



CPED STAFF REPORT
 Prepared for the Heritage Preservation Commission

HPC Agenda Item #1
 January 6, 2015
 BZH-28481

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 1608-1610 Harmon Place
Project Name: Joe's Building
Prepared By: [Lisa Steiner](#), City Planner, (612) 673-3950
Applicant: Shea, Inc.
Project Contact: Cori Kuechenmeister
Ward: 7
Neighborhood: Loring Park
Request: To allow an enclosed rooftop patio enclosure, rear patio improvements, and related modifications.

Required Applications:

Certificate of Appropriateness	To allow a rooftop patio enclosure, rear patio improvements, and related modifications in the Harmon Place Historic District.
---------------------------------------	---

HISTORIC PROPERTY INFORMATION

Current Name	Joe's Building
Historic Name	Auto Gear Co.
Historic Address	1610 Harmon Place
Original Construction Date	1946
Original Architect	Unknown
Original Builder	Stewart G. Collins Co.
Original Engineer	Unknown
Historic Use	Auto Garage & Salesroom
Current Use	Vacant – most recently a restaurant
Proposed Use	Restaurant

Date Application Deemed Complete	November 24, 2014	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	January 23, 2015	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

Local Historic District	Harmon Place Historic District
Period of Significance	1907-1930
Criteria of Significance	<i>Criteria 1:</i> Association with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history. <i>Criteria 4:</i> Embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
Date of Local Designation	2001
Date of National Register Listing	N/A
Applicable Design Guidelines	<i>Harmon Place Historic District Guidelines</i> and <i>The Secretary of the Interior’s Standards for the Treatment of Historic Properties</i>

SUMMARY

BACKGROUND. In the late 19th century, the area now known as the Harmon Place Historic District was a primarily residential district filled with mansions, townhouses, and residential hotels. Around the turn of the century, downtown retail and commercial growth began to extend to the southwest along Harmon Place, Hennepin Avenue, and other nearby streets. The area began to turn more intensively to automotive-related development and by 1920 it was the major automotive district of the city with over one hundred auto-related businesses concentrated in the area. The Harmon Place Historic District was locally designated in 2001.

The building at 1608-1610 Harmon Place was constructed in 1946 for use as an auto garage and salesroom. The parcel of land had previously been the location of a single-family home which was demolished in 1929. (See aerial photos and Sanborn maps in the appendix.)

The 1608-1610 Harmon Place building was later converted to other retail and office uses and a restaurant was first located in the building in approximately 1985. This building has been extensively modified over time and is noncontributing to the historic district. In the early 1990s, the building was remodeled in a deconstructivist style of architecture. The roof was converted to a patio for outdoor dining in 1993. The building most recently housed the restaurant Joe’s Garage, which closed in March 2013.

In July 2013, the building owner was granted a Certificate of Appropriateness for exterior modifications (detailed in the “Related Approvals” section below). Interior renovation of the building is currently taking place, as well as most of the exterior work that had previously been approved, including the construction of the rooftop elevator addition.

APPLICANT’S PROPOSAL. The applicant is proposing additional modifications that were not included in the scope of the previous Certificate of Appropriateness approval. On the front elevation of the building, minor changes including the addition of transom windows above the second-story windows (within the existing openings) are proposed. Planters and bicycle racks are now also proposed in front of the building.

The applicant is proposing to construct an approximately 1,500 square foot enclosed rooftop patio addition. This patio enclosure would have a gabled polycarbonate roof, with a glass aluminum storefront and doors. The previously approved elevator penthouse would also be extended in size by approximately 60 square feet to connect with the enclosed patio structure. A new vestibule is also proposed to connect the patio enclosure with the existing mezzanine level of the building. The applicant is proposing a black steel mechanical screen wall to provide required screening for rooftop mechanical equipment which was approved as part of the previous proposal. A black steel guardrail wall will also be installed at the east side of the building, where an open-air patio will be located.

There is an approximately 1,250 square foot triangular portion of the property between the building and the alley to the rear. As there is an almost 6 foot grade difference between the east and west sides of the property, a new retaining wall is proposed to be constructed. The applicant is proposing to construct a 6' by 35' enclosure at the east side of the property for trash, recycling, and to screen a transformer. This enclosure would be 8 feet high along the adjacent parking lot. The proposal also includes a stand-up patio area with permeable pavers, planters, and a new pick-up window. The exit stair from the rooftop patio would also be extended.

A previously approved mural on the north side of the building is no longer proposed. The applicant has stated that a proposal for a new mural will be made at the time of approval for signage. Until then, the applicant is proposing to paint the wall a dark red color.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZH-27789	Certificate of Appropriateness	Replacement of windows on the front elevation, façade alterations, replacement of awnings, a 494 square foot elevator addition on the roof and a painted mural on the north side of the building	Approved by Heritage Preservation Commission on July 9, 2013.

PUBLIC COMMENTS. No comments have been received as of the writing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow a rooftop patio enclosure, rear patio improvements, and related modifications in the Harmon Place Historic District based on the following [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 period of significance for the Harmon Place Historic District is 1907-1930. The subject property was constructed in 1946, outside of the period of significance. The designation study

noted that the subject building had been extensively remodeled and was considered noncontributing. Most of the contributing buildings in the Harmon Place Historic District embody a good sense of an important era in the city's growth, and illustrate a chapter of its transportation, economic, and social history.

The proposed alterations would be in keeping with the design and character of the noncontributing building without having a significant impact on the overall character of the district. The neighboring building, 1612 Harmon Place, was constructed in 1921 and is a contributing resource in the Harmon Place Historic District. The building is a good example of early twentieth-century commercial construction in the area. While the proposed patio enclosure will obscure the second-story windows of the 1612 Harmon Place building as viewed from the east, the impact of the addition on the neighboring building would be minimal; there is a one-story portion of the adjacent building which keeps the proposed addition separated by over 5 feet from the existing windows. Staff finds that the proposed alterations to the subject building would not have a negative impact on the buildings which contribute to the significance of the Harmon Place Historic District.

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

The designation study noted that construction waned in the district after 1930. Far fewer new automobile dealers populated the Harmon and Hennepin Avenue area in the recovery years of the late 1930s and in 1942, automobile production was halted for World War II defense production. Built in 1946, the subject building at 1608-1610 Harmon Place was one of the last automotive buildings built in the area and is not considered contributing to the designation of the Harmon Place Historic District. The proposed alterations to the noncontributing building are compatible with and support the designation of the Harmon Place Historic District.

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

Both the City of Minneapolis Heritage Preservation Regulations and the National Register of Historic Places identify integrity as the authenticity of historic properties and recognize seven aspects that define a property's integrity: location, design, setting, materials, workmanship, feeling and association. Based upon the evidence provided below, the proposed work would not further impair the integrity of the non-contributing property:

Location: The applicant is not proposing to change the noncontributing resource's location, so the project will not impair the integrity of location.

Design: The integrity of the building's original design was compromised by previous alterations to the building, particularly the deconstructivist style renovation in the early 1990s. Alterations currently underway will remove those deconstructivist features and simplify the building's design, which is likely as it appeared historically. The design of the patio enclosure is largely transparent and will be located at a portion of the building which is only one story in height, minimizing its overall impact on the design of the building. It is also setback significantly from the building's Harmon Place facade.

Setting: The proposed alterations to the exterior of the building will not impact the integrity of the setting for this property or other properties within the district. The alterations to the rear triangular portion of the site will improve the appearance and functionality of this portion of the site and its interaction with the public alley.

Materials: The proposed materials for the addition are metal and glass with a translucent polycarbonate roof. These materials clearly differentiate the addition from the original portions of the building and do not negatively impact the noncontributing building's integrity.

Workmanship: The integrity of the original workmanship has been impacted with previous modifications to the building. The work proposed at this time will not have any further impact on the structure's integrity of workmanship.

Feeling: The project will not impair the property's integrity of feeling.

Association: The project will not impair the property's integrity of association. This is a noncontributing property in the Harmon Place Historic District as it was constructed after the period of significance and has been extensively modified over time.

The proposed alterations will not further impair the integrity of the noncontributing property and will not impair the integrity of other contributing properties. The proposed alterations will be compatible with and will ensure continued integrity of the historic district.

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 Harmon Place Historic District Design Guidelines were adopted in 2002. The guidelines provide a framework for evaluating proposed alterations to existing buildings and new construction within the district. The following guidelines are most applicable to this proposal and a staff comment has been provided which analyzes each section:

I. General Conservation

- a. All improvements must conform to applicable zoning codes and other regulatory restrictions and satisfy building code requirements.
- b. The original appearance of historic buildings should be determined through archival research and building inspection, and the information should be used in planning improvements.
- c. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - i. 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, scale, and architectural features to protect the historic integrity of the property and its environment.
 - j. 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.

Staff Comment

The proposed changes will conform to all applicable zoning and building code requirements. The original appearance of the building could not be determined as no historic photographs have been found of the building. No historic materials will be

removed and no historic features or spaces will be altered. The new addition will not destroy any historic materials. The new work will be clearly differentiated from the older portions of the building and will be compatible with the building. The proposed patio enclosure is a removable feature which will not alter the essential form or integrity of the property.

3. Roofs, Parapets, and Cornices

a. The original roofline including the cornice, parapet, and other elements should be maintained. No part of the cornice or parapet should be covered or removed.

e. Rooftop equipment that projects above the roofline should be set back from the primary building elevation. It should not be visible from the street level.

Staff Comment

The roof of the addition must be gabled for snow load purposes. The original roofline has been altered over time. Mechanical equipment that projects above the roofline was previously approved; the applicant is proposing to screen all of these mechanical units with black steel mechanical screen walls. The screen walls will serve to screen the mechanical equipment and tie together the black steel elements of the design on the rest of the building. Because the screen walls will be visible from the street level, staff is recommending as a condition of approval that the screen walls be set back as far as possible from the Harmon Place façade.

4. Windows

a. Windows and Sash: Size and Shape: All existing historic window openings should be retained, and window openings should not be enlarged or reduced to fit new units. New windows should be compatible with existing historic units. New window openings should not be introduced into principal elevations. Windows should not be removed or permanently blocked for the installation of air conditioners. Wherever possible, installation should be in the transom.

Staff Comment

While it is unknown whether the existing window openings are original, the existing window openings will be retained. No new window openings will be introduced into principal elevations. The newly proposed windows with transoms for the front façade will fit into the existing openings.

7. Signs, Awnings, and Lighting

g. Awnings should be sized to fit the windows and storefronts behind them. Simple canvas and a variety of metal awnings are traditional in the Harmon Place Historic District.

Staff Comment

The applicant is proposing simple black canvas awnings over the second story windows. No signage has been proposed. The applicant has indicated that a mural for the east wall and signage will be submitted for approval at a later date.

8. New Construction and Additions

- a. New buildings and additions in the Harmon Place Historic District should be compatible with surrounding historic buildings and the pedestrian-oriented streetscape.
- b. New buildings and additions should relate to the scale, size, height, massing and materials of existing historic buildings. Acceptable materials include stone, brick, rusticated concrete block, decorative terra cotta and stucco.
- c. New buildings and additions should relate to the placement and orientation of adjacent historic buildings. In most cases, new buildings should be built to the lot line to create a continuous street wall.
- f. Additions to existing historic buildings should not replicate the original but should be designed as a new structure that relates to the existing scale, height, massing, and materials and details of the original building.

Staff Comment

The addition of the rooftop enclosure will be set back approximately 20 feet from the street-facing façade. The top of the enclosure's gabled roof will rise only 4 feet 8 inches from the existing rooftop. Because the adjacent parcel to the east is a surface parking lot, the addition will be visible from vantage points near the intersection of Harmon and Maple. However, the enclosure is proposed at a portion of the building which is only one-story in height and therefore does not add significant overall height to the building. It is setback significantly from the Harmon Place façade of the building. This rooftop area has been utilized as an open-air patio since 1993.

10. Landscape Design

- a. Landscape features, including shrubs, trees, and berms, should not abut or damage any part of a building or structure. The design of other outdoor improvements, including fences, retaining walls, and canopies, should recognize the past commercial and industrial character of the area and be compatible with the scale and materials of surrounding buildings.

Staff Comment

The applicant is proposing to incorporate approximately 300 square feet of landscape planters on the site. Recognizing the historically commercial and industrial character of the area, no shrubs, trees, or berms are proposed. The retaining walls at the back portion of the site near the alley and the permeable pavers will be compatible with the scale and materials of surrounding buildings. The alterations to the rear patio will transform this triangular portion of the site from a service area to a usable and attractive portion of the site that relates well to the public alley.

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 following standards are most applicable to this proposal:

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 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, scale, and architectural features to protect the historic integrity of the property and its environment.
- 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.

Further, the Secretary of Interior's guidelines for rehabilitation give the following guidance:

Recommended

- Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
- Designing a new addition in a manner that makes clear what is historic and what is new.
- Placing a new addition on a non-character-defining elevation and limiting the size and scale in relationship to the historic building.
- Designing a rooftop addition when required for the new use, that is set back from the wall plane and as inconspicuous as possible when viewed from the street.

Not Recommended

- Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.
- Duplicating the exact form, material, style, and detailing of the historic building in a new addition so that the new work appears to be part of the historic building. Imitating a historic style or period of architecture in a new addition.
- Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.
- Designing a new addition that obscures, damages, or destroys character-defining features of the historic building.
- Constructing a rooftop addition so that the historic appearance of the building is radically changed.

Staff finds that the proposed alterations will not remove any historic materials or create a false sense of development. The new addition will be differentiated from the old while maintaining compatibility with the existing features of the building. The addition is set back significantly from the Harmon Place façade at a portion of the building which is only one story in height, which

limits its size and scale in relationship to the older portions of the building. The addition will be inconspicuous from the Harmon Place façade, but will be visible from nearby Maple Street due to the adjacent surface parking lot. The addition will not negatively impact the integrity of the adjacent contributing building, 1612 Harmon Place. The alterations proposed for the rear patio and other improvements will also be consistent with the applicable standards and recommendations. The proposed alterations will not materially impair the significance and integrity of the Harmon Place Historic District, as they are found to be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

6. *The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.*

The alterations would conform to all applicable regulations of the preservation ordinance. The certificate of appropriateness would be consistent with the following applicable policies of the comprehensive plan and the applicable preservation policies of small area plans adopted by City Council:

Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.

- 8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.
- 8.1.2 Require new construction in historic districts to be compatible with the historic fabric.

Heritage Preservation Policy 8.10: Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality.

- 8.10.5 Prioritize the reuse of the city's historic buildings as a strategy for sustainable development.

Additionally, the *Loring Park Neighborhood Master Plan* was approved by City Council in 2013. One of the five major strategic goals of the plan is to protect, preserve and enhance historic character and unique architecture. The *Protecting Historic Resources* chapter of the plan specifies that properties within the historic district should utilize the adopted Harmon Place Historic District design guidelines to guide design of development. See finding #4 for analysis related to the design guidelines.

7. *Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.*

The proposal does not include the destruction of any property.

Before approving a Certificate of Appropriateness, and based upon the evidence presented in each application submitted, the Commission shall make findings that alterations are proposed in a manner that demonstrates that the Applicant has made adequate consideration of the following documents and regulations:

8. *The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.*

The nomination of the Harmon Place Historic District noted that the subject property was noncontributing to the district due to its construction outside of the period of significance and extensive remodeling. The building does not contribute to the significance of the Harmon Place Historic District as the automotive heart of the city in the early twentieth century. Staff finds that the applicant has made adequate consideration of the description and statement of significance of the district.

9. *Where applicable, adequate consideration of Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.*

Due to the size of the patio enclosure, the proposal is subject to Site Plan Review. Site plan review standards will be analyzed in the land use application process. The applicant has indicated adequate consideration of these site plan review standards in their application materials.

10. *The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.*

The alterations would not have a detrimental impact on the significance or integrity of the Harmon Place Historic District. Based on the evidence presented in the application submitted, the applicant has demonstrated adequate consideration of the Secretary of the Interior's Standards for Rehabilitation. The proposal is consistent with the standards and the associated recommendations for new additions, as detailed in finding #5.

Before approving a Certificate of Appropriateness that involves alterations to a property within an historic district, the Commission shall make findings based upon, but not limited to, the following:

11. *The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.*

Staff does not find that the alterations proposed would have a detrimental impact on the adjacent contributing property, 1612 Harmon Place, or any other contributing properties in the historic district. The alterations proposed are compatible with the historic district and will ensure continued significance and integrity of all contributing properties from the period of significance.

12. *Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.*

Staff finds that granting the certificate of appropriateness will not negatively alter the essential character of the Harmon Place Historic District and will be in keeping with the spirit and intent of the ordinance. See finding #6 for more detailed analysis.

13. *The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.*

Staff finds that the proposed alterations will not be injurious to the significance and integrity of the adjacent contributing building or other contributing properties in the district. The proposed alterations will not impede the normal and orderly preservation of surrounding resources.

RECOMMENDATIONS

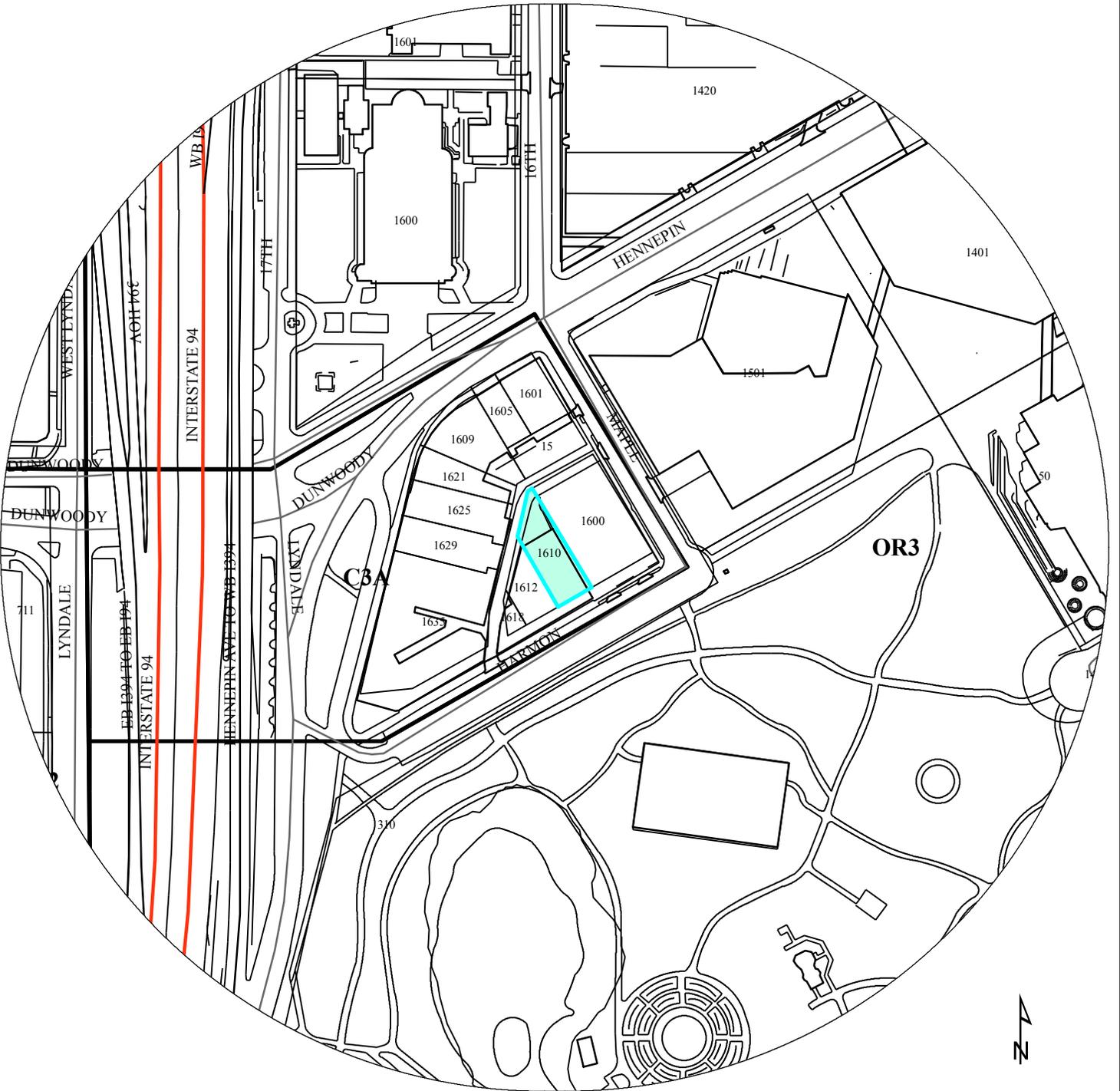
Recommendation of the Department of Community Planning and Economic Development for the Certificate of Appropriateness:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the above findings and **approve** the Certificate of Appropriateness to allow an enclosed rooftop patio enclosure, rear patio improvements, and related modifications at the property located at 1608-1610 Harmon Place, subject to the following conditions:

1. The mechanical screen wall shall be set back as far as possible from the Harmon Place façade.
2. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than January 6, 2017.
3. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

ATTACHMENTS

1. Zoning map
2. 1945 photo of block prior to construction of subject building
3. Sanborn maps
4. Written description and findings submitted by applicant
5. Photos before (2013) and during renovation (October 2014)
6. Site plan
7. Rooftop plan
8. Floor plans
9. Elevations: prior to renovation, previously approved, and currently proposed
10. Section details
11. Mechanical equipment locations
12. Survey
13. Renderings
14. Correspondence



PROPERTY ADDRESS
1608-10 Harmon Pl

FILE NUMBER
BZH-28481



Subject parcel prior to construction of existing building

1945: View of block prior to construction of 1608-1610 Harmon Place building
Courtesy of Minnesota Historical Society

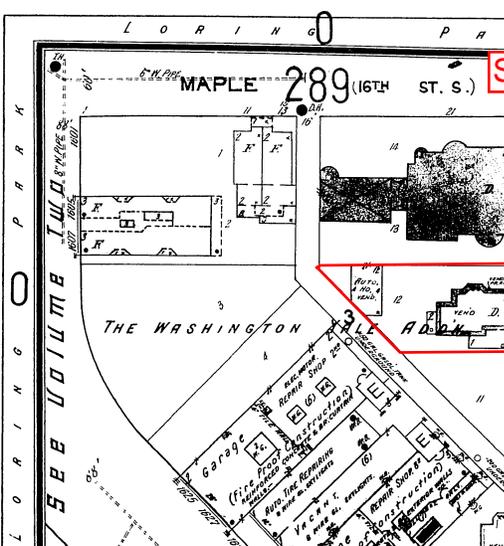
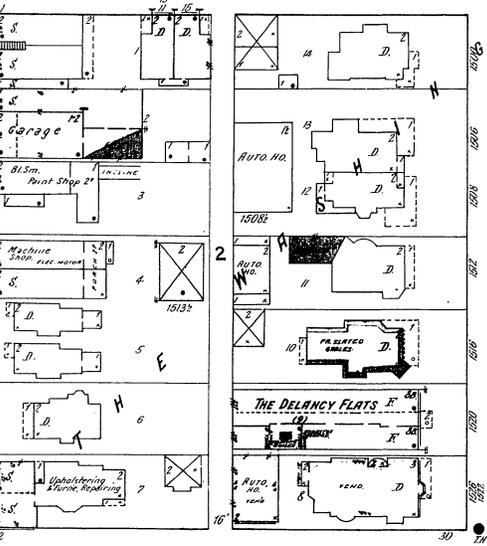
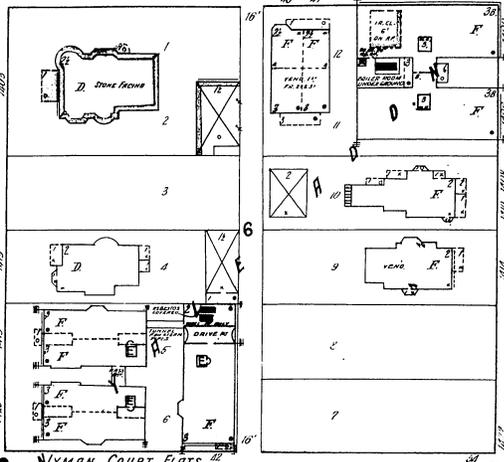
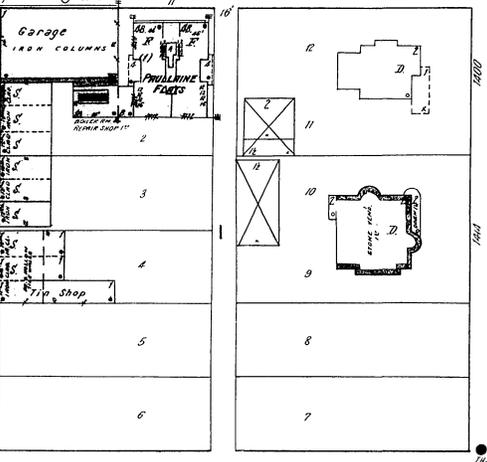
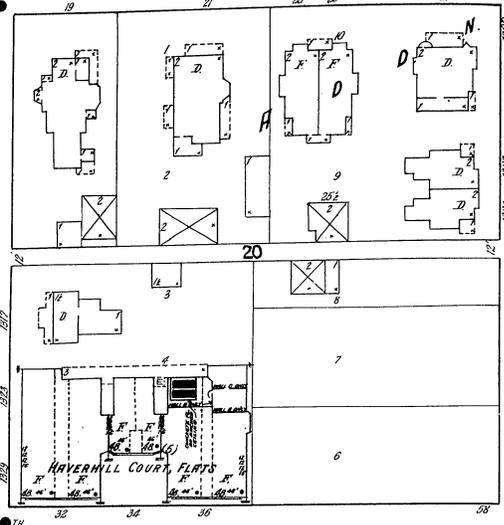
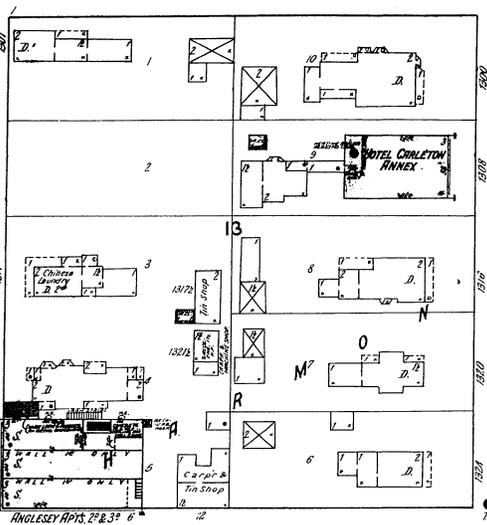


287

S. 13TH ST.

289

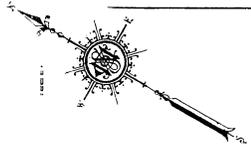
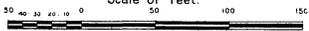
N 13TH ST.



Subject parcel

289

Scale of Feet.





Harmon Place Historic District

The proposed transformation involves minimal rehabilitation to the historical exterior of 1610 Harmon Place in the Harmon Place Historic District. The building was built in 1946 and is non-contributing. The designer and owners' goal is to tailor the building closer to its original historic character with minor alternations that have low impact on the historic appearance of the property, so that it complements the Harmon Place Historic District's historic significance.

To achieve this goal, the design team proposes to remove portions of the deconstruction style of the last renovation, and alter existing paint colors and awnings. This will make a stronger supporting building in the Harmon Place Historic District. This involves the following:

- Replace all windows with similar style wood casement for greater efficiency and function.
- Modify the façade to allow for right angles, level brick coursing, and removing segmental mullions at the windows and parapet.
- Remove knee wall between edge of side walk and patio replacing with built-in planters to provide additional greenery.
- Remove the awnings that extend over the storefront on street level.
- Install new awnings above second story by reusing existing metal awning supports.
- New metal beam headers to be installed on storefront level openings which will match second floor existing metal beam header.
- Refinish the storefront wood cladding and trim to a mid-brown tone to integrate into the historic neighborhood pallet.
- Replace the existing garage door with French doors similar to existing adj. window style on building.
- Remove door at second "porch" at plan SE corner; replace with window to match exist window style.
- Change faux fiberglass columns to blackened steel I-beams which match the existing metal beam header already in place.
- Remove existing exit door on plan west side of building under exit stair and patch with materials to match existing façade.
- ~~Paint mural at stucco finish at plan north side of building.~~

The items in red are additions or revisions to the project description

- Omit mural on building noted at plan north side of building. Paint entire CMU façade. Mural to be submitted separately w/ sign package.
- Install a patio enclosure w/ polycarbonate roof and aluminum storefront & doors at the rooftop patio in lieu of the previously depicted canopy w/ open patio.
- Modify mezzanine and rooftop penthouse so that they interface with the rooftop patio enclosure.
- Install a rooftop patio with guardrail at the plan north half of the upper roof at the front side of the building.
- Install a mechanical screen wall at the upper roof at the front side of the building and around perimeter of the elevator penthouse.
- Remove exist. parking stalls, blacktop, AC units, electrical conduit & ductwork at alley side.
- Install a pick-up window and exposed permeable patio w/ planters at alley side.
- Additional planters at entry provided
- Install trash enclosure & transformer pad at alley side. Permeable conc.
- Modify grade & install new retaining wall as required.
- Revised awning color and window specification to aluminum framing.

In addition to the above proposed modifications, the American with Disabilities Act (ADA) requires the property have an elevator for guests to reach the second floor/patio area. The design team has placed the elevator back from the exterior elevations so that it has the least impact on the street facing elevations. The design of addition is not replicating the original, but stands as a new structure to the roof. The new wood siding helps to differentiate the structure from others, while still being compatible with the existing building.

Joe's Project Description
Harmon Place Historic District

The proposed transformation involves minimal rehabilitation to the historical exterior of 1610 Harmon Place in the Harmon Place Historic District. The building was built in 1946 and is non-contributing. The designer and owners' goal is to tailor the building closer to its original historic character with minor alternations that have low impact on the historic appearance of the property, so that it complements the Harmon Place Historic District's historic significance.

To achieve this goal, the design team proposes to add additional patio seating and provide shelter to a portion of the existing roof top patio. This will make a stronger supporting building in the Harmon Place Historic District. This involves the following:

- Construct a steel and wood structure over a portion of the existing roof top patio to provide year-round shelter. The roof will be covered with polycarbonate panels. The south wall is required to be one (1)-hour rated. (See specification and sample #1)
- The north elevation is constructed of an aluminum framed glass wall and door system. (See specification and sample #2)
- Additional patio seating is proposed behind the building. The patio will be constructed of modular pavers set over a sand bed. The area will be defined at the perimeter by use of planters. (See specification and sample #3)

CERTIFICATE OF APPROPRIATENESS

- (1) The alteration is compatible with the criteria of significance: The Harmon Place Historic District. The building will continue to support the area of significance as a restaurant. The building does not, however, support the period of significance. The period of significance for the Harmon Place Historic District is 1907 to 1930. The proposed alteration and upgrades are to a building constructed in 1946; therefore our proposed design complements the post World War II architecture of the existing building and Harmon Place Historic District.
- (2) The building does not have an interior designation. The alteration is to a non-contributing building within the Harmon Place Historic District.
- (3) The alteration is compatible with and ensures continued integrity of the district by preserving and renovating the existing building at 1601 Harmon Place. This includes maintaining the existing building footprint and materials.

<p>I. The proposed project will not materially impair the significance and integrity of the Harmon Place Historic District. The proposed project will strengthen the significance and integrity of the building and district by remodeling the facades. This in turn will bring increased awareness to the community of the Harmon Place Historic District. This is not a contributing building within the Harmon Place Historic District.</p> <p>The proposed project will not materially impair the significance and integrity of the Harmon Place Historic District in which it is designated. The building's scale and post World War II design style will be maintained. The proposed project is not a contributing building in the Harmon Place Historic District. We will adhere to the Secretary of the Interior's Ten Standards for Rehabilitation of Historic Properties in the following manner: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.</p>	<p>The building to be altered did not exist during the period of significance. The proposed renovation is an addition to the existing structure. The addition will enhance the historical character of the building's Post World War II style and the Historic District.</p>
<p>II. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</p>	<p>The historic character of the property will be retained, preserved, and enhanced. The features will complement the historic nature of the building and district.</p>
<p>III. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.</p>	<p>The property was built after World War II. The proposed alterations will maintain and enhance the post World War II period of architecture.</p>
<p>IV. Changes to a property that have acquired historic significance in their own right will be retained and restored.</p>	<p>The property has not acquired historic significance in its own right and is a non-contributing building in the Harmon Place Historic</p>

	District. The changes to the property will retain the historic significance of the building as it was constructed in 1946.
V. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	The existing materials, finishes, and construction techniques will be preserved.
VI. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where, possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	All existing historic features will remain in place.
VII. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Treatments of historical building components will be cleaned in a gentle manner.
VIII. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	To our knowledge, no archeological resources exist on the project site.
IX. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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 new addition is on the existing roof patio and set back from street frontage. The new addition and exterior alterations will not destroy historic materials, features, and spatial relationships of the property. The new work will be compatible with historic material, features, and massing. The addition will protect the integrity of the property and historic district.
X. New additions and adjacent or related new construction will 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.	If the new rooftop addition is removed in the future, the historic integrity of the property would not be impaired.

- (4) To the best of our knowledge, this application adheres to the Harmon Place Historic Guidelines for historical properties. This is not a contributing property. The proposed project is sensitive to the building's own period of architectural significance in the post World War II period while being sensitive to the adjacent buildings' period of historic significance. According to the Minneapolis Plan for Sustainable Growth's Heritage Preservation element, projects should "Protect historic resources from modifications that are not sensitive to their historic significance." Upon review of the Small Area Plans Map, dated October 2010, this property does not reside in any of the Small Area Plans.

DESTRUCTION OF PROPERTY

The project does not involve destruction of the property.

ADEQUATE CONSIDERATION OF RELATED DOCUMENTS AND REGULATIONS

- (1) We feel the proposed project has made adequate consideration of the Harmon Place Historic Design Guidelines. Upon review of the Harmon Place Historic District's Design Criteria, we find this property does not qualify. This is a non-contributing building within the Harmon Place Historic District but the building does not as it was not constructed until after the period of historic significance. This property does, however, embody the distinctive characteristics of the post World War II architectural era in which it was built. These characteristics will be preserved and enhanced.
The proposed project will not materially impair the significance and integrity of the historic district in which it is designated. The proposed project will match existing building materials/construction methods which enhance the property's use and will continue to bring increased awareness to the community of the Harmon Place Historic District.
- (2) We feel the proposed project has made adequate consideration of Minneapolis Code of Ordinances, Zoning Zone, Chapter 530, Site Plan Review. The project involves minimal site modifications and will adhere to any plan and health department comments/requirements. Site modifications are connected to the patio areas behind the building.
- (3) This building is not contributing building within the Harmon Place Historic District. The building was constructed in 1946. We will adhere to the Secretary of the Interior's Ten Standards for Rehabilitation of Historic Properties.

ALTERATIONS TO A PROPERTY WITHIN AN HISTORIC DISTRICT

- (1) We believe that the alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the Harmon Place Historic District because this property does not currently comply with the period of significance for the Harmon Place Historic District. The building will continue to maintain its post World War II design style.
- (2) We feel that granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the Harmon Place Historic District. The proposed project will strengthen the significance and integrity of the property and district increasing support areas by remodeling the facades and roof top patio area. This in turn will help maintain the increased awareness to the community of the Harmon Place Historic District.
- (3) We believe that the Certificate of Appropriateness will not be injurious to the significance and integrity of other resources within the Harmon Place Historic District because this property will be rehabilitated to capture the architectural significance of its design. We are proposing minimal changes to the building scale and finishes. New alterations will be compatible with the existing massing scale, and architectural features of the property. The new roof top structure will provide shelter to a portion of the roof top patio.

DEMOLITION OF AN HISTORIC RESOURCE

The proposed project does not involve the destruction of property.

HISTORIC VARIANCE

The proposed project will not materially impair the significance and integrity of the historic district in which it is designated. The proposed project will strengthen the significance and integrity of the building and district by providing roof top space that can be utilized during all seasons. We propose making modifications that are compatible with post World Ware II style used in the original construction. The property's renovation will bring increased awareness to the community of the Harmon Place Historic District.

R:\6700-6799\6795.00 JOES GARAGE\CITY\Certificate of Appropriateness\Roof\top\COA Findings 063014.docx



Photo prior to renovation work beginning, 2013



1612 Harrison

the
bird

Photo: October 2014

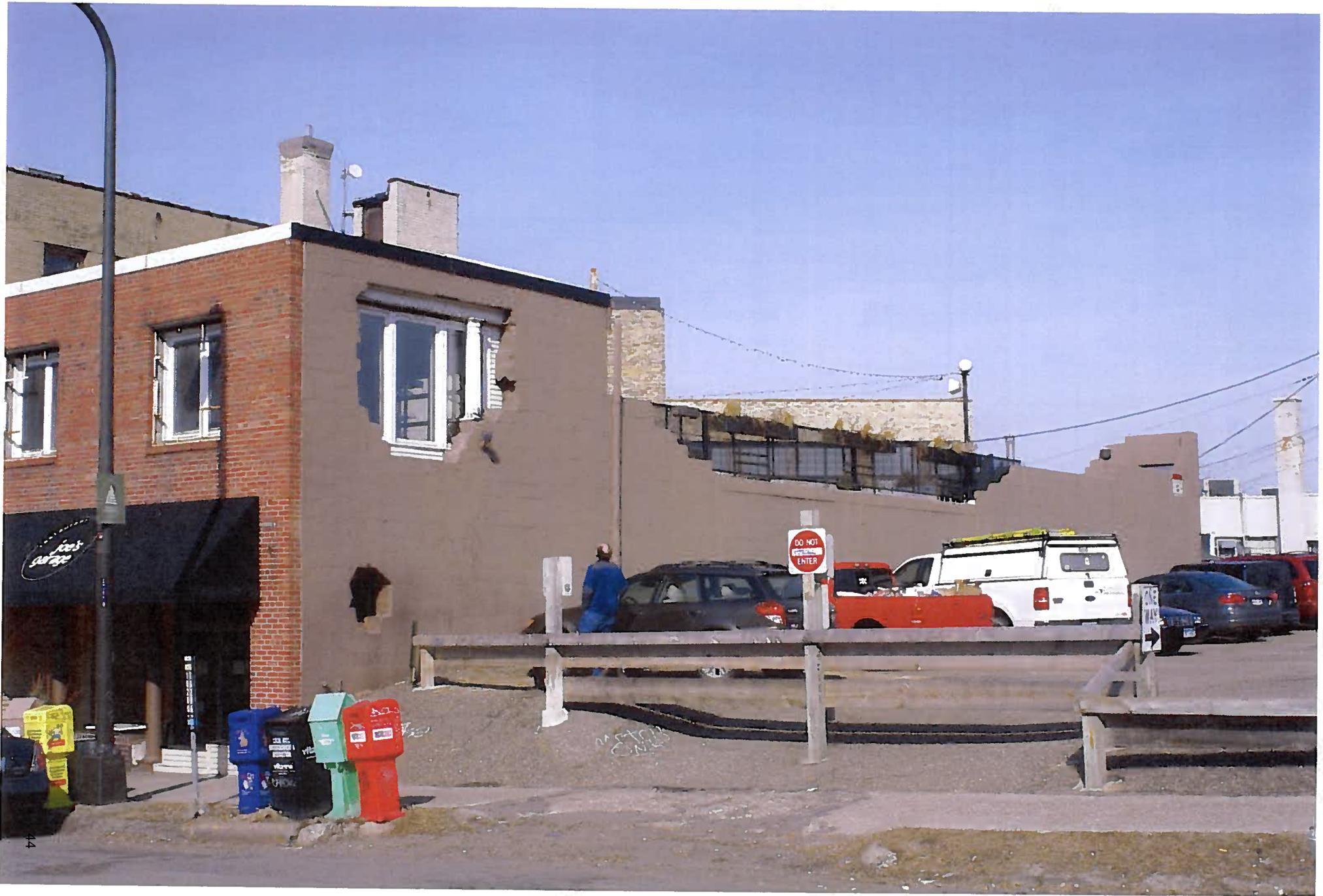


Photo prior to renovation work beginning, 2013



Photo: October 2014



Photo prior to renovation work beginning, 2013



Photo: October 2014

marshalla - 11/10/2014 2:30:25 PM R: \6700-6799\6795.00 JOES GARAGE\CITY\Certificate of Appropriateness\RoofTop - Back Patio



10 South Eighth Street
Minneapolis MN 55402

t 612_339_2257
f 612_349_2930
sheadesign.com

project title
JOE'S
1610 HARMON PLACE
MINNEAPOLIS, MN 55403

seal

project no.	date
6795.00	11.12.14
drawn	checked
NM	

sheet title
PROPOSED ARCHITECTURAL
SITE PLAN & ROOFTOP PLAN

A025r
152

TOTAL PLANTER AREA = 315 SQ'

LANDSCAPE PLANTER
42 SQ' HEDGE PLANTINGS
AT 18" O.C.

LANDSCAPE PLANTER
40 SQ' JUNIFERS AT 30" O.C.

LANDSCAPE PLANTER
9 SQ' MIXED ANNUALS -
PLANTED EACH SPRING

LANDSCAPE PLANTER
24 SQ' ORNAMENTAL GRASS
AT 12" O.C.

MIXED ANNUALS - PLANTED
EACH SPRING

LANDSCAPE PLANTER
83 SQ' ORNAMENTAL GRASS
AT 12" O.C. BITUMINOUS

MIXED ANNUALS - PLANTED
EACH SPRING

LANDSCAPE PLANTER
(GROUND FLOOR PATIO)
92 SQ' MIXED ANNUALS
PLANTED EACH SPRING

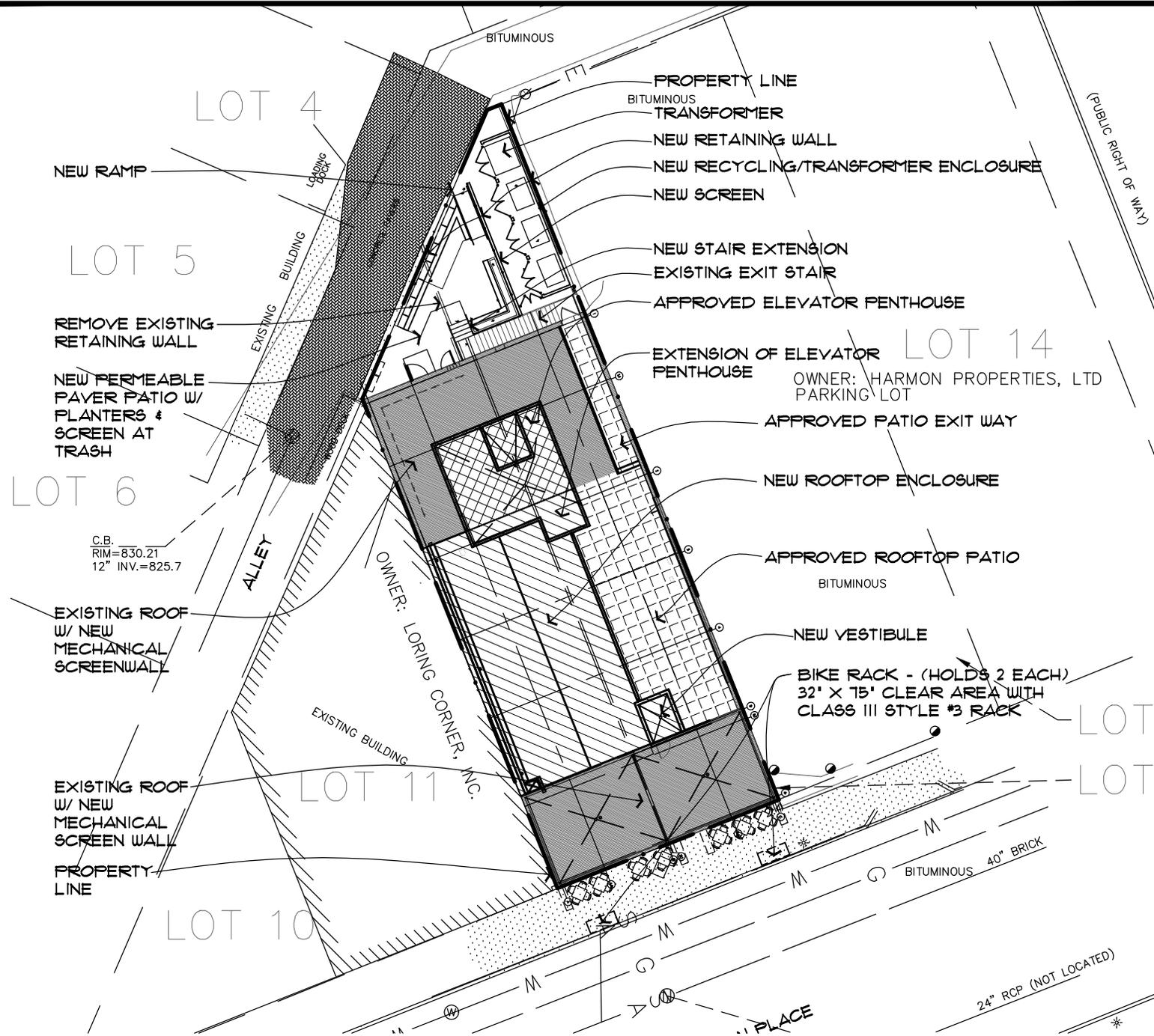
LANDSCAPE PLANTER
25 SQ' HEDGE PLANTING
W/ ANNUALS PLANTED
EACH SPRING

.21
=825.7

PROPOSED ARCHITECTURAL LANDSCAPING PLAN
1" = 20'-0"



marshalla - 11/10/2014 1:06:46 PM R:\6700-6799\6795.00 JOES GARAGE\CITY\Certificate of Appropriateness\Rooftop - Back Patio



10 South Eighth Street
Minneapolis MN 55402

t 612_339_2257
f 612_349_2930
sheadesign.com

project title
JOE'S
1610 HARMON PLACE
MINNEAPOLIS, MN 55403

seal

project no.	date
6795.00	11.12.14
drawn	checked
NM	

sheet title
PROPOSED ARCHITECTURAL
SITE PLAN & ROOFTOP PLAN

A050r
153

PROPOSED ARCHITECTURAL SITE PLAN & ROOFTOP PLAN
1" = 30'-0"





10 South Eighth Street
Minneapolis MN 55402

t 612_339_2257
f 612_349_2930
sheadesign.com

project title
JOE'S
1610 HARMON PLACE
MINNEAPOLIS, MN 55403

seal

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.

SIGNATURE _____

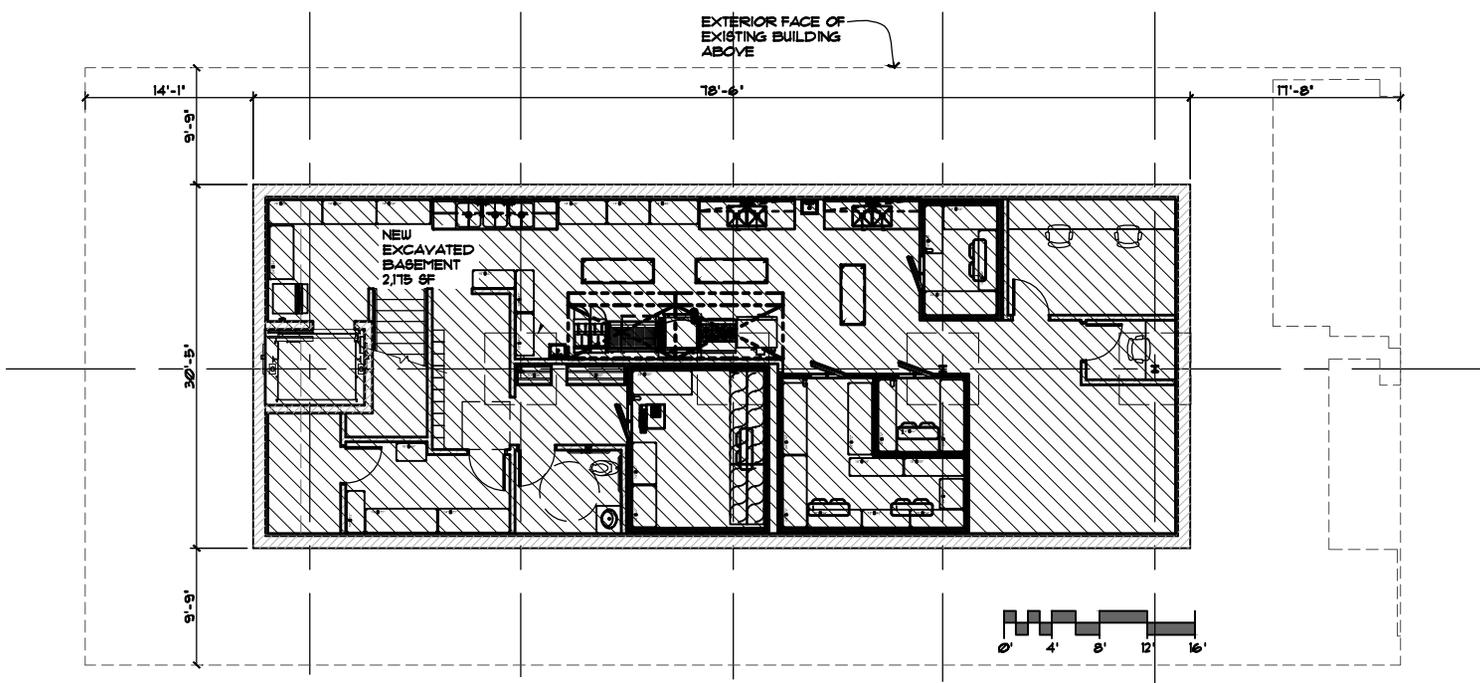
DATE ISSUED _____

REG. NO. 21585

project no.	date
6795.00	06.12.13
drawn	checked
NM	

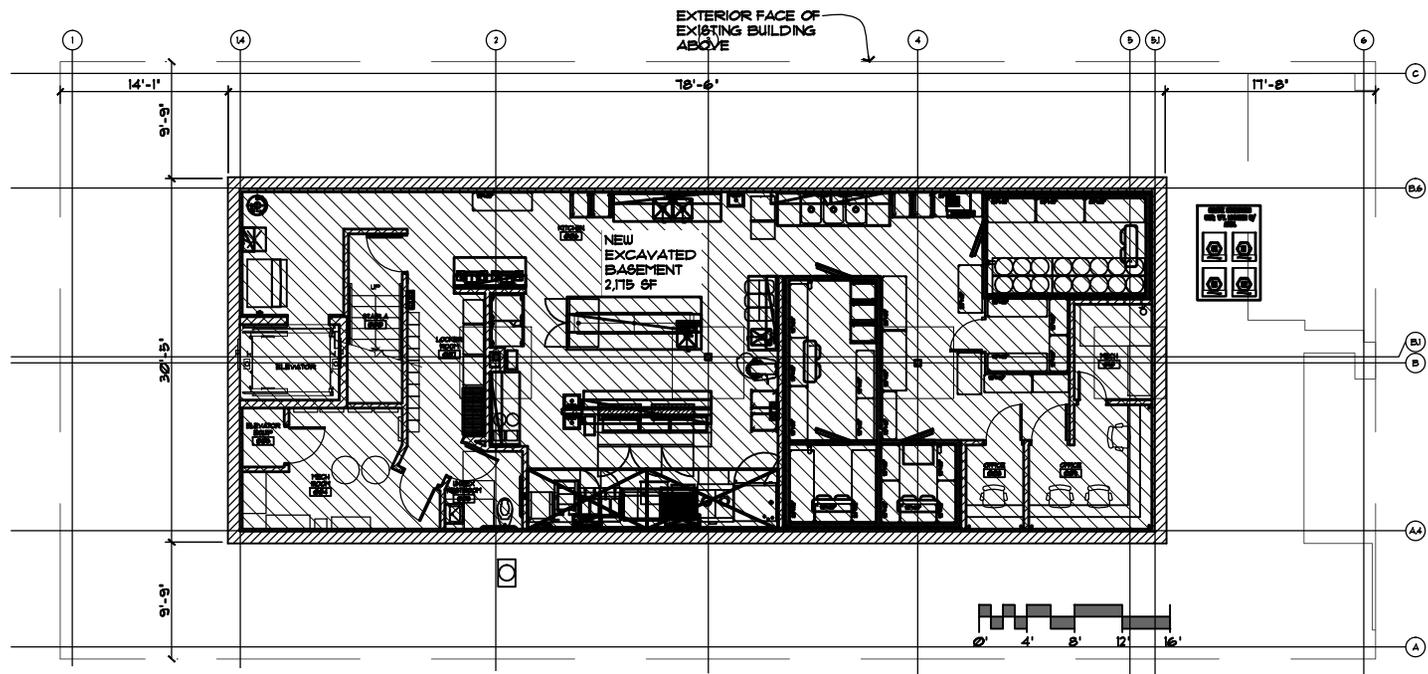
sheet title
PROPOSED BASEMENT FLOOR PLAN

A110
154



PREVIOUSLY APPROVED
PROPOSED BASEMENT FLOOR PLAN
1/16" = 1'-0"





1 BASEMENT FLOOR PLAN
 A110r
 1/16" = 1'-0"



10 South Eighth Street
 Minneapolis MN 55402

t 612_339_2257
 f 612_349_2930
 sheadesign.com

project title
 JOE'S
 1610 HARMON PLACE
 MINNEAPOLIS, MN 55403

seal

project no.	date
6795.00	11.12.14
drawn	checked
NM	

sheet title
 BASEMENT FLOOR PLAN -
 APPROVED INT. CD PACKAGE

A110r
 155

nathanm - 6/10/2013 10:58:42 AM R:\6700-6799\6795.00 JOES GARAGE\CITY\Certificate of Appropriateness\CAD\6795.00_A111.dwg



10 South Eighth Street
Minneapolis MN 55402

t 612_339_2257
f 612_349_2930
sheadesign.com

project title
JOE'S
1610 HARMON PLACE
MINNEAPOLIS, MN 55403

seal

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.

SIGNATURE _____

DATE ISSUED _____

REG. NO. 21585

project no. _____ date _____

6795.00 06.12.13
drawn checked

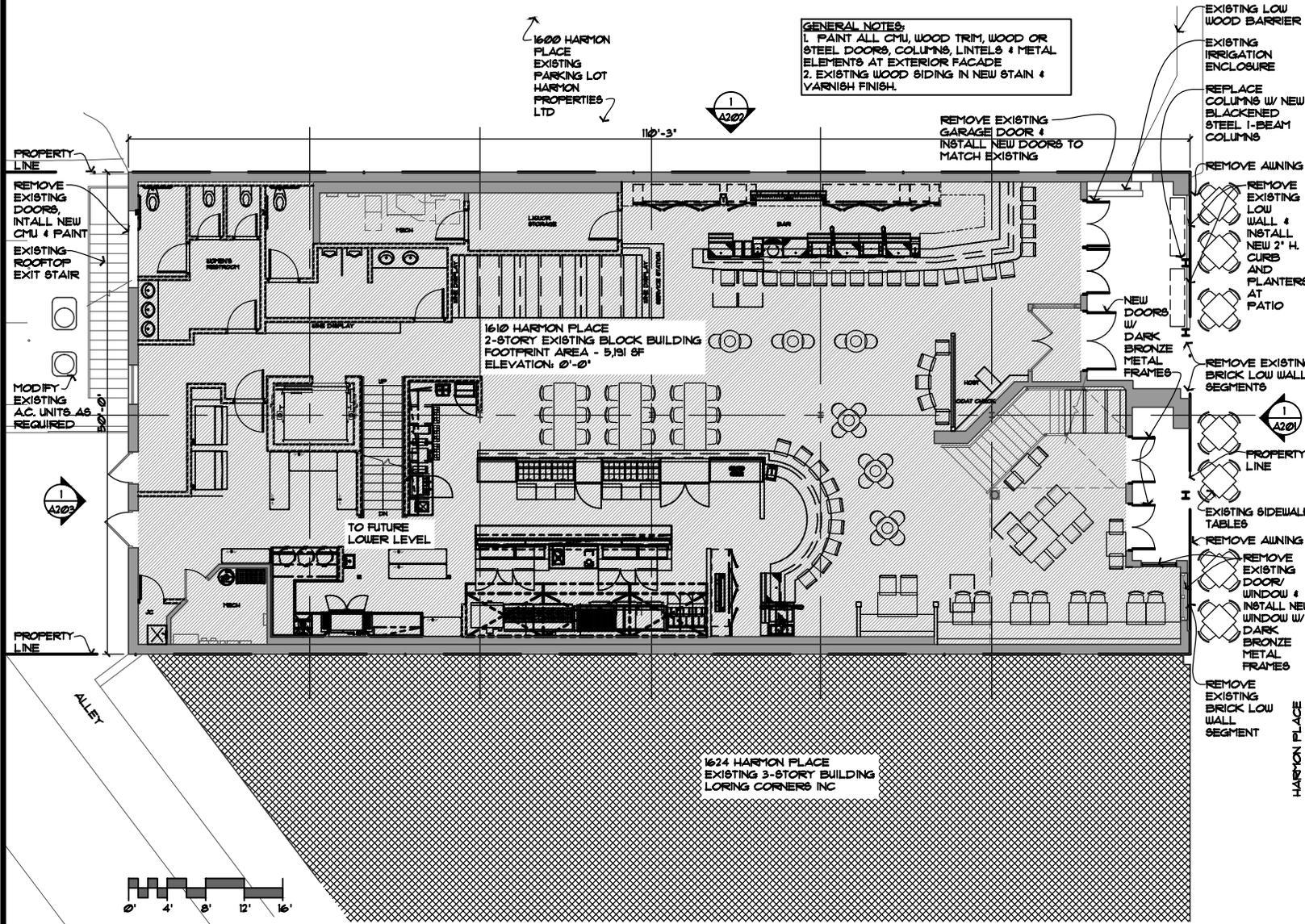
NM

sheet title

PROPOSED FIRST FLOOR PLAN

A111
156

©2012 shea, inc



GENERAL NOTES:
1. PAINT ALL CMU, WOOD TRIM, WOOD OR STEEL DOORS, COLUMNS, LINTELS & METAL ELEMENTS AT EXTERIOR FACADE
2. EXISTING WOOD SIDING IN NEW STAIN & VARNISH FINISH.

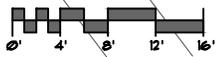
1600 HARMON PLACE
EXISTING LOT
HARMON PROPERTIES LTD

1610 HARMON PLACE
2-STORY EXISTING BLOCK BUILDING
FOOTPRINT AREA - 5,91 SF
ELEVATION: 0'-0"

1624 HARMON PLACE
EXISTING 3-STORY BUILDING
LORING CORNERS INC

PREVIOUSLY APPROVED

1
A111
1/16" = 1'-0"



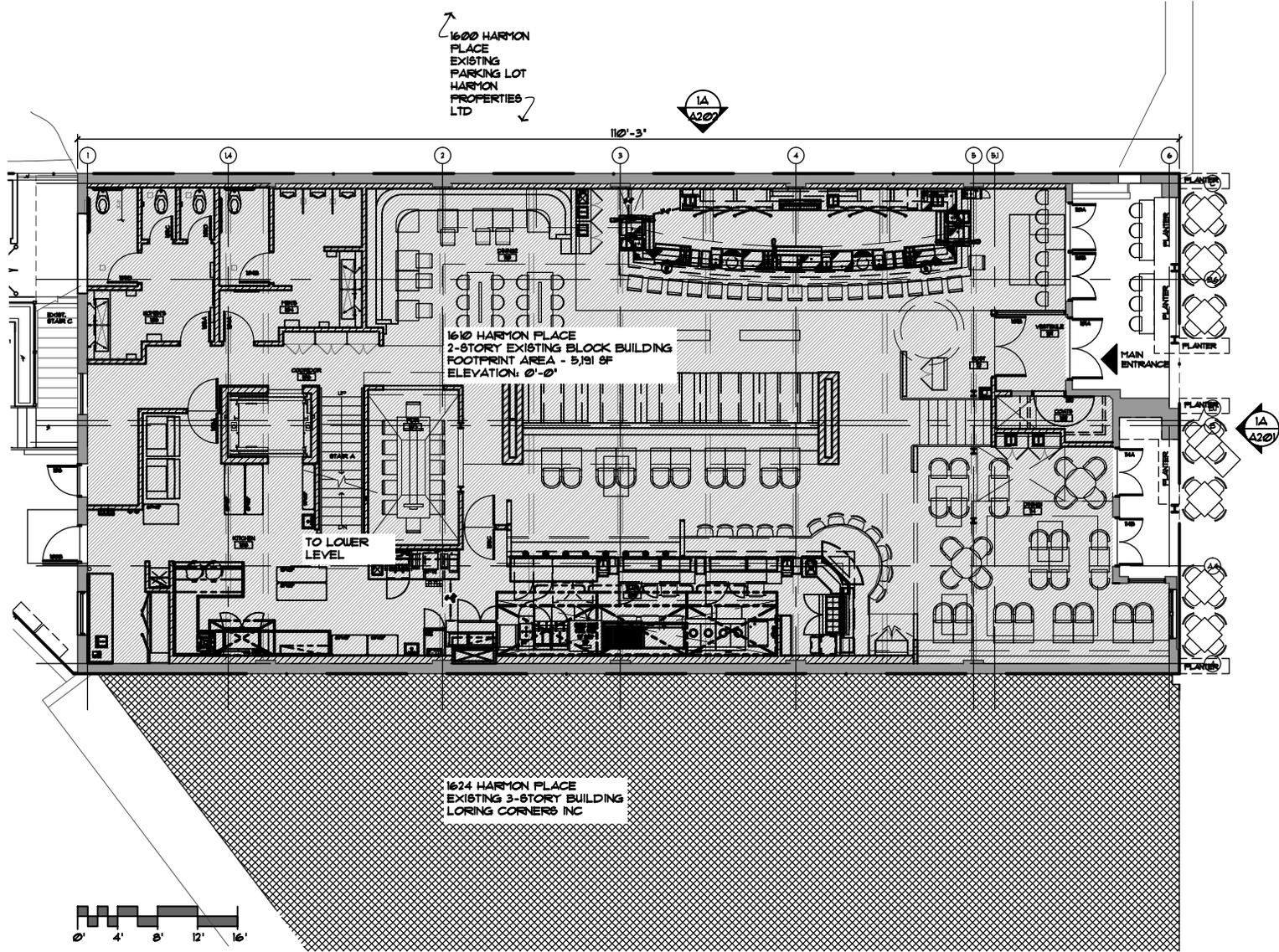


10 South Eighth Street
Minneapolis MN 55402

t 612_339_2257
f 612_349_2930
sheadesign.com

project title
JOE'S
1610 HARMON PLACE
MINNEAPOLIS, MN 55403

seal



FIRST FLOOR PLAN
1/16" = 1'-0"



project no.	date
6795.00	11.12.14
drawn	checked
NM	

sheet title
**FIRST FLOOR PLAN -
APPROVED INT. CD PACKAGE**

A111Ar
157
©2012 shea, inc



10 South Eighth Street
Minneapolis MN 55402

1 612_339_2257
f 612_349_2930
sheadesign.com

project title
JOE'S
1610 HARMON PLACE
MINNEAPOLIS, MN 55403

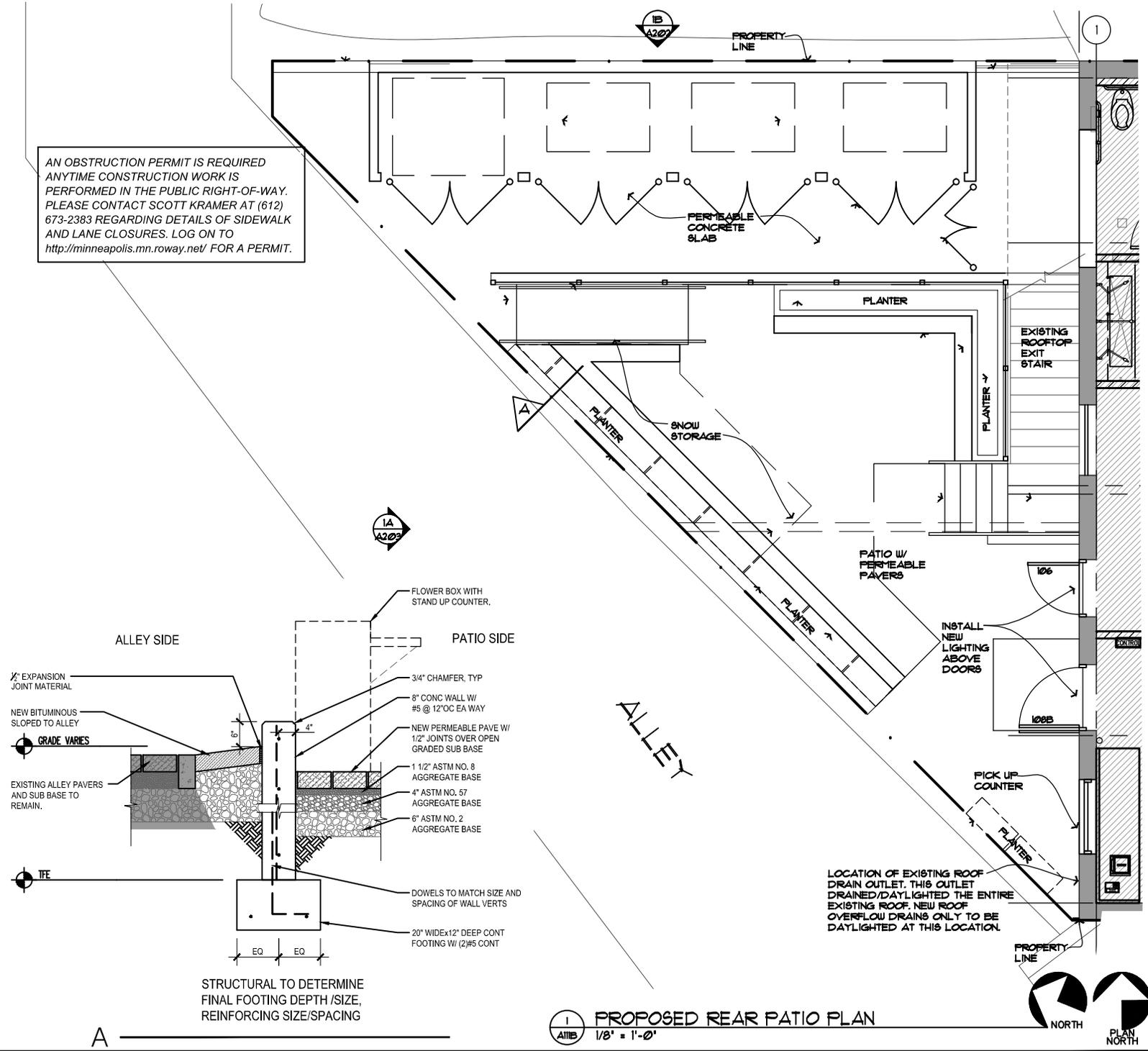
seal

project no.	date
6795.00	11.12.14
drawn	checked
NM	

sheet title
PROPOSED BACK PATIO PLAN

A111Br
158 © 2012 shea, inc.

AN OBSTRUCTION PERMIT IS REQUIRED ANYTIME CONSTRUCTION WORK IS PERFORMED IN THE PUBLIC RIGHT-OF-WAY. PLEASE CONTACT SCOTT KRAMER AT (612) 673-2383 REGARDING DETAILS OF SIDEWALK AND LANE CLOSURES. LOG ON TO <http://minneapolis.mn.roway.net/> FOR A PERMIT.



1 A111B 1/8" = 1'-0" PROPOSED REAR PATIO PLAN



nathanm - 6/10/2013 10:57:13 AM R:\6700-6799\6795.00 JOES GARAGE\CITY\Certificate of Appropriateness\CAD\6795.00_A112.dwg



10 South Eighth Street
Minneapolis MN 55402

t 612_339_2257
f 612_349_2930
sheadesign.com

project title
JOE'S
1610 HARMON PLACE
MINNEAPOLIS, MN 55403

seal

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.

SIGNATURE _____
DATE ISSUED _____
REG. NO. 21585

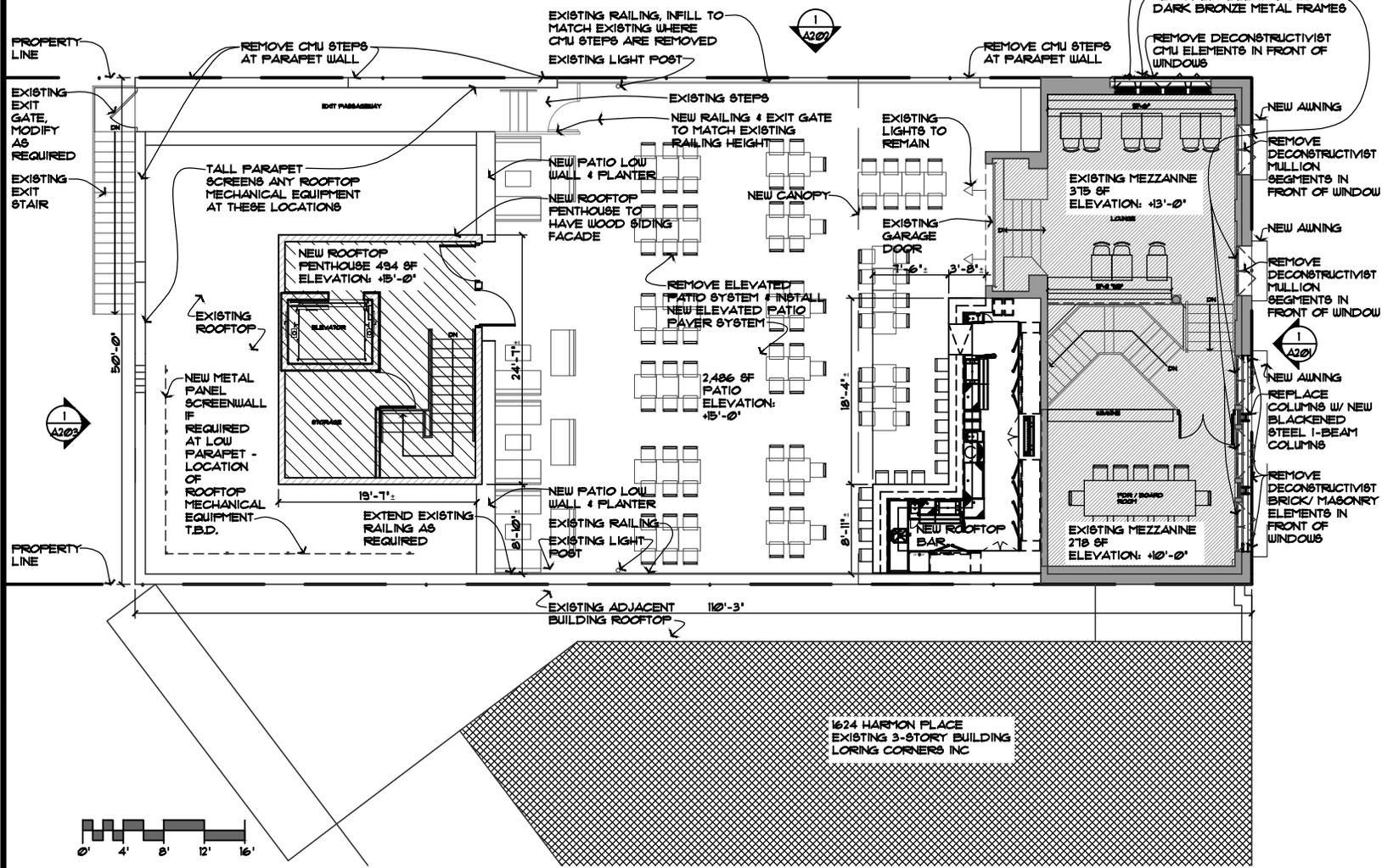
project no.	date
6795.00	06.12.13
drawn	checked
NM	

sheet title
PROPOSED MEZZANINE & ROOFTOP PLAN

A112
159

NOTE:
THE PENTHOUSE & BAR DIMENSIONS ARE PROVIDED FOR DESIGN INTENT. THE FINAL DIMENSIONS WILL BE ESTABLISHED AS PART OF THE CONSTRUCTION DRAWINGS BASED ON EXISTING STRUCTURAL CONDITIONS, PROGRAM & CODE REQUIREMENTS.

GENERAL NOTES:
1. PAINT ALL CMU, WOOD TRIM, WOOD OR STEEL DOORS, COLUMNS, LINTELS & METAL ELEMENTS AT EXTERIOR FACADE
2. EXISTING WOOD SIDING IN NEW STAIN & VARNISH FINISH.



PREVIOUSLY APPROVED

A112 PROPOSED MEZZANINE & ROOFTOP PLAN
1/16" = 1'-0"





10 South Eighth Street
Minneapolis MN 55402

t 612_339_2257
f 612_349_2930
sheadesign.com

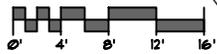
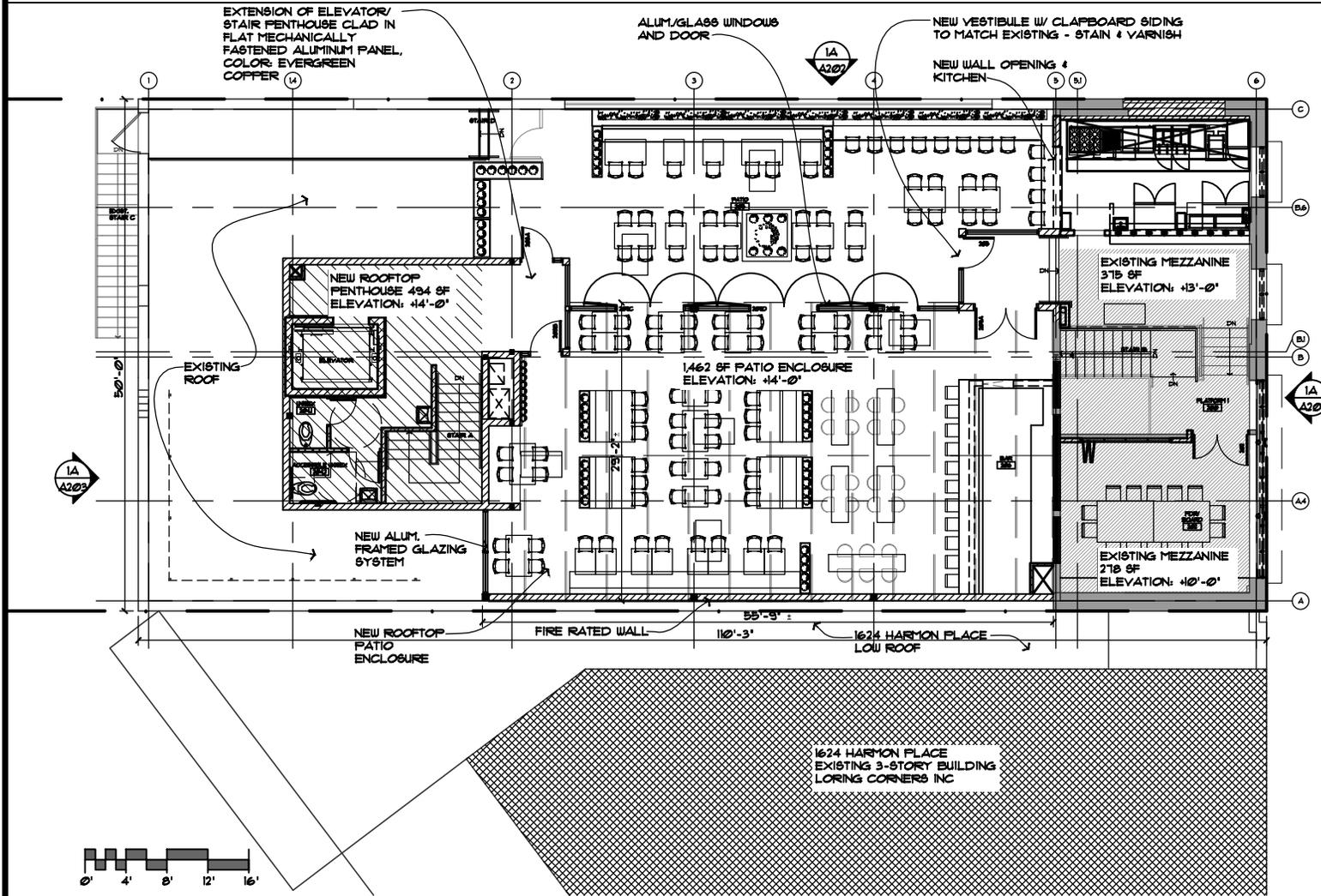
project title
JOE'S
1610 HARMON PLACE
MINNEAPOLIS, MN 55403

seal

project no.	date
6795.00	11.12.14
drawn	checked
NM	

sheet title
PROPOSED MEZZANINE &
ROOFTOP PLAN

A112r



A112 PROPOSED MEZZANINE & ROOFTOP PLAN - REVISIONS TO HPC APPROVED PLAN
1/16" = 1'-0"



marshalla - 11/21/2014 12:08:43 PM R:\6700-6799\6795.00 JOES GARAGE\CITY\Certificate of Appropriateness\Roofop - Back Patio -



10 South Eighth Street
Minneapolis MN 55402

t 612_339_2257
f 612_349_2930
sheadesign.com

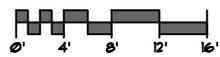
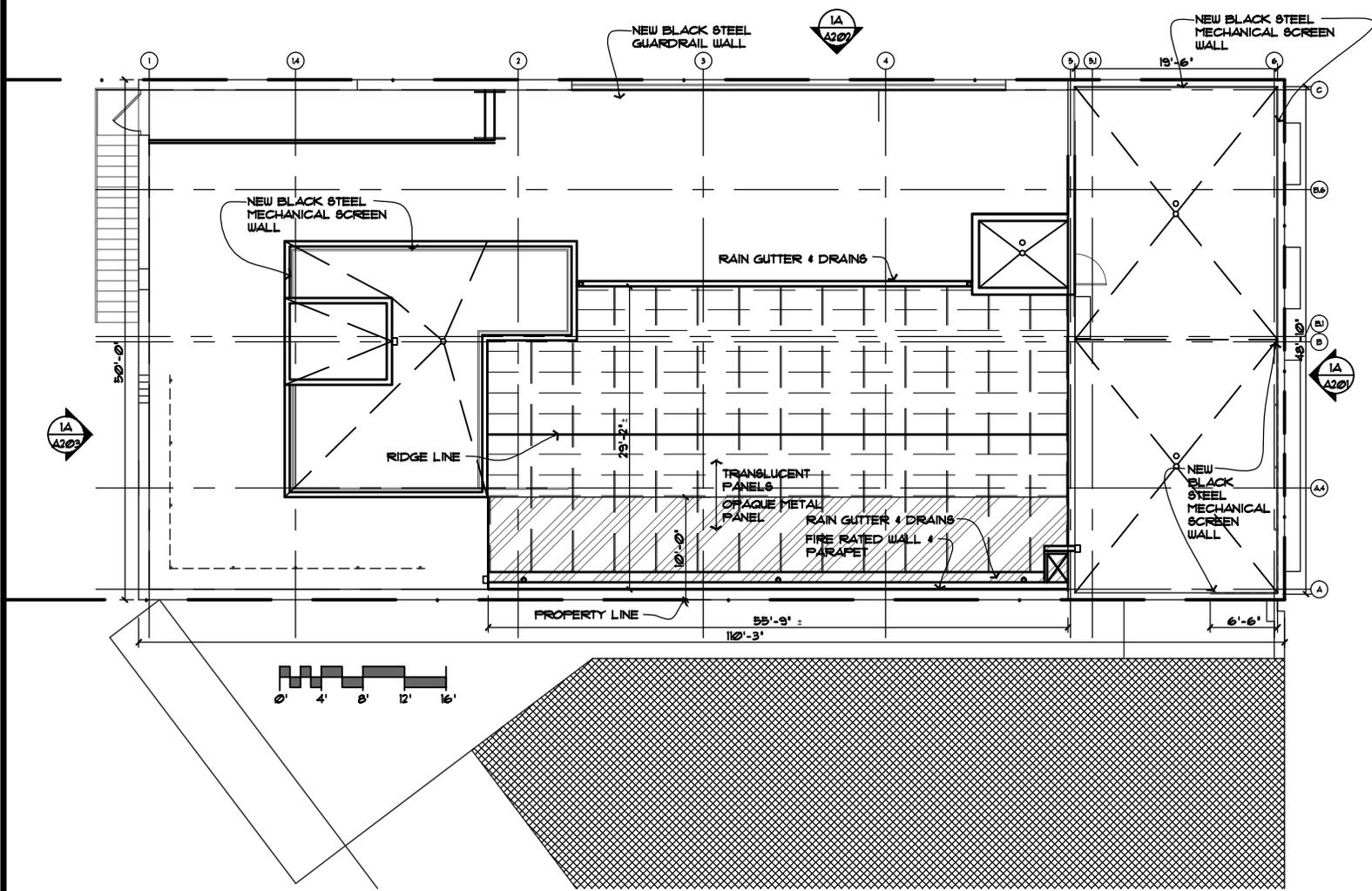
project title
JOE'S
1610 HARMON PLACE
MINNEAPOLIS, MN 55403

seal

project no.	date
6795.00	11.12.14
drawn	checked
NM	

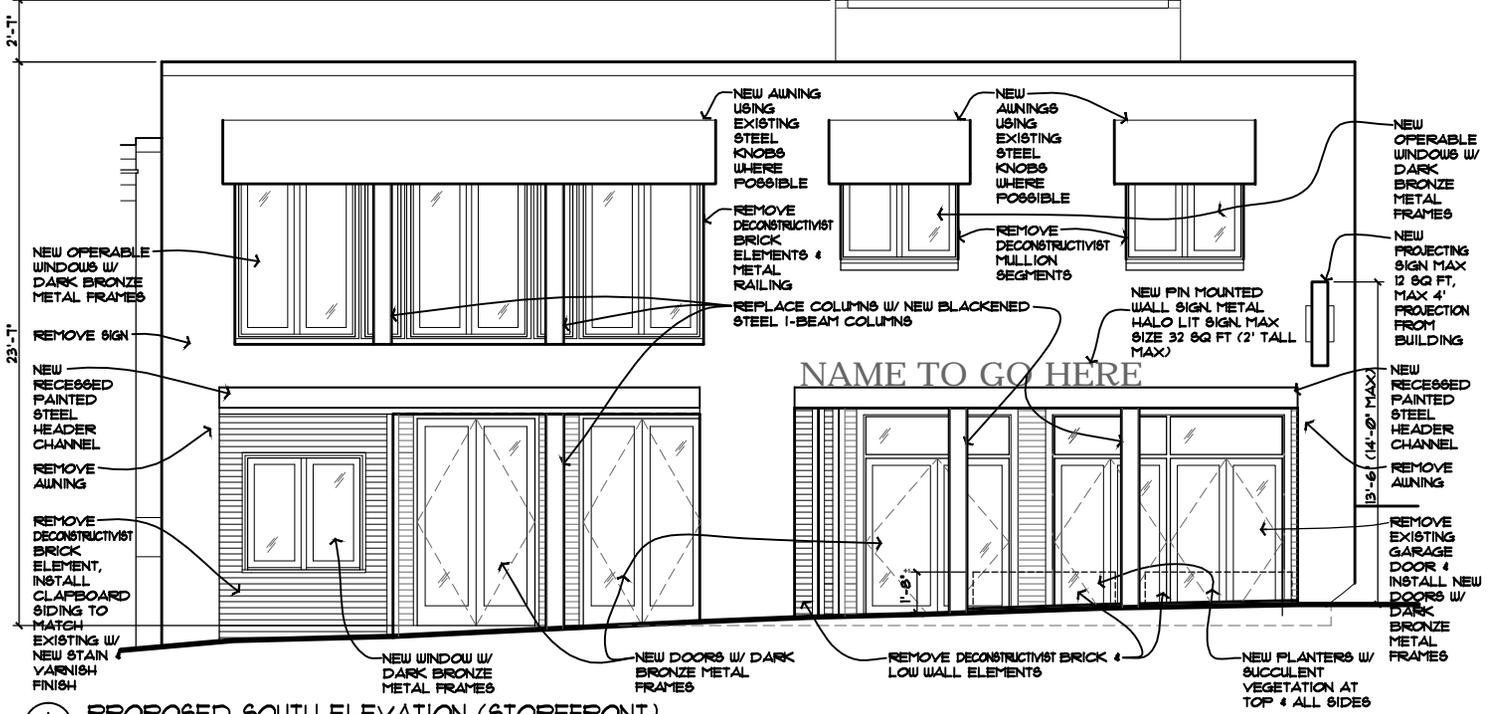
sheet title
**PROPOSED MEZZANINE
ROOFTOP PATIO PLAN**

A113r

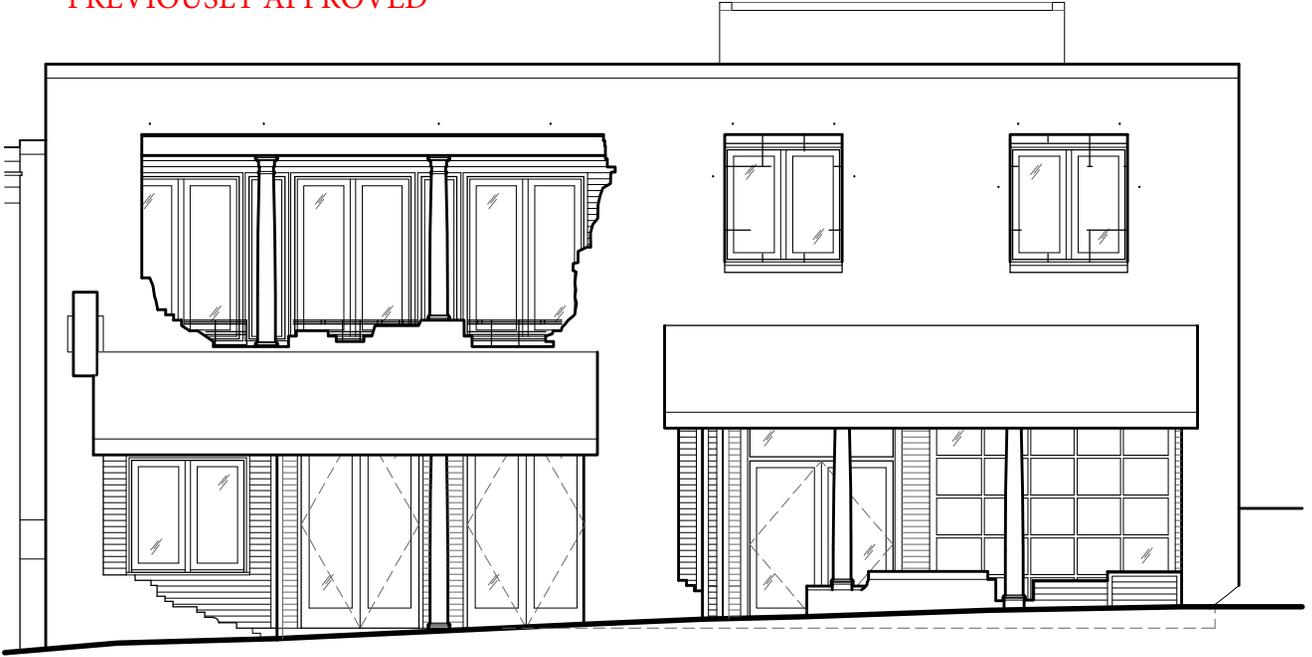


1 PROPOSED MEZZANINE ROOFTOP PATIO PLAN
A113 1/16" = 1'-0"





1 PROPOSED SOUTH ELEVATION (STOREFRONT)
 A201 1/8" = 1'-0" PREVIOUSLY APPROVED



2 EXISTING SOUTH ELEVATION (STOREFRONT)
 A201 1/8" = 1'-0" PRIOR TO RENOVATION



10 South Eighth Street
 Minneapolis MN 55402

t 612_339_2257
 f 612_349_2930
 sheadesign.com

project title
 JOE'S
 1610 HARMON PLACE
 MINNEAPOLIS, MN 55403

seal

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.

SIGNATURE _____

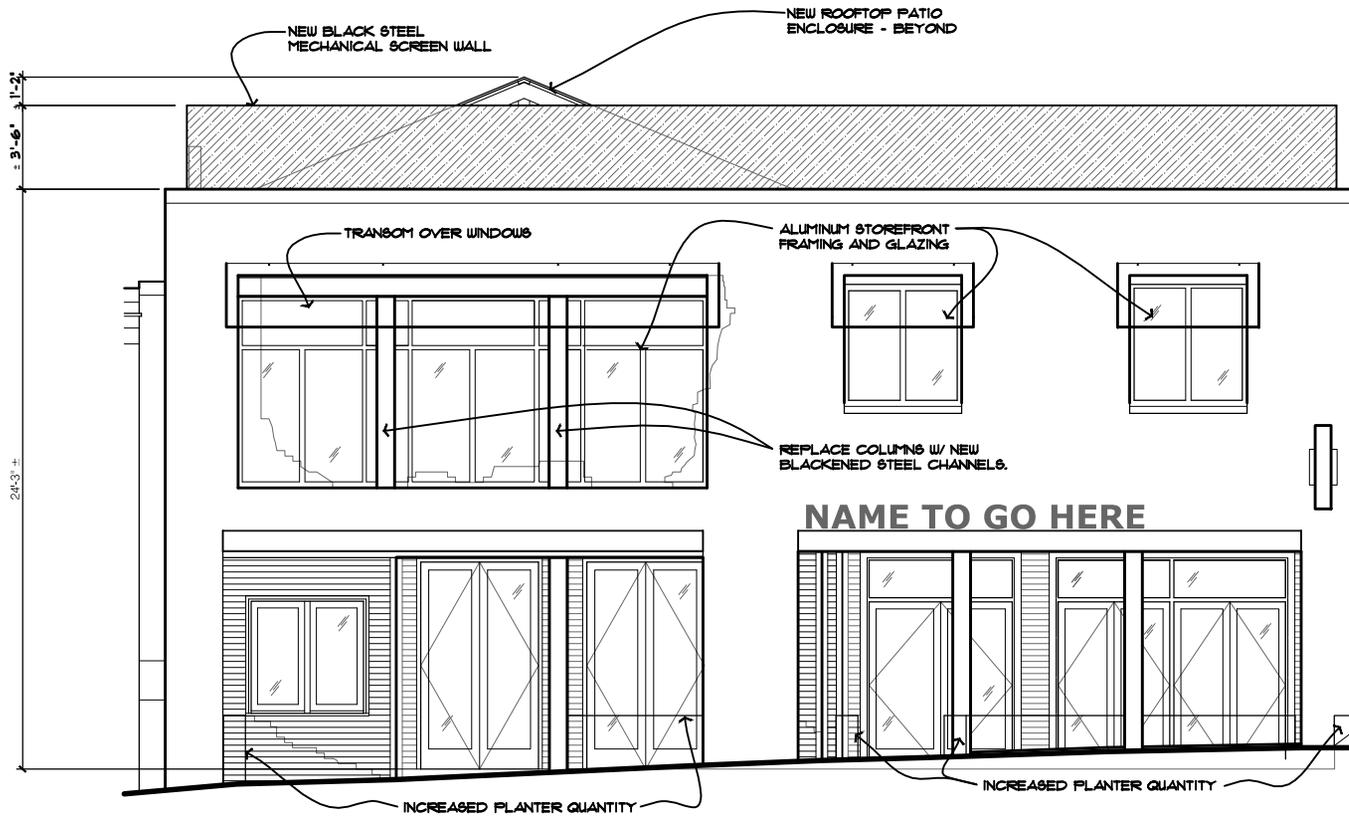
DATE ISSUED _____

REG. NO. 21585

project no.	date
6795.00	06.12.13
drawn	checked
NM	

sheet title
 EXTERIOR ELEVATIONS

A201
 162



1A
A201 PROPOSED SOUTH ELEVATION (STORE FRONT) - REVISIONS TO HPC APPROVED ELEVATION
1/8" = 1'-0"



10 South Eighth Street
Minneapolis MN 55402

t 612_339_2257
f 612_349_2930
sheadesign.com

project title
JOE'S
1610 HARMON PLACE
MINNEAPOLIS, MN 55403

seal

project no.	date
6795.00	11.12.14
drawn	checked
NM	

sheet title
EXTERIOR ELEVATIONS

A201r
163



10 South Eighth Street
Minneapolis MN 55402

t 612_339_2257
f 612_349_2930
sheadesign.com

project title
JOE'S
1610 HARMON PLACE
MINNEAPOLIS, MN 55403

seal

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.

SIGNATURE _____

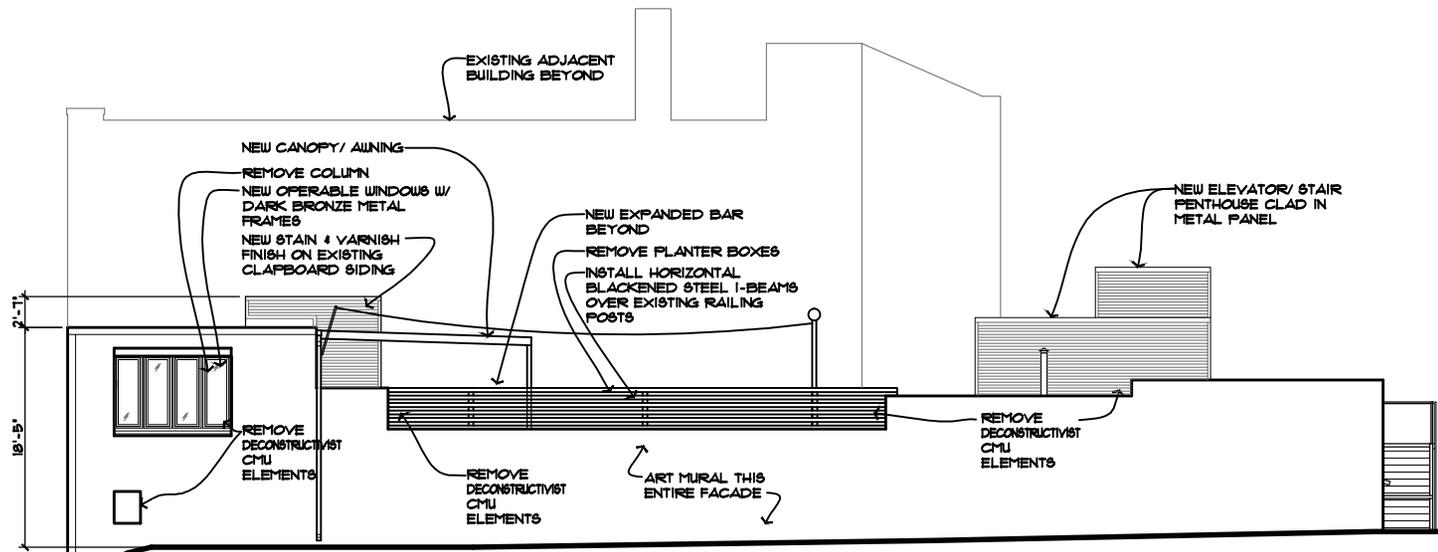
DATE ISSUED _____

REG. NO. 21585

project no. 6795.00	date 06.20.13
drawn NM	checked

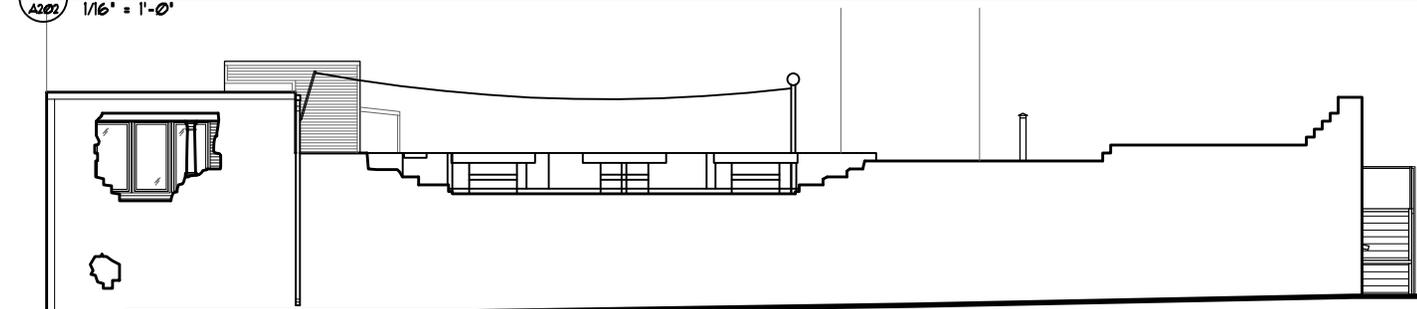
sheet title
EXTERIOR ELEVATIONS

A202
164 ©2012 shea, inc.



PREVIOUSLY APPROVED

1
A202
PROPOSED EAST ELEVATION (SIDE)
1/16" = 1'-0"



PRIOR TO RENOVATION

2
A202
EXISTING EAST ELEVATION (SIDE)
1/16" = 1'-0"

marshalla - 11/21/2014 1:26:45 PM R:\6700-6799\6795.00 JOES GARAGE\CAD\6795.00_A201 - HPC Updates.dwg

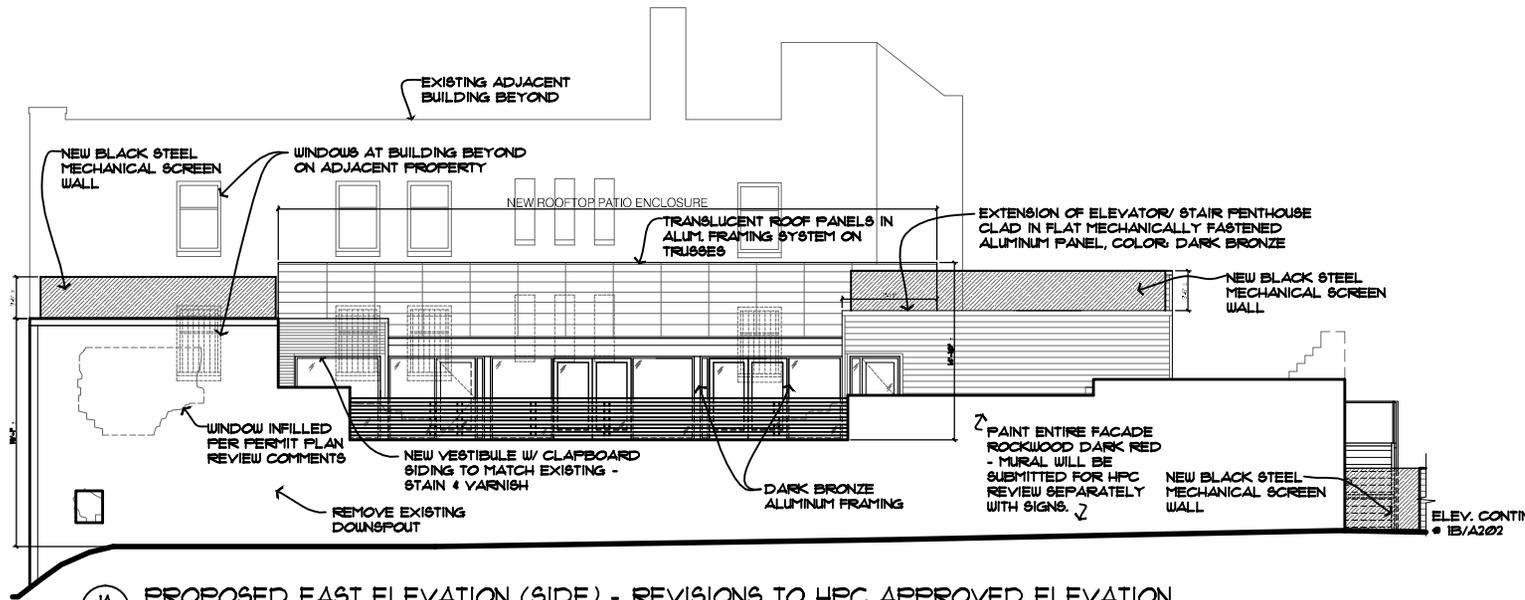


10 South Eighth Street
Minneapolis MN 55402

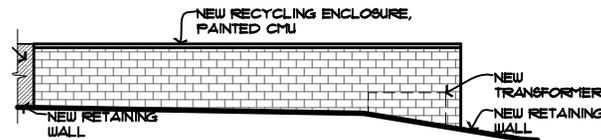
t 612_339_2257
f 612_349_2930
sheadesign.com

project title
JOE'S
1610 HARMON PLACE
MINNEAPOLIS, MN 55403

seal



1A
A202
1/16" = 1'-0"
PROPOSED EAST ELEVATION (SIDE) - REVISIONS TO HPC APPROVED ELEVATION

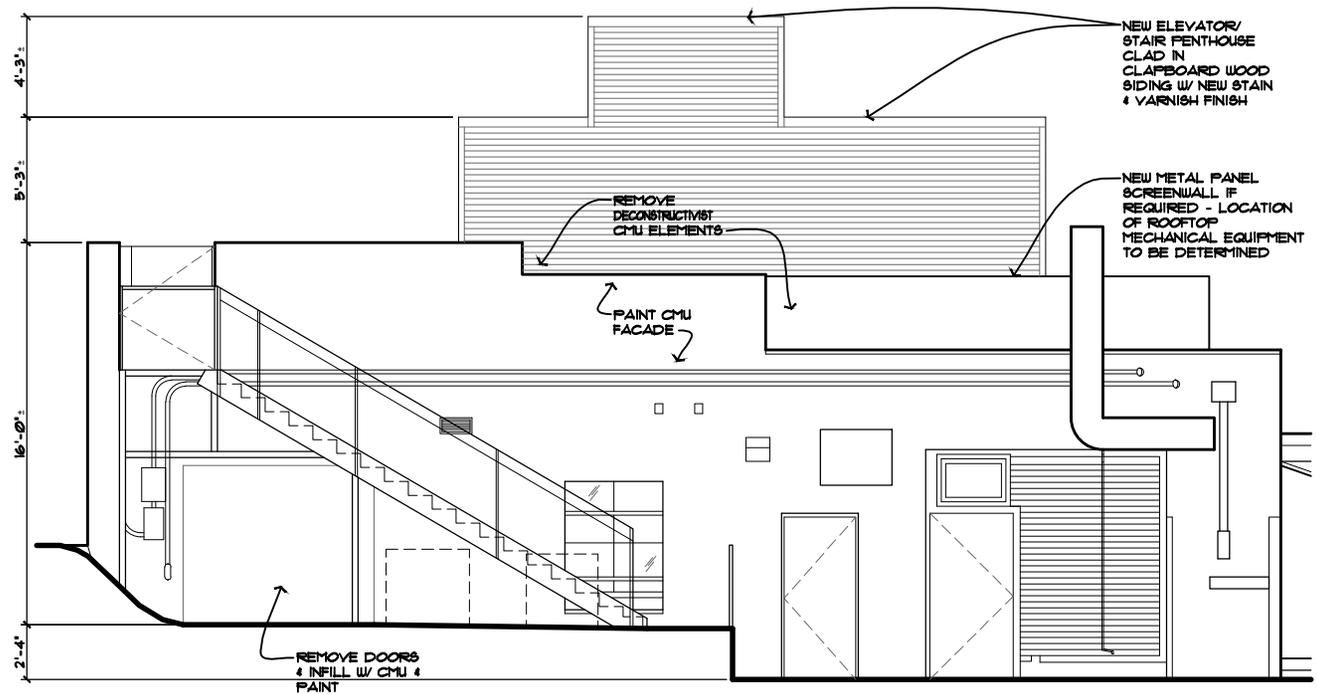


1B
A202
1/16" = 1'-0"
PROPOSED EAST ELEVATION (SIDE) - REVISIONS TO HPC APPROVED ELEVATION

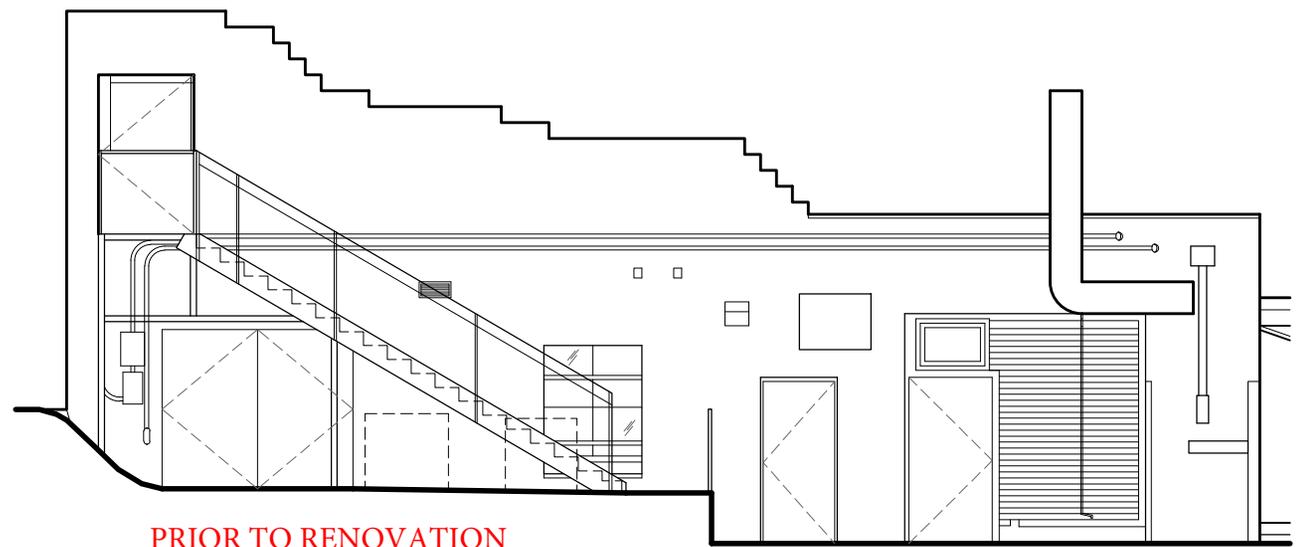
project no.	date
6795.00	11.12.14
drawn	checked
NM	

sheet title
EXTERIOR ELEVATIONS

A202r



1
A203
1/8" = 1'-0" **PROPOSED NORTH ELEVATION (BACK)**
PREVIOUSLY APPROVED



2
A203
1/8" = 1'-0" **PRIOR TO RENOVATION**
EXISTING NORTH ELEVATION (BACK)



10 South Eighth Street
Minneapolis MN 55402

t 612_339_2257
f 612_349_2930
sheadesign.com

project title
JOE'S
1610 HARMON PLACE
MINNEAPOLIS, MN 55403

seal

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.

SIGNATURE _____

DATE ISSUED _____

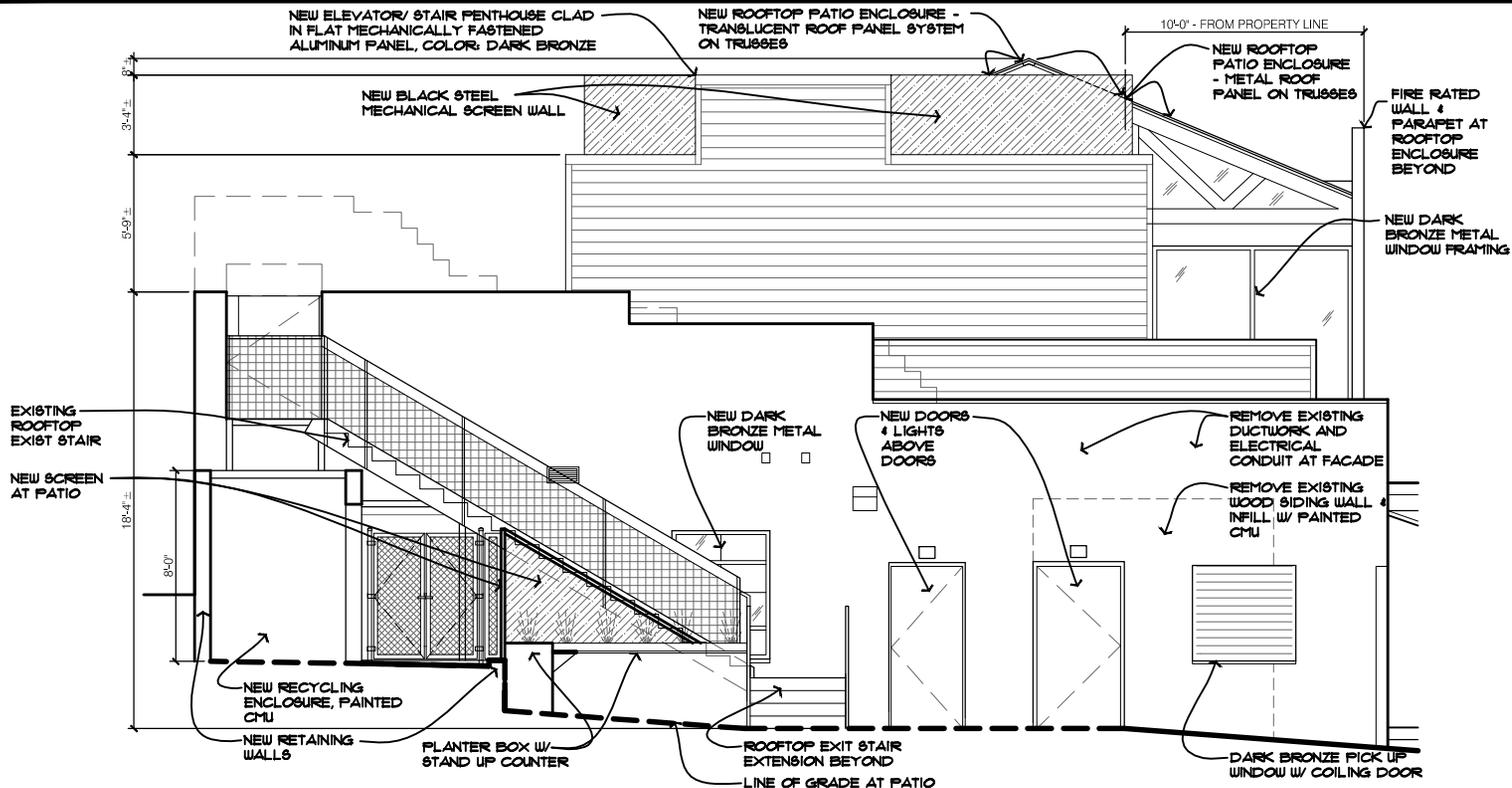
REG. NO. 21585

project no.	date
6795.00	06.12.13
drawn	checked
NM	

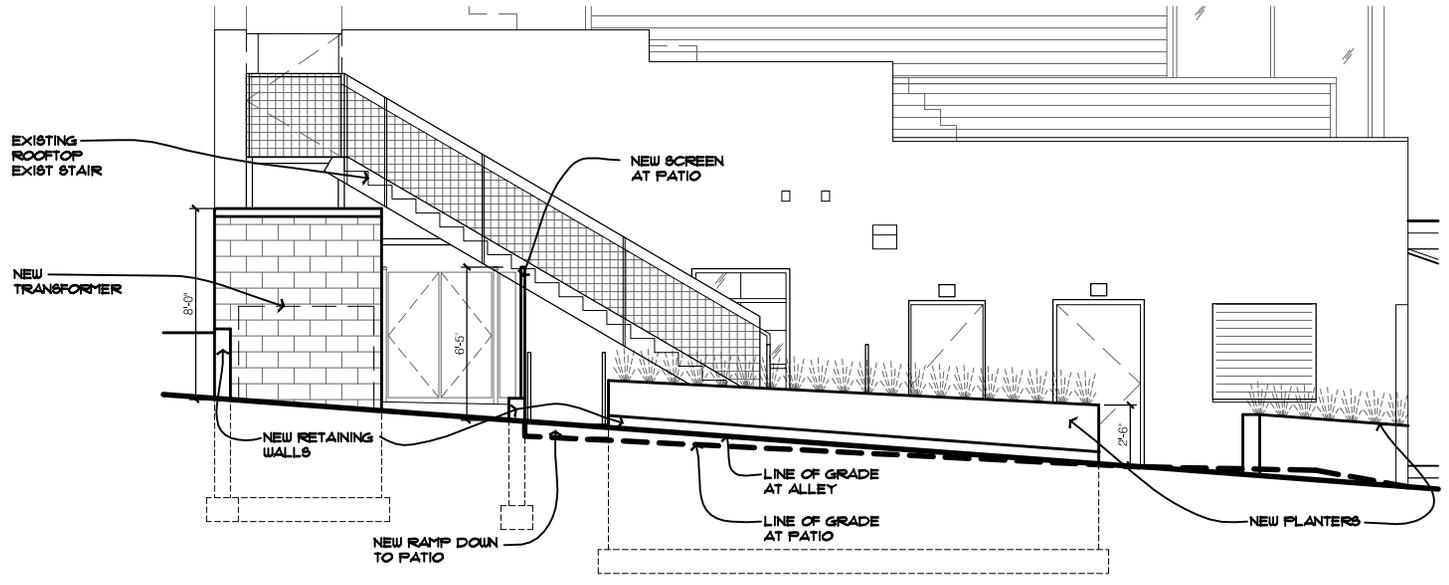
sheet title
EXTERIOR ELEVATIONS

A203
166

marshalla - 11/21/2014 12:07:15 PM R:\6700-6799\6795.00 JOES GARAGE\CAD\6795.00_A201 - HPC Updates.dwg



1 PROPOSED NORTH ELEVATION (BACK) - REVISIONS TO HPC APPROVED ELEVATION
 A203 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION (ALLEY) - REVISIONS TO HPC APPROVED ELEVATION
 A203 1/8" = 1'-0"



10 South Eighth Street
 Minneapolis MN 55402

t 612_339_2257
 f 612_349_2930
 sheadesign.com

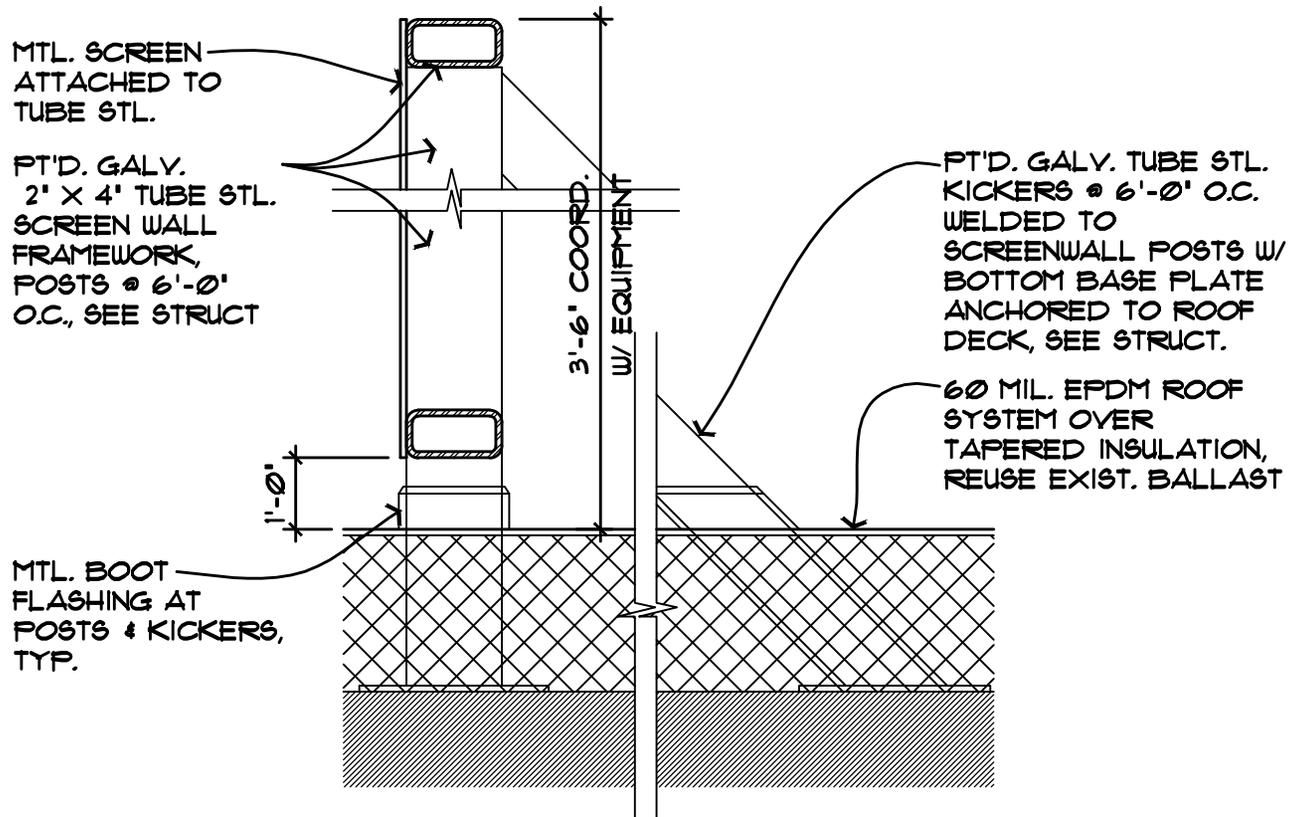
project title
 JOE'S
 1610 HARMON PLACE
 MINNEAPOLIS, MN 55403

seal

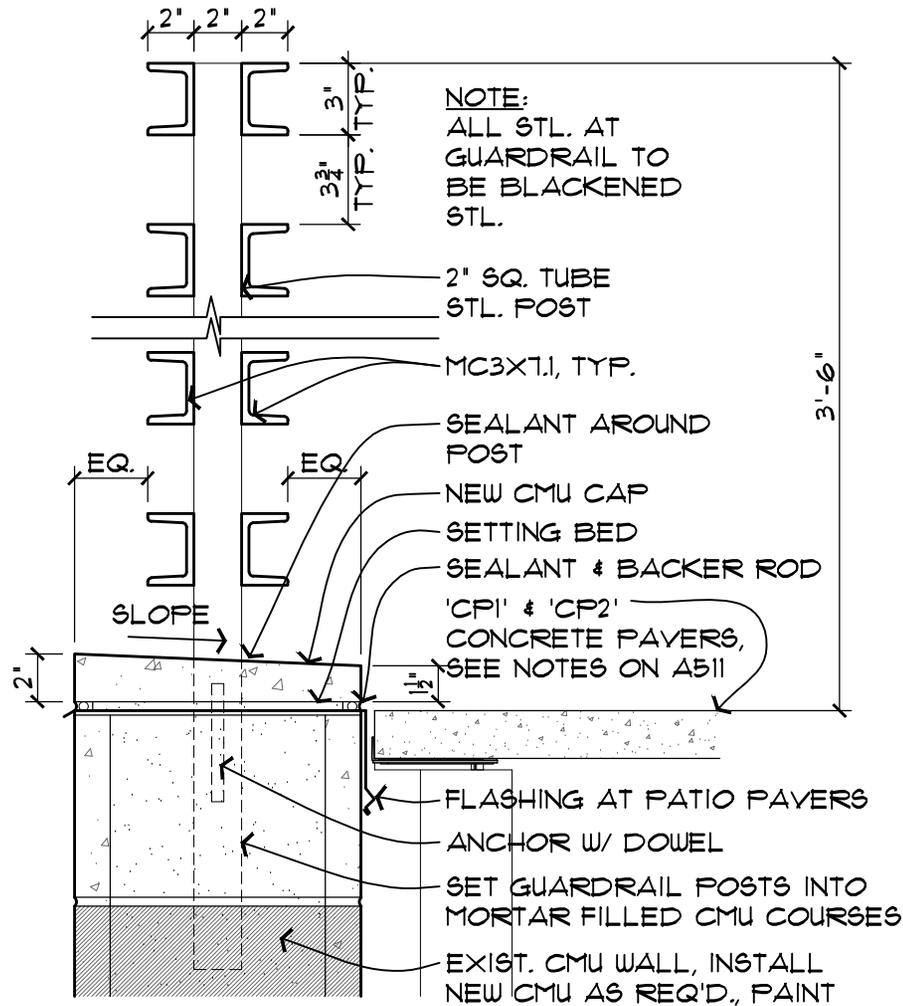
project no.	date
6795.00	11.12.14
drawn	checked
NM	

sheet title
 EXTERIOR ELEVATIONS

A203r



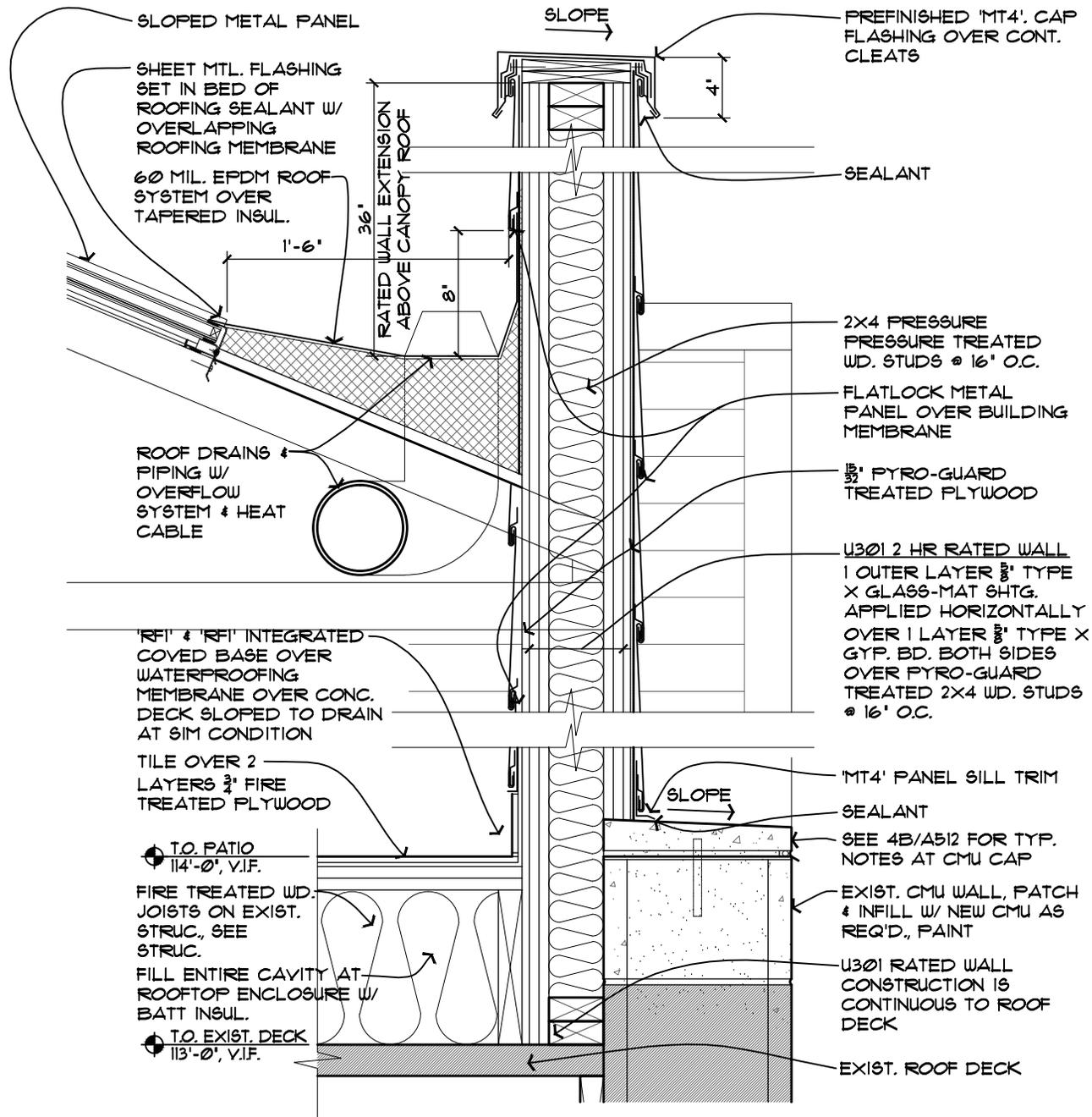
2 SECTION @ MECH. SCREENWALL
 A113A 1 1/2" = 1'-0"



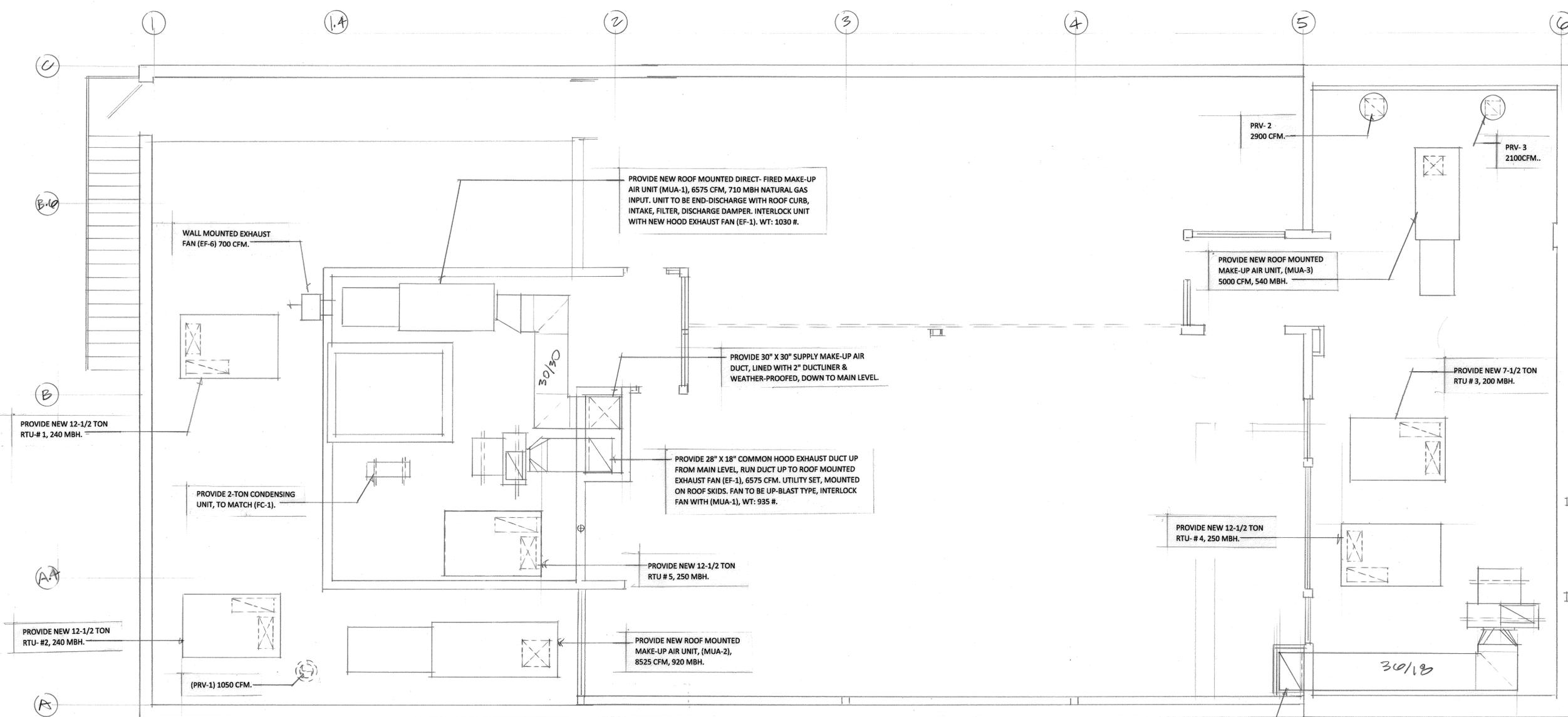
3
A113A

SECTION @ ROOFTOP PATIO GUARDRAIL

1 1/2" = 1'-0"



4D SECTION @ RATED EXT. WALL & ROOFTOP ENCLOSURE
 A512 1 1/2" = 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"



MPLS.-ST. PAUL MECHANICAL
1711--120TH --LANE N.E.
BLAINE, MN. 55449

PRELIMINARY NOT FOR CONSTRUCTION

11-6-19

11-6-19
SHEET
M4
OF

FOEHRINGER ENGINEERING, INC.

5529 WOODLAWN BLVD. (612) 869-0330

MINNEAPOLIS, MN. 55417

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
Print Name: George W. Foehringer
Signature: _____
Date: _____
License: #7218

ROOF PLAN
HEATING, VENTILATION &
AIR CONDITIONING

JOE'S GARAGE 1610 HARMON PLACE

UTILITY & DRAINAGE PLAN

MINNEAPOLIS, MINNESOTA

GENERAL NOTES

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.

CONTACT Gopher State One-Call at (651) 454-0002 FOR EXISTING UTILITY LOCATIONS.

THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATERMAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.

THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.

INSTALLATIONS SHALL CONFORM TO THE CITY'S STANDARD SPECIFICATIONS AND DETAIL PLATES.

CONTACT CITY OF MINNEAPOLIS ENGINEERING DEPARTMENT FOR INSPECTION OF ALL UTILITY WORK.

STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

ALL CONSTRUCTION PARKING SHALL BE ON-SITE, NO ON-STREET PARKING, LOADING, OR UNLOADING ALLOWED.

NO PUBLIC SIDEWALK SHALL BE OBSTRUCTED.

THE CONTRACTOR AND OWNER SHALL MAKE AVAILABLE TO THE CITY A LIST OF CONTACTS TO BE NOTIFIED IF REPAIRS AND/OR MAINTENANCE TO SITE EROSION CONTROL MEASURES ARE REQUIRED.

NO CONSTRUCTION, DEMOLITION, OR COMMERCIAL POWER MAINTENANCE EQUIPMENT SHALL BE OPERATED WITHIN THE CITY BETWEEN THE HOURS OF 8:00 PM AND 7:00 AM ON WEEKDAYS, OR DURING ANY HOURS ON SATURDAYS, SUNDAYS AND STATE AND FEDERAL HOLIDAYS, EXCEPT UNDER PERMIT.

A CONSTRUCTION CRANE IN THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT.

TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD REQUIREMENTS OF MNDOT AS OUTLINED IN THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

A LICENSED AND BONDED CONCRETE CONTRACTOR MUST PERFORM ANY CONCRETE CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY.

A SIDEWALK CONSTRUCTION PERMIT MUST BE OBTAINED PRIOR TO THE START OF ANY WORK IN THE PUBLIC RIGHT-OF-WAY.

PROTECT THE RIGHT-OF-WAY TREES WITH CHAIN LINK FENCING AT THE DRIP LINE DURING CONSTRUCTION.

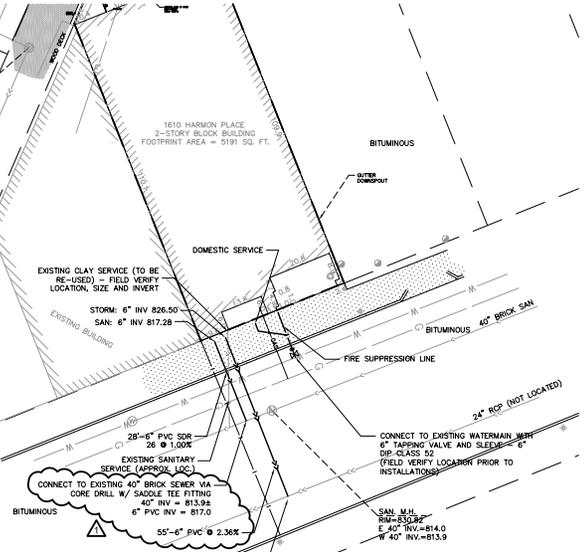
CONTACT DENNIS DUERR AT (612) 673-2707 PRIOR TO CONSTRUCTION FOR THE REMOVAL OF ANY CITY OF MINNEAPOLIS RIGHT-OF-WAY SIGNS THAT MAY BE IN THE WAY OF CONSTRUCTION.

AN OBSTRUCTION PERMIT IS REQUIRED ANYTIME CONSTRUCTION WORK IS PERFORMED IN THE RIGHT-OF-WAY. LOG ONTO [HTTP://MINNEAPOLIS.MN.ROADWAY.NET](http://MINNEAPOLIS.MN.ROADWAY.NET) FOR A PERMIT.

LEGEND

- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING WATER
- EXISTING GAS
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC MANHOLE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE MANHOLE
- EXISTING WATER MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CONTOURS
- x 924.3 EXISTING SPOT ELEVATION
- PROPOSED WATER MAIN PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED GATE VALVE
- PROPOSED STORM SEWER MANHOLE
- △ DIRECTION OF DRAINAGE

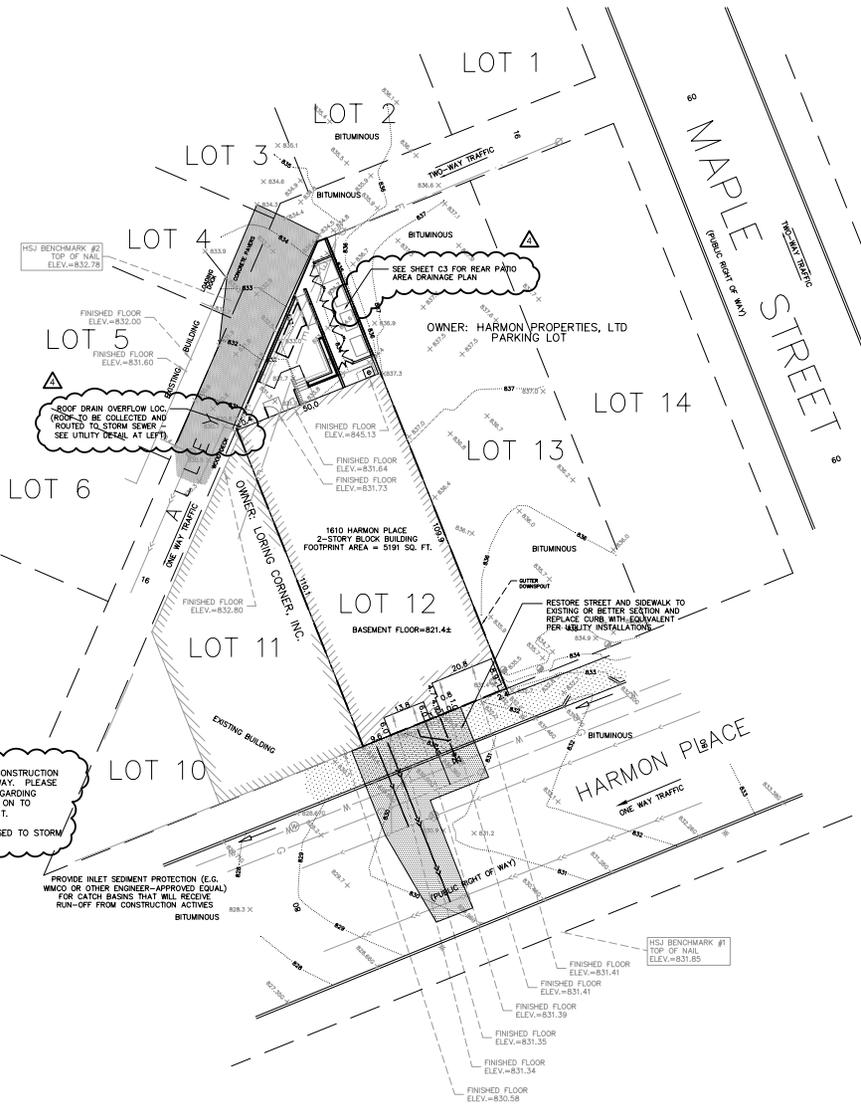
UTILITY DETAIL



SITE INFORMATION	
LOT AREA	= 6765 SQUARE FEET
	= 0.155 ACRES
IMPERVIOUS AREA	= 6765 SQUARE FEET
	= 0.155 ACRES
DISTURBED AREA	= APPROX. 2800 SQUARE FEET (EXCLUDES EX. BLDG FOOTPRINT)
VOLUME OF DISTURBANCE	= APPROX. 100 C.Y. (EXCLUDES EX. BLDG FOOTPRINT)

AN OBSTRUCTION PERMIT IS REQUIRED ANYTIME CONSTRUCTION WORK IS PERFORMED IN THE PUBLIC RIGHT-OF-WAY. PLEASE CONTACT SCOTT KRAMER AT (612) 673-2383 REGARDING DETAILS OF SIDEWALK AND LANE CLOSURES. LOG ON TO [HTTP://MINNEAPOLIS.MN.ROADWAY.NET](http://MINNEAPOLIS.MN.ROADWAY.NET) FOR A PERMIT.

NO NON-STORM WATER DISCHARGES ARE PROPOSED TO STORM SEWER SYSTEM.



DRAINAGE, RESTORATION & ESC DETAIL

DRAWN BY:	A.G.	DESIGN BY:	A.G.
CHKD BY:	C.W.P.	PROJ. NO.:	14-1465
ORIGINAL DATE:	MARCH 26, 2014		

DATE	REVISION DESCRIPTION	CITY REVIEW COMMENTS	FOR COMMENTS
4-11-14			
10-1-14			

HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE STATE OF MINNESOTA.

Adam Gravel
ADAM GRAVEL
DATE: 10.01.2014 LIC. NO. 43983

JOE'S GARAGE
1610 HARMON PL
MINNEAPOLIS, MINNESOTA

Prepared for:
SHEA CONSTRUCTION



Plowe Engineering, Inc.
6776 LAKE DRIVE
SUITE 110
LINDO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701



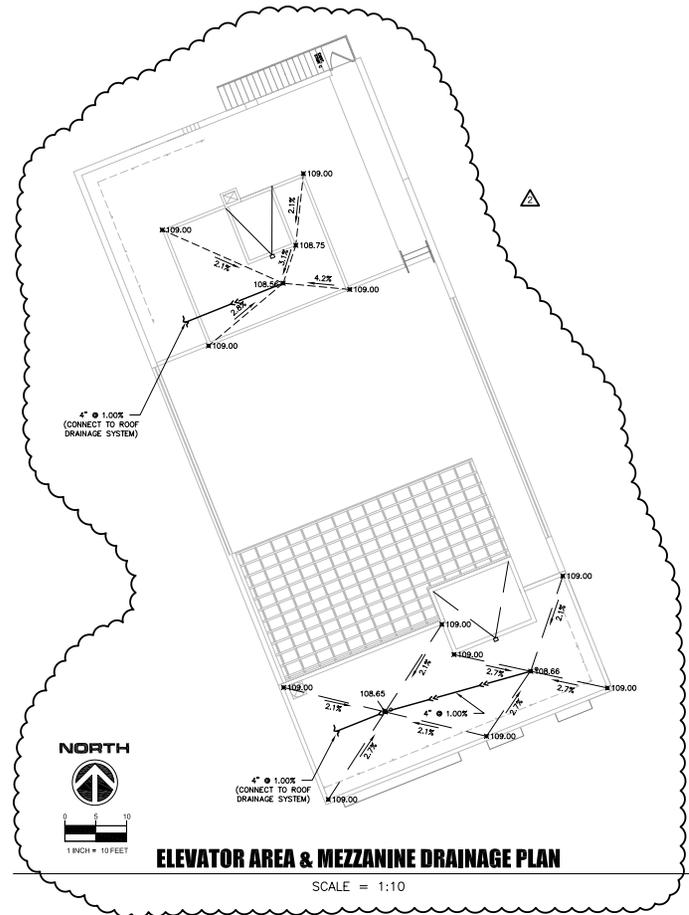
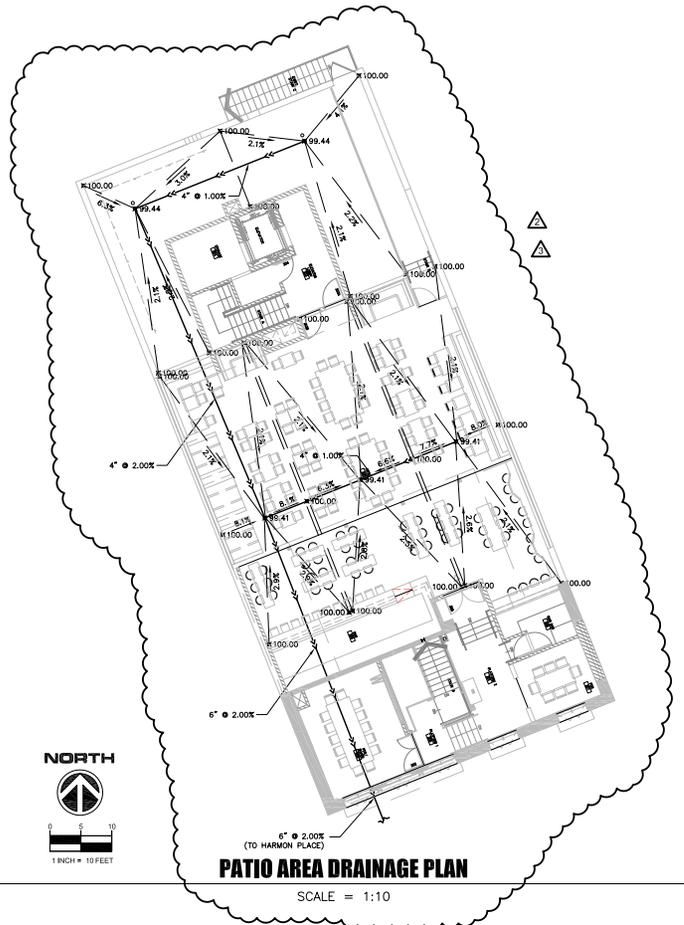
C1

JOES GARAGE

1610 HARMON PL

ROOF DRAINAGE

MINNEAPOLIS, MINNESOTA



DRAWN BY:	A.G.	DESIGN BY:	A.G.
CHKD BY:	C.W.P.	PROJ. NO.:	14-1465
ORIGINAL DATE:	MARCH 26, 2014		

DATE	REVISION DESCRIPTION
4-11-14	CITY REVIEW COMMENTS
4-16-14	ROOF DRAINAGE SYSTEM EXPANDED
5-1-14	BAR AND ROOF LAYOUT ADJUSTED

HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Adam Gravel
ADAM GRAVEL
L.C. NO. 49383
DATE: 05/01/2014

JOES GARAGE
1610 HARMON PL
MINNEAPOLIS, MINNESOTA
GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN

Prepared for:
SHEA CONSTRUCTION



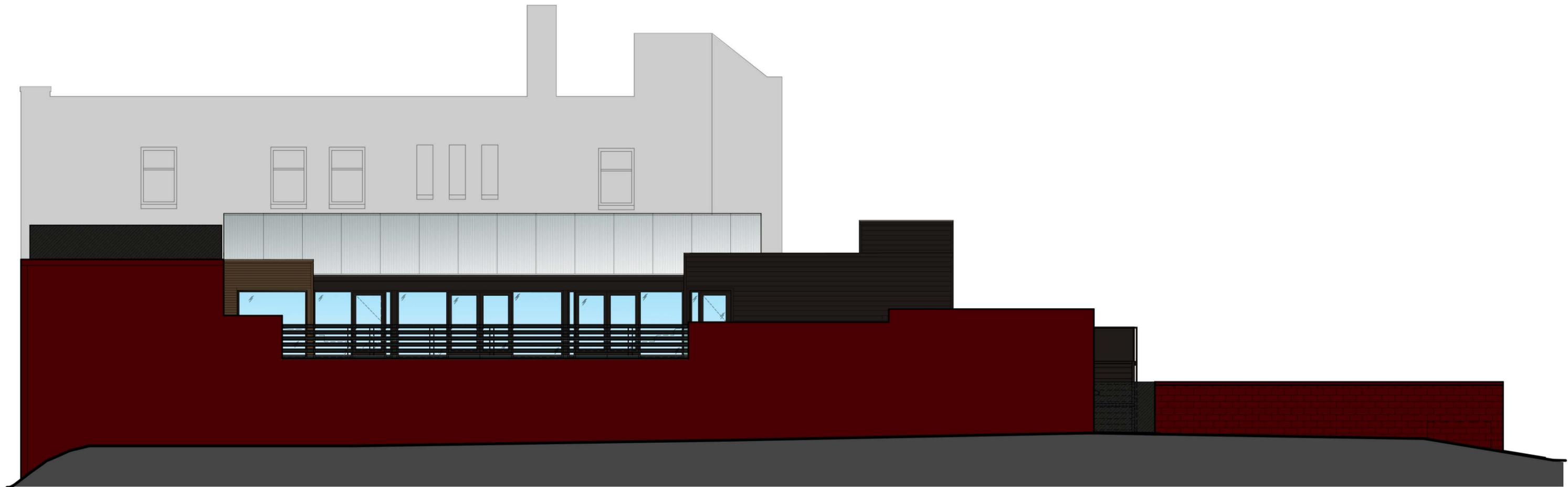
PLOWE ENGINEERING, INC.
SITE PLANNING & ENGINEERING
6776 LAKE DRIVE
SUITE 110
LINDO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

C2

Front Perspective



Side Elevation



From: Kristie Davy
To: ["lisa.goodman@ci.minneapolis.mn.us"](mailto:lisa.goodman@ci.minneapolis.mn.us); ["loveloring@gmail.com"](mailto:loveloring@gmail.com)
Subject: 1610 Harmon Place
Date: Wednesday, November 12, 2014 9:49:07 AM
Attachments: [Neighborhood Letter_103014-2.pdf](#)

Dear Councilmember Goodman and Ms. Metge,
Please see the attached letter regarding the property formerly known as "Joe's Garage" on Harmon Place. Shea and the property owner are seeking a Certificate of Appropriateness for proposed changes to the property in addition to those already approved last year.
Please confirm receipt of this email.
Thank you.

Kristie Davy
Administrative Assistant

Shea
10 South Eighth Street
Minneapolis, MN 55402

sheadesign.com
t 612.339.2257



10 South Eighth Street
Minneapolis MN 55402

t 612_339_2257
sheadesign.com

October 30, 2014

Councilmember Lisa Goodman
350 South Fifth Street
City Hall, Room 307
Minneapolis, MN 55415
lisa.goodman@ci.minneapolis.mn.us

Jana Metge
Citizens for a Loring Park Community
1645 Hennepin Ave. So. Suite 204
Minneapolis, MN. 55403
loveloring@gmail.com

Subject: Joe's
1610 Harmon Place

Dear Councilmember Goodman and Ms. Metge:

Joe's Building, LLC, and myself, Tim Rooney as owner and developer, with the assistance of Shea, Inc, intend to pursue a remodel of Joe's located at 1610 Harmon Place (formerly Joe's Garage). As part of the approval process, we seek a second Certificate of Appropriateness from the Heritage Preservation Commission (HPC).

The proposed transformation involves minimal rehabilitation to the historical exterior. Our goal is to tailor the building closer to its original historic character with minor alternations that have low impact on the historic appearance of the property, so that it complements the Harmon Place Historic District's historic significance.

To achieve this goal, we propose to add patio seating and provide shielded rooftop patio space. This will make a stronger supporting building in the Harmon Place Historic District.

Please contact us if you have further questions or concerns.

Sincerely,

Joe's Building, LLC
Tim Rooney
Owner/Developer
TRooney@Metrodevelop.com

Shea, Inc.
Cori Kuechenmeister
Designer
CoriK@SheaDesign.com