

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 31 Island Avenue West
Project Name: 31 Island Avenue West
Prepared By: Mei-Ling Smith, Senior City Planner, (612) 673-5342
Applicant: Teri Miska
Project Contact: Bob Roscoe, Design for Preservation
Ward: 3
Neighborhood: Nicollet Island – East Bank Neighborhood Association
Request: To install a 140 square foot rooftop enclosure at the rear of an existing three-story building.

Required Applications:

Certificate of Appropriateness	To allow the installation of a 140 square foot rooftop enclosure at the rear of an existing three-story building.
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HISTORIC PROPERTY INFORMATION

Current Name	West Island Condominiums
Historic Name	Not applicable
Historic Address	Not applicable
Original Construction Date	1984
Original Architect	Brooks Cavin
Original Builder	Nicollet Restoration
Historic Use	Not applicable
Current Use	Residential
Proposed Use	Residential

Date Application Deemed Complete	April 29, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	June 17, 2016	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

Local Historic District	Saint Anthony Falls Historic District
Period of Significance	1858 - 1940
Criteria of Significance	<i>Criteria 1:</i> The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history. <i>Criteria 4:</i> The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
Date of Local Designation	1971
Date of National Register Listing	1971
Applicable Design Guidelines	<i>Saint Anthony Falls Historic District Guidelines (2012)</i>

SUMMARY

BACKGROUND. The subject property is a condominium unit within a 12-unit multifamily building that was constructed in 1984. The structure, which is non-contributing to the St. Anthony Falls Historic District, is three stories tall, excluding existing rooftop enclosures. The primary exterior material of the building is Hardiboard cementitious lap siding, which was installed in 2004. The 20,037 square foot site also contains detached garages and surface parking to the rear of the property. There are railroad tracks directly to the north of the site, and the Mississippi River is directly to the west. The surrounding area contains low-density and multifamily dwellings, as well as a high school.

APPLICANT’S PROPOSAL. The applicant is proposing to install a 140 square foot (9 feet, 8 inches by 14 feet, 6 inches) rooftop enclosure above their third floor unit. The enclosure would contain a new spiral stairway connecting the unit to the roof; currently the rooftop is accessed through a roof hatch in the kitchen, and the roof hatch would be replaced with a hip-roof style skylight. A section of the wrought iron rail along the roof deck on the rear side of the building would be removed to accommodate the proposed enclosure.

The proposed enclosure would extend 9 feet, 2 inches above the roofline (fully visible from the rear/east elevation), but would be partially blocked by the parapet on the side/south elevation so only the top 5 feet, 8 inches of the enclosure would be visible from the side. The enclosure would have a flat roof and cornice, and the dimensions of the Hardiboard cementitious lap siding would be consistent with the materials on the existing building. The applicant has indicated that all exterior materials would be painted. The applicant is proposing a color would be slightly darker than that of the existing building in order to subtly distinguish the enclosure from the existing structure.

PUBLIC COMMENTS. The Nicollet-Island – East Bank Neighborhood Association (NIEBA) has submitted a letter of support of the application. Any additional correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow the installation of a 140 square foot rooftop enclosure, based on the following findings:

1. *The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.*

The St. Anthony Falls Historic District is significant for the falls and the water body that were central to the birth and development of Minneapolis in the 19th century. The period of significance for this district – 1848-1941 – reflects the era during which the lumber and flour milling industries grew to be among the largest in the nation, powered by the St. Anthony falls.

The subject property is a non-contributing structure in the district. Therefore, staff's analysis focuses on the potential impacts of the proposed alteration on the adjacent buildings and the district as a whole rather than the impacts on the site itself.

The applicant is proposing to construct a rooftop enclosure with a flat roof. The color of the exterior of the enclosure would be slightly darker than the main structure and the other existing rooftop enclosures. However, the structure is noncontributing and the enclosure is not required to be a different color than the main structure. Staff is recommending a condition of approval that would require the exterior material of the enclosure to match the rest of the building. As conditioned, the exterior materials and exterior color of the enclosure would be compatible with the color and style of the other rooftop enclosures on the structure, as well as the color and style of the main building. None of the proposed alterations would have an impact on the criteria or period of significance for the St. Anthony Falls Historic District.

2. *The alteration will ensure the continued integrity of the landmark or historic district.*

Both the City of Minneapolis Heritage Preservation Regulations and the National Register of Historic Places identify integrity as the authenticity of historic properties and recognize seven aspects that define a property's integrity: location, design, setting, materials, workmanship, feeling, and association. Staff is recommending conditions related to keeping the roofline and siding dimensions consistent with that of the main structure. As conditioned, the proposed project is compatible with and will ensure continued integrity of the historic district for which the district was designated.

3. *The alteration is consistent with the applicable design guidelines adopted by the commission.*

The Heritage Preservation Commission adopted the *St. Anthony Falls Historic District Design Guidelines* in October of 2012. The following design guidelines for rooftop additions are applicable to the proposal:

Additions to Buildings

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.

Staff comment: The rooftop addition would be located along the rear wall rather than along the primary street-facing elevation. The addition would not alter the alignment of the building frontage along the street. The height of the addition would extend 9 feet, 2 inches above the roof line and it would not be visible from the public street. The enclosure would also be partially blocked by the building itself, which contains a parapet along the south side of the building. As a result, the enclosure would project 5 feet, 8 inches above the wall from the side/south elevation. The project is consistent with the intent of the district guidelines. The existing structure on the property is non-contributing and changes to it will not impair the material significance of the historic district in which it is located.

4. *The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The project will not materially impair the significance and integrity of the historic district 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 Standards for Rehabilitation* recommends the following for the setting:

- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The applicant's proposal will comply with the Secretary of the Interior's standards.

5. *The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.*

The proposed alteration is consistent with the following policies of *The Minneapolis Plan for Sustainable Growth*:

Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.

- 8.1.1 8.1.2 Require new construction in historic districts to be compatible with the historic fabric.

Urban Design Policy 10.7: Maintain and preserve the quality and unique character of the city's existing housing stock.

- 10.7.2 Encourage the use of high quality and durable materials for construction and historic preservation.

- 10.7.4 Renovation of housing should reflect the setbacks, orientation, pattern, materials, height and scale of surrounding dwellings.

The character of the alteration is not directly tied to that of the St. Anthony Falls Historic District, nor would it have a negative impact on the character or integrity of the district. The applicant is proposing high quality and durable materials. As conditioned, the proposed roofline, color, and materials of the enclosure would be consistent with the existing building, while the height and location of the enclosure would ensure that it would not have a negative impact on the character of the building or district. The alteration would be contained within the existing built area and is reflective of the setbacks, orientation, pattern, materials, height, and scale of surrounding dwellings.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Bob Roscoe for the property located at 31 Island Ave W in the St. Anthony Falls Historic District:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow the installation of a 140 square foot rooftop enclosure at the rear of an existing three-story building, subject to the following conditions:

1. The Department of Community Planning and Economic Development staff shall review and approve the final plans and elevations prior to building permit issuance.
2. The proposed enclosure shall have a flat roof, as proposed.
3. The applicant shall demonstrate that the width and thickness of the exterior siding on the enclosure is consistent with the width and thickness of the exterior siding on the existing building.
4. The exterior color of the enclosure shall match the exterior color of the existing building.
5. 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 June 7, 2018.
6. 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.

ATTACHMENTS

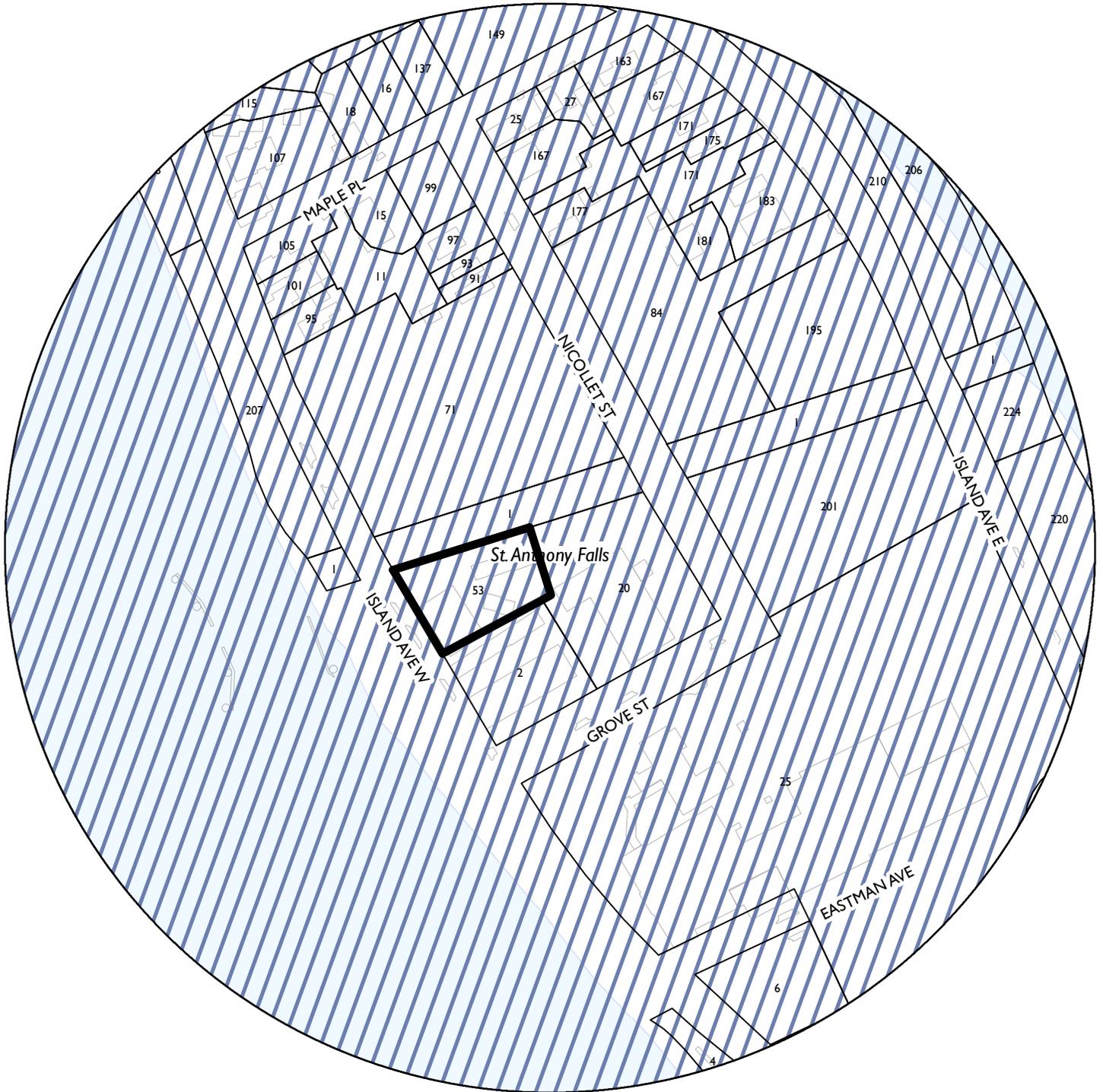
1. BZH Map
2. Oblique aerial photo
3. Written description and findings submitted by applicant
4. Plans
5. Photos
6. Public comments

Teri Miska

3rd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
31 Island Ave W

FILE NUMBER
BZH-29045



Island Ave E

st Ave NE (CR-52)

Hennepin Avenue (CR 52)

Eastman Avenue

Nicollet Street

Grove Street

West Island Avenue



Design For Preservation
1401 East River Parkway Minneapolis, MN
612-317-0989 bobroscoe@me.com

February 10, 2016

Application for Site Review for Conditional Use Permit
31 West Island Avenue Condominiums
Nicollet Island, Saint Anthony Falls Historic District
Minneapolis, Minnesota

Project Description:

41-45 West Island Avenue Condominiums is a 12 unit residential structure, 3 stories in height, wood frame construction, on a flat .46 acre site. The site also contains two garage structures, 8 and 4 parking stalls each. The property is located on Nicollet Island in the Saint Anthony Falls Historic District.

The principal structure, the subject of this application, was built in 1980, designed by architect Brooks Cavin, very highly regarded at the time for his work in Minnesota historic preservation, reviewed and approved for building permit by the Minneapolis Heritage Preservation Commission. The building apparently has experienced no significant alterations in its 31 year history.

The flat roofed building is clad in Hardi fiber-reinforced cementitious smooth-faced lap siding, installed approximately ten years ago, with double-hung windows in nearly regular spacing, capped at its main façade with a shake mansard-type roof, which returns along both side walls for 7 feet, abutting siding-clad chimney features. Two mansard-roofed entries leading to wood steps are located on the main façade. Those entries and steps, mansard parapet, and chimneys constitute the building's architectural features. A non-descript concrete front quasi-courtyard extends between the entries and terminates at the public sidewalk. At one side and in the rear of the main building, asphalt driveways extend to the garage fronts.

The proposed architectural work constitute minor alterations to building elements in public view, nevertheless provide an architectural change intended to provide a sense of articulation to the façade which complements the historic architectural features of the nearby buildings. However, proposed architectural features intend to acknowledge the Italianate style, which was current in the 1870s era in which these places were built, while avoiding particular historical replication.

The proposed changes are:

- Construction of a roof top spiral stairway structure, 11'-0" width by 15'-0" in length, with 9'-2" height above rooftop that would be exposed to view 5'-8" + - above existing wall height at South Elevation (side) and 9'-2" at East Elevation (rear).
- The architectural characteristics are: semi-flat roof double-hung windows (Marvin clad wood, fiber-reinforced cementitious panel type, smooth finish exterior surface, fiber-reinforced cementitious 5/4 thickness trim.
- A three riser narrow accessory wood stairway at roof deck (out of view) would be revised.
- A section of rear wrought iron type railing will be removed where the rear wall of the new enclosure will be built. However, the simple design of the existing railing is typical to most other similar railings used throughout all residential areas of the city, and has no character-defining elements that would constitute a loss to the historic integrity of the building.
- An existing combination skylight and roof hatch will be removed and replaced with a hip roof type skylight mounted on the existing curb. See Roof Plan and Details.

In general, these proposed changes improve the building's architectural character to make it more in keeping with the definitive architecture of nearby buildings which characterize the historic appearance of Nicollet Island.

Applicable interim ordinances: none

Site Plan information, Photographs: See enclosed.

Permit:

1. The proposed permit application for a certificate of appropriateness for the proposed alteration is compatible with and supports the criteria of significance and period of significance for which the district is designated, as its architectural design, scale and location on the roof at the rear of the building is consistent with the architecture of the main building.
2. The proposed permit application for a certificate of appropriateness is compatible with and supports the exterior heritage designation for which the district is designated.
3. The proposed permit application for a certificate of appropriateness is compatible with and will ensure continued integrity of the historic district for which the district is designated.
4. The proposed permit application for the proposed alteration will not impair the significance and integrity of the district, which is not under interim protection.
5. The proposed permit application for the proposed alteration will not impair the significance and integrity of the district and will be consistent with the Secretary of the Interior Standards for Rehabilitation for Treatment of Historic Properties. This alteration is consistent with the recommendations in the exterior heritage designation for which the district is designated.
6. The proposed permit application for a certificate of appropriateness conforms to all applicable policies of the comprehensive plan and applicable preservation policies in the small area plans adopted by the city council.

7. No destruction is part of this application. Minor removals of very small areas of the roof in the rear of the building will be involved, but will have no adverse effects on the exterior heritage designation for which the district is designated.
8. The proposed alterations are consistent with the historic significance of the original nomination upon which the designation of this area of the Saint Anthony Falls Historic District was based.
9. Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review contains exceptions to major site plan review that stipulate references to altering the approved site plan. This alteration is limited to the rooftop which does not affect this provision.
10. The typology of treatments in the Secretary of the Interior Standards for Rehabilitation for Treatment of Historic Properties. This alteration is consistent with the recommendations in the guidelines for exterior heritage designation for which the district is designated.
11. The proposed permit application for alteration is compatible with and ensures continued significance and integrity with all properties in this area of The Saint Anthony Falls Historic District based on the period historic significance of the original nomination.
12. Granting the certificate of appropriateness will be in keeping with the spirit and intent of the HPC ordinance and will not in any way negatively alter the essential character of this area of The Saint Anthony Falls Historic District.
13. Granting the certificate of appropriateness will not be injurious to the spirit and integrity of other resources in this area of the district and will not impede the orderly and normal preservation of the surrounding resources, including the Grove Street Flats which is a companion historic resource as provided by the HPC preservation ordinance.
14. The proposed certificate of appropriateness for the proposed alteration will not be injurious to the uses and enjoyment of other property in the vicinity, and will not impede the normal and orderly development and improvement of the surrounding property uses permitted in the district.

Additional Notes

- The main existing three story exterior would not be affected by the proposed work. The proposed work would be compatible with the historic district as it is today and as it will continue to be when the building was constructed in 1980. The building will continue to integrate in the modern sense in which it was built in 1980 with the nearby Grove Street Flats. The alteration will reflect the property's 1980 new construction that has been recognized as a physical record of its time.
- The new work will be consistent in the 1980 building's differentiation from the period and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- The historic character will be retained and preserved, with no removal of relevant materials or alteration of relevant features, spaces and spatial relationships.
- The property will be recognized as a physical record of its time and place and use. The changes will not impart a false historical association or conjectural features,

but will provide a general but identifiable relationship with nearby historic properties.

- There have been no changes to the exterior which have acquired historic significance.
- There are no deteriorated features of a historic nature on the building. .
- This new addition will not destroy historic materials, features and spatial relationships which characterize the property. New work will not be differentiated from the old and will be compatible with existing materials and features.
- No new additions or adjacent new materials will need consideration of future removals.
- Note: No historic variance will be applied for. Due to height considerations, the applicant will apply for a Conditional Use Permit.

31 West Island Avenue HPC Permit Application

1. **The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.** The simple architectural form and its diminutive size is compatible with the straightforward design of the three story building, and lessens its visual appearance. On the South or side elevation, the face of the enclosure above the parapet constitutes slightly less than 1 percent of the total elevation. The rooftop structure's location at the rear of the building places the rooftop structure largely out of public view. The transparent glazing that covers the entirety of the enclosure minimizes the visual appearance.
2. **The alteration is compatible with and supports the exterior designation for which the property was included in the designation of the Saint Anthony Falls Historic District.** In the guidelines additions section: *Rooftop additions should be set back from the character-defining facade(s) to minimize visual impacts.* This addition is located at the very rear of the structure, and does not impair adjacent roof elements.
3. **The alteration will ensure the continued integrity of the building or the historic district.** The design and purpose of the enclosure will require no additional structure to fulfill its intended purpose nor be adaptable to any ancillary purpose.
4. **The alteration will not materially impair the significance and integrity of the building within the historic district.** The guidelines do not address greenhouse glass clad structures, but the simple architectural form and its diminutive size is compatible with the straightforward design of the three story building.
5. **The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.** The alteration is compatible in that, per Standard #9, "Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment."
6. **The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.** The alteration is consistent with the preservation ordinance, and the applicable policies of the city's comprehensive plan. No small area plan pertains to this site.

7. NA

8. The application and supporting architectural documents intend to provide an architectural structure that conform, more than in a minimal manner, to the historic significance of this 1980 building's contribution to the Saint Anthony Falls Historic District.

9. Title 20 of the Minneapolis Code of Ordinances, the Zoning Code and Chapter 530 of Site Plan Review are addressed in this submission.

10. The typology of treatments as delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving and rehabilitating historic buildings.

11. The rooftop addition is compatible with and will ensure continued significance and integrity of all contributing properties on Nicollet Island and the Saint Anthony Falls Historic District.

12. Granting the Certificate of Appropriateness for this addition will be in keeping with the spirit and intent of applicable ordinances and will not in any way negatively alter the essential character of the historic district.

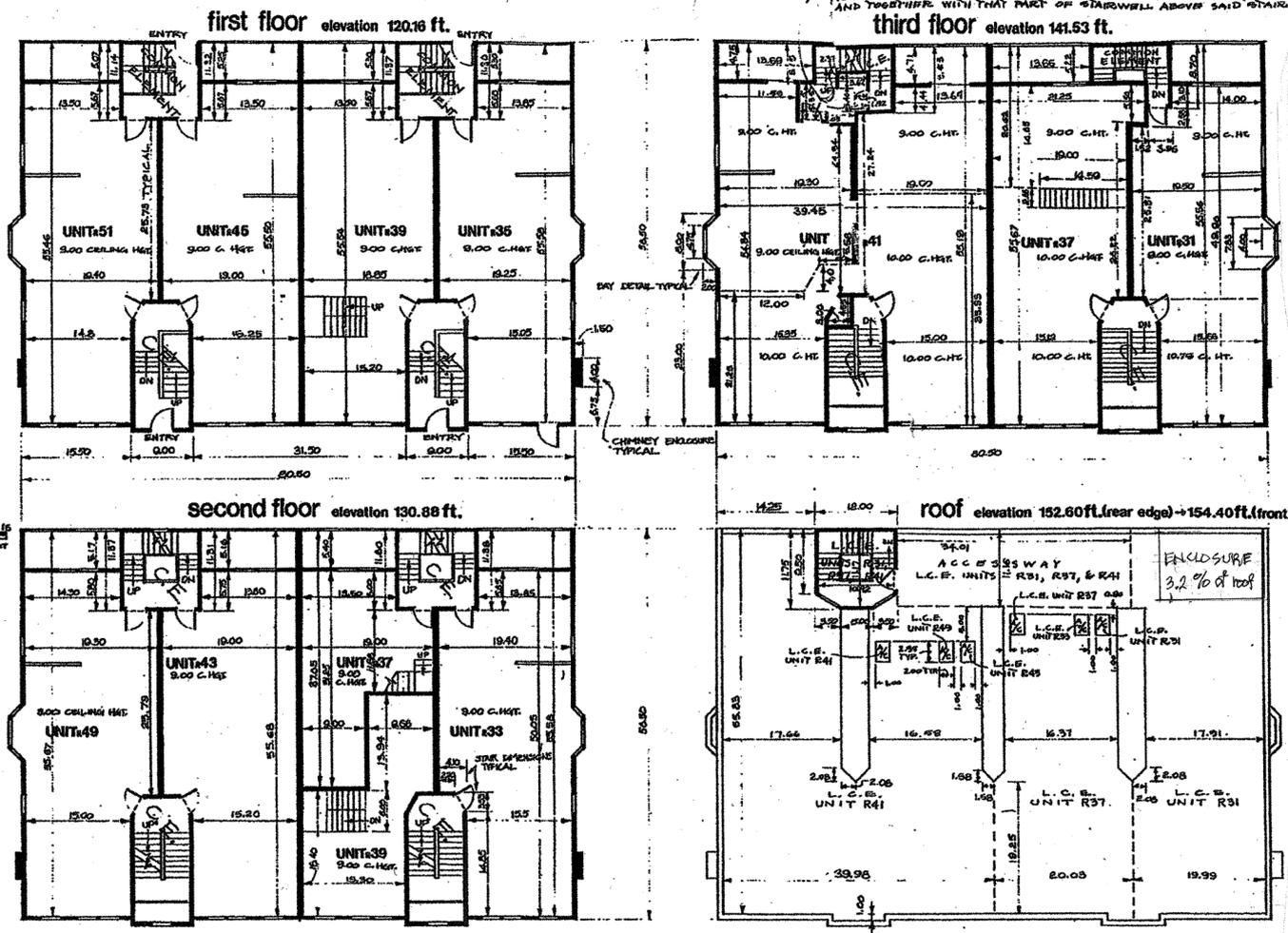
13. The Certificate of Appropriateness will not in any way be injurious to the significance and integrity of all contributing resources on Nicollet Island and the Saint Anthony Falls Historic District. In addition, the orderly preservation of the surrounding resources as provided by the regulations of the preservation ordinance.

No historic variances will be applied for.

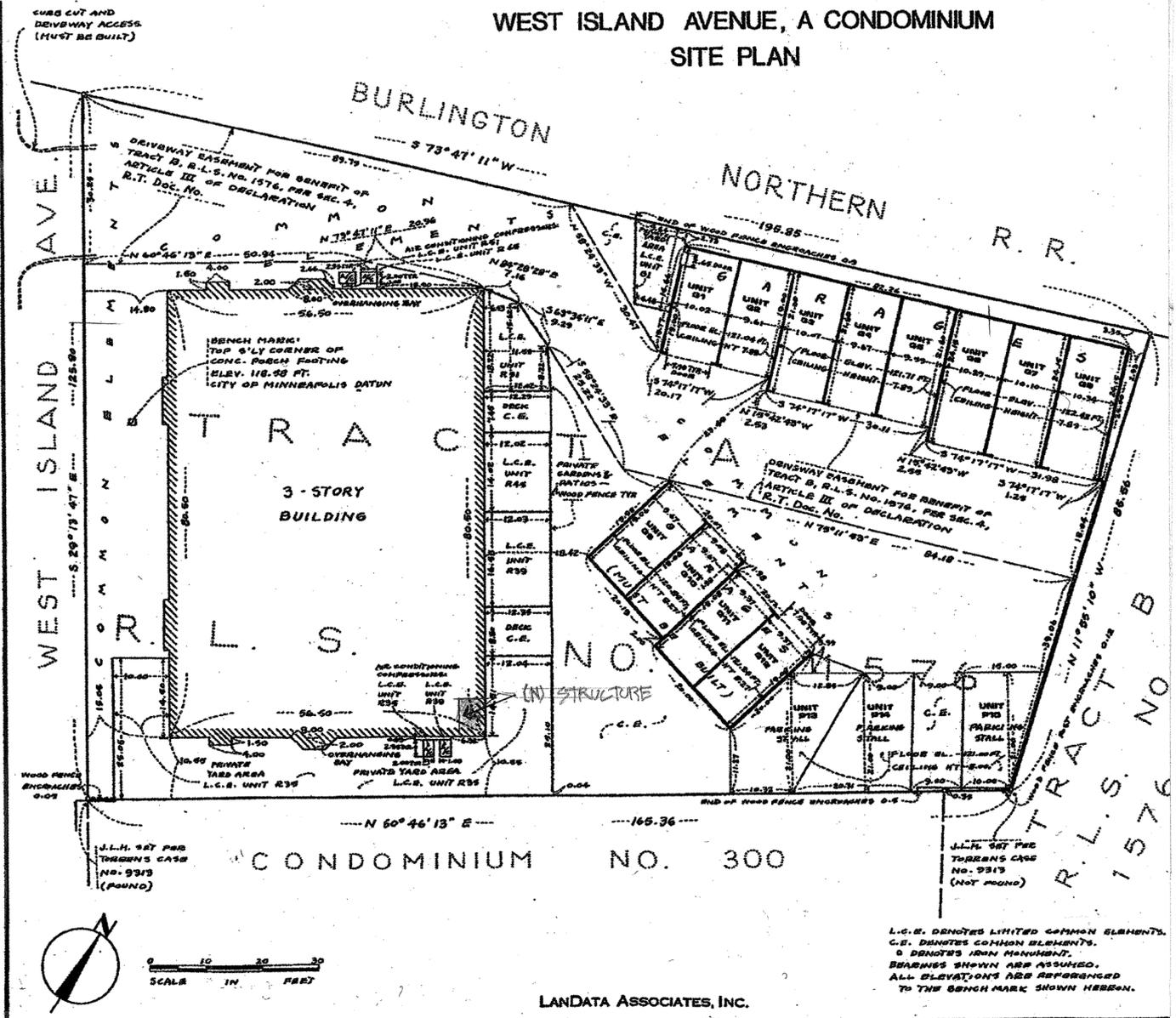
ALL ELEVATIONS ARE REFERENCED TO THE BENCH MARK SHOWN ON THE SITE PLAN

OFFICIAL
CONDOMINIUM NUMBER 488
 WEST ISLAND AVENUE, A CONDOMINIUM
 FLOOR PLAN

LIMITED COMMON ELEMENT FOR UNITS R31, R37, AND R41, CONSISTING OF THIRD-FLOOR HALLWAY AS INDICATED, TOGETHER WITH STAIRS EXTENDING UPWARD THEREFROM, AND TOGETHER WITH THAT PART OF STAIRWELL ABOVE SAID STAIRS



WEST ISLAND AVENUE, A CONDOMINIUM
 SITE PLAN



LANDATA ASSOCIATES, INC.

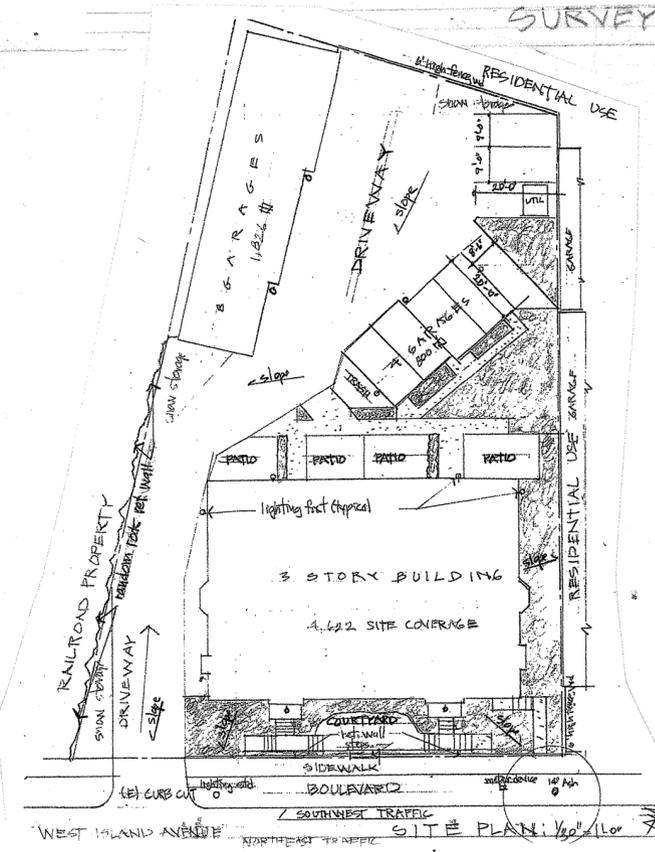
L.C.E. DENOTES LIMITED COMMON ELEMENTS.
 C.E. DENOTES COMMON ELEMENTS.
 O DENOTES IRON MANHOLE.
 DIMENSIONS SHOWN ARE ASSUMED.
 ALL ELEVATIONS ARE REFERENCED TO THE BENCH MARK SHOWN HEREON.

SCHEMATIC FLOOR PLANS 1/16" = 1'-0"



WEST ELEVATION

SURVEY / SITE PLAN 1/60" = 1'-0"



JAN 29, 2016
 FEB 10, 2016
 APRIL 20, 2016

Teri Miska Condominium
 31 West Nicollet Island Avenue

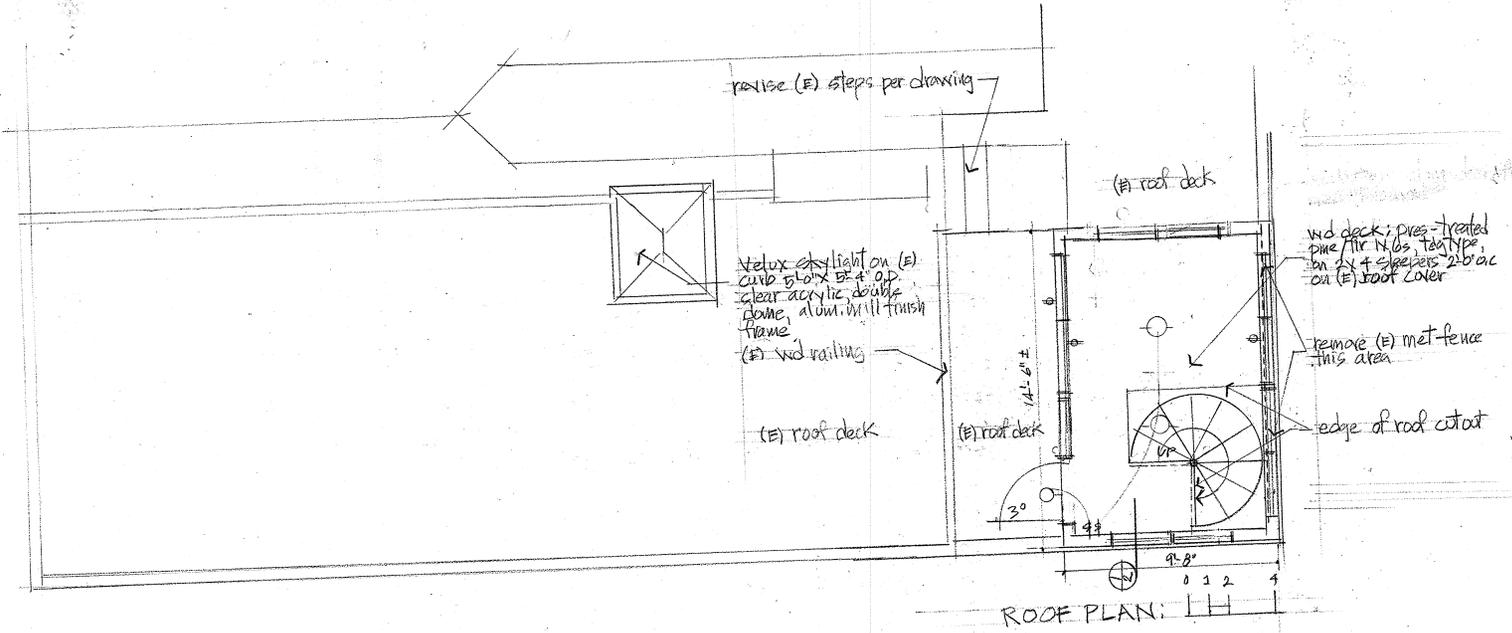
Minneapolis, Minnesota

Robert Roscoe
 Design for Preservation

1401 East River Parkway
 Minneapolis, Minnesota 55414
 612-317-0989

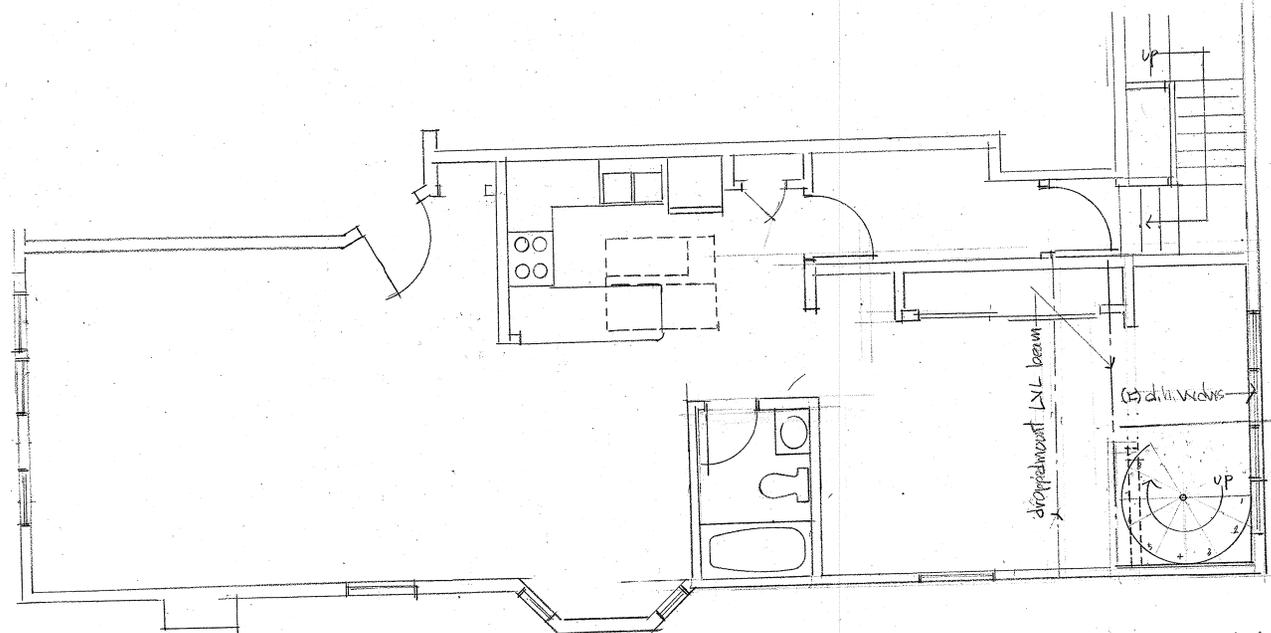
General Construction Notes:

1. Verify plan dimensions with field measurements
2. Plan dimensions extend from outside face of framing or exterior wall to centerline of interior partitions or to ends of stub walls unless otherwise noted.
3. New exterior wall construction: 2X6 studs @ 1'-4" o.c., 1/2" OSB sheathing, asphaltic sheet barrier or Tyvec; 1/2" gypsum board with 6 mil vapor barrier;
4. New roof framing at enclosure: 2x8 rafters @ 2'-0" o.c.; slope roof framing per plan notes for drainage; install metal termination strips at roof edge integrated with fascia
5. Roof shall be EPDM membrane, single sheet
6. Numbers at window locations on plan refer to glass size for Marvin units: double-hung, clad, single pane glazing; door shall be aluminum combination type with enamel finish
7. New siding, trim: fiber-reinforced cementitious, satin finish Hardipanel type.
8. Spiral stairway: Saller or approved equal with standard treads, steel railing with baluster pockets, curved railing with balusters per code requirements. Perform cut out in existing roof framing with structural header framing. Install with bottom steel plate 1/2" thick steel plate 20" x 20". Stairway shall be IBC compliant.
9. Door and window rough openings shall be dimensioned per door and window manufacturers' data for rough openings. Windows shall be double hung type, wood clad, single glazing.
10. Skylight: Velux hip type double glazed, set on existing curb. See plan references. Revise curb as required for selected skylight unit.
11. Paint: Benjamin Moore or approved equal, water-based enamel, satin finish. Selected color shall be slightly darker than existing siding on main body of building.
12. No plumbing, heating, air conditioning shall be part of this project
13. Install electrical receptacles and lighting fixtures per plan references. Provide owner with \$300 lighting fixture allowance; wiring materials and labor shall be included in base price. Install waterproof receptacles, lighting fixture at exterior.
14. The project shall be reviewed and approved by the Minneapolis Heritage Preservation Commission (HPC) as part of building permit review and approval process. The plans will be reviewed by HPC staff for conformance before formal submission to HPC. Contractor involvement will not be required for any HPC review.



ROOF PLAN: LH

JAN 29, 2016
FEB 10, 2016

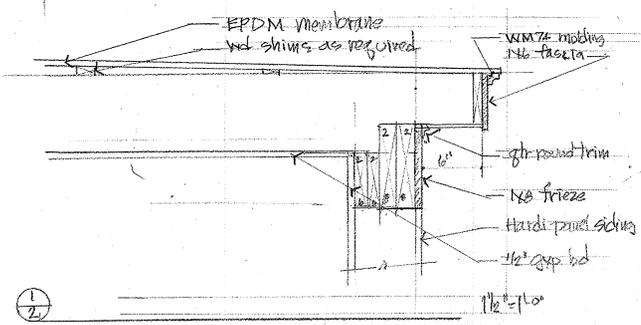
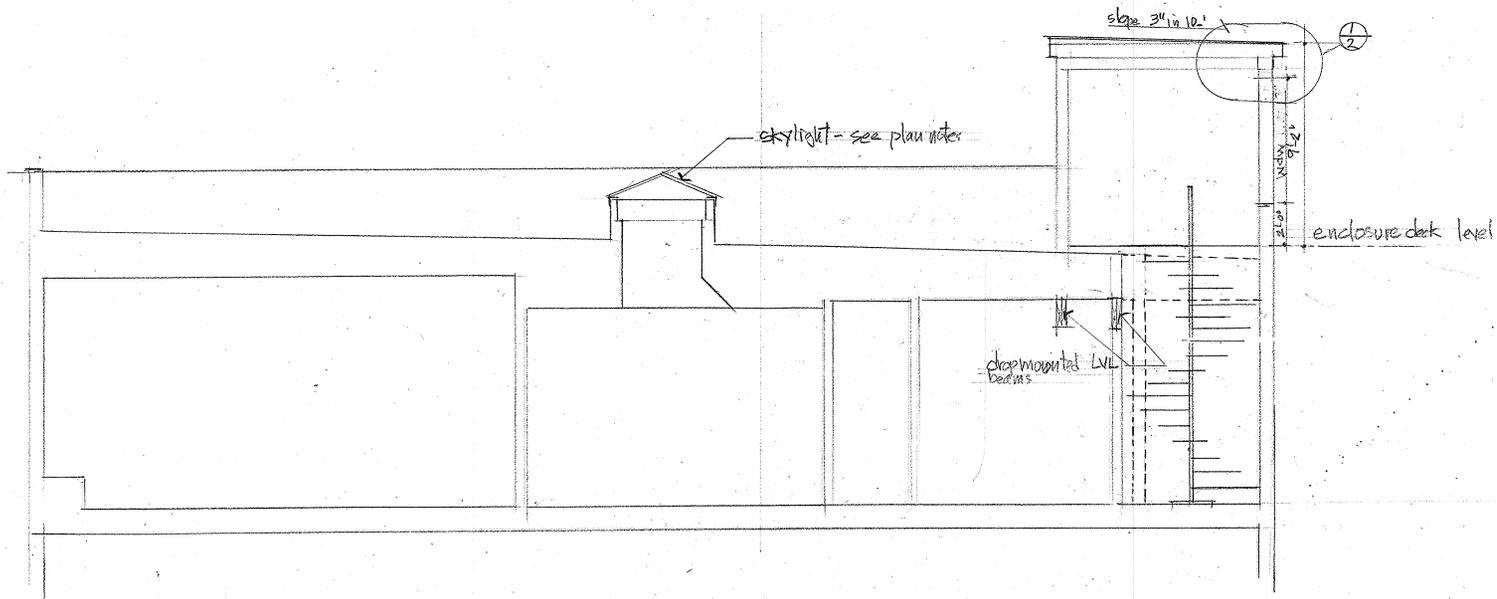


THIRD FLOOR PLAN: LH

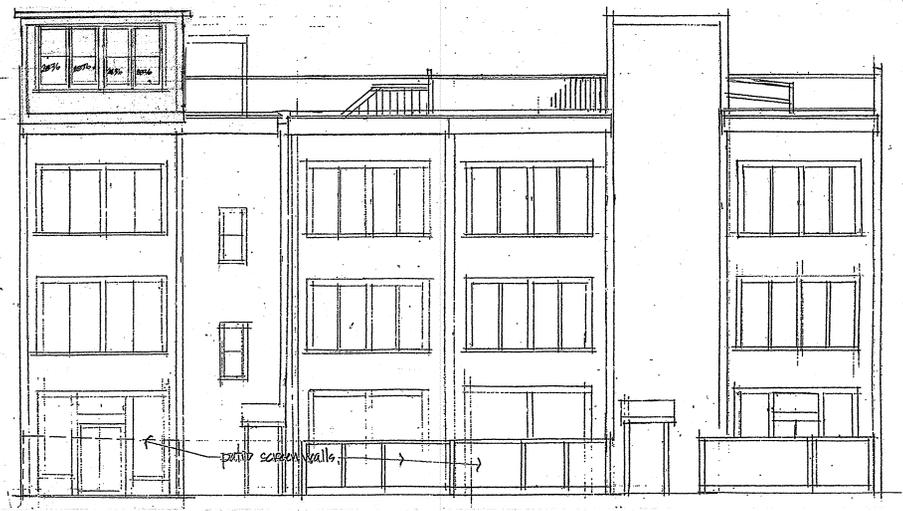
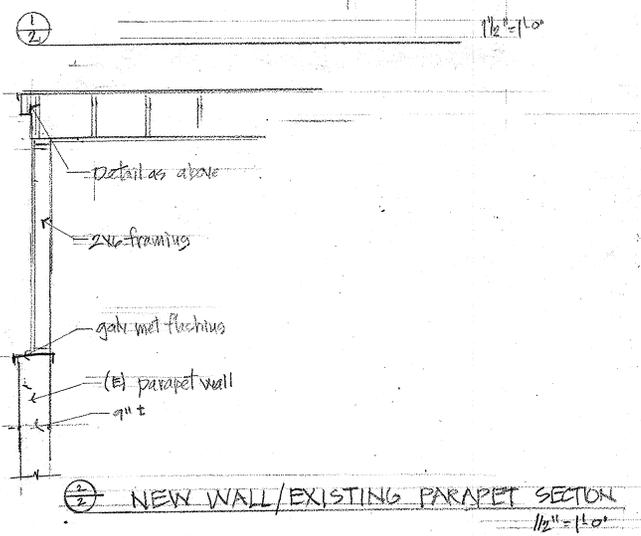
Teri Miska Condominium
31 West Nicollet Island Avenue
Minneapolis, Minnesota

Robert Roscoe
Design for Preservation

1401 East River Parkway
Minneapolis, Minnesota 55414
612-317-0989



BUILDING SECTION: 1 2 1



EAST ELEVATION 1 4 1

JAN 29, 2016
FEB 10, 2016

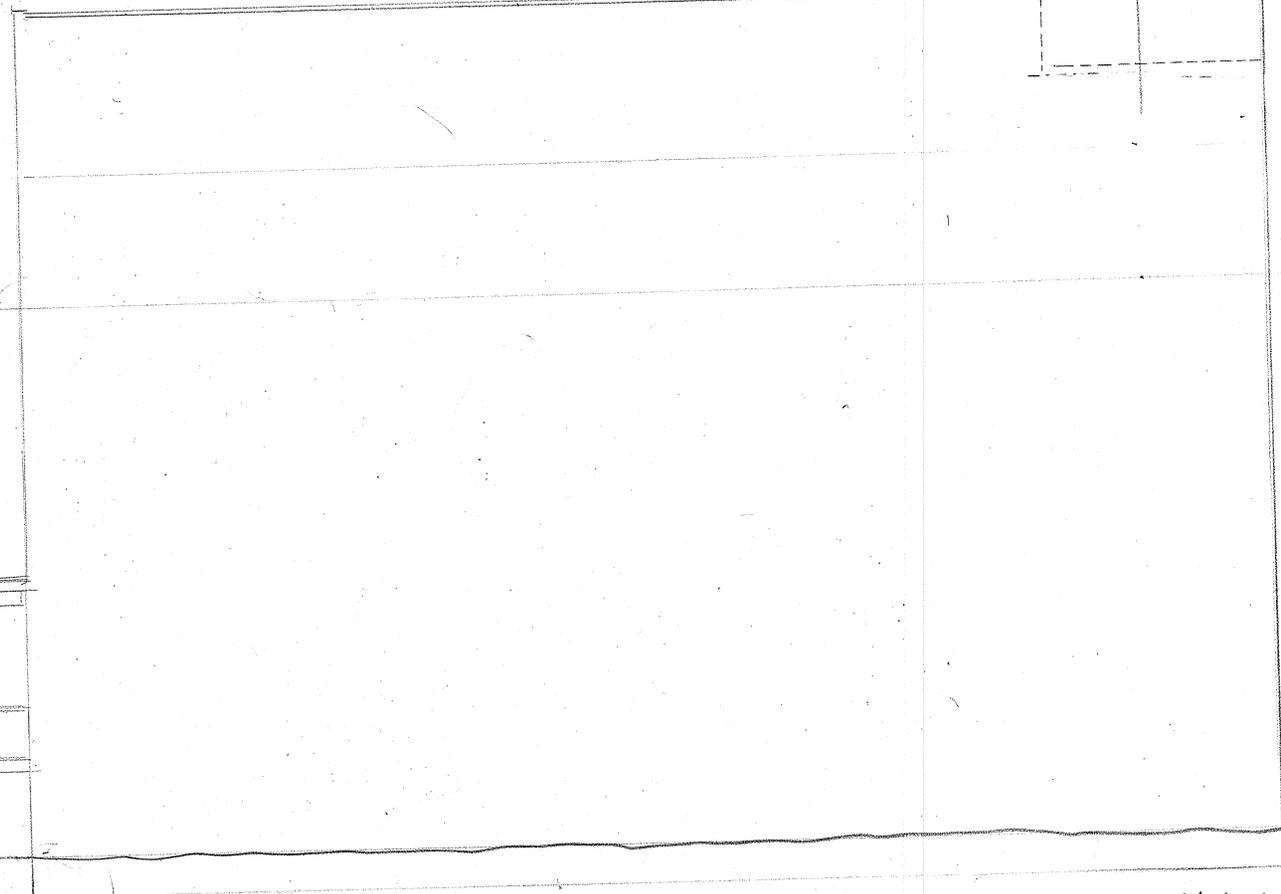
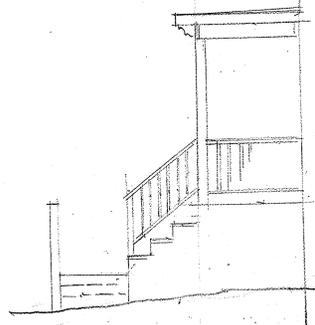
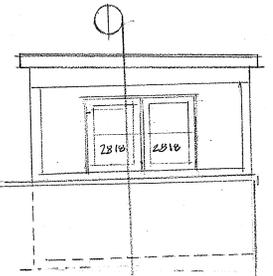
Teri Miska Condominium
31 West Nicollet Island Avenue

Minneapolis, Minnesota

Robert Roscoe
Design for Preservation

1401 East River Park
Minneapolis, Minnesota 55414
612-317-0111

2831



JAN 23, 2016
FEB 10, 2016

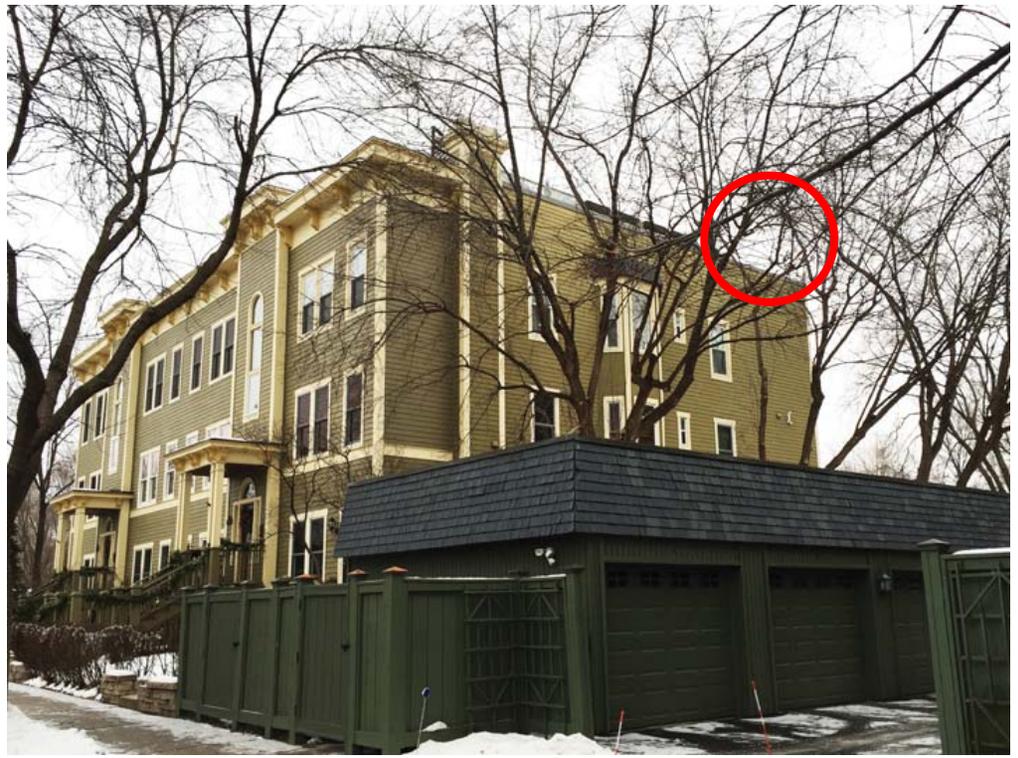
SOUTH ELEVATION 0 1 2 4
| | |

Teri Miska Condominium
31 West Nicollet Island Avenue
Minneapolis, Minnesota

Robert Roscoe
Design for Preservation
1401 East River Parkway
Minneapolis, Minnesota 55414
612-317-0989



nd Avenue



From: [P.Victor Grambsch](#)
To: [Porter, Fatimat Q.](#)
Cc: [Smith, Mei-Ling C.](#); niebna-board@niebna.com
Subject: RE: Notice of a Public Hearing
Date: Tuesday, May 17, 2016 2:53:22 PM

Fatimat:

The NIEBNA Board discussed this matter at the April 2016 Board Meeting – we have no objection to the proposed changes and recommend that the Certificate of Appropriateness be granted.

Contact me with any questions.

Victor

P. Victor Grambsch
President
Nicollet Island – East Bank Neighborhood Association (NIEBNA)

www.niebna.com
info@niebna.com

From: Porter, Fatimat Q. [mailto:Fatimat.Porter@minneapolismn.gov]
Sent: Tuesday, May 17, 2016 11:15 AM
To: Nicollet Island-East Bank Neigh. Assn.
Cc: Farley, Zachary; Frey, Jacob; Ritchie, Heidi
Subject: Notice of a Public Hearing

May 17, 2016

Nicollet Island-East Bank Neigh. Assn.
132 Bank Street SE
Minneapolis, MN 55414

NOTICE OF A PUBLIC HEARING

RE: 31 Island Avenue West

Bob Roscoe, on behalf of Teri Miska, has submitted a Certificate of Appropriateness application to install a 119 square foot glass-paneled rooftop enclosure at the rear of the existing three-story building at 31 Island Avenue West in the St. Anthony Falls Historic District.

The Heritage Preservation Commission will meet on **Tuesday, June 07, 2016, at 4:30 p.m.**, in Room 317 City Hall, 350 South 5th Street, Minneapolis, MN. Interested parties are invited to attend and be heard. Planning Department staff will issue a recommendation to the Heritage Preservation Commission. After hearing from the public, the Heritage Preservation Commission will make a determination based on required legal findings of fact. Please visit <http://www.minneapolismn.gov/meetings/hpc/index.htm> for the agenda with staff reports (web page will be updated by the end of the day Monday prior to the meeting date).