

**Community Planning & Economic Development  
Planning Division**  
250 South 4<sup>th</sup> Street, Room 110  
Minneapolis, MN 55415-1385



**City of Minneapolis**  
*Department of Community Planning  
& Economic Development - CPED*

## **MEMORANDUM**

TO: Heritage Preservation Commission

FROM: Chris Vrchota

DATE: July 12, 2011

RE: 1201 Hennepin Avenue (BZH- 26826)- Additional Information from Applicant

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### **Background:**

At the June 7, 2011 meeting, the Heritage Preservation Commission reviewed a Certificate of Appropriateness for rehabilitation and an addition to the building at 1201 Hennepin Avenue. The project was approved with conditions. (See Appendix A for actions from that meeting.) Condition #3 stated: “Window frames, window glazing, stone cladding, and lighting of the historic 1201 Hennepin Avenue building is not approved as presented and any new design will require Commission approval.”

The Applicant has modified the plans for the rehabilitation of the building at 1201 Hennepin Avenue. The Applicant submitted a memo outlining the changes that had been made, as well as revised elevation drawings and further photos of the existing windows in the building.

Changes to the proposed plans include:

- Lowering the sill height of the new windows on the first floor of the historic building to bring them closer to the original appearance.
- Removing proposed lighting from the historic building.
- Altering the concrete coursing pattern to more closely match historic photos and align with the entrance on the addition.
- Removing the pre-cast base on the west side of the addition.

The memo also includes additional information regarding the existing 2<sup>nd</sup> and 3<sup>rd</sup> floor windows in the original building.

The Applicant is seeking approval of the revised plans for the project. The Heritage Preservation Commission is asked to review the additional information provided by the Applicant. The HPC can approve the design if they are satisfied with the additional details. Likewise, the Commission can deny it. If the Commission still wants additional information, they are asked to provide the Applicant and staff

with direction on what information is requested, and whether it should come back to the HPC or if it can be reviewed by staff.

### **Attachments**

#### Appendix A- Material Provided by Staff

- A-1 – A-2: Actions from June 7, 2011 HPC Meeting

#### Appendix B- Material Provided by the Applicant:

- B-1: Memo outlining changes to plans
- B-2 – B-4: Photos
- B-5 – Elevation Keynotes
- B-6- B-15: Elevation Drawings (Includes existing elevations, originally proposed elevations, and revised (current) proposed elevations.