



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #2
 March 3, 2015
 BZH-28532

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 40 South 7th Street #124
Project Name: Il Foro
Prepared By: [Lisa Steiner](#), City Planner, (612) 673-3950
Applicant: Josh Thoma
Project Contact: Josh Thoma
Ward: 3; adjacent to Ward 7
Neighborhood: Downtown West
Request: To alter the interior of the former Forum Cafeteria space to accommodate a new restaurant tenant.

Required Applications:

Certificate of Appropriateness	To allow interior alterations to the Forum Cafeteria individual local landmark.
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HISTORIC PROPERTY INFORMATION

Current Name	None - Vacant
Historic Name	Forum Cafeteria
Historic Address	36-40 South 7 th Street
Original Construction Date	Original building: 1914 Forum Cafeteria Interior: 1929-1930 Installed in City Center: 1983
Original Architect	Forum Cafeteria: George B. Franklin
Original Builder	Unknown
Original Engineer	Unknown
Historic Use	Restaurant
Current Use	Vacant
Proposed Use	Restaurant

Date Application Deemed Complete	January 30, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	March 31, 2015	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

Individual Landmark	Forum Cafeteria (Interior designation only)
Period of Significance	1929
Criteria of Significance	Architecture (Art Deco interior)
Date of Local Designation	1975
Date of National Register Listing	1976 – De-listed in 1987
Applicable Design Guidelines	<i>May 16, 1979 Court Order The Secretary of the Interior’s Standards for the Treatment of Historic Properties</i>

SUMMARY

BACKGROUND. The interior design of the Forum Cafeteria was installed in 1929-1930 in the shell of the former Saxe (later Strand) Theater, which had been constructed in 1914. The café interior was decorated in the Art Deco style with emphasized surface decoration. The zigzag designs, stylized pinecones, and Viking motifs, and materials utilized are the details which mark the space as an exceptionally representative example of Art Deco architecture and interior design.

The Forum Cafeteria was a franchise restaurant based out of Kansas City with a number of locations around the country. The Forum Cafeteria opened at 36-40 South 7th Street in May 1930 and remained there until 1975. In 1976, a new restaurant and disco, Scottie’s on Seventh, opened in the space. However, in the late 1970s, the City Center redevelopment was proposed for the entire block on which the Forum Cafeteria was located. Although the original building was ultimately demolished in 1979, the interior of the space was inventoried, removed, and stored, and the interior décor was later reinstalled in the new City Center space.

In the condemnation action to acquire the property, the owners requested the court to deny the demolition of the property and require the interior to be maintained in that location. The initial complaint was settled, with the proposal to reinstall the interior in City Center, but this decision was challenged by an intervenor and the matter was ultimately resolved by the Supreme Court. In 1980, the Supreme Court approved the settlement and indicated that relocation of the interior was a satisfactory resolution. The court order provided guidelines for the reinstallation of the interior materials. The reinstallation in City Center was completed in 1983.

A number of restaurants have occupied the space since it was reinstalled in City Center, with minor changes made to the interior each time. Most recently, in 2010 modifications were made to the space including the installation of a new bar and the removal of the acoustic tiles covering the Vitrolite glass panels on the wall. The space has been vacant since 2011.

APPLICANT’S PROPOSAL. The applicant is proposing modifications to the space to accommodate a new restaurant, Il Foro, in the space. An existing elevated bar and seating area located in the center of the restaurant would be demolished. This elevated platform area was constructed in 1983 when the Forum was reinstalled in City Center (see photos of construction in the appendix). When located in the original building, a stairway led to the basement of the building in the center of the restaurant area and there was a long central corridor through the restaurant (see historic photo in the appendix). When the space was Scottie’s on Seventh, a dance floor was located in the center of the space (see 1976 photo in the appendix).

The bar in this elevated central area, constructed in 2010, would also be removed. A new bar would be constructed closer to the 7th Street entrance into the restaurant. This bar would be oriented parallel to the front entrance instead of the existing perpendicular orientation. The carpet in this area and through the center of the restaurant to the interior City Center entrance would be replaced with porcelain tile.

New free-standing booths and banquettes, unattached to any historic materials, would be located on the main level dining and bar areas. Other modifications include new host stations at both entrances, server stations below the mezzanine stairs, and new table light fixtures will be added. The private dining rooms on the main level near the City Center interior entrance, which do not have existing historic materials, would have new wall and ceiling finishes.

Although only the interior of the space is designated, some exterior changes are important to note. The applicant is proposing to remove one operable window bay and replace it with a matching doorway to allow for easier service access to outdoor patio seating. The applicant also plans to change the existing awning fabric and refinish the existing sign. On the other side of the restaurant, an existing wine cooler, installed in the 1990s, would be removed.

PUBLIC COMMENTS. A letter of support was received from the Downtown Minneapolis Neighborhood Association which is attached in the appendix. Any additional 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 interior alterations to the Forum Cafeteria space at 40 South 7th Street #124 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 Forum Cafeteria was designated as an individual local landmark for its significance as a representative example of the Art Deco style of architecture and interior design. The designation study states that the “Forum Cafeteria is the only Art Deco interior that is ‘great’ architecture in that it was the best produced for its time and place.” The period of significance is specified as 1929, when the original installation of the Art Deco decoration occurred. The designation study also specifically noted that the interior decoration could be moved to a new location and used to decorate a facility of a similar function. The proposed alterations are compatible with and continue to support the criteria and period of significance for which the Forum Cafeteria interior was designated.

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

The designation study for the Forum Cafeteria focused on the Art Deco elements of the design, particularly the use of materials, the zigzag designs, the stylized pinecones, and the Viking motifs. The mirrored walls, chrome railings, and Vitrolite tiles were specifically noted. The geometric patterns throughout the design created many zigzag designs typical of Art Deco. The Art Deco

style utilized in the Forum Cafeteria was “the new standard of glamour and elegance” at the time. The applicant’s proposal will not alter the materials or decorations which were noted in the designation to best express the Art Deco style. Because the demolition of the raised platform area will be one of the more significant construction projects to occur in the space since the décor was reinstalled in City Center, staff recommends a condition of approval which ensures that the work done will not harm any of the historic materials in the space, including the pillars, railings, glass, light fixtures, or other historic materials in the space.

Both chrome railings and etched glass railings were located in the original Forum Cafeteria space (see photos in the appendix). New etched glass railings (those which replicate the chrome railing design) appear to have been installed in the 1983 platform area and are likely not historic. Some of the proposed modifications will include relocating railings. Staff recommends a condition of approval that all chrome railings be reused in the space if feasible, and if any chrome or other original railings are removed and not repurposed, that they will be kept in storage for future reuse. Any historic railings should be inventoried and the applicant should provide the city with an inventory list of any historic materials that are placed in storage. With these conditions of approval, the proposed alterations will be compatible with and support the interior designation of the Forum Cafeteria.

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

The reinstallation of the decorative materials into City Center hindered the integrity of its location and setting. The Forum Cafeteria had been listed on the National Register of Historic Places, but was de-listed in 1987 due to its lost integrity. However, it remains locally significant and maintains its interior designation. The original local designation limited the designation to only the interior of the space and specifically noted that it could be relocated into a different building. Therefore, it maintains a high level of integrity per the local designation. The proposed alterations are limited to non-historic and previously altered portions of the space and will not impair the landmark’s integrity related to location, design, setting, materials, workmanship, feeling, or association.

4. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.*

No local design guidelines exist for this landmark. The City utilizes the *Secretary of the Interior’s Standards for Rehabilitation* in cases where individual landmarks do not have specific design guidelines. See finding #5 for analysis.

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 proposed alterations are generally consistent with the following standards for the treatment of historic properties:

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

- 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.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 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.

Additionally, the following recommendations for interior spaces, features, and finishes are also applicable to the proposal:

Interior Spaces

Recommended

- Identifying, retaining, and preserving a floor plan or interior spaces that are important in defining the overall historic character of the building. This includes the size, configuration, proportion, and relationship of rooms and corridors; the relationship of features to spaces; and the spaces themselves such as lobbies, reception halls, entrance halls, double parlors, theaters, auditoriums, and important industrial or commercial spaces.

Not Recommended

- Radically changing a floor plan or interior spaces--including individual rooms--which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Altering the floor plan by demolishing principal walls and partitions to create a new appearance.
- Altering or destroying interior spaces by inserting floors, cutting through floors, lowering ceilings, or adding or removing walls.
- Relocating an interior feature such as a staircase so that the historic relationship between features and spaces is altered.

Interior Features and Finishes

Recommended

- Identifying, retaining, and preserving interior features and finishes that are important in defining the overall historic character of the building, including columns, cornices, baseboards, fireplaces and mantels, panelling, light fixtures, hardware, and flooring; and wallpaper, plaster, paint, and finishes such as stencilling, marbling, and graining; and other decorative materials that accent interior features and provide color, texture, and patterning to walls, floors, and ceilings.

Not Recommended

- Removing or radically changing features and finishes which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

- Installing new decorative material that obscures or damages character-defining interior features or finishes.
- Removing paint, plaster, or other finishes from historically finished surfaces to create a new appearance (e.g., removing plaster to expose masonry surfaces such as brick walls or a chimney piece).
- Applying paint, plaster, or other finishes to surfaces that have been historically unfinished to create a new appearance.
- Stripping paint to bare wood rather than repairing or reapplying grained or marbled finishes to features such as doors and panelling.
- Radically changing the type of finish or its color, such as painting a previously varnished wood feature.

For the most part, the applicant's proposal is consistent with the recommended treatments for rehabilitation of interior spaces. The proposed relocation of the bar towards the 7th Street entrance will differ from the historic floor plan of the Forum Cafeteria. The floor plan of the Forum, particularly the central portion of the space, has been altered many times over the years. When the interior decoration was reinstalled in City Center, the corridor and stairwell that historically existed in the center of the Forum were no longer present. The large raised platform area now proposed to be demolished was constructed in 1983 and did not exist historically. The private dining rooms also did not exist historically; these were likely enclosed in the 1990s. The back portion of the original Forum was occupied by the service and cafeteria line areas (see photos in the appendix). The proposed alterations of the space will not impact the overall historic character defined by the floor plan as it will only affect previously altered, non-historic areas.

The important interior features and finishes were critical to the designation and character of the Forum Cafeteria. No changes to the historic character-defining interior features and finishes are proposed. The proposed porcelain tile flooring will be more in keeping with the original tile floor of the Forum Cafeteria (see photos in the appendix). New decorative material will be installed in the private dining rooms; however, no character-defining Art Deco features are present in the private dining rooms.

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 certificate of appropriateness conforms to all application regulations of the preservation ordinance and is consistent with the following applicable policy of the comprehensive plan:

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.
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 proposed alterations do not constitute a destruction of the 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 significance of the Forum Cafeteria interior is its representation of the Art Deco style of architecture and interior design. The alterations proposed demonstrate that the applicant has made adequate consideration of the significance of the Art Deco elements of the interior of the Forum Cafeteria. Non-historic elements of the design, including the raised platform area in the center of the space, would be removed. See findings #1-3 for further analysis.

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

The proposed alterations would not trigger Site Plan Review.

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 proposed by the applicant demonstrate adequate consideration of the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, specifically, the associated guidelines and recommendations for the rehabilitation of an interior space. See finding #5 for more detailed analysis.

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 interior alterations to the Forum Cafeteria landmark, subject to the following conditions:

1. All historic materials shall be protected throughout the demolition of the platform area and subsequent construction work.
2. Existing chrome railings shall be reused where possible or placed in storage for future reuse. An inventory list of all historic materials placed in storage shall be provided to CPED.
3. 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 March 3, 2017.
4. 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. Written description and findings submitted by applicant
3. Site plan
4. Plans
5. Photo description of changes proposed
6. Interior material legend
7. Historic photos
8. Correspondence

Project Description:

Josh Thoma and partners propose to revitalize the formerly iconic Forum Cafeteria from its current vacant state into a Fine Dining Restaurant and Bar. This will reconnect the downtown community to its past and provide the public with a modern experience in a preserved historic space. The proposed bar and finishes renovation will enable the exemplary art deco interior to once again be experienced by the public.

The scope of work will be limited to enhanced patron experience and modern functional upgrades while maintaining the spirit and character of the interior space. Floor elevations will be modified in the non-historic center portion of the space to accommodate a more accessible entrance and circulation. The non-historic center bar will be demolished and a new bar will be located towards the entry. A new door will be provided within the existing storefront framework to provide service access to the patio seating. Current dining furniture and booths will be removed and new will be located to not affect current character finishes within the space. All new finishes and design will complement current finishes.

The rehabilitation of the space creates the opportunity to experience the Art Deco quality and character of a well-known and loved venue of the past.

Summary of Applicant's Proposal:

Exterior Modifications

1. Removal of one operable window bay to be replaced with matching accessible door and sidelight. (non-historic)
2. Existing awning fabric to be replaced. No change to structural support or size. (non-historic)
3. Existing wall mounted sign to be refinished. No change to size or support. (historic)

Interior Modifications

1. Current Bar to be demolished. (non-historic)
 - a. Granite bar to be relocated to mezzanine and decorative railing panels to be placed in storage.
2. Elevated wood floor and ramps at entry and center aisle to be demolished. (non-historic)
3. New bar located in center of space near street entry.
 - a. Quarry tile in back bar area with porcelain tile in the adjacent bar area
 - b. Wood bar top
 - c. Vinyl fabric bar face
4. Floor mounted metal handrails and guardrail at existing elevated entry. (re-use existing decorative metal railing panels for guardrail)
5. Wine cooler in south window bay to be removed. (non-historic)
6. Carpet in bar area to be removed and replace with porcelain tile. (non-historic)
7. Free standing booths and banquettes to be located on the main level dining and bar areas. (place with gap from adjacent historic walls)

8. Free standing host stations to be located at both entrances.
9. Server stations to be added below existing mezzanine stairs.
10. Booth in mezzanine private dining to be removed. (non-historic)
11. Mezzanine bar to be enlarged (non-historic)
 - a. Reuse existing granite from demolished main level bar
 - b. Refinish bar face with vinyl fabric.
12. New light fixtures to be added at main level bar and dining main aisle.
13. Private dining rooms to receive new wall and ceiling finishes. (non-historic)
14. Carpet in corridor from city center entrance to be removed and replaced with porcelain tile. (non-historic)

Certificate of Appropriateness

- 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 interior surface decoration reflecting the new modern age and the Art Deco style will remain the prominent character of the proposed alteration. Modifications to enhance patron experience will support and align with the significant design criteria for the Art Deco style and the historic district it was designated.

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

The proposed alteration for the restaurant bar is compatible with the designation in which the property was designated. Historically, the space has been used as a restaurant and the proposed alterations will maintain and enhance the previous function.

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

The modern functional upgrades to the currently vacant property will provide the public with the opportunity to regain access to one of the few remaining exemplary Art Deco interior spaces in the Twin Cities. The interior materials marking the Art Deco style such as the zig-zag design of the railings, 3 parallel lines reminiscent of streamlining of automobiles of the time on the mirrors and Viking motif details remain the design feature of the space. The preservation of the spirit and character of the Art Deco interior at this property will serve as a guide to architecture history.

- 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 the commission.***

Refer to items #3 & 5.

- 5) *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under the 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 changes are proposed in the rehabilitation of the property.

A) Exterior Changes:

1. Removal of one operable window bay to be replaced with accessible door and sidelight. Glazing and finishes to match existing.
2. Existing awning fabric to be replaced. No change to structural support or size.
3. Existing wall mounted sign to be refinished. No change to size or support.

The original exterior of the building was demolished in 1979 and is not designated. The May 16, 1979 court order permitted the Forum Cafeteria's interior to be disassembled and stored off-location while the exterior was demolished. Exterior changes are provided for reference.

B) Interior Changes:

1. Current Bar to be demolished.
 - a. Granite bar to be relocated to mezzanine and decorative aluminum railing panels to be placed in storage.
2. Elevated wood floor and ramps at entry and center aisle to be demolished. Decorative aluminum railing panels to be placed in storage.
3. New bar will be located in center of space near street entry.
 - a. Quarry tile in back bar area with porcelain tile in the adjacent bar area
 - b. Wood bar top
 - c. Vinyl fabric bar face
4. Floor mounted metal handrails at existing elevated entry.
5. Wine cooler in south window bay to be removed.
6. Carpet in bar area to be removed and replaced with porcelain tile.
7. Free standing booths and banquettes to be located on the main level dining and bar areas – avoiding physical contact or disruption to existing character defining features
8. Free standing host stations to be located at both entrances.
9. Server stations to be added below existing mezzanine stairs.
10. Booth in mezzanine private dining to be removed.
11. Mezzanine bar to be enlarged
 - a. Reuse existing granite from demolished main level bar
 - b. Refinish bar face with vinyl fabric.
12. New light fixtures to be added at main level bar and dining main aisle.
13. Private dining rooms to receive new wall and ceiling finishes.
14. Carpet in corridor from city center entrance to be removed and replaced with porcelain tile.

None of the changes listed above will affect the recommendation for interior spaces listed in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*:

Identifying, retaining, and preserving a floor plan or interior spaces that are important in defining the overall historic character of the building. This includes the size, configuration, proportion, and relationship of rooms and corridors; the relationship of features to spaces; and the spaces themselves such as lobbies, reception halls, entrance halls, double parlors, theaters, auditoriums, and important industrial or commercial spaces.

And, none of the changes listed above will affect the recommendation for interior features and finishes listed in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*:

Identifying, retaining, and preserving interior features and finishes that are important in defining the overall historic character of the building, including columns, cornices, baseboards, fireplaces and mantels, panelling, light fixtures, hardware, and flooring; and wallpaper, plaster, paint, and finishes such as stencilling, marbling, and graining; and other decorative materials that accent interior features and provide color, texture, and patterning to walls, floors, and ceilings.

- 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.***

Heritage Preservation - Chapter 8

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.

- 7) *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.***

Not applicable – proposed work does not include the destruction of subject property.

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

Refer to items #1-3.

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

Proposed scope of work is not subject to Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, or Site Plan Review.

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.

Refer to item #5 for compliance with *The Secretary of Interior's Standards for the Treatment of Historic Properties*.



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minneapolis minnesota 55415
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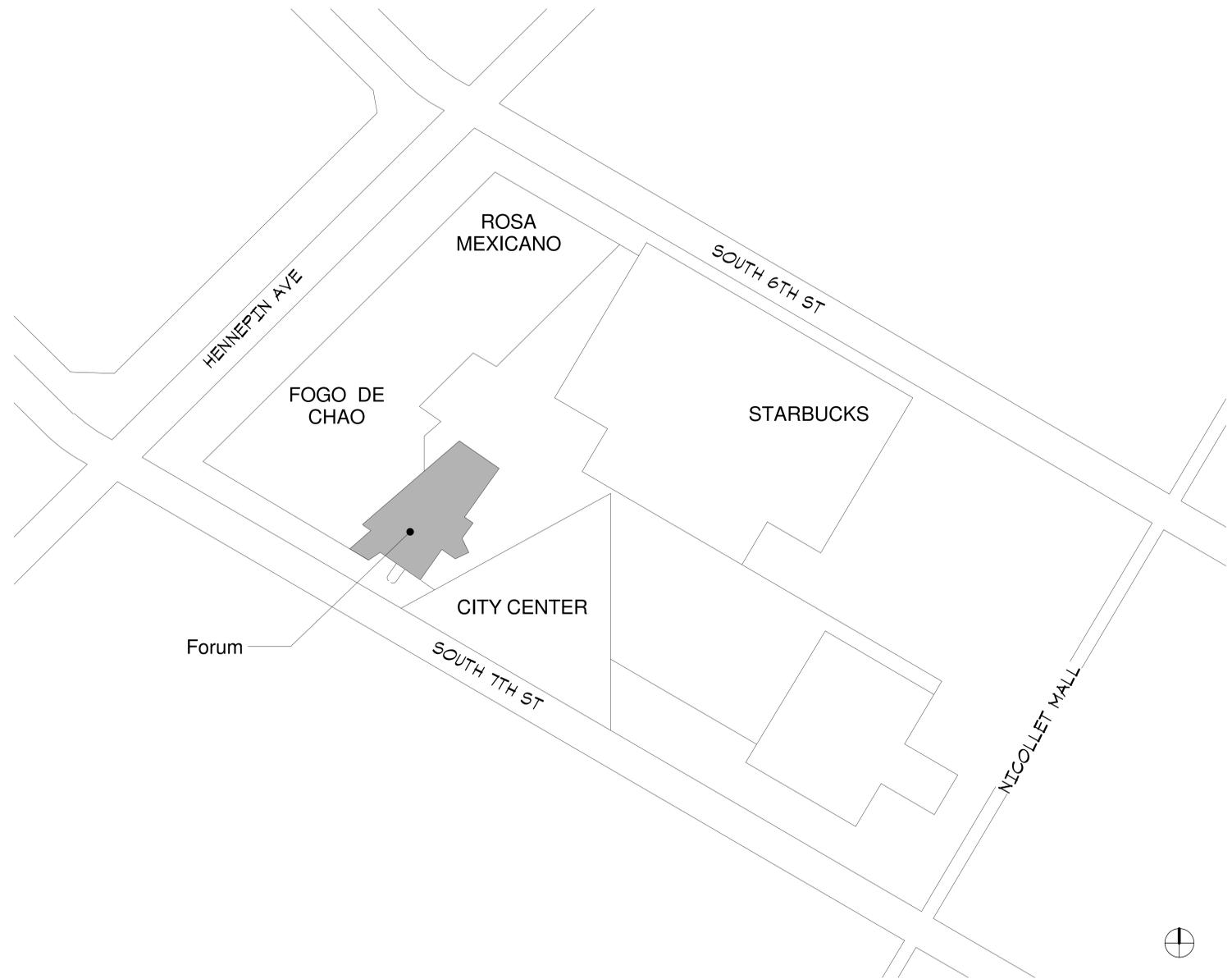
I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature _____

Typed or Printed Name _____

License # _____ Date _____

NOT FOR CONSTRUCTION



Heritage Preservation Commission Submittal 01/22/15

ORIGINAL ISSUE:

REVISIONS		
No.	Description	Date

Project Number _____
PROJECT NUMBER

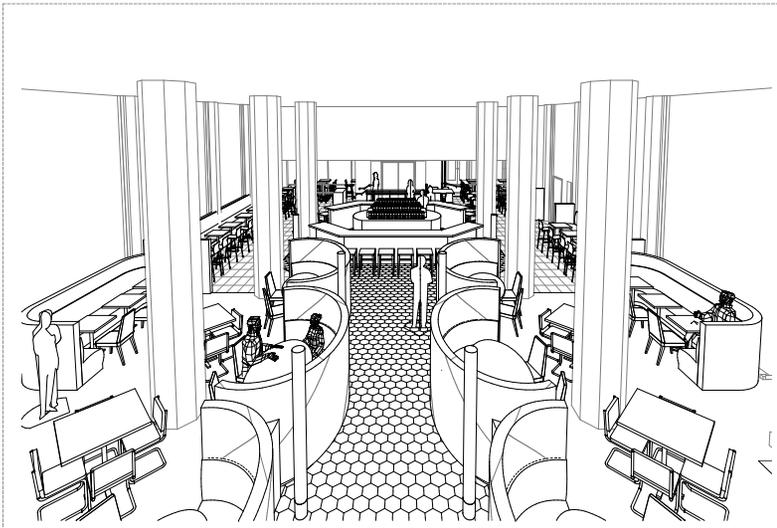
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KEY PLAN

IL FORO

ARCHITECTURAL SITE PLAN

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40 S. 7TH STREET #124 - CITY CENTER MINNEAPOLIS, MN 55402

SYMBOLS LEGEND

	SECTION AND ELEVATION REF.		EXTERIOR ELEVATION KEYNOTE REF.
	INTERIOR ELEVATION REF.		ROOM NAME AND NUMBER
	DETAIL REF.		DOOR NUMBER
	WALL TYPE (SEE SHEET A1.1)		SECTION KEYNOTE REF.
	WINDOW TYPE (SEE SHEET A1.2)		REVISION NUMBER
	ELEVATION REF.		FIRE EXTINGUISHER CABINET
	SPOT ELEVATION REF.		FIRE EXTINGUISHER - WALL MOUNTED
	FLOOR FINISH TRANSITION REF.		

SHEET INDEX

SHEET NUMBER	SHEET NAME	HPC SUBMITTAL
GENERAL INFORMATION		
T1.1	TITLE SHEET	*
T1.2	ARCHITECTURAL ABBREVIATIONS	*
ARCHITECTURAL		
A1.1	DEMOLITION PLAN AND EXTERIOR ELEVATION	*
A1.1	FIRST FLOOR AND MEZZANINE FLOOR PLAN AND EXTERIOR ELEVATION	*
A2.2	INTERIOR ELEVATIONS AND PERSPECTIVES	*
INTERIORS		
I01.1	FIRST FLOOR PLANS	*
I01.1	FFR PLAN	*

PROJECT LOCATION

Vicinity

Site Location

PROJECT TEAM

Owner/Developer: Smack Shack
603 Washington Ave North
Minneapolis, MN 5541
Ph: 612-259-7288

Architect: Elness Swenson Graham Architects Inc.
500 Washington Ave. South, Suite 1080
Minneapolis, MN 55415
Ph: 612-339-5509
Fx: 612-339-5382

Landscaper: T.B.D.

Contractor: T.B.D.

Civil: T.B.D.

Structural Engineer: T.B.D.

Mechanical, Electrical, Plumbing Engineers: T.B.D.



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500 WASHINGTON AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55415
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I hereby certify that this document 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 _____
Type or Printed Name _____
Date _____

NOT FOR CONSTRUCTION

Heritage Preservation Commission Submittal 01/22/15

ORIGINAL ISSUE:
REVISIONS:
No. Description Date

Project Number _____
PROJECT NUMBER _____

ESG _____ ESC _____
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KEY PLAN

IL FORO

TITLE SHEET
T1.1

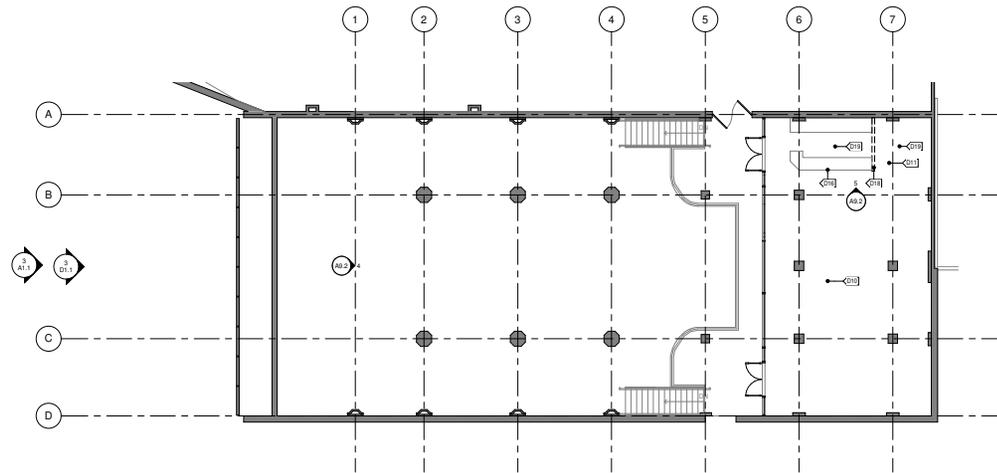


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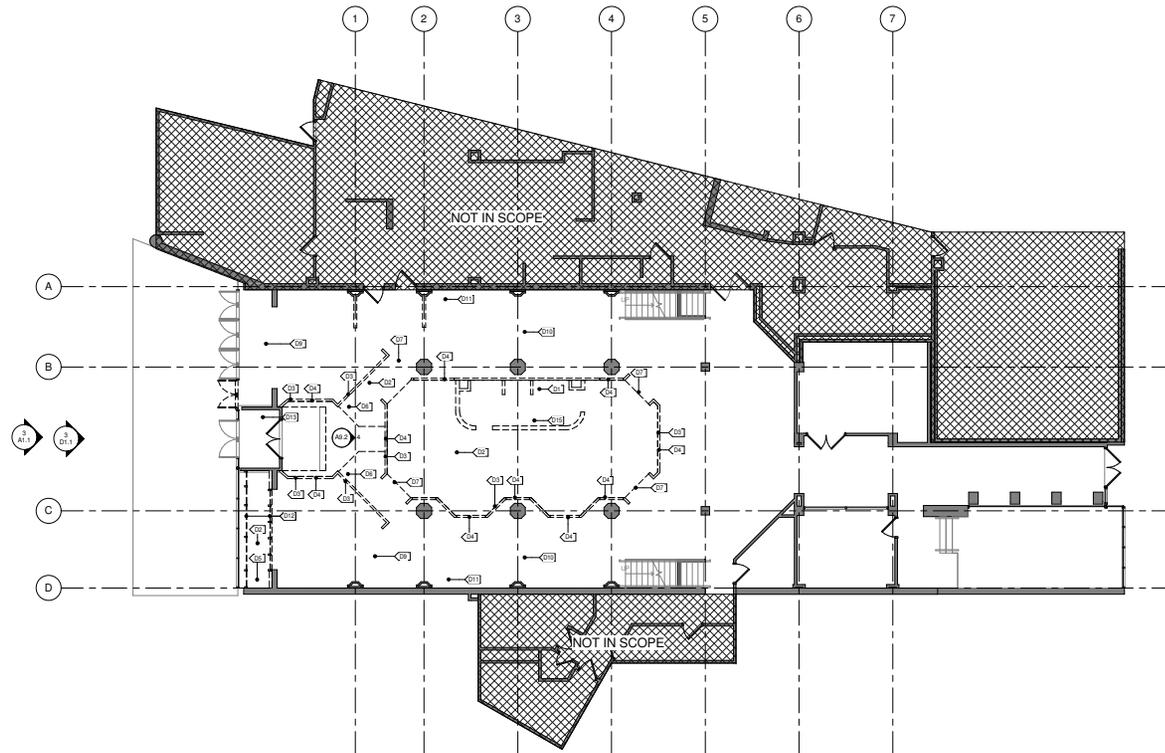
I hereby verify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature _____
 Type or Printed Name _____
 Date _____

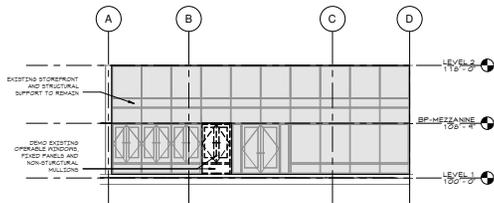
DEMOLITION KEYNOTES	
D01	DEMOLISH EXISTING BAR
D02	DEMOLISH EXISTING ELEVATED WOOD FLOOR
D03	DEMOLISH EXISTING RAILING
D04	REMOVE AND REUSE EXISTING DECORATIVE RAILING PANELS
D05	REMOVE EXISTING WINE COOLER
D06	DEMOLISH EXISTING RAMP
D07	DEMOLISH EXISTING STAIRS
D08	REMOVE EXISTING CARPET
D09	REMOVE AND REUSE EXISTING FURNITURE
D10	REMOVE EXISTING MILLWORK BOOTHS
D11	DEMOLISH EXISTING INTERIOR STOREFRONT
D12	DEMOLISH EXISTING CONCRETE FLOOR
D13	REMOVE AND REUSE EXISTING GRANITE BAR TOP
D14	REMOVE DE WALL FINISH MATERIAL
D15	DEMOLISH PARTIAL HEIGHT WALL
D16	REMOVE FLOOR FINISH MATERIAL



2 DP-MEZZANINE
 1/8" = 1'-0"



NOT FOR CONSTRUCTION



3 DEMO WEST ELEVATION
 1/8" = 1'-0"

1 DP-01
 1/8" = 1'-0"

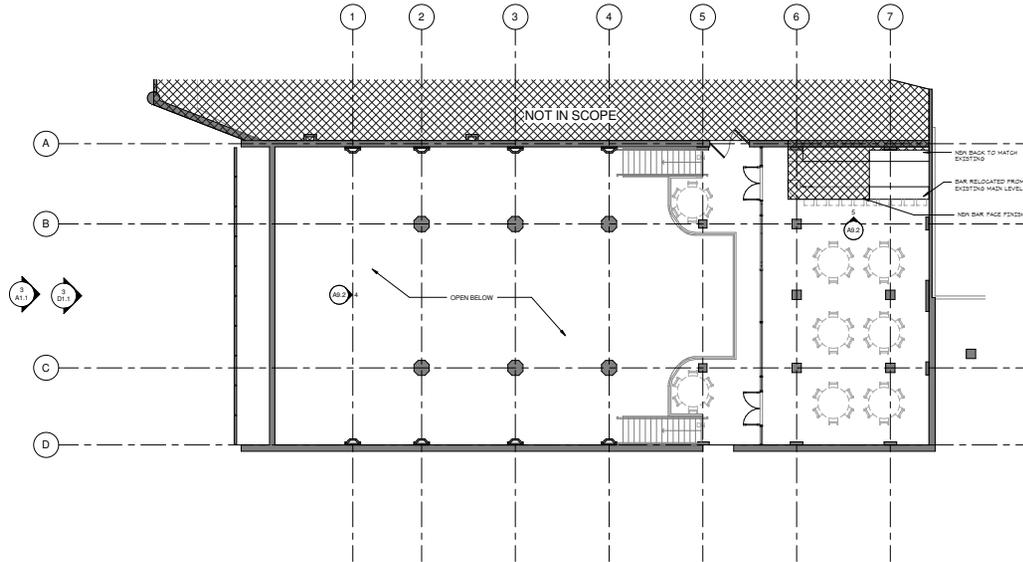
Heritage Preservation Commission Submittal 01/22/15		
ORIGINAL ISSUE		
REVISIONS		
No.	Description	Date
Project Number _____		
PROJECT WORKSHEET		
ESG	ESC	
DESIGNED BY	CHECKED BY	
KEY PLAN		
IL FORO		
DEMOLITION PLAN AND EXTERIOR ELEVATION		
D1.1		



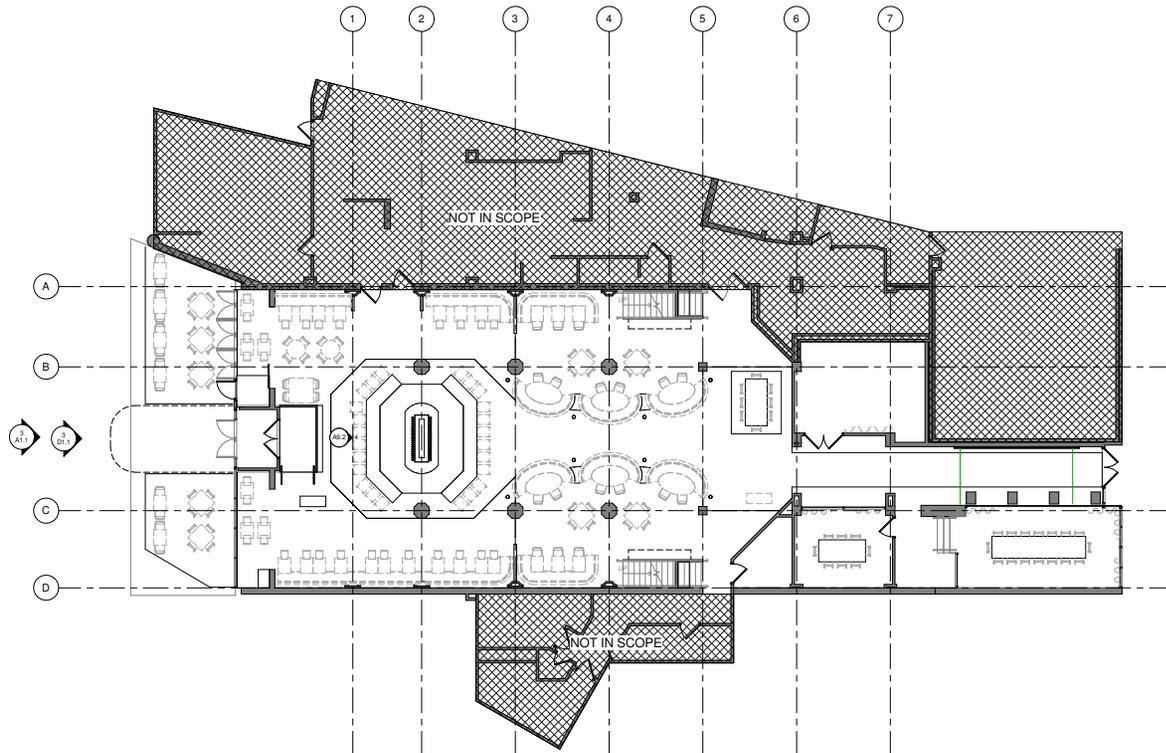
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 minneapolis, minnesota 55415
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 f. 612.339.5822
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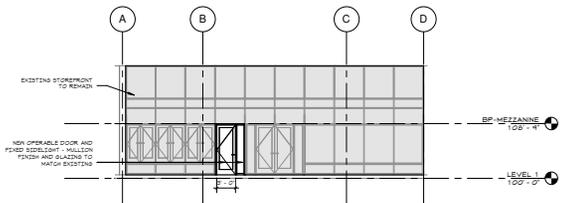
Signature _____
 Type or Printed Name _____
 Date _____



2 MEZZANINE PLAN
 1/8" = 1'-0"



1 MAIN LEVEL PLAN
 1/8" = 1'-0"



3 WEST ELEVATION
 3/16" = 1'-0"

NOT FOR CONSTRUCTION

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 ESC CHECKED BY _____

KEY PLAN

IL FORO

FIRST LEVEL AND MEZZANINE FLOOR PLAN AND EXTERIOR ELEVATION

A1.1

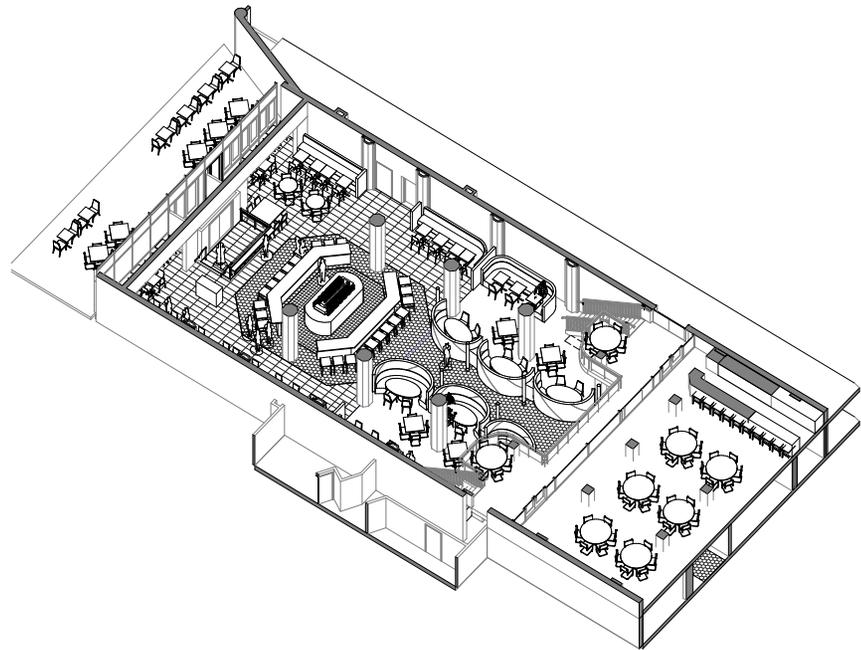


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Author _____ Checker _____

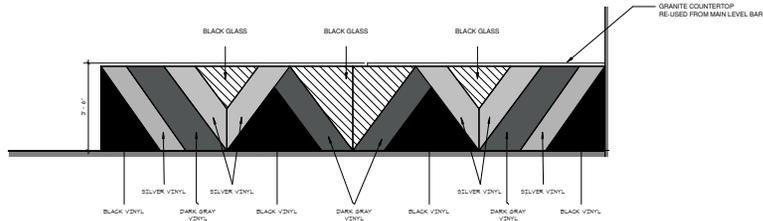
DESIGNED BY _____ CHECKED BY _____

KEY PLAN

IL FORO

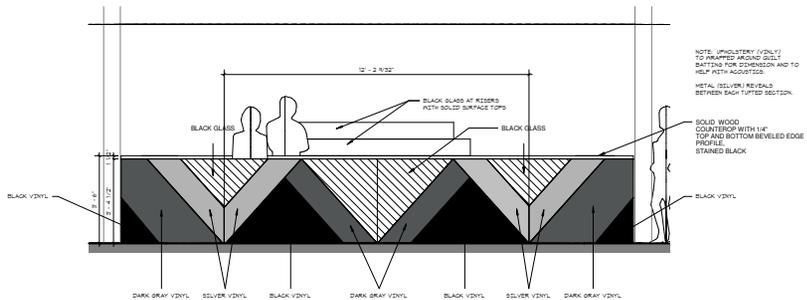
INTERIOR ELEVATIONS AND PERSPECTIVES

A9.2

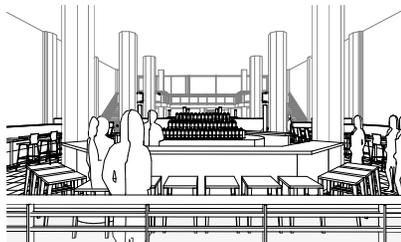


5 MEZZ BAR FRONT
 1/2" = 1'-0"

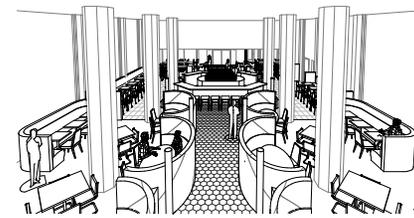
3 FLOORPLAN AERIAL PERSPECTIVE
 1/8" = 1'-0"



4 BAR FRONT Copy 1
 1/2" = 1'-0"



2 ENTRY PERSPECTIVE
 1/8" = 1'-0"



1 VIEW FROM MEZZANINE PERSPECTIVE
 1/8" = 1'-0"



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 f. 6 1 2 . 3 3 9 . 5 3 8 2
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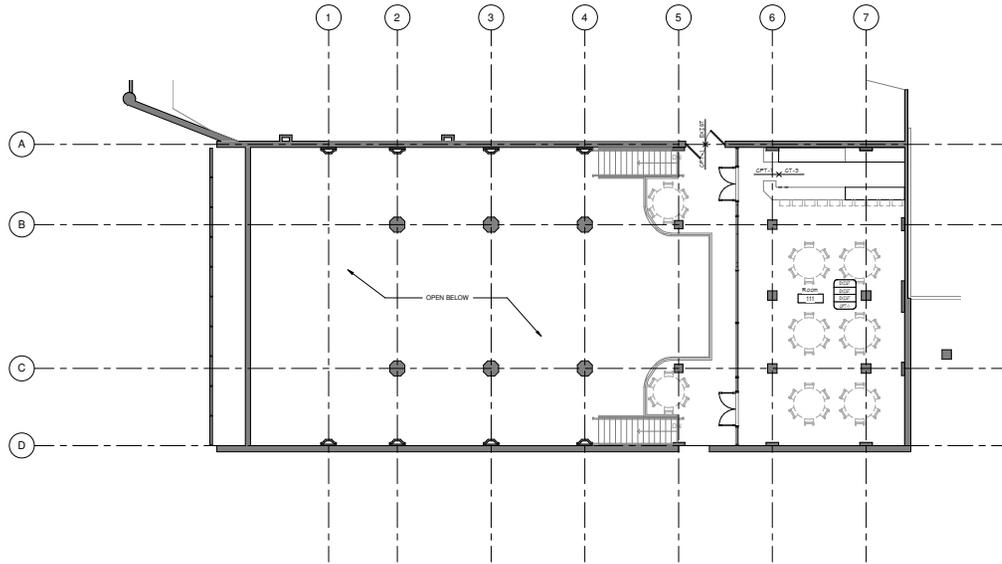
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ESG	ESG	
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KEY PLAN		
IL FORO		
FINISH FLOOR PLANS		
ID1.1		

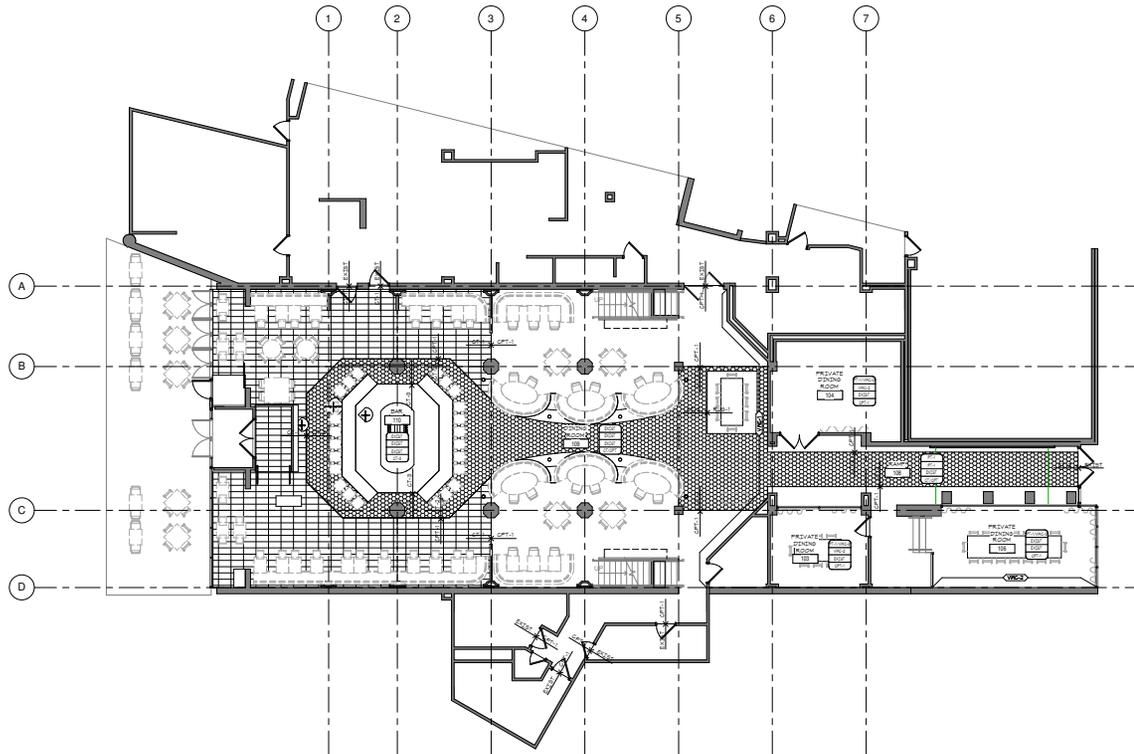
FINISH TAG LEGEND	
Room	ROOM FINISH TAG
Area	AREA FINISH TAG
ST	SHOW THE FINISHES IN ROOM
WALL	WALL FINISH TAG
CEILING	CEILING FINISH TAG
FLOOR	FLOOR FINISH TAG
STAIR	STAIR FINISH TAG
GT. W. OFF.	FLOOR TRANSITION TAG
CEILING	FLOOR FINISH TAG
EL	MAKES SHORT PATTERN ORIENTATION
EL	FIN TAG
	CENTRAL ARCHITECT TAG

GENERAL INTERIOR FINISH NOTES

- SEE PROJECT SPECIFICATIONS MANUAL AND MATERIALS LEGEND FOR GENERAL INTERIOR FINISH NOTES, ABBREVIATION KEY AND COMPLETE PRODUCT SPECIFICATION INFORMATION.
- INTERIOR FINISH PLANS INDICATE GENERAL FINISH FOR EACH ROOM INDICATED. SEE REFERENCED INTERIOR SELECTIONS AND ROOM FINISH SCHEDULE FOR ADDITIONAL FINISH INFORMATION (e.g. TILE, FLOOR FINISHES, PLANT FINISH, ABOVE LIST OF GENERAL TILE FINISH, ETC).
- ALL WALL, COLUMN, CEILING AND SOFFITS NOT NOTED IN THE FINISH PLANS REMAIN AS IS.



2 MEZZANINE FINISH PLAN
 ID1.1 1/8" = 1'-0"



1 MAIN LEVEL FINISH PLAN
 ID1.1 1/8" = 1'-0"

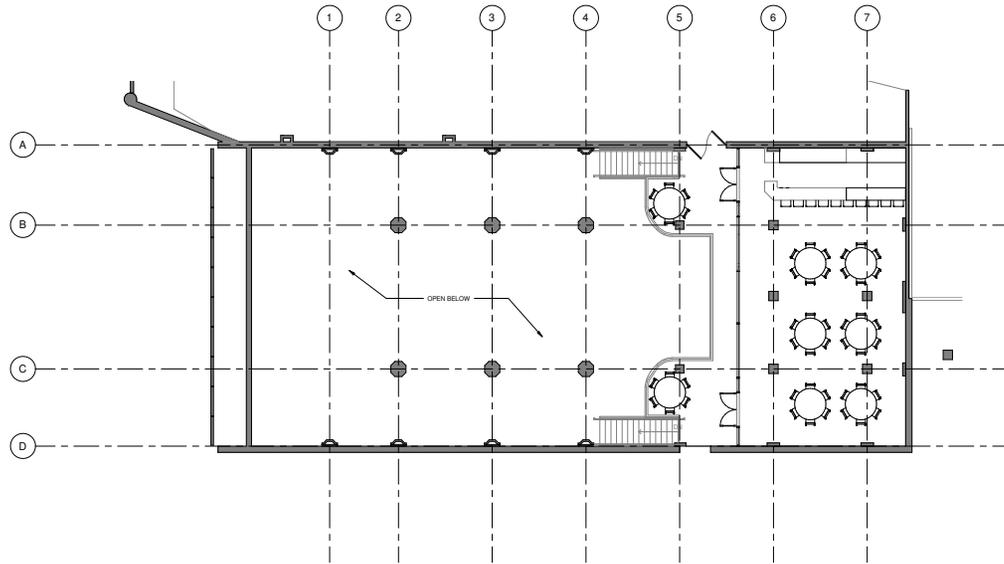


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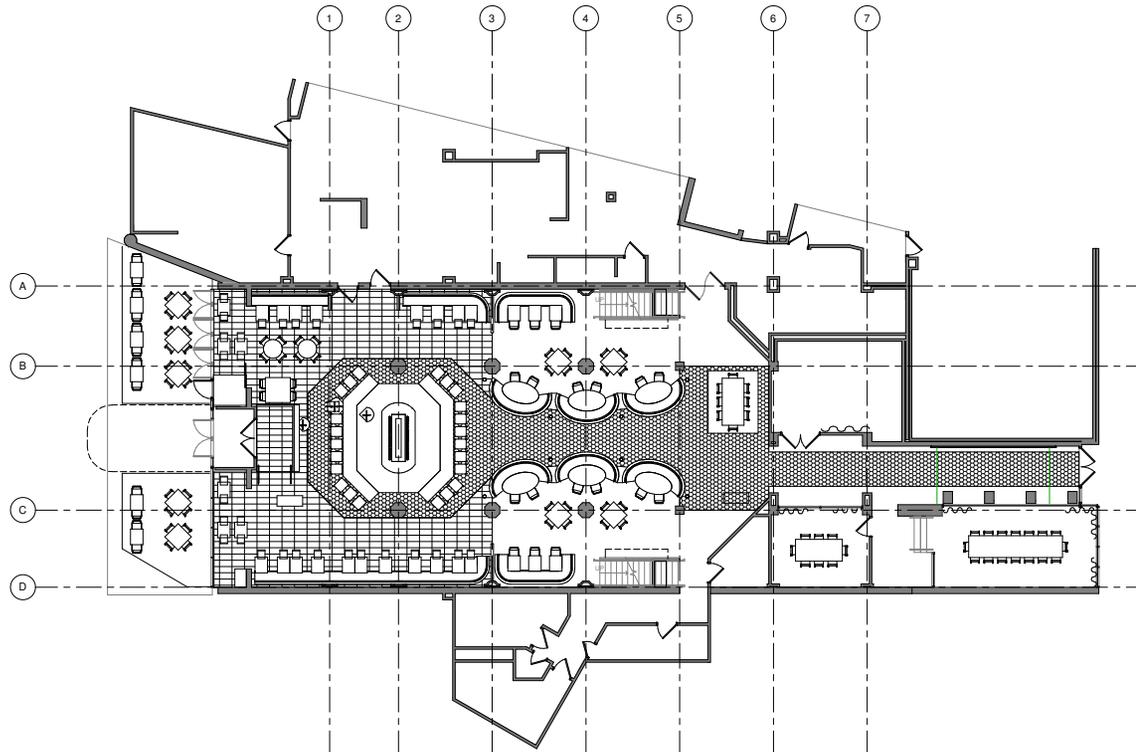
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Date _____

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2 MEZZANINE FFE PLAN
100.1 1/8" = 1'-0"



1 MAIN LEVEL FFE PLAN
100.1 1/8" = 1'-0"

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KEY PLAN

IL FORO

FFE PLAN

ID2.1



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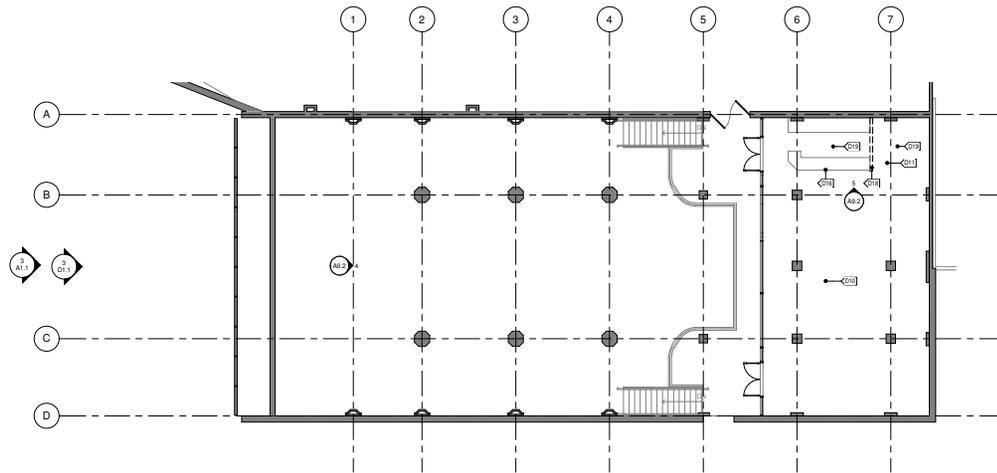
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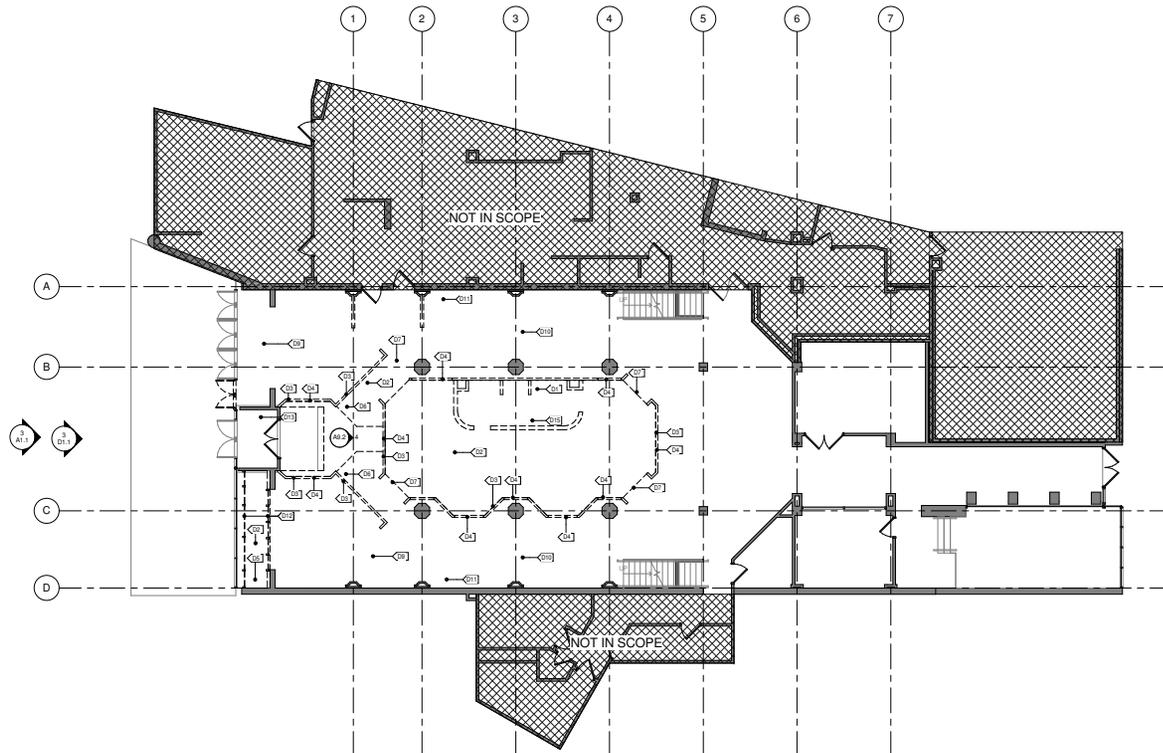
DEMOLITION KEYNOTES

D01	DEMOLISH EXISTING BAR
D02	DEMOLISH EXISTING ELEVATED WOOD FLOOR
D03	DEMOLISH EXISTING RAILING
D04	REMOVE AND REUSE EXISTING DECORATIVE RAILING PANELS
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D14	REMOVE DE WALL FINISH MATERIAL
D15	DEMOLISH PARTIAL HEIGHT WALL
D16	REMOVE FLOOR FINISH MATERIAL

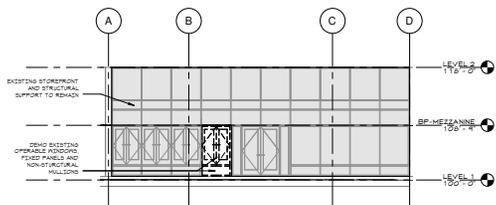
SEE ATTACHED EXISTING PHOTOS FOR NOTED AREAS OF WORK. DEMOLITION TAGS ON PLANS CORRESPOND TO THE NOTES ON PHOTOS.



2 DP-MEZZANINE
 1/8" = 1'-0"



1 DP-01
 1/8" = 1'-0"



3 DEMO WEST ELEVATION
 1/8" = 1'-0"

NOT FOR CONSTRUCTION

Heritage Preservation Commission Submittal 01/22/15

ORIGINAL ISSUE

REVISIONS

No.	Description	Date

Project Number _____
 PROJECT NUMBER

ESG ESC
 DRAWN BY CHECKED BY

KEY PLAN

IL FORO

DEMOLITION PLAN AND EXTERIOR ELEVATION

D1.1



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ESG DRAWN BY ESC CHECKED BY _____

KEY PLAN

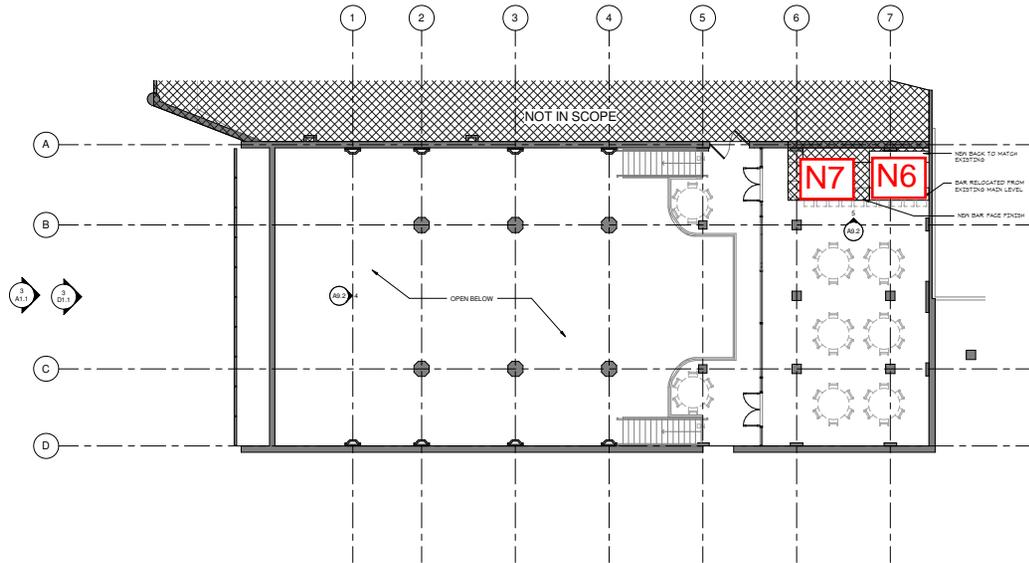
PLAN NORTH

IL FORO

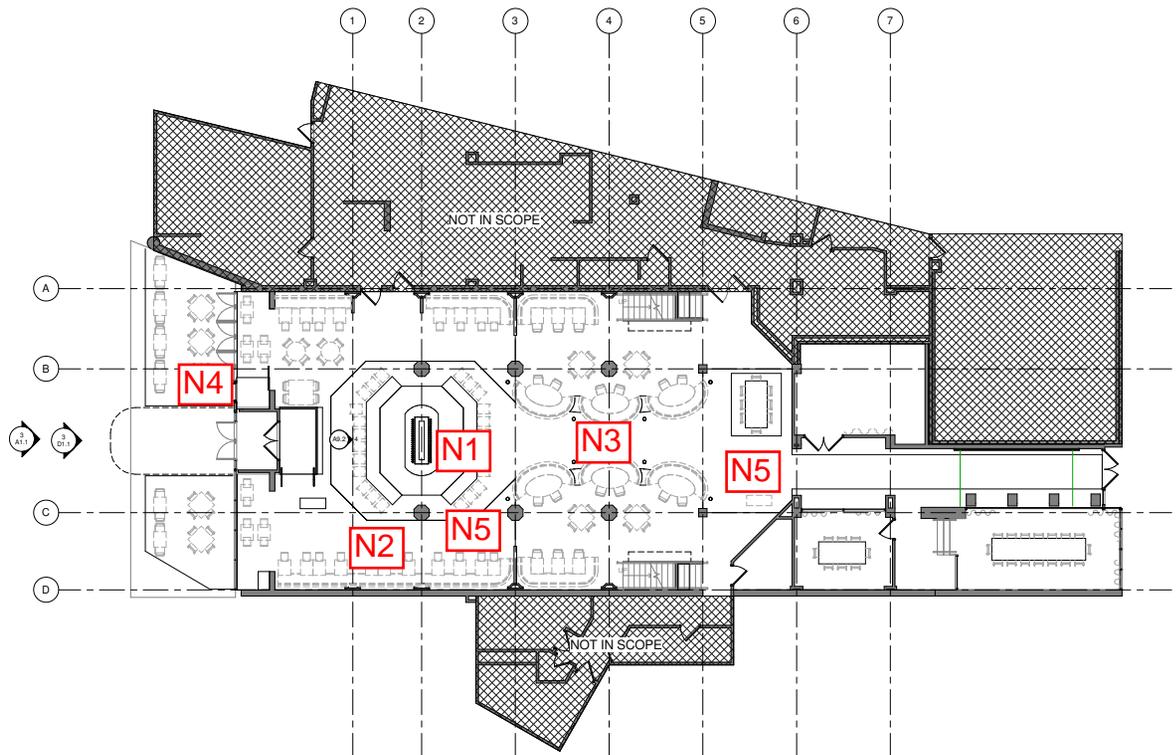
FIRST LEVEL AND MEZZANINE FLOOR PLAN AND EXTERIOR ELEVATION

A1.1

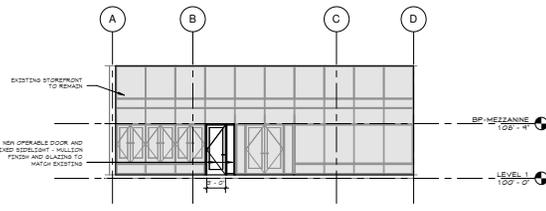
SEE ATTACHED EXISTING PHOTOS FOR NOTED AREAS OF WORK. NEW WORK TAGS ON PLANS CORRESPOND TO THE NOTES ON THE PHOTOS.



2 MEZZANINE PLAN
 1/8" = 1/8"



1 MAIN LEVEL PLAN
 1/8" = 1/8"



3 WEST ELEVATION
 3/16" = 1/8"

1/22/2015 10:05 AM

D5 - REMOVE NON-HISTORIC
WINE COOLER

D12 - REMOVE NON-HISTORIC
INTERIOR STOREFRONT

D9 - REMOVE EXISTING
CARPET





N3 - NEW CURVED
BOOTHS IN THE DINING
AREA

D15 - REUSE
BARTOP AT
MEZZANINE BAR
EXTENSION

D2 - REMOVE NON-
HISTORIC ELEVATED
WOOD FLOOR

D1 - REMOVE NON-
HISTORIC BAR

The image shows the interior of a restaurant with several renovation callouts. A red octagonal outline in the center-right area is labeled 'N1 - NEW BAR LOCATION'. A red arrow points from this label to the octagonal area. To the left of this area, a red arrow points from a label 'D11 - REMOVE EXISTING MILLWORK BOOTHS' to a red booth. Further to the left, another red arrow points from a label 'D10 - REMOVE AND REUSE EXISTING FURNITURE' to a red booth. The restaurant has a dark interior with large windows in the background, several ornate chandeliers, and wooden pillars. The floor is dark and reflective.

N1 - NEW BAR
LOCATION

D11 - REMOVE EXISTING
MILLWORK BOOTHS

D10 - REMOVE AND REUSE
EXISTING FURNITURE



N4 - REMOVED NON-STRUCTURAL AND NON-HISTORIC STOREFRONT AND ADD A SERVICE SWING DOOR



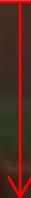
N7 - NEW BACK
BAR QUARRY
TILE FLOORING



N6 - EXTEND
EXISTING
MEZZANINE BAR



D11 - REMOVE
NON-HISTORIC
ROUND BOOTH



D16 - REFINISH
EXISTING BAR
FRONT





N4 - REMOVE NON-STRUCTURAL AND NON-HISTORIC STOREFRONT AND ADD A SERVICE SWING DOOR

NEW FABRIC
COVERING AT
EXISTING AWNING



THE FORUM
1900 1900-2000





SIGN TO BE REFINISHED FOR RESTAURANT BRAND - SIZE TO REMAIN THE SAME



N5 - NEW
PORCELAIN TILE

N2 - NEW
BANQUETTE
SEATING - HELD
AWAY FROM
HISTORIC WALL

D6 & D7 - REMOVE NON-HISTORIC
STAIRS AND RAMP

D4 - DECORATIVE METAL
RAILINGS TO BE REUSED
AT ENTRY LOCATION AND
THE REMAINING TO BE
STORED



CT-2B

CPT-1
and
RUG-1

VWC-3

PT-1

VWC-2

WD-1

GL-1

VWC-3

CT-2A

SSF-1

DR-1

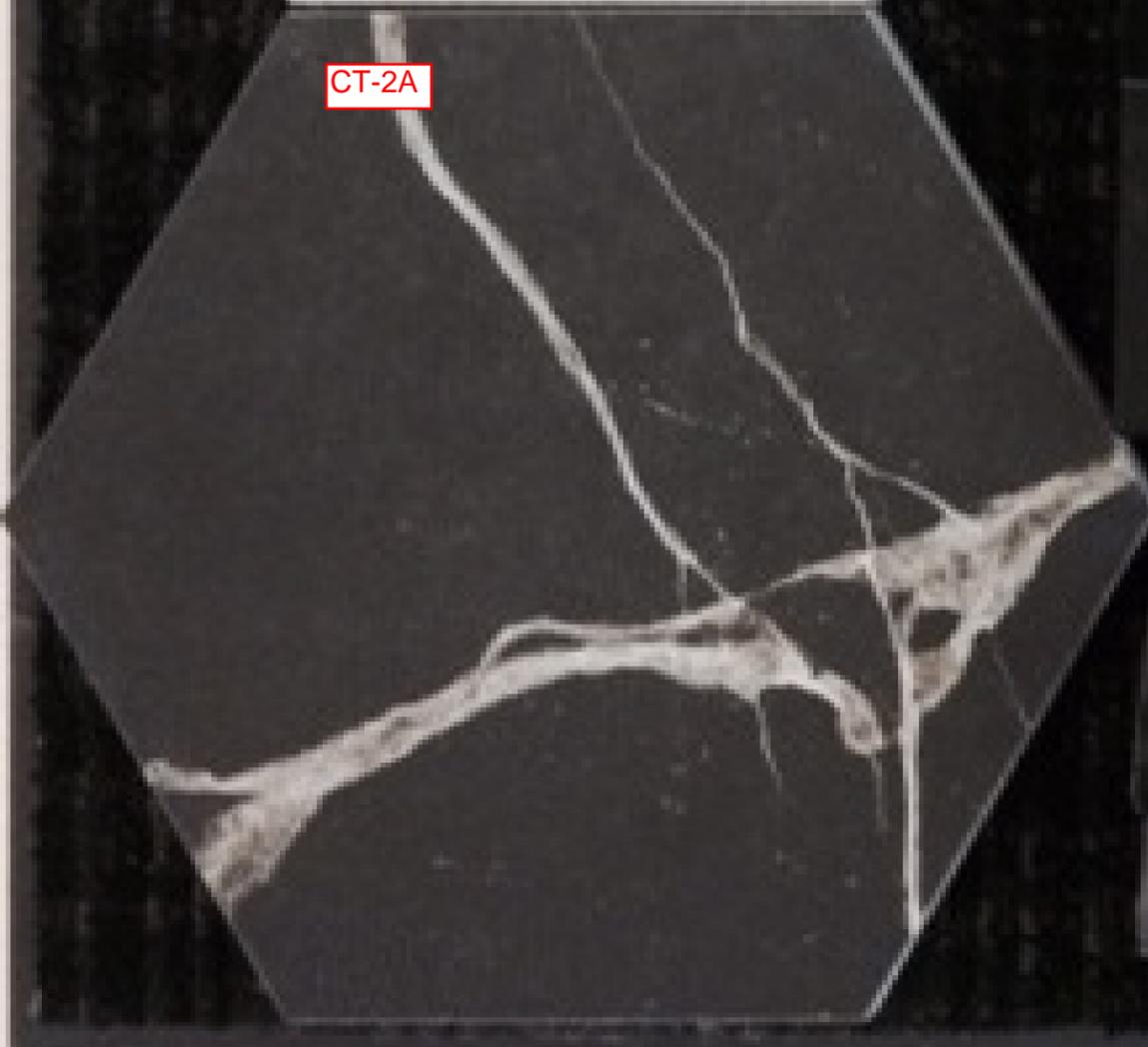
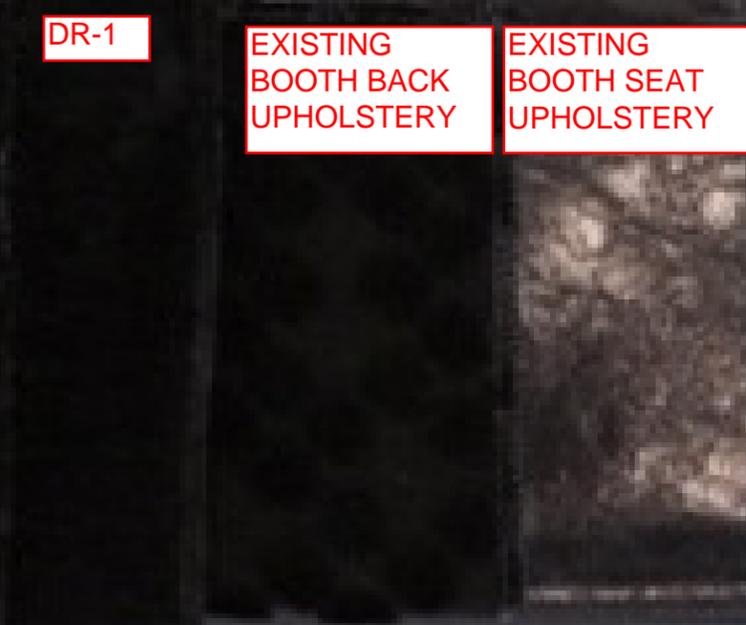
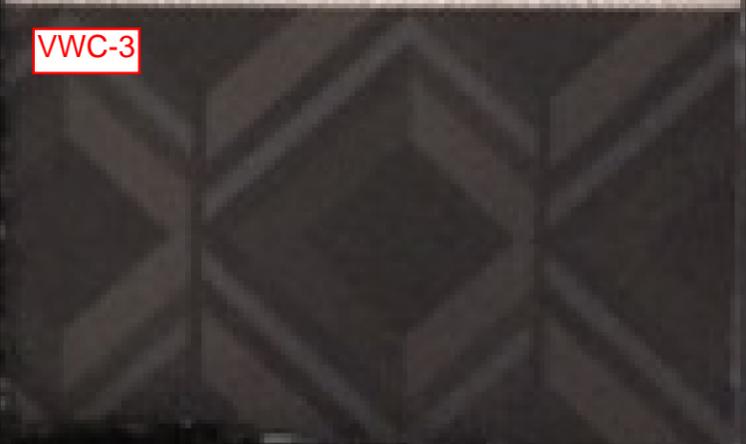
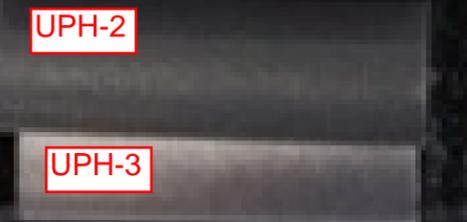
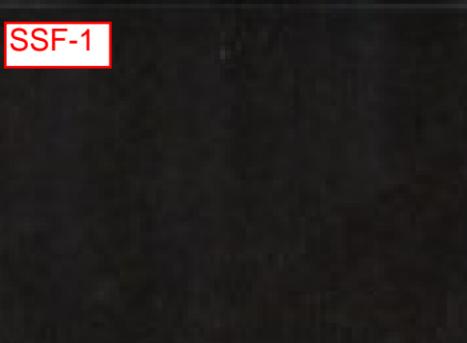
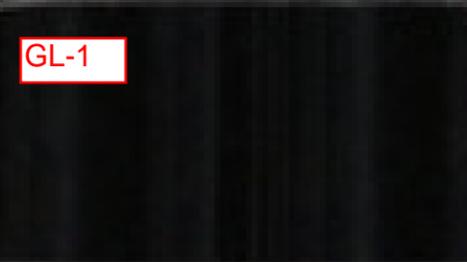
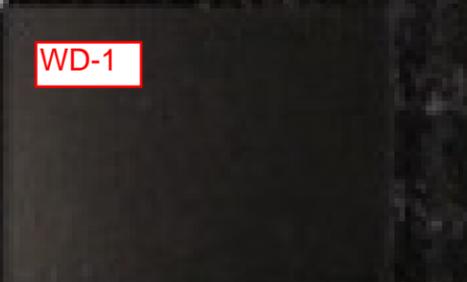
EXISTING
BOOTH BACK
UPHOLSTERY

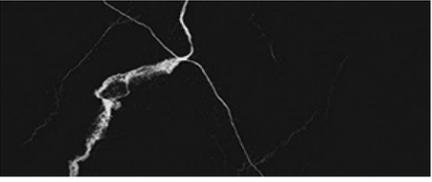
EXISTING
BOOTH SEAT
UPHOLSTERY

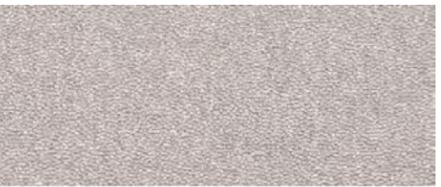
UPH-1

UPH-2

UPH-3



DIV.	CODE	DESCRIPTION	PRODUCT INFORMATION	VENDOR INFORMATION	IMAGE / NOTES	
FINISH CARPENTRY & WOOD CASEWORK						
06 4100	WD-1	MILLWORK AT BAR	SPECIES HARDWOOD VENEER STAIN FINISH	MAPLE GRADE 1 PLAIN SLICED "AA" FACE GRADE TO MATCH DESIGNERS CONTROL SAMPLE SATIN	MFR CONTACT BY GC	
GLAZING						
08 8000	GL-1	GLASS ACCENT AT BAR	PRODUCT COLOR NAME INSTALLATION	COLORLED GLASS BLACK SEE ELEVATIONS	MFR CONTACT GLASPRO 800.776.2368	
TILE						
09 3000	CT-1	ACCENT TILE	SERIES PRODUCT / NO SIZE INSTALLATION GROUT MFG COLOR FINISH EXTENT	MATE MATE MARMO NERO / 4100109 12" x 24" SEE FINISH PLANS LATICRETE 22 MIDNIGHT BLACK UNSANDED SEE FINISH PLANS	MFR CONTACT 41 ZERO 42 TILE X DESIGN JENNIFER CHRISTOPHER 612.280.9197	
09 3000	CT-2A	FIELD TILE	SERIES PRODUCT / NO SIZE INSTALLATION GROUT MFG COLOR FINISH GROUT WIDTH	MATE MATE MARMO NERO / 4100069 ESAGONA (HEX), 9" X 8" SEE FINISH PLANS LATICRETE 22 MIDNIGHT BLACK SANDED 1/16"	MFR CONTACT 41 ZERO 42 TILE X DESIGN JENNIFER CHRISTOPHER 612.280.9197	
09 3000	CT-2B	FIELD TILE	SERIES PRODUCT / NO SIZE INSTALLATION GROUT MFG COLOR FINISH GROUT WIDTH	MATE MATE MARMO BIANCO / 4100068 ESAGONA (HEX), 9" X 8" SEE FINISH PLANS LATICRETE 22 MIDNIGHT BLACK SANDED 1/16"	MFR CONTACT 41 ZERO 42 TILE X DESIGN JENNIFER CHRISTOPHER 612.280.9197	
09 3000	CT-3	QUARRY TILE AT BACK BAR	SERIES COLOR / NO SIZE INSTALLATION GROUT MFG COLOR FINISH GROUT WIDTH	QUARRY PAVER TILE BLACK OQ74 (2) 6" X 6" STACK BOND LATICRETE 22 MIDNIGHT BLACK SANDED 1/16"	MFR CONTACT DAL TILE ABBI LUGER 651.246.6530	
TILE BASE & TRIM						
09 3000	CTB-1	-METAL TRIM AT CARPET & TILE FLOOR	PRODUCT NAME ITEM NUMBER FINISH	SCHLUTER-SCHIENE AHK 1S XX AE - VERIFY PRODUCT THICKNESS SATIN ANODIZED ALUMINUM	MFR CONTACT SCHLUTER SYSTEMS KATE-LO TILE ERIN HERMAN 952.500.0449	CONTRACTOR TO SPECIFY SIZE . 

DIV.	CODE	DESCRIPTION	PRODUCT INFORMATION	VENDOR INFORMATION	IMAGE / NOTES	
CARPET						
09 6800	CPT-1	CARPET AT DINING AREAS	STYLE NAME / NO COLOR NAME / NO CONSTRUCTION DYE METHOD WIDTH FIBER REPEAT TUFTED PILE WEIGHT	TRIOMBRE COLLECTION - ZAHARA FAIRGATE LICHEN 985 TUFTED SOLUTION DYED 12' COLORSTRAND NYLON 18" V, 18" H 36 OZ./SQ YD	MFR CONTACT MERIT SELECT - DURKAN KIRSTEN ANTON 612.834.0460	
09 6800	RUG-1	BOUND CARPET AT DINING AREA 8' X 10'	STYLE NAME / NO COLOR NAME / NO CONSTRUCTION DYE METHOD WIDTH FIBER REPEAT TUFTED PILE WEIGHT NOTE	TRIOMBRE COLLECTION - ZAHARA FAIRGATE LICHEN 985 TUFTED SOLUTION DYED 12' COLORSTRAND NYLON 18" V, 18" H 36 OZ./SQ YD BINIDNG TAPE TO MATCH - SEND SAMPLE FOR DESIGNER APPROVAL	MFR CONTACT MERIT SELECT - DURKAN KIRSTEN ANTON 612.834.0460	
WALLCOVERING						
09 7200	VWC-1	WALLCOVERING UNDER MEZZ	PATTERN NAME COLOR NAME / NO TYPE WEIGHT CONTENT WIDTH REPEAT PATTERN MATCH	LIAISON BLACK / W2-LI-03 II 20 OZ. FABIC BACKED VINYL 52" 3.6" V, 13" H NON-REVERSIBLE STRAIGHT ACROSS MATCH	MFR CONTACT MDC WALLCOVERING JOANNE MROZAK 763.218.7207 612.669.0273	
09 7200	VWC-2	WALLCOVERING AT PRIVATE DINING ROOMS 104, 105 AND 106	PATTERN NAME / NO COLOR NAME / NO CONTENT WIDTH REPEAT INSTALLATION	HELIODOR / 49101 - 07 SCALE SILVER-GOLD SISAL 35.43" 4.43" V, 3.54" H DRY HUNG	MFR CONTACT ARTE KOROSEAL MANDA MORALES 763.234.1634	
09 7200	VWC-3	WALLCOVERING AT PDR 104, 105 AND 106 CEILING (RECESSED COVE ONLY)	PATTERN NAME / NO COLOR NAME / NO TYPE WEIGHT CONTENT BACKING WIDTH REPEAT	ILLUMINA CRYSTAL / ILL-03 II 20 OZ. 100% VINYL OSNABURG 54" NONE	MFR CONTACT INNOVATIONS BLENDED BLUE MARCY RUSS 612.226.9575	
ACOUSTICAL WALL PANELS						
09 8311	AWP-1	WALL SYSTEM AT LOBBY FABRIC TO BE USED IN CONJUNCTION WITH SNAP- TEX SYSTEM. USE SNAP TEX 1/2" SQUARE PROFILE TRACK.	PATTERN NAME / NO COLOR NAME / NO WIDTH CONTENT FINISH BACKING PATTERN	100% XOREL ACRYLIC SEE ELEVATIONS FOR PATTERN	MFR CONTACT CARNEGIE VICTORIA STEIDLER 612.384.7424	
PAINT						
09 9000	PT-1	CEILING PAINT AT PRIVATE DINING ROOMS 104, 105 AND 106 AND OTHER	COLOR NAME / NO FINISH	WHITE FLOUR / SW 7102 EGGSHELL	MFR CONTACT SHERWIN WILLIAMS JAMES BERGEVIN 612.720.9934	

DIV.	CODE	DESCRIPTION	PRODUCT INFORMATION	VENDOR INFORMATION	IMAGE / NOTES	
FURNISHINGS						
12 3530	DR-1	DRAPERY PANELS AT PRIVATE DINING ROOMS 104, 105 AND 106	ROD STYLE FULLNESS WEIGHTS INSTALLATION FABRIC MFR PATTERN COLOR WIDTH CONTENTS	TRAVERSING STAINLESS STEEL ROD RIPPLE FOLD, FULL LENGTH 100% CHAIN WEIGHTS AT HEM CEILING MOUNTED TRACK KOROSEAL SHALI CHENILLE JET #184 54"	MFR CONTACT WARREN'S DRAPERY KRISTIN MANN (612) 877-3200 FAB MFR CONTACT KOROSEAL MANDA MORALES 763.234.1634	
12 3530	UPH-1	UPHOLSTERY AT TUFTED BAR	PATTERN COLOR / NO CONTENT WIDTH	TOO CLOSE TO CALL - SHINY HIDE BOOTS / 8107-15 NYLON MATRIX CONSTRUCTION 54"	MFR CONTACT ANZEA PIECE RESOURCES JILL ZITZER 651.216.1233	
12 3530	UPH-2	UPHOLSTERY AT TUFTED BAR	PATTERN COLOR / NO CONTENT WIDTH	TOO CLOSE TO CALL - SHINY HIDE MOORISH / 8107-02 NYLON MATRIX CONSTRUCTION 54"	MFR CONTACT ANZEA PIECE RESOURCES JILL ZITZER 651.216.1233	
12 3530	UPH-3	UPHOLSTERY AT TUFTED BAR	PATTERN COLOR / NO CONTENT WIDTH	TOO CLOSE TO CALL - SHINY HIDE SILVER SHALE / 8107-16 NYLON MATRIX CONSTRUCTION 54"	MFR CONTACT ANZEA PIECE RESOURCES JILL ZITZER 651.216.1233	
SOLID SURFACES						
12 3600	SSF-1	QUARTZ COUNTERTOP AT BAR	COLOR / NO SIZE THICKNESS EDGE PROFILE	JET BLACK / 3100 SEE DRAWINGS 3CM EASED SQUARE	MFR CONTACT CEASARSTONE AMY CIANI (952) 232-7767	
ELECTRICAL						
12 3600	L-1	FLOOR LAMPS AT DINING ROOM	MODEL NAME MODEL NO SIZE MATERIALS BULB TYPE QUANTITY	ELISE ELISE 80 80" H X 4.75" DIAM ALUMINUM BASE, POLYCARBONATE DIFFUSER 1 X 90W PAR38 NSP BULB (INCLUDED) 8	MFR CONTACT PABLO DESIGNS Y LIGHTING	
12 3600	L-2	LAMPS AT BAR COUNTERTOP	MODEL NAME MODEL NO SIZE MATERIALS BULB TYPE QUANTITY	MISS K TABLE LAMP FU625530 - BLACK 17" H , 6.4" W BASE, 9.3" W SHADE POLYCARBONATE (1) 100W T10 HALOGEN LAMP 11	MFR CONTACT FLOS LIGHTING	

DIV.	CODE	DESCRIPTION	PRODUCT INFORMATION	VENDOR INFORMATION	IMAGE / NOTES
GENERAL NOTES					
<p>1. SEE TECHNICAL SPECIFICATION DOCUMENT FOR ALL OTHER INFORMATION REGARDING INSTALLATION, MAINTENANCE, TESTING AND CODE REQUIREMENTS, ETC.</p> <p>2. ALL MATERIALS TO BE SUBMITTED TO DESIGNER/ARCHITECT FOR APPROVAL PRIOR TO ORDERING.</p> <p>3. MATERIALS RECEIVED- G.C. IS RESPONSIBLE FOR THE TIMELY ARRIVAL OF ALL SPECIFIED FINISH MATERIALS, EQUIPMENT, LIGHT FIXTURES AND ANY OTHER MATERIAL(S) TO BE UTILIZED ON THE PROJECT. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT BY PHONE AND IN WRITING WITHIN 10 DAYS OF THE DATE OF THE CONTRACT OF ANY SPECIFIC ITEMS THAT THE CONTRACTOR RECOMMENDS AS READILY AVAILABLE AND OF EQUAL QUALITY OF DESCRIPTION. IF NOTIFICATION IS NOT RECEIVED BY THE ARCHITECT, THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE PROPER ORDERING AND FOLLOW-UP OF SPECIFIED ITEMS AND WILL PURSUE WHATEVER MEANS NECESSARY, AT NO ADDITIONAL COST TO THE OWNER, OR ARCHITECT. TO ENSURE AVAILABILITY OF ALL SPECIFIED ITEMS SO AS NOT TO CREATE HARDSHIP ON THE OWNER, TENANT OR ARCHITECT AND NOT TO DELAY PROGRESS OF THE WORK. NO EXTENSION OF TIME TO THE CONTRACT WILL BE ALLOWED FOR THE CONTRACTOR'S INABILITY TO SECURE SPECIFIED ITEMS.</p> <p>4. MATERIALS CONDITIONS- ALL ITEMS ARE TO BE DELIVERED TO THE SITE IN ORIGINAL, UNOPENED CONTAINERS. CUSTOM ITEMS SHALL BE DELIVERED AND STORED IN SUCH A MANNER AS TO PREVENT DAMAGE UNTIL THE TIME OF CONSTRUCTION. ALL MATERIALS SHALL BE AT BUILDING TEMPERATURE AND HUMIDITY PRIOR TO INSTALLATION.</p> <p>5. MATERIALS INSTALLATION- INSTALL ALL MATERIALS PER MANUFACTURER'S LATEST PRINTED SPECIFICATIONS.</p> <p>6. MATERIALS CLEAN-UP- PROVIDE A WASTE CONTAINER AND PAY FOR REMOVAL SERVICE FOR ALL REFUSE AND WASTE MATERIALS GENERATED. ALL VINYL SURFACES SHALL BE SCRUBBED FREE OF DIRT AND GLUE. ALL PAINT OVERSPRAY SHALL BE REMOVED FROM SURROUNDING AREAS AND SURFACES. THE CONTRACTOR SHALL, IN ESSENCE, WASH AND CLEAN ALL SURFACES AND LEAVE THE WORK IN A CLEAN CONDITION. REVIEW GUIDELINES FOR CLEAN-UP IN MASTER SPEC.</p> <p>7. MATERIALS SUB-CONTRACTORS - SUBCONTRACTORS SHALL BE RESPONSIBLE FOR CLEAN-UP AND REMOVAL OF OWN CONSTRUCTION WASTE FROM THE SITE. LEAVE SITE VACUUM AND BROOM CLEAN. ALL GLASS AND MIRRORS ARE TO BE CLEANED AND POLISHED.</p> <p>8. MATERIAL SUBSTITUTIONS- SUBSTITUTES MAY BE REQUESTED FOR ANY ITEMS SPECIFIED BY SUBMITTING IN WRITING, AND SUBMITTING SAMPLES TO DESIGNER FOR APPROVAL.</p> <p>9. FINISH INSPECTION- THE CONTRACTOR SHALL INSPECT ALL SURFACES AND PROVIDE ALL PREPARATORY WORK NECESSARY IN ORDER FOR THEM TO RECEIVE NEW FINISHES.</p> <p>10. FINISHES, CODES & STANDARDS- ALL INTERIOR FINISHES SHALL COMPLY WITH THE LOCAL BUILDING CODES. FINISH WORK SHALL BE PERFORMED IN COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS. THE USE OF MATERIALS SHALL SET MINIMUM STANDARDS FOR THOSE ITEMS. SHOP DRAWINGS, SAMPLES, AND PRODUCT DATA SHALL BE SUBMITTED TO THE OWNER AND DESIGNER FOR THEIR REVIEW.</p> <p>11. FINISHES, MATERIAL CHANGE- ALL FLOOR MATERIAL CHANGES SHALL OCCUR AT DOOR CENTER LINES (U.O.N.)</p> <p>12. FINISHES, FLOOR COVERAGE- EXTEND CARPET OR HARD-SURFACE FLOORING UNDER ALL MOVEABLE FURNITURE, EQUIPMENT, AND COUNTER AREAS.</p> <p>13. FINISHES, MANUALS- PROVIDE TO OWNER TWO (2) COPIES OF MANUFACTURER'S MAINTAINENCE MANUALS FOR ALL FINISHES. (VCT, WOOD FLOOR, STONE FLOOR, CARPET, PAINT, AND WALLCOVERINGS).</p> <p>14. FINISHES, FLOORING INSTALLATION- COMPLY WITH MANUFACTURER'S INSTRUCTIONS FOR THE USE OF PROPRIETARY MATERIALS AND INSTALLATION OF FLOORING AND ASSOCIATED ACCESSORIES. INSTALL FLOORING ACCESSORIES AFTER OTHER FINISHING WORK, INCLUDING PAINTING, HAS BEEN COMPLETED. DO NOT INSTALL FLOORING OVER CONCRETE SLAB OR GYPSUM CEMENT TOPPING UNTIL CURED SUFFICIENTLY TO ACHIEVE BOND WITH ADHESIVES AS DETERMINED BY FLOORING MANUFACTURER'S RECOMMENDED BOND AND MOISTURE TEST.</p> <p>15. FINISHES, FLOORING TRANSITIONS- PROVIDE APPROPRIATE TRANSITIONS BETWEEN FLOORING MATERIALS. COLOR AND STYLE OF TRANSITIONS TO BE SUBMITTED TO DESIGNER PRIOR TO INSTALLATION.</p> <p>16. CARPET INSTALLER TO SUBMIT SEAMING DIAGRAM TO DESIGNER PRIOR TO INSTALLATION FOR BROADLOOM APPLICATIONS.</p> <p>17. TILE INSTALLER TO SUBMIT CONTROL JOINT LOCATION PLAN TO DESIGNER FOR APPROVAL PRIOR TO TILE INSTALLATION.</p> <p>18. FINISHES, PAINTING-COVER ALL JOINTS AND FASTENERS WITH JOINT COMPOUND AND FINISH SAND SMOOTH. ALL SURFACES MUST BE CLEAN, DRY AND IN SOUND CONDITION. REMOVE ALL OIL, DUST, DIRT, LOOSE RUST, PEELING PAINT OR SURFACE CONTAMINATION. COMPLY WITH MANUFACTURER'S SPECIFICATIONS FOR SURFACE PREPARATION AND FOR SPECIFIC MATERIALS AND FINISHES. COMPLY WITH ALL APPLICABLE CODES AND INDUSTRY STANDARDS.</p> <p>19. FINISHES, WALLCOVERING- ALL WALLS SHALL BE PRIMED WITH A PIGMENTED ACRYLIC LATEX PRIMER BEFORE WALLCOVERING INSTALLATION. HORIZONTAL SEAMS AND CUTTING AT CORNERS ARE NOT ACCEPTABLE. CUTTING TO BE NOT LESS THAN TWO INCHES AWAY FROM AN INSIDE CORNER AND NOT LESS THAN 6 INCHES FROM AN OUTSIDE CORNER. PLACE WALLCOVERING CONTINUOUSLY OVER INTERNAL AND EXTERNAL CORNERS.</p> <p>20. FINISHES, WALLCOVERING- LOCATIONS; PLACE WALLCOVERINGS AT INTERIOR WALLS ONLY U.O.N.</p> <p>21. G.C. TO COORDINATE LIFE SAFETY DEVICE (i.e. RECEPTACLES, FIRE ALARM PULL STATIONS & HORNS/STROBES, FIRE EXTINGUISHERS, EXIT SIGNS) LOCATIONS WITH DESIGNER PRIOR TO INSTALLATION.</p> <p>22. CONTRACTOR IS RESPONSIBLE TO PROVIDE APPROPRIATE SEALANT FOR POROUS MATERIALS THAT ARE SUBJECT TO ETCHING AND/OR STAINING.</p>					





Minnesota Historical Society - 1948





V. 227.



Interior of Forum - 1950 MNHS (Mezzanine level)





1950 (listed in some sources as 1972)



Minnesota Historical Society - 1972 Photo

Scottie's on Seventh

Bruce N. Wright

In 1931 they used to serve food at the Forum Cafeteria, a modest little cafe in the heart of downtown Minneapolis, and before that they used to serve silent movies (where the cost to see Douglas Fairbanks, Sr. was less than a bag of popcorn today), but now they serve early jazz music and the fastest trip to the past this side of the future. Time travel? No, just a little bit of nostalgia. On its third time around for reuse, the old Forum Cafe, renamed Scottie's on Seventh, is the most recent example of appreciation for its heritage this Midwestern city has successfully pulled off. Previous efforts in this city have resulted in the award winning Butler Square project, a recycled warehouse in the city's garment district that is now *the* prestigious business address in town (P/A, Oct. 73, p. 74).

The Forum (the name most people still stubbornly call it) is a beautiful illustration of Art Deco style put to contemporary use. Keeping the original interior more or less intact, the new owners have converted what used to be a rather dreary (due to low lighting levels) noon-time cafeteria into a classy nightclub and discotheque (using those same light levels!) straight out of the 1920s and 30s.

It is one of the few remaining examples of Art Deco in the Twin Cities, and one of the finest of its type in the country at that. Experts say that the interior is a masterpiece of early Art Deco, comparable to the lobbies of the Irving Trust and Chrysler Buildings in New York.

What makes the building even more significant is its distinctive Minnesotan character. The designs reflect the northern climate, with stylized pine cone and evergreen motifs incorporated into the mirrors and border tiles. On opposite walls of the main floor are large mirrored panels depicting scenes from the region; a stylized Minnehaha Falls, Lake of the Isles, and even a large Viking ship.

It is 50' x 157' on the main level, rising two stories in front; from the ground floor, the second level is reached, in the manner of a Hollywood musical set, by two long staircases on either side of the room. The visitor can walk through this main seating area and ascend the chrome railed steps, moving past a wall of turquoise and black onyx tiles, to the balcony seating area over the back half of the nightclub. At the back of this mezzanine is located a 23-ft-long antique bar where drinks are served by white-tuxedoed bartenders and waitresses

Author: Bruce N. Wright is an architect practicing in Minneapolis and a free-lance journalist.



A new Minneapolis night spot actually began over 60 years ago as a Beaux-Arts movie theater. It was remodeled into an Art-Deco cafe in the 1930s, and retains much of that design today.

in 1929 *Vogue* style dresses. In the center of the main floor, the owners have replaced the old double serving lines from its cafeteria days with a painted oak dance floor and bar.

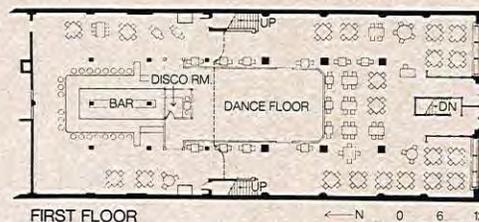
The space is a "cavern of light," the columns and the walls covered with geometrically patterned and streamlined designs on mirrors. Each of these mirrored walls, in addition to recalling the platinum and black of early films, serves to create an optical illusion, reflecting endlessly the zig-zag patterns and light colored woodwork of the balconies.

Glass walls, iciclelike chandeliers, and aluminum-leafed plaster friezes might seem a bit sophisticated in this age of frank design and natural finished materials. Nevertheless, the Forum retains its pristine beauty, after more than 45 years of continuous use.

The Forum Cafe hasn't always been a cafeteria. Originally built as a theater in 1913-14 by the Saxe Moving Picture Company, the structure changed owners in 1915 and became known as the Strand Theater. Then in 1929, Forum Cafeterias of America, Inc., a Kansas City-based restaurant chain (sort of an early McDonald's) took control and remodeled the interior extensively into basically what it is today. Finally in May 1930 the Forum Cafeteria opened its doors and ushered in the highest style dining the area had ever seen.

Many new restaurants have been built in this area since World War II (the Great Depression squelching most Art Deco efforts; the Second World War killing it completely) and many of them have played to one

passing fancy or another—English Tudor, Spanish Adobe, Hawaiian Strawhut, Elizabethan Fake Half-timber, Early Western Cowboy, Ancient Greek Temple, and many others. This restaurant, however, claims a re-creation of an entire mood of the 1920s era, and has proved to be a great success. For a style often referred to as "the stage scenery of architecture," the Forum can take its plaudits in this theatrical town for being one of the last remaining examples of a craftsmanship and spirit unequalled for many years, and probably for many years to come. □



Data

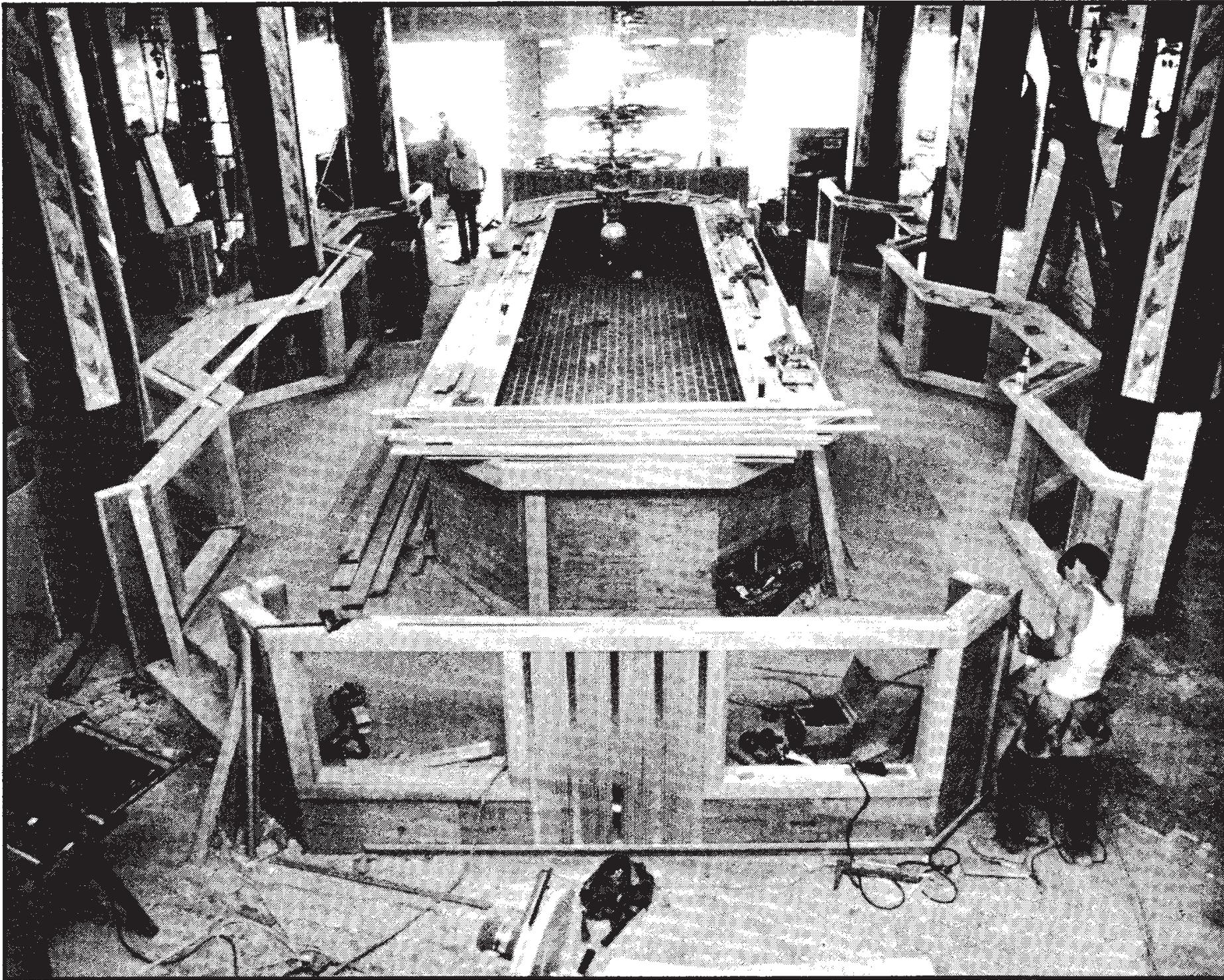
Project: Scottie's on Seventh, Minneapolis, Minn., formerly the Forum Cafeteria.
Client: SST, Inc., Minneapolis, Minn.
Architects: original building, George B. Franklin. Designers of renovation: Bret Smith, Terry Knudsen, Scott Smith, Ron Tengwall, Jim Murphy. Artist (for new art) and special project consultant: Martin Weinberger.
Consultants: Metropolitan Mechanical Contractors, Inc., mechanical; Lee Electric Co., electrical.
Contractor: sub-contracting by clients.
Costs: withheld at request of clients.
Photography: Phillip MacMillan James.





Scottie's on Seventh in its discotheque days (1977 photo). The new Scottie's will be a restaurant only, without the disco.

1977

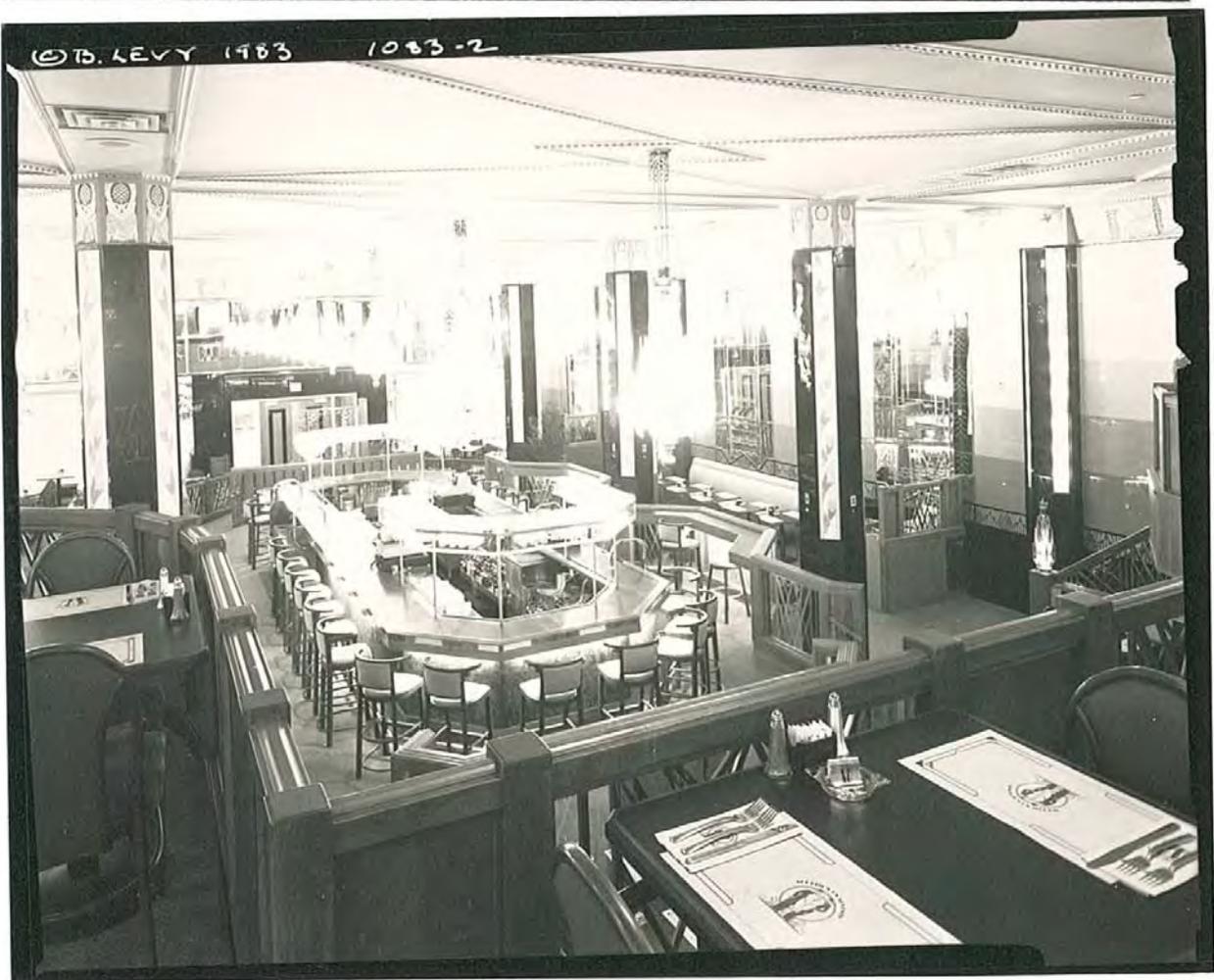


Scottie's new bar, surrounded by the original pillars, was under construction in July.

©B. LEVY 1983 1083-10



©B. LEVY 1983 1083-2

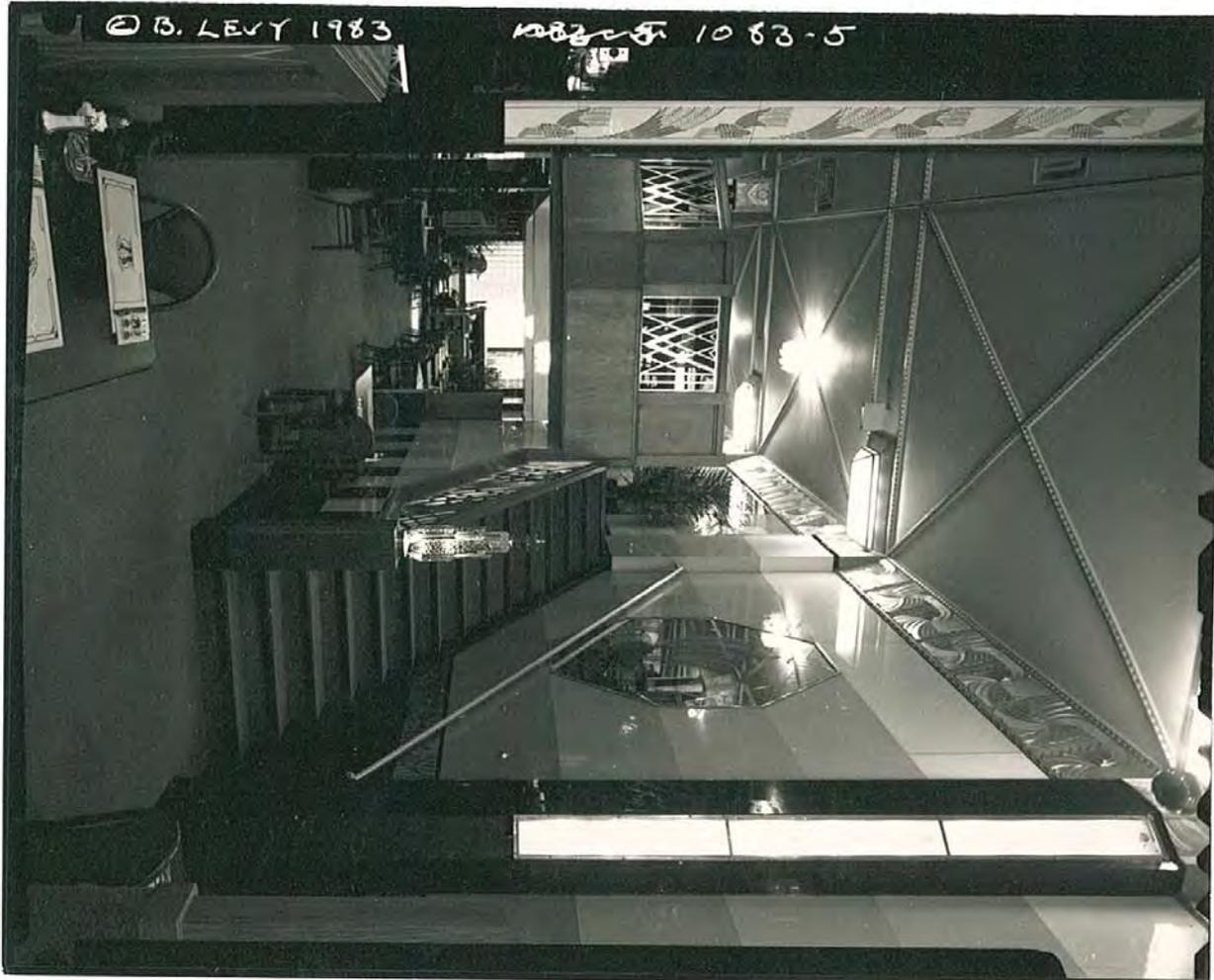


© B. LEVY 1983 1083-7



© B. LEVY 1983

1083-5







1985

Joe Rossi/Staff Photographer

1992 - Skyway News



Current Photos





Steiner, Lisa

From: Melissa Lockhart <melissa.lockhart@esgarch.com>
Sent: Monday, February 16, 2015 1:58 PM
To: Frey, Jacob
Cc: Steiner, Lisa
Subject: Forum Cafeteria
Attachments: Letter to Jacob Frey.pdf

Dear Council Member Frey,

Please review the attached project we are submitting to the Heritage Preservation Commission to be located in the former Forum Cafeteria space.

Thank you,
Melissa

Melissa Lockhart, LEED AP

Designer

Elness Swenson Graham Architects, Inc.

p: 612.373.4614

f: 612.852.4414

c: 612.968.5010

e: melissa.lockhart@esgarch.com

www.esgarchitects.com

January 21, 2015

Christie Rock-Hantge
40 South 7th Street STE 212 PMB 172
Minneapolis, MN 55402

Re: Il Foro Restaurant and Bar, 40 S. 7th Street #124, Minneapolis, MN 55402 – Heritage Preservation Commission Application

Dear Christie Rock-Hantge:

On behalf of Josh Thoma (recent new owner of the Forum Cafeteria Restaurant), we are writing to let you know we will be submitting this project to the Heritage Preservation Commission for public hearing review. Please review the following project description and respond to us with any questions or comments.

Project Description

Josh Thoma and his partners , owners of Smack Shack and The Lexington, propose to revitalize the formerly iconic Forum Cafeteria from its current vacant state into a Fine Dining Restaurant and Bar. This will reconnect the downtown community to its past and provide the public with a modern experience in a preserved historic space. The proposed bar and finishes renovation will enable the exemplary art deco interior to once again be experienced by the public.

The scope of work will be limited to enhanced patron experience and modern functional upgrades while maintaining the spirit and character of the interior space. Floor elevations will be modified in the non-historic center portion of the space to accommodate a more accessible entrance and circulation. The non-historic center bar will be demolished and a new bar will be located towards the entry. A new door will be provided within the existing storefront framework to provide service access to the patio seating. Current dining furniture and booths will be removed and new will be located to not affect current character finishes within the space. All new finishes and design will complement current finishes.

The rehabilitation of the space creates the opportunity to experience the Art Deco quality and character of a well-known and loved venue of the past. Proposed work to include:

Exterior Modifications

1. Removal of one operable window bay to be replaced with matching accessible door and sidelight.

2. Existing awning fabric to be replaced. No change to structural support or size.
3. Existing wall mounted sign to be refinished. No change to size or support.

Interior Modifications

1. Current Bar to be demolished.
 - a. Granite bar to be relocated to mezzanine and decorative railing panels to be placed in storage.
2. Elevated wood floor and ramps at entry and center aisle to be demolished.
3. New bar located in center of space near street entry.
 - a. Quarry tile in back bar area with porcelain tile in the adjacent bar area
 - b. Wood bar top
 - c. Vinyl fabric bar face
4. Floor mounted metal handrails at existing elevated entry.
5. Wine cooler in south window bay to be removed.
6. Carpet in bar area to be removed and replace with porcelain tile.
7. Free standing booths and banquettes to be located on the main level dining and bar areas.
8. Free standing host stations to be located at both entrances.
9. Server stations to be added below existing mezzanine stairs.
10. Booth in mezzanine private dining to be removed.
11. Mezzanine bar to be enlarged
 - a. Reuse existing granite from demolished main level bar
 - b. Refinish bar face with vinyl fabric.
12. New light fixtures to be added at main level bar and dining main aisle.
13. Private dining rooms to receive new wall and ceiling finishes.
14. Carpet in corridor from city center entrance to be removed and replaced with porcelain tile.

We appreciate your support for this proposed project and look forward to a revitalized historic space for the public to enjoy once again.

Sincerely,

ELNESS SWENSON GRAHAM ARCHITECTS, INC.



Aaron Roseth,
Principal

cc: Lisa Steiner, City of Minneapolis

January 21, 2015

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

Re: Il Foro Restaurant and Bar, 40 S. 7th Street #124, Minneapolis, MN 55402 – Heritage Preservation Commission Application

Dear Council Member Goodman:

On behalf of Josh Thoma (recent new owner of the Forum Cafeteria Restaurant), we are writing to let you know we will be submitting this project to the Heritage Preservation Commission for public hearing review. Please review the following project description and respond to us with any questions or comments.

Project Description

Josh Thoma and his partners , owners of Smack Shack and The Lexington, propose to revitalize the formerly iconic Forum Cafeteria from its current vacant state into a Fine Dining Restaurant and Bar. This will reconnect the downtown community to its past and provide the public with a modern experience in a preserved historic space. The proposed bar and finishes renovation will enable the exemplary art deco interior to once again be experienced by the public.

The scope of work will be limited to enhanced patron experience and modern functional upgrades while maintaining the spirit and character of the interior space. Floor elevations will be modified in the non-historic center portion of the space to accommodate a more accessible entrance and circulation. The non-historic center bar will be demolished and a new bar will be located towards the entry. A new door will be provided within the existing storefront framework to provide service access to the patio seating. Current dining furniture and booths will be removed and new will be located to not affect current character finishes within the space. All new finishes and design will complement current finishes.

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We appreciate your support for this proposed project and look forward to a revitalized historic space for the public to enjoy once again.

Sincerely,

ELNESS SWENSON GRAHAM ARCHITECTS, INC.



Aaron Roseth,
Principal

cc: Lisa Steiner, City of Minneapolis



40 S. 7th Street
Suite 212, PMB 172
Minneapolis, MN 55402
Phone: (612) 659-1279
Online: www.thedmna.org

February 20, 2015

Ms. Lisa Steiner, City Planner
City of Minneapolis - Heritage Preservation Commission
Public Service Center
250 S. 4th Street, Room 300
Minneapolis, MN 55415

Re: Shorenstein Properties – Il Foro (Former Forum Cafeteria) – 40 7th St. South, #124

Dear Lisa:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association (DMNA) Board of Directors regarding Shorenstein Properties plans for the former Forum Cafeteria restaurant located at 40 7th St. South. Burt Coffin and Aaron Roseth from ESG Architects, along with Jack Reibel from Four Sevens, LLC, the new chef for Il Foro, met with the DMNA Board on Monday, February 16, 2015.

Coffin began the presentation by assuring the board that the new restaurant will retain and respect the historic character of the former Forum Cafeteria. He stated restaurant will incorporate all of the existing Art-Deco architectural features, including the chandeliers, cast plaster, Bakelite tiles and etched glass. Coffin and Roseth used display boards to present the interior design and layout for the new restaurant

Roseth then introduced Jack Reibel. Reibel noted that his partners in the restaurant include Josh Thoma, Kevin Fitzgerald and Lorin Zinter. He explained they are calling the new restaurant Il Foro, because it is Italian for “the Forum.” He indicated the menu will feature authentic, yet contemporary Italian food. The plan is to open the restaurant in May.

Coffin concluded the presentation by stating that Shorenstein Properties is submitting a Certificate of Appropriateness application to the Heritage Preservation Commission. He indicated the project will appear on the March 3 HPC meeting agenda. He then accepted questions about the project.

After some discussion with the presenters, the DMNA Board passed a motion in support of the Certificate of Appropriateness application for Il Foro. The board is pleased to see new life happen in this historic space and hope it spurs further rejuvenation of City Center.

If you have any questions regarding this letter, please feel free to contact me at christie@hantge.com, or 320-583-4573. You may also contact DMNA Board Chair, Chad DiDonato, at Chad.DiDonato@gmail.com.

Sincerely,

Christie Rock
DMNA Coordinator / Finance Coordinator

Cc. Burt Coffin, ESG Architects
Chad DiDonato, DMNA Board Chair