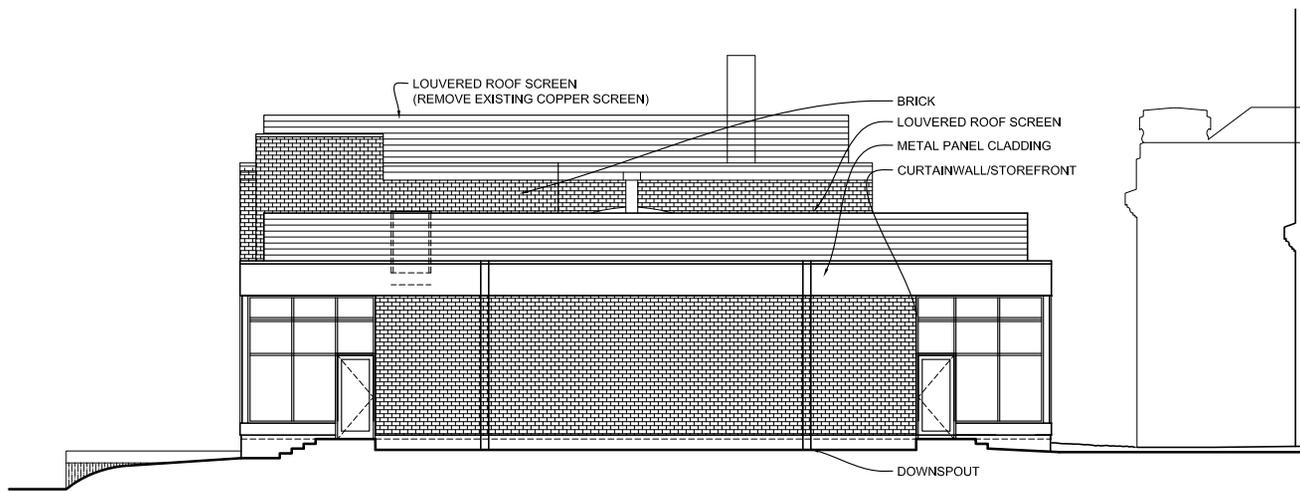
COPPER OPTION



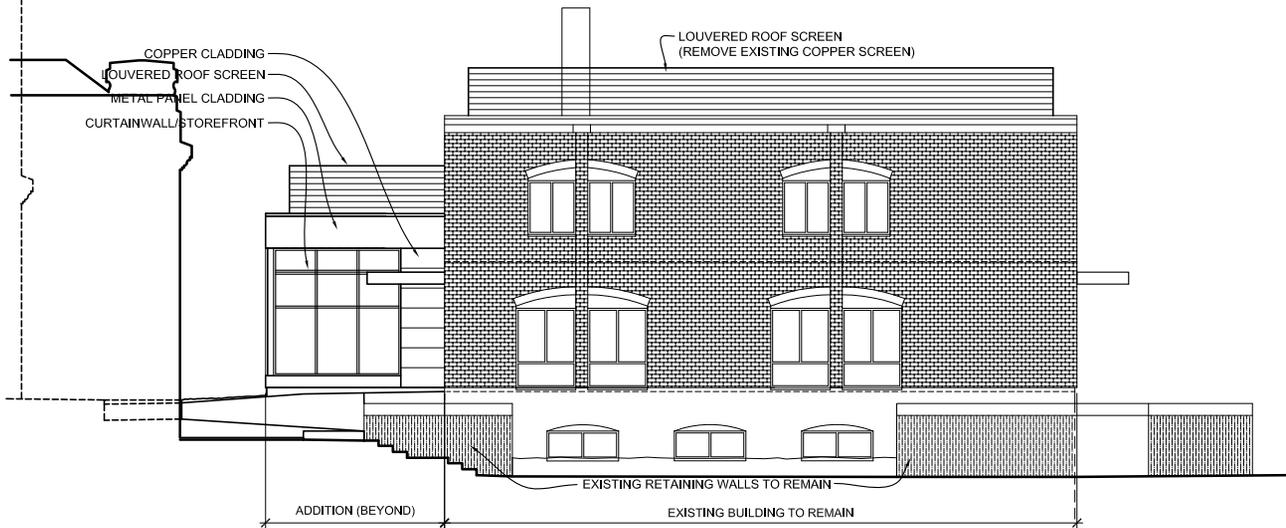
BRICK OPTION



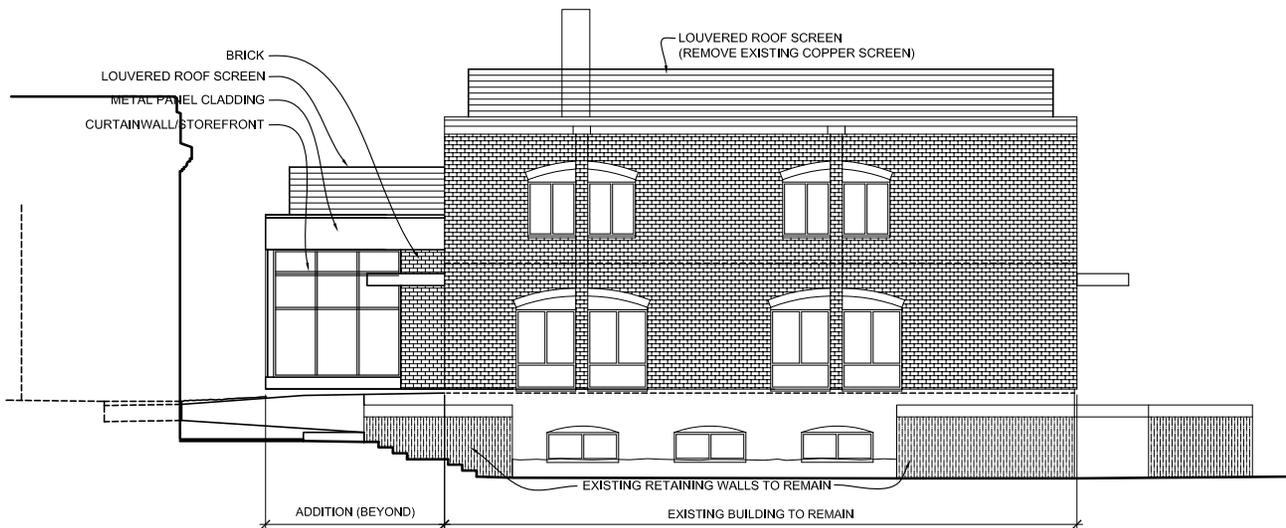
COPPER OPTION



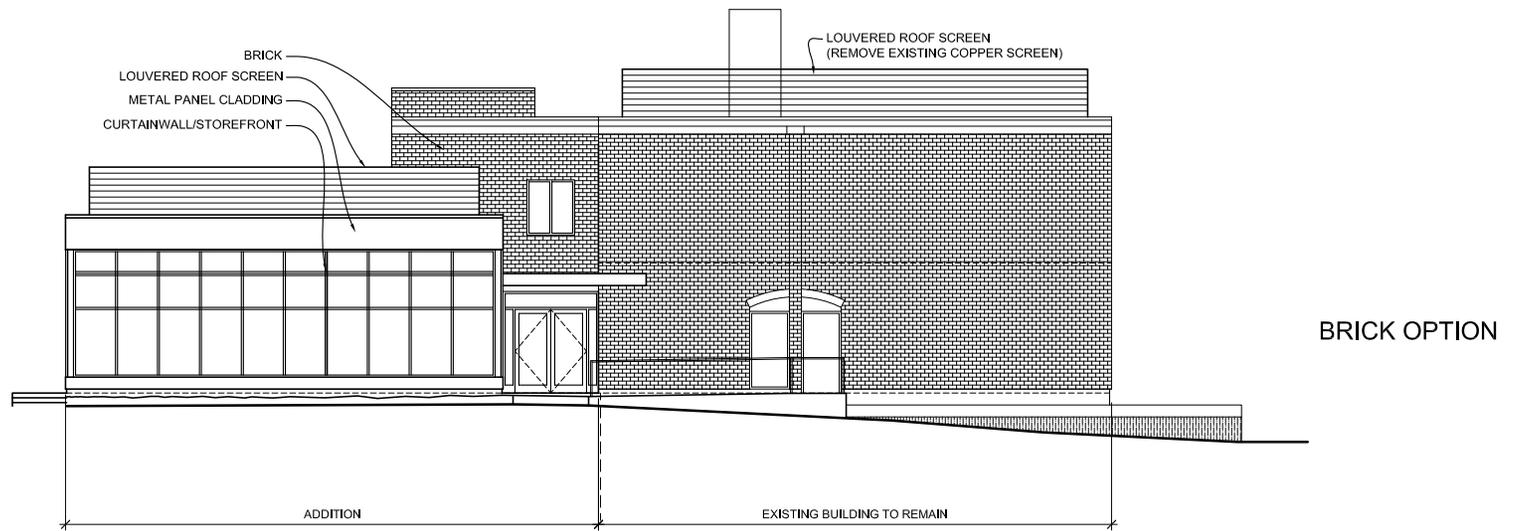
BRICK OPTION



COPPER OPTION



BRICK OPTION











DOOR TO CHURCH WHERE WALKWAY WILL CONNECT



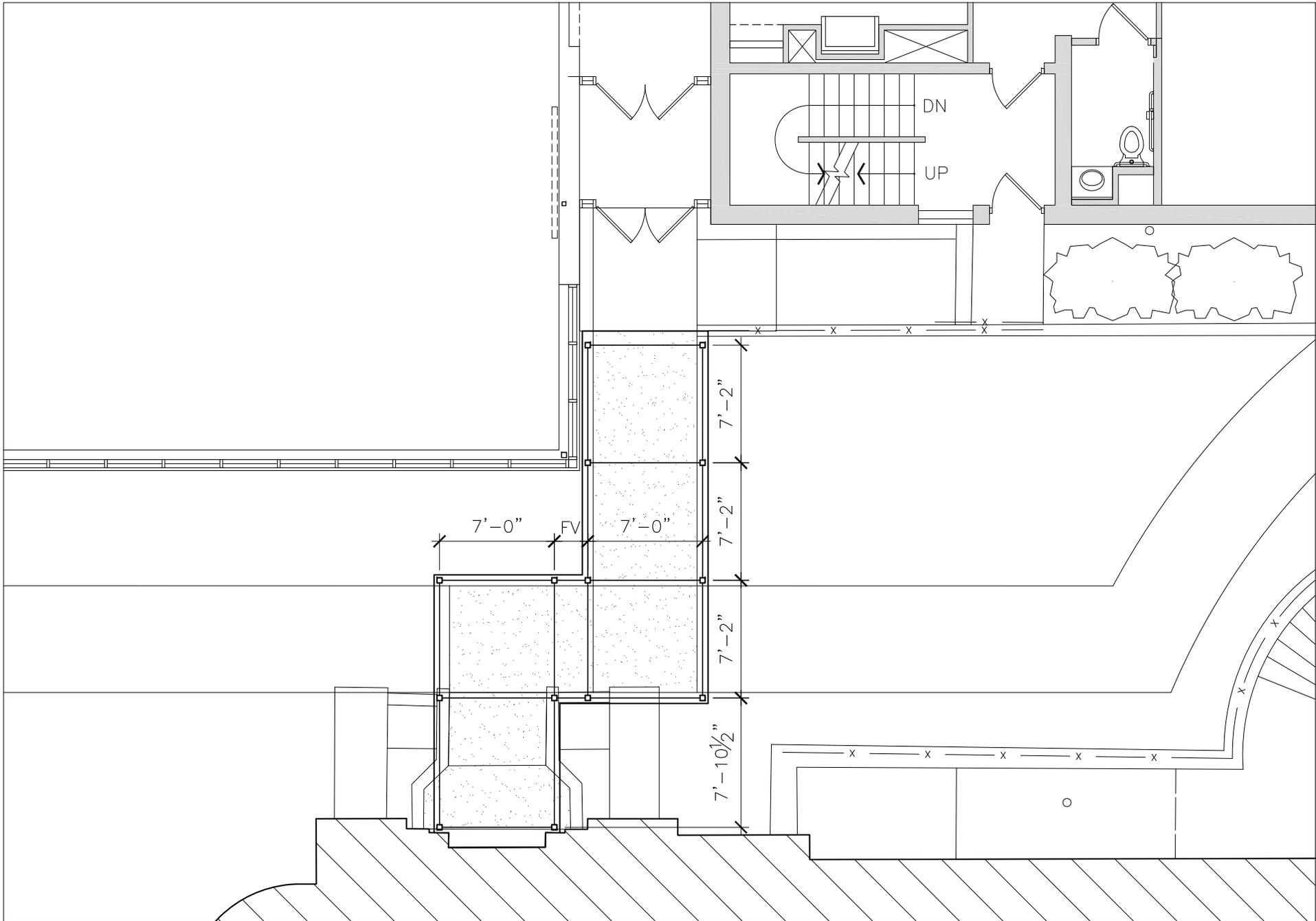
LOOKING SOUTH FROM PARKING LOT



EXISTING ENTRY TO COWLEY



LOOKING NORTH FROM SOUTH LAWN









LOOKING EAST INTO PARKING LOT (CHILLER ON LEFT)



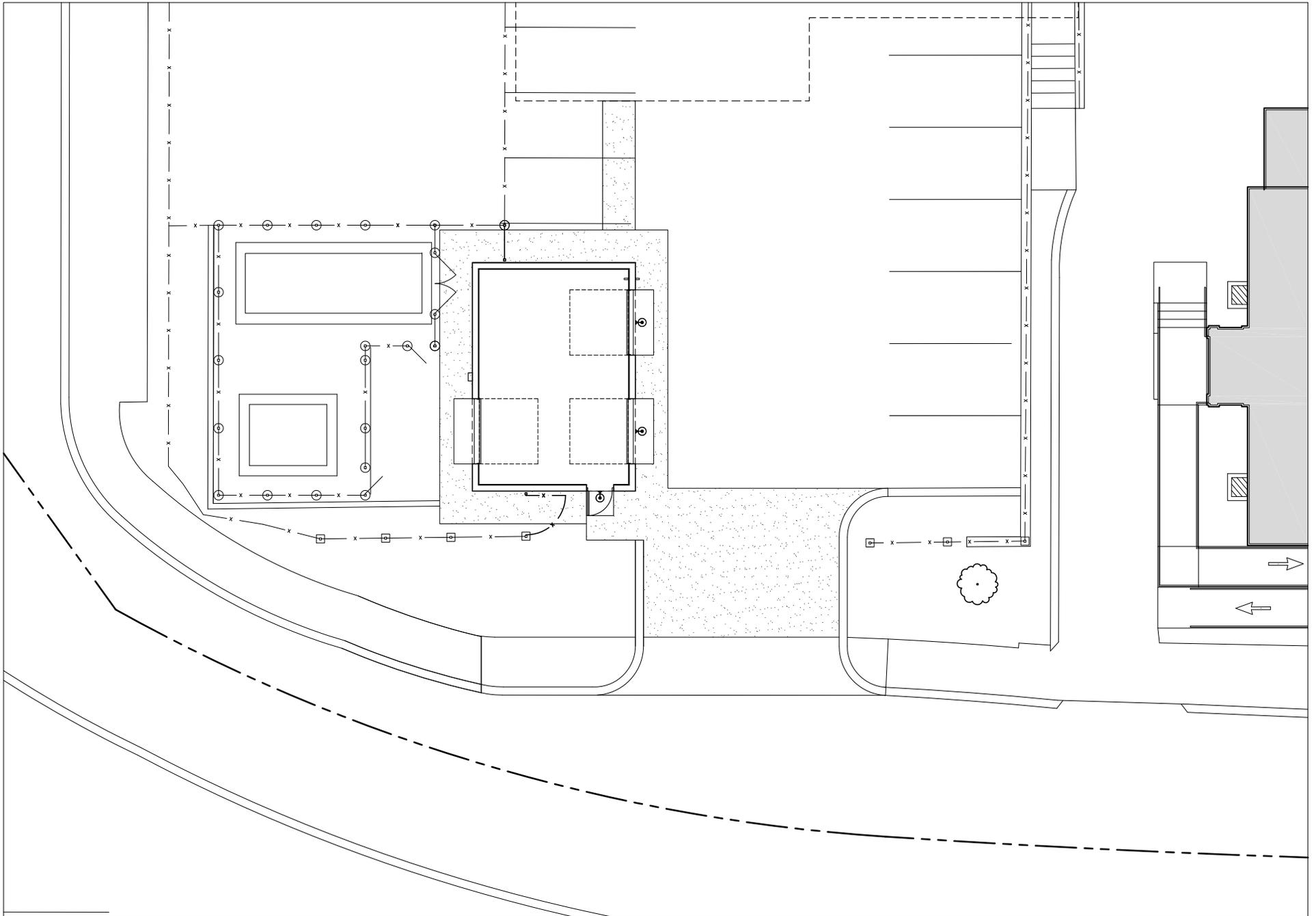
LOOKING WEST FROM PARKING LOT

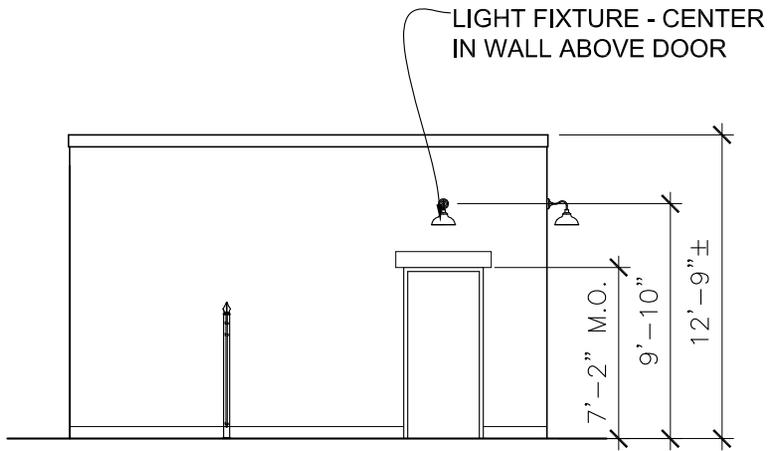


LOOKING SOUTH TO CHILLERS

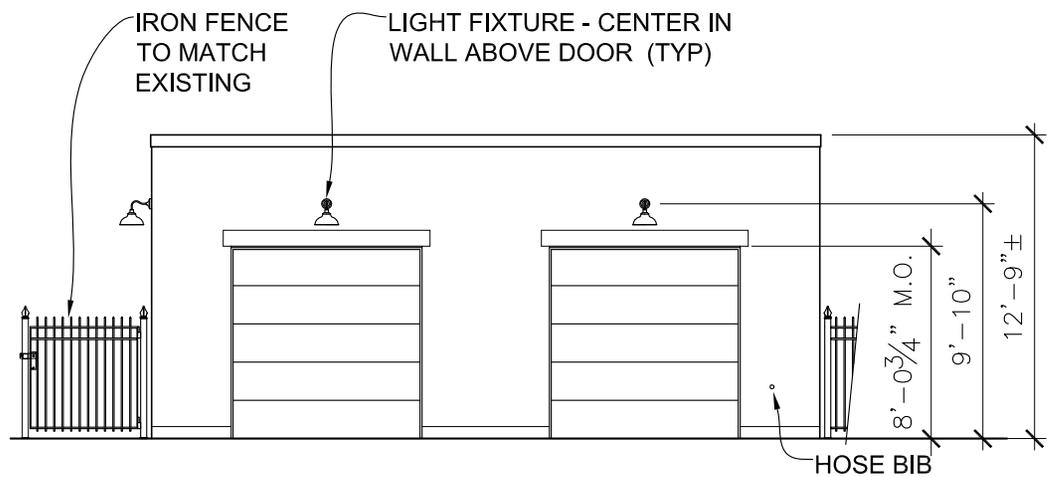


LOOKING NORTH TO CHILLERS

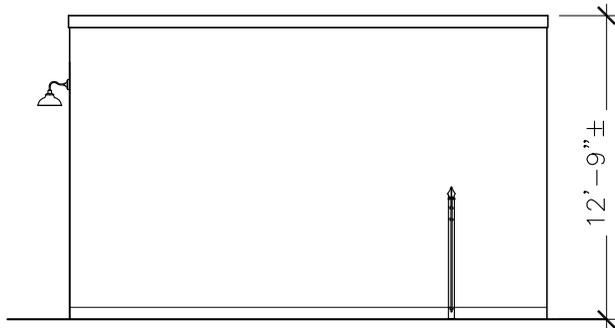




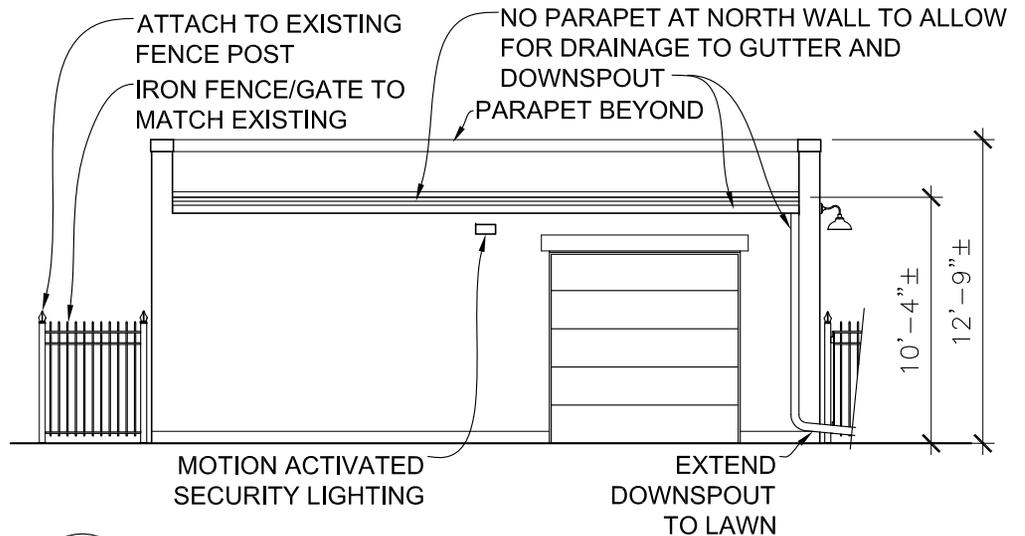
2A WEST ELEVATION  
A200 1/8" = 1'-0"



1A SOUTH ELEVATION  
A200 1/8" = 1'-0"



2B EAST ELEVATION  
A200 1/8" = 1'-0"



1B NORTH ELEVATION  
A200 1/8" = 1'-0"