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Architecture & Interior Design

Statement of Proposed Use and Description of Project:

MS&R is submitting an application to the Minneapolis Heritage Preservation Commission for a Certificate of Appropriateness on behalf of our clients, Dean and Mary Ramos. Mr. and Mrs. Ramos live at Washburn Lofts, 700 South 2nd Street, Unit #41, in Minneapolis's Mill District Neighborhood. Washburn Lofts is a historically designated structure within, and a Contributing Property to, the St Anthony Falls Historic District. Washburn Lofts was initially called the Washburn Crosby Utility Building. It was built in 1914.

Mr. and Mrs. Ramos have hired MS&R to add a new window in the Media Room of their condo at Washburn Lofts along the building's west façade, a room which currently lacks any windows. The Media Room faces the adjacent Stone Arch Lofts across a semi-public walkway shared by the two buildings. Stone Arch Lofts was built as a new building circa 2000 as part of the same redevelopment effort as Washburn Lofts. The addition of this window is the subject of this application. MS&R has been working with Hilary Dvorak, city staff and HPC staff in the preparation of this application.

An emergency fire escape was installed on the building's west façade sometime after 1941 by the building's owners General Mills. This addition was made after the period of historical significance of 1858-1941 established by the district's historical declaration, and prior to the building's last commercial owner shuttering the building in the 1980's. The fire escape consisted of an exterior steel stairwell hung off the brick façade with doorways cut into the building's exterior brick skin at each floor of the building. Prior to the conversion of the building in 2000 into loft condominiums the emergency fire escape was removed. The exact year of removal is unclear to MS&R and to HPC staff consulted as part of our research. As part of the conversion to condo lofts by Brighton Development in 2000, the emergency fire escape access doorways at each floor were bricked in with brick similar to the existing building - or possibly with reused brick from demolition in other areas of the building. The brick at the doorways is set back slightly from the rest of the building façade to articulate this change on the building wall and is highly evident when looking at the building.

Mr. and Mrs. Ramos's intention is to remove the non-historical infill brick at the doorway on the 4th floor (at their Media Room) and install a window. The building façade in question – the west facing façade - is a Secondary Façade, not a Primary Façade, according to definitions of such elements by the Secretary of Interior Standards for the Renovation of Historic Buildings. The new window will match the full size of the existing bricked-in doorway. The new window will be the same manufacturer (EFCO,

Corp), same product series (Series 550, Commercial Projected Flush-Face Window), same material (aluminum), same muntin pattern and shape , same sash proportions (2-7/16”), same glass type, and same finish painted metal color (charcoal) as the other existing windows on the same west facing façade of the building. Currently there is a mix of similar operable and fixed windows on this building façade. MS&R’s design intension is to have this new window look as if it were installed when the rest of the windows were cut into the façade of this building.

Certificate of Appropriateness

1) *Compatible with criteria of significance:* The addition of a window to Mr. and Mrs. Ramos’s Media Room on the building’s Secondary Façade is compatible with the existing alterations made to the building during the conversion to loft condominiums in 2000. The new window maintains the same authentic style and simplicity as other new windows already cut into the existing wall. Thus the new window will continue to support the criteria of significance, 1858-1941. The new window will not conflict with or mimic the period of building’s significance.

2) *Compatible with exterior designation:* The building’s exterior façades are the designated historically significant elements of the building. The façade where the window will be installed, the west façade, is a Secondary Façade. The area around the new window appears to be structurally sound and in very good condition, being tuck pointed and repaired in 2000. The alterations proposed are of the exact same aesthetic character, maintain the simplicity and directness of early alterations to the façade in 2000, and retain the functional purpose as existing openings cut into this exterior façade in 2000 during the building’s conversion to loft condominiums.

3) *Ensure continued integrity of the historic district:* The proposed building alteration to add a window is in keeping with other existing alterations to the building done in 2000 and is consistent with other buildings in the district that retain the sense of rhythm that was prevalent in the buildings during the period of historical significance. The basic masonry mass of the building will not be compromised by the addition of this window. The building’s west façade will remain primarily brick and retain its massive masonry character. The additions of other windows and balcony openings cut into this building façade in 2000 have not reduced the building’s contribution to the historic district, nor will this new window. The location of the new window along the façade is only obliquely visible to people within the district since the opposing Stone Arch Lofts sits about 20’ away from the Washburn Lofts building along the entire west façade of Washburn Lofts.

4) *Alteration will not materially impair the significance of the property or district evidenced by consistency with applicable design guidelines adopted by the commission:* The proposed building alteration to add a window is in keeping with other existing alterations to the building done in 2000 and with the tenets of the St Anthony Falls Historic District Guidelines. The new window is consistent with

other buildings in the district that retain the sense of rhythm that was prevalent in the buildings during the period of historical significance. The basic masonry mass of the building will not be compromised by the addition of this window. The building's west façade will remain primarily brick and retain its massive masonry character. The additions of other windows and balcony openings cut into this building façade in 2000 have not reduced the building's contribution to the historic district, nor will this new window. The location of the new window along the façade is only obliquely visible to people within the district since the opposing Stone Arch Lofts sits about 20' away from the Washburn Lofts building along the entire west façade of Washburn Lofts.

5) *Alteration will not materially impair the significance of the property or district evidenced by consistency with applicable design guidelines recommended by the Secretary of Interior's Standards for the Treatment of Historic Properties:* The proposed building alteration is consistent with other existing alterations to the building done in 2000, which were found to be compliant with the Secretary's standards. The basic masonry mass of the building will not be compromised by the addition of this window. The building's west façade will remain primarily brick and retain its massive masonry character. The additions of other windows and balcony openings cut into this building façade in 2000 have not reduced the building's contribution to the historic district, nor will this new window.

6) *Certificate of Appropriateness conforms to all applicable regulations:* This proposed new window complies with the St Anthony Falls Historic District Guidelines, the Historic Mills District Master Plan Update, as well as the Secretary of Interior's Standards for the Treatment of Historic Properties.

Required written statement about consideration of additional documents and regulations

1) *Statement of significance in original nomination:* The original nomination form is included as an attachment to this submission.

2) Site plan review per Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530 is not required since the change is not of the magnitude of renovation that triggers such a review.

3) *Typology of treatments from the Secretary of Interior's Standards for the Treatment of Historic Properties:* The building façade in question – the west facing façade - is a Secondary Façade, not a Primary Façade, according to definitions within the Secretary of Interior Standards for the Renovation of Historic Buildings. Thus the proposed change does not violate the Secretary of Interior's Standards for the Treatment of Historic Properties and Standards for Rehabilitation requirements. In particular, the following listed actions are of particular importance for this specific project and the proposed changes do not:

- Alter a distinctive material or feature
- "...create a false sense of historical development..."

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- "...destroy historic materials, features, and spatial relationships that characterize the property..."

To further quote the Secretary of the Interior's standards, "(t)he new work shall be differentiated from the old 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 proposed window is being designed in the spirit of this document.

Alterations to a Property within an Historic District

1) *Alterations compatible with historic district:* The proposed new window will in no way affect or impede the significance or integrity of the properties in the historic district. In fact, the vital ongoing use of these buildings by allowing them to be altered within strict guidelines will insure that the district remains active and vital into the future.

2) *Granting the Certificate of Appropriateness is in the spirit of the ordinance:* The proposed is completely congruent with the essential character of the historic district as demonstrated by the existing windows already cut into the building's façade.

3) *The Certificate of Appropriateness will not be injurious to integrity of the historical district:* The minor nature and small scale of the proposed new window will in no way affect or impede the preservation of surrounding structures.

[]

Paul Mellblom

From: Paul Mellblom
Sent: Thursday, May 23, 2013 7:20 AM
To: christie@hantge.com; 'lisa.goodman@minneapolismn.gov'
Cc: Dvorak, Hilary A. (Hilary.Dvorak@minneapolismn.gov)
Subject: Notice for HPC Consideration of Ramos Condo

Dear Councilmember Goodman and the Downtown Minneapolis Neighborhood Association:

I am writing to provide notice that MS&R will be submitting an application to the Minneapolis Heritage Preservation Commission today or tomorrow for a Certificate of Appropriateness on behalf of our clients, Dean and Mary Ramos. Mr. and Mrs. Ramos live at Washburn Lofts, 700 South 2nd Street, Unit #41, in Minneapolis's Mill District Neighborhood. Washburn Lofts is a historically designated structure within, and a Contributing Property to, the St Anthony Falls Historic District. Washburn Lofts was initially called the Washburn Crosby Utility Building. It was built in 1914.

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If you have questions or comments, please don't hesitate to call or email me.

Best,
PCNM

Paul C. N. Mellblom, AIA, LEED AP BD+C

Principal

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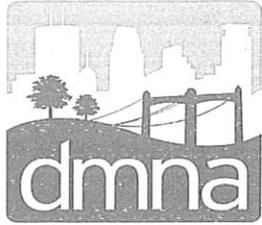


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"What we make is how we talk to the world." Debra Frasier, author

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**DOWNTOWN
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Online: www.thedmna.org

June 14, 2013

Hilary Dvorak, Senior City Planner
City of Minneapolis
250 S. 4th Street, Room 300
Minneapolis, MN 55415

Re: Certificate of Appropriateness - Dean and Mary Ramos - Washburn Lofts, 700 South 2nd Street, Unit #41

Dear Hillary:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association (DMNA) Board of Directors regarding Meyer Scherer & Rockcastle's Certificate of Appropriateness application for Dean and Mary Ramos.

The DMNA Board of Directors received informational materials explaining the project from Paul Mellblom from MS&R Architecture prior to the June 11, 2013, board meeting. Dean Ramos also attended the meeting to respond to questions from the board.

After discussing the information provided by Mellblom, and asking Dean Ramos a few questions about the project, the DMNA Board passed a motion recommending approval of MS&R Architecture's Certificate of Appropriateness application for Dean and Mary Ramos.

If you have any questions about this letter, please feel free to contact me at christie@hutchtel.net, or 320-583-4573. You may also contact the DMNA Land Use Committee Chair, Andy Hauer, at andyhauer@yahoo.com, or DMNA Board Chair, Gerry Ewald, at gerrye@g2group-mn.com.

Sincerely,

Christie Rock
DMNA Neighborhood Coordinator

Cc: Paul Mellblom, MS&R Architecture
Gerry Ewald, DMNA Board Chair
Andy Hauer, DMNA Land Use Committee Chair
Ward 7 Council Member Lisa Goodman