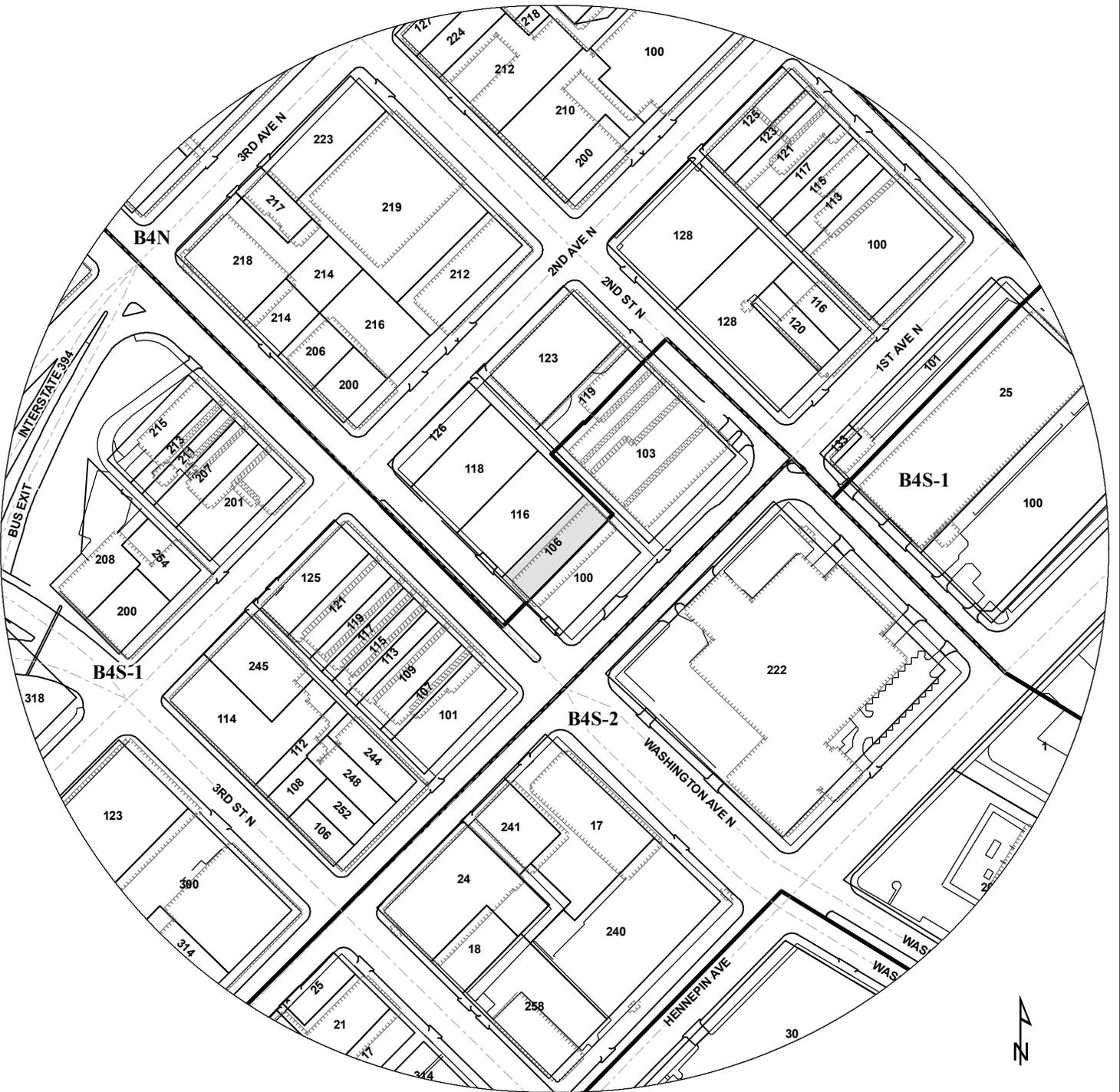


Mohsen Sadeghi, Pixel Farm

7th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

106-08 Washington Avenue N

FILE NUMBER

BZH-27739

Adsit – Architecture and
Planning

1229 Harmon Place
Minneapolis, MN 55403
Phone: (612) 343-8013
Fax: (612) 343-5534

May 1, 2013

Re: Historic Preservation Application Certificate of Appropriateness
106-108 Washington Avenue N

Statement of Use

Project Description: Substantial rehabilitation of a 1925 industrial building in the Minneapolis Warehouse Historic District. The building is a contributing building within the district. The owner will occupy the building from basement to third floor for production studio, sound and video editing space. The fourth floor is potential expansion space for the owner or other tenant.

Scope of Work:

Washington Avenue Elevation – replacement of non-historic windows with steel sash replica aluminum windows, rebuilding of peaked parapet and parapet ornamentation, selective brick tuck pointing and signage. The replacement of the windows, entry door and parapet is based on the historic photograph and construction drawings. See attachments for photograph and drawing.

West Elevation – refurbishment of steel sash windows, addition of three window openings with new steel sash windows and selective brick tuck pointing.

Refurbishment of existing steel sash includes the removal and replacement of deteriorated steel members and glazing. The operating portion of the sash will be fixed in place. The glazing will be replaced with clear glass. The steel frames will be cleaned and painted. An interior storm window will be added to the refurbished windows and new steel sash windows.

North (Alley Elevation) - refurbishment of steel sash windows, replacement of selected windows with new steel sash windows, replacement of doors, selective brick tuck pointing, structural stabilization and painting of fire escape and addition of exterior metal stair from second floor to grade, replacement of non historic overhead door with new overhead door, restoration of glazing above overhead door and modifications to the loading dock to permit the rolling of camera dolly into space.

A code interpretation has been obtained from the Minneapolis Building Official to use the fire escape as the secondary egress from the building. A copy of the approval is attached.

Mechanical louvers inserted into steel sash will be removed and glazing installed in the place of the louvers.

Doors on the fire escape will be replaced with hollow metal glazed doors that replicate the doors shown on the historic drawing.

The loading dock is not shown on the original construction drawings. The rear elevation shows metal louver and glazed opening at the current loading dock location. The function of the overhead door as a loading location remains when the dock is modified to permit the movement of production equipment in and out of the building.

A pipe railing will be added at the roof parapet to provide fall protection at new mechanical equipment locations.

East Elevation – rebuilding of damaged brick areas in previously painted brick wall.

Other work – The roof, mechanical, plumbing and electrical systems will be replaced. All outdoor mechanical equipment will be located on the roof. The building will be equipped throughout with a fire suppression system. Interior build out will be completed by separate construction contract. A new elevator will be installed to connect the basement and upper floors.

Attachments:

Historic Photo – Washington Avenue elevation, circa 1925

Long & Thorshov– Elevation Drawing

Code Interpretation Approval, 2/7/13

Kawneer Tri – Fab Storefront and Doors

Kawneer Fluropon Architectural Finishes

Monray Aluminum Window - Photographs

Paint Color for steel sash, fire escape and miscellaneous metal

Light Fixture cut sheets for alley elevation

Specification Sections:

04900 Masonry Restoration and Cleaning

08510 Steel Windows

08520 Aluminum Windows

Adsit – Architecture and Planning

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The Bradshaw Building
108 Washington Avenue North
Applicant Statement for Certificate of Appropriateness

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.*

Constructed in 1925, the building is considered a contributing resource to the Minneapolis Warehouse District Historic District. The period of significance for the district is 1865-1930. The district is historically significant as an area of commercial development during the nineteenth and twentieth centuries. The area was a shipping and warehousing hub for both rail and street transport. The Bradshaw Building was used for millinery manufacturing at the time of construction.

The district is architecturally significant for the concentration of commercial buildings by significant architects of the period. The building architect was Long & Thorshov Architects and Engineers, Minneapolis, MN. Long and Thorshov is a successor firm to Long and Kees Architects. They designed numerous commercial and institutional buildings in Minneapolis in the early twentieth century. A partial set of 1923 original construction drawings is available for the building along with a 1925 era photo of the Washington Avenue elevation. These resources were used as a reference in preparing the rehabilitation work.

The Bradshaw Building faces Washington Avenue, a designated commercial street in the district. A late example in the district, the building is 4 stories tall with storefront at the street level on Washington Avenue. The storefront glazing was installed in 1995. A portion of the south parapet was removed at some point in the building's history. There is a diamond shaped stone veneer sign in the upper building wall with the word "Bradshaw". The south building face has large hopper windows installed in 1995. The north and west building faces have existing steel sash windows. Several openings on the west (alley) face have wood and aluminum window infills. A fire escape extends from the fourth to second floors. Two overhead door openings and a partial dock are located on the

alley face. The east face of the building has no windows or doors. The common brick on the east face has been painted.

The building is the only structure on the half block between Washington Avenue and the alley. There are surface parking lots on each side of the structure. The lot adjacent to the east is not within the district.

The proposed alteration work includes:

- Rehabilitation of existing steel sash window including replacement of rusted framing, painting and reglazing. Selected steel sash and missing steel sash will be replaced with new single glazed steel sash. Window openings on the north face will be restored to their original sizes.
- Removal and replacement of non historic windows and storefront on the north, south and west building elevation. New aluminum framed insulated glazing will replicate the steel sash glazing patterns from the original construction drawings and 1925 photograph.
- Three new windows are proposed on the west building face. Their size and location is compatible with the adjacent windows.
- Extension of the fire escape from the second floor to grade. A building code interpretation has been obtained to use the fire escape as the second means of egress from the building. The existing steel structure will be repaired and painted.
- The overhead door will be replaced and the dock modified to permit access for the owners camera equipment.
- Lighting will be added at the fire escape doors at each level and at the alley exit door.
- The existing blade sign will be retrofitted with new solid sign panels with the building owner's name and logo.
- The brick and stone masonry will be selectively tuckpointed. Broken and cracked brick will be replaced.
- The brick parapet on the south elevation will be reconstructed and the crenellated stone ornaments replaced.

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

The alteration work is compatible with the goal of preserving the character of the district by maintaining a contributing structure to the district.

- The primary entry will be maintained on the commercial street face. *MWHD District Guidelines Fenestration 2.4 a building's original pedestrian entrance shall remain and shall be used as the building's primary entrance.*

- Existing roofing will be replaced. *MWHD District Guidelines General Guidance 2.7 All buildings shall be maintained to prevent demolition by neglect.*
 - The brick and stone masonry will be selectively tuckpointed using methods appropriate for the size of joints and masonry materials. Patching of brick and stone masonry will be in materials that match existing in profile, color dimension and texture. No cleaning or painting is proposed. *MWHD District Guidelines Façade Materials 2.14,215, 2.16, 2.17, 2.18 and 2.19.*
 - Steel sash windows will be repaired and reglazed with clear glass conserving the original fenestration. *MWHD District Guidelines Fenestration- Windows 2.21, 2.23*
 - New and replacement windows on the north and west elevations will be custom fabricated to replicate the existing steel sash. *MWHD District Guidelines Fenestration 2.28, 2.29 When considering the replacement of historically significant windows, new windows shall be compatible in material, type, style, operation, sashes, size of lights and number of panes of the existing windows in that location.*
 - Non historic metal storefront framing and hopper windows will be removed and replaced with painted metal storefront and steel sash replica windows. *MWHD District Guidelines Fenestration 2.49 if an original storefront has been altered; the preferred treatment is to restore them to their original condition base on historic photos and other evidence.*
 - The alley loading area will continue to be used for this function. The paving will be replaced to slope away from the building to reduce water infiltration. Deteriorated concrete will be removed and holes into the building infilled. The dock will be reconfigured to allow camera dollies to be rolled into the building. The overhead door will be replaced. *MWHD District Guidelines Loading Docks 2.60 Creative and adaptive reuse of integrated loading areas is encouraged to highlight these unique features.*
 - The south peaked parapet with stone ornament will be reconstructed. *MWHD District Guidelines Roofs and Parapets 2.67 when a parapet or cornice is missing, replacements will be considered based on historic photos and other evidence.*
3. *The alteration is compatible with and will ensure continued integrity of the landmark or historic district for which the district was designated*
The seven aspects of integrity as defined by The City of Minneapolis Heritage Preservation Regulations and the National Register of Historic Places are: location, design, setting, materials, workmanship and association. The proposed work as described below would not impair the integrity of the district.

Location: The resource will remain thus will not impair the property's integrity of location within the district.

Design: The alterations proposed remove building elements added after the period of significance of the district. The alterations are in keeping with the construction period of the building. The alterations would not affect the quality of the building design.

The 1995 windows and storefront are being removed and replaced. Infill of openings and mechanical penetrations on the north face are being removed. They will be replaced with fenestration that is appropriate to the period of significance and to the building.

Setting: The proposed alterations are compatible with the character of the building and are not detrimental to the adjacent contributing buildings.

Materials: The proposed alteration would not result in major loss of historic materials in the district.

The alteration work is conservative in nature – existing steel sash, fire escape and masonry will remain. No major loss of historic materials will occur.

Workmanship: The changes would not impact the workmanship of the building.

The workmanship of the building will not be impaired by the alterations.

Feeling: The proposed alteration on structure will not increase the impact on the integrity of feeling currently provided by the building.

The building while located in the nineteenth century portion of the district was constructed in the twentieth century. Its smaller floor plate differentiates it from the large warehouses to the west. The significant amount of windows on the south elevation differentiates it as a manufacturing building rather than storehouse. By restoring the original window pattern on the south face the feeling of the building will be improved.

Association: The project will not impair the property's integrity of association.

- 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 proposed alteration will not materially impair the integrity of the historic district and comply with the Warehouse District Design Guidelines.

The work is in compliance with district guidelines as outlined in Section 2 of this document.

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 alterations proposed will extend the life of existing building materials and remove non historic elements added after the period of significance.

Secretary of the Interior's Standards as contained in the Harmon Place Historic District Design Guidelines

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building site and its site and environment.*

The open plan of the historic manufacturing building make it appropriate for use as a creative office and production studio that requires large, open space.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.*

Existing historic features including steel sash and fire escape are being retained and rehabilitated.

3. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other building, shall not be undertaken.*

The principal street facade glazing and parapet will be rehabilitated, replacing non historic material using the photographic references.

4. *Most properties change over time; those changes that acquired historic significance in their own right shall be retained and preserved.*

As noted in item 3 the principal façade of the building is relatively unchanged from original construction as shown in photographic

records with the exception of the 1995 glazing replacements. The modification to the size of fenestration on the alley elevation will be returned to the original configuration as shown on the original construction drawings.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

No distinctive features will be removed as part of the proposed alterations.

6. *Deteriorated historic features shall be repaired rather than replaced . . .*

Steel sash, fire escape and masonry will be repaired and stabilized as part of the work.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. . .*

No paint removal work is proposed.

8. *Significant archeological resources affected by a project shall be protected and preserved. ...*

No archeological resources will be disturbed by the project.

9. *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 and scale and architectural features to protect the historic integrity of the property and its environment.*

The new exit stair extension and landing will be built of metal compatible with the industrial character of the district and the loading area function.

10. *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.*

New construction will be reversible.

6. *The certificate of appropriateness conforms to all applicable regulations of the preservation ordinance and is consistent with applicable policies of the*

comprehensive plan and applicable preservation policies in small area plans adopted by the city council.

The best of our knowledge the certificate of appropriateness conforms to applicable regulations.

Adsit – Architecture and Planning

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April 23, 2013

Warehouse District North Loop Neighborhood Association
207 - 5th Av. N.
Minneapolis, MN 55401

Lisa Goodman – City Council
350 S. 5th St., Room 307
Minneapolis, MN 55415

Re: Historic Preservation Application Certificate of Appropriateness
106-108 Washington Avenue N

1. Project Description: Substantial rehabilitation of a 1925 industrial building in the Minneapolis Warehouse Historic District. The building is a contributing building within the district. The owner will occupy the building from basement to third floor for production studio, sound and video editing space. The fourth floor is potential expansion space for the owner or other tenant.

The building is to be submitted to both the State of Minnesota and Federal Tax Credit programs.

Scope of Work:

Washington Avenue Elevation – replacement of non-historic windows with steel sash replica windows, rebuilding of peaked parapet and parapet ornamentation, selective brick tuck pointing and signage.

West Elevation – refurbishment of steel sash windows, addition of three window openings with steel sash replica windows and selective brick tuck pointing.

North (Alley Elevation) - refurbishment of steel sash windows, replacement of selected windows with steel sash replica windows, selective brick tuck pointing, stabilization of fire escape and addition of exterior metal stair from second floor to grade, replacement of overhead door, restoration of glazing above overhead door and modifications to the loading dock to permit the rolling of camera dolly into space.

East Elevation – rebuilding of damaged brick areas and repainting of previously painted wall.

Other work – The roof, mechanical, plumbing and electrical systems will be replaced. The building will be equipped throughout with a fire suppression system. Interior build out will be completed by separate construction contract.

2. A Certificate of Appropriateness application is required.

3. Address of Property:
106-108 Washington Avenue N

4. Applicant Contact Information:
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1229 Harmon Place
Minneapolis, MN 55403

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Adsit Architecture and Planning

Cc: Kimberly Holien – City of Minneapolis
Mohsen Sadeghi – Pixel Farm