The Office
307 Washington Avenue North
Minneapolis, Minnesota

HERITAGE PRESERVATION SPECIAL APPLICATION REQUIREMENTS – Rev. 05.15.2013

Statement of proposed use and description of the project:

The owner of 307 Washington Avenue North plans to convert a portion of the ground level, formerly part of Déjà Vu, into a restaurant called The Office. 307 Washington Avenue North was constructed in 1903 as a warehouse/wholesale building and is a contributing building to the Minneapolis Warehouse Historic District. Since its construction, the Washington Avenue façade has been substantially altered. Modifications included infilling the original storefront with brick and glass block infill, replacing building entrances, and covering upper story windows with paneling in 1966. In 1989, portions of the building were stuccoed and painted. The exposed brick side and rear walls have also been painted.

Proposed restaurant modifications to the Washington Avenue ground level include removal of 1960s brick, glass block, and stucco infill construction from the three bays. The bays will contain new painted aluminum frame windows configured to fit the original storefront openings and be compatible with other historically appropriate storefront windows within the district. Each bay will be divided into three parts by mullions and consist of a three-pane transom, operable storefront window, and paneled base. The middle bay contains a recessed entrance in the far right part consisting of new glazed door with transom above. All glazing will be clear, although the bay located with Déjà Vu will also have a removable black film applied to the interior to provide visual privacy from the street.

A new traditional straight sloped black and gold striped cloth awning will be installed between the first and second floor spanning each bay and convey the restaurant's name and logo above the new building entrance. Transoms will be visible behind each awning. Finally, one projecting sign is proposed for the front façade above the entrance and will only contain the name of the establishment. The sign is 2'-9" by 4'-0" by 8" in size and will be mounted just above the awning near the new entrance on an existing brick pier. The metal-framed sign consists of a brown and black background with red accents, tan or gold border, and white lettering outlined in black. It will be externally illuminated on either side with a border of white LED 11S14 chasing bulbs. No modifications will take place above the awning except for sign installation.

No work is proposed for the building's side walls facing J.D. Hoyt or Déjà Vu.

At the rear of the building facing Traffic Street North, the owner would like to remove an existing, 10'-6" concrete loading dock with non-historic wood privacy screen and metal roof running the length of the building and install a patio. The existing loading dock originally contained a set of cast concrete steps leading up to the platform. It has since been infilled with a mix of concrete and wood framed decking to match the height of the remaining dock. It contains several cracks and spalled areas. In addition, it slopes approximately seven inches over the 10+ feet. The new patio will provide a more level and ADA accessible surface for restaurant patrons and include landings at each of the existing exterior door openings. A control joint will be placed 10'-6" from the building to indicate the extent of the original loading dock and contain a brushed finish similar to the existing concrete. The patio will have two separate parts – one to serve The Office with seating for 54 people, the other to provide a screened outdoor smoking area for Déjà

Vu next door with an occupant load of 22 people. Each patio will have a stair connecting it to the rear parking lot in order to maintain existing means of egress.

The Office patio measures 36'-8" x 36'-8." It will consist of tan rock-face concrete block walls and columns with black metal grilles between each column. Existing building walls will be painted in a color to complement exposed original brick. A classic copper standing seam metal roof with stamped metal ceiling roof covers half of the patio with gabled dormer at the center. A new illuminated sign of the same design and size is proposed for the patio and will be centered on the top of the dormer. The remainder will have a cedar-clad pergola overhead to provide shade for restaurant patrons.

The Déjà Vu patio aligns with the exterior Déjà Vu building footprint and will be partially covered. The standing seam metal roof will extend over it from The Office to the existing building wall. It will also have a rock-face concrete block base and 1x6 cedar privacy wall with cedar lattice at the top to screen it from the parking lot.

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 Minneapolis Warehouse District is significant as an early example of commercial growth as the city's warehouse and wholesaling district. 307 Washington Avenue North falls within "Implement Row" and was associated with the growth of the warehouse district along the Fourth Avenue North Rail Corridor. The district's buildings also demonstrate every major architectural style from the late nineteenth to early twentieth century, changes in structural building materials, and advances in design. Finally, many of the buildings were designed by the City's most talented and successful architects. The district's period of significance spans from 1865 to 1930.

The alterations proposed at 307 Washington Avenue North are compatible with and continue to support the historic district's criteria of significance and period of significance. The rear patio addition maintains the building's warehouse loading dock aesthetic while front façade alterations do not alter remaining Neo-Classical Revival building features designed by Betrand and Chamberlin. Front façade alterations remove some of the non-compatible 1966 building modifications and call on historical precedents for replacement fenestration.

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

307 Washington Avenue North does not have individual interior and/or exterior designation.

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

As part of the historic district, the building has been deemed contributing for its intact location, setting, design and association with warehousing as well as its formal cornice with circular medallions and the extent of remaining fenestration patterns to convey its significance.

The alterations are compatible with and support its exterior designation. The proposed front façade modifications remove non-historic infill and call for a window system that fits the original opening and is compatible with other historic or restored storefronts nearby on Washington Avenue. No work is proposed above the ground level. The new patio at the rear of the building also does not negatively impact its location, setting, design, or association with warehousing.

(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 will not materially impair the significance and integrity of the historic district as evidenced by consistency with the *Minneapolis Warehouse Historic District Design Guidelines*, Design Guidelines for Existing Buildings:

General Guidance (2.1-2.10): Remaining historic features conveying its significance outlined in (3) above have been preserved and retained. ADA accessibility has been provided using the existing building entrance. Features being replaced are non-historic. New patio construction also enables full ADA access to the rear of the building and marks the original loading dock area.

Façade Materials (2.11-2.20): No water proofing or painting are proposed. The historic brick pilasters on the front façade will be repaired and cleaned to repair any 1960s damage and residue. Cleaning activities will use the gentlest method feasible to remove grime and stucco residue. Brick patching and repointing activities will attempt to match the historic mortar and brick appearance as closely as possible. No sandblasting will occur.

Fenestration – Windows (2.21-2.33): No original or historically significant windows will be affected by the alterations. No new window openings on secondary facades are proposed. New windows are proposed at the ground floor level and will replace non-historic glass block installed during the 1960s. The new fixed windows will have aluminum frames in a dark bronze finish and clear insulated glazing. They will replicate the appearance of other historically appropriate storefronts found nearby on Washington Avenue extend the full height and width of each bay. Each bay will contain three window units consisting of a divided-light transom, sliding 2-sash storefront window, and paneled base. Sliding windows are similar to those approved by the HPC for use at Cowboy Jack's Restaurant, which is also located within the warehouse district.

Fenestration – Entryways (2.34-2.43): Existing entryways will be retained and used on the rear façade. Note that the original entrance was removed as part of the 1966 façade work and no loading dock doors currently exist at the rear of the building. No new openings be added to either the front or rear facade. A recessed front entrance will be installed as part of the new storefront fenestration within the middle bay and consist of a wood door with divided lites. Existing solid, flush doors will also be replaced with glazed wood doors containing divided lites. The wood will be stained a similar color to the dark bronze windows. Lighting will be installed in the soffit within the recessed entry to provide illumination for safety and security.

Fenestration – Storefronts & Display Areas (2.44-2.50): Original storefronts and display areas were removed in 1966 and replaced with glass block and brick infill. Alterations include glass block removal and installation of new windows that reference original storefronts in the district for design as described above in Fenestration - Windows. -Please note that historic photographs found of 307 Washington Avenue do not clearly show original storefront condition. The window bay located within the Déjà Vu building footprint will have an opaque film applied to rear of the glazing in order to maintain privacy. The film is not permanent and can be removed in the future in the event a visual connection to the street and daylighting are desired.

Fenestration – Balconies (2.51-2.54): No balconies are proposed.

Fenestration – Canopies and Awnings (2.55): An existing, non-historic vinyl awning stretches across the front of the building at transom level. It will be replaced with a new black and gold striped cloth awning calling out "The Office" and "Pub and Grill." Each bay will have its own traditional straight sloped awning. The center bay will also have a gabled entrance awning to provide additional coverage at the restaurant entry.

Loading Docks (2.56-2.61): The existing loading dock is comprised of a concrete pad approximately 2'-0" above grade and partially covered with a 2x open wood structure with metal roof. Its existing slope and surface condition are not ADA compliant. The new patio floor will consist of concrete planks covered with a concrete topping. A control joint will be added to the mark the extent of the original loading dock, and will have a textured surface similar to the existing dock. The new deck will provide a more level surface for full ADA accessibility. The new patio will use a rock-face concrete block similar in texture and color to foundations on nearby buildings. Grill work will fill in between concrete block columns to prevent trespassing and provide ornamentation. The covered roof will be clad in standing seam metal and reflect the character of historic loading docks in the district. While the cedar pergola is not an historic architectural feature found in the district, it will clearly denote that the patio is new construction and reflect its use.

Roofs & Parapets (2.62-2.67): No roof and parapet alterations are proposed.

Rooftop Additions (2.68-2.71): No rooftop additions are proposed.

Building Additions to the Side & Rear of Existing Buildings (2.72-2.75): The rear of the building contains no historic character-defining features. The covered patio has been designed to fit the scale of the building and does not exceed its height or width. It also does not extend more than 5'-0" beyond the adjacent Déjà Vu building located to the west and retains much of the existing rear surface lot for parking.

Accessory Structures (2.76-2.77): No accessory structures are proposed.

In addition to the Minneapolis Warehouse Historic District Design Guidelines, the proposed signage and awning will not materially impair the significance and integrity of the historic district as evidenced by consistency with the Minneapolis Heritage Preservation Commission *Design Guidelines for On-Premise Signs and Awnings*:

- One projecting sign is proposed for the front façade above the entrance and will only contain the name of the establishment. The sign is 2'-9" by 4'-0" by 8" in size and will be mounted just above the awning. The metal-framed sign consists of a brown and black background with red accents, tan or gold border, and white lettering outlined in black. It will be externally illuminated on either side with a border of white LED 11S14 chasing bulbs. Moving sign lighting is currently used elsewhere in the district as can be seen at the Monte Carlo and J.D. Hoyt's. A second sign of the same type is proposed for the patio and will be located on top of the gabled dormer.

- The new awning will run the length of each bay and have a traditional straight slope. It consists of a cloth awning of black and gold stripes with white lettering calling out "The Office" and "Pub and Grill." It will not be illuminated.

(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, Standards for Rehabilitation,* in particular 9 and 10, have been applied to this project:

Exterior alterations will not destroy historic materials, features, or spatial relationships and are limited to replacement of non-historic storefront modifications and a patio addition to the rear of the building. The new work is clearly differentiated from the old but is compatible in terms of materials, size, scale, proportion, and massing to protect the building and its relationship to the historic district.

All modifications are designed such that they can be removed in the future without impairing the building or historic district.

(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." Alterations preserve and maintain the existing building elements that convey its significance within the historic district.

Warehouse District North Loop Neighborhood Design Guidelines:

- Rehab of Existing Buildings: Significant historic elements of the building are maintained.
- Façade Treatments: Existing glass block will be replaced with windows to more clearly define the base, or ground floor.
- Ground Level Expression: As mentioned above, new windows will better distinguish the main level while improving building/pedestrian interface. The existing awning will also be replaced to promote visual interest and reflect the new use.
- Signs: The proposed awning and projecting sign address the scale of the pedestrian, are simple in materials and message, and clearly communicate the character of The Office without overwhelming the streetscape.

North Loop Small Area Plan:

- Historic Resources: 307 Washington Avenue North falls within the Minneapolis Warehouse Historic District and alterations address the district's Design Guidelines as well as the draft North Loop Neighborhood Design Guidelines for evaluation.

- Land Use - West Hennepin: Converting a portion of Déjà Vu into the new restaurant venue "The Office" maintains and enhances the historic character of the Warehouse District by reusing and making improvement to an existing building and promotes new commercial use at the street level.
- General and Private Development: The front/street façade alterations improve the prominence of the front entrance and extent of window glass by more clearly defining and emphasizing the principal entrance. The new windows also improve visibility out and in helping to improve street safety.

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.

Minneapolis Warehouse Historic District Designation Study
136. Address: 307 Washington Avenue North
Historic Name: Warehouse Building
Common Name: Déjà Vu
Architect: Bertrand & Chamberlin
Year Built: 1903
Status: Contributing

The façade of this three-story Neo-Classical Revival warehouse building is divided into three bays by tall pilaster columns. A formal cornice with circular medallions caps the building. In 1966, the first, second, and third floor facade (between pilasters) has been infilled. After 1989, the exterior of the structure was stuccoed. Despite the significant alterations the fenestration patterns the building is still evident. Its location, setting, design, and association remain intact. The building possesses enough integrity to convey its significance.

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

Paul Nolan of RJ Marco Construction will coordinate Site Plan Review if deemed necessary by the City of Minneapolis.

(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 307 Washington Avenue North are in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and associated guidelines for rehabilitating and adding on to historic buildings:

- Historic materials and features have been identified and will be retained and protected during alterations. No identified historic materials and features fall within the work area.
- No historic features are slated for repair or replacement at this time.
- Replacement of non-historic storefront infill with new glazing takes inspiration from nearby original storefronts for design – size, scale, and material – since no drawings or photographic documentation clearly depict the original storefront. Replacement windows and doors will be clearly differentiated so that a false historic appearance is not created.
- The new rear patio is needed for the new restaurant use and allows the restaurant to capture additional revenue for the three seasons outdoor dining is available and related to the Twins home games and other nearby activities. The patio does not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. It can be removed at a later date without impacting the character-defining historic elements remaining on the building.

- Exterior alterations do not radically change, obscure, damage, or destroy character-defining materials or features in the process of meeting code requirements associated with the new restaurant.
- The new patio is placed at the rear of the building, away from character-defining exterior features.
- The new patio addition is clearly designed to differentiate it from historic building features both on the building and in the historic district. This includes choice of building materials, relationship of solids to void, and complementary color choices.
- The new patio addition size and scale are in proportion to and do now dwarf the existing building.

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 street and rear façade alterations 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 307 Washington Avenue North as well as nearby buildings within "Implement Row" in terms of material scale, color, texture (where applicable), and detailing. In addition, these alterations are fairly minor in scope and can be removed at a future date without causing harm to the 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 borrow upon existing construction within the historic district and 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 *Minneapolis Warehouse Historic District Design Guidelines* and *The Secretary of the Interior's Standards for the Treatment of Historic Properties, Standards for Rehabilitation* 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 limited to storefront improvements on the front façade and a patio addition to the rear of the building. Both new alterations remove non-historic construction and replace it with new construction designed to more closely replicate period materials and designs while being clearly differentiated as new. In addition, these alterations are reversible allowing the front and rear façade to be fully restored to their historic appearance at a later date if desired.

Warehouse District Inventory

ID # 136 **PID** 2202924130083 **Address** 307 Washington Avenue North

Property and Owner Information

Historic Name: Warehouse Building
Common Name: déjà vu

Current Owner
Address
City **Stat** **Zip**

Locational Information

UTM:: ZONE 15
E: 478458.679916
N: 4981269.27756

Address 307 Washington Avenue North
City: Minneapolis County: Hennepin
Zip: 55401

Photograph

Significance and Nomination Information

NRHP Status Minneapolis Warehouse **Period of Significance:** 1865 - 1930
Date Designated 1989
NRHP Designation ID: 117

Other Local District **Date Designated:**

Local Criterion (1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.

(3) The property contains or is associated with distinctive elements of city identity.

(4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction

(6) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

Local Context(s) commerce, industry, architecture

Resource Status: Contributing

Notes on Status Despite the significant alterations the fenestration patterns the structure is still evident. Its location, setting, design, and association remain intact. The structure possesses enough integrity to convey its and the districts signficance.

Warehouse District Inventory ID # 136 PID 2202924130083 Address 307 Washington Avenue North

Building Information/Historical Background

Architect/Engineer Bertrand & Chamberlin
Builder/Contractor Pike & Cook
Landscape Architect
Original Owner

Biographical - Historical Info:

Construction Date 1903
Current Function
Original Function
Other Functions

Design Information

Stories: 3 Height (ft): 49 Architectural Style: Neo-Classical Revival

Materials

Primary Brick
Secondary Wood
Window Condition Replacements
Window Type 1x1

Storefront Windows Glass block infill

Alterations:

1884- Addition
1903- 60 x 70, 3 story brick warehouse
1919- Wreck 20 x 70, 2 story frame store
1947- Alterations to storefront
1966- Alterations to building

Site Features

Resource Description

The façade of this three-story Neo-Classical Revival warehouse building is divided into three bays by tall pilaster columns. A formal cornice with circular medallions caps the building. In 1966 the principal facade was infilled. The first, second, and third floor area between pilasters has been infilled. After 1989 the exterior of the structure was stuccoed. Despite the significant alterations the fenestration patterns the structure is still evident. Its location, setting, design, and association remain intact. The structure possesses enough integrity to convey its and the districts significance.

Warehouse District Inventory ID # *240* PID Address *Traffic Street*

Property and Owner Information

Historic Name: Traffic Street

Common Name: Traffic Street

Current Owner

Address

City **Stat** **Zip**

Locational Information

UTM:: ZONE 15

E: 478438.125306

N: 4981250.41103

Address Traffic Street

City: Minneapolis County: Hennepin

Zip: 55401

Photograph

Significance and Nomination Information

NRHP Status Minneapolis Warehouse **Period of Significance:** 1865 - 1930

Date Designated 1989

NRHP Designation ID:

Other Local District **Date Designated:**

Local Criterion (1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.

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(4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction

(6) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

Local Context(s) commerce, industry, architecture

Resource Status: Contributing

Notes on Status

Warehouse District Inventory ID # *240* PID Address *Traffic Street*

Building Information/Historical Background

Architect/Engineer
Builder/Contractor
Landscape Architect
Original Owner

Construction Date
Current Function
Original Function
Other Functions

Biographical - Historical Info: Traffic Street was created from an existing alley in 1890. It was created to provide access to the Great Northern rail yards and freight depots that line the 4th Avenue North rail corridor. Its creation stemmed from a settlement between the City of Minneapolis, Great Northern Railroad and the Minneapolis & St. Louis Railroad which created the grade separated tracks and rail yards.

Design Information

Stories: **Height (ft):** 0 **Architectural Style:**

Materials **Alterations:**

Primary Cobblestone pavers
Secondary Asphalt

Window Condition

Window Type

Storefront Windows

Site Features

cobblestone pavers

Resource Description

The right of way width remains intact. Original cobblestone paving materials are visible through asphalt. More original materials may be located below the exposed asphalt roadway. The street retains its original right of way width and retains its integrity. The street is significant as it retains the historic relationship between the buildings and landscape features of the district..

RJ MARCO CONSTRUCTION, INC.

April 2, 2013

Lisa Goodman
City of Minneapolis Ward 7
350 S. 5th Street
City Hall Room 307
Minneapolis, MN 55415

To whom it may concern,

On behalf of the property owner, RJ Marco Construction Inc. will be submitting an application for Certificate of Appropriateness to the Minneapolis Heritage Preservation Commission for the remodeling and alterations of 307 Washington Avenue North for a new restaurant called The Office.

The owner of 307 Washington Avenue North plans to convert a portion of the ground level, formerly part of Déjà Vu, into a restaurant called The Office. 307 Washington Avenue North was constructed in 1903 as a warehouse/wholesale building and is a contributing building to the Minneapolis Warehouse Historic District. Since its construction, the Washington Avenue façade has been substantially altered. Modifications included infilling the original storefront with brick and glass block infill, replacing building entrances, and covering upper story windows with paneling in 1966. In 1989, portions of the building were stuccoed and painted. The exposed brick side and rear walls have also been painted.

Proposed restaurant modifications to the Washington Avenue ground level include removal of glass block from existing window openings and replacement with new windows configured to fit with other historic windows within the district. The entrance door will also be replaced with a glazed door. Both the new windows and door will have clear glazing to promote visual connection between the restaurant and sidewalk. A new striped fabric awning will be installed in the same location as the existing awning and convey the restaurant's name and logo. Finally, a new illuminated sign will be mounted above the entrance identifying the restaurant. No modifications will take place above the awning except for sign installation. Side walls will also remain as is.

At the rear of the building facing Traffic Street North, the owner would like to remove an existing, non-historic 10'-6" concrete loading dock with metal roof running the length of the building and install a patio. The patio will have two separate parts – one to serve The Office with seating for 54 people, the other to provide a screened outdoor smoking area for Déjà Vu next door with an occupant load of 22 people. The Office patio measures 36'-8" x 36'-8." A roof covers half of the patio with gabled dormer at the center. The remainder will have a pergola overhead to provide shade for restaurant patrons. The Déjà Vu patio aligns with the exterior Déjà Vu building footprint and will be partially covered. Each patio will have a stair connecting it to the rear parking lot in order to maintain existing means of egress.

75 W. Viking Drive Suite 104 • Little Canada, Minnesota 55117 • Phone (651) 484-5635 • Fax (651) 484-5701

RJ MARCO CONSTRUCTION, INC.

April 2, 2013

David Frank, Board Chairperson
Warehouse District North Loop Neighborhood Association
207 - 5th Avenue North
Minneapolis, MN 55401
info@northloop.org

To whom it may concern,

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The Office patio will consist of rock-face concrete block walls and columns with metal grilles between each column, a cedar-clad pergola, and a standing seam metal roof with stamped metal ceiling. The Déjà Vu patio will also have a rock-face concrete block base and 1x6 cedar privacy wall with cedar lattice at the top to screen it from the parking lot. The standing seam metal roof will extend over it to the existing building.

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The following guidelines were consulted for the new Washington Avenue storefront and rear patio designs:

- Minneapolis Warehouse Historic District Design Guidelines and Minneapolis Heritage Preservation Commission Design Guidelines for On-Premise Signs and Awnings;
- The Secretary of the Interior's Standards for the Treatment of Historic Properties, Standards for Rehabilitation
- North Loop Neighborhood Design Guidelines

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

RJ Marco Construction, Inc.
75 W. Viking Drive, Suite 104
Little Canada, MN 55117
Telephone: 651-484-5635
E-mail: pwnolan@rjmarco.com

This project will hopefully appear on the May 14 HPC meeting agenda for review. We will be sure to notify you in the event the date of the review changes.

Sincerely,

Paul Nolan

NORTH LOOP NEIGHBORHOOD

The Heritage Preservation Commission
City Hall
350 South 5th Street,
Minneapolis, MN

Hilary Dvorak, Principal City Planner
250 South 4th Street, Room 300
Minneapolis, MN 55415

RE: Proposed Restaurant - The Office

Planning & Zoning Meeting

On April 17th, Paul Nolan presented plans on behalf of Office Minneapolis, LLC which seeks to convert the currently vacant portion of the Déjà Vu building located at 307 Washington Avenue North, into a sports bar and restaurant named The Office. Mr. Nolan presented elevations of the proposed project and described the alternations to the historic building which would include ground floor windows, a new awning cover, entrance doors, and outside patio on the alley-side of the building.

The North Loop Planning & Zoning committee would like to address concerns over the proposed project and the presented plans. The committee feels that there is a lack of pedestrian level lighting to adequately deter potential crime and ensure pedestrian safety. A safety plan will need to be reviewed with Minneapolis Police prior to the neighborhood's approval. A physical separation is necessary for this concept from the existing Déjà Vu club – no through access would be allowable within the building and proper street and alley access should adhere to this separation. In addition, the committee feels that the overall design as proposed does not incorporate or accentuate the historic significance of the building. Furthermore, the committee would like to strongly suggest that there needs to be significant sidewalk improvements and an effort to softscape where applicable with plantings and street trees in line with other developmental requirements.

Sincerely,
North Loop Neighborhood Association

Dave Decker, Co-Chair P+Z Committee