

212 SE 2<sup>nd</sup> Street Event Center  
212 SE 2<sup>nd</sup> Street  
Minneapolis, Minnesota 55414

## HERITAGE PRESERVATION SPECIAL APPLICATION REQUIREMENTS

### **Statement of proposed use and description of the project:**

The 212 SE 2<sup>nd</sup> Street Event Center is located at 212 SE 2<sup>nd</sup> Street in the St. Anthony Falls Historic District, just one block north of SE Main Street and St. Anthony Main. It is nestled between new condo construction and Winslow House, a high-rise condominium complex dating to 1980. The event center encompasses part of an historic red brick building erected in 1900 and a solarium addition completed in the late 1970s/early 1980s around the time Riverplace and Winslow House were constructed. An enclosed courtyard separates it from SE 2<sup>nd</sup> Street. The solarium and courtyard are considered as non-contributing within the district. The space has been and will continue to be used for catered events.

The work proposed for 212 SE 2<sup>nd</sup> Street is primarily limited to the solarium and was brought about by a leaky roof. The rectangular solarium is currently clad in a dark red and brown brick blend approximately three feet up each exterior wall. Due to a floor elevation change of two feet approximately halfway inside the solarium, the brick side wall steps up until they meet the historic building. Fixed metal-clad glazing forms the upper part of each wall and angles (hips) up to meet a flat metal roof deck that ties into the historic building about one foot below the top of its parapet. The courtyard located in front of the solarium is enclosed by brick walls and piers spanned by painted metal fence panels. It currently has three terraces paved with salvaged brick and created by low brick retaining walls and cast stone caps. West of the solarium and courtyard are the two primary entrances into the historic building from SE 2<sup>nd</sup> Street. These entrances date to 1980s modifications of original window openings. Both entrances are separated from a brick paved circular drive and sidewalk by a one-story retaining wall set back several feet from the building and accessed by bridges. Each entrance contains a 1980s-era metal framed entry system with double doors, sidelights, and transom painted light cream.

New work includes removal of the solarium's failing metal roof and glazing system. The wall facing SE 2<sup>nd</sup> Street will also be partially removed allowing for a new floor-to-ceiling glazing system. As part of the work, the lower portion of the solarium will be raised to the historic building floor height. On the exterior, this elevation change results in a new five-foot wide deck raised approximately two feet above the upper terrace and spanning the entire front of the solarium. Two sets of stairs toward either end of the deck will transition occupants from the solarium down into the courtyard. The deck will comprise of a brick base to match existing solarium brick, composite decking, and a metal handrail system. From the deck, a new floor-to-ceiling aluminum framed glazing system in an anodized dark bronze finish will extend up to a new flat roof. The system consists of fixed windows alternating between five sets of doors with fixed transom windows above. All windows and doors will contain clear glazing. The flat roof will have a stepped metal fascia in the same color as the glazing. It ties into the historic brick building at the same elevation as the original roof. Both sides of the solarium will retain their existing brick cladding but receive new fixed windows.

The only work associated with this project on the historic building itself is the replacement of the adjacent building entry with a new dark bronze anodized aluminum entrance. The existing bridge associated with the entrance will be repaired with the scope of work limited to replacing

deteriorated materials in kind. Likewise, the courtyard and circular driveway areas are also being repaired to correct uneven brick surfaces.

**Certificate of Appropriateness written statements addressing the following required 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 212 SE 2<sup>nd</sup> Street Event Center is located within the Hennepin and Central District (Character Area J) of the St. Anthony Falls Historic District. The District was originally part of the former city of St. Anthony with portions preceding the formation of the city of Minneapolis. It was once the primary business area on the east side of the Mississippi River and experienced a burst of development following the advent of the street car system in 1875.

In the recent past, redevelopment efforts began in the 1980s with the construction of several high-rise apartment and office/retail buildings and Main Street preservation activities around St. Anthony Main and Riverplace. One block inland from Main Street, 1980s development projects were less dense and reflected the automobile-centric culture of the time. The 212 SE 2<sup>nd</sup> Street Event Center solarium falls within this period of development. Since the late 1990s, additional large-scale multi-family residential construction has continued to revive the area as evidenced by the event center.

The alterations proposed at 212 SE 2<sup>nd</sup> Street are primarily repair-focused in nature and address the existing flat roof and windows on a non-contributing early 1980s solarium addition. These alterations are very similar in appearance to existing solarium features and are compatible with and continue to support the historic district's criteria of significance and period of significance as infill construction.

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

Neither the 212 SE 2<sup>nd</sup> Street Event Center solarium nor the historic brick building it is attached to have individual interior and/or exterior property designation.

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

The 212 SE 2<sup>nd</sup> Street Event Center solarium is a non-contributing property within the district. According to the *St. Anthony Falls Historic District Design Guidelines*, the guidelines for New Infill shall apply to non-contributing buildings. The alterations proposed are in keeping with the district guidelines (see section 4 below for an in-depth explanation) and are therefore compatible with and ensure the integrity of the historic district.

- (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 alterations to the 212 SE 2<sup>nd</sup> Street Event Center will not materially impair the significance and integrity of the historic district as evidenced by consistency with the *St. Anthony Falls Historic District Design Guidelines*.

Landscape, Streetscape, and Open Space (6.1-6.7): All work in the courtyard and circular drive and sidewalk areas and dating to the 1980s is limited to the repair of existing salvaged brick paving. All work on the bridge connecting the circular drive and sidewalk to the east historic building entrance is limited to replacement of deteriorated materials in kind.

Views (7.1-7.2): The footprint of the solarium will not change and maintains its existing views.

Connectivity (7.3-7.5): Again, the solarium footprint does not change and maintains its relationship to existing circulation systems.

Building Equipment (7.6-7.7): The solarium has no externally mounted building equipment.

Balconies and Roof Decks (7.8-7.12): This project does not include any balconies or roof decks.

Historic Building Fabric (7.13): Any removals of building fabric are limited to the 1980s non-contributing solarium.

Environmental Concerns (7.14): No environmental concerns are anticipated.

Signs (7.15-7.19): No signage is included in the proposed alterations.

Doors (8.22-8.27): A new dark bronze anodized aluminum metal-framed door system consisting of a pair of doors, sidelights, and transom will replace the non-historic 1980s main entrance just west of the solarium (see metal sample). It preserves the functional features of the primary entrance, proportions of the modified historic window opening, and is similar in appearance to the other entrance doors located on the historic brick building. See also Windows on the following page.

Building Placement and Orientation (9.1-9.3): The alterations maintain the existing alignment of the solarium to the street, historic infrastructure, and traditional orientation pattern of buildings facing the street.

Architectural Character and Detail (9.4-9.7): The solarium alterations are contemporary in appearance but, like the existing solarium features, are also very simple and secondary to the surrounding historic architecture. The designs are intended to convey that this is non-historic construction. It also maintains the solarium's existing façade articulation.

Building Mass, Scale and Height (9.8-9.15): The work proposed maintains the same building foot print, mass, scale, and overall height as the existing solarium and does not change its relationship to the courtyard, historic brick building, or adjacent construction.

Building and Roof Form (9.16-9.17): The new flat roof will extend across the entire solarium footprint, maintains the existing solarium roof height, and replaces the existing flat-topped and hipped deck roof. It will utilize a simple, rectangular form and is more compatible with the historic brick building it ties into and the district in general than the roof it is replacing.

Primary Entrances (9.18-9.19): Primary entrances will remain facing SE 2<sup>nd</sup> Street and are similar in appearance to existing entrances located on the solarium.

Materials (9.20-9.22): New brick (see brick sample) used to enclose the deck will match existing brick found on the solarium in terms of size, color blend, texture, joint width, joint tooling, and mortar color. The composite deck material will be of a complementary earth-toned color (see composite deck sample) and will not be visible unless standing on the deck. The metal deck railing materials will be of a similar size, color, and design as the existing metal fence panels to blend with the character of the site (see elevation).

All of the materials, including doors and windows, will be similar in character to the existing solarium and other site materials. All of these materials also have been proven to hold up to the local climate and to withstand pedestrian traffic without compromising appearance.

Windows (9.23-9.25): The solarium's new anodized aluminum glazing system will use a more contemporary storefront design similar to the system it is replacing. Its arrangement also has a similar rhythm and alignment. Several low-profile skylights, located in the flat roof and not visible from the street or circular drive, will provide natural lighting throughout the solarium's interior.

Canopies/Awnings (9.26): No canopies or awnings are planned as part of the solarium alterations.

Energy Efficiency in New Designs (9.29-9.32): The solarium alterations maintain its northern exposure and shaded courtyard microclimate. The new horizontal bands of windows and doors as well as the skylights will maximize daylighting into the event center's solarium.

Environmental Performance in Building Elements (9.33-9.35): The new glazing system provides more opportunities for natural ventilation into the event center due to the increase in door openings.

Hennepin and Central District Guidelines (10.56-10.59): Exterior repairs to the bridge, courtyard, and circular drive and sidewalk enhance the public realm and streetscape as well as improve accessibility for people of all abilities. As already mentioned, the alterations do not change the footprint, height, massing, or street orientation of the solarium.

- (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 Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular 9 and 10 relating to new additions and exterior alterations, have been applied to this project:

Standard 9: The solarium is a recent addition onto a historic brick building, and the alterations proposed do not destroy contributing historic materials, features, or spatial relationships. The materials utilized are contemporary in appearance and detailing but are compatible with the brick, metal, glazing, and wood materials used nearby. The alterations maintain the existing solarium's size, scale, proportion, and massing while improving the roof design to be more compatible the district's design guidelines.

The new framed entry system planned the historic building retains the overall proportions of the existing opening and does not destroy historic materials, features, or spatial relationships.

Exterior site improvements are limited to repair, and also do not affect the historic building, the integrity of the property, or its environment.

Standard 10: All work to the solarium, entrance into the historic building, and site can be removed at a later date without impairing the essential form and integrity of the historic brick building or its relation to SE 2<sup>nd</sup> Street, and adjacent non-contributing buildings. No significant historical, architectural, or cultural materials will be further damaged by the proposed work.

- (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.

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

*Minneapolis Plan for Sustainable Growth*, Section 8. Heritage Preservation: This application specifically relates to Policy 8.1: "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture." This is a non-contributing building, and the alterations proposed do not dramatically change its appearance or size, height, and massing within the district. The alterations also do not have a negative impact on the historic brick building associated with 212 SE 2<sup>nd</sup> Street.

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

- Goal 2: Build and broaden the audience – The Event Center uses its location as a marketing tool. The alterations and repairs addressed in the application enable the event center to reach out to a larger variety of audiences for catered events thereby exposing guests to other amenities offered nearby in the St. Anthony Falls Heritage Zone.
- Goal 7: Preserve and maintain the Heritage Zone's existing assets – The building owner and tenant are undertaking repairs to the Event Center thereby maintaining it and the associated historic brick building. All alterations meet the historic district's design guidelines and Secretary of the Interior's Standards for the Treatment of Historic Properties.

*Master Plan for the Marcy-Holmes Neighborhood:*

- Chapter 3, Property Maintenance: The landlord and tenant are actively taking accountability for the maintenance of 212 SE 2<sup>nd</sup> Street which has resulted in the solarium, entrance, and site alterations and repairs outlined in this application.
- Chapter 7, Transportation and Parking: The 212 SE 2<sup>nd</sup> Street Event Center is responsible for maintaining 63 designated parking spaces in the parking lot located immediately across SE 2<sup>nd</sup> Street to lessen the parking load on neighborhood streets.
- Chapter 8, Character and Design: The proposed alterations are to an existing structure located in the district. The alterations maintain the massing, scale, and proportion of the existing solarium and site which do not dominate the abutting historic brick building thereby preserving the neighborhood's character along SE 2<sup>nd</sup> Street.
- Chapter 9, Historic Preservation: While the 212 SE 2<sup>nd</sup> Street Event Center is a non-contributing building within the neighborhood, the proposed alterations are sensitive to the historic industrial nature/character of the neighborhood, St. Anthony Falls Historic District, and commercial area located between Main Street SE and SE 2<sup>nd</sup> Street.

**Written statement demonstrating adequate consideration of the following documents and regulations:**

- (1) The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.

Not available for 212 SE 2<sup>nd</sup> Street, in particular the circa 1980 solarium.

- (2) Where applicable, Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.

Not applicable.

- (3) 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 alterations proposed at 212 SE 2<sup>nd</sup> Street Event Center are in conformance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, Standards 9 and 10, and associated guidelines for rehabilitating and adding on to historic buildings.

**Findings addressing ALTERATIONS TO A PROPERTY WITHIN AN HISTORIC DISTRICT:**

- (1) The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.

The solarium, entrance, and site alterations repairs outlined in the application findings are compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on its period of significance. The alterations are contemporary in appearance yet are compatible with the historic brick building as well as nearby 1980s and contemporary buildings within the Hennepin and Central District (Character Area J) of the St. Anthony Falls Historic District. In addition, these alterations are fairly minor in scope and can be removed at a future date without causing harm to the historic building or district.

- (2) Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.

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

- (3) The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

Approval of this certificate of appropriateness and proposed design will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance. As mentioned in previous statements, the alterations are fairly minimal and are limited to roof and window/door replacement, a new deck enclosed in brick, and minor site repairs to correct uneven pavers and deteriorated materials. The roof replacement actually improves the roof design making it more compatible than the existing circa 1980 hipped glass, flat-topped deck roof. All materials are compatible with existing historic materials and designs while being clearly differentiated as new. In addition, these all of the alterations are reversible allowing the historic brick building to be fully restored to its historic appearance at a later date if desired by the owner or tenant.

# MACDONALD & MACK

A R C H I T E C T S

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August 30, 2013

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To whom it may concern,

On behalf of Entourage Events Group, Inc., MacDonald and Mack Architects will be submitting an application for Certificate of Appropriateness to the Minneapolis Heritage Preservation Commission for roof and window alterations to the 212 SE 2<sup>nd</sup> Street Event Center solarium as well as repairs to one of the 212 SE 2<sup>nd</sup> Street entrances and site.

The 212 SE 2<sup>nd</sup> Street Event Center is located at 212 SE 2<sup>nd</sup> Street in the St. Anthony Falls Historic District, just one block north of SE Main Street and St. Anthony Main. The event center encompasses part of an historic red brick building erected in 1900 and a solarium addition completed in the late 1970s/early 1980s. An enclosed courtyard separates it from SE 2<sup>nd</sup> Street. The solarium and courtyard are considered as non-contributing within the district. The space has been and will continue to be used for catered events.

The work proposed for 212 SE 2<sup>nd</sup> Street is primarily limited to the solarium and was brought about by a leaky roof. New work includes removal of the solarium's failing metal roof and glazing system. The wall facing SE 2<sup>nd</sup> Street will also be partially removed allowing for a new floor-to-ceiling glazing system. As part of the work, the lower portion of the solarium will be raised to the historic building floor height. On the exterior, this elevation change results in a new five-foot wide deck raised approximately two feet above the upper terrace and spanning the entire front of the solarium. Two sets of stairs toward either end of the deck will transition occupants from the solarium down into the courtyard. The deck will comprise of a brick base to match existing solarium brick, composite decking, and a metal handrail system. From the deck, a new floor-to-ceiling aluminum framed glazing system in an anodized dark bronze finish will extend up to a new flat roof. The system consists of fixed windows alternating between five sets of doors with fixed transom windows above. All windows and doors will contain clear glazing. The flat roof will have a stepped metal fascia in the same color as the glazing. It ties into the historic brick building at the same elevation as the original roof. Both sides of the solarium will retain their existing brick cladding but receive new fixed windows.

The only work associated with this project on the historic building itself is the replacement of the adjacent building entry with a new dark bronze anodized aluminum entrance. The existing bridge associated with the entrance will be repaired with the scope of work limited to replacing deteriorated

materials in kind. Likewise, the courtyard and circular driveway areas are also being repaired to correct uneven brick surfaces.

The following guidelines were consulted for the proposed 212 SE 2<sup>nd</sup> Street designs:

- St. Anthony Falls Historic District Design Guidelines
- The Secretary of the Interior's Standards for the Treatment of Historic Properties
- Minneapolis Plan for Sustainable Growth
- Power of the Falls: Renewing the Vision for St. Anthony Falls Heritage Zone
- Master Plan for the Marcy-Holmes Neighborhood

Please see the attached drawings and photographs for more information. If you have additional questions or concerns about the project, I can be reached at:

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This project will hopefully appear on the September 24<sup>th</sup> Heritage Preservation Commission Public Meeting agenda for review. We will be sure to notify you in the event the date of the review changes.

Sincerely,



Amy Meller