Adsit – Architecture and
Planning
1229 Harmon Place
Minneapolis, MN 55403
Phone: (612) 343-8013
Fax: (612) 343-5534

Re: Historic Preservation Application Statement of Proposed Use and Project Description

300 Clifton- Eugene J. Carpenter House, Architect – Edwin Hewitt

1. Context and Proposed Use:
   The house is located in the Loring Hill neighborhood south of downtown. It is one of two houses on the block listed on the National Register of Historic Places. The National Register statement of significance lists the association with Eugene Carpenter, Minneapolis lumberman and patron of the arts as the principal basis of the listing. Edwin Hewitt designed the 1906 reconstruction of an existing Victorian house to the current Georgian Revival exterior in 1910. Edwin Hewitt with Hewitt & Brown designed Dunwoody Institute, Hennepin Avenue Methodist Church, National Life Insurance Building on Oak Grove, the Minneapolis Club and homes for prominent Minnesota families of the early 20th century.

   The Loring Park Neighborhood Masterplan June 2013 lists the Loring Hill area as a potential local historic district or conservation district.[1] Seven additional houses on Clifton Avenue have been inventoried and recommended for further research. [2]

   The house is zoned OR3 Institutional Office Residence District. Adjacent homes to the east and south are used as transitional housing. The house to the west is office use. A condominium building has been constructed to the north. Single family occupancy is not a permitted use in the district.

   The proposed use for 300 Clifton is a mixed used development containing three dwelling units, a salon and bed and breakfast occupancy. Such adaptive reuse conforms to the Loring Park Neighborhood Masterplan. The Eugene Carpenter House is specifically identified in the masterplan for focused attention and adaptive reuse.[3] The combination of uses and site redevelopment requires several variances to existing rules.

   <u>Zoning Summary</u>
   One to Four Dwellings in Mixed Use Building Permitted

[1] Loring Park Small Area Neighborhood, Chapter 3 –Historic Preservation, Page 17
[2] 2008 Historic Resources Inventory, Mead & Hunt
[3] Loring Park Small Area Neighborhood, Chapter 3 –Historic Preservation, Page 26

Bed and Breakfast Home -6 rooms Variance
Historic variance required for occupancy in mixed use Building, more than 3 rooms and to omit parking for the bed and breakfast occupancy
Neighborhood Serving Retail Sales and Services Variance
Historic variance for occupancy in Mixed Use Building less than 20,000 SF
Permit less than a 12' driveway Variance
Historic variance required

2. Scope of Work:
   A. Drive and landscape reconstruction: An existing 25 space gravel lot and bituminous drive to the east of the building will be removed. A landscaped yard will be created to the east of the building, restoring the historic garden space. The drive reconstruction retains the stone entry monuments at Clifton Avenue and drive location shown on historic photos. The variance for a ten foot wide drive is due to width of the drive between the existing entry monuments.

   B. Terrace paving, exterior steps and porch reconstruction: At the time of historic designation, a porch with Ionic columns was located on the east side of the building.[4] Historic photographs of the porch are included in this application. A second floor door from the master bedroom remains where the porch roof deck was removed. The porch is also shown on the Hewitt Drawings from the Northwest Architectural Archives. The porch will be reconstructed using the photographic and drawings information using wood and cast polymer columns and balustrade.

      Existing stone steps will be leveled. Deteriorated concrete steps will be replaced with cast stone steps to match the appearance of remaining stone. The concrete and tile paving on the surface of the terrace will be replaced with cast stone pavers.

   C. Painting existing siding, windows and trim: The wood detailing and siding are in good condition. The repainting will protect the wood and preserve the wood details.

   D. Roof Deck on Main Wing: The Lowry Hill mansions at the time of construction had views across Loring Pond to the downtown core. Later development has blocked the view from the ground level. The roof above the third floor provides views north to the downtown. A roof deck set back from the top of the mansard roof is proposed. A simple cable railing system will be provided around a wood deck on sleepers. An interior access stair will be added from the third floor to the roof.

[4] National Register of Historic Places –Nomination Form September 13, 1977

E. Establishment of Three Dwelling units: Two existing apartments on the second floor of the carriage wing will be combined to form a single apartment with two bedrooms and two bathrooms. The first floor of the carriage wing will have a new bathroom and kitchen added to provide a one bedroom apartment. Existing doors and egress windows will remain.

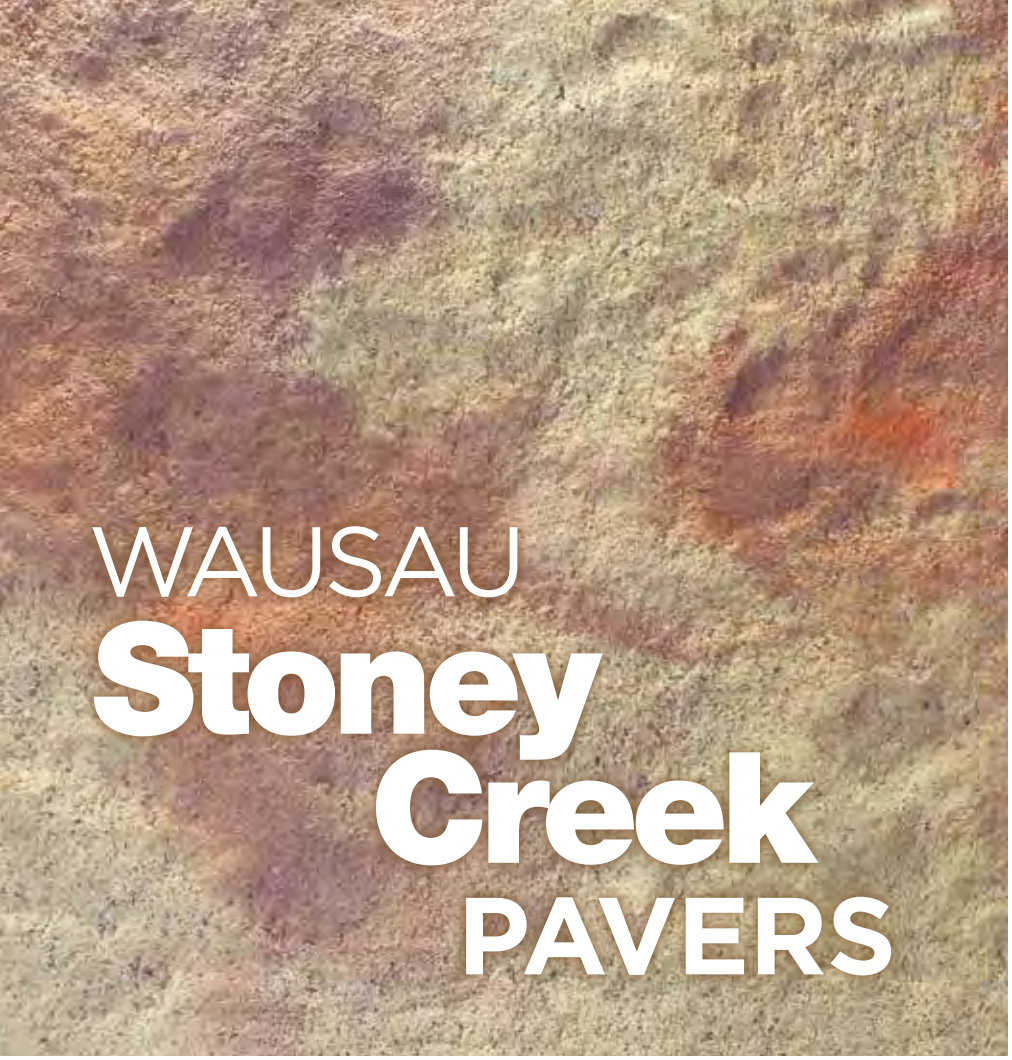
   In the main wing the owner will occupy a portion of the first and second floors. No work is required on the exterior of the building for the dwelling units.

F. Salon – neighborhood serving retail sales and services: The 1,600 SF salon will be located in the first floor of the main wing. No work is required to the exterior of the building.

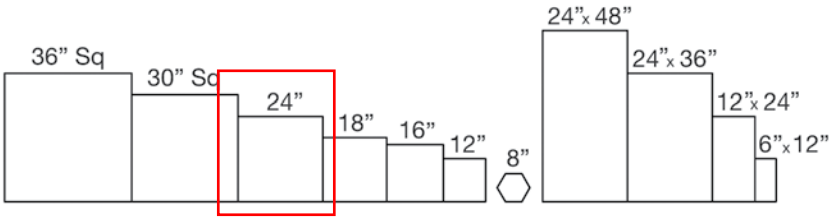
G. Bed and Breakfast Occupancy: The resident rooms will be located on the second and third floors of the main wing. Additional bathrooms will be added to both floors. No work is required to the exterior of the building.

Attachments:
Wausau Concrete Pavers Product Information
Cast Stone Sample
Polymer Column and Balustrade Product Information
Paint Color Samples
Cable Railing Photograph and Product Information
Terrace and Steps Handrail

Terrace Pavers



WAUSAU Stoney Creek PAVERS



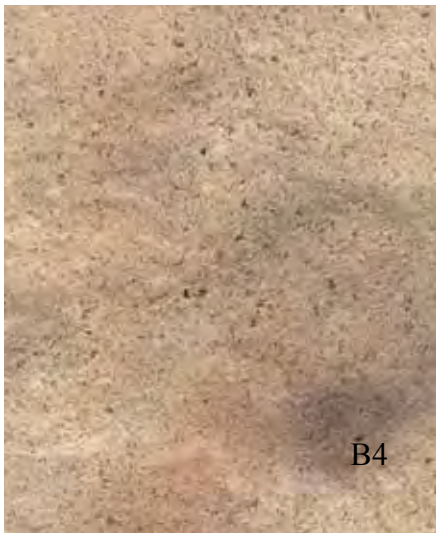
Wausau Stoney Creek pavers are available in these sizes, in modular patterns and plank style pavers. “Quik Ship” items are stocked in 24” squares (2” thick) and ship within 15 business days based on availability. Standard Thickness = 2” - 2.75”

Wausau Stoney Creek Pavers are shown in six colors (pages 12-15). Custom colors available.

SC-10 QUIK SHIP

SC-20

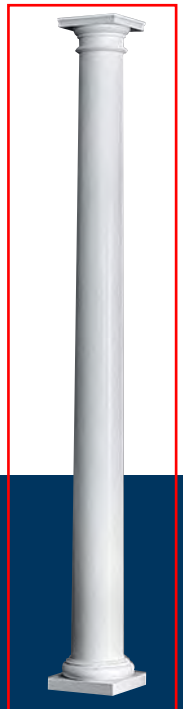
SC-30 QUIK SHIP



Nationwide Plaza, Columbus, OH

B5

HB&G PermaCast® Columns are available in round or square. The round columns are fluted, or plain, with or without the classic tapering of the upper two-thirds of the column. Square columns are available in a variety of styles as well, including plain or fluted, applied panel, recessed panel, or the craftsman style column. The PermaCast® capitals and bases are made from durable low-maintenance materials, and like the columns, they maintain architectural authenticity and historical accuracy.


Round Plain (page 8)

Round Fluted (page 8)

Round No-Taper (page 9)

Square Fluted (page 10)

Square Recessed Panel (page 11)

Square Applied Panel (page 10)

Plain Square (page 10)

Craftsman (page 12)

Tuscan Cap

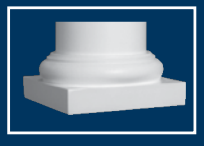
Tuscan Cap (Square)

Doric Cap (Round)

Colonial Cap (Round)

Attic Base

Crown Cap or Base


Tuscan Base Poly/Fiberglass

Tuscan Base (Square)

Doric Base (Round)

Colonial Base (Round)

Attic Base (Square)

Roman Ionic

Greek Ionic

Temple of the Winds

Roman Corinthian

Scamozzi

Roman Ionic (Square)

Greek Ionic (Square)

Temple of the Winds (Square)

Roman Corinthian (Square)

Scamozzi (Square)

See pages 15 and 16 for cap and base dimensions

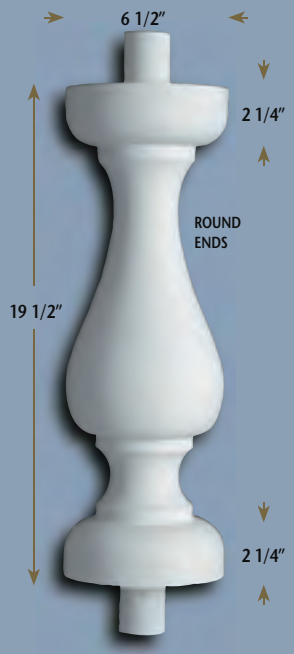
BALUSTRADE SYSTEMS

NOTICE :

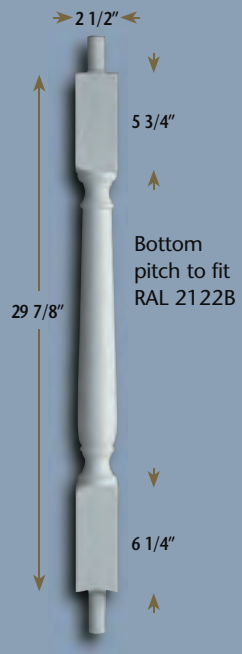
PL PREMIUM ADHESIVE MUST BE USED ON ALL BEDDING/BUTT JOINTS.

Composite Baluster
BAL 2209-21

BAL 2201-24
- 1 1/4" "M" Dimension
- 1 7/16" Max. Space 4" Ball Rule
- 3 3/4" Hole Saw

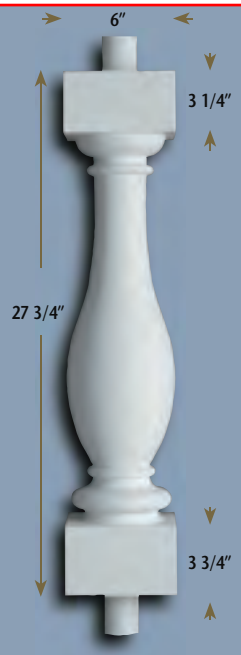


BAL 2202-19
- 2" "M" Dimension
- 0" Max. Space 4" Ball Rule
- 2 1/8" Hole Saw

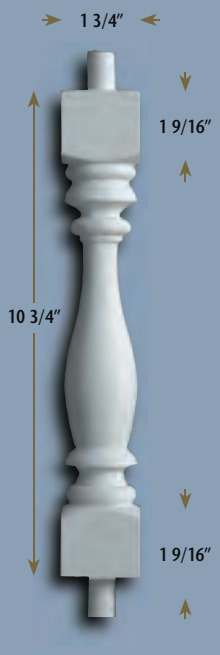


BAL 2203-30
- 7/16" "M" Dimension
- 3 1/8" Max. Space 4" Ball Rule
- 1 1/4" Hole Saw

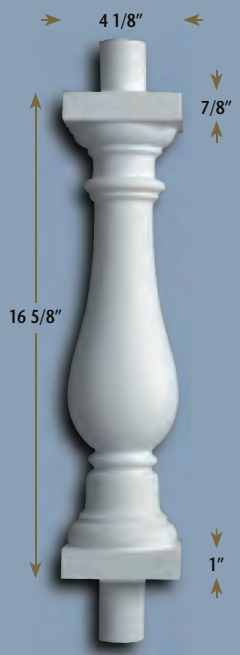
BAL 2204-24
- 1 7/8" "M" Dimension
- 1/4" Max. Space 4" Ball Rule
- 2 1/8" Hole Saw



BAL 2205-28
- 1 9/16" "M" Dimension
- 3/4" Max. Space 4" Ball Rule
- 2 1/8" Hole Saw

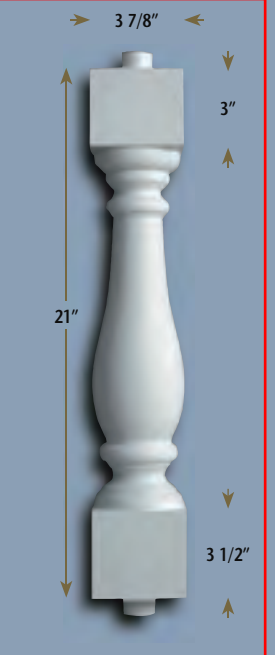


BAL 2206-10
- 17/32" "M" Dimension
- 2 13/16" Max. Space 4" Ball Rule
- 3/4" Hole Saw

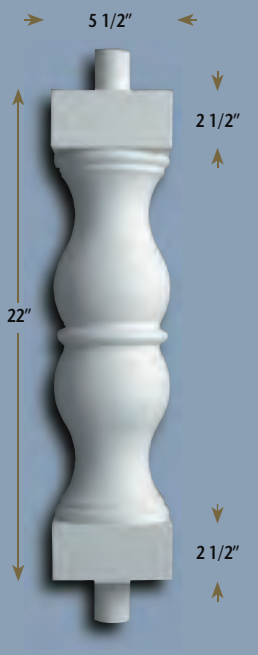


BAL 2207-17
- 1" "M" Dimension
- 1 7/8" Max. Space 4" Ball Rule
- 1 13/16" Hole Saw

BAL 2208-25
- 1 7/32" "M" Dimension
- 1 7/16" Max. Space 4" Ball Rule
- 1 13/16" Hole Saw



BAL 2209-21
- 27/32" "M" Dimension
- 2 3/16" Max. Space 4" Ball Rule
- 1 1/4" Hole Saw



BAL 2210-22
- 15/16" "M" Dimension
- 2" Max. Space 4" Ball Rule
- 2 9/16" Hole Saw

1 • 8 0 0 • 6 8 5 • 9 9 8 1

BALUSTRADE SYSTEMS

NOTICE :

PL PREMIUM ADHESIVE MUST BE USED ON ALL BEDDING/BUTT JOINTS.

Balustrade Top and Bottom Rails

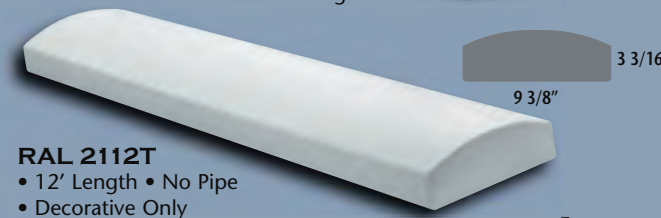
RAILINGS

RAL 2103B
- 12′ Length
- No Pipe • Decorative Only

RAL 2106T
- 12′ Length • No Pipe
- Decorative Only

RAL 2107T
- 2 3/16″ I.D. Aluminum Pipe
- 12′ Length

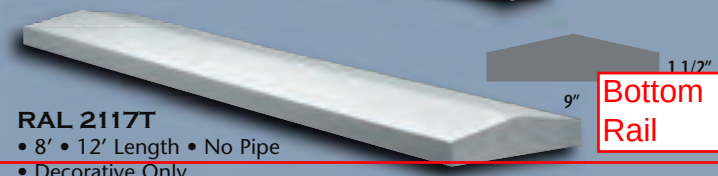
RAL 2108T-FS
- 1 1/2″ I.D. PVC Pipe
- FOSSIL STONE • 8′ 9″• 12′ Length



RAL 2112T
- 12′ Length • No Pipe
- Decorative Only

RAL 2115T
- 10′ Length • No Pipe
- Decorative Only

RAL 2116T
- 12′ Length
- 2 3/16″ I.D. Aluminum Pipe

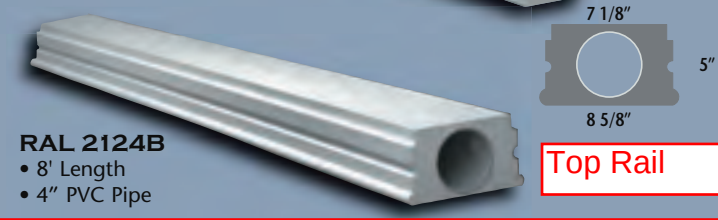


RAL 2117T
- 8′ • 12′ Length • No Pipe
- Decorative Only

Bottom Rail

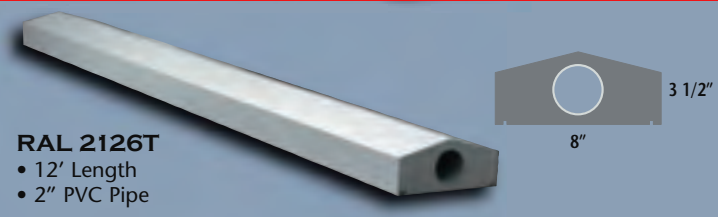
RAL 2120B
- 1 3/4″ I.D. Aluminum Pipe
- 8′ • 10′ • 12′ Lengths

RAL 2122B
- 1″ I.D. Aluminum Pipe
- 8′ • 10′ • 12′ Lengths



RAL 2124B
- 8' Length
- 4″ PVC Pipe

Top Rail

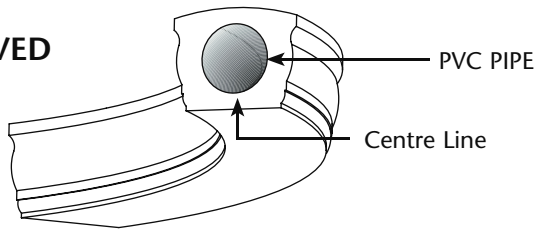


RAL 2126T
- 12′ Length
- 2″ PVC Pipe

NOTE : RAILS ARE TO BE TERMINATED AT NEWEL POSTS, WALLS, OR COLUMNS AND NOT TO EACH OTHER. ANY OTHER APPLICATION WILL NOT BE COVERED BY WARRANTY.

I.D. refers to inside diameter. On spans of more than 8 feet, Spectis recommends installing support blocks. On curved rails a support block should be installed every 4 feet of arc. Refer to page 37. Hardware is available to terminate railings. Refer to page 37.

CURVED RAIL



Curved railings available by quotation. Curved rails are measured to the centre line. Use newel posts every 8 feet. Use support blocks at the centre point between newel posts.

FACTORY ASSEMBLED BALUSTER & RAIL (OPTIONAL)

FACTORY PAINTED

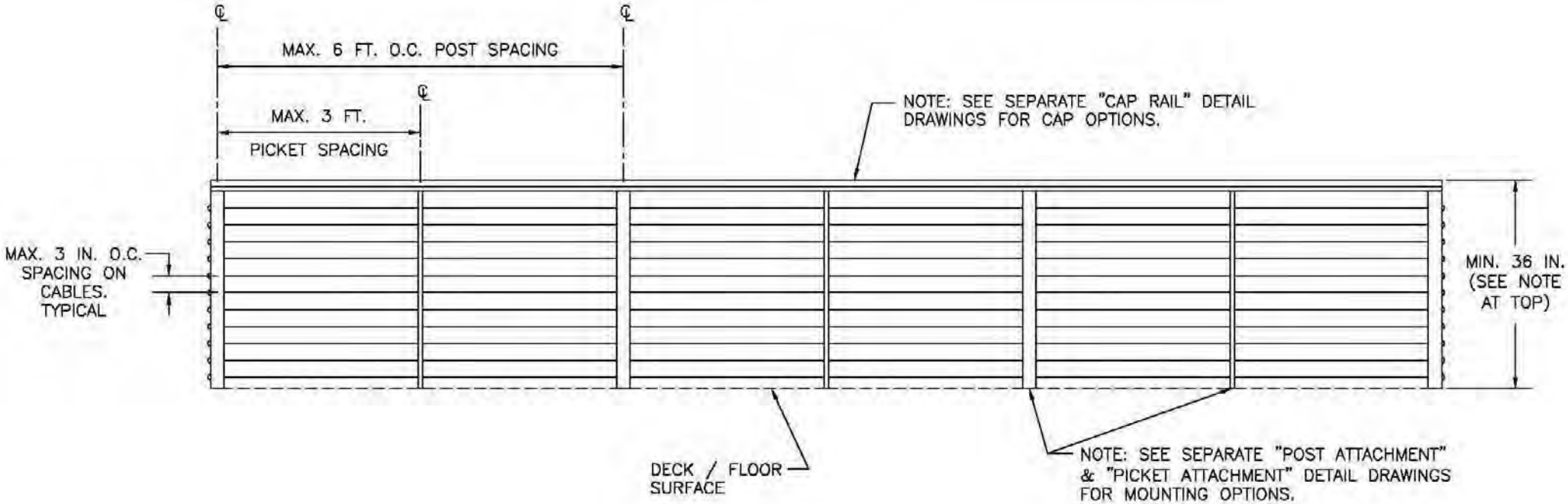
1 • 8 0 0 • 6 8 5 • 9 9 8 1

Roof Deck R

RAILING: HORIZONTAL CABLE INFILL (WITHOUT FOOT RAIL)
36" HIGH, ALUMINUM FRAME WITHOUT FOOT RAIL

NOTE: 42" HIGH RAILING MUST USE FOOT RAIL.

DWG # RAIL H-CABLE NFR REV 1
DATE 11/07



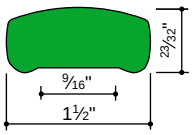
feeneyarchitectural
PRODUCTS

DesignRail™-Railing Systems
2603 Union Street
Oakland, CA 94607-2423
Ph: 800-888-2418 or 510-893-9473
Fx: 510-893-9484, www.designrail.com

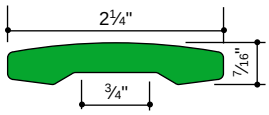
Handrail for terrace steps, square posts no pickets.

Scale: 6" = 1'-0"

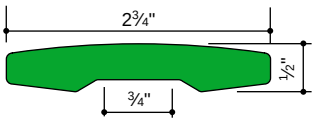
●STAINLESS STEEL Type 304 (18-8)
20' lengths, except as noted



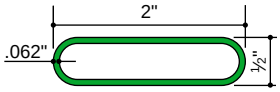
6503 ● Stainless 2.54 lb/ft
No fittings available. 16' lengths



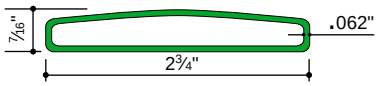
6502 ● Stainless 2.80 lb/ft
No fittings available. 16' lengths



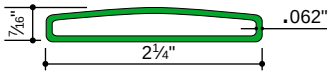
6501 ● Stainless 4.05 lb/ft
No fittings available. 16' lengths



4488 ● Stainless .944 lb/ft
Fittings: N Suitable for elevator cab handrails

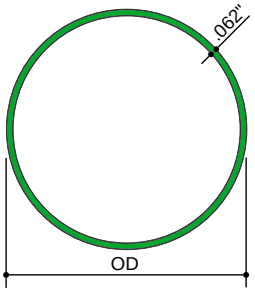


6511 ● Stainless 1.25 lb/ft
Fittings: N



6512 ● Stainless 1.00 lb/ft
Fittings: N

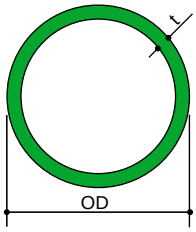
Round Tubing
Ornamental Grade



OD	ID	lb/ft
2½"	2.375"	1.691
3"	2.875"	1.930
4"	3.875"	2.550

Fittings: See page 30.

Handrail Pipe
Ornamental Grade
No. 4, 180 grit, satin finish; paper-wrapped.

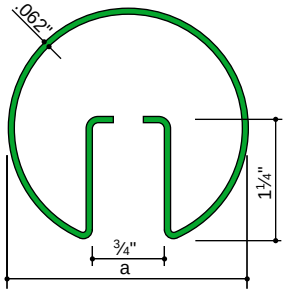


Nominal Pipe Size	Sched.	OD	t	lb/ft
¾"	40	1.063"	.113"	1.200
1"	40	1.315"	.120"	1.460
1¼"	5	1.660"	.062"	1.110
1¼"	40	1.660"	.148"	2.150
1¼"	5*	1.900"	.062"	1.274
1¼"	40	1.900"	.148"	2.550

Fittings, see pages 14-29.

* Also available 2B mill finish

JB® GLASS HANDRAIL MOULDINGS

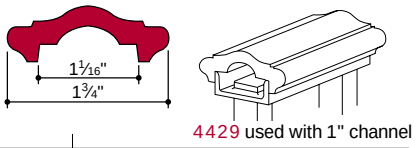


	a	lb/ft	Finish
1430* ●	1.900"	1.70	No. 2B
1432* ●	2½"	1.96	No. 2B
1452** ●	2½"	1.96	No. 4
1433* ●	3"	2.46	No. 2B
1453** ●	3"	2.46	No. 4
1472* ●	4"	3.17	No. 2B
1473** ●	4"	3.17	No. 4

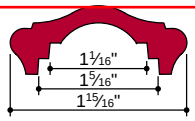
Fittings, see page 8.

* Suitable for polishing ** 180 Grit

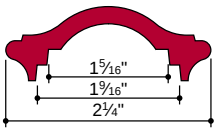
●STEEL C1010, 20' lengths
Steel mouldings are hot-rolled carbon steel, C1010. Fittings are cast in malleable iron, making them weldable and bendable.



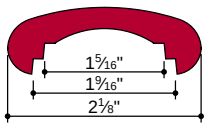
4429 ● Steel 1.40 lb/ft
Fittings: B-C-CC-CL-CR-E-F-GL-GR-JL-JR-L-N-S SL-SR-T-U-UC-UL-V



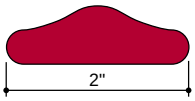
4428 ● Steel 2.25 lb/ft
Fittings: B-C-CC-CL-CR-E-GL-GR-L-N-S-V



4441 ● Steel 2.14 lb/ft
Fittings: B-C-CC-CL-CR-E-GL-GR-N-S-V

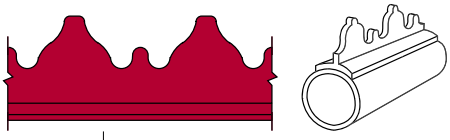


4435 ● Steel 2.65 lb/ft
Fittings: V



4416 ● Steel 3.15 lb/ft
No fittings available

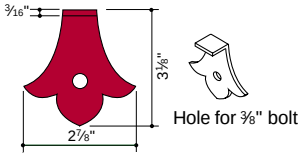
Loafer Rail



4445 ● Steel .688 lb/ft

Loafer rail fits over pipe or flat surface to discourage lounging or skating on fences, planters, railings, or storefronts.

Wall Flange



401 ● Steel

Hamilton Blue

Benjamin Moore

Chantilly Lace

2121-70

Benjamin Moore

Historic Porch Addition - South/East View from Clifton Avenue

300 Clifton Avenue

Historic Preservation Commission

ADSIT
Architecture & Planning
1229 Harmon Place
Minneapolis, MN 55403
612.343.8013 • mail@adsitap.com

RENOVATION

Heritage Preservation Commission Application

December 20, 2013

300 Clifton Avenue
Minneapolis, MN 55403

PROJECT TEAM

Owner: John Kistler
300 Clifton Avenue
Minneapolis, MN 55403

Architect: Adsit Architecture & Planning
1229 Harmon Place
Minneapolis, MN. 55403
ph: 612-343-8013
fx: 612-343-5534

Mina Adsit, AIA
cell: 612-750-8300
madsit@adsitap.com

PROJECT LOCATION

SITE LOCATION

BUILDING AREA

Gross Square Footage

Main Wing-	Basement:	2,882 SF
	First:	3,049 SF
	Second:	2,440 SF
	Third:	2,400 SF
	Total:	10,771 SF
Carriage Wing-	Basement:	1,570 SF
	First:	1,772 SF
	Second:	1,570 SF
	Total:	4,912 SF

GENERAL NOTES

1. The building is listed on the National Register of Historic Resources. Initial listing was completed in 1977.
2. Previous occupancy - Office
3. Scope of site work:
   Removal of gravel parking lot (22 spaces), restoration of garden on street face, reconnection of cistern to downspouts, replacement of asphalt drive with concrete paving.
4. Scope of building work:
   Rebuild east porch, replace and repair damaged site steps, paint wood siding and trim, add roof deck and railing, interior renovation of two dwelling units in the carriage wing, interior renovation of the main house for salon and bed and breakfast use.

Zoning:
OR3 - Institutional Office Residence District
SH - Shoreland Overlay Loring Pond
DP - Downtown Parking Overlay

Proposed Permitted Uses:
1. 3 dwelling units

Variances:
1. Historic Variance: Bed and Breakfast with 6 rooms in mixed use building with no added parking.
2. Historic Variance: 10' entrance drive at Clifton Avenue.
3. Historic Variance: neighborhood serving retail sales and service use in a mixed use building less than 20,000 SF.

ARCHITECTURAL SHEET INDEX

T1.0 TITLE SHEET

R1 SURVEY (REFERENCE ONLY)
AS1.0 SITE PLAN
AS1.1 SITE DETAILS
AS1.2 EROSION CONTROL PLAN

A1.0 EXISTING FIRST AND SECOND FLOOR PLANS
A1.1 EXISTING THIRD FLOOR AND ROOF PLANS
A2.0 FIRST AND SECOND FLOOR PLANS - CARRIAGE WING
A2.1 FIRST FLOOR PLAN - MAIN WING
A2.2 SECOND AND THIRD FLOOR PLANS - MAIN WING
A2.3 ROOF PLAN

A3.0 SOUTH EXTERIOR ELEVATION - MAIN WING
A3.1 EAST EXTERIOR ELEVATION - MAIN WING
A3.2 NORTH AND WEST EXTERIOR ELEVATIONS - MAIN WING
A3.3 EXTERIOR ELEVATIONS - CARRIAGE WING

AREA CALCULATIONS

BUILDING	WING	AREA
	MAIN WING	3,221 SF
	CARRIAGE WING	1,859 SF
	SHED	60 SF
	TOTAL	5,135 SF
SITE	PERVIOUS	AREA
	LANDSCAPE	14,304 SF
	TOTAL	14,304 SF
	IMPERVIOUS	AREA
	CONCRETE DRIVE	3,285 SF
	CONCRETE EDGE BAND	134 SF
	TERRACE/BALUSTRADE	2,750 SF
	STAIRS	214 SF
	RETAINING WALLS	125 SF
	BUILDING	5,135 SF
	TOTAL	11,598 SF
TOTAL SITE		25,902 SF
TOTAL SITE (WITHIN PROP. LINES)		25,821 SF
DISTURBED AREA		419 SF

PARKING CALCULATIONS

USE	FACTORS	SPACES
(3) DWELLING UNITS	EA.	3
NUMBER PROPOSED		3

ADSIT Architecture & Planning

Revisions

No.	Date	Description

Date:

Project No.: 1333

Drawn By:

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Print Name: Mina Adsit

Signed:

Date:

License No.:

Project Title

300 Clifton Avenue Minneapolis, MN

HERITAGE PRESERVATION COMMISSION

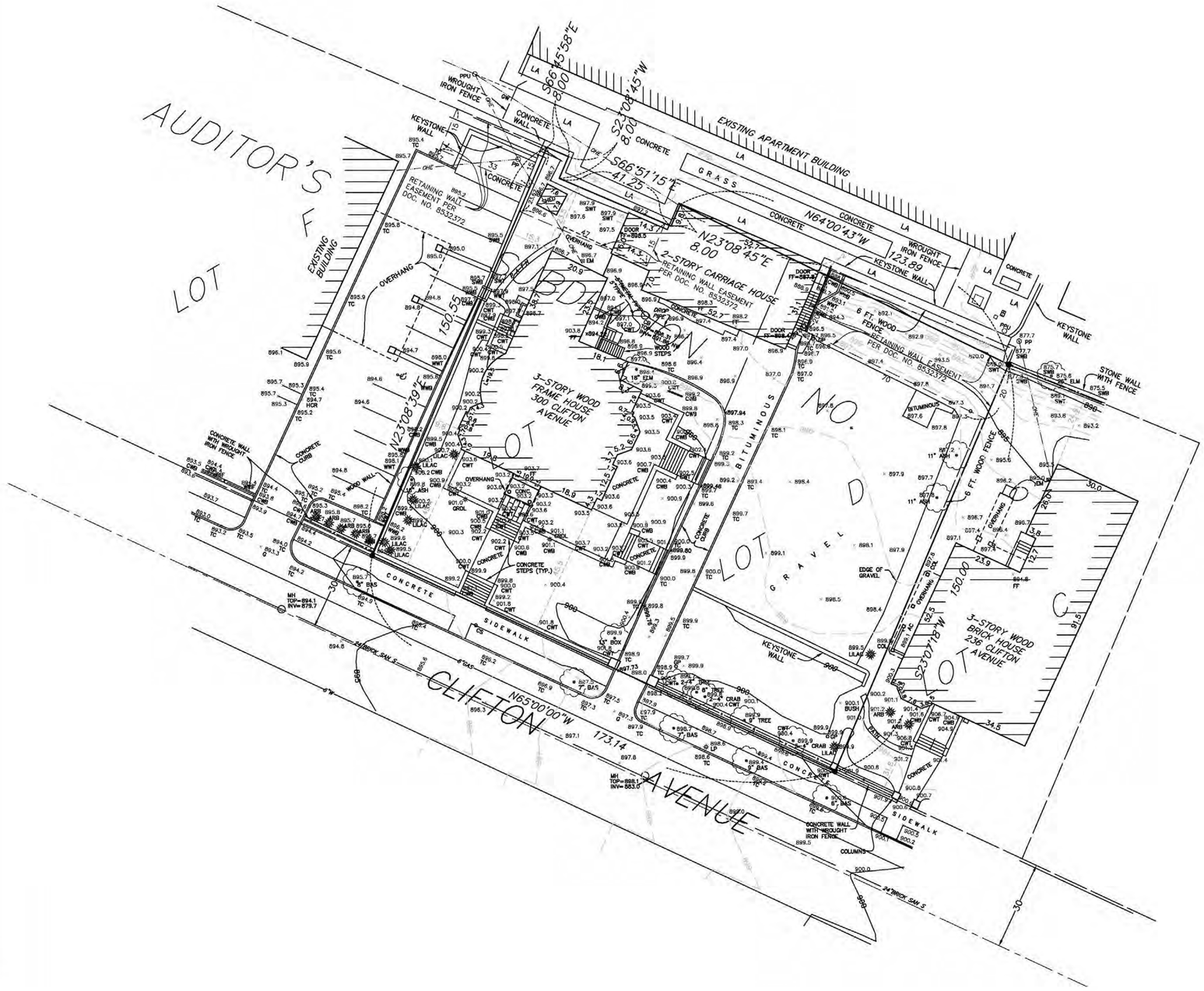
12/20/2013

Sheet Title

TITLE SHEET AND AREA CALCULATIONS

Sheet Number

T1.0



LEGEND

- ● Denotes set scribed "X"
- ● Denotes found iron monument

AC	Denotes air conditioner
BTC	Denotes top of bituminous curb
CB	Denotes catch basin
COL	Denotes building column
CS	Denotes curb stop
CWB	Denotes concrete wall base
CWT	Denotes concrete wall top
EB	Denotes electric box
EM	Denotes electric meter
FF	Denotes finished floor
G	Denotes gutter
GM	Denotes gas meter
GP	Denotes guard post
GRDL	Denotes ground light
GW	Denotes guy wire
HCR	Denotes handicap ramp
HYD	Denotes fire hydrant
INV	Denotes structure invert
LA	Denotes landscaping
MH	Denotes manhole
OHE	Denotes overhead electric line
O.P.C.	Denotes outdoor power center
PP	Denotes power pole
PPLP	Denotes power and light pole
PPU	Denotes utility power pole
PVC	Denotes polyvinylchloride pipe
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
ST S	Denotes storm sewer
SWB	Denotes stone wall base
SWT	Denotes stone wall top
TB	Denotes telephone box
TC	Denotes top of concrete curb
TRANS	Denotes transformer
UGE	Denotes underground electric line
W	Denotes water line
WV	Denotes water valve
WWB	Denotes wood wall base
WWT	Denotes wood wall top
ARB	Denotes Arborvitae
BAS	Denotes Basswood tree
BOX	Denotes Boxelder tree
CRAB	Denotes Crabapple tree
MPL	Denotes Maple tree
TR	Denotes deciduous tree

DESCRIPTION OF PROPERTY SURVEYED

(Per Warranty Deed Doc. No. A10003129)

Lots D and E, Auditor's Subdivision No. 61, Hennepin County, Minnesota.

PLAT RECORDING INFORMATION

Auditor's Subdivision No. 61 was filed of record on June 15, 1904.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

AREA

Area = 25,821 square feet or 0.593 acres

GENERAL NOTE

1.) Survey coordinate basis: Assumed

UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.

2.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 132630477.

3.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

BENCH MARKS (BM)

1.) Top of top nut of fire hydrant at 321 Clifton Avenue.
Elevation = 891.92 feet

2.) Top of top nut of fire hydrant at 301 Clifton Avenue.
Elevation = 899.46 feet

3.) Top of top nut of fire hydrant in the southeast corner of Clifton Place and Clifton Avenue.
Elevation = 897.83 feet

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 8th day of October, 2013

SUNDE LAND SURVEYING, LLC.

By: _____
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

N

20 0 20 40
SCALE IN FEET

Revision	By	Date
	MAP	

Drawing Title:
BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR:
JOHN KISTLER
300 CLIFTON AVENUE, MINNEAPOLIS

SUNDE LAND SURVEYING
www.sunde.com
Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
West Office:
Mandan, North Dakota 701-663-5562

Project: 85-008-E Bk/Pg: 431/69	Date: 10/08/2013
Township: 29 Range: 24 Section: 27	Sheet: 1 of 1
File: 85008E001.dwg	

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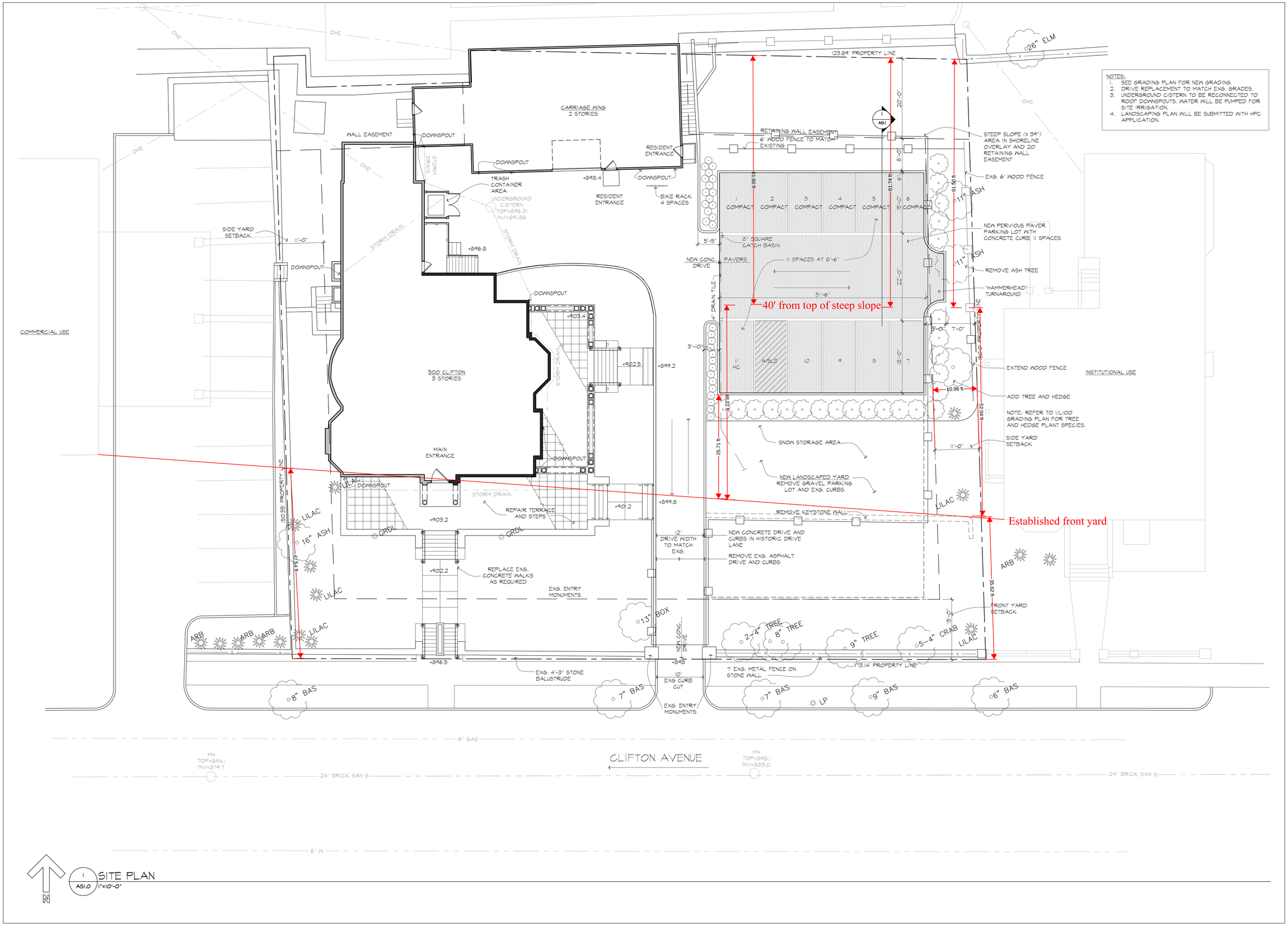

1 SITE PLAN
AS1.0 1"=10'-0"

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Architecture & Planning

Revisions

No.	Date	Description
1	2/5/2014	CERT OF APPROPRIATENESS

Date:

Project No.: 1333

Drawn By:

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Print Name: Mina Adsit

Signed:

Date:

License No.:

Project Title

300 Clifton Avenue
Minneapolis, MN

HERITAGE PRESERVATION COMMISSION

12/20/2013

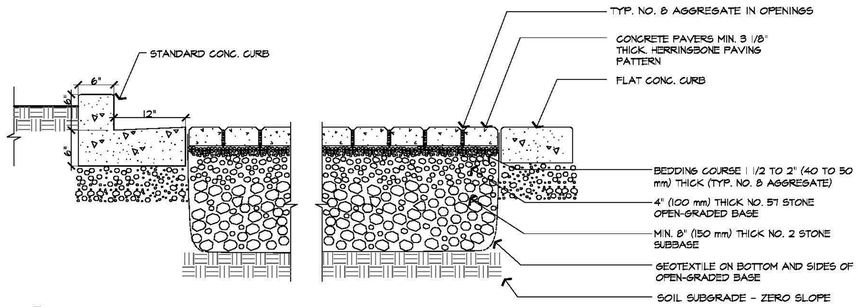
Sheet Title

SITE PLAN

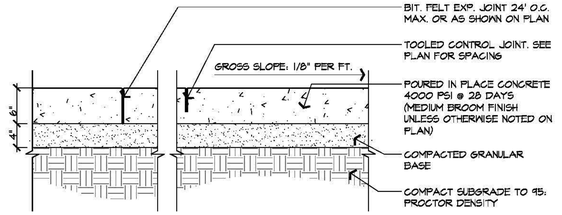
Sheet Number

AS1.0

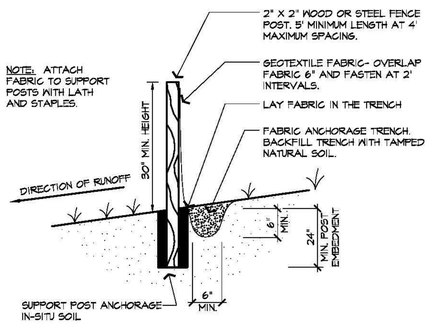
B16



1 / AS1.1 PAVER DETAIL
1"=1'-0"



2 / AS1.1 CONCRETE DRIVE SECTION
1"=1'-0"



3 / AS1.1 SILT FENCE
NO SCALE

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Revisions

No.	Date	Description

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300 Clifton Avenue
Minneapolis, MN

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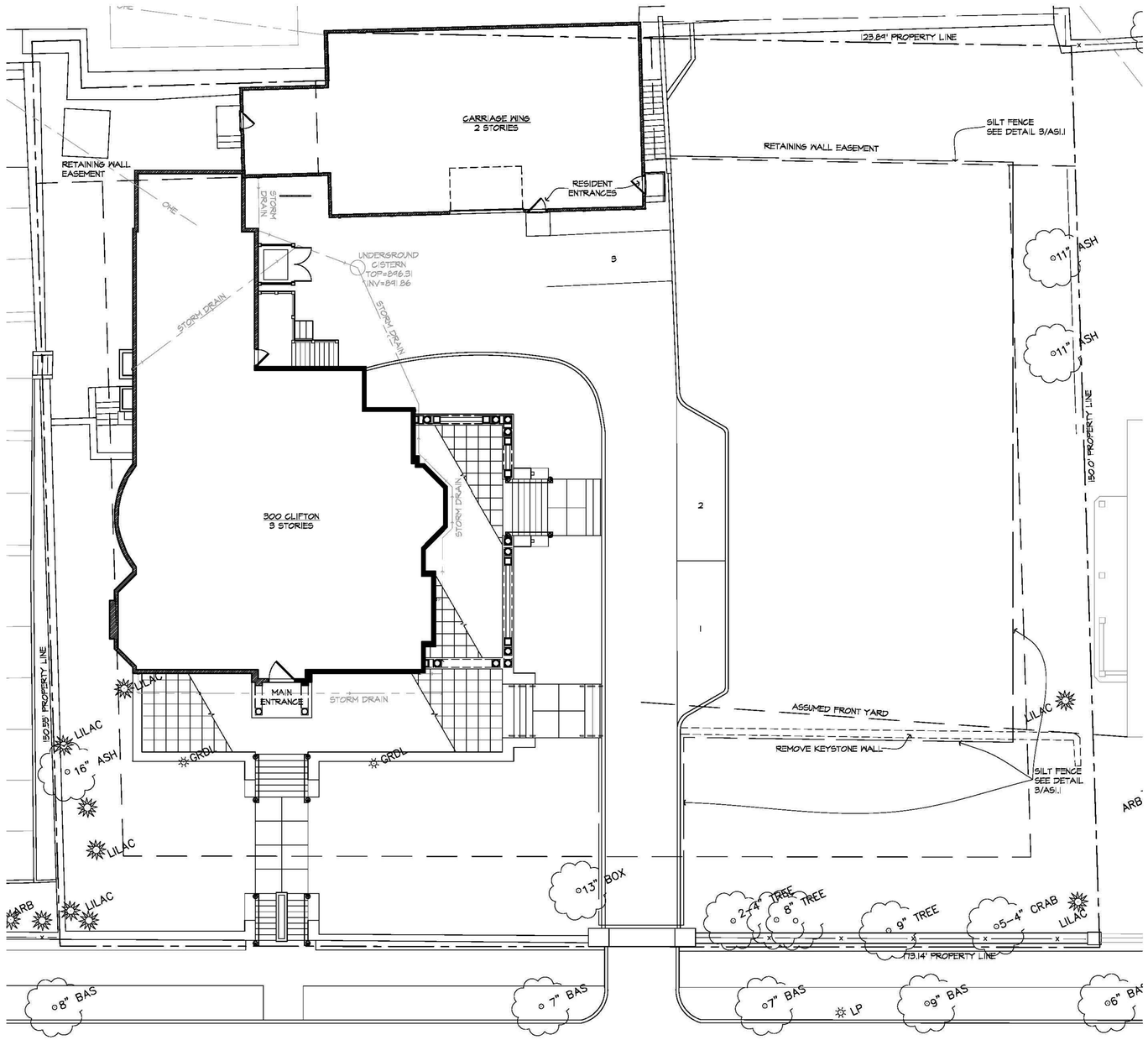
12/20/2013

Sheet Title

SITE DETAILS

Sheet Number

AS1.1



1 / AS1.3 EROSION PLAN - DISTURBED AREA - 7,960 SF

1"=10'-0"

N

CITY OF MINNEAPOLIS STANDARD EROSION AND SEDIMENT CONTROL NOTES FOR PLANS

THESE NOTES MAY BE USED AS PERFORMANCE STANDARDS OR REQUIREMENTS FOR PROJECTS NOT MEETING THE THRESHOLD FOR A FORMAL PLAN.

1. CONTRACTOR MUST CALL A CONSTRUCTION START 48 HOURS PRIOR TO ANY LAND DISTURBANCES 612-673-3861. FAILURE TO DO SO MAY RESULT IN FINES, THE REVOCATION OF PERMIT AND A STOP WORK ORDER BEING ISSUED.
2. INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES.
3. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 6 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEO-TEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
4. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY MINNEAPOLIS INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
5. INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CONTRACTOR SHALL CLEAN, REMOVE SEDIMENT OR REPLACE STORM DRAIN INLET PROTECTION DEVICES ON A ROUTINE BASIS SUCH THAT THE DEVICES ARE FULLY FUNCTIONAL FOR THE NEXT RAIN EVENT. SEDIMENT DEPOSITED IN AND/OR PLUGGING DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
6. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
7. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
8. TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE UNDERGONE FINAL GRADING, AND ALL AREAS IN WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND AND RUNNING WATER WITHIN 7-14 DAYS. USE SEED AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. REMOVE ALL TEMPORARY SYNTHETIC AND STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENUDED AREA.
9. READY MIXED CONCRETE AND CONCRETE BATCH/MIX PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS AS SHOWN IN THE EROSION CONTROL PLAN. UNDER NO CIRCUMSTANCE MAY WASHOUT WATER DRAIN ONTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM DRAIN CONVEYANCE.
10. CHANGES TO APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
11. IF DEWATERING OR PUMPING OF WATER IS NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND/OR APPROVALS PRIOR TO DISCHARGE OF ANY WATER FROM THE SITE. IF THE DISCHARGE FROM THE DEWATERING OR PUMPING PROCESS IS TURBID OR CONTAINS SEDIMENT LADEN WATER, IT MUST BE TREATED THROUGH THE USE OF SEDIMENT TRAPS, VEGETATIVE FILTER STRIPS, OR OTHER SEDIMENT REDUCING MEASURES SUCH THAT THE DISCHARGE IS NOT VISIBLY DIFFERENT FROM THE RECEIVING WATER. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AT THE DISCHARGE POINT TO PREVENT SCOUR EROSION. THE CONTRACTOR SHALL PROVIDE A DEWATERING/PUMPING PLAN TO THE EROSION CONTROL INSPECTOR PRIOR TO INITIATING DEWATERING ACTIVITIES.

EROSION CONTROL PLAN NOTES:

1. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN (7) CALENDAR DAYS ON ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO ONE VERTICAL (3:1), EMBANKMENTS OF PONDS, BASINS AND TRAPS± AND WITHIN FOURTEEN (14) DAYS ON ALL OTHER DISTURBED OR GRADED AREAS. THE REQUIREMENTS OF THIS SECTION DO NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING USED FOR MATERIAL STORAGE OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED.
2. SEE THE CITY OF MINNEAPOLIS STANDARD EROSION CONTROL NOTES FOR CITY EROSION CONTROL REQUIREMENTS.
3. REMOVE EROSION CONTROL MEASURES AT THE COMPLETION OF CONSTRUCTION. RESTORE GRASS AREAS TO ORIGINAL CONDITION WITH SOD OR SEED.

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Architecture & Planning

Revisions

No.	Date	Description

Date:

Project No.: 1333

Drawn By:

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Print Name: Mina Adsit

Signed:

Date:

License No.:

Project Title

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Minneapolis, MN

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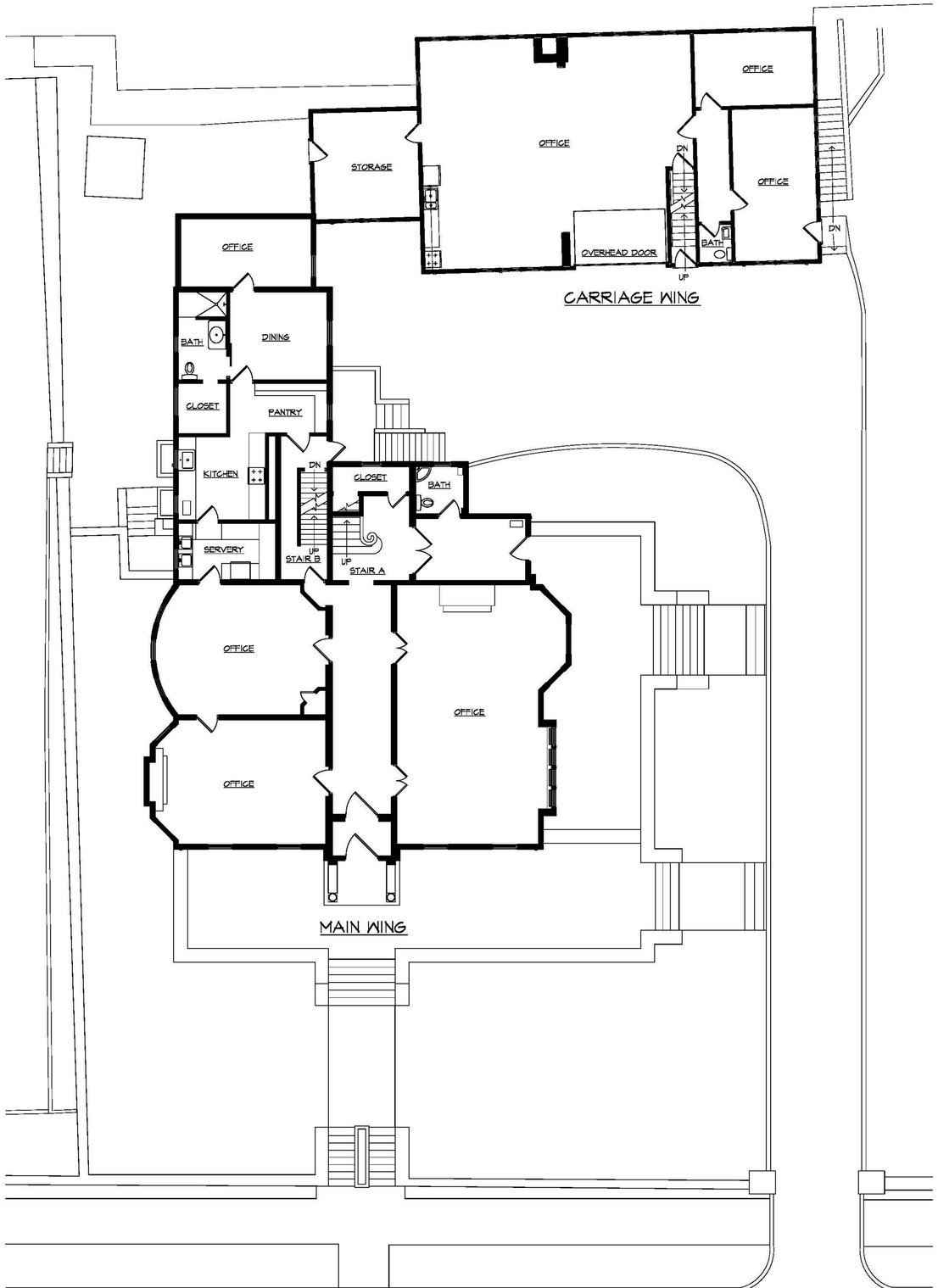
12/20/2013

Sheet Title

EROSION PLAN

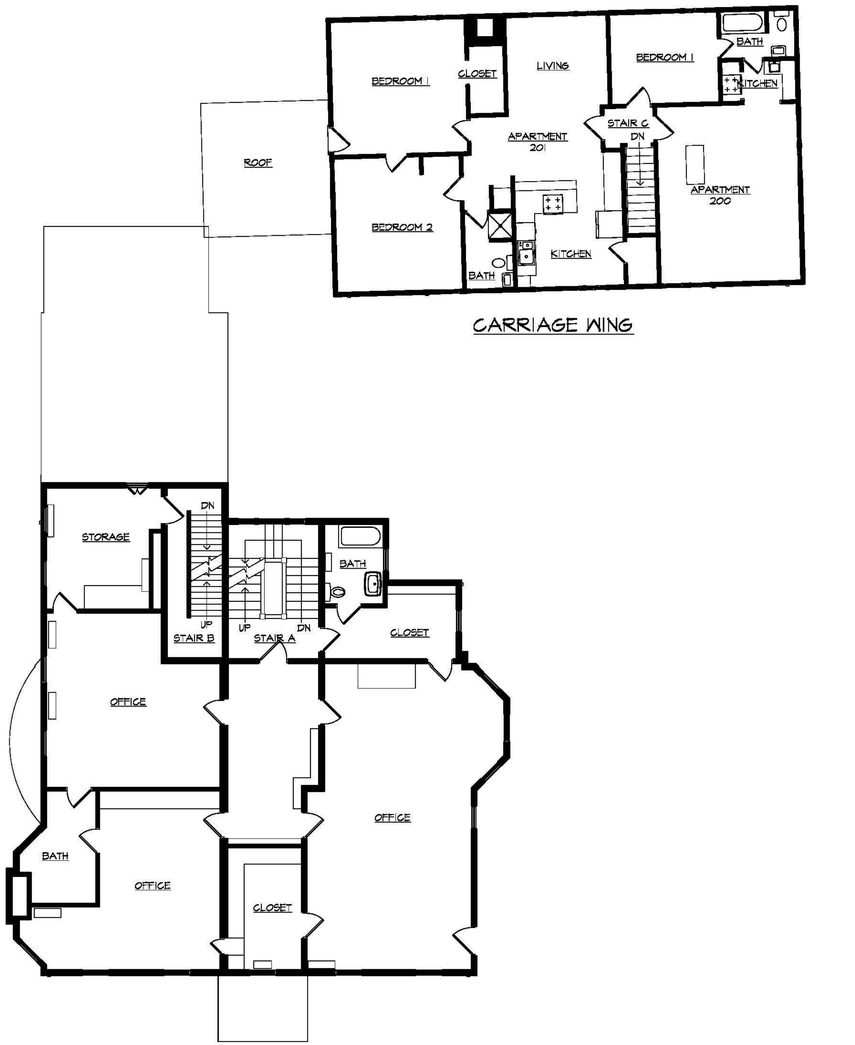
Sheet Number

AS1.3



1 A1.0 EXISTING FIRST FLOOR PLAN
1/8"=1'-0"

N



2 A1.0 EXISTING SECOND FLOOR PLAN
1/8"=1'-0"

N

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Revisions

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Minneapolis, MN

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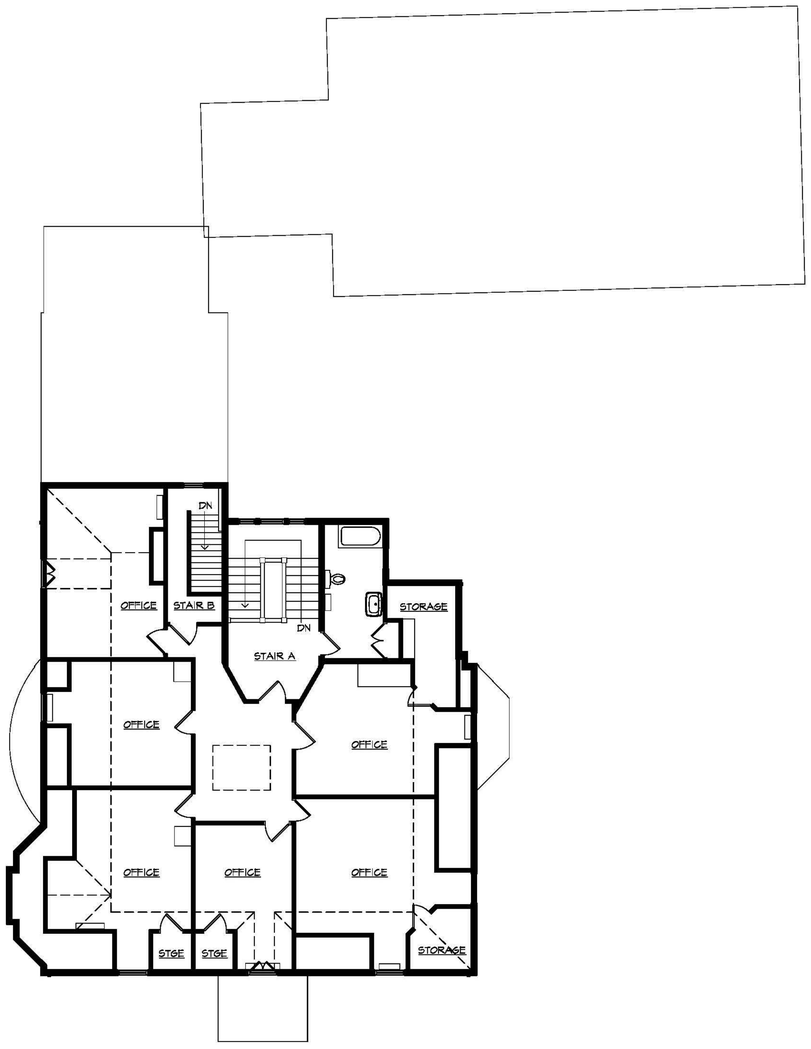
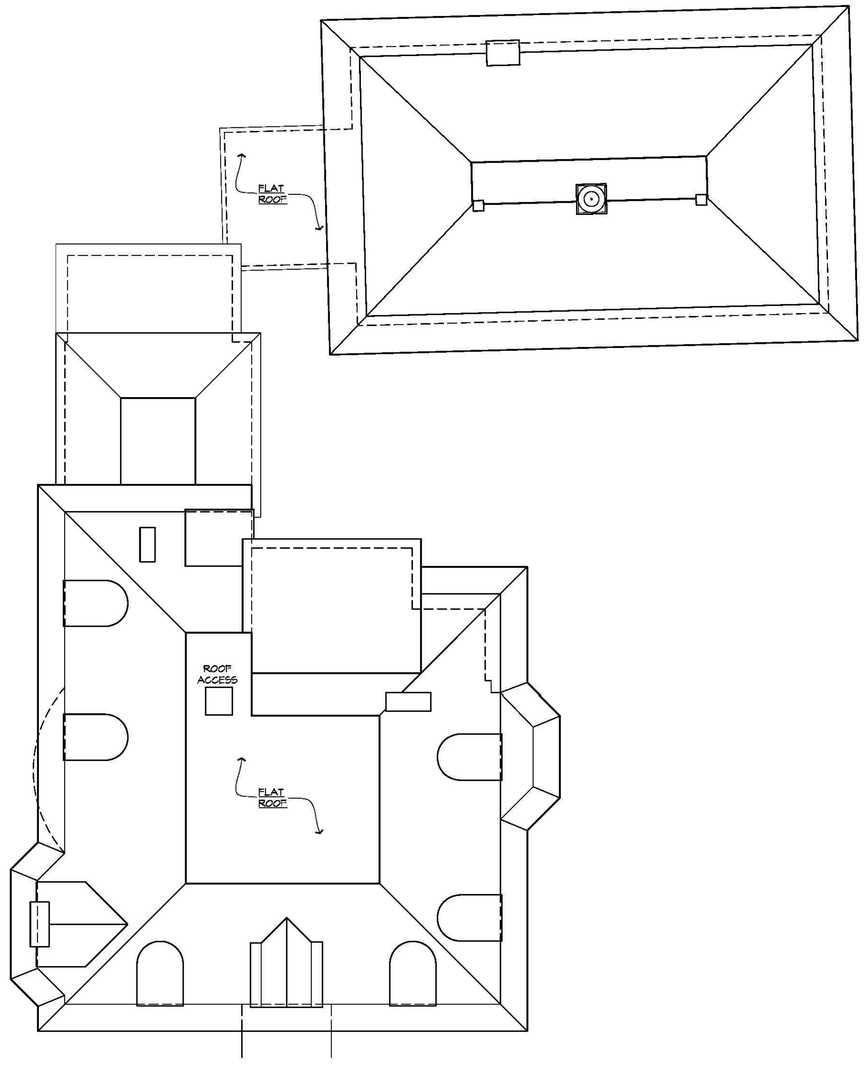
Sheet Title

EXISTING FIRST AND SECOND FLOOR PLANS

Sheet Number

A1.0





1 A1.1 EXISTING THIRD FLOOR PLAN
1/8"=1'-0"

2 A1.1 EXISTING ROOF PLAN
1/8"=1'-0"

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Revisions

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300 Clifton Avenue Minneapolis, MN

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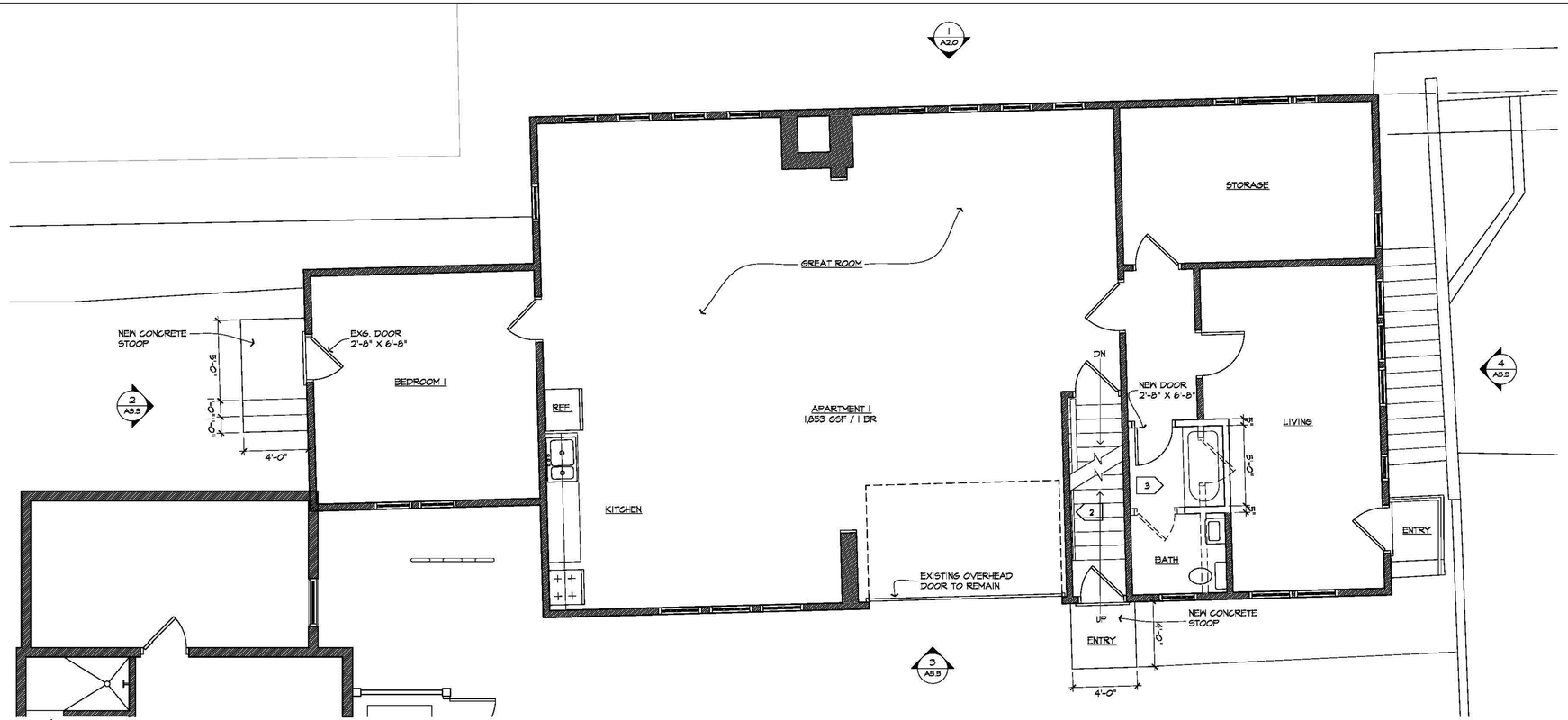
12/20/2013

Sheet Title

EXISTING THIRD FLOOR AND ROOF PLANS

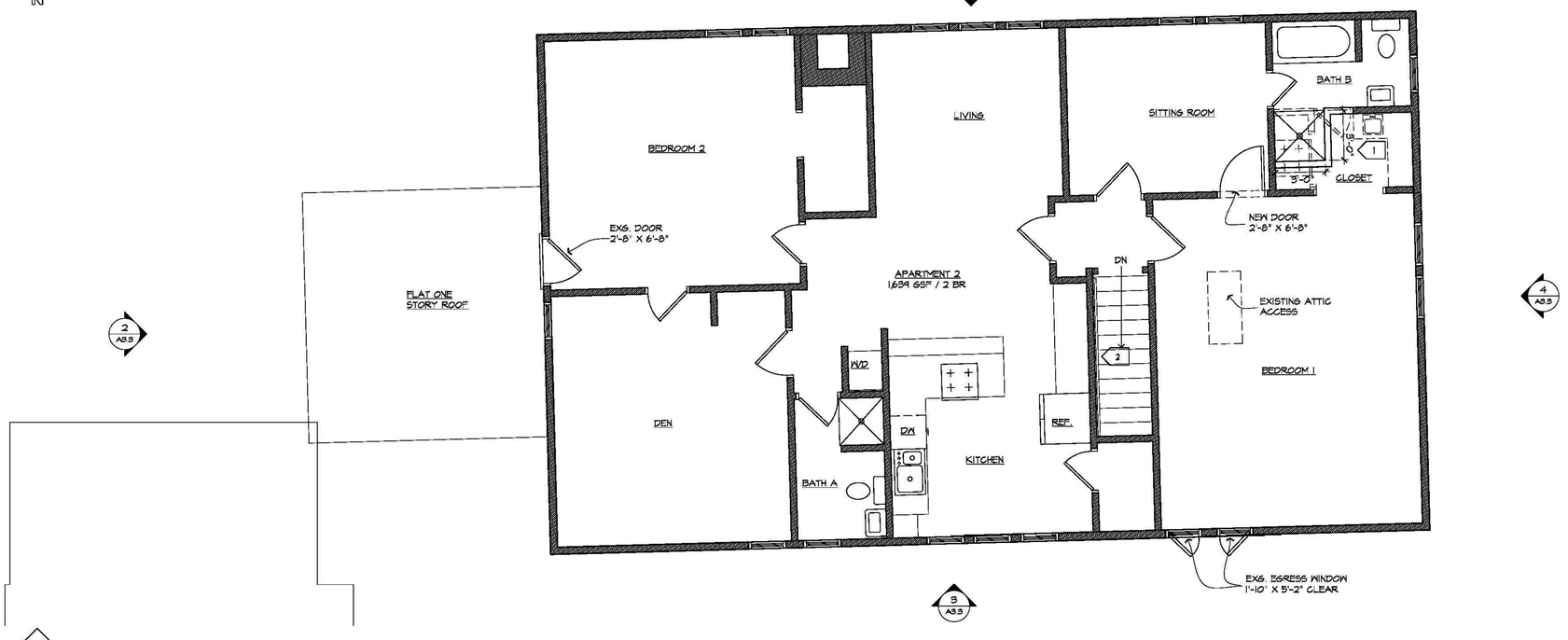
Sheet Number

A1.1



1 A2.0 FIRST FLOOR PLAN
1/4"=1'-0"

N



2 A2.0 SECOND FLOOR PLAN
1/4"=1'-0"

N

PLAN KEY NOTES:

1. REMOVE EXISTING DOOR, FRAME, FIXTURES AND WALLS AS REQUIRED TO INSTALL SHOWER UNIT.
2. PROVIDE WOOD HANDRAIL ONE SIDE OF EXISTING STAIR AT 36" ABOVE STAIR NOSING.
3. EXPAND EXISTING BATH AND ADD TUB/SHOWER UNIT.
4. REMOVE EXISTING PAVING AND INSTALL 2' X 2' CAST STONE PAVERS.
5. REPLACEMENT CAST STONE STEP.
6. LEVEL EXISTING STONE STEP.
7. REMOVE NON-HISTORIC RAILING.
8. REPLACE EXISTING CONCRETE WALK WITH NEW CONCRETE WALK.
9. REMOVE ERODED STONE CAP ABOVE BALUSTRADE AND REPLACE WITH STONE TO MATCH EXISTING.
10. NEW METAL HANDRAIL EACH SIDE OF STAIR.
11. STONE WALL CAP TO REMAIN.
12. CONNECT DOWNSPOUT TO EXISTING DRAIN SYSTEM, TYP.
13. FUTURE SPIRAL STAIR TO ROOF.
14. MIRROR DOOR SWING.
15. POST MOUNT EXTERIOR LIGHT FIXTURE.
16. EXISTING STONE STEP TO REMAIN.
17. INFILL EXISTING DOOR OPENING.

GENERAL NOTES:

1. REPAIR DAMAGED WALLS AND CEILINGS TO PROVIDE SMOOTH, SOLID GYPSUM BOARD OR PLASTER SURFACE.
2. SALON WILL SUBMIT SEPARATE TENANT BUILD OUT DRAWINGS FOR BUILDING PERMIT REVIEW.

ADSIT
Architecture & Planning

Revisions

No.	Date	Description

Date:

Project No.: 1333

Drawn By:

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License No.:

Project Title

300 Clifton Avenue Minneapolis, MN

HERITAGE PRESERVATION COMMISSION

12/20/2013

Sheet Title

FIRST AND SECOND FLOOR PLANS - CARRIAGE WING ONLY

Sheet Number

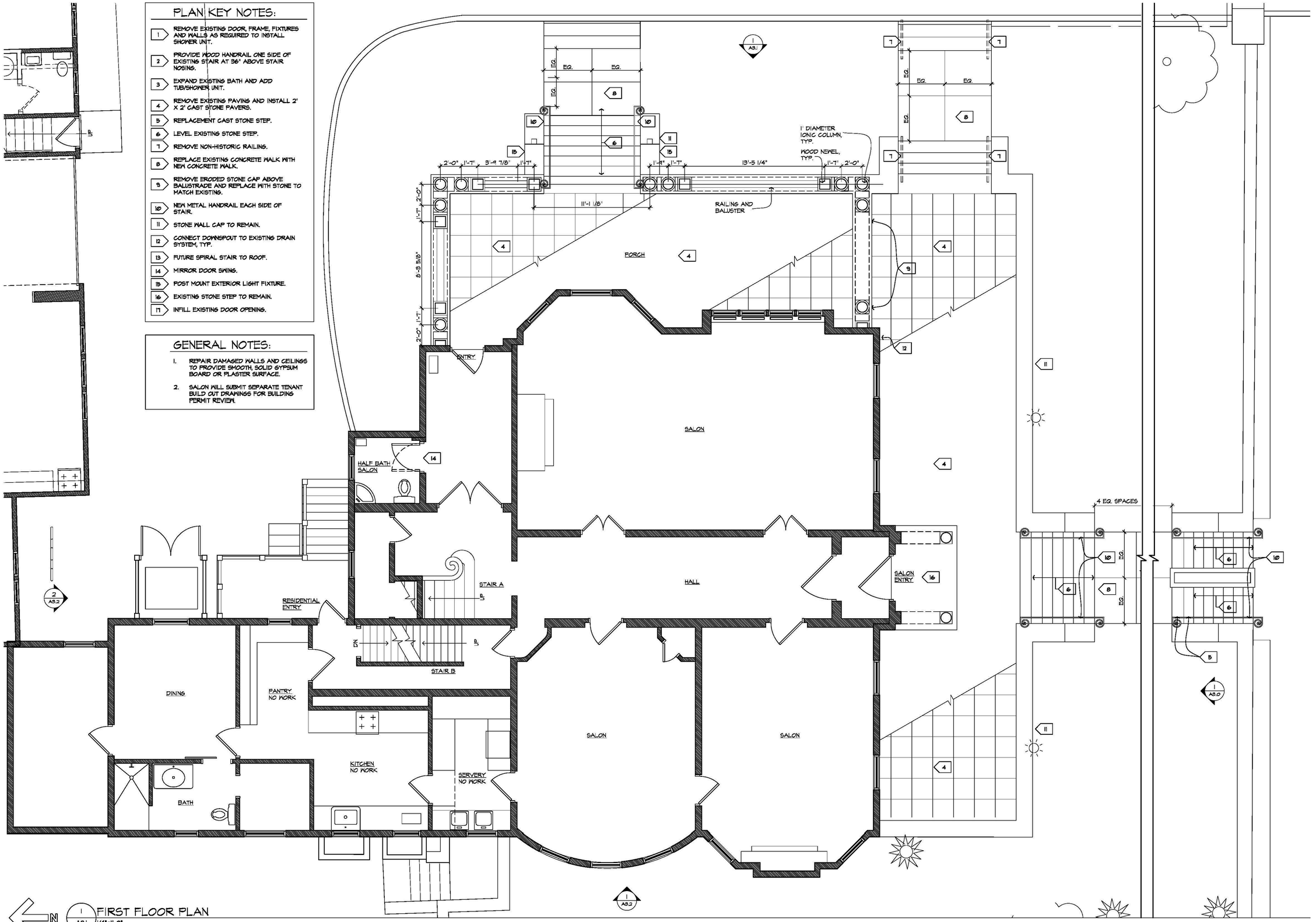
A2.0

PLAN KEY NOTES:

1. REMOVE EXISTING DOOR, FRAME, FIXTURES AND WALLS AS REQUIRED TO INSTALL SHOWER UNIT.
2. PROVIDE WOOD HANDRAIL ONE SIDE OF EXISTING STAIR AT 36" ABOVE STAIR NOSING.
3. EXPAND EXISTING BATH AND ADD TUB/SHOWER UNIT.
4. REMOVE EXISTING PAVING AND INSTALL 2' X 2' CAST STONE PAVERS.
5. REPLACEMENT CAST STONE STEP.
6. LEVEL EXISTING STONE STEP.
7. REMOVE NON-HISTORIC RAILING.
8. REPLACE EXISTING CONCRETE WALK WITH NEW CONCRETE WALK.
9. REMOVE ERODED STONE CAP ABOVE BALUSTRADE AND REPLACE WITH STONE TO MATCH EXISTING.
10. NEW METAL HANDRAIL EACH SIDE OF STAIR.
11. STONE WALL CAP TO REMAIN.
12. CONNECT DOWNSPOUT TO EXISTING DRAIN SYSTEM, TYP.
13. FUTURE SPIRAL STAIR TO ROOF.
14. MIRROR DOOR SWING.
15. POST MOUNT EXTERIOR LIGHT FIXTURE.
16. EXISTING STONE STEP TO REMAIN.
17. INFILL EXISTING DOOR OPENINGS.

GENERAL NOTES:

1. REPAIR DAMAGED WALLS AND CEILINGS TO PROVIDE SMOOTH, SOLID GYPSUM BOARD OR PLASTER SURFACE.
2. SALON WILL SUBMIT SEPARATE TENANT BUILD OUT DRAWINGS FOR BUILDING PERMIT REVIEW.



ADSIT
Architecture & Planning

Revisions

No.	Date	Description

Date:

Project No.: 1333

Drawn By:

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Print Name: Mina Adeit

Signed:

Date:

License No.:

Project Title

300 Clifton Avenue
Minneapolis, MN

HERITAGE PRESERVATION COMMISSION

12/20/2013

Sheet Title

FIRST FLOOR PLAN-MAIN WING ONLY

Sheet Number

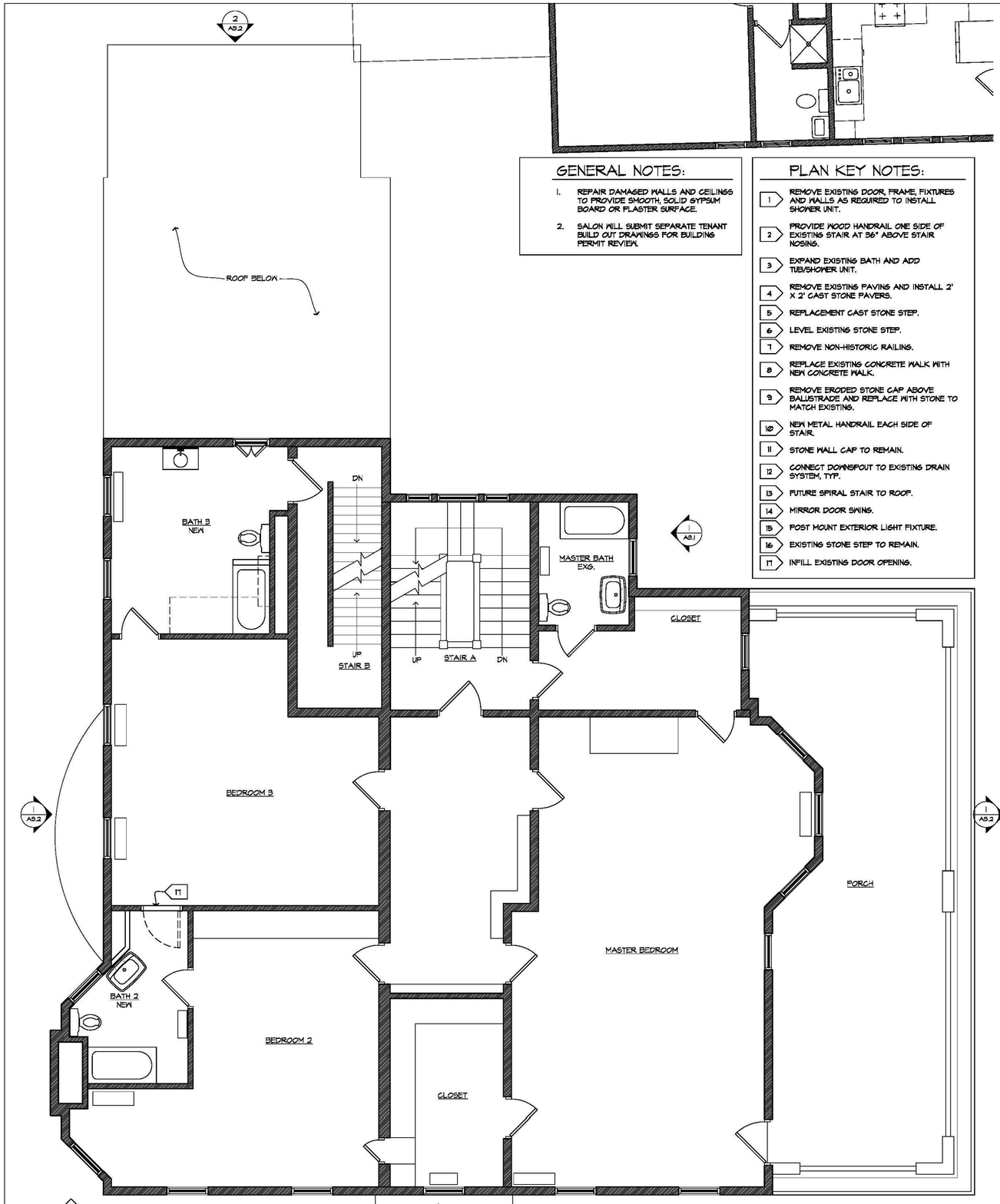
A2.1

GENERAL NOTES:

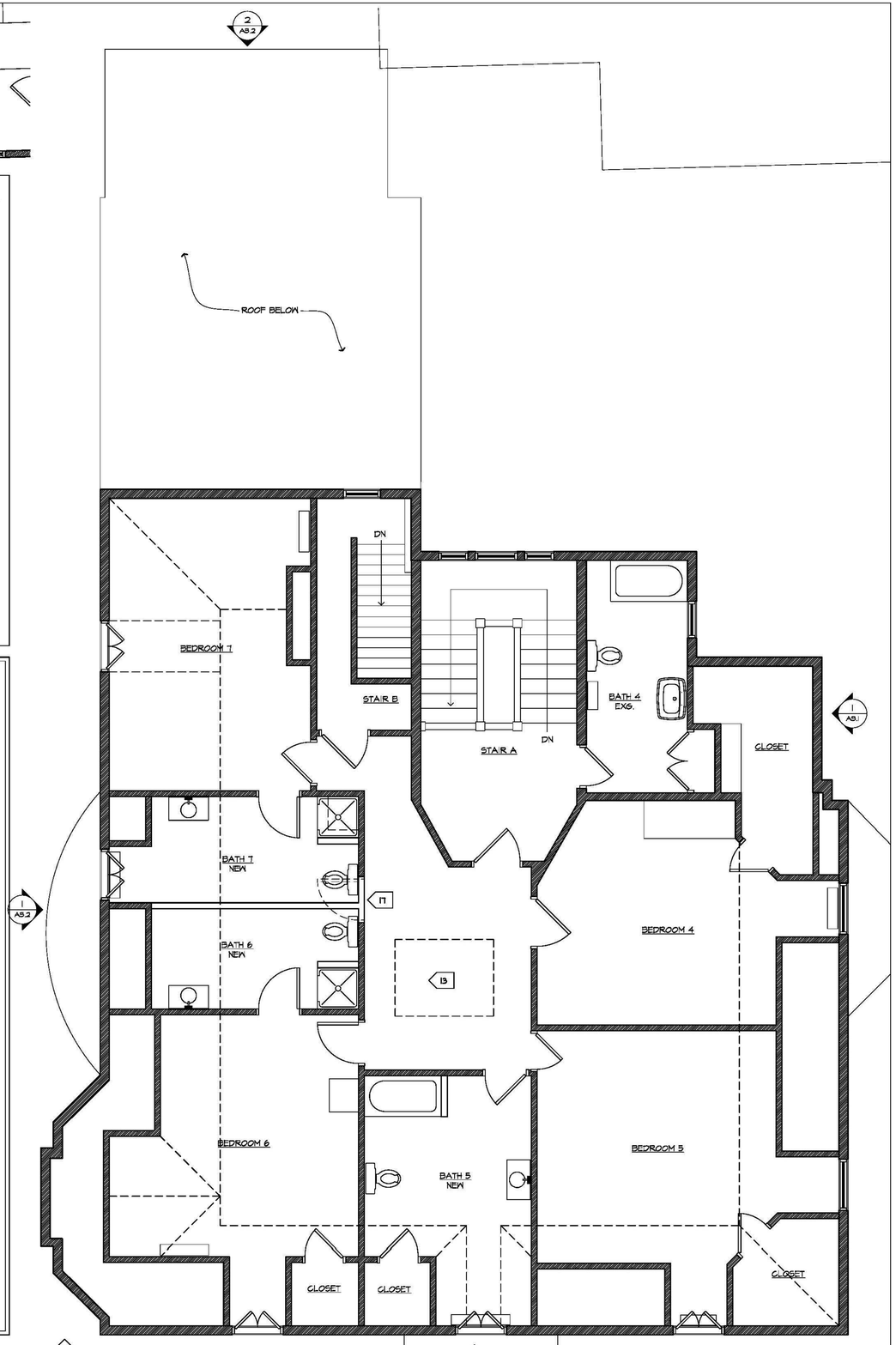
1. REPAIR DAMAGED WALLS AND CEILINGS TO PROVIDE SMOOTH, SOLID GYPSUM BOARD OR PLASTER SURFACE.
2. SALON WILL SUBMIT SEPARATE TENANT BUILD OUT DRAWINGS FOR BUILDING PERMIT REVIEW.

PLAN KEY NOTES:

1. REMOVE EXISTING DOOR, FRAME, FIXTURES AND WALLS AS REQUIRED TO INSTALL SHOWER UNIT.
2. PROVIDE WOOD HANDRAIL ONE SIDE OF EXISTING STAIR AT 36" ABOVE STAIR NOSING.
3. EXPAND EXISTING BATH AND ADD TUB/SHOWER UNIT.
4. REMOVE EXISTING PAVING AND INSTALL 2' X 2' CAST STONE PAVERS.
5. REPLACEMENT CAST STONE STEP.
6. LEVEL EXISTING STONE STEP.
7. REMOVE NON-HISTORIC RAILING.
8. REPLACE EXISTING CONCRETE WALK WITH NEW CONCRETE WALK.
9. REMOVE ERODED STONE CAP ABOVE BALUSTRADE AND REPLACE WITH STONE TO MATCH EXISTING.
10. NEW METAL HANDRAIL EACH SIDE OF STAIR.
11. STONE WALL CAP TO REMAIN.
12. CONNECT DOWNSPOUT TO EXISTING DRAIN SYSTEM, TYP.
13. FUTURE SPIRAL STAIR TO ROOF.
14. MIRROR DOOR SWING.
15. POST MOUNT EXTERIOR LIGHT FIXTURE.
16. EXISTING STONE STEP TO REMAIN.
17. INFILL EXISTING DOOR OPENING.



1 A2.2 SECOND FLOOR PLAN 1/4"=1'-0"



2 A2.2 THIRD FLOOR PLAN 1/4"=1'-0"

N

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No.	Date	Description

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300 Clifton Avenue
Minneapolis, MN

HERITAGE PRESERVATION COMMISSION

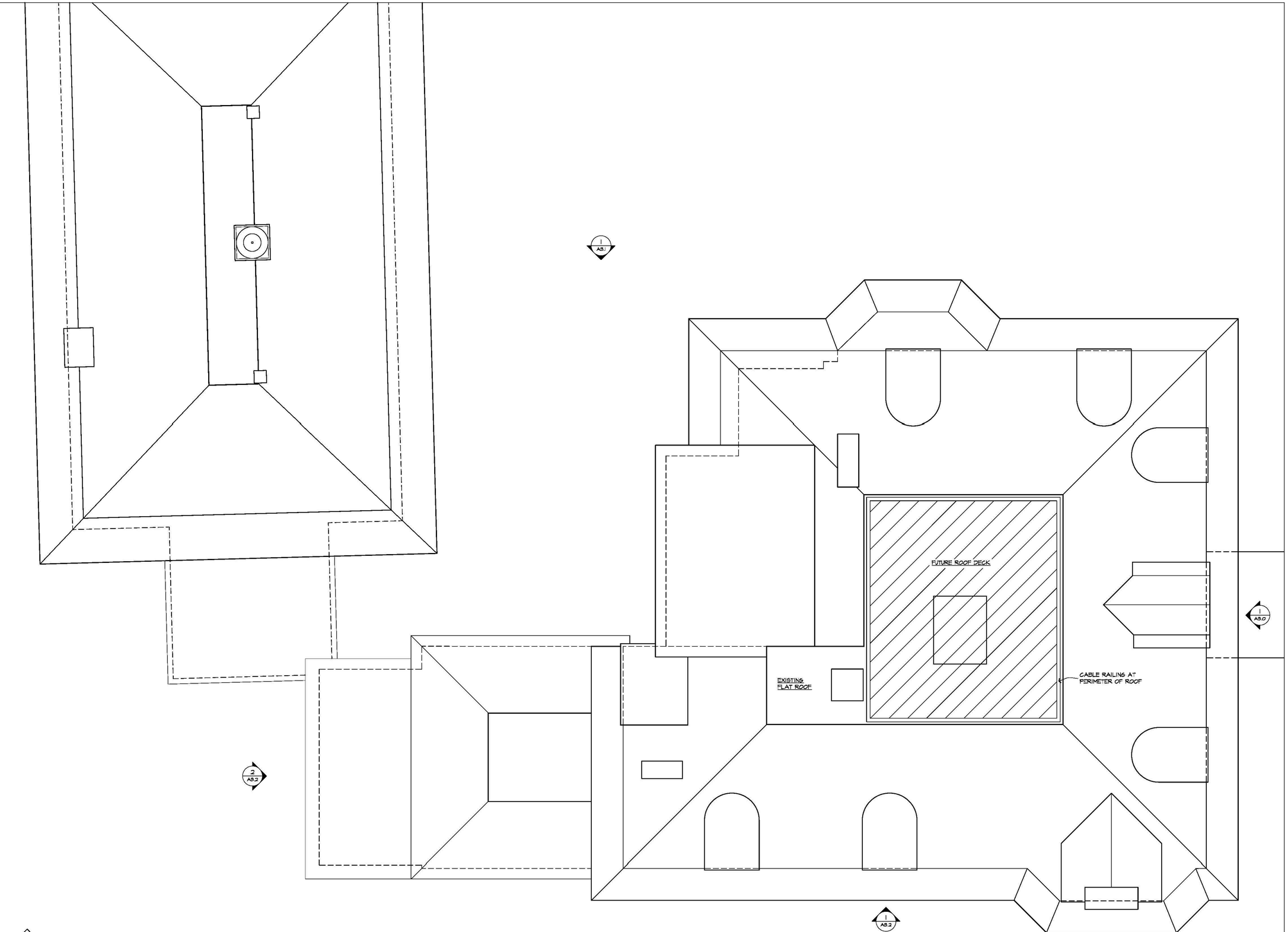
12/20/2013

Sheet Title

SECOND AND THIRD FLOOR PLANS - MAIN WING ONLY

Sheet Number

A2.2



N

1 A2.3 ROOF PLAN

1/4"=1'-0"

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No.	Date	Description

Date:

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300 Clifton Avenue Minneapolis, MN

HERITAGE PRESERVATION COMMISSION

12/20/2013

Sheet Title

ROOF PLAN

Sheet Number

A2.3

1 / A3.0 SOUTH ELEVATION
1/4"=1'-0"

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No.	Date	Description

Date:

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300 Clifton Avenue
Minneapolis, MN

HERITAGE PRESERVATION COMMISSION

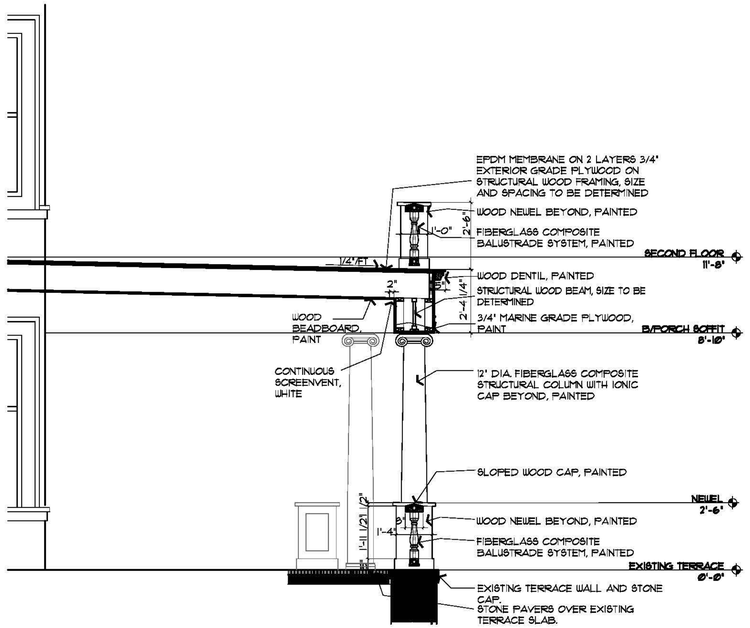
12/20/2013

Sheet Title

SOUTH ELEVATION - MAIN WING

Sheet Number

A3.0



2 / A3.1 TYPICAL PORCH SECTION
3/8"=1'-0"

1 / A3.1 EAST ELEVATION
1/4"=1'-0"

ADSIT Architecture & Planning

Revisions

No.	Date	Description

Date:

Project No.: 1333

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Date:

License No.:

Project Title

300 Clifton Avenue
Minneapolis, MN

HERITAGE PRESERVATION COMMISSION

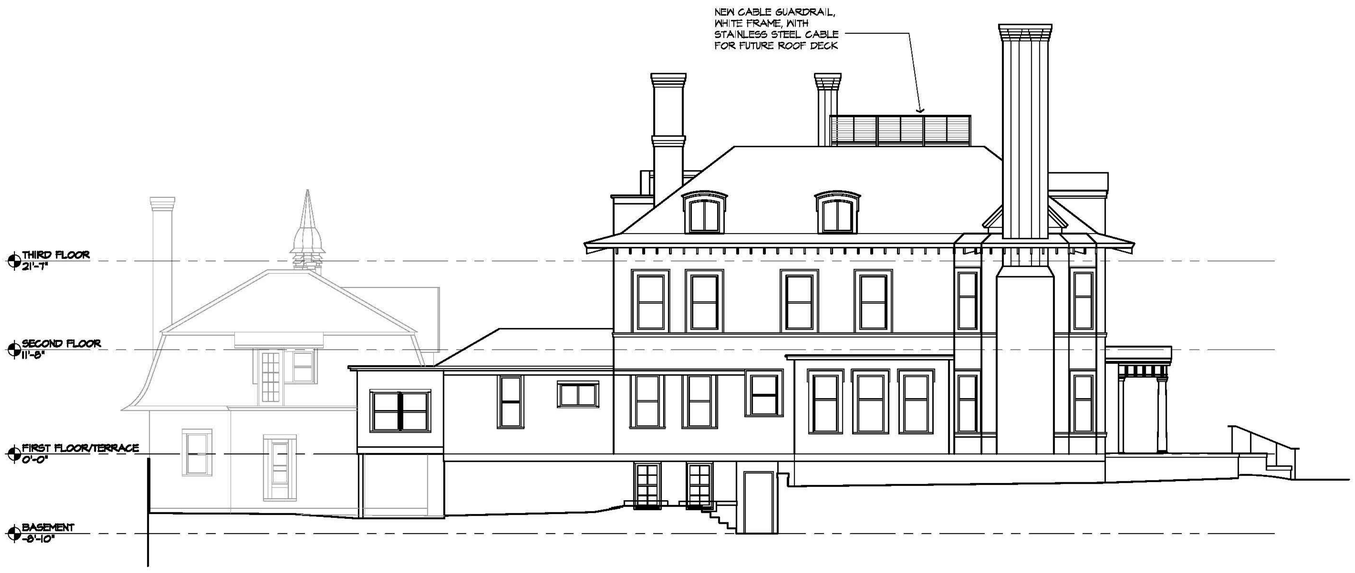
12/20/2013

Sheet Title

EAST EXTERIOR ELEVATION AND PORCH SECTION - MAIN WING

Sheet Number

A3.1



1 / A3.2 WEST ELEVATION
1/8"=1'-0"

2 / A3.2 NORTH ELEVATION
1/8"=1'-0"

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Revisions

No.	Date	Description

Date:

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300 Clifton Avenue
Minneapolis, MN

HERITAGE PRESERVATION COMMISSION

12/20/2013

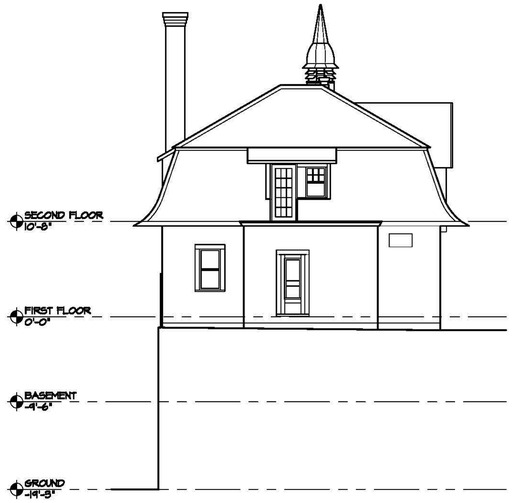
Sheet Title

NORTH AND WEST ELEVATIONS - MAIN WING

Sheet Number

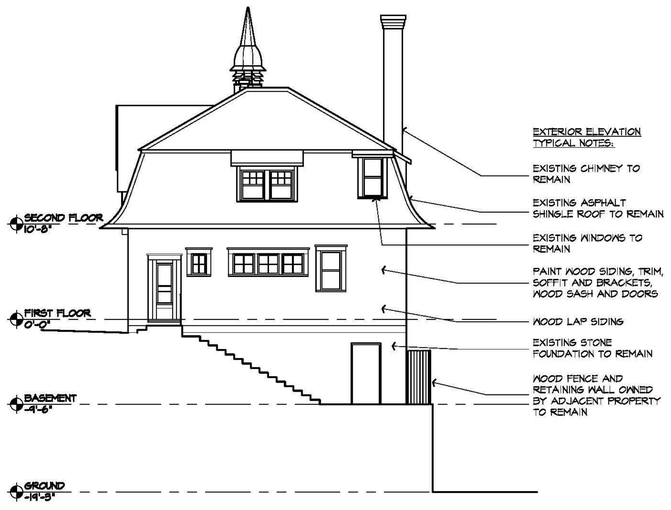
A3.2

1 A3.3 NORTH ELEVATION
1/8"=1'-0"



2 A3.3 WEST ELEVATION
1/8"=1'-0"

3 A3.3 SOUTH ELEVATION
1/8"=1'-0"



4 A3.3 WEST ELEVATION
1/8"=1'-0"

ADSIT
Architecture & Planning

Revisions

No.	Date	Description

Date:

Project No.: 1333

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Project Title

300 Clifton Avenue
Minneapolis, MN

HERITAGE PRESERVATION COMMISSION

12/20/2013

Sheet Title

EXTERIOR ELEVATIONS - CARRIAGE WING

Sheet Number

A3.3

300 Clifton Avenue

Circa 1910

Clifton Avenue circa 1977

Historical photo of east elevation, date unknown

Street view from Clifton Avenue

South Elevation

Driveway entrance from Clifton Avenue

East Elevation- view from parking lot, historical porch structure removed prior to this owner.

East Elevation-back entrance to main wing. Carriage wing connection.

South Elevation- view of carriage wing from parking lot

North Elevation- Carriage House, apartments and surroundings north of property.

Current view of Carriage House, north elevation

North elevation prior to apartments

West Elevation

Parking area and surroundings west of property

Parking area east of 300 Clifton

Parking area- view to west

- view to south

- view to north

- view to east

South entrance and site space

South Street Elevation- Showing damaged stairs and paving

Damaged terrace paving by front entrance

Damaged paving on terrace and stairs on east side of building

East Elevation- stairs on south. Cracked concrete, temporary railings.

East Elevation- stairs on north. Shifted stone steps, deteriorated concrete walks.

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Applicant Statement for Certificate of Appropriateness
300 Clifton Avenue, Historic Eugene Carpenter House, 1906
National Register of Historic Places Designation, 1977

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 house received designation for its association with Eugene Carpenter, Minneapolis businessman and patron of the arts. At the turn of the 20th century, Carpenter was president of Central Lumber Company. He and his family moved into the house in 1906. He resided there until his death in 1922, his wife until 1946. Carpenter was a major donor to the Minneapolis Institute of Arts and part of its early planning and development.

   From 1946 to the time of designation the property was used as a rooming house with no major changes to the plan or interior finishing.[1]

   The architect for the major renovation of an existing Victorian residence in 1906 was Edwin H. Hewitt. Hewitt is credited with the design of Dunwoody Institute, Hennepin Methodist Church, Minneapolis Club, the National Life Insurance Company and large single family residences during the period of significance.

   The building consists of a three story main house wing with Georgian exterior detailing and central hall organization, and a two story carriage house wing. Both wings have full basements. The heating plant is located in the basement of the carriage house. A multi-story building has been built to the north of the site, blocking the views to Loring Park that once characterized Loring Hill.

   The renovation work is compatible with the criteria of significance and period of significance

   - The removal of the parking lot restores green space to the east of the house. The Carpenter family had a formal garden in the area east of the main house.

[1] National Register of Historic Places Inventory Nomination Form, Carpenter, Eugene J. House, 1977

- The east porch structure will be rebuilt using historic photos and historic plans as a reference. The deteriorated terrace paving and concrete steps will be replaced. Stone steps that can be reset will be retained.
- Painting of the exterior wood siding and trim extends the life of these historic materials.
- A guardrail will be added at the perimeter of the flat roof portion of the main house wing. A roof deck will provide views to the downtown that now are partially blocked by high rise construction to the north.
- Existing facilities will be renovated to provide three dwelling units within the building. Large homes of this era housed extended families and servants. Carriage houses often provided auxiliary living quarters for servants. The proposed use of the carriage house for two apartments with a single living unit in the main house mirrors the historic pattern of use.
- The salon/spa use in the first floor utilizes the existing first floor plan without changes to walls and preserves the existing interior finishes. The occupancy has no visible effect on the exterior of the building.
- The Bed and Breakfast occupancy on the second and third floors uses existing bedrooms. Bathrooms are being added within existing rooms. There will be no visible exterior changes to the building due to the interior modifications.

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

   At the time of designation, the exterior of the house was described in detail with less reference to the interior.[2] The interior description of a central hall Georgian Revival plan matches existing conditions. The interior is well maintained with wood paneling, plaster walls and ceilings and curving central stair. The major change to the house since designation is the loss of the one story porch on the east side of the building. The porch is being rebuilt using historic photographs and drawings as reference.

   The proposed uses – three dwelling units, salon and bed and breakfast do not require major reconfiguration of circulation, space organization or destruction of historic interior finishes.

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

[2] National Register of Historic Places Inventory Nomination Form, Carpenter, Eugene J. House, 1977

building as a landmark or its potential for inclusion in a future conservation district.

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

Design: The alterations proposed restore elements lost after the period of significance and historic designation. The alterations are in keeping with the construction period of the building. The alterations would not affect the quality of the building design.

Setting: The proposed alterations are compatible with the character of the building and are not detrimental to the adjacent contributing buildings. The additional green space and reconstruction of the east porch enhance the setting for the Carpenter House and adjacent structures.

Materials: The proposed alteration would not result in major loss of historic materials -existing stone steps will be reset, wood siding and trim painted. Non-historic railings will be removed, and new simple wrought iron handrails installed. Deteriorated paving will be replaced with a combination of cast stone and concrete flat work. The rebuilt porch combines wood and polymer elements that replicate originals as shown in historic photographs.

Workmanship: The changes would not impact the workmanship of the building. Materials have been chosen for durability, appropriate texture and appearance.

Feeling: The proposed alteration on structure will not increase the impact on the integrity of feeling currently provided by the building. Integrity of feeling will be increased by additional green space and restoration of the porch that leads to the garden.

Association: The project will not impair the property's integrity of association. Integrity of association will be enhanced by returning the property to residential use and restoration of the site.

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 property is not located in a designated historic district. It is one of several former single family homes in the Loring Hill specifically mentioned in the Loring Park Neighborhood Master Plan as a historic resource. [3] The Master

[3] Loring Park Neighborhood Small Area Plan, Chapter 3 Historic Preservation, Existing & Potential Historic Designations in the Loring Park Neighborhood, June 2013

Plan also recommends the creation of a conservation district as defined in the *Minneapolis Plan for Sustainable Growth Chapter 8.* The creation of a "Mansion District" is to encourage the preservation of the existing large houses by permitting a variety of adaptive reuse. These reuse concepts include; multi –unit residential, bed & breakfast or small inn and hospitality related services.[4]

The Master Plan recommends the recognition of the *Loring Hill Design Guidelines (2006).*[5] The design principles in the guidelines that are met in this project include:

Greenery: "Plantings should be maintained and enhanced among the buildings on Lowry Hill …" Additional green space and plantings are proposed including the elimination of a gravel parking lot.

Small Hotels: "Allow through amendments to the zoning ordinance small hotels or bed and breakfast inns as an adaptive reuse of mansions on Loring Hill or apartment buildings facing Loring Park (whether existing or new)." A six room bed and breakfast occupancy is proposed as part of this project.

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*

   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 historic purpose of the building was a large single family home. The building has been used as office space since its entry onto the Historic Register in 1977. The current project returns the building to residential use with three dwelling units, one in the main wing and two in the carriage wing. The new uses; salon and bed and breakfast, are compatible with the existing building plan and do not require reorganization of interior spaces. The site green space is increased by the project, returning garden space lost to parking for office use.

   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.

[4] Loring Park Neighborhood Small Area Plan, Chapter 3 Historic Preservation, Adaptive Reuse of Mansions, June 2013
[5] Loring Park Neighborhood Small Area Plan, Chapter 2 Land Use and Built Form, June 2013

The project retains and protects historic materials and internal space organization.

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.

No changes are proposed that will add conjectural features to the building.

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

The property has been historically designated for almost 40 years. There have been no changes that have become historically significant in their own rights during that time.

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

The exterior wood siding, wood trim, wood soffit and rafters will be repaired and painted. The large stone blocks that form the south and east terrace walls will be protected by restoration of the underground storm water drainage system. Interior plaster, wood paneling and trim, wood doors, and wood floors will be preserved within the main house wing.

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

Existing wood siding and trim will be repaired and painted. The stone steps to the terrace will be leveled. The roof drainage system will be reconnected to the site cistern.

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

No chemical or physical treatments that would damage historic materials are proposed for the project.

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 guardrail for the roof deck is a simple, thin profile metal and cable railing system. It is modern in appearance to not be confused with an historic element. The railing and roof deck are reversible elements and do not destroy historic building materials.

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.

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Historic Variance
300 Clifton Avenue, Historic Eugene Carpenter House, 1906
National Register of Historic Places Designation, 1977

Findings:
The variance is compatible with the preservation of the property and with other properties in the area, and that the variance is necessary to alleviate undue hardship due to special conditions or circumstances unique to the property and not created by the applicant.

1. Variance to have Bed and Breakfast with six rooms in a mixed use building and without added parking: A bed and breakfast is defined in Chapter 536 of the zoning code as a single family or two family home with up to three rooms for bed and breakfast occupancy. As per Zoning Code Chapter 536 Specific Development Standards, Bed and Breakfast Home *(9) Historically designated structures may apply for a variance from regulations regarding bed and breakfast homes as specified in Chapter 34, Heritage Preservation Commission .*

   The existing main house has nine bedrooms. The six room bed and breakfast can be developed within the existing spaces without damaging the historic character or organization of the building. The use as a bed and breakfast aligns with the Loring Park Neighborhood Master plan adaptive reuse of the mansions on Loring Hill. The property is located in the Downtown Parking Overlay District. The Downtown Parking Overlay District is established to preserve significant and useful buildings and to protect the unique character of the downtown area and the mixed use downtown neighborhoods by restricting the expansion or establishment of surface parking.

2. Variance to maintain 10' wide entrance drive from Clifton Avenue. *Chapter 541.240 Specific Regulations for access to parking and loading (B) No driveway or curb cut in an OR2 or OR3 District shall exceed the width of twenty five (25) feet, nor be narrower than twelve (12) feet.*

   The existing stone monuments are spaced at 10' clear drive width. Removing the monuments to achieve the 12' wide driveway removes historic construction from the property.

3. Variance to have a neighborhood serving retail sales and service center (Beauty Salon) in a mixed use building less than 20,000 SF.

   Chapter 547.30 Principal Uses for the office residence districts (f) permits neighborhood serving retail sales and services including *(1) a. Barber shop/beauty salon* and *(6) The minimum floor area of the structure in which the neighborhood serving retail sales and service use is located shall be twenty thousand (20,000) square feet of gross floor area.*

   The gross floor area of 300 Clifton is fifteen thousand, six hundred and eighty three (15,683) square feet. A portion of the first floor, one thousand, six hundred (1,600) square feet is proposed for use as a salon. The use can be accommodated without reconfiguring the spaces or damaging existing finishes. The allocated square footage is less than the 2,000 square foot maximum permitted for the neighborhood serving retail sales and service use in the district, proportional to the smaller total building size. The reuse is compatible with the Loring Park Neighborhood Small Area Plan for Adaptive reuse of mansions as a hospitality related service.

   End of Variance Request.

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Transmittal

To:	John Smoley – City of Minneapolis	**From:**	Mina Adsit
Fax:		**Pages:**	
Phone:		**Date:**	January 14, 2014
Re:	Additional Information for 300 Clifton	**CC:**	

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

1. 3" x 4" precast stone sample for steps and wall cap replacements is included in this transmittal. Color and textures will be custom matched to existing weathered limestone steps.

2. Post mounted lights at east side: See photo page 3 for historic fixtures at this location. The new fixtures will have black metal posts mounted to the existing stone wall caps at the same location as the historic fixtures. The fixtures will have round glass globes approximately 8" in diameter on a tapered neck. Overall height will be 5'. The fixtures will have incandescent lamps.

3. Composite columns and balustrade: Composite columns and balustrade are proposed along with wood for the porch reconstruction. The composite materials will not decay or split like wood. Both the columns and balustrade will be painted to match the wood trim. The columns carry a lifetime warranty against defects in materials or workmanship if properly installed. The balustrade components have a 5 year manufacturer's warranty.

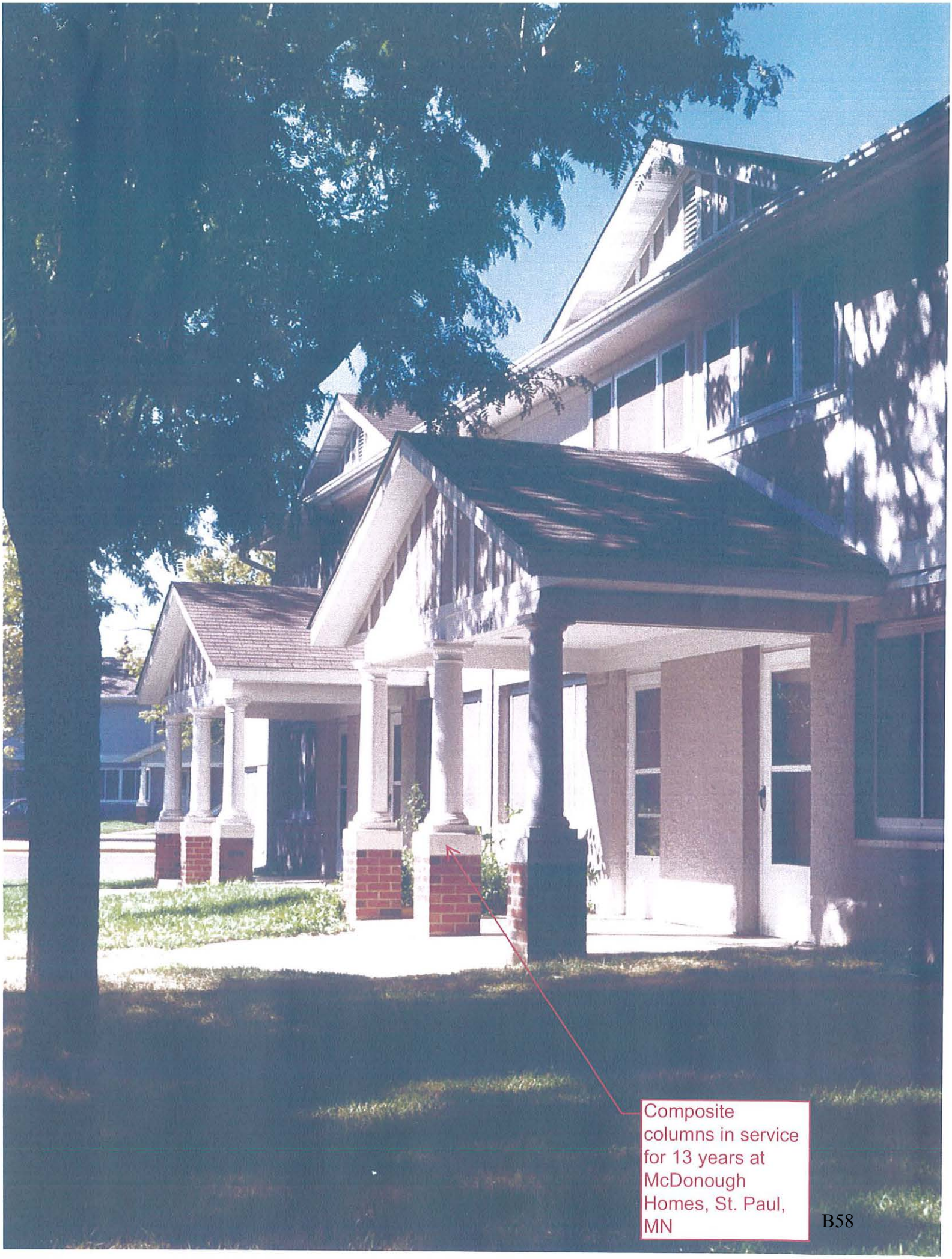
   See attached photographs of Abbott Apartments and of McDonough Homes for local examples of installation of composite products. We have not been able to obtain physical samples of the products.

   The porch is missing in its entirety and the substitute materials will not be adjacent to historic materials serving the same purposes. Attached is an excerpt from National Park Preservation Brief 16. The Use of Substitute Materials on Historic Building Exteriors covering Fiber Reinforced Polymers. Note that this is an older brief from1988; the materials we have specified are fire resistant.

4. A photograph showing where the deteriorated stone caps to be replaced are located is provided.

5. A check in the amount of $1,972.80 for the application is attached.

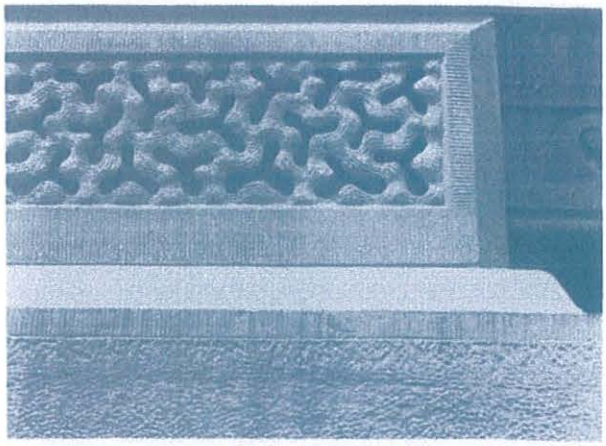
Composite Balustrade at Abbott Apartments 110 18th Street E Minneapolis Balustrade has not been painted yet.


Composite columns in service for 13 years at McDonough Homes, St. Paul, MN

Precast Concrete

Material: Precast concrete is a wet mix of cement and aggregate poured into molds to create masonry units. Molds can be made from existing good surfaces on the building. Color is generally integral to the mix as a natural coloration of the sand or aggregate, or as a small percentage of pigment. To avoid unsightly air bubbles that result from the natural curing process, great care must be taken in the initial and long-term vibration of the mix. Because of its weight it is generally used to reproduce individual units of masonry and not thin shell panels.

Application: Precast concrete is generally used in place of masonry materials such as stone or terra cotta. It is used both for flat wall surfaces and for textured or ornamental elements. This includes wall stones, window and door surrounds, stair treads, paving pieces, parapets, urns, balusters and other decorative elements. It differs from cast stone in that the surface is more dependent on the textured mold than the hand tamping method of fabrication.



Textured molds can produce a variety of high quality carved, quarried, and tooled surfaces in concrete. Photo: Sharon C. Park, AIA.

Advantages:
- easily fabricated, takes shape well
- rubber molds can be made from building stones
- minimal shrinkage of material
- can be load bearing or anchorage can be cast in
- expansion/contraction similar to stone
- material is fire-rated
- range of color and aggregate available
- vapor permeable

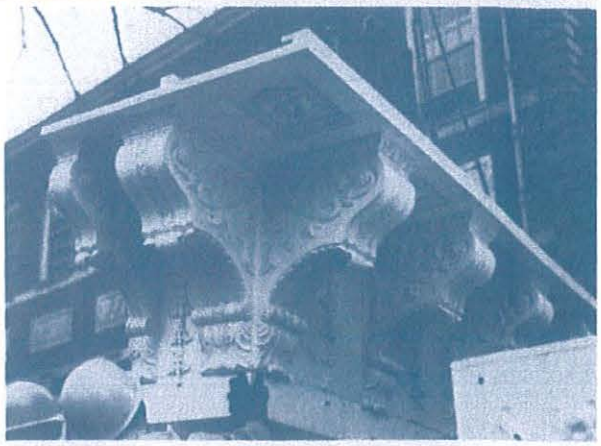
Disadvantages:
- may be more moisture absorbent than stone although coatings may be applied
- color fades in sunlight
- heavy units may require additional anchorage
- small air bubbles may disfigure units
- replacement stones are conspicuous if too few models and molds are made

Checklist:
- Is the historic material still available?
- What are the structural/anchorage requirements?
- Have samples been matched for color/texture/absorption?
- Have shop drawings been made for each shape?
- Are there performance standards?
- Has mortar been matched to adjacent historic mortar to achieve good color/tooling match?
- Are fabricators/installers experienced?

Fiber Reinforced Polymers—
Known as Fiberglass

Material: Fiberglass is the most well known of the FRP products generally produced as a thin rigid laminate shell formed by pouring a polyester or epoxy resin gel-coat into a mold. When tack-free, layers of chopped glass or glass fabric are added along with additional resins. Reinforcing rods and struts can be added if necessary; the gel coat can be pigmented or painted.

Application: Fiberglass, a non load-bearing material attached to a separate structural frame, is frequently used as a replacement where a lightweight element is needed or an inaccessible location makes frequent maintenance of historic materials difficult. Its good molding ability and versatility to represent stone, wood, metal and terra cotta make it an alternative to ornate or carved building elements such as column capitals, bases, spandrel panels, beltcourses, balustrades, window hoods or parapets. Its ability to reproduce bright colors is a great advantage.



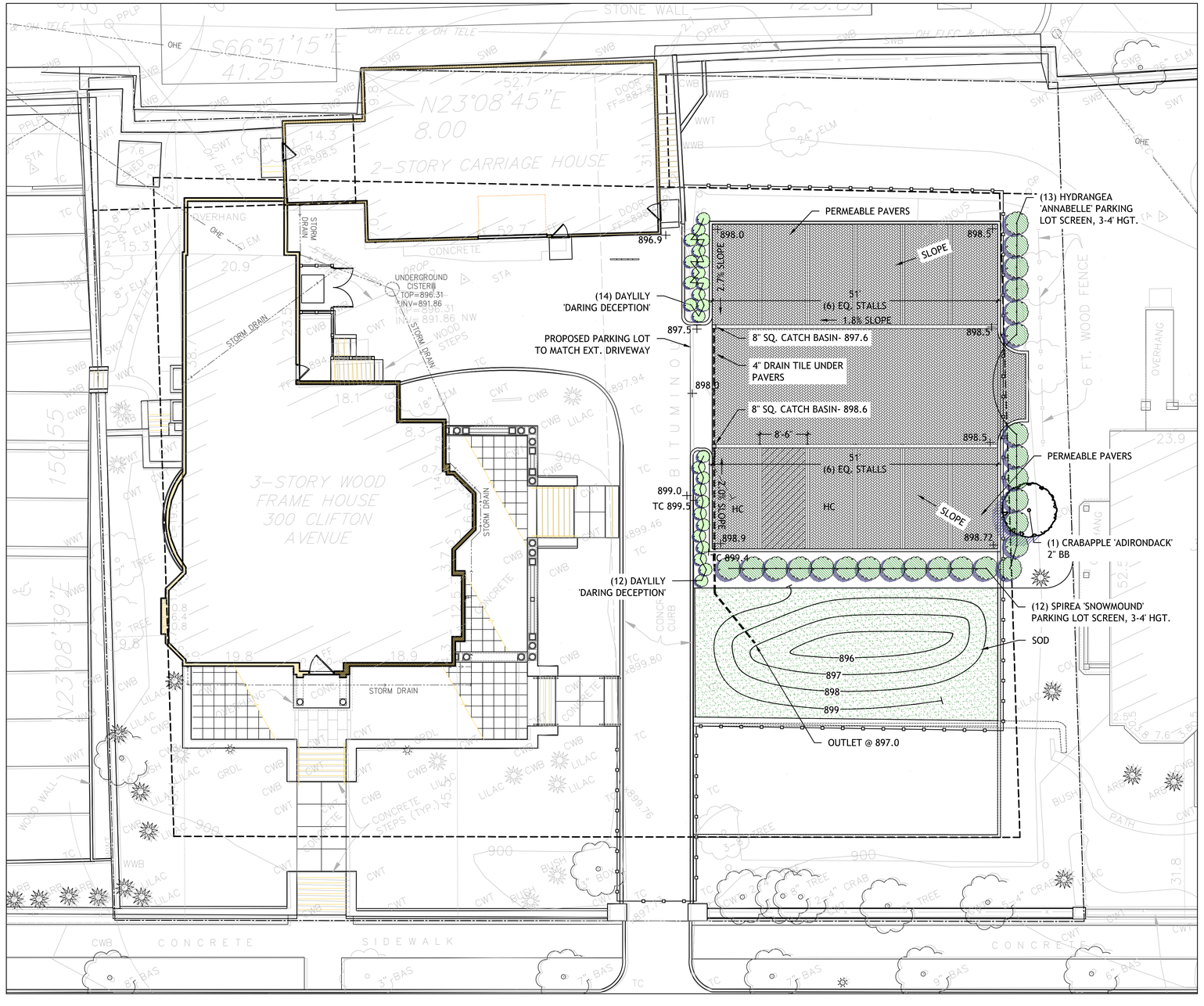
A fiberglass cornice for the reconstruction of an 18th-century wooden clockcase is being lifted in pre-fabricated sections. The level of detail is intricate and of high quality. Photo: Courtesy of Independence National Historical Park.

Advantages:
- lightweight, long spans available with a separate structural frame
- high ratio of strength to weight
- good molding ability
- integral color with exposed high quality pigmented gel-coat or takes paint well
- easily installed, can be cut, patched, sanded
- non-corrosive, rot-resistant

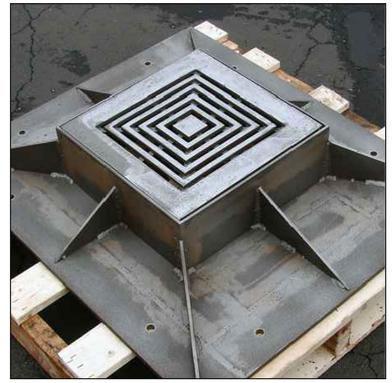
Disadvantages:
- requires separate anchorage system
- combustible (fire retardants can be added); fragile to impact.
- high co-efficient of expansion and contraction requires frequently placed expansion joints
- ultra-violet sensitive unless surface is coated or pigments are in gel-coat
- vapor impermeability may require ventilation detail

Checklist:
- Can original materials be saved/used?
- Have expansion joints been designed to avoid unsightly appearance?
- Are there standards for color stability/durability?
- Have shop drawings been made for each piece?
- Have samples been matched for color and texture?
- Are fabricators/installers experienced?
- Do codes restrict use of FRP?

Stone Caps to be replaced as per keynote 9 on plan A2.1



1 PARKING LOT GRADING PLAN
SCALE= 1"= 10'-0"



2 8" STEEL CATCH BASIN DETAIL
SCALE= NTS

3 PERMEABLE PAVERS
SCALE= NTS

4 EXTG SITE PHOTOS OF PROPOSED PARKING LOT LOCATION
SCALE= NTS

ADSIT Architecture & Planning

Revisions

No.	Date	Description
1	2/5/2014	CERTIFICATE OF APPROPRIATENESS

Date:

Project No.: 1228

Drawn By:

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the state of Minnesota.

Print Name: Ben Erickson

Signed:

Date:

License No.:

Project Title

300 Clifton Avenue
Minneapolis, MN

11/25/2013

Sheet Title

GRADING PLAN

Sheet Number

L100

A5 A4 A3 A2 A1

B61