MINNEAPOLIS HERITAGE PRESERVATION COMMISSION
REGULAR MEETING ACTIONS: TUESDAY, APRIL 17, 2018

4:30 p.m. | City Hall, Room 317 | 350 South 5th Street | Minneapolis, MN 55415

Committee Clerk
Fatimat Porter – 612.673.3153

Commissioners
Ginny Lackovic, Chair | Diana Dyste | Laurel Fritz | Laura Faucher | Barbara Howard
Susan Hunter Weir | Linda Mack | Ian Stade | Madelyn Sundberg | Claire VanderEyck

Commissioners Absent
Faucher, Hunter Weir

CALL TO ORDER

APPROVAL OF ACTIONS FROM THE MARCH 13, 2018 MEETING

The Heritage Preservation Commission approved the actions from the March 13, 2018 meeting.

APPROVAL OF AGENDA

ACTION ITEM

1. 3600 Snelling Avenue, Ward 12
Staff report and guidelines by Jocelyn Wolff and John Smoley
The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings and adopt the St. James AME Church Design Guidelines:
A. Design Guideline Adoption.
Action: The Heritage Preservation Commission adopted the St. James AME Church Landmark design guidelines.
Absent: Faucher, Hunter Weir
Approved on consent

2. 3800 and 3801/3817 Pleasant Avenue, Ward 8
Staff report and guidelines by Lauren Anderson and John Smoley
The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings and adopt the Church of the Incarnation Historic District Design Guidelines:
A. Design Guideline Adoption.
Action: The Heritage Preservation Commission adopted the Church of the Incarnation Historic District design guidelines.
Absent: Faucher, Hunter Weir
Approved on consent

PUBLIC HEARING

1. 420 1st Street South, Ward 3
Staff report by Hilary Dvorak, PLAN6169
The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by the Minneapolis Park and Recreation Board for the property located at 420 South 1st Street in the St. Anthony Falls Historic District:

A. **Certificate of Appropriateness.**

Action: The Heritage Preservation Commission **approved** the certificate of appropriateness to allow for masonry rehabilitation of the mill ruins and preliminary grading of the larger Water Works site located at 420 South 1st Street in the St. Anthony Falls Historic District, 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 April 17, 2020.

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.

Absent: Faucher, Hunter Weir
Recused: Lackovic, Sundberg
Approved on consent

2. **810 Glenwood Avenue, Ward 5**

Staff report by Hilary Dvorak, PLAN6179

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Market Ridge for the property located at 810 Glenwood Avenue:

A. **Certificate of Appropriateness.**

Action: The Heritage Preservation Commission **approved** the certificate of appropriateness to allow for the rehabilitation of the Munsingwear Plant/Northwestern Knitting Company Factory Building (commonly known as International Market Square), subject to the following conditions:

1. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.

2. 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 April 17, 2020.

3. 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.

Absent: Faucher, Hunter Weir
Recused: Fritz
Approved on consent

3. **1625 Hennepin Avenue, Ward 7**

Staff report by Stephanie Rouse, PLAN6219

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the Certificate of Appropriateness by Mighty Spark Food Co. for the property located at 1625 Hennepin Avenue in the Harmon Place Historic District:

A. **Certificate of Appropriateness.**

Action: The Heritage Preservation Commission **approved** the certificate of appropriateness to allow two wall-mounted banner signs, rather than the single sign recommended by CPED staff, subject to the following conditions:
1. Two 3-foot by 12-foot banners will be allowed using the existing supports on the building. Hardware may be replaced as needed with stainless steel to reduce corrosion, but no new holes drilled into the masonry.

2. 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 April 17, 2020.

3. 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.

Based on the following findings:

Finding #1 – Two banner signs measuring 3 feet by 12 feet would not alter the integrity of the Hamon Place Historic District.

Finding #2 – The installation is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Finding #4 – The installation does not damage any historic materials on the building and will lead to a better installation with stainless steel anchors.

Finding #5 – The signage is consistent with the spirit and the intent of the preservation ordinance.

Absent: Faucher, Hunter Weir
Aye: Dyste, Fritz, Lackovic, Mack, Stade, Sundberg, VanderEyk
Nay: Howard
Motion passed

4. 501 Ramsey Street and 206 Island Avenue East, Ward 3
Staff report by Aaron Hanauer, PLAN6134

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the applications by the Minneapolis Park and Recreation Board for the property located between 501 Ramsey Street Northeast and 206 Island Avenue East in the St. Anthony Falls Historic District:

A. Certificate of Appropriateness.

Action: The Heritage Preservation Commission approved the certificate of appropriateness to allow rehabilitation of and alterations to the existing Boom Island-Nicollet Island Bridge (Bridge No. 93835), subject to the following conditions:

1. Approval of the final plans by the Department of Community Planning and Economic Development.

2. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approval is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than January 17, 2019.

3. 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.

Absent: Faucher, Hunter Weir
Recused: Sundberg
Approved on consent

5. 800 1st Street North, Ward 3
Staff report by Aaron Hanauer, PLAN5996
The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by The Opus Group for the property located at 800 1st Street North in the Saint Anthony Falls Historic District:

**A. Certificate of Appropriateness.**

Action: The Heritage Preservation Commission approved the certificate of appropriateness to allow for the construction of a new apartment building, subject to the following conditions:

1. To comply with Guidelines 4.1-4.4, the applicant shall submit a Phase I archeological investigation report documenting the findings of the analysis and to see if further investigation is recommended.
2. To comply with Guideline 7.6, HVAC equipment shall not be allowed on the primary wall on the Plymouth Avenue (west) and 8th Avenue (east) elevations as well as the portions of the north elevation (West River Road) that project towards the northern property line. In addition, the mechanical grills on these elevations shall be turned perpendicular to the street.
3. To comply with Guideline 9.18 and Guideline 9.19, the applicant shall design a main pedestrian entrance along Plymouth Avenue that is comparable to design and in importance as the proposed entrance along the private drive.
4. To comply with Guideline 9.20, the east and west elevations shall have one primary matching material and the north and south elevations shall have a maximum of two primary materials. Cementitious panel is are not allowed as an exterior material on the building elevations. Each elevation shall have a maximum of two secondary materials with each color of metal being considered one material.
5. To comply with Guideline 9.24 and 9.25, windows shall have a dark bronze or a black finish
6. 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 April 17, 2020.
7. 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.
8. To monitor vibrations during construction in the neighboring Itasca building and to provide the City of Minneapolis with a report at project completion.

**Absent:** Faucher, Hunter Weir

**Recused:** Fritz

**Aye:** Dyste, Howard, Lackovic, Mack, Stade, Sundberg, VanderEyk

**Motion passed**

**COMMISSION BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

The meeting adjourned at 5:30 PM

**NEXT REGULAR HERITAGE PRESERVATION COMMISSION MEETING: MAY 01, 2018**

- The Chair reserves the right to limit discussion on agenda items.
- Please contact staff after the hearing if you have any questions regarding your project.
- Heritage Preservation Commission decisions are final unless appealed.
- The meeting site is wheelchair accessible. For other reasonable accommodations, such as a sign language interpreter or materials in an alternative format, please contact Fatimat Porter (612-673-3153) at least five days prior to the meeting. The lead time needed to provide reasonable accommodations (physical, visual, language interpretation and American Sign Language) are five business days.
- Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Ḍaddii laad Caawimaad u baahantahay 612-673-3500
