



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #3

March 3, 2015

BZH-28561

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 206 1st Street North
Project Name: 206 1st Street North
Prepared By: [Aaron Hanauer](#), Senior City Planner, (612) 673-2494
Applicant: North Corp, c/o Eric Dayton
Project Contact: Robert A. Hunter, James Dayton Design
Ward: 3
Neighborhood: North Loop
Request: To rehabilitate the Hennepin Hotel building at 206 1st Street North
Required Applications:

Certificate of Appropriateness	To allow the rehabilitation of the Hennepin Hotel building at 206 1 st Street North
Historic Variance	To increase the fence height from 6 feet to 10 feet
Historic Variance	To vary the enclosed building standards to allow for a permanent food truck
Historic Variance	To reduce the window percentage of a wall that faces an on-site parking lot

HISTORIC PROPERTY INFORMATION

Current Name	206 1 st Street North
Historic Name	Hennepin Hotel
Historic Address	206 1 st Street North
Original Construction Date	1888
Original Architect	F.B. Hart
Original Builder	Unknown
Original Engineer	Unknown
Historic Use	Hotel
Current Use	Vacant
Proposed Use	Retail/Office

Date Application Deemed Complete	February 13, 2015	Date Extension Letter Sent	November 6, 2014
End of 60-Day Decision Period	April 14, 2015	End of 120-Day Decision Period	November 6, 2014

CLASSIFICATION

Local Historic District	Minneapolis Warehouse Historic District
Period of Significance	1865 - 1930
Criteria of Significance	<i>Criteria 1:</i> The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history. <i>Criteria 4:</i> The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction. <i>Criteria 6:</i> The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
Date of Local Designation	1978
Date of National Register Listing	1989
Applicable Design Guidelines	Minneapolis Warehouse Historic District Design Guidelines (2010)

Local Historic District	St. Anthony Falls Historic District
Period of Significance	1848-1941
Criteria of Significance	<i>Criteria 1:</i> The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history. <i>Criteria 4:</i> The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
Date of Local Designation	1971
Date of National Register Listing	1971
Applicable Design Guidelines	St. Anthony Falls Historic District Design Guidelines (2012)

SUMMARY

BACKGROUND.

Built in 1888, the Hennepin Hotel is a three-story brick and stone building with a four bay façade and two entrance doors on the front elevation. Its principal design feature is a series of segmented arches with raised hood executed in the Queen Anne Style. Like the neighboring pre-1890 buildings, the Hennepin Hotel is a smaller building compared to the 20th century warehouses to the north and west with an approximately 2,000 square foot footprint. The window openings on the primary elevation have remained intact and the window openings on the side elevations also appear to be original. However, all building window sashes and glazing were replaced in 1986 and 2005.

The most recent use of the Hennepin Hotel building was general office space. Prisma Books, Inc. operated at this location from 2007-2013. Prior to that, Landmark Restaurant Equipment and Design operated their business at this location from 1999-2007.

All of the buildings, contributing and noncontributing, along 1st Street North between 2nd and 3rd Avenue North are built out to the sidewalk edge. The strong building presence of the 1st Street North buildings continues from 4th Avenue North to 8th Avenue North. This strong street wall presence along 1st Street North is a character defining feature of the district.

The approximately 14 linear foot building separation between the Peer House at 200 1st Street North (aka Bachelor Farmer Building) and the Hennepin Hotel (206 1st Street North) has existed since the Hennepin Hotel was completed in 1888. To the rear and south of the project site is the location of the former Minneapolis Great Northern Depot and Minneapolis and St. Louis and Great Northern Rail yards. This area has been converted to the Federal Reserve Bank of Minneapolis, The Landings townhome development and a large surface parking lot, all noncontributing to the Warehouse District. The four and six story 212 Lofts building to the north of the project site was built in 2005; it was the former site of the Williams Hardware Store Building that was demolished in 1967.

The property owner, North Corp, also owns the Peer House at 200 1st Street North. In 2011, the applicant received approval by the Heritage Preservation Commission to complete a major building rehabilitation (BZH-26547). In 2012, the Preservation Alliance of Minnesota recognized the property owner and architect with an award for an exemplary restoration/rehabilitation of the Peer House.

The site is located in both the Warehouse Historic District and the St. Anthony Falls Historic District. In the Warehouse Historic District the site is located in the Twentieth Century Warehouse character area and in the St. Anthony Falls Historic District the site is located in the Warehouse District character area. These two character areas overlap one another. Given this, the adopted *Minneapolis Warehouse Historic District Design Guidelines* apply.

APPLICANT'S PROPOSAL.

The applicant is proposing to rehabilitate the Hennepin Hotel building for a retail use on the first floor and office space on the second and third floor. The project architect, Robert Hunter, describes the project as follows: "The project consists of interior and exterior improvements to the existing building and property located at 206 First Street North to include: interior renovation of the building to house commercial retail space on the ground floor, business offices on the second and third floors, and merchandise storage in the basement; remodeling of the private alley located on the property into an urban pocket park with trees, plantings, and outdoor seating; the addition of a permanent food trailer at the back of the pocket park; the addition of new fabric awnings on the front of the building recalling those evident in historic photos; new historically sympathetic wood windows and doors to replace existing non-original windows and doors; the infill of select existing window openings on non-principal facades as needed to accommodate contemporary building uses; minor tuckpointing repair of existing exterior masonry walls and historic terracotta parapets; new retaining walls and exterior exit stair at the back of the building to replace existing structurally deficient retaining walls and stairs. No new square footage will be added by this project to the existing building." Below is a breakdown of the proposed work:

Masonry Treatment

- Repoint exterior brick masonry walls on all four building elevations in areas of deteriorated, cracked, and/or missing mortar. No areas of severe deterioration or disrepair were noted. However, water damage was evident in the interior of the building in the vicinity of the deteriorated joints. Approximately 10-15 percent of the mortar joints on each façade require minor tuckpointing.
- Repoint brick parapet and the terracotta coping caps.

Window alterations

- Replace all windows that are to remain, which are non-original. New wood windows with clear insulated glass would be installed within the original/existing openings.
- Brick infill of 14 windows; 9 windows on the north elevation, 3 windows on the south elevation and 2 windows on the east elevation.
- Convert two windows on the south elevation into a building entrance. The door would be a steel double door with insulated glass.

Entrance alterations

- Replace building doors on the west elevation, which are non-original. The entrance opening on the right would have a wood door with divided light muntins, clear glazing and a fixed sidelight of matching design. The door on the left would be a solid wood door that complements the main door.
- Brick infill of the building entrance on the first floor of the east elevation.
- Replace non-original building doors on the second and third floors of the east elevation with a painted steel door.
- Install new painted steel door in the basement level of the east elevation.

Signs and awnings

- Install fabric awnings for the two building entrances on 1st Street North and the eight windows on the second and third floors.
- Install two signs: a three square foot blade sign and a 1.5 square foot plaque on the 1st Street North elevation.

Rear balconies and staircases

- Replace the staircase on the rear elevation with a new steel staircase and balconies. The staircase would extend to the roof to access mechanical equipment.

Public realm and accessory structures

- Create an approximately 1,500 square foot outdoor plaza along the southern property line with a 10-foot tall gate/fence along the 1st Street North property line, permeable brick and stone pavers, three coniferous trees, trellis, lighting and seating and removal of the curb cut from 1st Street North.
- Replace the cinder block tiered retaining wall with a vertical concrete retaining wall at the rear of the site. On top of the retaining wall would be an eight-foot tall trellis.
- Install a permanent food truck at the rear of the site.

PUBLIC COMMENTS. CPED has not received any public communication in support or opposition for the project prior to the publication of the staff report. Any correspondence received after the publication of the report and 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 rehabilitation of the Hennepin Hotel at 206 1st Street North 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 Minneapolis Warehouse Historic District meets designation criteria #1, 4, and 6. It is historically significant as an early example of commercial growth as the city's warehouse and wholesaling district, which expanded during the late 19th and early 20th centuries when Minneapolis

became a major distribution and jobbing center for the northwest. The Warehouse Historic District is also significant for its architecture and engineering. The period of significance is identified as 1865–1930.

In the designation study, individual resources were evaluated on their ability to convey the significance of the district. The Hennepin Hotel at 206 1st Street North was identified as a contributing resource in the historic district. It was constructed during the period of significance and is an excellent example of an early commercial growth building in the city's warehouse and wholesaling district. As conditioned, the proposed alterations will be compatible with and continue to support the criteria and period of significance for the historic district.

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

The property is designated for its social, architectural and engineering significance. This area of the Warehouse Historic District was originally developed as an ancillary commercial area adjacent to the former city center of Bridge Square (approximately three blocks to the south). As time passed, the center of the central city functions moved east and south. The adjacency of this area to the rail yards and other industrial and warehousing uses made this area less desirable for commercial uses and more desirable for industrial uses. The subject building and the neighboring building at 125 1st Street North (American House Hotel/Commutator Foundry Co.) were originally built as hotels; however, they were later converted to industrial uses given the changing area landscape.

The proposed rehabilitation project is compatible with the exterior designation in which the property was designated. The proposed work is sensitive to the building's design during the period of significance. It would rehabilitate the masonry, retain the fire escape on the primary elevation, install historically accurate windows on all elevations, and complete other work on non-primary elevations that is reversible and does not detract from the building's historic significance.

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

With the recommended conditions, the alterations to this building will be compatible with and will ensure continued integrity of the Warehouse Historic District. The proposal will not significantly impact location, design, setting, materials, workmanship, feeling or association of the building. The proposed project will result in the rehabilitation and reactivation of the building into a commercial use, which the building was originally built for.

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 *Minneapolis Warehouse Historic District Design Guidelines* were adopted in 2010. The design guidelines were created to protect the integrity and character of the district and to help steward the district so that it is able to convey its significance for generations to come. The design guidelines promote the maintenance of buildings in the historic district and sensitive alterations to the existing buildings to continue their prolonged use.

The design guidelines for the Minneapolis Warehouse Historic District offer three categories of guidance: Requirement, Advisory, and Other Considerations. Guidelines in the Requirement group must be met. They explain what should or should not be done. Guidelines in the Advisory group are advisory and are included to educate the user of the guidelines about what is encouraged or would

be generally appropriate. Guidelines in the Other Considerations group provide a process to follow if the guidelines in the Requirement group cannot be met.

Applicable guidelines are analyzed by section below. A staff proposal summary and comment section have been provided which analyzes whether the proposed alterations meet the applicable guidelines.

Façade Materials – *Meets applicable guidelines*

Proposal: The applicant is proposing to repoint the exterior brick masonry walls on all four building elevations in areas of deteriorated, cracked, and/or missing mortar and to repoint the brick parapet and terracotta coping caps. The project architect and structural engineer estimate that 10-15 percent of the mortar joints on each façade require minor tuckpointing. Water damage is evident in the interior of the building in the vicinity of the deteriorated joints. However, no areas of severe deterioration or disrepair were found in the building masonry. The repair work will be done with mortar color-matched and raked to the same profiles as the existing mortar joints. The project architect has confirmed that the proposed repointing work will be done in full compliance with the *Minneapolis Warehouse Historic District Design Guidelines* for façade materials (2.11-2.19).

Requirement

- 2.11. Water proofing and water repellent coatings shall not be used unless there is evidence of past water retention.
- 2.12. Abrasive cleaning techniques, such as sandblasting, soda blasting, or high-pressure water wash shall not be used under any circumstances.
- 2.13. Façade cleaning methods that are considered to be gentle, non-abrasive methods such as a low pressure (100 psi or less) water wash shall be used.
- 2.16. Mortar joints shall only be repointed where there is evidence of a moisture problem or when a substantial amount of the mortar is missing.
- 2.17. Mortar joints shall be cleared with hand tools. The use of electric saws and hammers to remove mortar can seriously damage the adjacent brick and are inappropriate.
- 2.18. Replacement mortar shall duplicate the original mortar's composition, color, texture, joint width, and joint profile.
- 2.19. When patching an area of historic brick wall, the new brick and mortar shall match the original brick and mortar in material, color, profile, dimension, and texture.

Staff Comment: The applicant's proposal for the treatment of the parapet and masonry is in compliance with the *Minneapolis Warehouse Historic District Design Guidelines* for façade materials. The applicant is not proposing a water-proofing coating nor will they use abrasive cleaning techniques on the masonry. In addition, the applicant is only proposing to repoint masonry joints where there is evidence of deterioration or moisture issues and will complete this work as outlined by the guidelines. The project architect has also confirmed that the new mortar will match material, color, profile, dimensions and texture.

Fenestration – Windows – *As conditioned, meets applicable guidelines*

Proposal: There are three parts to the applicant's window proposal. 1.) Replace all windows that are to remain with a wood window with clear insulated glass within the original/existing opening; none of the existing windows are original. The new windows will match the original window operation (e.g. fixed windows on the storefront and double hung windows on the upper stories). 2.) Brick infill 14 window openings on secondary and tertiary elevations; 9 window openings on the north elevation, 3 window openings on the south elevation and 2 window openings on the east elevation. The brick infill would be recessed at least three inches and the brick arch headers, sills and jams would be retained. The applicant states that the proposed brick infill is being completed on the first floor of the side elevations to allow for more flexibility, lighting control and optimization of a small first floor retail space (approximately 2,000 square feet). Infill of four windows on the north elevation is being done to accommodate a mechanical room and redesign of the existing floor plan. The windows on the rear elevation are proposed to be infilled to meet building code requirements for a new egress stair. The project architect points out that the method of infill for all of the windows is reversible without an adverse effect to the historic walls. 3.) Convert two windows on the south elevation into a secondary access point for the retail storefront. This entrance would provide direct access from the storefront to the outdoor plaza and serve as the building code required second exit from the retail space. The applicant is proposing a steel double door with insulated glass for the new openings. As part of this proposal, the brick arch headers of the former windows would be retained.

Requirement:

- 2.21. Original and historically significant windows shall be retained and repaired.
- 2.22. All decorative trim around the windows shall be retained, including lintels, pediments, moldings or hoods and if replacements are proven necessary, the original profile shall be replicated.
- 2.23. Clear transparent glass shall be used to replace missing panes or in full window replacement unless historical documentations show other treatments. Low emission coatings will be considered if they are not reflective or tinted.
- 2.24. Windows on primary facades shall not be removed or blocked to install air conditioning, mechanical equipment, louvers, or for any other reason.
- 2.25. New or expanded window openings on primary facades are not allowed, unless it is to restore an historical window opening and evidence is provided to support the opening.

Other Considerations:

- 2.26. New window openings on secondary facades will be considered.
- 2.33. Replacement windows shall be finished with a painted enamel finish. Anodized or other unfinished treatments are not allowed.

Staff Comment: The applicant's window proposal meets the applicable guidelines. The applicant is retaining the original and historic window openings on the primary elevation (1st Street North) along with the brick arch and stone sills. None of the existing windows are original (all windows were replaced in 1986 and 2005); all new replacement windows will be painted wood, have clear transparent glass, and match the original window operation (e.g. double hung).

The *Minneapolis Warehouse Historic District Design Guidelines* do not directly address the infill of window openings on secondary facades, such as the side (north and south) and rear (east) facades of the building. However, the guidelines do address new openings on secondary facades stating that new openings will be considered. The proposed infilled openings on the secondary and tertiary elevations are being proposed in a historically sensitive manner. The architectural details of the windows, such as the brick arches and stone sills will be retained and the applicant is proposing to recess the brick infill at least three inches to maintain the shadow lines that windows typically provide in masonry walls. In addition, the proposed brick infill is not destroying original windows and is being done in a way that is reversible. The applicant's proposal to convert two window openings into an entrance on the south side of the building is also being done in a historically sensitive manner as it would have minimal visibility from 1st Street North and would not be used as a primary entrance. It should also be noted that even though some brick would be removed to lower the opening, the applicant is proposing to retain the brick arches over the former window locations.

Fenestration – Entryways – Meets applicable guidelines

Proposal: There are four parts to the applicant's entryway proposal: 1.) Replacement of the non-original building doors on the west elevation. The opening on the right would have a wood door with divided light muntins, clear glazing and a fixed sidelight of matching design, the door on the left would be a solid wood door that complements the main door. 2.) Brick infill of the building entrance on the first floor of the east elevation. 3.) Replacement of the non-original building doors on the east elevation with painted steel doors. 4.) Installation of a new painted steel door in the basement level of the east elevation.

Requirement:

- 2.3. Existing buildings in the district are oriented to provide two kinds of access: pedestrian access from the street and sidewalk and freight access from side streets, alleys, or rail spurs. The existing orientation of each building shall be maintained and preserved.
- 2.4. A building's original pedestrian entrance shall remain and shall be used as the building's primary entrance.
- 2.6. ADA accessibility shall be made within the interior of the building using the existing primary building entrance.
- 2.34. Original or historically significant entryways and doorway configurations shall be retained.
- 2.35. Original or historic features of the entryway and storefront including trim and other architectural features shall be retained.
- 2.36. When replacement is proven necessary, a door style that is similar in material and design to that used originally shall be used. If historic photos or models are not available, the new replacement door shall be of simple design, with an open transparent glass panel and a transom.
- 2.38. New openings or entryways on elevations that face public streets are not allowed.
- 2.39. ADA accessibility shall be accommodated within the interior of the building using the existing primary entrance. If this is proven infeasible then alternative entryways will be

considered to allow for accessibility. Exterior ramping is not allowed on elevations facing a public street.

Staff Comment: The applicant's entryway proposal meets the applicable guidelines. The applicant is proposing to retain the original and historically significant pedestrian entrance openings on the west elevation (1st Street North) and to use these entrances as the building's primary building entrances; none of the existing doors are original. The replacement door design also meets the design guidelines. No historic images could be found that clearly show the original door design. Therefore, the applicant has followed the guidance of the *Minneapolis Warehouse Historic District Design Guidelines* of having new doors similar in material and design to that used originally. As stated in the window section above, the proposed new entrance on the south side elevation is being done in a historically sensitive manner and is consistent with the *Minneapolis Warehouse Historic District Guidelines*. The alterations to entryways on the rear elevation will also not adversely impact the building.

Design and Materials for the Public realm and parks -- As conditioned, meets applicable guidelines

Proposal: There are three parts to the applicant's public realm and outdoor plaza proposal: 1.) Creation of an approximately 1,500 square foot outdoor plaza along the southern property line with a 10-foot tall, cast-iron gate/fence along the 1st Street North property line, permeable brick and stone pavers, three coniferous trees (that have limited root and canopy growth), overhead beams for a trellis that extend from the Hennepin Hotel to the Peer House, overhead lighting and seating. The curb cut from 1st Street North would be removed. The applicant states that their intent with the plaza is to "meaningfully reclaim a largely unused urban space to create an intimate, welcoming greenspace in a neighborhood largely devoid of greenery or outdoor communal space." The applicant also points out that "all of the components of the park are deliberately designed so as to be completely reversible without causing any damage or otherwise interfering with the historic materials or characteristics of the building. 2.) Replacement of the cinder block tiered retaining wall with a vertical concrete retaining wall at the rear of the site. On top of the retaining wall would be an eight-foot tall trellis. In addition, fill would be brought in to extend the plaza area approximately 200 square feet to the east and north. The applicant points out that the fill brought in to expand the plaza area will not create additional load issues for the Peer House as an extensive interior waterproofing system was installed around the basement walls during the 2011 renovation and the building previously had fill up against the wall at that location. 3. Installation of a permanent food truck at the rear of the site.

Requirement:

I.22. Original historic street paving materials shall be maintained and preserved.

I.25. The visual corridors created by the public and private roadways, bridges, alleys, and former rail corridors or other infrastructure are significant and shall be preserved.

Advisory:

I.28. On streets, sidewalks, or alleys where historic paving materials are not present standard bituminous and concrete street materials are appropriate.

I.33. Replacement of historical paving materials will be considered if evidence is produced that the materials are too deteriorated to repair. A compatible substitute material will be considered if using historical materials is not technically or economically feasible.

I.35. Street trees shall not be located directly in front of entrances of historic buildings.

I.36. The location of street trees shall be centered within or between bays of buildings.

Advisory:

I.37. Parks and open space that reinforce the street wall are encouraged.

I.38. Mid-block parks and open spaces adjacent to public streets are appropriate.

Staff Comment: As conditioned, the applicant's public realm and plaza proposal meets the applicable guidelines. The applicant is proposing a 1,500 square foot plaza on the south side of the building that is mid-block. The 10-foot high fence at the entrance to the plaza will help reinforce the building street wall along 1st Street North while also retaining the building separation that has existed between the Hennepin Hotel and the Peer House since 1888.

The exposed material of the alleyway is currently asphalt; it is unknown if historic pavers exist below the asphalt. As a condition of approval, the applicant shall reuse or store historic street paving on site if it is found under the asphalt and is in a reusable condition. CPED is also recommending that the overhead trellis beams be attached through mortar joints and if the fence/gate is attached to the building it also be done through the mortar joints.

The proposed food truck will have minimal visibility from 1st Street North given the proposed location and planting of coniferous trees. In addition, the food truck will help increase the pedestrian activity of the plaza.

SIGN GUIDELINES – *As conditioned, meets applicable guidelines*

Proposal: There are three parts to the applicant's sign plan: 1.) Installation of a 1.5 square foot, brass wall plaque on the 1st Street North elevation 2.) Installation of a three square foot, wood projecting sign on the 1st Street North elevation. 3.) Installation of solid color fabric awnings for the two building entrance openings and the eight windows on the second and third floors on 1st Street North.

Requirement:

Wall Signs

- i. Location. Wall signs should be located between the first and second floor and should not be higher than fourteen (14) feet, except where the historic sign band is higher. Wall signs should not conceal architectural features or obstruct openings.
- ii. Size. Wall signs should be no more than two (2) feet high and thirty-two (32) square feet in area and should not extend outward from the building more than eight (8) inches.
- iii. Materials. Wall signs may be constructed of wood, metal, painted fiberglass or painted plastic.
- iv. Installation. Wall signs should be attached to the building through the mortar joints. If illuminated, a wall sign should be placed adjacent to or over a permanent mounting plate for electrification. Electrical conduit and lighting fixtures should be attached to the top of the wall sign, and should not be attached to the building. Wall signs should not be painted directly on the surface of the building, except as part of the maintenance or restoration of an existing historic sign.

Projecting Signs

- i. Location. Projecting signs should be located near a building entrance and should not be higher than fourteen (14) feet. Projecting signs should not conceal architectural features or obstruct openings, and should not be suspended from the soffit.
- ii. Size. Projecting signs should be no more than twelve (12) square feet in area and should not project more than four (4) feet from the building. The thickness of a projecting sign should not exceed eight (8) inches.
- iii. Materials. Projecting signs may be constructed of wood, metal, painted fiberglass or painted plastic.
- iv. Installation. Projecting signs should always use a single permanent mounting plate.

Awnings

- i. Location. Awnings should fit within the window or door opening.
- ii. Number of awnings. The number of awnings may not exceed the number of window or door openings.
- iii. Number of awning signs. Awning signs are limited to ground floor awnings. There should be no more than one sign per awning. Awning signs should be no more than six (6) square feet in area. Where there are multiple awning signs on a building, all signs should be located in the same or similar position on the awnings.
- iv. Materials. Awnings should be constructed of coated or uncoated cloth fabric.
- v. Installation. Awning hardware should be attached to the window or door frame and should never damage masonry. Awnings should not be attached to or cover any part of the building wall.
- vi. Illumination. Awnings and awning signs should not be illuminated.
- vii. Awning shape. Awnings should project downward and outward from the openings in straight lines unless they are reflecting the curved shape of the opening. The projection of an awning should be less than its height. An awning drop or skirt should not exceed twelve (12) inches.

Staff Comment: The applicant's sign and awning proposal as conditioned meets the applicable guidelines. The applicant is proposing a 1.5 square foot wall (1.5' tall x 1.0' wide) plaque that would read 'Askov Finlayson' and be constructed of metal (brass). It would be located to the right of the retail entrance door; 5.5 feet above grade measured at the top of the sign. The proposed sign will not conceal architectural features or obstruct openings and will not be illuminated. As conditioned, the wall sign will be attached to the building through the mortar joints.

The proposed three square foot projecting sign that is approximately two inches thick, would read 'Askov Finlayson' and would be constructed out of wood. The projecting sign would be located near the retail storefront and be nine feet above grade measured to the top of the sign. The projecting sign will not conceal architectural features or obstruct openings. As conditioned, the projecting sign shall use a single permanent mounting plate.

The proposed coated fabric awnings that fit within the eight window openings and two door openings on the 1st Street North elevation would be attached to the window and door frames and would not be illuminated. In addition, the awnings project downward and outward from the opening in a straight line at rectangular windows and reflect the curved shape of the windows and door at arched openings.

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 applicant is proposing a compatible use for the Hennepin Hotel through repair and sensitive alterations, while preserving those portions and features which convey the building's historical, cultural and architectural values. Staff finds that the proposal, subject to the recommended conditions, meets the Secretary of Interior's Standards for Rehabilitation.

1. 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.
 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 3. 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.
 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 7. 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.
 8. 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.
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.*

With the recommended conditions, the proposed alterations would conform to the preservation ordinance and applicable preservation policies, and would be consistent with the following policies 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.

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.
 - 8.10.7 Use planning tools, such as transfer of development rights and historic variances, as well as economic incentives, such as tax increment financing and tax abatements, to retain historic structures while compensating for the loss of development potential.
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.*

This proposal does not constitute the destruction of 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.*

Evidence presented in the application submitted and the alterations proposed demonstrate that the applicant has made adequate consideration of the description and statement of significance of the nomination of the Warehouse Historic District.

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

The proposed project will not require 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 applicant has adequately considered the Secretary of the Interior's Standards for the Treatment of Historic Properties, though some of the recommended conditions of approval will help to ensure that the proposal meets those standards.

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.*

With the recommended conditions of approval, the alterations will be compatible with and will ensure continued significance and integrity of all the contributing properties in the historic district based on the period of significance of 1865 – 1930. See findings 1-4 for more detailed analysis.

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.*

With the recommended conditions of approval, 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.

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.*

The significance and integrity of other resources in the district will not be negatively impacted by the certificate of appropriateness. These alterations will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

HISTORIC VARIANCE

The Department of Community Planning and Economic Development has analyzed the application to allow 10-foot high fence within 5 feet of a sidewalk based on the following [findings](#):

1. *The variance is compatible with the preservation of the property and with other properties in the area.*

The applicant is proposing to install a 10-foot tall entry gate and fence that is 13.5 linear feet along 1st Street North between the buildings at 200 and 206 1st Street North. The fence is a simple metal fence that is open and allows views into and out of the alley. The zoning code allows a six-foot high opaque fence at the public sidewalk. The variance is compatible with the preservation of the property and with other properties in the area. The entry gate and fence height is an important part of the midblock outdoor plaza area, which is encouraged by the *Minneapolis Warehouse Historic District Design Guidelines*. In addition, the 10-foot tall fence/gate will help reinforce the street wall along 1st Street North and will architecturally help tie the buildings at 200 and 206 1st Street North together as the height of the fence will be the same height as the storefront windows on the Peer House and Hennepin Hotel. As conditioned, the installation of the fence will not adversely impact the buildings at 200 and 206 1st Street North as it will not be attached through the building masonry.

2. *The variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.*

Fence regulations are established to promote the public health, safety, and welfare, encourage aesthetic environment and allow for privacy, while maintaining access to light and air. The historic variance to allow for an increase in fence height will help alleviate practical difficulties due to special conditions and circumstances unique to the property not created by the applicant. The applicant is proposing to design a fence (and plaza) that is in compliance with the *Minneapolis Warehouse Historic District Design Guidelines* in terms of blending in with the neighboring historic buildings, reinforcing the building street wall along 1st Street North, and helping create a mid-block open space that reinforces the street wall. Allowing for an open fence that is four feet higher than allowed will help accomplish these goals while also allowing for open views into and out of the public/private space.

HISTORIC VARIANCE

The Department of Community Planning and Economic Development has analyzed the application to allow departure of the enclosed building requirement and allow a food truck onsite based on the following [findings](#):

1. *The variance is compatible with the preservation of the property and with other properties in the area.*

Per Section 535.40 of the zoning code, all production, processing and sales shall be conducted within a completely enclosed building; a food truck is not considered an enclosed building from a zoning code or building code standpoint. The variance is compatible with the preservation of the property and with other properties in the area. The proposed food truck will eliminate the need of having a building addition on the subject property or a major building modification on the side or rear wall. These options would likely have an adverse impact on the building's historic materials and the building's setting (i.e. the alley that separates the building at 200 and 206 1st Street North would likely be altered). It should be noted that the proposed location of the food truck will be in a place that will have minimal visibility from 1st Street North and will retain the view corridor of the alley from 1st Street North. In addition, allowing the food truck on the subject property will likely increase the activity of the mid-block outdoor plaza which is encouraged by the *Minneapolis Warehouse Historic District Design Guidelines*.

2. *The variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.*

The intent of the enclosed building standard is to have commercial activity take place in safe, well-designed buildings, and to also reduce the impact of noise, light and odor on neighboring properties. The variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property not created by the applicant. The food truck is a key element to activating the proposed outdoor plaza area, which is encouraged by the *Minneapolis Warehouse Historic District Design Guidelines*. As previously stated, the proposed food truck will eliminate the need of having a building addition on the subject property or a major building modification on the side or rear wall which could have an adverse impact on the building and property.

HISTORIC VARIANCE

The Department of Community Planning and Economic Development has analyzed the application to allow a reduction of window percentage on an elevation based on the following [findings](#):

1. *The variance is compatible with the preservation of the property and with other properties in the area.*

Per Section 535.95 and 530.120 of the zoning code, a building is required to have 10 percent window coverage on upper floors that face a parking lot and public pathway. If an existing building has less than 10 percent an applicant is not allowed to reduce the window percentage further. The applicant is proposing to infill a window on the second and third floor of the rear elevation, which will reduce their window percentage from 12.4 percent to 6.2 percent on the second and third floor of the east elevation. The requested variance is compatible with the preservation of the subject property as it will not impact historically significant windows. In addition, the applicant is proposing to complete the work in a historically sensitive fashion that is reversible and not impact the surrounding historic walls. They are proposing to infill the two windows with brick masonry recessed back from the face of the wall at least three inches to maintain the window shadow lines, fully retain the historic brick arches, brick sills and brick jambs.

The requested variance is also compatible with the preservation of other properties in the area. The applicant's proposed work to the tertiary elevation is not visible from 1st Street North, which is the historically significant elevation. The proposed work, on the rear elevation, is taking place in an area of the district that is surrounded by noncontributing buildings and structures. During the period of significance the area to the north and east of the subject property was a rail yard. Today, it is a large surface parking lot and a contemporary residential townhome development.

2. *The variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.*

The intent of the zoning code window coverage requirement is to help create a safe environment by increasing the amount of natural surveillance. The variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property not created by the applicant. As the applicant points out, the new exterior staircase is being built in a manner that will comply with International Building Code and Minnesota State Building Code requirements. Stairways are not permitted to have any windows adjacent to them due to fire separation requirements of the stair from the interior of the building.

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 the rehabilitation of the Hennepin Hotel building at 206 1st Street North, subject to the following conditions:

1. The brick used to infill the window openings shall be recessed at least three inches from the face of the wall.
2. Any historic street paving material that is found during construction that is in good condition shall be reused or stored on site.
3. The wall sign shall be attached to the building through the mortar joints and the projecting sign shall use a single permanent mounting plate.
4. Overhead trellis beams shall be attached through mortar joints and if the fence/gate is attached to the building it also shall be done through the mortar joints.
5. 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.

Recommendation of the Department of Community Planning and Economic Development for the variance:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the above findings and **approve** the Historic Variance to allow for an increase in fence height along a public sidewalk from 6 feet to 10 feet at 206 1st Street North, subject to the following condition:

1. The fence shall retain the same level of transparency as proposed.

Recommendation of the Department of Community Planning and Economic Development for the variance:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the above findings and **approve** the Historic Variance to allow for a variance of the enclosed building standards to allow for a permanent food truck at 206 1st Street North.

Recommendation of the Department of Community Planning and Economic Development for the variance:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the above findings and **approve** the Historic Variance to allow for a reduction in the percentage of window openings from 12.4 percent to 6.2 percent on the second and third floor of the east elevation that faces an on-site parking lot at 206 1st Street North.

ATTACHMENTS

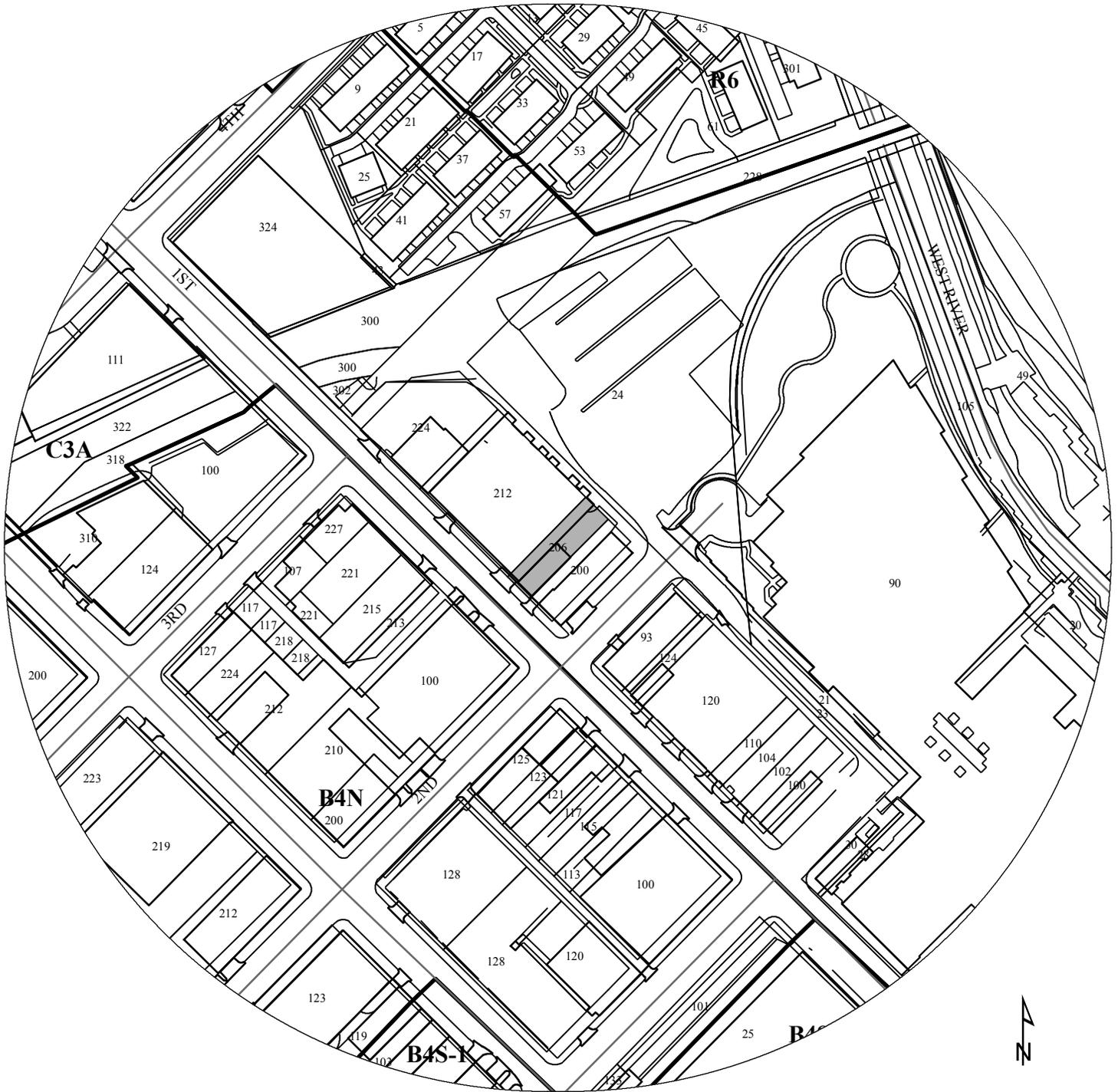
1. Zoning map, aerials and historic image
2. Project description, overview and statement to findings
3. Site plan, floor plans, elevations, site demolition plan, grading and drainage plan, paving plan,

North Corp, c/o Eric Dayton

3rd

NAME OF APPLICANT

WARD



200 100 0 200 400

PROPERTY ADDRESS

206 1st Street North

FILE NUMBER

BZH-28561

N Plymouth Ave

152

Ave

N Washington Ave
N 9th Ave
N 8th Ave

152

N 3rd St

N 7th Ave

N 6th Ave

152

N 5th St

N 6th Ave

N 4th St

N 3rd St

N 6th Ave

N 5th St

N 5th Ave

N 3rd St

N 4th St

N Washington Ave

N 3rd Ave

N 2nd St

N 2nd Ave

N 1st Ave

N 1st St

N 4th St

N 1st Ave

N 2nd St

N 2nd St

52

250 feet 50 m

Northstar-Target Field





N 1st St

River Pkwy

N 3rd Ave

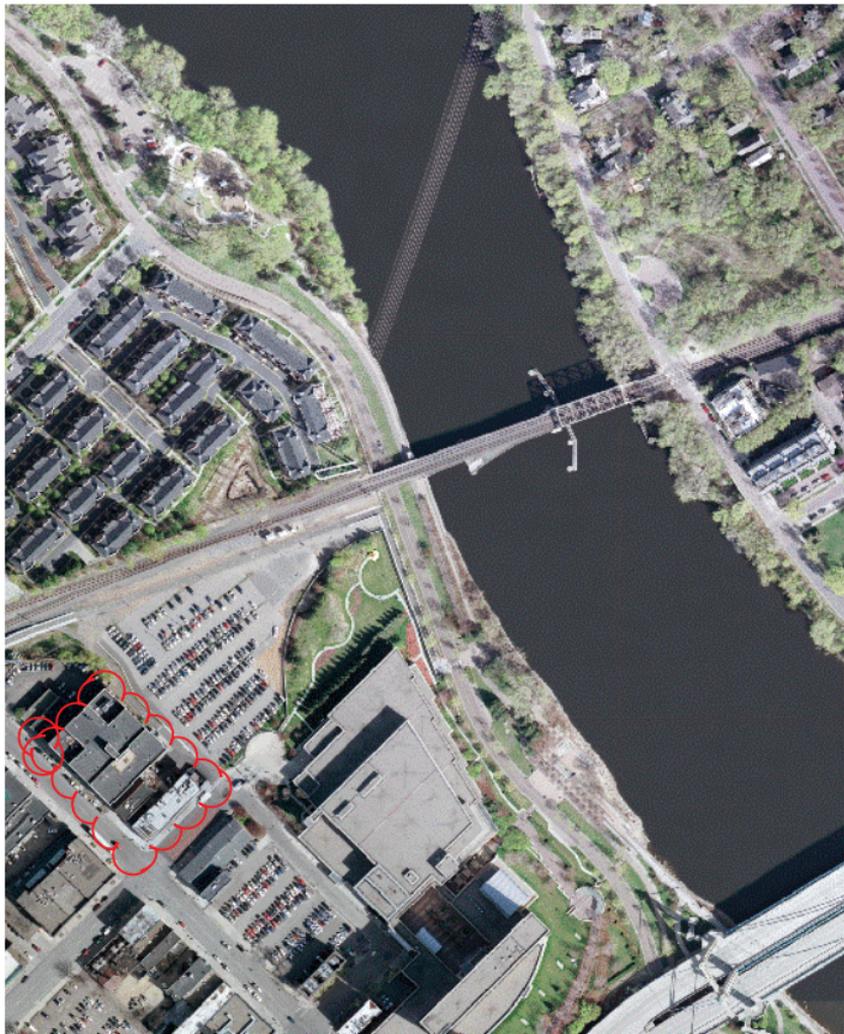
N 1st St

Azine Alley

N 2nd Ave

N 2nd Ave

N 1st St





1888

FOR SALE

HISTORIC
RENTAL
HOTEL
11,000 SQ. FT.
EAST SIDE
DOWNTOWN
CALL
727-1000

HISTORIC
RENTAL
HOTEL
11,000 SQ. FT.
EAST SIDE
DOWNTOWN
CALL
727-1000



206 FIRST STREET NORTH

MINNEAPOLIS, MN

HERITAGE PRESERVATION APPLICATION FOR:
CERTIFICATE OF APPROPRIATENESS and
HISTORIC VARIANCES

FEBRUARY 12, 2015

206 FIRST STREET NORTH

Application for Certificate of Appropriateness and Historic Variances

TABLE OF CONTENTS:

GENERAL APPLICATION MATERIALS

- Signed Application Form
- Signed Owner Authorization Letter
- Copy of letter sent to Near North Loop Neighborhood Association
- Copy of letter sent to Ward 3 Council Member Jacob Frey

SECTION 1 – PROJECT DESCRIPTION AND OVERVIEW

- Project Description and Overview
- Historic photo of building and photo of proposed design
- Photos of existing building elevations

SECTION 2 – EXTERIOR MASONRY WALL AND PARAPET REPAIRS

- Exterior Masonry Wall and Parapet Repairs narrative
- Annotated photo documentation of existing masonry conditions for repair
- Annotated photo documentation of existing coping cap conditions for repair

SECTION 3 – EXTERIOR WINDOW AND DOOR REPLACEMENT

- Exterior Window and Door Replacement narrative
- Annotated photo documentation of existing windows and doors
- Illustrations of proposed wood windows
- Illustrations of proposed exterior doors
- Building key plans and elevations illustrating locations of window replacement
- Plan and section details of proposed new windows
- Proposed window and door technical specifications

SECTION 4 – INFILL OF SELECT EXTERIOR WINDOW OPENINGS

- Infill of Select Exterior Window Opening narrative
- Building key plans and elevations illustrating locations of select exterior window infill

SECTION 5 – WINDOW AND DOOR AWNINGS

- Window and Door Awnings narrative
- Historic photograph of building showing awnings on primary facade
- Rendering of proposed awnings on primary facade

SECTION 6 – ALLEY RENOVATION INTO POCKET PARK

- Alley Renovation narrative
- Illustrations of pocket park design components

SECTION 7 – REQUIRED FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS AND HISTORIC VARIANCES

- Required Findings for a Certificate of Appropriateness
- Required Findings for Historic Variances

SECTION 8 - SUPPORTING DOCUMENTS

- Rendering of project
- Site Plans, floor plans, elevations of project.

HERITAGE PRESERVATION COMMISSION APPLICATION WORKSHEET

Property Owner/Applicant	Name	North Corp, c/o Eric Dayton
	Mailing Address Including City, State and Zip Code	204 North First Street, Minneapolis, MN 55401
	Phone Number	612.234.1182
	Fax	n/a
	Email	eric.dayton@northcorp.com
Applicant's Representative This person will be the primary contact for staff, and is the authorized agent in place of the property owner	Name	James Dayton Design, Ltd., c/o Robert Hunter
	Mailing Address Including City, State and Zip Code	1515 Central Ave NE, suite 150, Minneapolis MN 55413
	Phone Number	612.338.0005
	Fax	n/a
	Email	rhunter@jddltd.com
Demolition Contractor (if applicable)	Name	n/a
	Mailing Address Including City, State and Zip Code	n/a
	Phone Number	n/a
	Fax	n/a
	Email	n/a
Neighborhood Group Contact Be sure to include a copy of the letter or e-mail that was sent	Organization	North Loop Neighborhood Association
	Contact Name	David Frank
	Phone Number	612-673-5238
	Date letter/e-mail sent	February 7, 2015
Council Member Contact Be sure to include a copy of the letter or e-mail that was sent	Name	Jacob Frey
	Ward	Ward 3
	Phone Number	612-673-2203
	Date letter/e-mail sent	February 7, 2015

Property Information	Address(es)	206 1st St N, Minneapolis MN 55401			
	Identification Number(s)	22-029-24-14-0036			
	Legal Description	The northwesterly 13 feet of Lot 6 and the southeasterly 31 feet of Lot 5, Block 10, Town of Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, together with appurtenant easement(s) contained in Document No. 9136815. (Abstract Property)			
	Lot Area (sq ft)	Lot Size = 6,923 Square Feet (0.159 Acres)			
	Zoning classification(s)	C3A, Downtown Parking Overlay District (DP)			
Name of Proposed Project	206 First Street North				
Proposed Work Circle all applicable	Preservation	Rehabilitation			
	Reconstruction	Restoration			
Demolition (if applicable)	Does this project include the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection? : Yes <input type="radio"/> No <input checked="" type="radio"/>				
Property History	Name of current business: North Corp	Beginning / end dates: 2013 - current	Type of business / use: Office use		
	Name of former business: Prisma Books, Inc.	Beginning / end dates: 2007 - 2013	Type of business / use Office		
	Name of former business: Landmark Equipment	Beginning / end dates: 1999 - 2007	Type of business / use design & commercial equip.		
Building Data Fill in existing & proposed even when no change is proposed	Gross floor area (square feet)	Existing to remain: 8,420 gsf	Proposed new: 0	Total: 8,420 gsf	
	Building footprint area (square feet)	Existing to remain: 2,105 sf	Proposed new: 0	Total: 2,105	
	Building height	Existing stories: Three plus basement		Proposed stories: same - three + bsmt.	
		Existing feet: 37'-10"		Proposed feet: 37'-10"	
	Dwelling units	Existing: 0	Proposed: 0		
Specific Uses (as applicable)	Car repair	Number of service bays: n/a	Gross floor area excluding service bays (square feet): n/a		
	Nightclub	Seating and lobby area (square feet):	Gross floor area: n/a		
	Place of assembly or reception or meeting hall	Auditorium area (square feet)	n/a		
	School	Number of Classrooms: n/a	Number of students of legal driving age (full attendance): n/a		

Parking Data	Number of standard spaces	Existing: 13	Proposed: 11
	Number of compact spaces	Existing: 0	Proposed: 0
	Number of handicap spaces	Existing: 0	Proposed: 0
	Total spaces	Existing: 13	Proposed: 11
	Number of bicycle spaces	Existing: 0	Proposed: 10
	Number of loading berths	Existing: 0	Proposed: 0
Landscaping Data	Landscaped area (square feet)	Existing: 0	Proposed: 1,582
Impervious Surface Data	Impervious surfaces (square feet)	Existing: 0	Proposed: 1,582
Fence Data	First fence (circle one): Existing / <input checked="" type="radio"/> Proposed	Type / material (i.e. wood, chain-link): cast iron	Length (feet): 13'-6" Height (feet): 10'-0"
	Second fence (circle one): Existing / <input checked="" type="radio"/> Proposed	Type / material (i.e. wood, chain-link): wood/steel with vines	Length (feet): 50'-0" total Height (feet): 8'-0"
	Number of signs 2	Existing: 0	Proposed: 2
		First sign (circle one): Existing / <input checked="" type="radio"/> Proposed	Type of sign (circle one): Freestanding / <input checked="" type="radio"/> Mounted If lit, how? not lit
Sign Data	Second sign (circle one): Existing / <input checked="" type="radio"/> Proposed	Type of sign (circle one): Freestanding / Mounted If lit, how? not lit	Length x Width (feet): 1'-6" tall x 2'-0" wide Area (square feet): 3 sf Height above grade (feet): 10'-0"

HERITAGE PRESERVATION APPLICATION(S)

Do not complete the following section (Staff will do this) BZH _____

1. _____

2. _____

3. _____

4. _____

5. _____

I understand that I must file the heritage preservation application(s) listed above with the Department of Community Planning and Economic Development and obtain approval of these applications by the Heritage Preservation Commission in order to conform with the heritage preservation regulations of the City of Minneapolis. I certify that the information which I have supplied in submitting this application(s) is correct and accurate to the best of my knowledge. When I submit this application along with the required application fee(s) and a *properly scaled and dimensioned plan* of the subject property, I authorize the Department of Community Planning and Economic Development to process the heritage preservation application(s) listed above.



Eric Dayton

2/5/15

Applicant's name and signature

Date

- Must be signed and dated by the applicant before the application(s) will be processed.
- Applications received after 3:30 p.m. will be processed as received on the following business day.
- Community Planning and Economic Development staff may identify additional applications upon further analysis of the proposed project.

9 February, 2015

Aaron Hanauer, AICP/Senior City Planner
City of Minneapolis – Community Planning and Economic Development
250 South 4th Street – Room 300 PSC
Minneapolis, MN 55415

RE: 206 First Street North – Property Owner Authorization Letter for Application for Certificate of Appropriateness

Aaron,

This letter is to authorize, as the legal Owner of the building located at 206 First Street North, in Minneapolis, the submittal of the attached Application for Certificate of Appropriateness to the Heritage Preservation Commission of Minneapolis.

Thank you for your consideration of this proposal and please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Dayton". The signature is stylized with a large, sweeping initial "E" and a long, horizontal stroke extending to the right.

Eric Dayton
North Corp.
204 North First Street
Minneapolis, MN 55401
Phone: 612-234-1182

7 February, 2015

David Frank, Board Chair
North Loop Neighborhood Association
207 5th Av. N.
Minneapolis, MN 55401

RE: 206 First Street North – Notification of Application for Certificate of Appropriateness to the Minneapolis Heritage Preservation Commission

Chairman Frank,

Please accept this letter as notification to the North Loop Neighborhood Association that as the owner of the property located at 206 1st St. N., I will be submitting an Application for Certificate of Appropriateness to the Minneapolis Heritage Preservation Commission. This application will be submitted to the City on February 10, 2015 in order to be on the agenda for the HPC public hearing scheduled for March 3, 2015.

Ward 3 Council Member Jacob Frey has also been notified of this application.

The goal of this application is to gain approvals from the HPC for the proposed rehabilitation and restoration of the aforementioned property to accommodate new retail space, office space, and the creation of an urban pocket park in the alley located on the property. Attached please find a brief summary of the project with more information.

Please feel free to contact me should you have any questions or if I can be of assistance in any way.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Dayton', with a stylized flourish at the end.

Eric Dayton
North Corp.
204 North First Street
Minneapolis, MN 55401
Phone: 612-234-1182

7 February, 2015

Council Member Jacob Frey
City of Minneapolis
350 S. 5th St., Room 307
Minneapolis, MN 55415

RE: 206 First Street North – Notification of Application for Certificate of Appropriateness to the Minneapolis Heritage Preservation Commission

Council Member Frey,

Please accept this letter as notification to your office that as the owner of the property located at 206 1st St. N., I will be submitting an Application for Certificate of Appropriateness to the Minneapolis Heritage Preservation Commission. This application will be submitted to the City on February 10, 2015 in order to be on the agenda for the HPC public hearing scheduled for March 3, 2015.

The North Loop Neighborhood Association has also been notified of this application.

The goal of this application is to gain approvals from the HPC for the proposed rehabilitation and restoration of the aforementioned property to accommodate new retail space, office space, and the creation of an urban pocket park in the alley located on the property. Attached please find a brief summary of the project with more information.

Please feel free to contact me should you have any questions or if I can be of assistance in any way.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Dayton", with a stylized flourish at the end.

Eric Dayton
North Corp.
204 North First Street
Minneapolis, MN 55401
Phone: 612-234-1182

SECTION 1 PROJECT DESCRIPTION AND OVERVIEW

PROJECT DESCRIPTION AND OVERVIEW

206 First Street North

Project Overview - General

The project consists of interior and exterior improvements to the existing building and property located at 206 First Street North to include: interior renovation of the building to house commercial retail space on the ground floor, business offices on the second and third floors, and merchandise storage in the basement; remodeling of the private alley located on the property into an urban pocket park with trees, plantings, and outdoor seating; the addition of a permanent food trailer at the back of the pocket park; the addition of new fabric awnings on the front of the building recalling those evident in historic photos; new historically sympathetic wood windows and doors to replace existing non-original windows and doors; the infill of select existing window openings on non-principal facades as needed to accommodate contemporary building uses; minor tuckpointing repair of existing exterior masonry walls and historic terracotta parapets; new retaining walls and exterior exit stair at the back of the building to replace existing structurally deficient retaining walls and stairs. No new square footage will be added by this project to the existing building.

Project Scope Outline - General

Refer to Sections 2 through 6 of this application for detailed information on the scope of work for each area listed below.

Section 2 - Exterior Masonry Wall and Parapet Repairs

Section 3 - Exterior Window and Door Replacement

Section 4 - Infill of Select Exterior Window Openings

Section 5 - Window and Door Awnings

Section 6 - Alley Renovation Into Pocket Park

Project Intent

The Owner purchased the property for the intended project primarily because of the historical character inherent in the existing building. The stated intent of the owner is to retain this historical character to the greatest extent practical. Through careful restoration of historic masonry details, the addition of fabric awnings recalling those historically on the building, and by adapting portions of the property to create amenities such as the pocket park to further pedestrian activity and building access, the project will make a meaningful contribution to the neighborhood. New elements of the project which are not original to the building but required by the new uses are intended to at once be discreet, reinforce and complement the existing character of the building, yet be honest of their time and not attempt to imitate or create a false sense of historical construction.

Please refer to the following pages for historic photos of the building, photos of the existing property, and rendering of the proposed design.

Historic Designation

The building, constructed in 1889 is located in the Saint Anthony Falls and Minneapolis Warehouse Historic Districts, and is considered a contributing feature to those districts. These Districts are listed in the National Register of Historic Places and are also designated by the Minneapolis Heritage Preservation Commission (HPC).



PHOTO OF 200 AND 206 1st St. N., circa 1910

206 building is middle building in photo. Note the fabric awnings on all floors and existence of the alley.



PHOTO OF 200 AND 206 1st St. N. SHOWING PROPOSED DESIGN OF THE 206 BUILDING AND ALLEY

206 building is at left. Note awnings restored to all floors and alley renovated into pocket park space



EXISTING WEST ELEVATION (Facing 1st St. N.)



EXISTING NORTH ELEVATION (facing 212 Lofts)



EXISTING SOUTH ELEVATION (facing 200 1st St. N)



EXISTING EAST ELEVATION (facing Hennepin County parking lot and river)

SECTION 2 EXTERIOR MASONRY
WALL AND PARAPET
REPAIRS

EXTERIOR MASONRY WALL AND PARAPET REPAIRS

206 First Street North

The exterior masonry repair scope of work involves two primary areas:

- 1.) Tuckpointing and repair of mortar joint cracks in exterior walls
- 2.) Repair of parapets and terracotta coping caps

1.) Tuckpointing and Repair of Mortar Joint Cracks in Exterior Walls:

Work includes tuckpointing of exterior brick masonry walls on all four building elevations in areas of deteriorated, cracked, and/or missing mortar. Analysis by the structural engineer and architect indicates that approximately 10-15% of the mortar joints on each façade require minor tuckpointing due to significant deterioration of the joints. Water damage is evident at the interior of the building in the vicinity of these deteriorated joints. Required tuckpointing areas are spread throughout each façade and relatively minor in scope. No areas of severe deterioration or disrepair of the brick masonry were noted. Tuckpointing and mortar joint crack repair will be enacted with mortar color-matched and raked to the same profile as the existing mortar joints. No replacement of existing brick units with new units is anticipated.

2.) Repair of Parapets and Terracotta Coping Caps:

Per Section 2.62 of the Warehouse Historic District Guidelines, the original roofline including the historic cornices and parapets will not be altered by this project. Analysis of the existing roof parapets and coping caps has been performed by the architect and the brick of the parapets to be generally in good condition, requiring only minor repairs on the inside face of the parapet along 1st St N where the existing roof meets the parapets (not visible from ground level).

The existing historic terracotta coping caps are generally in good condition and require minor repairs be made the deteriorated mortar joints at several locations around the building. These areas are principally on the back side of the parapet wall and not visible on the façade of the building. Mortar joints repair will be enacted with mortar color-matched and raked to the same profile as the existing mortar joints.

3.) General Considerations Regarding Exterior Masonry Repair

The repairs to the exterior brick masonry walls, parapets, and coping caps will be enacted in full compliance with Sections 2.11 through 2.20 of the Warehouse Historic District Guidelines.

To wit:

- No water repellent coatings will be applied to any exterior masonry
- Exterior cleaning will be performed only as necessary as a part of tuckpointing efforts and will use non-abrasive methods. Sandblasting, soda blasting, high pressure washing, or chemical cleaning will not be used.
- The exterior masonry will not be painted.
- Mortar joints will only be repaired in areas of severe deterioration where a substantial amount of mortar is missing and/or there is evidence of water damage.
- Mortar joints will be cleared with hand tools.
- Replacement mortar will duplicate the original mortar composition, color, texture, and profile rake.

Refer to the following pages for illustrations relating to this section



HISTORIC
CORNICES REMAIN
UNDISTURBED

HISTORIC
WINDOW DETAILS
AND STONE
LINTELS REMAIN
UNDISTURBED

DETAIL

EXISTING WEST ELEVATION

Refer to elevation drawings for description of scope of work proposed



MISSING MORTAR

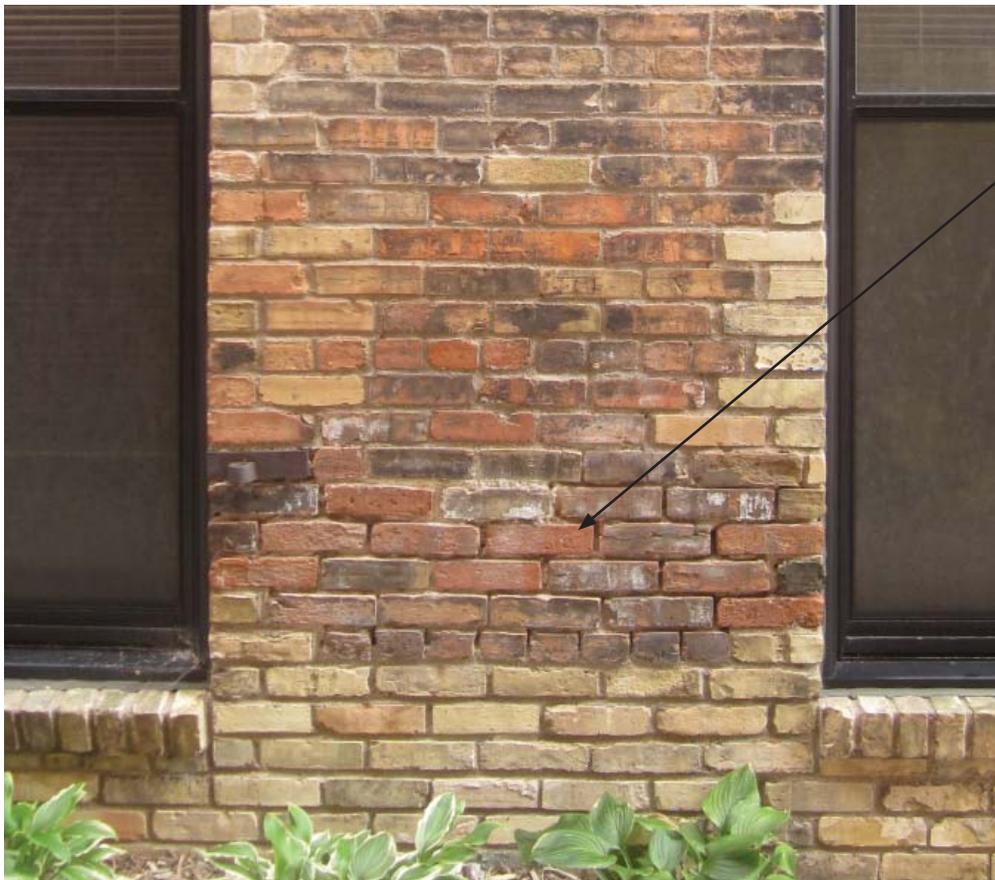
DETAIL

This area is representative of typical mortar joint repair areas on the west facade



TYPICAL CONDITION OF MAJORITY OF MASONRY ON NORTH, SOUTH, AND WEST SIDES IS GOOD. BUILDING HAS BEEN TUCKPOINTED WITHIN LAST 20 YEARS

TYPICAL MASONRY CONDITION AT NORTH, SOUTH, EAST WALLS



TYPICAL CONDITION OF MASONRY REQUIRING TUCKPOINTING ON NORTH, SOUTH, AND WEST SIDES FACADES - SUBSTANTIAL AMOUNT OF MORTAR IS MISSING. WATER DAMAGE EVIDENT AT INTERIOR AT SEVERAL LOCATIONS OF DETERIORATED JOINTS

REPRESENTATIVE REPAIR CONDITION AT NORTH, SOUTH, EAST WALLS



EXISTING, HISTORIC
TERRACOTTA COPING
WILL REMAIN AND ANY
DETERIORATED JOINTS
RE-MORTARED.
ORIGINAL PARAPET AND
ROOF LINE REMAIN UN-
CHANGED

TYPICAL PARAPET AND TERRACOTTA COPING



EXISTING TERRACOTTA
COPING WILL REMAIN
AND ANY DETERIORATED
JOINTS RE-MORTARED

DETAIL OF PARAPET AND COPING

SECTION 3 EXTERIOR WINDOW AND DOOR REPLACEMENT

EXTERIOR WINDOW AND DOOR REPLACEMENT

206 First Street North

Overview of Existing Doors and Windows

None of the existing windows or doors on any facades are original to the building. The project proposes removing all existing doors and windows and installing new wood doors and windows as described in this application.

WINDOW REPLACEMENT

Existing Windows

Existing windows on the 1st St N façade (west façade) are comprised of wood frames with either single pane glazing (on the ground floor) or double pane glazing (on second and third floors). All windows have contemporary hardware, glazing, gaskets, and other characteristics evidencing that they are not original to the building. Existing windows on the north, south, and east facades are all aluminum replacement windows with double pane glazing and are clearly not original to the building.

Performance of Existing Windows

All of the existing windows are in various states of disrepair, especially the wood windows on the west façade which are no longer weathertight because of failed wood frames and gaskets. The deterioration of the wood windows on the west façade has resulted in splits in the frames and sills and gaps around the perimeter of the frames where air and water can enter the building. The aluminum replacement windows are largely inoperable due to misalignment of the frames likely due to poor installation and the dissimilar movements of the uninsulated masonry wall and aluminum frames. All of the windows demonstrate only marginal ability to adequately insulate against temperature changes.

Proposal for Installation of New Wood Windows

The project proposes to remove all existing windows and install new painted wood windows with clear insulating glass at the existing window openings indicated on the attached drawings. The new windows proposed have been approved in previous projects by the HPC, namely the adjacent 200 1st St N building, and have profiles, mouldings, design, and function derived from historic windows of the type likely originally installed on the building. All windows except the ground floor storefront windows, which are fixed, would be double-hung type to match the function of the existing windows (and likely the original windows). All of the new windows fit within the existing unaltered windows openings.

Performance of New Wood Windows

The proposed new wood windows represent a functionally necessary and historically sympathetic improvement to the existing building. The new wood windows will provide the weatherproof and thermal barrier necessary for the proper functioning of the property. The wood frames have good thermal insulating qualities and the operable nature of the windows permits the windows to be opened for fresh air, as windows historically have been designed to do. The windows utilize an insulated glass unit comprised of 2 layers of clear glass with an air space between the layers. Insulating glass provides the thermal performance necessary for this climate. Use of insulating glass greatly reduces the likelihood of moisture and frost accumulating on the interior of the windows and the subsequent deterioration of the wood frame this can cause over time. The wood frames and insulating glass of the proposed windows provide the weather and thermal barrier necessary for the building to function while being historically sensitive to the building.

DOOR REPLACEMENT AND PROPOSED NEW DOORS

Condition of Existing Doors

None of the existing doors on the building are original to the building as evidenced by their construction characteristics, hardware, profiles, and type. The doors on the 1st St N façade are contemporary wood doors with sheet glass panels. The doors on the east façade are all painted steel doors and are clearly not original to the building.

Proposal for Installation of New Doors in Existing Door Openings

The project proposes to remove all existing exterior doors and replace them with new wood and glass doors with glass transoms at the west façade and painted steel security doors at the east façade. The new doors on the principal west façade, illustrated in the following pages, are of solid wood construction with raised panel design. The principal building entry door on the west façade will have divided light muntins with clear glazing at the upper portion of the door with a fixed sidelight of matching design as shown on the attached elevation drawings. This fixed sidelight is necessary to accommodate 1 ADA compliant door as the current width of the masonry opening does not permit 2 ADA compliant doors within the opening. The secondary entry door will be similar in design having no glass.

The historic circulation patterns of the building are maintained with the two new doors on the west facade and no new entryways will be added on this façade.

Proposal for Installation of New Door in New Door Opening at Secondary Facade

The project proposes to add a new door on the ground floor south façade of the building to afford access from the retail space into the alley pocket park. This door will be used as secondary access from the retail space and will serve as the building code required second exit from the retail space. This door will be constructed of steel and insulated glass as illustrated on the following pages. The design and style of this door is sympathetic to the historic building while clearly differentiating itself as a non-original building component.

Performance of New Doors

The proposed new doors represent a historically sympathetic improvement to the existing building and provide the weatherproof and security barriers necessary for the proper functioning of the property. The wood doors and frames have good thermal insulating qualities, weather-stripping and hardware appropriate for a public building and meet all accessibility and building code exiting requirements. The doors utilize an insulated glass unit comprised of 2 layers of glass with an air space between the layers. The steel doors located on east façade provide the necessary functions of accessibility and most importantly security as this is a higher risk area.

Refer to the following pages for drawings and illustrations relating to this section



EXISTING WOOD DOUBLE HUNG WINDOWS ARE NOT ORIGINAL, SEE PHOTO SET 'A' AND 'B' ON FOLLOWING PAGE

EXISTING FIXED WINDOWS ARE NOT ORIGINAL, SEE PHOTOS 'C' AND 'D' ON FOLLOWING PAGES

EXISTING DOORS ARE NOT ORIGINAL, SEE PHOTO SET 'E' AND 'F' ON FOLLOWING PAGES

EXISTING WEST ELEVATION

Refer to elevation drawings for description of scope of work proposed

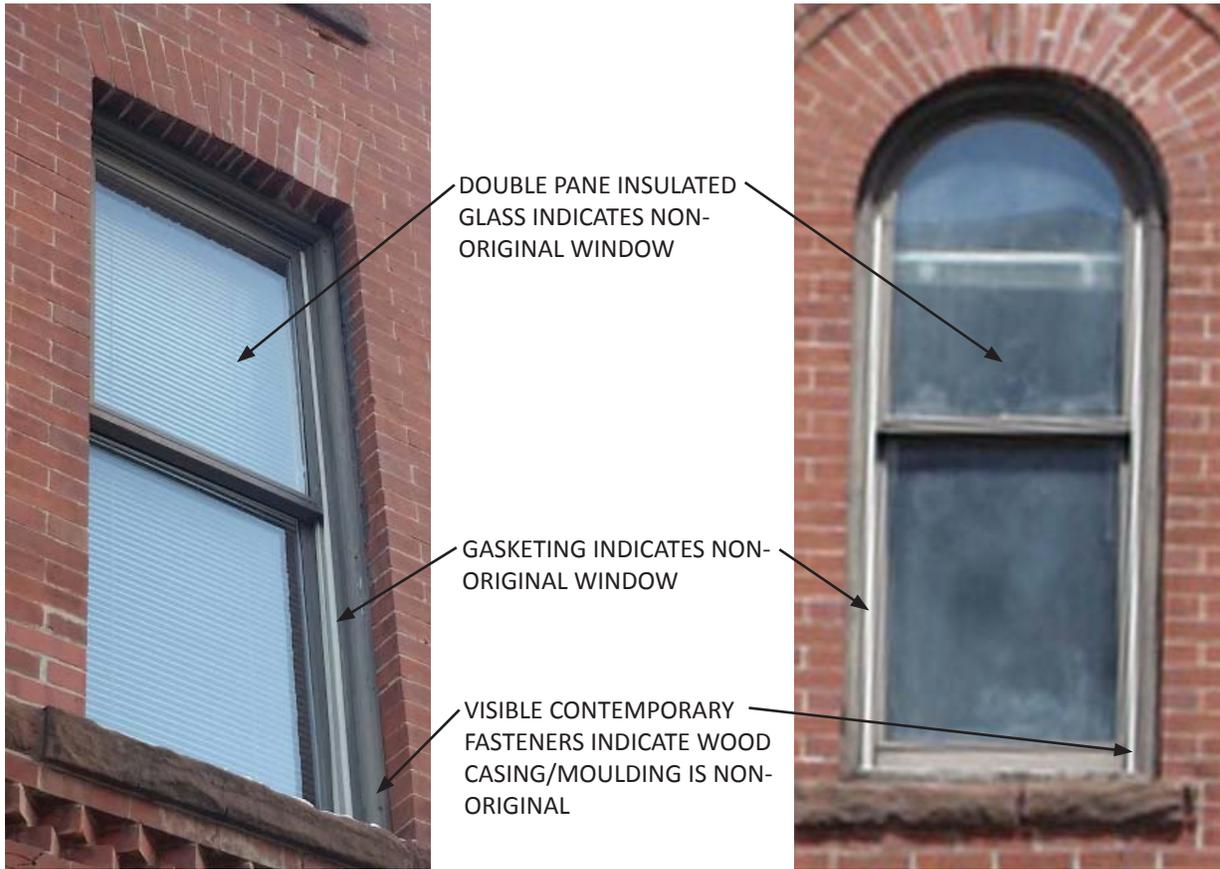


PHOTO SET 'A' - Existing non-original upper floor windows facing 1st St N



PHOTO SET 'B' - Existing non-original upper floor windows facing 1st St N



TRACK AND GASKETING DESIGN
INDICATES NON-ORIGINAL WINDOW

WOOD CASING/MOULDING IS NON-
ORIGINAL

PHOTO 'C' - Existing non-original ground floor windows facing 1st St N



WOOD CASING AND TRIM IS NON-
ORIGINAL

TRACK AND LOCKING HARDWARE
INDICATES NON-ORIGINAL WINDOW

PHOTO 'D' - Existing non-original ground floor windows facing 1st St N



EXISTING WOOD AND GLASS DOORS ARE CONTEMPORARY TYPE CONSTRUCTION AND ARE NON-ORIGINAL

EXISTING HARDWARE IS NON-ORIGINAL

EXISTING DOOR CASING AND MOULDING CLEARLY CONTEMPORARY CONSTRUCTION AND IS NON-ORIGINAL



PHOTO SET 'E' - Existing non-original doors facing 1st St N



WOOD DOOR SURROUND ASSEMBLIES BUILT WITH CONTEMPORARY MATERIALS/METHODS INDICATES NON-ORIGINAL DOORS

EXISTING HARDWARE IS NON-ORIGINAL

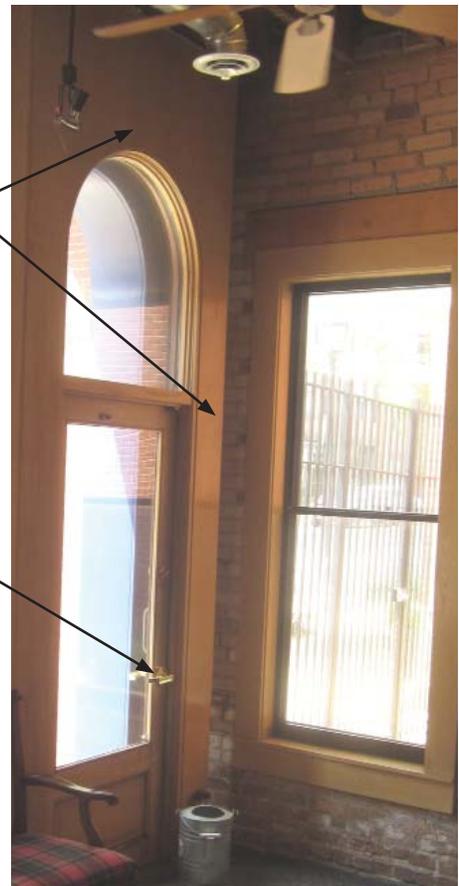


PHOTO SET 'F' - Existing non-original doors facing 1st St N



EXISTING NORTH ELEVATION

100% OF THE EXISTING WINDOWS ON THESE FACADES ARE ALUMINUM WITH INSULATED GLASS AND THUS ARE NON-ORIGINAL



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

100% OF THE EXISTING WINDOWS ON THIS FACADE ARE ALUMINUM WITH INSULATED GLASS AND THUS ARE NON-ORIGINAL

EXISTING STEEL DOORS ARE NON-ORIGINAL TO THE BUILDING



TYPICAL ALUMINUM WINDOW



PROPOSED NEW PAINTED WOOD WINDOWS WILL MATCH THOSE ON 200 1ST ST N (SHOWN ABOVE)
Specified wood windows are: Kolbe & Kolbe Heritage Series Wood Sterling



DETAIL OF PROPOSED WOOD WINDOWS



SECTION DETAIL OF PROPOSED WOOD WINDOWS

ILLUSTRATIONS OF PROPOSED WOOD WINDOWS



PROPOSED SINGLE DOOR ON FIRST STREET

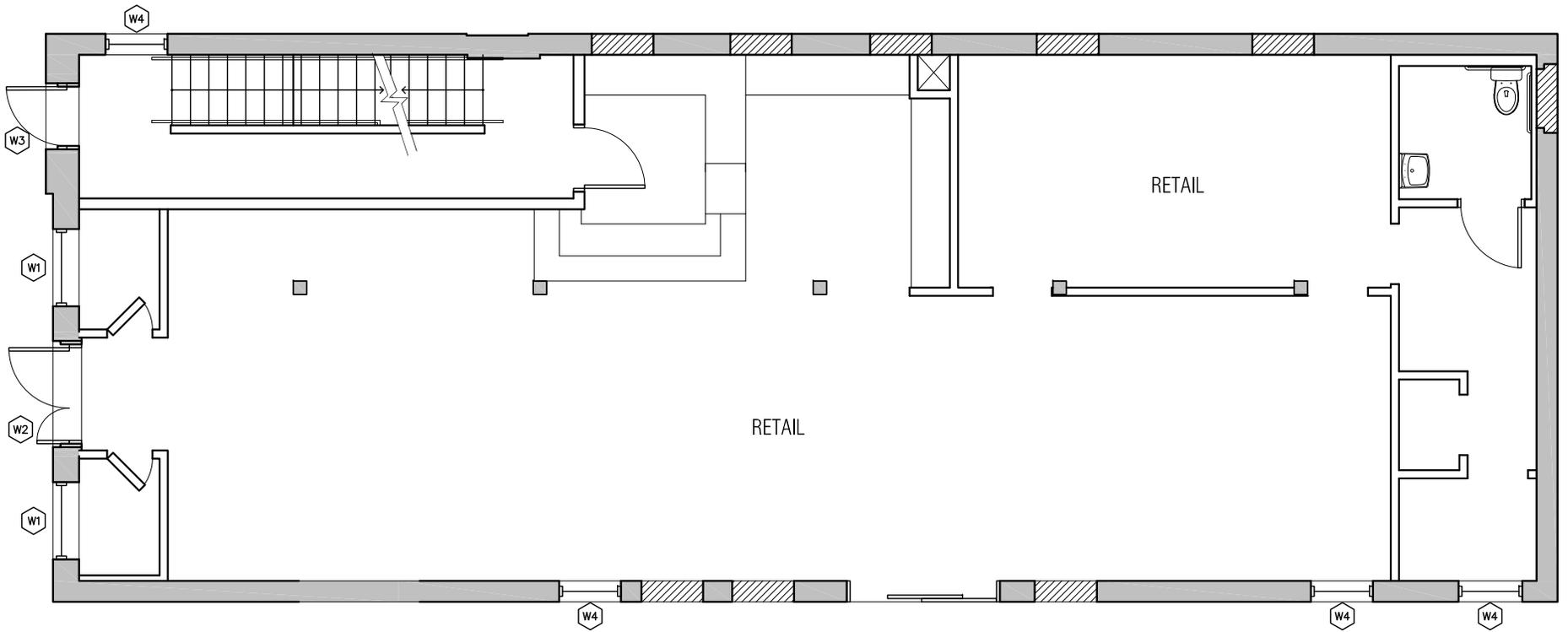


PROPOSED DOOR WITH SIDELIGHT ON FIRST STREET

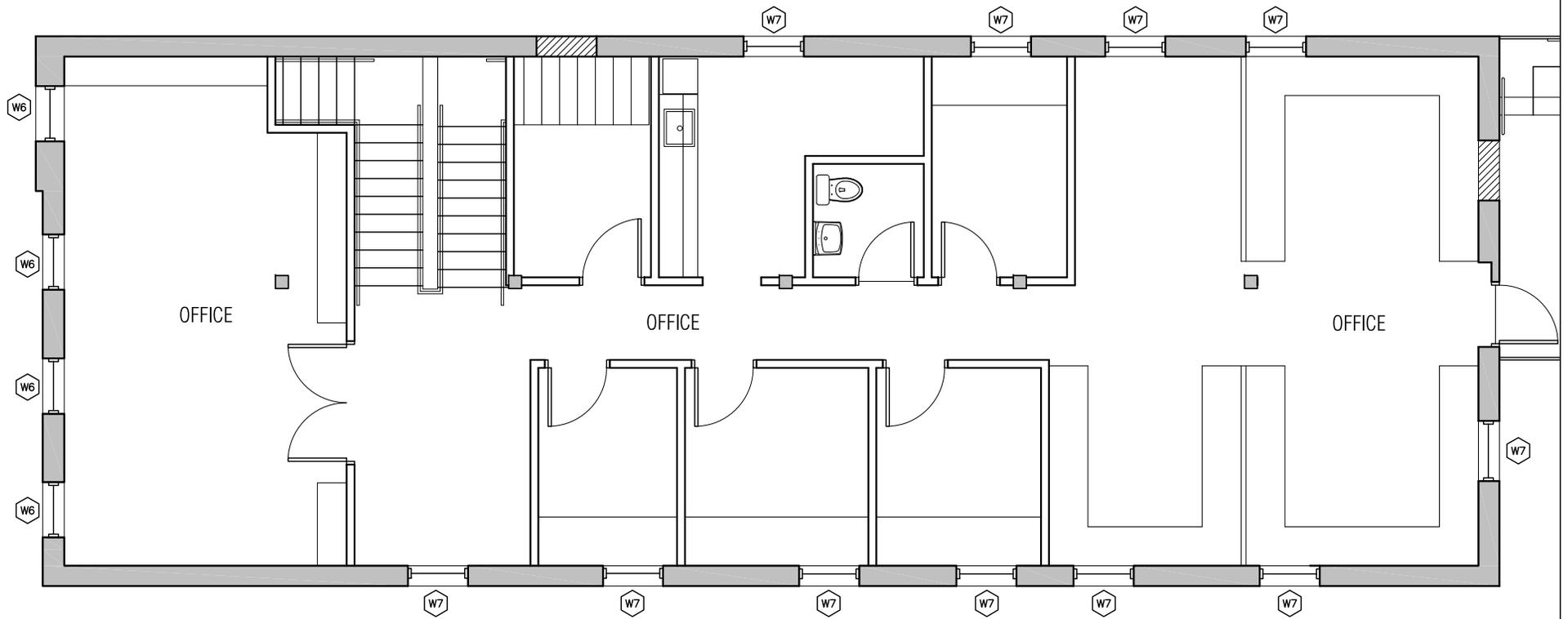


PROPOSED DOOR FROM BUILDING INTO ALLEY

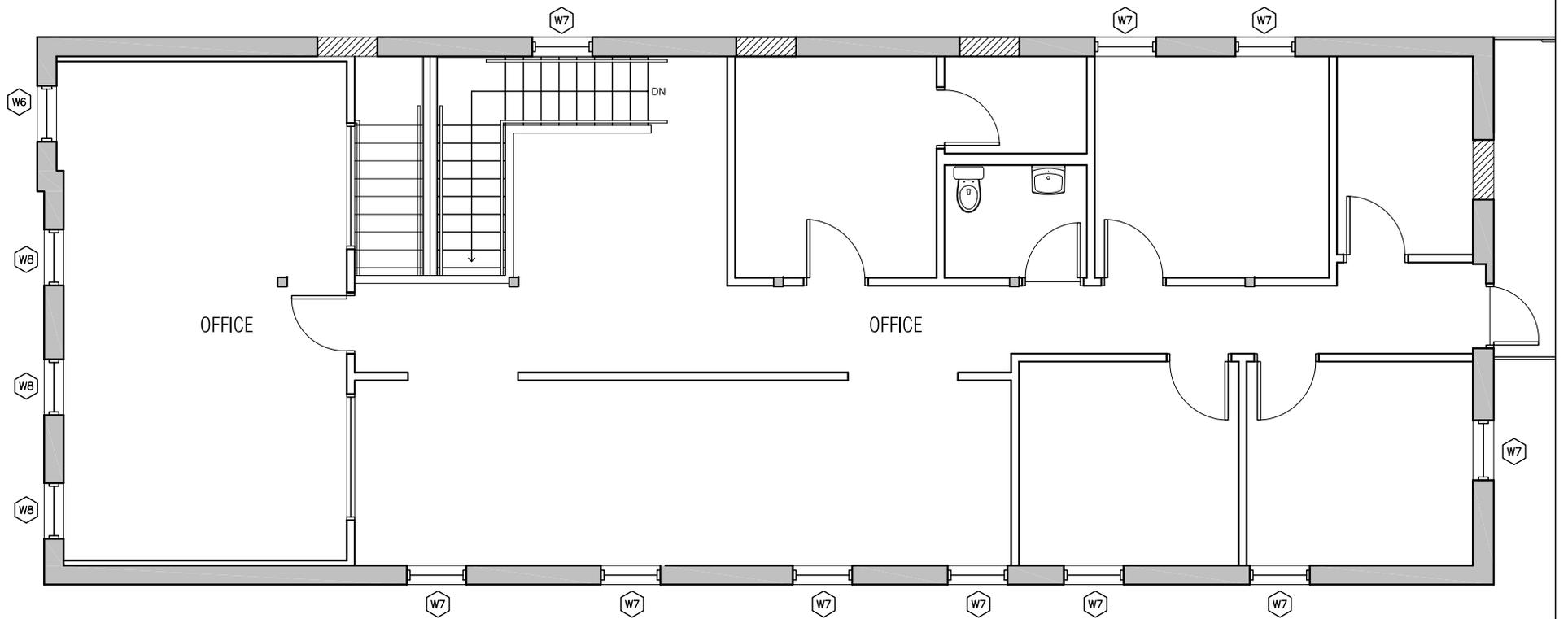
ILLUSTRATIONS OF PROPOSED DOORS



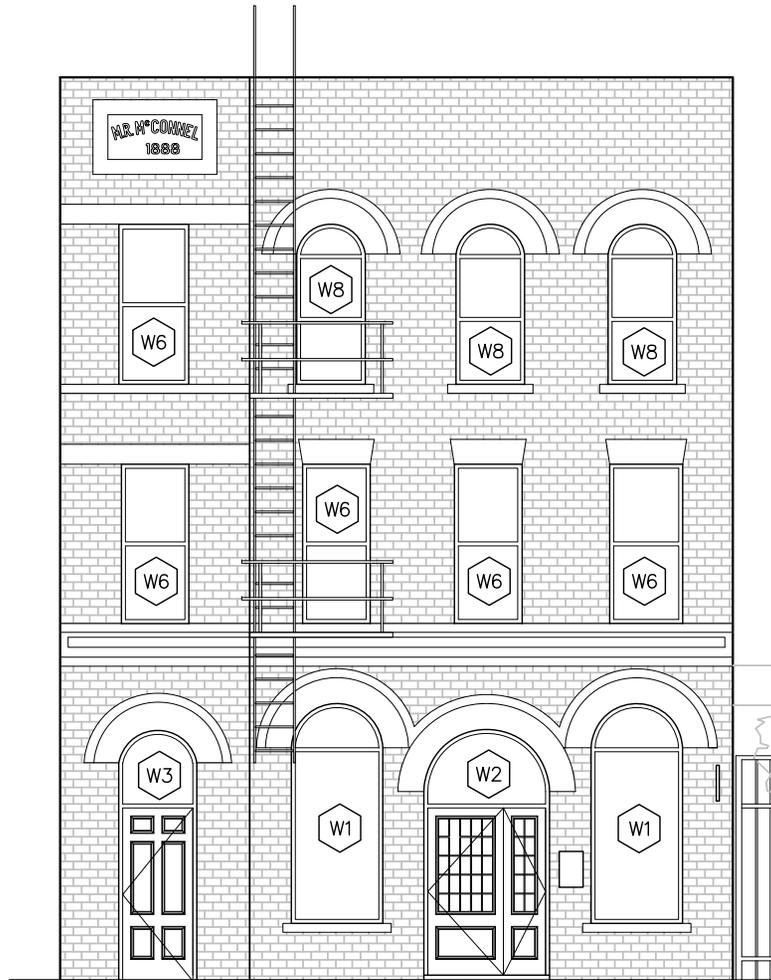
206 FIRST STREET NORTH - FIRST FLOOR WINDOW KEY PLAN



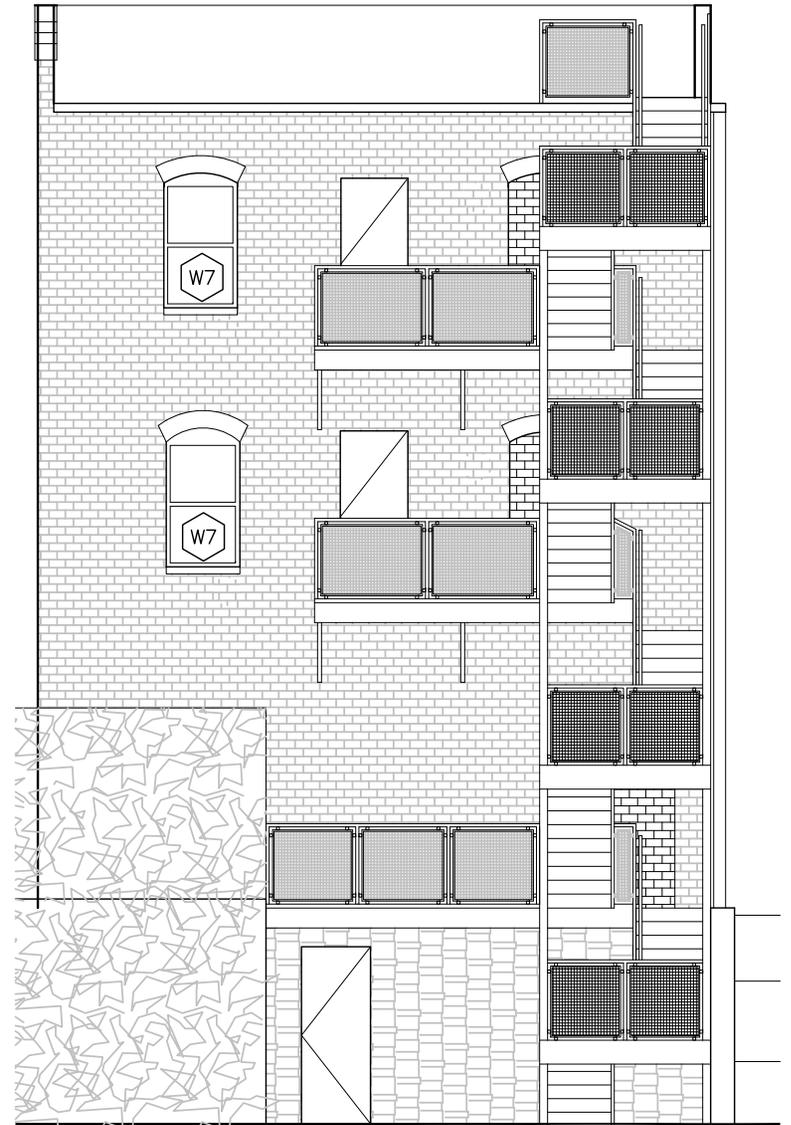
206 FIRST STREET NORTH - SECOND FLOOR WINDOW KEY PLAN



206 FIRST STREET NORTH - THIRD FLOOR WINDOW KEY PLAN

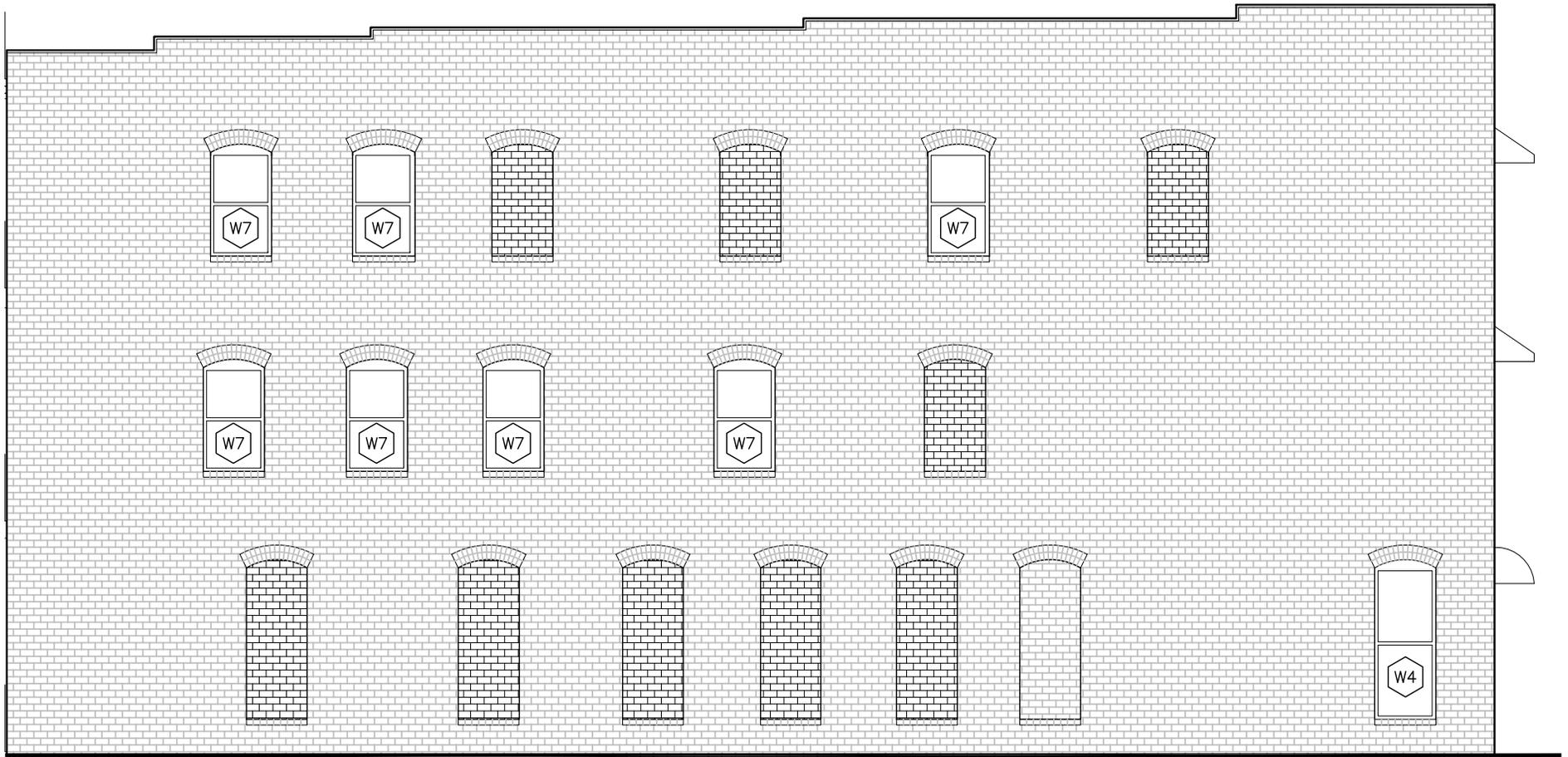


WEST WINDOW KEY ELEVATION
(facing 1st St. N.)



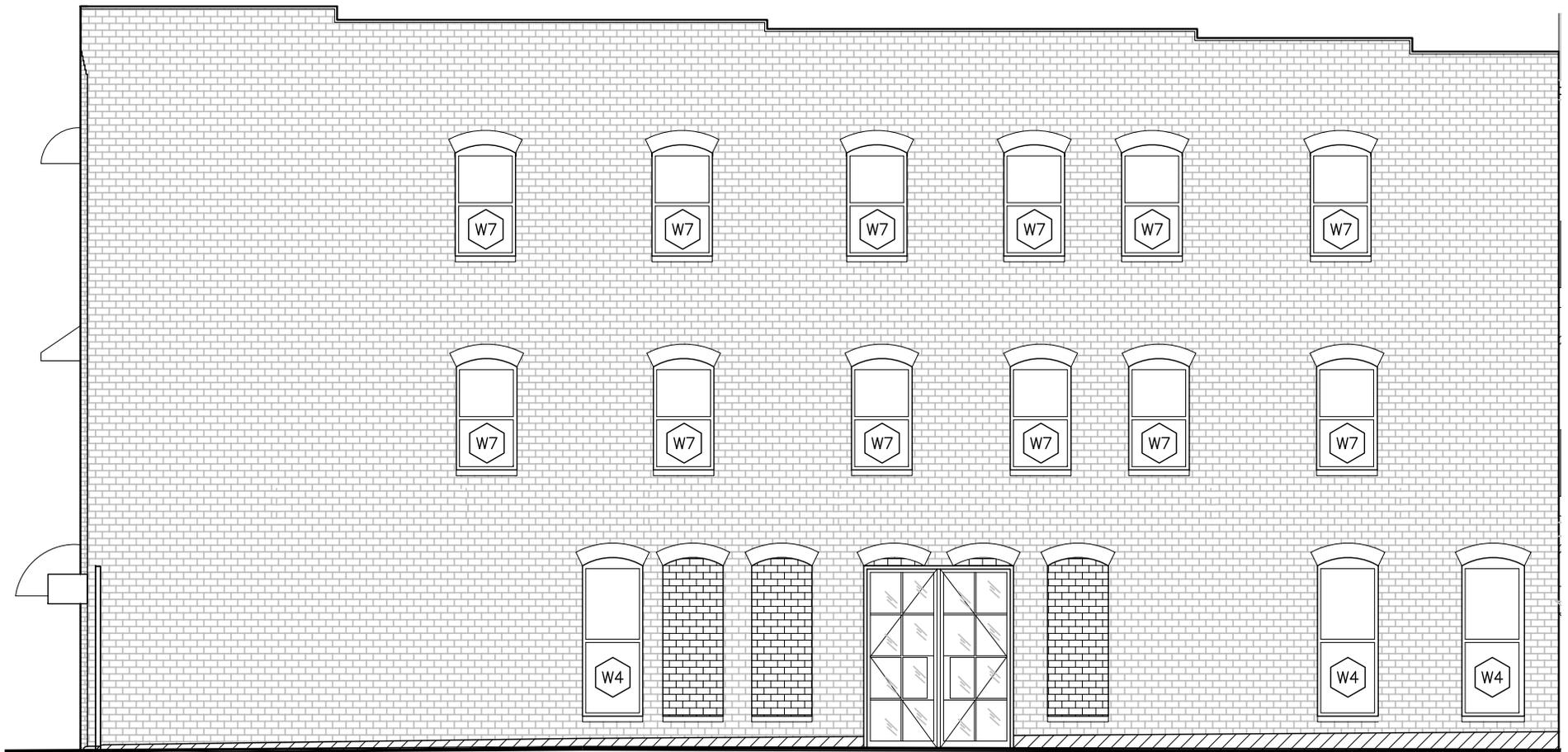
EAST WINDOW KEY ELEVATION
(facing parking lot and river)

206 FIRST STREET NORTH - WINDOW KEY ELEVATIONS



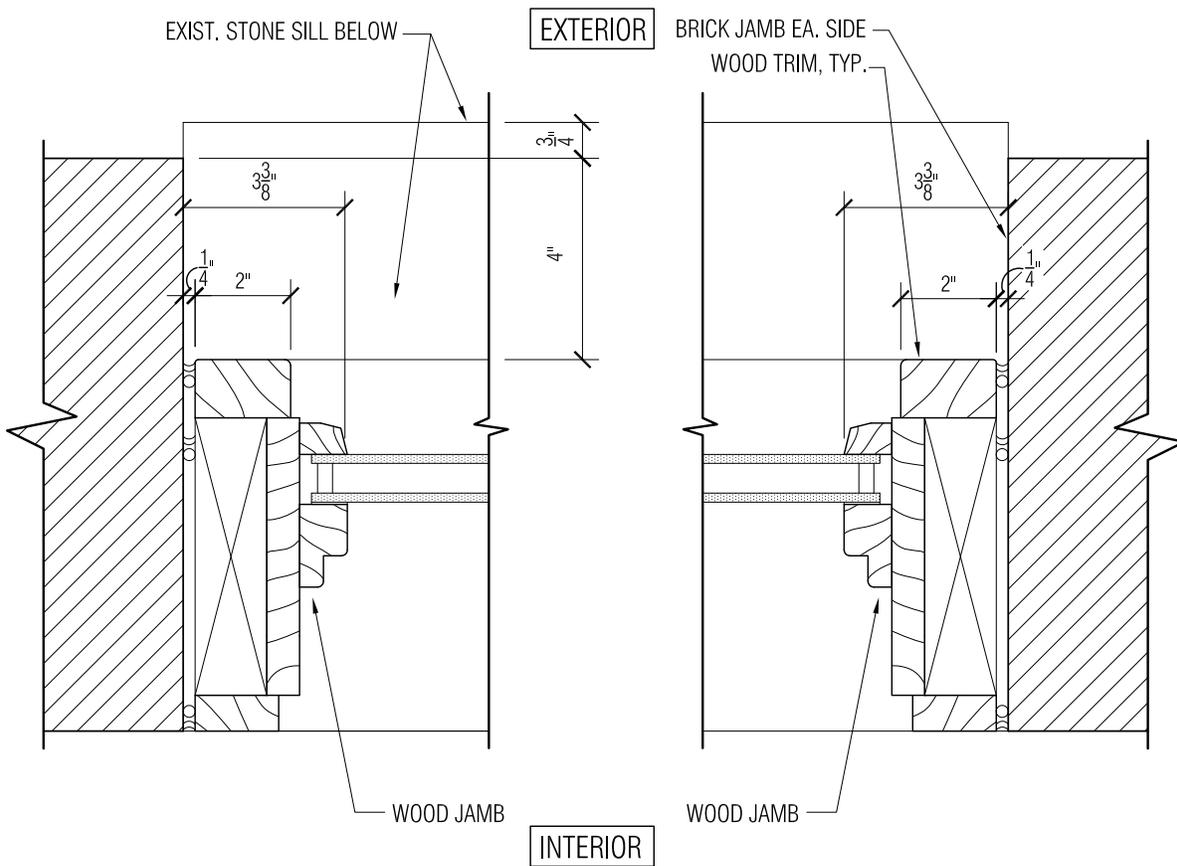
NORTH WINDOW KEY ELEVATION (facing 212 Lofts)

206 FIRST STREET NORTH - WINDOW KEY ELEVATION



SOUTH WINDOW KEY ELEVATION (facing 200 1st St. N.)

206 FIRST STREET NORTH - WINDOW KEY ELEVATION



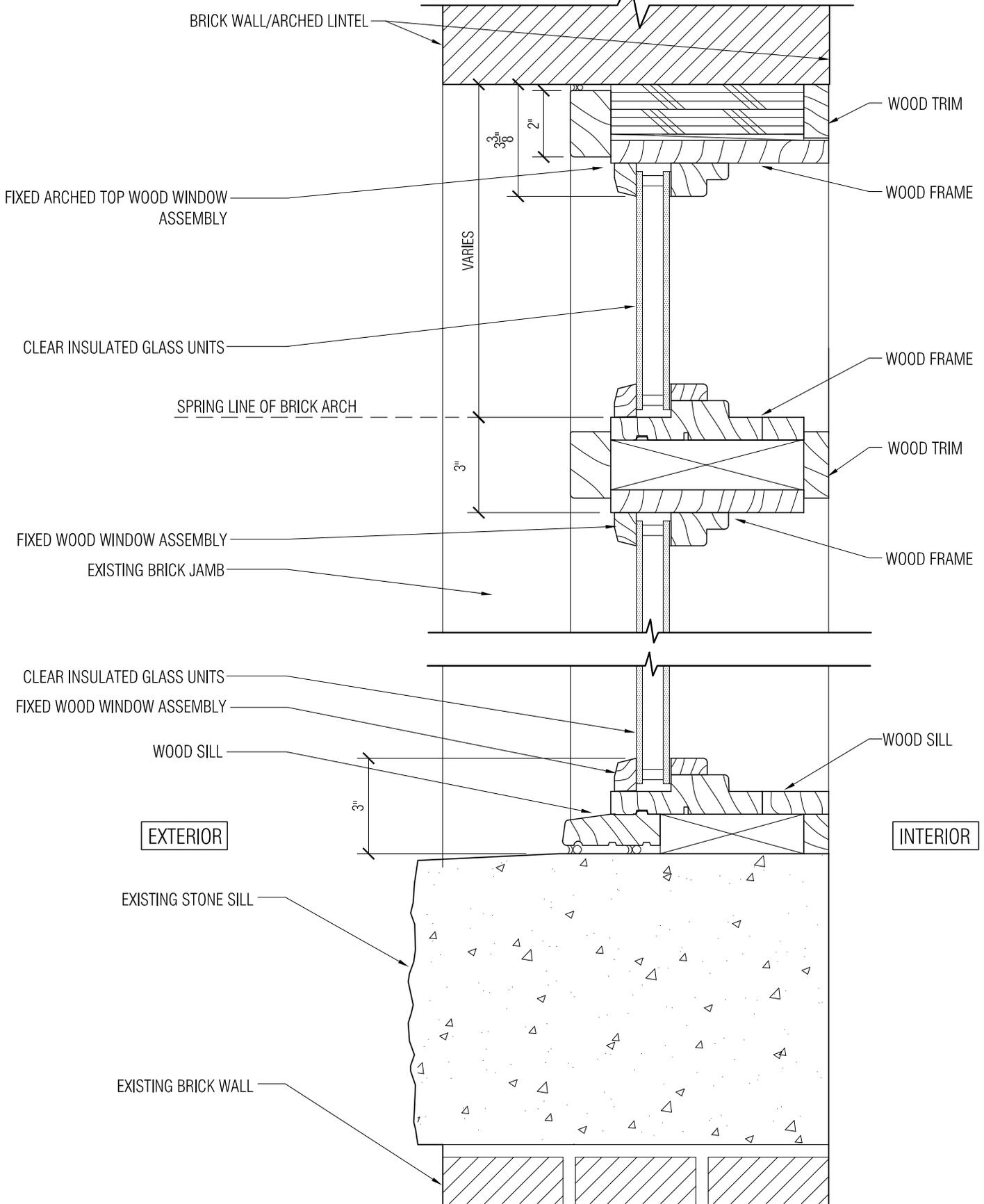
PLAN OF NEW W1, W2, W3 WINDOWS

3"=1'-0"

WINDOW OPENING **W1** INDICATED ON ELEVATIONS

WINDOW OPENING **W2** SIMILAR WITH DOOR BELOW

WINDOW OPENING **W3** SIMILAR WITH DOOR BELOW



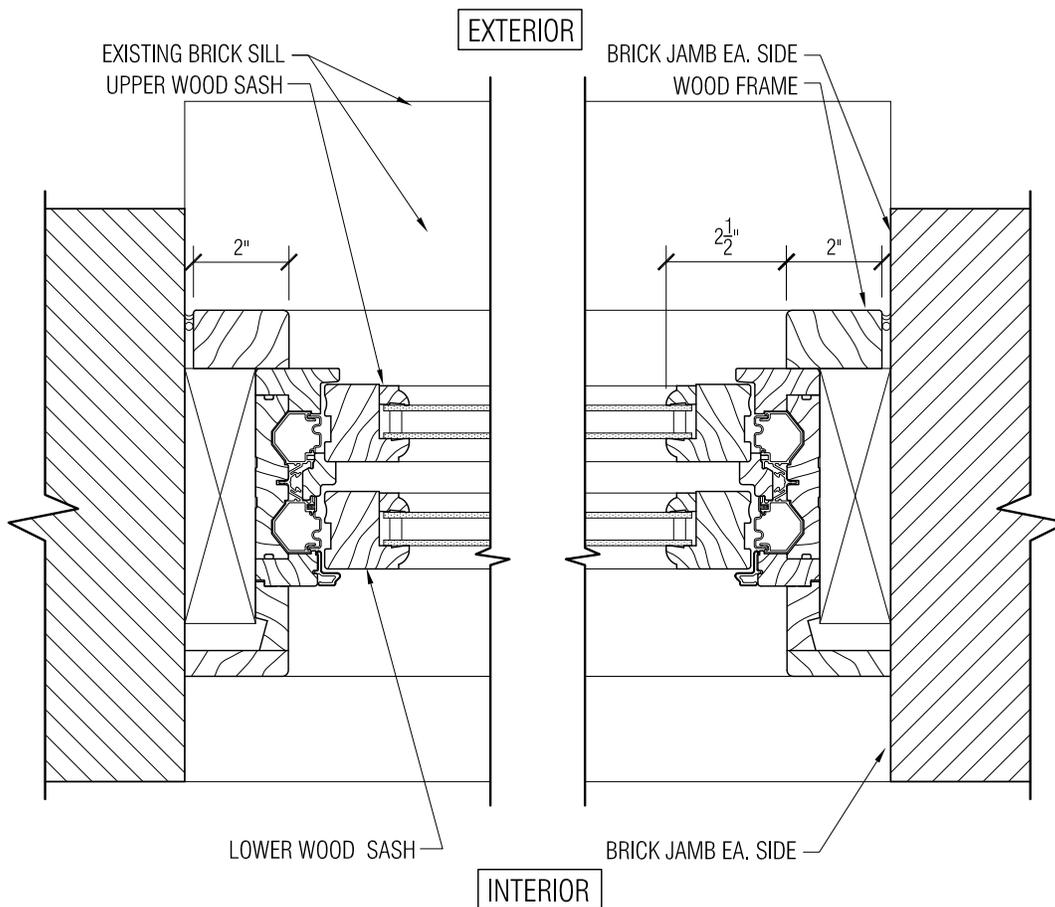
SECTION OF NEW W1, W2, W3 WINDOWS

3" = 1'-0"

WINDOW OPENING  INDICATED ON ELEVATIONS

WINDOW OPENING   SIMILAR WITH DOOR BELOW

206 FIRST STREET NORTH



PLAN OF NEW W4, W7 WINDOWS

3" = 1'-0"

WINDOW OPENING  INDICATED ON ELEVATIONS

WINDOW OPENING  INDICATED ON ELEVATIONS

BRICK WALL/ARCHED LINTEL

ARCHED WOOD TRANSOM

VARIES (7" MAX.)

WOOD FRAME

DOUBLE HUNG WOOD WINDOW ASSEMBLY

EXISTING BRICK JAMB

EXTERIOR

INTERIOR

3/4" CLEAR INSULATED GLASS UNITS

2 1/4" 4" 1 5/8" 2 1/4" 2"

WOOD SILL

EXISTING BRICK SILL

BRICK SILL

3 1/4"

1 1/4"

5"



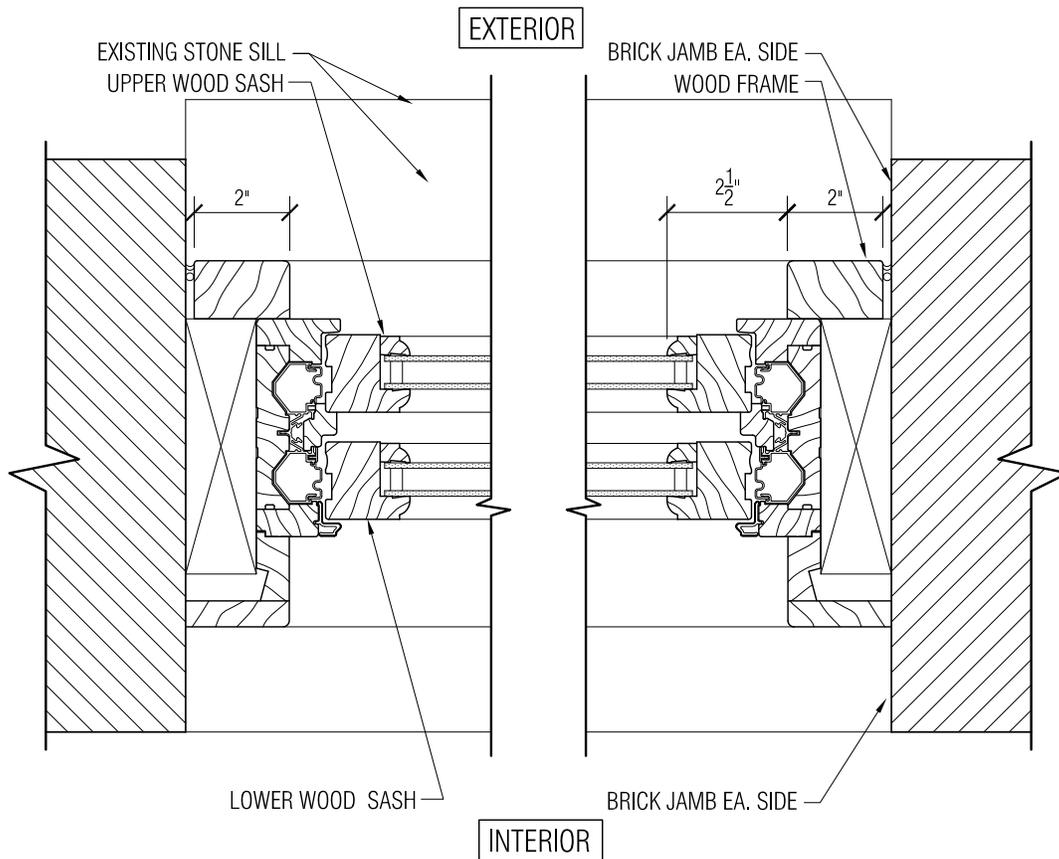
SECTION OF NEW W4, W7 WINDOWS

3" = 1'-0"

WINDOW OPENING W4 INDICATED ON ELEVATIONS

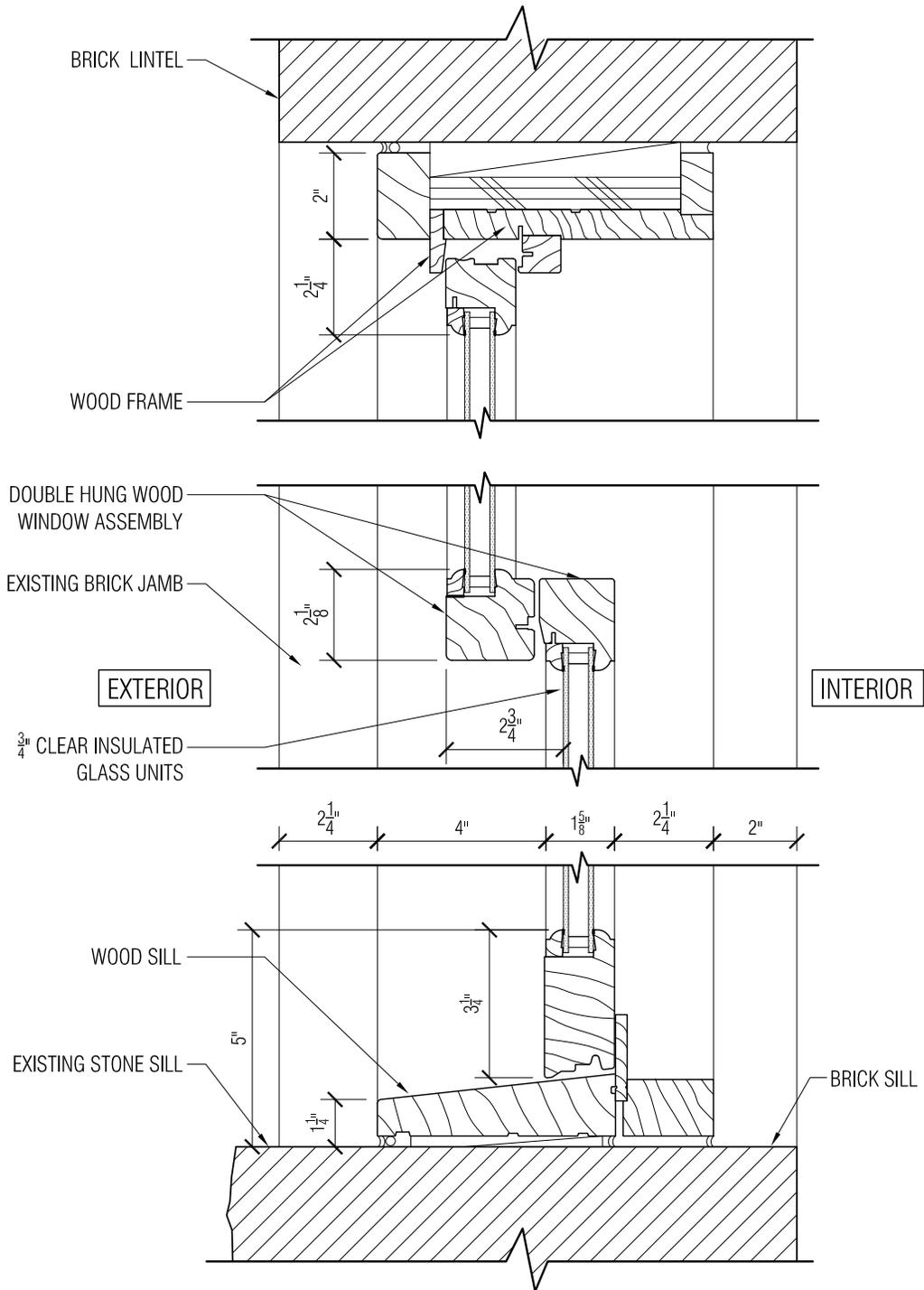
WINDOW OPENING W7 INDICATED ON ELEVATIONS

206 FIRST STREET NORTH



W6 PLAN OF NEW W6 WINDOWS
3"=1'-0"

WINDOW OPENING W6 INDICATED ON ELEVATIONS

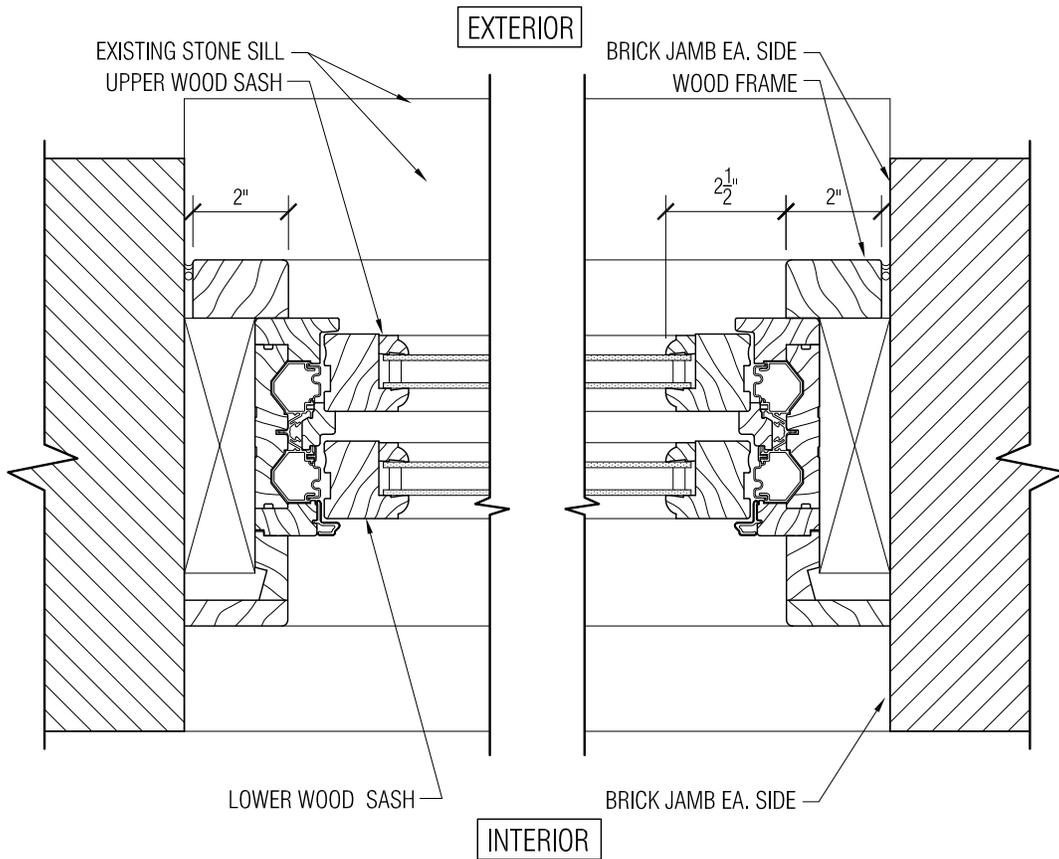


SECTION OF NEW W6 WINDOWS

3" = 1'-0"

WINDOW OPENING  INDICATED ON ELEVATIONS

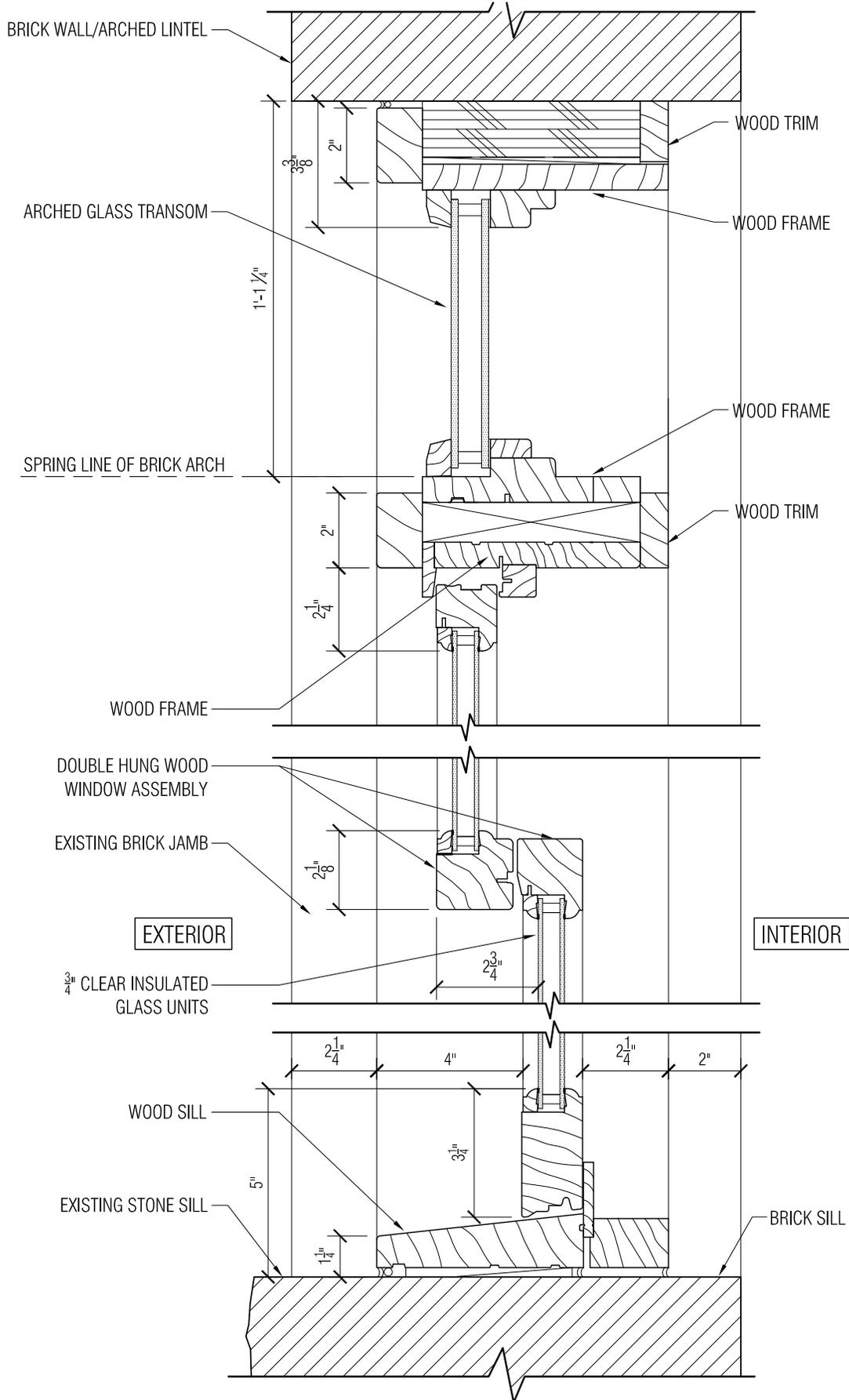
206 FIRST STREET NORTH



PLAN OF NEW W8 WINDOWS

3"=1'-0"

WINDOW OPENING  INDICATED ON ELEVATIONS



SECTION OF NEW W8 WINDOWS
 3" = 1'-0"

WINDOW OPENING **W8** INDICATED ON ELEVATIONS

206 FIRST STREET NORTH

SECTION 08140 – EXTERIOR WOOD DOORS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Wood Entrance Doors. Doors are complete with glazing, weatherstripping, performance divided lites and standard anchorages, trim, attachments, and accessories.

1.02 RELATED SECTIONS

Section 01300 – Submittals.
 Section 06100 – Rough Carpentry.
 Section 07210 – Building Insulation.
 Section 07900 – Joint Sealants.
 Section 09900 – Painting

1.03 REFERENCES

- A. American Society for Testing and Materials (ASTM):
 1. ASTM E283-04' - Standard Test Method for Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.
 2. ASTM E330-02' - Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.
 3. ASTM E547-00' - Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Differential.
 4. ASTM E1425-07' or AAMA 1801-97 - Certification of Acoustical Performance.
 5. ASTM F588-07' (Windows).
 6. ASTM E 1996-04' - Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors and Storm Shutters Impacted by Windborne Debris in Hurricanes.
 7. ASTM E 1886-04' - Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors and Storm Shutters Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials.
 8. ASTM E2190-08' - Standard Specification for Insulating Glass Unit Performance and Evaluation.
- B. American Architectural Manufacturers Association/Window and Door Manufacturers Association (AAMA/WDMA), American National Standards Institute/Window and Door Manufacturers Association (ANSI/WDMA), Canadian Standards Association (CSA).
 1. AAMA/WDMA/CSA 101/I.S.2/A440-05', 101/I.S.2/A440-08' - Standard / Specification for Windows, Doors and Skylights.
 2. WDMA I.S. 4-07'A Water Repellant Preservative Treatment for Millwork.
- C. National Fenestration Rating Council (NFRC)
 1. NFRC 100-2004' & 2010' - Determining Fenestration U-Factor.
 2. NFRC 100-2004' & 2010' - Test Procedure for Thermal Transmittance of Fenestration.
 3. NFRC 200-2004' & 2010' - Determining Fenestration SHGC & Tv.
 4. ASTM E1423-06' - Determining Thermal Transmittance of Fenestration Systems.
 5. NFRC 500-2010' - Determining Fenestration Product Condensation Resistance.
- D. WDMA Hallmark Program
 1. WDMA Hallmark Program Procedural Guide C.S.-1.
- E. Consumer Product Safety Commission (CPSC)
 1. CPSC 16 CFR 1201 - Safety Glazing Standards.
 2. ANSI Z-97.1 - Safety Glazing Standards for Tempered Glass.

1.04 SYSTEM DESCRIPTION

- A. Design and Performance Requirements
 1. Wind loads: provide entrance and window systems, including anchorage, capable of withstanding wind load design pressures calculated according to the requirements of authorities

having jurisdiction or the American society of Civil Engineer's ASCE 7, "Minimum Design Loads for Buildings and Other Structures," 6.4.2, "Analytical Procedure", whichever is more stringent.

2. Air, water, structural, and forced entry resistance shall be at levels which meet the specified design pressure as per AAMA/WDMA/CSA 101/I.S.2/A440-05', 101/I.S.2/A440-08'.
 3. Unique, non-listed unit's performance, when not tested, may be addressed by a manufacturer's Statement of Qualification.
 4. Mullion design can be adequate for specified design pressure.
- B. Energy Ratings
All units tested are one-lite, LoE²-270, argon filled, with Kolbe ID No. as listed on the NFRC label adhered to each unit. Values are certified per NFRC and units are labeled per state requirements.
1. Unique, non-listed units may have U & SHGC determined by NFRC procedures and listed on a manufacturer's Statement of Qualification.

1.05 SUBMITTALS

- A. Shop Drawings: Submit shop drawings in accordance with Section 01300 Submittals.
- B. Product Data: Submit catalog data in accordance with Section 01300 Submittals.
- C. Samples:
Submit corner section in accordance with Section 01300 Submittals.
Include glazing system, quality of construction, specified finish, and color.
- D. Installation Instructions.
- E. Quality Control Submittals:
Certificates: Submit performance test results reported by independent laboratory or manufacturer's Statement of Qualification indicating compliance with specified performance and design requirements.

1.06 QUALITY ASSURANCE

- A. Insulating Glass – two certification programs: IGCC and IGMAC. Possible IGMA Certification (harmonized IGMAC & SIGMA).
- B. NFRC Certification Program for Energy Rating of Fenestration.
- C. Mock Up: Provide sample installation for approval. Mock-up may become part of the final installation if acceptable to Architect and Owner.

1.07 DELIVERY, STORAGE AND HANDLING

- A. Deliver in original packaging, store in an upright position off the ground in a clean, dry area. Protect from weather and construction activities.
- B. Prime or seal wood surfaces, including surfaces to be concealed by wall construction if more than 30 days will expire between delivery and installation.

1.08 WARRANTY

- A. Doors shall be warrantied to be free from defects in manufacturing, materials and workmanship for a period of ten (10) years from the date of Substantial Completion.
- B. Insulating glass shall be warrantied against visible obstruction through the glass caused by a failure of the insulating glass air seal for a period of twenty (20) years from the date of Substantial Completion.

PART 2 PRODUCTS

2.01 MANUFACTURED UNITS

- A. Description: Factory assembled Wood Doors as manufactured by Kolbe & Kolbe Millwork Co., Inc., Wausau, Wisconsin. (basis of design) or approved equal meeting the requirements of the specifications.
- B. Units: High Performance.

2.02 MATERIALS

- A. Frame: Constructed of kiln-dried pine with pine interior stops and mull casings on mull units, water repellent preservative treated in accordance with WDMA I.S. 4-07'A. Wood frames have 1-15/16 inch (51mm) brickmould;
1. Jamb thickness: Two piece assembled frame is 1-1/16 inch thick at side jambs and head with a 1/2 inch (13mm) rabbeted-in interior stop for a total of 1-9/16 inches (40mm).
 2. Jamb width: 6-9/16 inch.
 3. Sill height: Handicap sill with thermal break; 1/2 inch.
 4. Sill: Handicap sill with thermal break; 8-1/8 inch wide, made of bronze anodized 1/8 inch thick 6063 extruded aluminum alloy.
 5. Corner construction: Head and sill are dadoed with side jambs fastened by staples.
- B. Panels: Constructed of kiln dried pine, water repellent, preservative treated in accordance with WDMA I.S. 4-07'A.
1. Thickness: 1-23/32 inch thick.
 2. Top rail: Face dimension is 4-17/32 inch made of laminated veneer lumber.
 3. Stile: lock stiles, and hinge stiles are constructed of LVL with solid wood edge banding. Bottom rail:
 4. Corner construction: joined by wood dowels and glue.
 5. Interior glazed.
 6. Fixed panels are installed with panel spacers to ensure proper margin.
 7. Raised panels.
 8. Prep: No prep for hardware.
- C. Surface Finish:
1. Exterior Finish - Wood:
 - a. Exterior wood is to have K-Kron II three-step coating process. Color is to be selected by architect from manufacturer's full range of colors.
 2. Interior Finish - Wood:
 - a. Interior wood is to have acrylic type paint applied. The interior paint color is to be selected by architect from manufacturers full range of colors.
- D. Hardware:
4. Operating Hardware: Supplied and installed under Section 08710.
 5. Hinges:
 - Commercial grade hinges: Solid Brass 4-1/2" x 4-1/2" (114 x 114mm) ball bearing square corner with non-removable pin in Stainless Steel.
- E. Weatherstripping:
1. Frame head and side jambs: Beige bulb-fin weatherstrip made of glass filled polypropylene/santoprene/arloc slip coat.
 2. Sill: Beige vistaflex skin/santoprene foam/polypropylene rigid and flex kerf-mounted weatherstrip.
 3. Panels: Along bottom panel Beige leaf-type weatherstrip made of rigid and flexible PVC. Beige leaf weatherstripping used on top of panels is made of rigid and flexible PVC.
 4. Operating panel bumper: made of Beige rigid PVC.
 5. Sweep: Beige santoprene.
 6. Weatherstrip backer rod: Black PVC foam.
 7. Panel seal corner support: Grey santoprene foam.
 8. Stationary panel filler: Beige rigid and flexible PVC.
 9. Margin cover: available on K-Kron II units only. Made of .050 inch (1.3mm) thick 6063 extruded aluminum alloy.
- Additional Weatherstrip for French Doors:
10. Astragal: uses a Black rigid PVC leaf weatherstrip on stationary units and a bulb-fin weatherstrip made of glass filled Beige polypropylene/santoprene/arloc slip coat on active units.
 11. Astragal end pad: made of closed cell foam.
 12. Astragal wedge pad: made of Grey closed cell foam.
- I. Performance Divided Lites (PDL): PDL system utilizes a permanently adhered wood grille bar to the interior and a permanently adhered aluminum grille bar to the exterior glass.
1. Material: Muntin is constructed of 5/8 inch wide pine.
 2. Pattern: As indicated
 3. Spacer bar between the glass. Finish: Standard.

2.03 GLAZING

- A. Glass:
 - 1. 7/8 inch (23mm) with tempered LoE²-270, argon filled.
 - 2. All glass is select quality complying with FS-DD-G-451D.
 - 3. IG complies with IGCC and ASTM E2190-08'.
- B. Glazing Methods:
 - 1. Single glazed units are all silicone-glazed.
 - 2. Operating units and fixed units have K-Glaze with 3/16 inch (5mm) wide glazing tape and primary silicone on #1 surface along sight line paired with latex sealant on #4 surface at wood glazing bead.
- D. Glazing Bead Options:
 - 1. Beveled profile

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verification of conditions: Before installation, verify that openings are plumb and square and of proper dimension. Report frame defects or unsuitable conditions to the General Contractor before proceeding.
- B. Acceptance: Beginning of installation means acceptance of existing conditions.

3.02 INSTALLATION

- A. Install windows according to manufacturer's installation instructions, reviewed shop drawings and in accordance with manufacturers published instructions.
- B. Install sealant and related flashing materials at perimeter of assembly in accordance with Section 07900 Joint Sealers.
- C. Install accessory items as required.

3.03 ADJUSTING AND CLEANING

- B. Remove visible labels.

END OF SECTION

SECTION 08550 – WOOD WINDOWS

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Wood double hung and fixed studio units complete with hardware, glazing, weatherstripping, jamb extensions, performance divided lights, anchorages, trim, attachments and accessories as indicated and as required for a complete installation.

1.2 REFERENCES

- A. American Society for Testing and Materials (ASTM):
 1. ASTM E283-04' - Standard Test Method for Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.
 2. ASTM E330-02' - Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.
 3. ASTM E547-00' - Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Differential.
 4. ASTM E1425-07' or AAMA 1801 - Certification of Acoustical Performance.
 5. ASTM F588-07' or AAMA 1302.5 - Standard for Forced-Entry Resistance.
 6. ASTM E 1996-04' - Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors and Storm Shutters Impacted by Windborne Debris in Hurricanes.
 7. ASTM E 1886-04' - Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors and Storm Shutters Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials.
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- B. American Architectural Manufacturers Association/Window and Door Manufacturers Association (AAMA/WDMA), American National Standards Institute/Window and Door Manufacturers Association (ANSI/WDMA), Canadian Standards Association (CSA).
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 3. NFRC 200-2004' & 2010' - Determining Fenestration SHGC & Tv.
 4. ASTM E1423-06' - Determining Thermal Transmittance of Fenestration Systems.
 5. NFRC 500-2010' - Determining Fenestration Product Condensation Resistance.
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 1. WDMA Hallmark Program Procedural Guide C.S.-1.
- E. Consumer Product Safety Commission (CPSC)
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 2. ANSI Z-97.1 - Safety Glazing Standards for Tempered Glass.

1.3 SYSTEM DESCRIPTION

A. Design and Performance Requirements

1. Wind loads: provide window systems, including anchorage, capable of withstanding wind load design pressures calculated according to the requirements of authorities having jurisdiction or the American society of Civil Engineer's ASCE 7, "Minimum Design Loads for Buildings and Other Structures," 6.4.2, "Analytical Procedure", whichever is more stringent.
2. Air, water, structural, and forced entry resistance shall be at levels which meet the specified design pressure as per AAMA/WDMA/CSA 101/I.S.2/A440-05', 101/I.S.2/A440-08'.

3. Unique, non-listed unit's performance, when not tested, may be addressed by a manufacturer's Statement of Qualification.
 4. Mullion design can be adequate for specified design pressure.
- B. Energy Ratings
- All units tested are one-lite, LoE²-270, argon filled, with Kolbe ID No. as listed on the NFRC label adhered to each unit. Values are certified per NFRC and units are labeled per state requirements.
1. Unique, non-listed units may have U & SHGC determined by NFRC procedures and listed on a manufacturer's Statement of Qualification.

1.4 SUBMITTALS

- A. Shop Drawings: Submit shop drawings under provisions of Section 01300 showing standard and project specific details for each window type and installation condition, including anchorages, profiles, trims and interface with adjacent construction.
- B. Product Data: Submit catalog data under provisions of Section 01300.
- C. Samples:
 1. Submit corner section under provisions of Section 01300.
 2. Include glazing system, quality of construction, and specified finish.
- D. Quality Control Submittals: Submit manufacturer's certifications indicating compliance with specified performance and design requirements under provisions of Section 01 33 23.

1.5 QUALITY ASSURANCE

- A. Insulating Glass – two certification programs: IGCC and IGMAC. Possible IGMA Certification (harmonized IGMAC & SIGMA).
- B. NFRC Certification Program for Energy Rating of Fenestration.
- C. Mock Up: Provide sample installation for approval. Mock-up may become part of the final installation if acceptable to Architect and Owner.

1.6 DELIVERY, STORAGE AND HANDLING

- A. Deliver in original packaging, store in an upright position off the ground in a clean, dry area. Protect from weather and construction activities.
- B. Prime or seal wood surfaces, including surfaces to be concealed by wall construction if more than 30 days will expire between delivery and installation.

1.7 WARRANTY

- A. Windows shall be warrantied to be free from defects in manufacturing, materials and workmanship for a period of ten (10) years from the date of Substantial Completion.
- B. Insulating glass shall be warrantied against visible obstruction through the glass caused by a failure of the insulating glass air seal for a period of twenty (20) years from the date of Substantial Completion.

PART 2 PRODUCTS

2.1 MANUFACTURED UNITS

- A. Description: Factory assembled wood double hung window units with tilt-in and removable sash, fixed studio units, and transoms.
- B. Manufacturer and Product: Kolbe & Kolbe Millwork Co., Inc., Wausau, Wisconsin; Heritage Series Wood Sterling (Basis of Design), or approved equal meeting requirements of these specifications.

2.2 MATERIALS

- A. Frame: Constructed of kiln-dried pine, with pine interior stops and mull casings on muller units, water repellent, preservative treated in accordance with WDMA I.S. 4-07'A. Provide with brickmolds and trims as indicated. Transom head drip cap to be field applied to frame.
1. Jamb thickness: 3/4 inch at the side jambs and head.
 2. Standard overall jamb with extensions applied: As indicated.
 3. Sill thickness: 1-3/16 inch with 14° slope.
 4. Sill nosing: As indicated.
 5. Corner Construction: Head and sill are dadoed with side jambs fastened by staples.
- B. Sash: Constructed of kiln dried pine, water repellent, preservative treated in accordance with WDMA I.S. 4-07'A.
1. Thickness: 1-23/32 inch.
 2. Exterior: Sash parts are .050 inch thick.
 3. Corner Construction: Wood parts are mortise-and-tenon.
 4. Interior glazed.
- C. Surface Finish:
1. Exterior Finish - Wood:
 - a. Exterior wood is to have K-Kron II three-step coating process. Color is to match custom paint color specified by architect.
 2. Interior Finish - Wood:
 - a. Interior wood is to have K-Kron II three-step coating process. Color is to match custom paint color specified by architect.
- D. Hardware:
1. Latches & Locks: Top rail tilt latches are made of a nylon plunger and housing colored beige. A pick resistant sash lock and keeper constructed of high-pressure die-cast zinc with aluminum back plate. Custom finish: Satin Nickel. Operation of the sash lock will actuate beige polycarbonate latches that are housed in an internal hardware channel. The top check rail is fitted with a high impact polymer interlock which engages into the hardware channel on the bottom check rail. The interlock color is to match the exterior wood frame color.
 2. Balancing system: Spring loaded block and tackle mechanical balancing system with polyester cord. Mill finish balance cases are hidden by the wood wrapped jambliner closure to the interior and by the extruded aluminum jambliner covers to the exterior. Zinc die-cast pins engage and release balance clutches allowing the sash to be tilted in and removed for cleaning.
 3. Sash Lift Handles: Constructed of high-pressure corrosion resistant die-cast zinc; for field application. Custom finishes: Satin Nickel.
- E. Weatherstripping:
1. Top Rail: Beige rigid weatherable PVC weather seal holder with flexible fins installed with two rows of weatherstripping. The exterior row is a beige PVC bulb. The interior row is a gray pile weatherstripping.
 2. Top Sash Stile: Beige rigid weatherable PVC and flexible PVC stile weatherseal.
 3. Top Check Rail Interlock: One row of gray pile weatherstrip.
 4. Bottom Rail: Beige dual durometer polyolefin with arloc slipcoat bulb.
 5. Sill: Rigid weatherable, UV resistant PVC water seal/weatherstrip. Passes drop dart test. Standard is Beige [White].
 6. Head and sill pads: Closed cell PVC foam pads.
 7. Jambliners: Made of weatherable, UV resistant PVC with beige foam filled bulb vertical weatherstrip and a center pile horizontal weatherstrip. Jambliner is hidden by the wood wrapped jambliner closure to the interior and an extruded aluminum jambliner cover to the exterior. Passes drop dart test. Standard is Beige [White].
- F. Jamb Extensions: Provide factory installed jamb extensions up to 12 inches (305mm) applied for conditions as indicated. Jamb extensions over 12 inches (305mm) are field installed.
1. Finish: Match interior frame finish.
- G. Performance Divided Lites (where indicated): PDL system utilizes a permanently adhered wood grille bar to the interior and a permanently adhered aluminum grille bar to the exterior glass.
1. Material: Muntin is constructed of .050 inch (1mm) thick 6063 extruded aluminum alloy on exterior, pine on interior 5/8 inch wide.
 2. Pattern: As indicated where required.

4. Exterior surface finish: To match frame and sash exterior.

2.3 GLAZING

- A. Glass:
 1. Standard one-lite IG is 7/8 inch (23mm) with LoE²-270, argon filled.
 2. Design pressure of 50 psf (DP 50).
 3. All glass is select quality complying with FS-DD-G-451D.
 5. IG complies with IGCC and ASTM E2190-08'.
- B. Glazing Methods:
 1. Single glazed are all silicone-glazed.
 2. Operating units and fixed units have K-Glaze with 3/16 inch (5mm) wide glazing tape and primary silicone on #1 surface along sight line paired with latex sealant on #4 surface at wood glazing bead.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Verification of Conditions: Before installation, verify that openings are plumb and square and of proper dimension. Report frame defects or unsuitable conditions to the General Contractor before proceeding.
- B. Acceptance: Beginning of installation means acceptance of existing conditions.

3.2 INSTALLATION

- A. Install windows according to manufacturer's installation instructions, reviewed shop drawings and in accordance with Section 01730 – Execution.
- B. Install sealant and related backing materials at perimeter of assembly in accordance with Section 07900 – Joint Sealers.
- C. Install accessory items as required.

3.3 ADJUSTING AND CLEANING

- A. Adjust operable sash to work freely with hardware functioning properly. Re-adjust at completion of the project if directed.
- B. Remove visible labels.
- C. Leave windows in a job clean condition. Final cleaning of glass will be done in accordance with Section 01524 – Construction Cleaning.

3.4 PROTECTION

- A. Protecting Installed Construction, during spray painting or other construction operations (such as muretic acid washing after completion of masonry) that might cause damage.

END OF SECTION 08550

SECTION 4 **INFILL OF SELECT
EXTERIOR WINDOW
OPENINGS**

INFILL OF SELECT EXTERIOR WINDOW OPENINGS

206 First Street North

Overview of Proposed Infill of Select Window Openings

The project proposes the infill of select existing window openings with brick masonry on non-principal facades to meet both contemporary functional demands and code requirements of the building. No infill or alternation of existing window openings is proposed on the primary west façade (1st St. N. façade).

NEED FOR INFILL OF SELECT EXTERIOR WINDOW OPENINGS

Window Infill to Meet Functional Requirements

The Secretary of the Interior's Standards for the Treatment of Historic Properties Standards for Rehabilitation states:

"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The contemporary uses of the project are distinctly different than those for which the building was originally intended. Great care is being taken by the project to retain the principal character-defining elements the property. However, limited alterations including the infill of certain existing window openings is required in order to make this building practical for its intended uses; alterations which are entirely in keeping with both the spirit and intent of the *Secretary of the Interior's Standards*.

In order to be successful, retail space demands three principal things: flexibility, control of interior environment, including lighting, and optimizing display space. The small footprint of the building demands optimizing space. Displaying in front of windows both prohibits flexibility and the use of walls for display, and display in front of windows is impractical due to backlighting and other concerns. These considerations are the principal drivers in infilling the windows on the ground floor. Infill of windows on the north wall of the upper floors is necessary to accommodate needed mechanical rooms; mechanical rooms created specifically to avoid the need to place equipment outside of the building likely in view from the street due to the building's small size. These mechanical rooms will have equipment, ductwork, controls and related equipment filling the spaces. Having windows in these rooms is impractical due to the need for floor and wall space necessary to accommodate the equipment. The third floor window on the north façade closest to 1st street must be infilled due to the needed addition of a partition at this location. This partition location is necessary to accommodate a room of the size shown for very specific uses. As such, it cannot be shallower than shown and does not practically fit on any other area of the small floor plate.

Window Infill to Meet Building Code Requirements

A new exterior egress stair located on the east façade of the building is proposed. This stair is required by building code as the second means of egress from the interior upper floors. Per the International Building Code and Minnesota State Building Code, both adopted by the City of Minneapolis, this stair is not permitted to have any windows adjacent to it due to fire separation requirements of the stair from the interior of the building. To accommodate this requirement, the project proposes infilling two windows on the east façade adjacent to this stair.

INFILL METHODOLOGY

Existing Window Opening Design

The existing window openings where infill is proposed all have brick arch header courses flush with the surrounding walls and brick sills projecting from the surrounding wall approximately 2". The method of infill of the exterior windows proposed consists of infilling designated openings with brick masonry recessed back from the face of the wall 3-4", fully retaining the historic brick arch of the opening head, brick sills, and brick jambs, thus maintaining the shape, detail, and pattern of the historic window pattern. This method of infill is entirely reversible without any adverse effects on the surrounding historic wall.

RELEVANT SECRETARY OF INTERIOR'S STANDARDS

Meeting The Secretary of the Interior's Standards for the Treatment of Historic Properties

The proposed infill of the select windows on the non-principal facades of the building meets the requirements outlined in *The Secretary of the Interior's Standards for the Treatment of Historic Properties Standards for Rehabilitation*. These standards state:

1. *"Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved."*

As noted elsewhere in this application, the existing windows are not original to the building. As such, removal of these windows does not remove any distinctive feature or finish. The method of infill described above would retain the existing material and craftsmanship of the historic brick arch lintels and brick sills of the window opening.

2. *"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 window openings proposed to be infilled are on secondary facades and this application suggests are not distinctive contributors to the overall character of the building. By the method of infill described above, new construction is clearly differentiated from historic, and the brick infill material is compatible with the historic materials. The recess of the new masonry, and retaining of historic brick head and sill visually retains the spatial relationship, size, scale and proportion of the window openings and protects the integrity of the property.

3. *"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."*

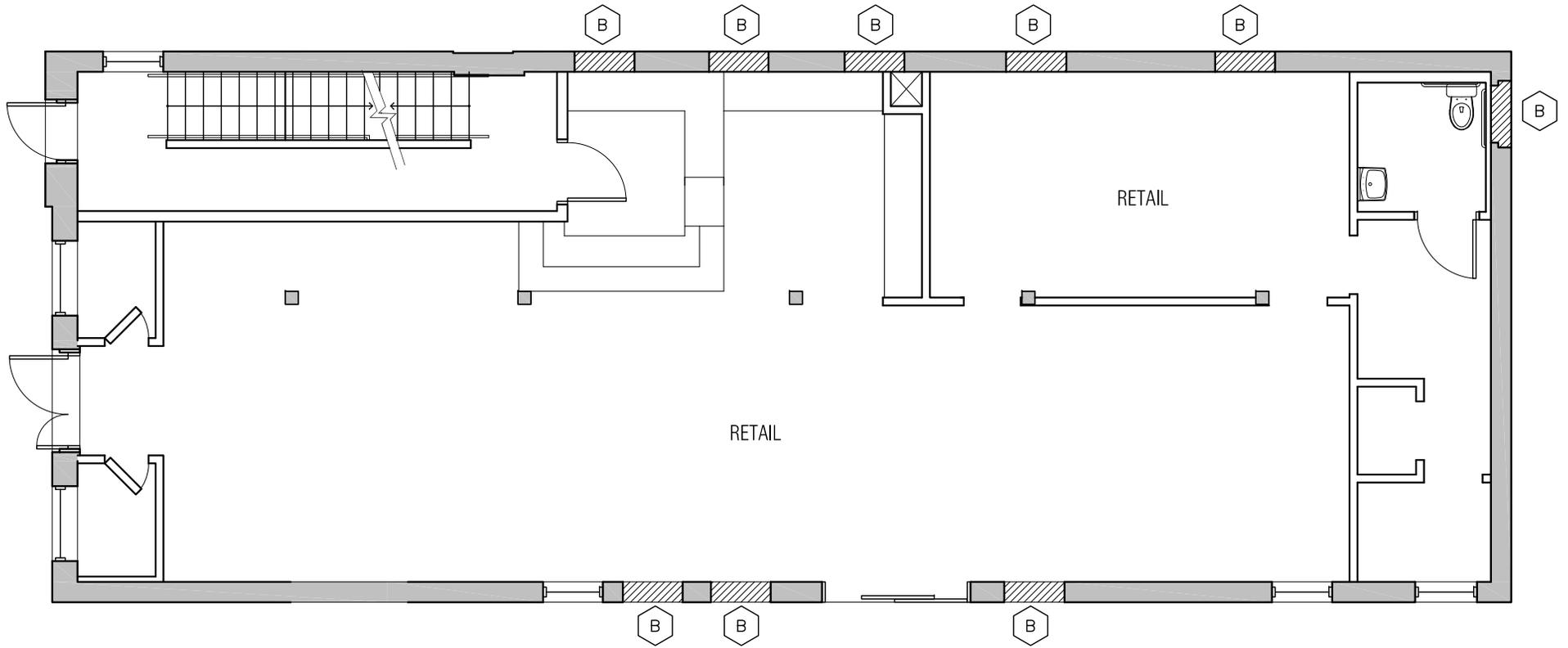
The masonry infill is completely contained within, and structurally separated from, the surrounding existing window opening construction, and thereby easily and completely reversible, leaving the property entirely unimpaired.

CONCLUSION

The infill of select exterior window openings on non-primary facades of the building meets both the spirit and stated intent of *The Secretary of the Interior's Standards for the Treatment of Historic Properties Standards for Rehabilitation* and the *Warehouse Historic District Guidelines*. These standards, while they do not specifically address the infill of windows, recognize the need for certain alterations in order to make a property *"an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and*

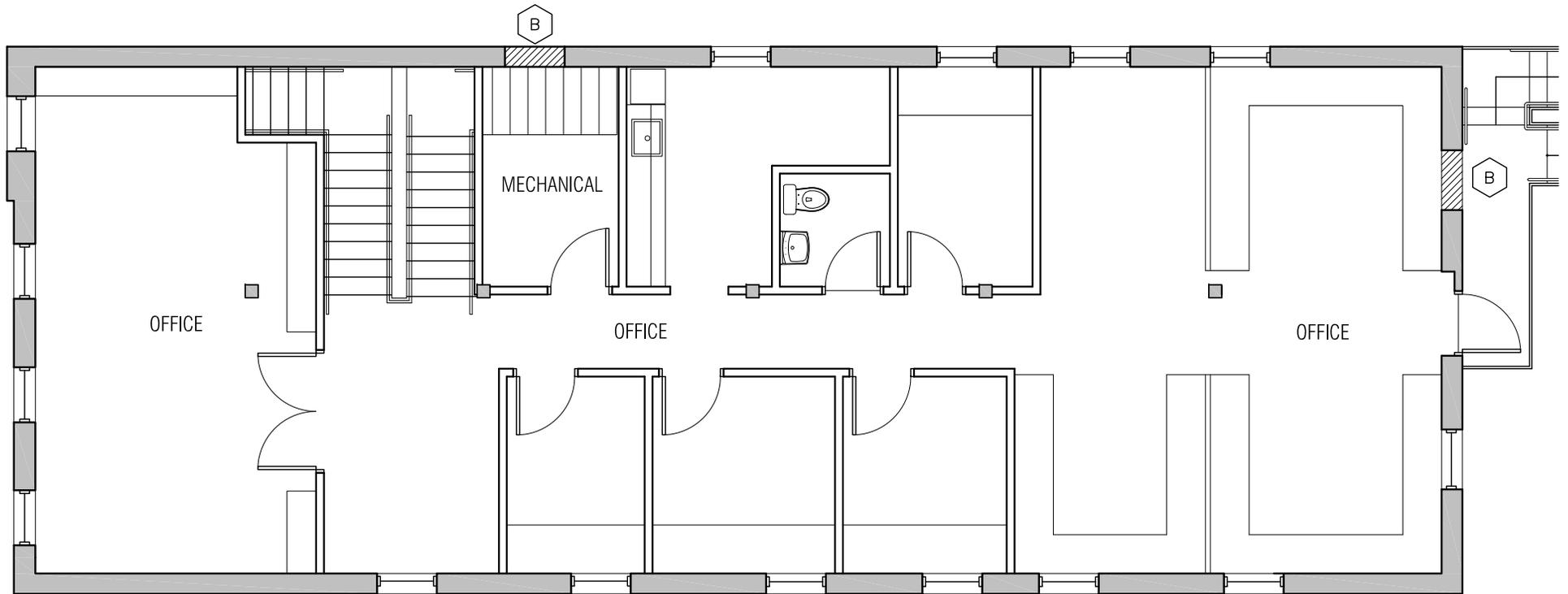
cultural values." The location and limited visibility of the window infills, methodology of infill proposed, reversible nature of the infill, and reasons for infill accommodate the contemporary needs of the property while maintaining the historic and architectural elements which make the building historically meaningful.

Refer to the following pages for illustrations relating to this section



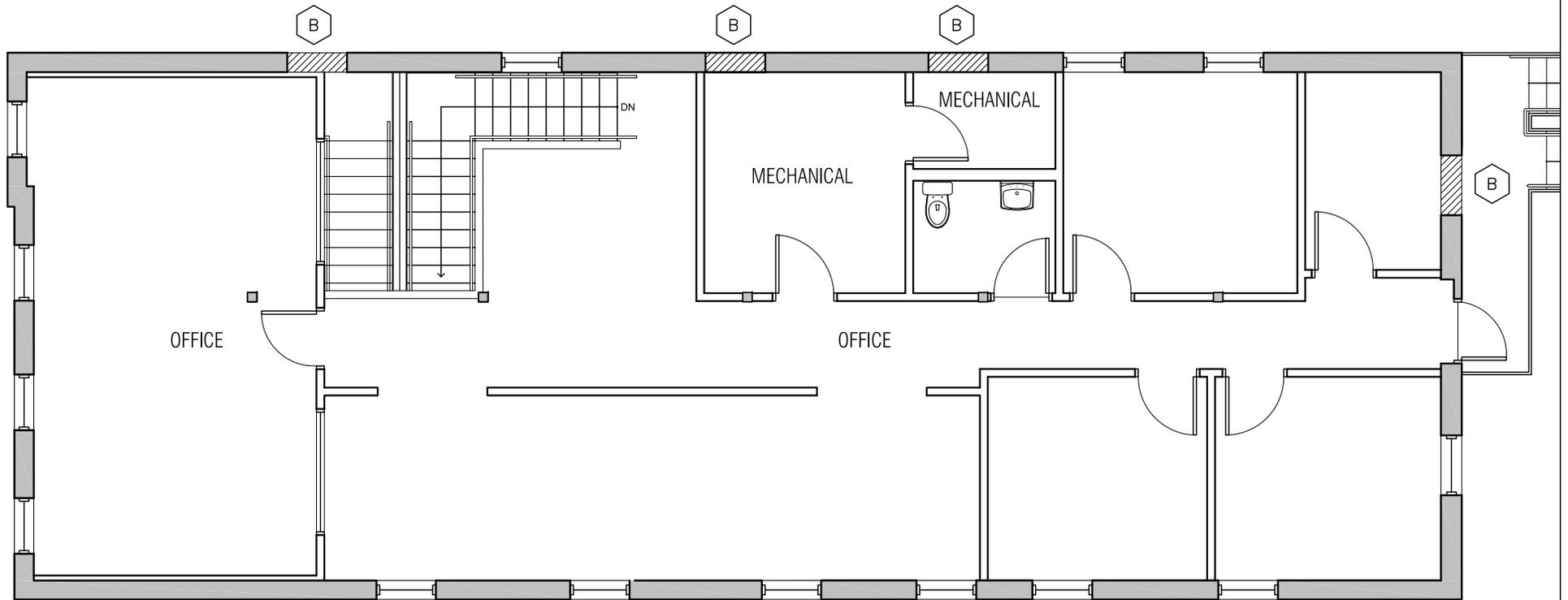
B EXISTING WINDOW OPENINGS FOR
BRICK INFILL - SET INFILL BRICK
BACK 4" FROM FACE OF WALL

206 FIRST STREET NORTH - FIRST FLOOR WINDOW INFILL LOCATIONS



B EXISTING WINDOW OPENINGS FOR
 BRICK INFILL - SET INFILL BRICK
 BACK 4" FROM FACE OF WALL

206 FIRST STREET NORTH - SECOND FLOOR WINDOW INFILL LOCATIONS



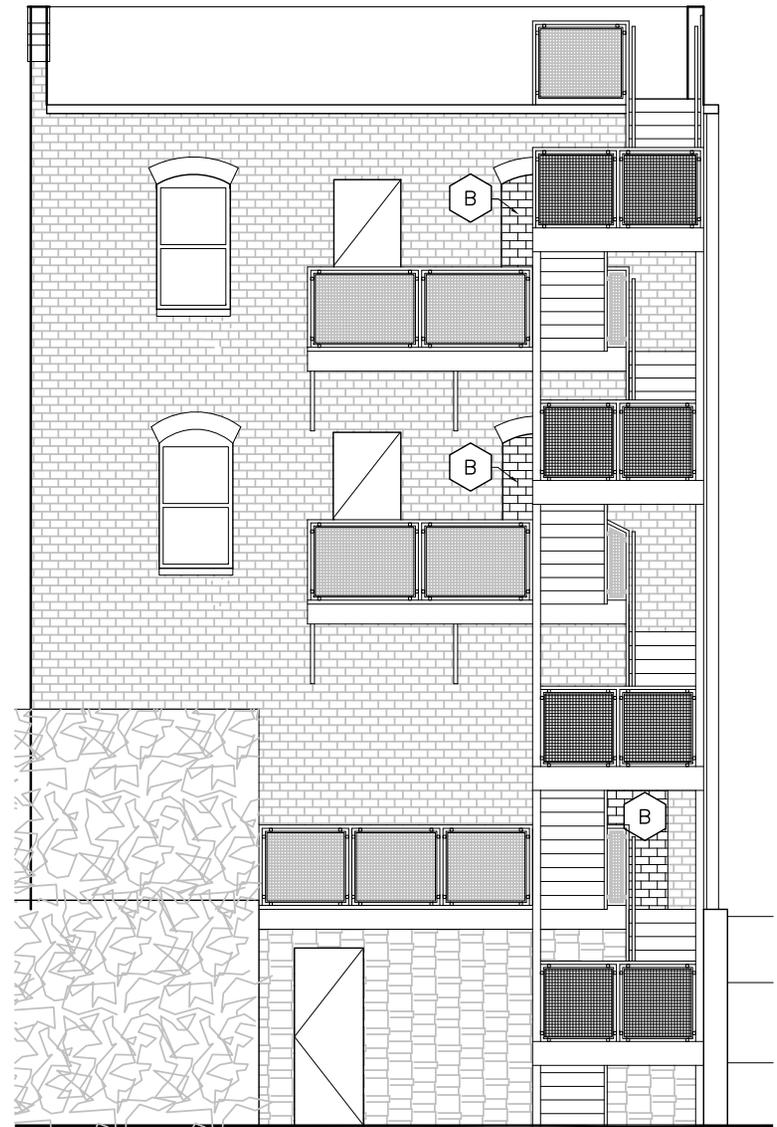

 EXISTING WINDOW OPENINGS FOR
 BRICK INFILL - SET INFILL BRICK
 BACK 4" FROM FACE OF WALL

206 FIRST STREET NORTH - THIRD FLOOR WINDOW INFILL LOCATIONS



NO WINDOW INFILL ON
THIS FACADE

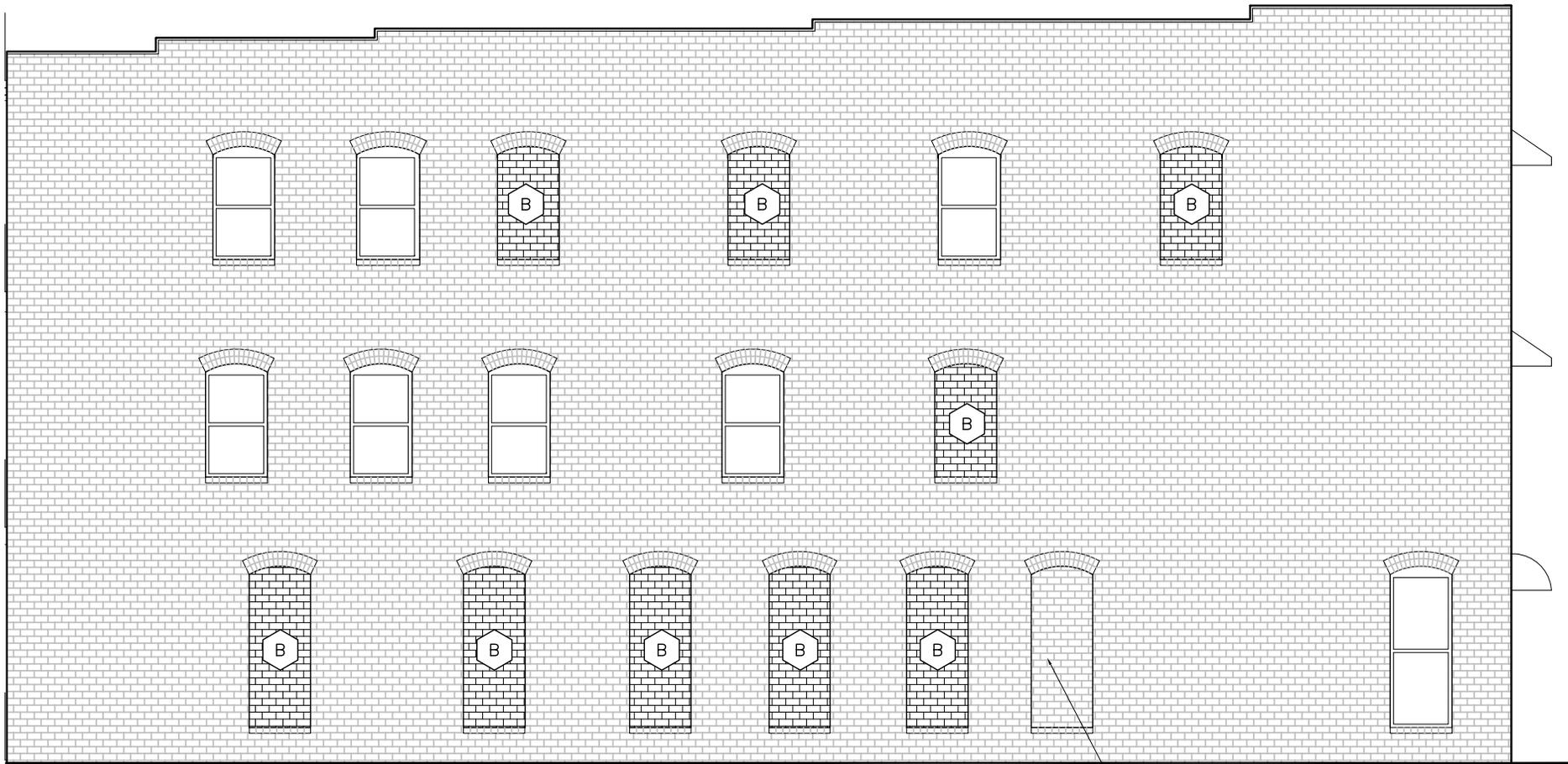
WEST ELEVATION
(facing 1st St. N.)



B EXISTING WINDOW OPENINGS FOR
BRICK INFILL - SET INFILL BRICK
BACK 4" FROM FACE OF WALL

EAST ELEVATION (facing parking lot & river)

206 FIRST STREET NORTH - EXTERIOR WINDOW INFILL LOCATIONS

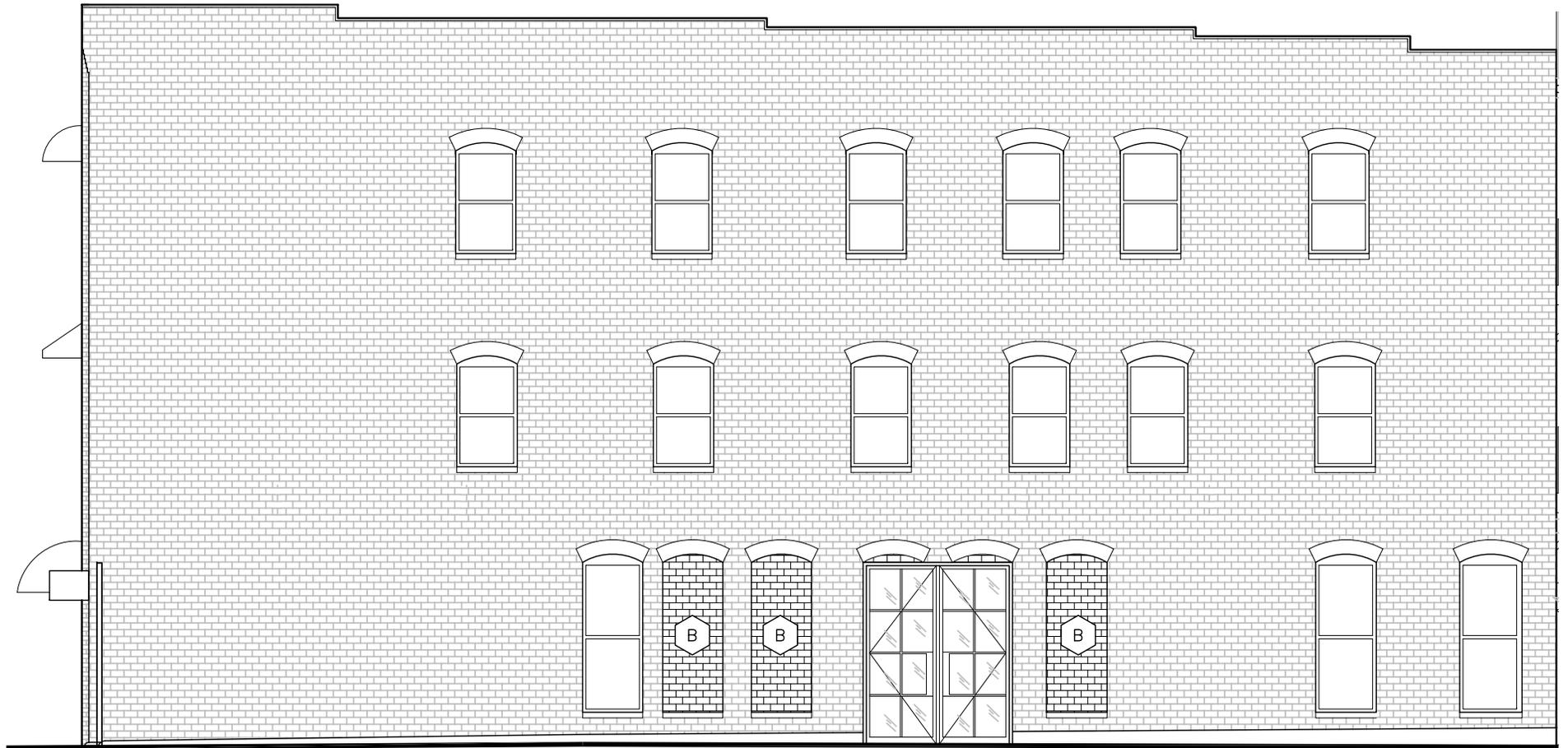



 EXISTING WINDOW OPENINGS FOR
 BRICK INFILL - SET INFILL BRICK
 BACK 4" FROM FACE OF WALL


 EXISTING BRICK FILLED
 WINDOW OPENING

NORTH ELEVATION (facing 212 Lofts)

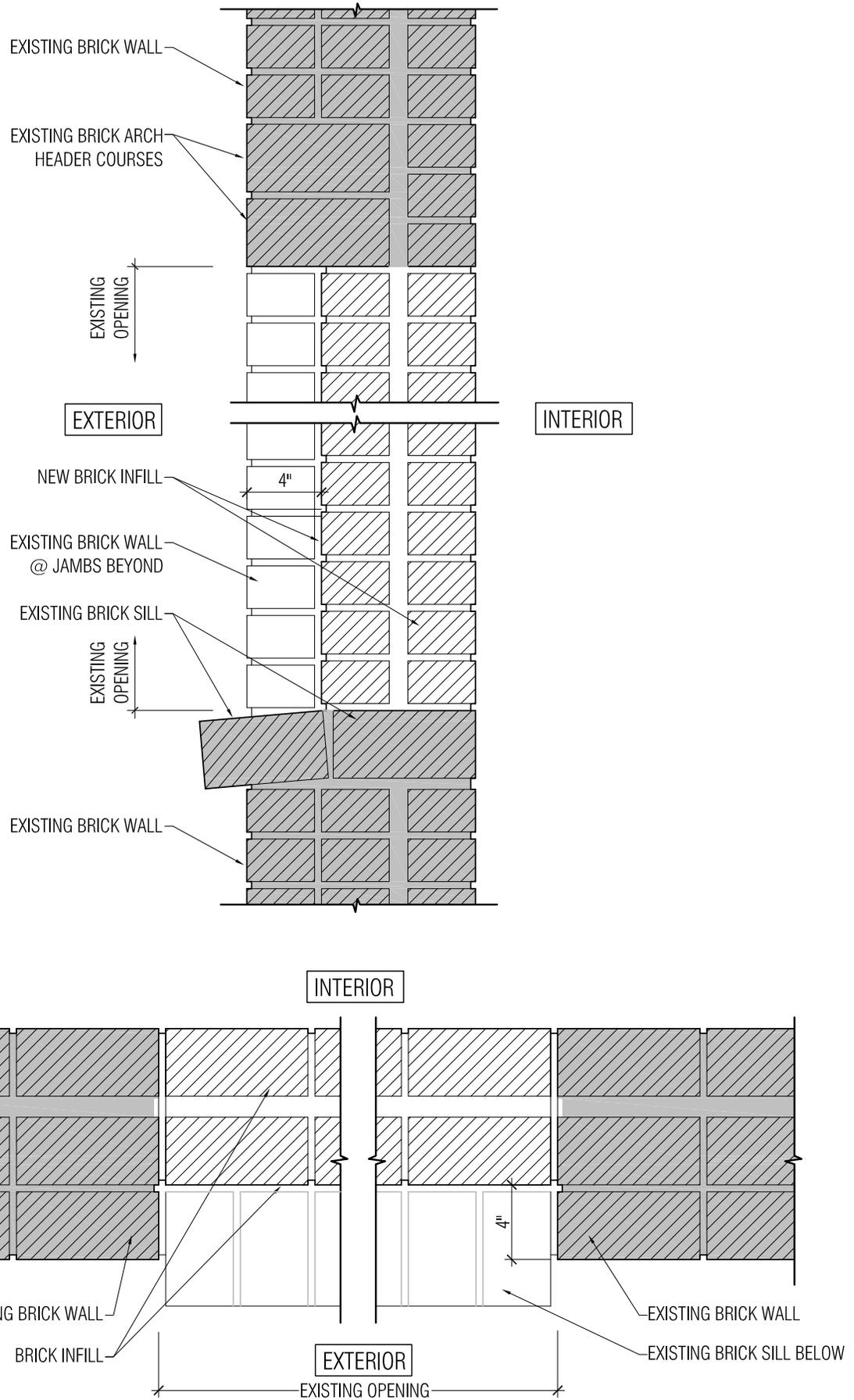
206 FIRST STREET NORTH - EXTERIOR WINDOW INFILL LOCATIONS



 EXISTING WINDOW OPENINGS FOR
BRICK INFILL - SET INFILL BRICK
BACK 4" FROM FACE OF WALL

SOUTH ELEVATION (facing 200 1st St. N.)

206 FIRST STREET NORTH - EXTERIOR WINDOW INFILL LOCATIONS



PLAN & SECTION OF BRICK INFILL @ SELECT WINDOW OPENINGS

B

1 1/2" = 1'-0"

206 FIRST STREET NORTH

**SECTION 5 WINDOW AND DOOR
AWNINGS**

WINDOW AND DOOR AWNINGS

206 First Street North

Overview

This Application proposes the addition of fabric awning assemblies on the 1st St. N. façade of the building. The primary intent of these awnings is threefold: to provide sun protection for interior spaces, to help create a brand identity for the building in lieu of any significant building signage, and to recall the awnings that were historically installed on this façade.

Awnings to Recall Those Historically Installed on the Building

The Secretary of the Interior's Standards for the Treatment of Historic Structures, Guidelines for Restoring Historic Buildings states:

"Replacement of missing features from the restoration period will be substantiated by documentation and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existing historically together."

As evidenced by the historic image on the following page, the building had awnings on the 1st St. N. façade on all three floors during the restoration period (1865-1939). As illustrated in the following pages, the project proposes to install awnings on all three floors of the same façade in order to restore these important features to the building.

Awnings as Sun Protection Devices and Brand Identity

Exterior awnings are an effective way maintain a visual engagement with the street while providing the necessary sun protection of the interior spaces. The project proposes only modest building signage. Rather than relying on larger signage, the intent of the project is to create a brand identity for the building in part through these awnings. This brand identity consists chiefly of the inherent historic character of the building, and the awnings are intended to supplement this character and reinforce the identity through the introduction of a traditional awning fabric in a color which complements the brick masonry of the building. The combination of these awnings and the character of the building serve to create a unique brand identity which is at once understated and sensitive to the existing building and neighborhood.

Meeting Historic Guideline Requirements and Awning Construction Information

The exterior awnings are comprised of light tubular metal frames with a stretched fiber cloth fabric. The fabric will be a solid color in the range of what is illustrated on the following pages. Pursuant to the *Minneapolis Heritage Preservation Commission Design Guidelines for On-Premise Signs and Awnings*, the awnings proposed by this Application will:

- 1) Fit within the window or door opening.
- 2) Be constructed of coated cloth fabric
- 3) Have awning hardware attached to the window or door frame and not damage masonry.
- 4) Will not be attached to or cover any part of the building wall.
- 5) Project downward and outward from the opening in straight lines at rectangular windows, and reflect the curved shape of the window or door opening at arched openings.
- 6) The awnings are not illuminated, and the number of awnings does not exceed the number of window or door openings.

All of the awning assemblies proposed are easily reversible without causing damage or otherwise impacting the historic walls or brick details of the existing building.



FIRST STREET NORTH FACADE
HAD AWNINGS ON ALL
LEVELS DURING PERIOD OF
SIGNIFICANCE

HISTORICAL PHOTO OF 206 1ST ST N, circa 1910
Showing awnings on 1st St N facade



PROPOSED NEW
AWNINGS ON 1ST
ST N FACADE

NOTE THAT AWNINGS
FIT WITHIN AND
MATCH THE SHAPE
OF THE EXISTING
WINDOW OPENINGS

RENDERING OF 206 1ST ST N SHOWING PROPOSED AWNINGS

SECTION 6 ALLEY RENOVATION INTO
POCKET PARK

ALLEY RENOVATION

206 First Street North

Overview

The project proposes to renovate the alley adjacent to the building into a small pocket park. This park will include trees, plantings, seating, permeable pavers, and a permanent food trailer installed at the back of the alley. The intent of this space is to meaningfully reclaim an unused urban space to create a welcoming amenity for the neighborhood and encourage more pedestrian friendly activity on the street and around the building.

Condition and use of Existing Alley Space

The existing alley space currently serves no purpose and has no historic or practical value to either the neighborhood or to the two historic buildings which flank it. The ground plane is asphalt paving, and there are no materials or other characteristics remaining in this alley from the period of significance. This is likely due to the alley being completely demolished and repaved during work on the 206 building performed in both the late 1990's and in 2007.

Historic Guideline Considerations and General Park Design

The *Minneapolis Warehouse Historic District Design Guidelines for Commercial Streets* states:

"On commercial streets, Street Design: The main aspects for consideration when improving a commercial street shall include provisions for amenities that further pedestrian activity and building access." (part 1.12). And;

"Wherever alleys are not in use for the conveyance of freight or property access to and from buildings, the alleys could be adopted to provide public green space and amenities for use and enjoyment of the surrounding neighborhood." (part 1.21) The Guidelines further state:

"Parks and open space that reinforce the street wall are encouraged (part 1.37) And, finally:

"Mid-block parks and open spaces adjacent to public streets are appropriate." (part 1.38)

The proposed pocket park and its intended uses meet the stated intent of the Guidelines for the reclamation of unused alleys into green space to benefit the neighborhood by providing amenities and by encouraging more pedestrian friendly activities. The trees, plantings, seating, food trailer, and outdoor seating afford an amenity unique to the neighborhood and will serve to help activate the streetscape. The entry gate and fence along 1st St. serves as the entry into the park, with the gate/fence being a necessary security measure but also to means reinforce the street wall; a key consideration noted in the Guidelines. The design of the fence/gate has a transom over the gates so even when open this street wall reinforcement is maintained.

Additionally, this Application's proposal to remove the existing curb cut located in front of the alley furthers creating a more pedestrian friendly environment by removing an unneeded physical and visual interruption in the streetscape.

Alley Park Characteristics and Materials

Though the same owner owns both the 200 and 206 buildings, the park will not be directly affiliated with any of the businesses in those buildings. Rather, it will principally be seating for patrons of the permanent food trailer at the back of the alley. And while it may be periodically used as outdoor seating by the café in the 200 building or for retail events by the 206 building, the intent is that it has its own unique identity.

The non-original asphalt paving will be removed and permeable brick and/or stone pavers will be installed to reduce storm water runoff from the property and provide for a more pedestrian-friendly experience. Trees and plantings will be types specifically selected to prosper within the limited confines and lighting conditions of the alley space. Lighting conditions have been analyzed for all seasons, and only trees that limit root and canopy growth based on localized environment and space limitations will be installed. The overhead trellis will be attached to the walls of the buildings

with minimal attachments made through the mortar joints of the walls to avoid damage to any brick. All of the components of the park are deliberately designed so as to be completely reversible without causing any damage or otherwise interfering with the historic materials or characteristics of the building.

The extension of the alley grade approximately 10' east beyond its current location will have no adverse effect on the neighboring 200 1st St N. building. This building had an extensive interior waterproofing system installed around all basement walls during a 2011 renovation and previously had fill up against the wall in this location.

Alley Park Food Trailer

The food trailer is precisely the type of amenity that the Guidelines encourage for the improvement of pedestrian activity in the Warehouse District. As the only revenue generating component of the pocket park this food trailer is essential to the feasibility of the alley-to-pocket-park renovation. Located at the back of the alley, this trailer will be a non-mobile stand-alone entity and will not be attached to or otherwise physically engage the surrounding buildings. It will be minimally, if at all, visible from 1st street and not visible from the east side of the building. The scale of the trailer will be modest in order to complement the modest size of the alley park.

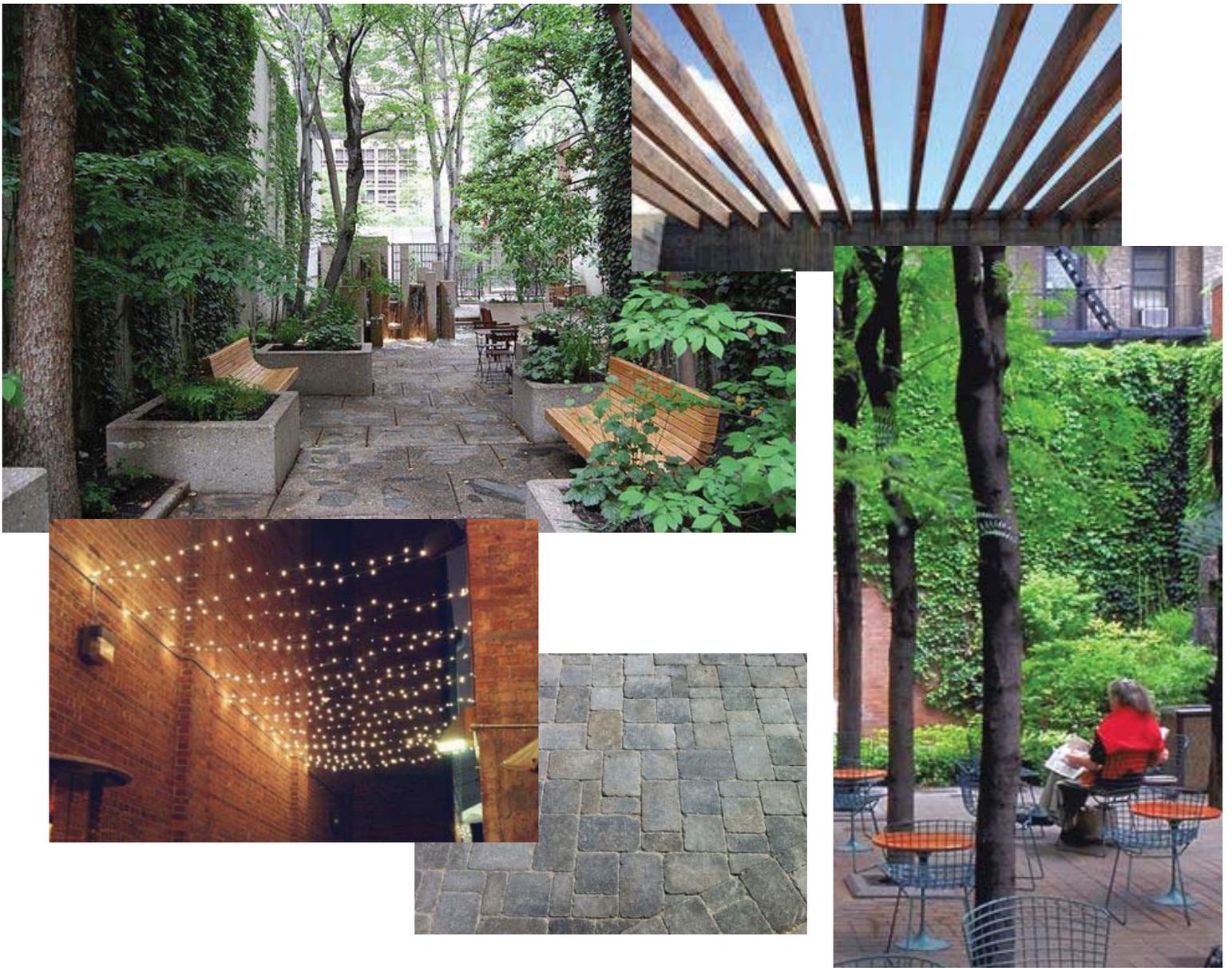
Conclusion

The *Minneapolis Warehouse Historic District Design Guidelines* state:

“The historical industrial landscape did not include parks, open spaces, street trees, boulevard plantings or other purposely design greenspaces. However, these features are key components of an urban neighborhood, such as the one that has developed within and around the Warehouse Historic District. These guidelines do not prohibit the development of parks or open spaces, nor do they dictate the design of these features. ... (Rather, they) offer guidance on such features so that they can reinforce the development patterns of the district.” (page 17)

Given that the contemporary uses of the alley or either of the surrounding 200 and 206 buildings no longer reflect their historic uses, and that neither building requires the alley for practical purposes, the meaningful reclamation of this space for a new use which benefits both the neighborhood and complements the surrounding buildings is appropriate. The alley renovation meets the stated intent of the Guidelines in every respect.

Refer to the following page for images illustrating the concepts for the alley park



CONCEPTS FOR ALLEY SHOWING INTENT: SMALL PARK WITH SEATING, PLANTING, OVERHEAD STRUCTURE, PAVERS



CONCEPT IMAGE ILLUSTRATING INTENT FOR FREESTANDING FOOD TRAILER AT BACK OF ALLEY/PARK

SECTION 7 **REQUIRED FINDINGS FOR
A CERTIFICATE OF
APPROPRIATENESS AND
HISTORIC VARIANCES**

REQUIRED FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS

206 First Street North

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 Warehouse Historic District is significant for its concentration of historic commercial buildings, the unique architectural styles and details of these buildings, and the variety of resources contained within the district. The project supports this criteria during the period of significance by reinstating mixed commercial uses to the building and reclaiming the relevance of the alley through the introduction of a small park and commercial food trailer to create a new resource to the district and neighborhood. The building's historic materials, construction methods, and architectural details are retained through historically sensitive repair and alterations, and documented historical features of the building such as awnings, which have been lost in the past, are reinstated. Together, these project components reinforce the collective impression and character of the district while making livability improvements necessary to support contemporary uses and a growing urban neighborhood.
2. ***The alteration is compatible with and supports the interior and/or exterior designation in which the property was designated.***

The project is compatible with and supports the designation of the building exterior as a contributing feature in the St. Anthony Falls and Warehouse Historic Districts. The project maintains the distinctive architectural character of the building, crafts sensitive repairs to historic elements, makes minimal and compatible alterations, reinstates certain historical features of the building, and reclaims the historic alley to produce a meaningful asset to the district. This is all achieved in a manner which does not diminish the physical history embodied in the building; all work proposed maintains the materials, massing and historical orientations and access patterns of the building. New materials are compatible with old and can be distinguished as new and none of the improvements adversely affect the essential integrity of the building.
3. ***The alteration is compatible with and will ensure continued integrity of the landmark or historic district for which the property was designated.***

The rehabilitation and restoration of the building, new commercial uses, and creation of a pocket park having a commercial amenity are all compatible with and will ensure the continued integrity of the property and the historic district. The repairs and alterations proposed retain the distinguishing historical characteristics of the building in a manner consistent with the district guidelines, and the uses of the property, including the meaningful reclamation of outdoor areas, ensures that the building and property will be an asset to the districts for many years to come.
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 applicable design guidelines adopted by the commission.***

The proposed improvements and alterations are consistent with the applicable design guidelines adopted by the commission for alterations to existing properties and will not materially impair the significance of the district. The project maintains the integrity of the building and its historical access patterns, and restores certain lost historical aspects of the building through the re-instatement of awnings and commercial uses to the property which historically helped define the building. The project also reclaims the mid-block alley to create a district and neighborhood amenity as recommended by the district guidelines. The historical character of the property and distinctive features of the building are maintained and repairs enacted with in-kind materials and methods. Where repair with in-kind materials is not feasible and at areas of new alterations, replacement materials are appropriate and

compatible with the existing building materials and districts. All new alterations are sensitive to the historical aspects of the building and districts and are all easily reversible without adversely affecting the building.

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 improvements and alterations to the building are consistent with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties and will not materially impair the significance of the district. The project retains the historical character of the property and recognizes the building as a physical record of its time and place. The project maintains the integrity of the building and its architectural details, its historic circulation patterns, and restores certain lost historical aspects through the re-instatement of commercial uses, awnings, and reclamation of alley space for functional purposes. The historical character and distinctive features of the building are maintained, and repairs will be enacted with in-kind materials. Where repair with in-kind materials is not feasible, and at areas of new construction, replacement materials are appropriate and compatible with existing building materials and districts. New construction and materials do not seek to create a false representation of history and are informed by the existing building and districts. New materials are compatible with the historical features of the building, can be differentiated from the old and are appropriate for the district. All new alterations are sensitive to the historical aspects of the building and districts and are all easily reversible without adversely affecting the existing building.

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 areas plans adopted by the city council.***

This application:

- Conforms to the regulations of the Warehouse Historic District Design Guidelines:
 - Part I: Guidelines for Infrastructure and Public Realm, specifically Commercial Streets
 - Part II: Design Guidelines for Existing Buildings
- Conforms to Policy 8.1 of the Minneapolis Comprehensive Plan
 - Policy 8.1: *"Preserve, and maintain historic resources which serve as reminders of the city's architecture, history, and culture."*

7. **Finding for destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection:**

This application proposes only minimal removals of certain exterior elements which are non-original to the building and not from the period of significance. The scope of demolition includes:

- a. *Alley asphalt paving installed as a part of renovation project in late 1990's:*
This paving will be removed for the installation of new permeable pavers as a part of the alley renovation into a pocket park. This asphalt paving has no historical significance to the property and serves no other practical purpose.
- b. *Modular retaining walls installed in 2007:*
These walls are structurally unstable due to excessive frost heave and poor installation and will be removed and replaced with new retaining walls. These existing walls have no historical significance to the property.
- c. *Exterior exit stair installed as part of renovation project in 1980's:*
This stair, installed in the 1980's as a part of a renovation project to meet code requirements, will be removed and replaced with a new exterior exit stair. The existing exit stair is structurally unstable due to excessive corrosion of the untreated

steel, does not meet current code requirements for handrail height, guardrails, or tread and riser requirements. This stair has no historical significance to the property and given the extent of deterioration and code issues there is no reasonable alternative but to replace it as proposed.

8. ***Findings that the alterations are proposed in a manner that demonstrates adequate consideration for the description and statement of significance in the original nomination upon which the designation of landmark or historic district was based***

The Minneapolis City Council adopted the local designation of the North Loop Warehouse Historic District in 1978. The original designation of the district was based principally on the significance of the architecture and wholesale commercial uses of the warehouse district to the development of the area. While the project building was originally a hotel and not a warehouse as many of the district buildings were, it has no less significance to the district's history. This application suggests that the original hotel use, a less common use at the time, is an important consideration for the project being proposed. The reinstatement by this application of commercial retail use to the building rather than only office or housing, and the reclamation of the alley through the introduction of a park having a commercial food trailer, recall the original hospitality uses of the building without being historically derivative. The building's historic materials, construction methods, and architectural details are retained through historically sensitive repair and alterations, and documented historical features of the building, such as awnings, which have been lost in the past, are reinstated. Together, these project components and uses reinforce the collective impression and character of the district while making livability improvements necessary to support contemporary uses and a growing urban neighborhood.

9. ***Finding that the alterations are proposed in a manner that demonstrates adequate consideration of Minneapolis Zoning Code, Chapter 530, Site Plan Review***

This application recognizes the requirements of Chapter 530 and has submitted plans and other application materials to the City for PDR review.

10. ***Finding that the alterations are proposed in a manner that demonstrates adequate consideration of The Secretary of the Interior's Standards***

The proposed improvements and alterations to the building are consistent with The Secretary of the Interior's Standards for the Treatment of Historic Properties: The project retains the historical character of the property and recognizes the building as a physical record of its time and place; the project maintains the integrity of the building and its architectural details, its historic circulation patterns, and restores certain lost historical aspects through the reinstatement of commercial uses, awnings, and reclamation of alley space for functional purposes; the historical character and distinctive features of the building are maintained and repairs will be enacted with in-kind materials. Where repair with in-kind materials are not feasible, and at areas of new construction, replacement materials are appropriate and compatible with existing building materials and districts. New construction and materials do not seek to create a false representation of history and are informed by the existing building and district. New materials are compatible with the historical features of the building and can be differentiated from the old and are appropriate for the district. All new alterations are sensitive to the historical aspects of the building and district and are easily reversible without adversely affecting the existing building.

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.**

The proposed alterations are consistent with the applicable design guidelines adopted for the Minneapolis Warehouse Historic District. The rehabilitation and restoration of the building, new commercial uses, and creation of a pocket park with commercial amenity are all compatible with and will ensure the continued significance and integrity of the historic district and contributing properties. The repairs and alterations to the building retain the distinguishing historical characteristics in a manner consistent with the district guidelines and the uses of the property reinforce the building and property as an asset which will contribute positively to the district and constituent its properties.

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.

The proposed project will restore a historical asset which will contribute positively to the essential character of the district. The project will restore and repurpose an existing building and will reclaim important outdoor space in a historically responsible manner to become a meaningful asset to the neighborhood and district. It will achieve this with a design at once respectful of the district and its constituent buildings and historically sensitive to the building itself, meeting both the intent and spirit of the ordinance.

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.

The alterations proposed by this application are consistent with the applicable design guidelines adopted for the Minneapolis Warehouse Historic District and will not impede the preservation of surrounding resources or be injurious to the integrity of these other resources. The rehabilitation and alterations proposed maintain and restore the distinctive architectural character of the building, craft sensitive repairs to historic elements, makes minimal and compatible alterations, and reinstates certain historical features of the building. This is all achieved in a manner which does not diminish the physical history embodied in the building and all work maintains the materials, massing, and historical orientations and access patterns of the building.

REQUIRED FINDINGS FOR A HISTORIC VARIANCE:
TO ALLOW DEPARTURE FROM THE ENCLOSED BUILDING REQUIREMENT AND PERMIT A FOOD TRUCK ON SITE
206 First Street North

15. ***Findings that the variance is compatible with the preservation of the property and with other properties in the area, and that the variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.***

The *Minneapolis Warehouse Historic District Design Guidelines* state:

“On commercial streets: The main aspects for consideration when improving a commercial street shall include provisions for amenities that further pedestrian activity and building access.” (part 1.12). And;

“Wherever alleys are not in use for the conveyance of freight or property access to and from buildings, the alleys could be adopted to provide public green space and amenities for use and enjoyment of the surrounding neighborhood.” (part 1.21)

The reclamation of the alley into a pocket park meets the stated intent of the historic district guidelines, and the food truck is precisely the type of amenity that the guidelines encourage for promoting pedestrian activity in the Warehouse District. As the only revenue generating component of the pocket park, this food truck is essential to the feasibility of the alley-to-pocket-park renovation and the meaningful preservation of this space.

The small footprint of the historic 206 building must be entirely dedicated to retail for that business to be feasible. As such, an addition would need to be made to the 206 building to meet the enclosed building requirement for foodservice spaces supporting the alley. The food truck, as a stand-alone entity meeting all food and business code requirements would avoid the need for such an addition.

An addition to the 206 building would materially affect its historic building materials and infrastructure. Alterations made by any addition are not reversible as required by the Secretary of the Interior’s Standards. Departure from the enclosed building requirement to permit a food truck would avoid alterations being made to the 206 building and the partial destruction of its historic brick walls and other building infrastructure; all of which the District Guidelines and Secretary of the Interior’s Guidelines discourage and in many cases prohibit.

The district guidelines state as a guiding principle that: *“The introduction of infrastructure and amenities...shall preserve the relationship between buildings and historical landscape features of the district.”* Any addition made to the 206 building to meet the enclosed building requirement for foodservice spaces supporting the alley would alter the historic relationship between the 200 and 206 buildings by creating a permanent encroachment within the alley. As a stand-alone element, the food truck would preserve the historic relationship between the two buildings and those of each building to the alley.

The first guiding principle of the district guidelines recognizes that *“The character of the district is created by the collective impression of numerous elements...”* The stand-alone food truck is critical to preserving the alley as a distinct urban feature, one not directly associated with either building. It also preserves the unique identities of both the 206 and 200 buildings which would be compromised if an addition were made between them.

Located at the back of the alley, and almost entirely behind the 206 building, the food truck will be a non-mobile, stand-alone entity; not attached to or otherwise physically engaged the surrounding buildings. It will be minimally if at all visible from 1st street, and not visible from

the east side of the building or other properties. As a stand-alone element it is completely reversible in the future, thus preserving the historic materials and infrastructure of the building.

The small footprint of the historic 206 building must be entirely dedicated to retail for that business to be feasible. The encroachments that would be necessary into the 206 building in order to meet the enclosed building requirement for foodservice spaces supporting the alley are not possible. The necessary addition to the building to meet this requirement compromises the historic identities of both the alley and two surrounding buildings, and has irreversible impacts on the historic building materials and infrastructure. A variance to allow departure from the enclosed building requirement and permit a food truck addresses these unique conditions and circumstances of the property in a manner that is not only compatible with the preservation of the property and other properties in the area, but provides precisely the types of amenities the historic district guidelines encourage.

REQUIRED FINDINGS FOR A HISTORIC VARIANCE:

TO ALLOW AN INCREASE IN FENCE HEIGHT FROM 6' TO 10' AT ENTRANCE TO ALLEY POCKET PARK

206 First Street North

15. ***Findings that the variance is compatible with the preservation of the property and with other properties in the area, and that the variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.***

The *Minneapolis Warehouse Historic District Design Guidelines* state:

"The historical industrial landscape did not include parks, open spaces, street trees, boulevard plantings or other purposely design greenspaces. However, these features are key components of an urban neighborhood, such as the one that has developed within and around the Warehouse Historic District. These guidelines do not prohibit the development of parks or open spaces, nor do they dictate the design of these features. ... (Rather, they) offer guidance on such features so that they can reinforce the development patterns of the district." (page 17)

"Parks and open space that reinforce the street wall are encouraged." (part 1.37)

"Mid-block parks and open spaces adjacent to public streets are appropriate." (part 1.38)

The request for a historic variance to allow an increase in fence height from six feet to ten feet is in keeping with the spirit and specific standards of the historic district guidelines. The guidelines recognize the benefits of preserving mid-block alleys to become assets to the district through their reclamation to meet contemporary uses. In part 1.37, the guidelines advise that such parks should reinforce the street wall. A variance to allow a ten foot fence will greatly increase the ability of the fence to reinforce the street wall in a way that a six foot fence cannot. As this fence line is also the entry into the park, the fence will have large gates that will be open much of the day and evening. The additional height would permit the gates to have a fixed transom so that the street wall is also preserved when the gates are open.

The district guidelines on page 17 (quoted above) avoid being prescriptive when discussing the design of these reclaimed urban parks, implicitly acknowledging the varied conditions throughout the district. The unique condition of the mid-block alley on the 206 property is that of being a relatively narrow alley opening, and thus the entry to the park rather small. A ten foot fence and gate is essential in providing the meaningful entry threshold and street presence that is commensurate in scale with the significance of this urban asset.

Critical to the reclamation and preservation of the alley pocket park is maintaining security of the space. While the space makes a unique urban park it is by its very nature highly vulnerable to trespass and theft, made more so once the space is populated with furniture and other accessories. The role of a six foot fence is principally that of providing privacy and affords only limited security. The variance for an increase in fence height to ten feet will greatly reduce the risk of intrusion and theft and will help preserve the space as a valuable asset to the district.

REQUIRED FINDINGS FOR A HISTORIC VARIANCE:
TO ALLOW A REDUCTION OF WINDOW PERCENTAGE ON AN ELEVATION THAT
FACES A PARKING LOT
206 First Street North

15. ***Findings that the variance is compatible with the preservation of the property and with other properties in the area, and that the variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.***

Per 535.95 and 530.120, of the Minneapolis Code of Ordinances, upper floors of a nonresidential building are required to have 10 percent window coverage when they face a parking lot or public pathway.

Overview of Variance Request

The existing building currently has two windows on each upper floor of the east elevation facing the parking lot which afford 12.4 percent window coverage. A historical variance is requested to allow a reduction of window percentage on each floor to 6.2 percent by the removal of one window on each floor and infilling the openings as described below. The removal of these windows, 2 in total, is necessary in order to accommodate building code requirements related to the installation of an exterior exit stair.

Required Exit Stairs:

Section 1021.2 of the 2012 International Building Code requires that all stories of the building require two separate means of egress for emergencies. The addition of the exterior exit stair on the east façade is required as the second means of egress from all but the basement floor of the building and is also the required second exit from the alley pocket park.

Fire Protection of Exterior Exit Stair:

Section 1026.6 of the 2012 International Building Code requires that exterior exit stairs shall be fire separated from the interior of the building and that openings adjacent to the stair shall be limited to those necessary for egress only (doors). The two windows proposed to be infilled are directly adjacent to this exterior stair, and to meet requirements of the building code must be infilled.

Method of Infill:

The existing window openings have brick arch header courses flush with the surrounding walls and brick sills projecting from the surrounding wall approximately 2". The method of infill proposed consists of infilling designated openings with brick masonry recessed back from the face of the wall 3-4", fully retaining the historic brick arch of the opening head, brick sills, and brick jambs, thus maintaining the shape, detail, and pattern of the historic window pattern. This method of infill is entirely reversible without any adverse effects on the surrounding historic wall.

SECTION 8 SUPPORTING DOCUMENTS



RENDERING OF PROPOSED PROJECT AT 206 1ST ST N

SITE DATA:

ZONING

The City of Minneapolis has indicated that the Property is currently zoned:
C3A (Community Activity Center District)
MR (Mississippi/River Critical Overlay District)
DH (Downtown Height Overlay District)
DP (Downtown Parking Overlay District)
 St. Anthony Falls Historic District.

PROPOSED USE

Basement Level: Storage, Mail, and Mechanical Rooms
 First Floor: Retail Store
 Second Floor: Office
 Third Floor: Office
 Alley: Outdoor Garden/Plaza with permanent food trailer

GROSS LOT AREA

6,923 Square Feet, or 0.159 Acres

GROUND FLOOR BUILDING FOOTPRINT AREA

2,105 Gross Square Feet

TOTAL BUILDING GROSS SQUARE FOOTAGE

8,420 Gross Square Feet

PERCENT BUILDING COVERAGE

EXISTING: 30.4%
 PROPOSED: 30.4%

PERCENT PERVIOUS AREA

EXISTING: 0%
 PROPOSED: 24%

PERCENT IMPERVIOUS AREA

EXISTING: 100%
 PROPOSED: 76%

PARKING DATA:

Project is in the Downtown Parking Overlay District. No new commercial parking permitted and none proposed by the project. Existing parking area at back of property to remain.

Parking is available directly to the East of the building in a lot owned by Hennepin County.

Access to existing parking is via 16 foot wide publicly dedicated alley. This same access will remain.

Architect © 2008

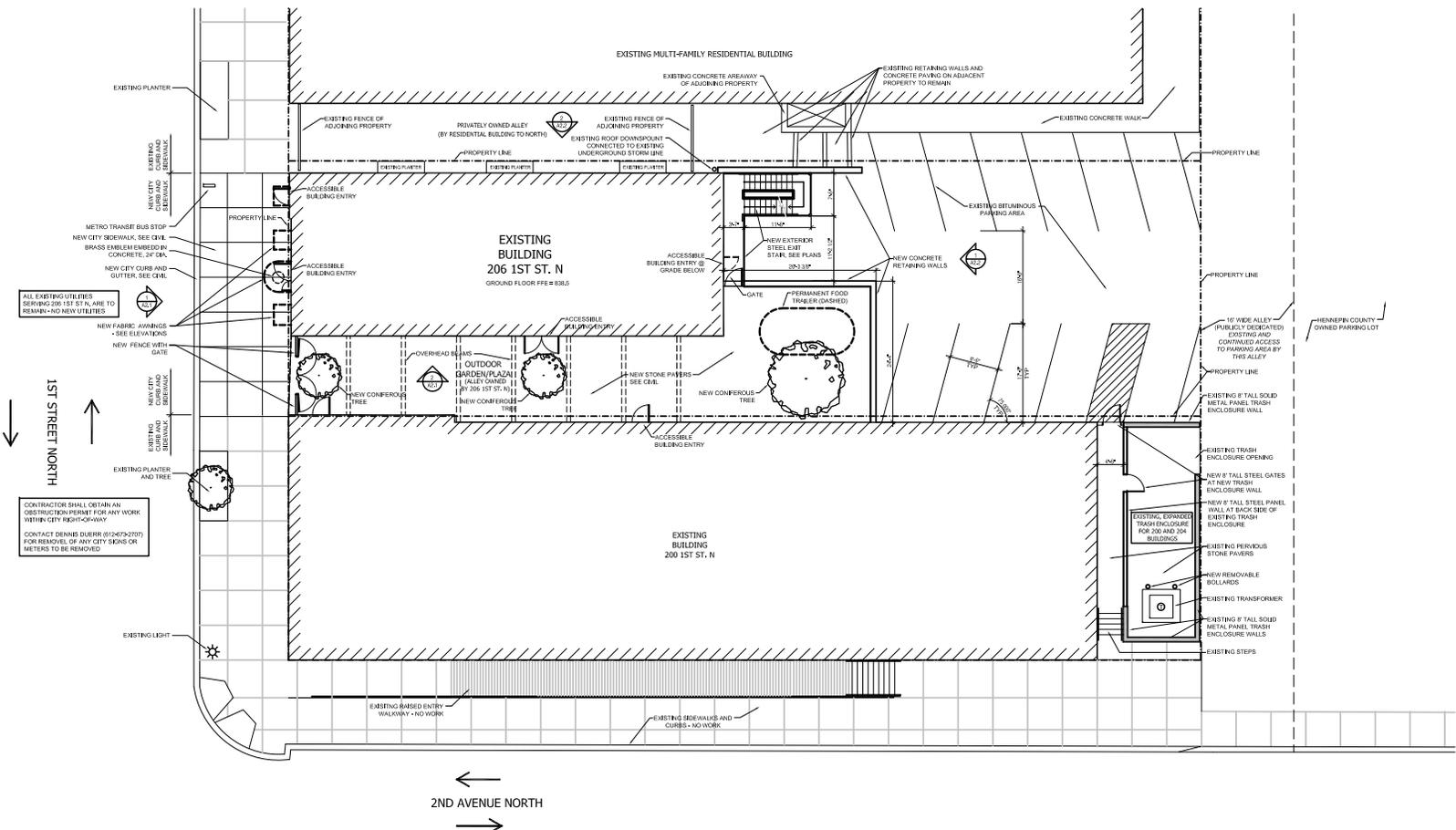
James Dayton Design
 1515 CENTRAL AVE NE
 SUITE 150
 MINNEAPOLIS, MN 55413
 Phone: 612.336.0005

Structural Engineer
MEYER, BORGMAN & JOHNSON
 12 South 8th St.
 Suite 810
 Minneapolis, MN 55402
 Phone: 612.338.0713
 Facsimile: 612.337.5325

General Contractor
ZEMAN CONSTRUCTION
 8900 10th Avenue North
 Golden Valley, MN 55427
 Phone: 763.398.8900
 Facsimile: 763.398.8939



I hereby certify that I am a duly licensed professional engineer in the State of Minnesota, and that I am the author of the design and drawings herein, and that I am not providing engineering services to any other party for the same project.



1ST STREET NORTH

CONTRACTOR SHALL OBTAIN AN OBSTRUCTION PERMIT FOR ANY WORK WITHIN CITY RIGHT-OF-WAY
 CONTACT DENNIS DUERN (612)479-2071 FOR REMOVAL OF ANY CITY LIGHT OR METERS TO BE REMOVED

←
 2ND AVENUE NORTH
 →

1 SITE PLAN
 A1.0 1/8" = 1'-0"



206 N. FIRST STREET
 200 & 206 North 1st Street
 Minneapolis, MN 55401

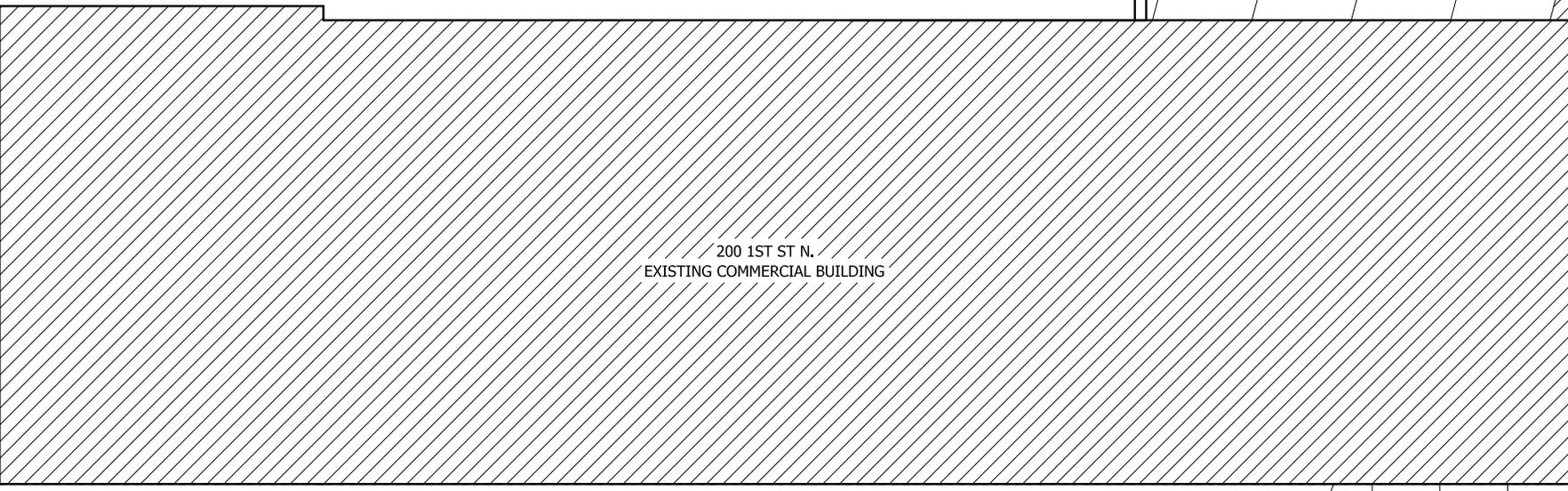
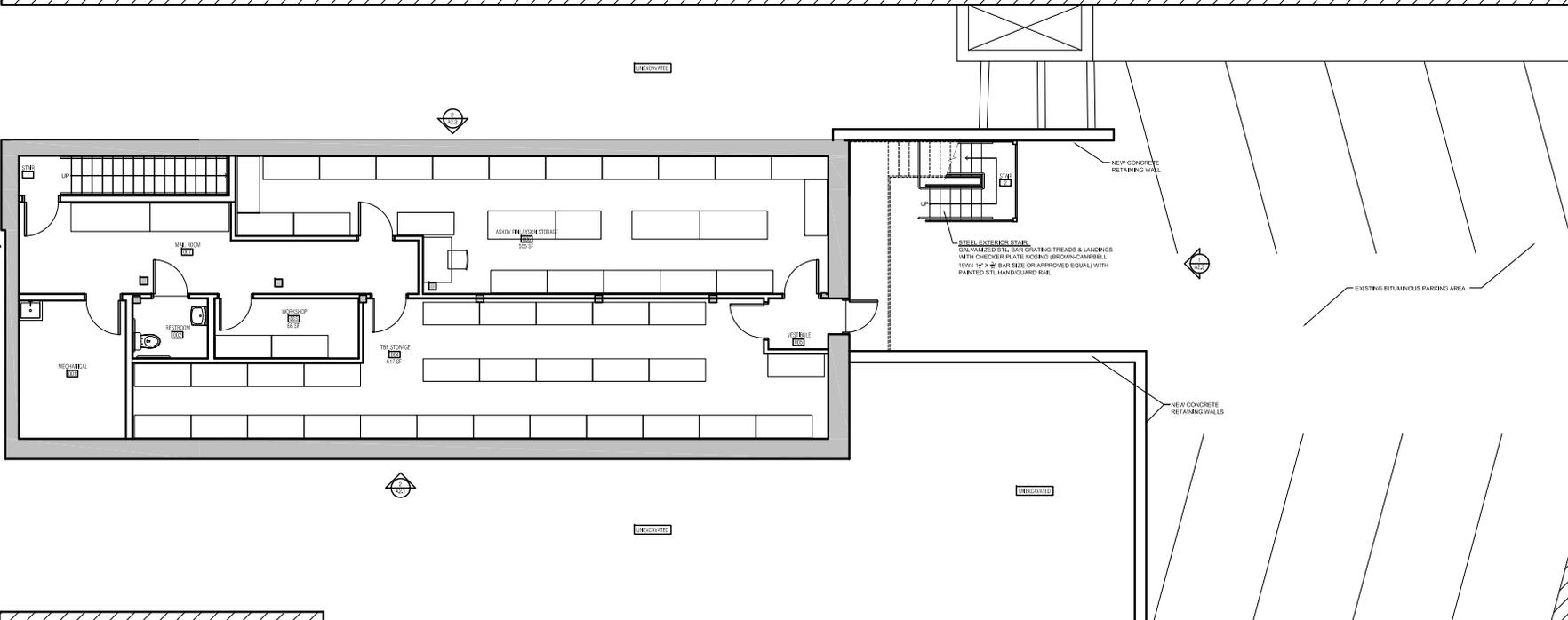
ISSUE / REVISION		
MARK	DATE	DESCRIPTION

02.11.2015
 APPLICATION FOR
 CERTIFICATE OF
 APPROPRIATENESS

SITE PLAN

A1.0

EXISTING MULTI-FAMILY RESIDENTIAL BUILDING



Architect
 james dayton design
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206 N. FIRST STREET
 200 & 206 North 1st Street
 Minneapolis, MN 55401

MARK	DATE	DESCRIPTION

02.11.2015
 APPLICATION FOR
 CERTIFICATE OF
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BASEMENT
 FLOOR PLAN

A1.1

1 BASEMENT FLOOR PLAN
 A1.1
 1/4" = 1'-0"





1515 CENTRAL AVE NE
SUITE 150
MINNEAPOLIS, MN 55413

Phone: 612.338.0005

Structural Engineer

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12 South 8th St.
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Phone: 612.338.0713
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General Contractor

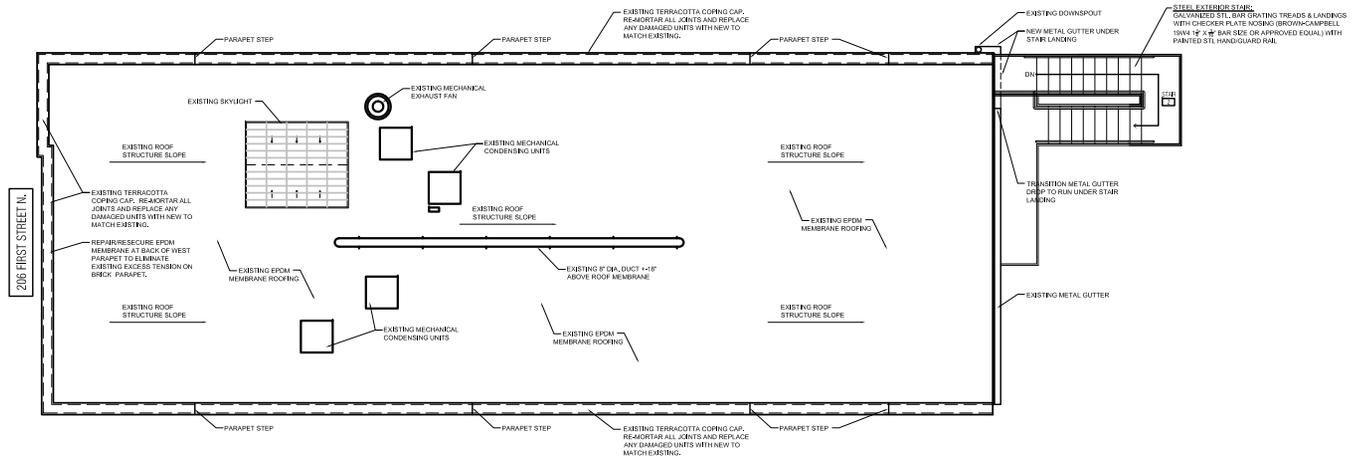
ZEMAN CONSTRUCTION
8900 10th Avenue North
Golden Valley, MN 55427

Phone: 763.398.8900
Facsimile: 763.398.8939

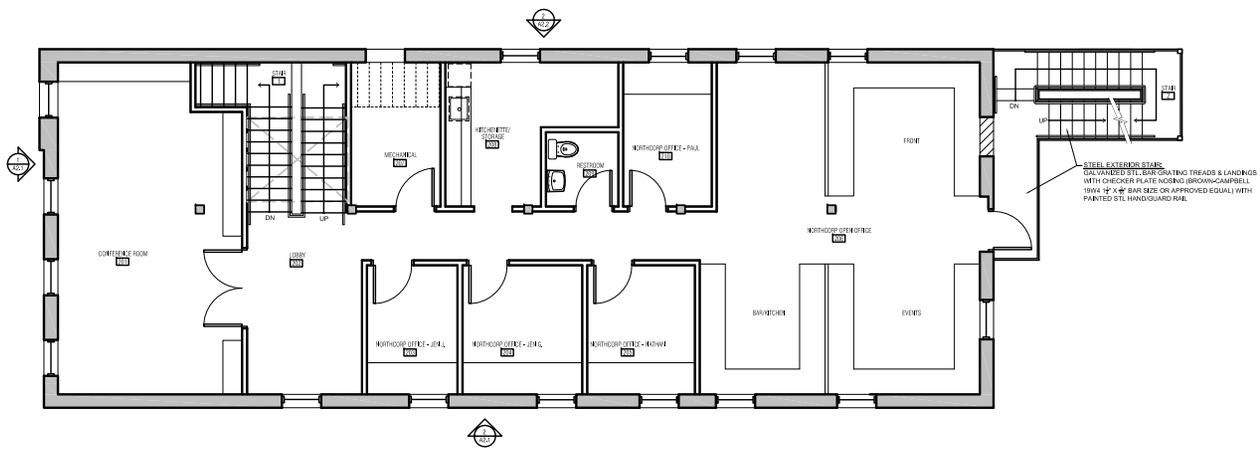
Certification



I hereby certify that I am a duly licensed professional engineer in the State of Minnesota, and that I am duly licensed in the State of Minnesota.



2 ROOF PLAN
A1.3 1/4" = 1'-0"



1 THIRD FLOOR PLAN
A1.3 1/4" = 1'-0"



206 N. FIRST STREET
200 & 206 North 1st Street
Minneapolis, MN 55401

REVISION		
MARK	DATE	DESCRIPTION

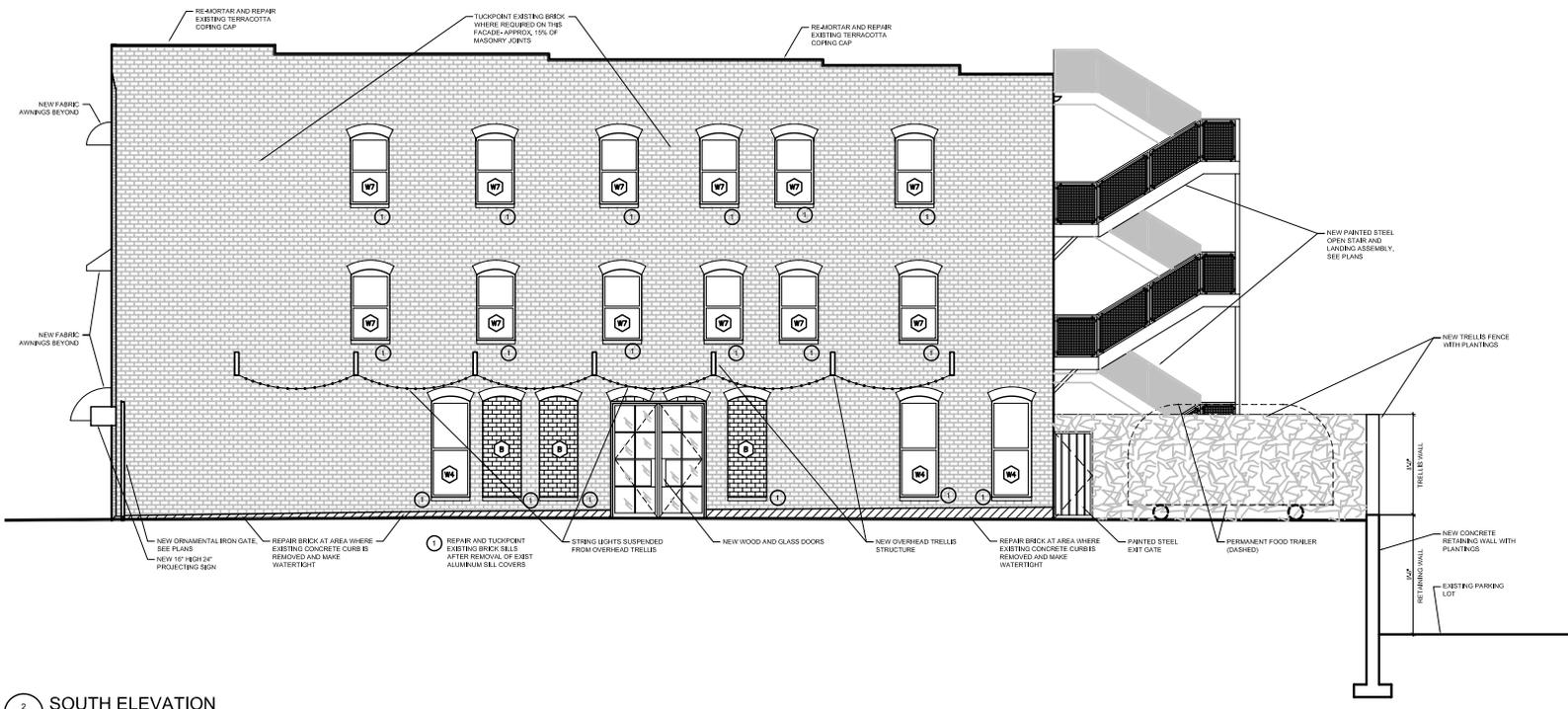
02.11.2015
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THIRD AND ROOF
FLOOR PLANS

A1.3



1 WEST ELEVATION
A2.1 3/4" = 1'-0"



2 SOUTH ELEVATION
A2.1 3/4" = 1'-0"



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General Contractor
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Golden Valley, MN 55427
Phone: 763.398.8900
Facsimile: 763.398.8939



I hereby certify that I am a duly licensed architect in the State of Minnesota.

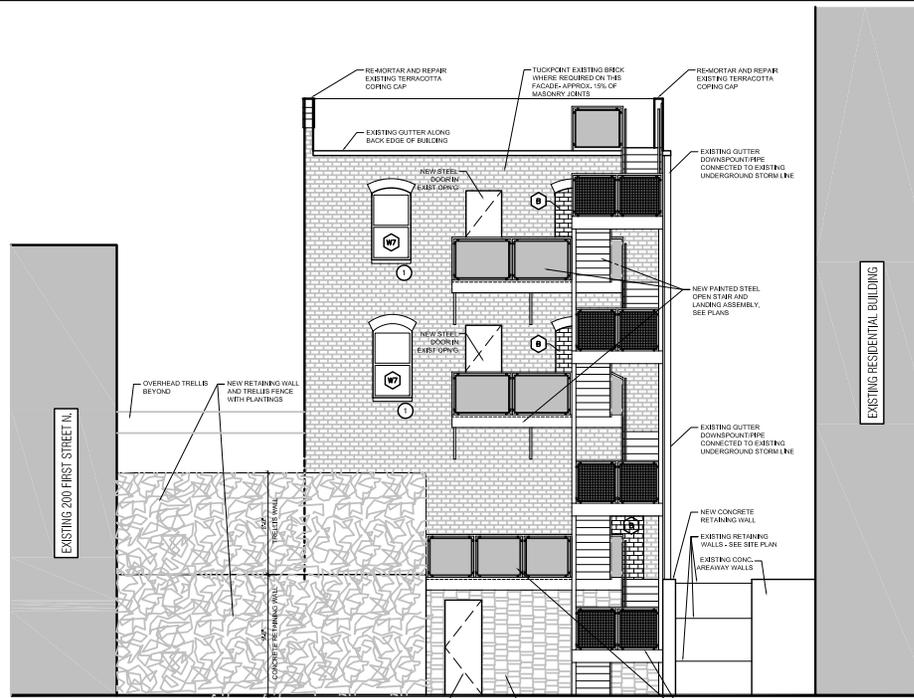
206 N. FIRST STREET
200 & 206 North 1st Street
Minneapolis, MN 55401

REVISIONS		
MARK	DATE	DESCRIPTION

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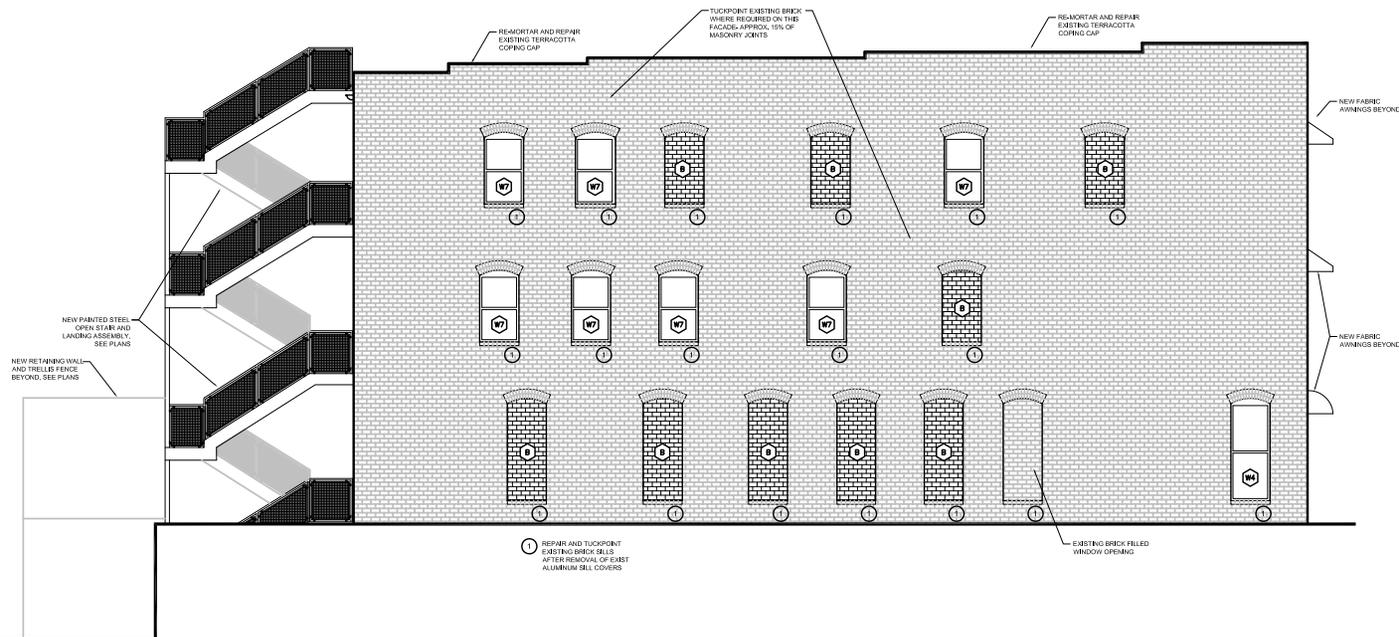
BUILDING
ELEVATIONS

A2.1



- 1 REPAIR AND TUCKPOINT EXISTING BRICK BELLS AFTER REMOVAL OF EXIST ALUMINUM BELL COVERS
- NEW STEEL DOOR
- TUCKPOINT EXISTING STONE FOUNDATION WALL WHERE REQUIRED
- NEW PAINTED STEEL OPEN STAR AND LANDING ASSEMBLY

1 EAST ELEVATION
A2.2 1/4" = 1'-0"



2 NORTH ELEVATION
A2.2 1/4" = 1'-0"

James Dayton design
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Phone: 612.338.0005

Structural Engineer
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General Contractor
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Phone: 763.398.8900
Facsimile: 763.398.8939



I hereby certify that I am a duly Licensed Professional Engineer in the State of Minnesota.

206 N. FIRST STREET
200 & 206 North 1st Street
Minneapolis, MN 55401

REVISIONS		
MARK	DATE	DESCRIPTION

02.11.2015
APPLICATION FOR
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APPROPRIATENESS

BUILDING
ELEVATIONS

A2.2

James Dayton Design
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General Contractor
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 8900 10th Avenue North
 Golden Valley, MN 55427
 Phone: 763.398.8900
 Facsimile: 612.398.8939

Certification

 I hereby certify that I am a duly licensed professional engineer in the State of Minnesota.
 I have reviewed the plans and specifications and certify that they conform to the requirements of the Minnesota Engineering Code and the Minnesota Building Code and the laws of the State of Minnesota.

206 N. FIRST STREET
 200 & 206 North 1st Street
 Minneapolis, MN 55401

ISSUE / REVISION		
MARK	DATE	DESCRIPTION

02.11.2015
 APPLICATION FOR
 CERTIFICATE OF
 APPROPRIATENESS

SITE DEMOLITION
 PLAN

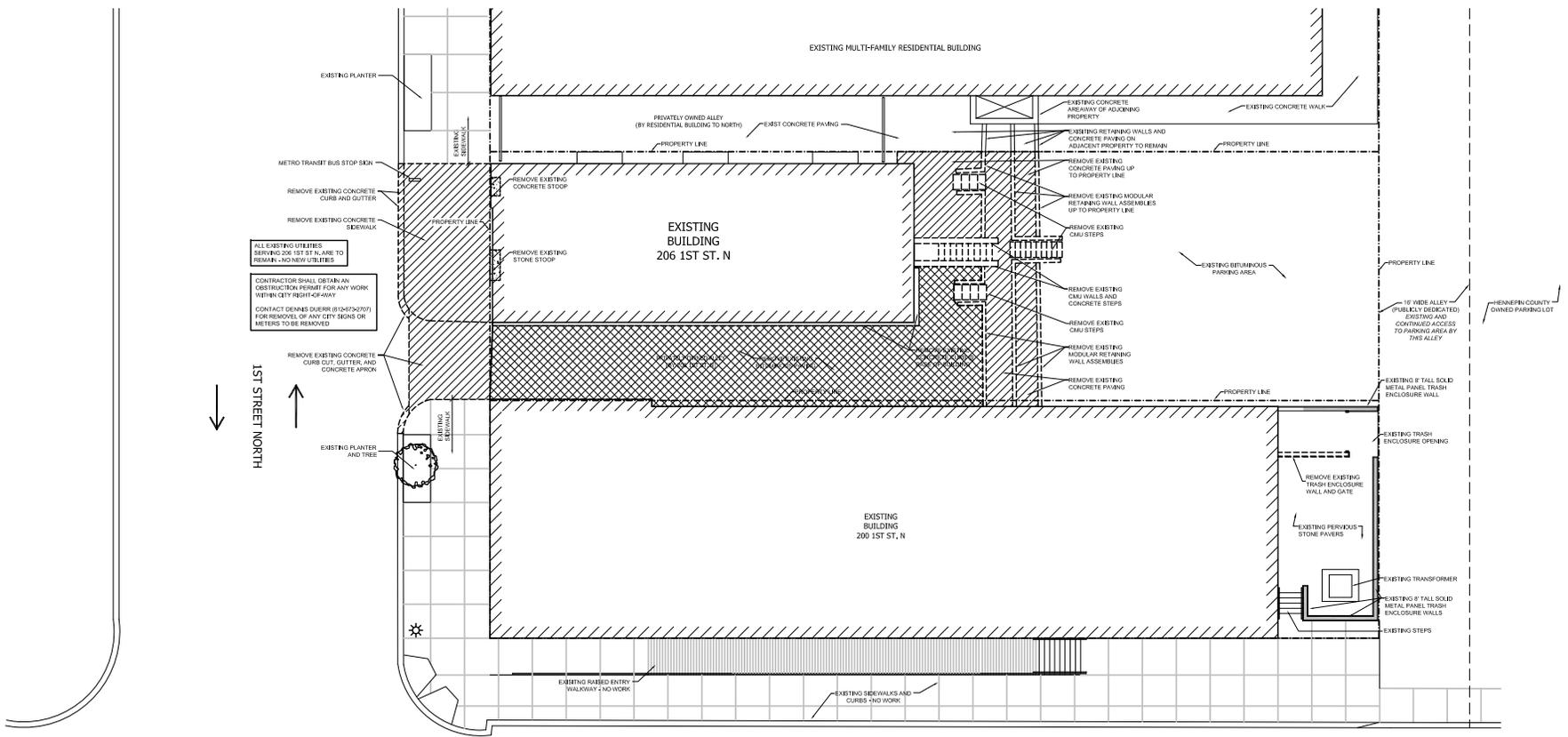
C1.1

LEGEND

- SITE BOUNDARY/PROPERTY LINE
- ////// EXISTING BUILDING
- ////// CONCRETE SIDEWALK/PAVEMENT REMOVAL
- XXXXXX BITUMINOUS PAVEMENT REMOVAL

GENERAL NOTES:

1. ALL EXISTING INFORMATION TAKEN FROM THE BOUNDARY AND TOPOGRAPHIC SURVEY BY MFRA & ASSOCIATES DATED APRIL 22, 2010 AND BY THE ALTA/C&M LAND TITLE SURVEY BY MFRA DATED JULY 11, 2012.
2. SUBSURFACE GEOTECHNICAL INVESTIGATION FOR THE SITE HAS NOT YET BEEN PERFORMED TO DATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
4. ALL AREAS DISTURBED BY CONSTRUCTION WHICH ARE OUTSIDE THE LIMITS OF THE PROJECT CONSTRUCTION ARE TO BE RESTORED AND REVEGETATED.
5. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WHICH MAY INCLUDE, BUT IS NOT LIMITED TO: ELECTRIC, TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER, WATERMAIN. CONTRACTOR TO CONTACT COPPER ONE-CALL BEFORE EXCAVATING.
6. ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS ARE TO REMAIN UNLESS OTHERWISE NOTED.
7. CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE AT THE CONTRACTOR'S OWN EXPENSE.
8. ALL WORK TO CONFORM WITH THE CITY OF MINNEAPOLIS AND THE STATE OF MINNESOTA STANDARDS AND REGULATIONS.
9. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.
10. WASTE MATERIALS INCLUDING PAVEMENT REMOVED DURING CONSTRUCTION, WASTE PIPING AND SUPPLIES, CONSTRUCTION DEBRIS, AND EXCESS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR.
11. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE RESTORED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
12. WHEN WORKING AROUND EXISTING UTILITIES THAT BECOME EXPOSED, THE CONTRACTOR SHALL PROVIDE SUFFICIENT SUPPORT TO PREVENT EXCESS STRESS ON THE PIPING. THE CONTRACTOR IS SOLELY AND FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY THE FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.



ALL EXISTING UTILITIES SERVING 206 1ST ST. N. ARE TO REMAIN - ADVISE UTILITIES.
 CONTRACTOR SHALL OBTAIN AN OBSTRUCTION PERMIT FOR ANY WORK WITHIN CITY RIGHT-OF-WAY. CONTACT DENNIS DUERR (612)475-2707 FOR REMOVAL OF ANY CITY SIGNS OR METERS TO BE REMOVED.

1 SITE DEMOLITION PLAN
 C1.1 1/8" = 1'-0"



LEGEND

- SITE BOUNDARY/PROPERTY LINE
- ////// EXISTING BUILDING
- ▲ 838.4 SPOT ELEVATION
- ▲ 828.7 exist EXISTING GRADE SPOT ELEVATION
- DRAINAGE ARROW
- ////// SNOW STORAGE AREA

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8. ALL WORK TO CONFORM WITH THE CITY OF MINNEAPOLIS AND THE STATE OF MINNESOTA STANDARDS AND REGULATIONS.
9. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.
10. WASTE MATERIALS INCLUDING PAVEMENT REMOVED DURING CONSTRUCTION, WASTE PIPING AND SUPPLIES, CONSTRUCTION DEBRIS, AND EXCESS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR.
11. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE CHAIRMAN AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
12. WHEN WORKING AROUND EXISTING UTILITIES THAT BECOME EXPOSED, THE CONTRACTOR SHALL PROVIDE SUFFICIENT SUPPORT TO PREVENT EXCESS STRESS ON THE PIPING. THE CONTRACTOR IS SOLELY AND FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY THE FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.

Architect

James Dayton Design

1515 CENTRAL AVE NE
SUITE 150
MINNEAPOLIS, MN 55413
Phone: 612.338.0005

Structural Engineer

MEYER, BORGMAN & JOHNSON
12 South 6th St.
Suite 810
Minneapolis, MN 55402
Phone: 612.338.0713
Facsimile: 612.337.5325

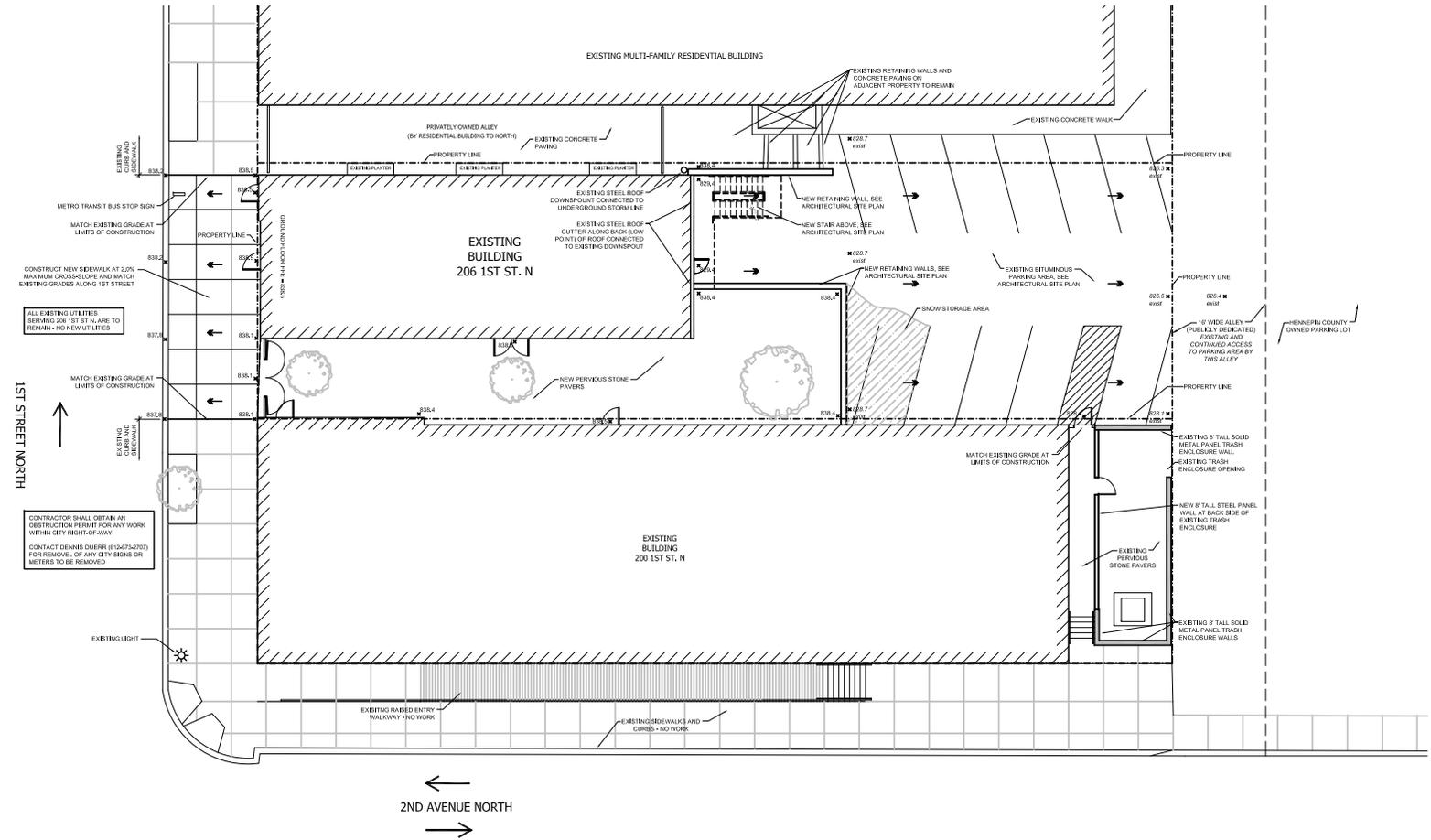
General Contractor

ZEMAN CONSTRUCTION
8900 10th Avenue North
Golden Valley, MN 55427
Phone: 763.398.8900
Facsimile: 763.398.8939

Certification



James Dayton
Professional Engineer
State of Minnesota
License No. 49611



CONTRACTOR SHALL OBTAIN AN OBSTRUCTION PERMIT FOR ANY WORK WITHIN CITY RIGHT-OF-WAY. CONTACT DENNIS DUPRE (612)475-0787 FOR RECAL OF ANY CITY BEING OR METERS TO BE REMOVED.

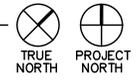
ALL EXISTING UTILITIES SERVING 206 1ST ST. N. ARE TO REMAIN - NO NEW UTILITIES.

MATCH EXISTING GRADE AT LIMITS OF CONSTRUCTION

MATCH EXISTING GRADE AT LIMITS OF CONSTRUCTION

CONSTRUCT NEW SIDEWALK AT 2.0% MAXIMUM CROSS-SLOPE AND MATCH EXISTING GRADES ALONG 1ST STREET

1 GRADING AND DRAINAGE PLAN
1/8" = 1'-0"



206 N. FIRST STREET
200 & 206 North 1st Street
Minneapolis, MN 55401

MARK	DATE	DESCRIPTION

02.11.2015
APPLICATION FOR
CERTIFICATE OF
APPROPRIATENESS

GRADING AND
DRAINAGE
PLAN

C1.2

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 1515 CENTRAL AVE NE
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206 N. FIRST STREET
 200 & 206 North 1st Street
 Minneapolis, MN 55401

ISSUE / REVISION		
MARK	DATE	DESCRIPTION

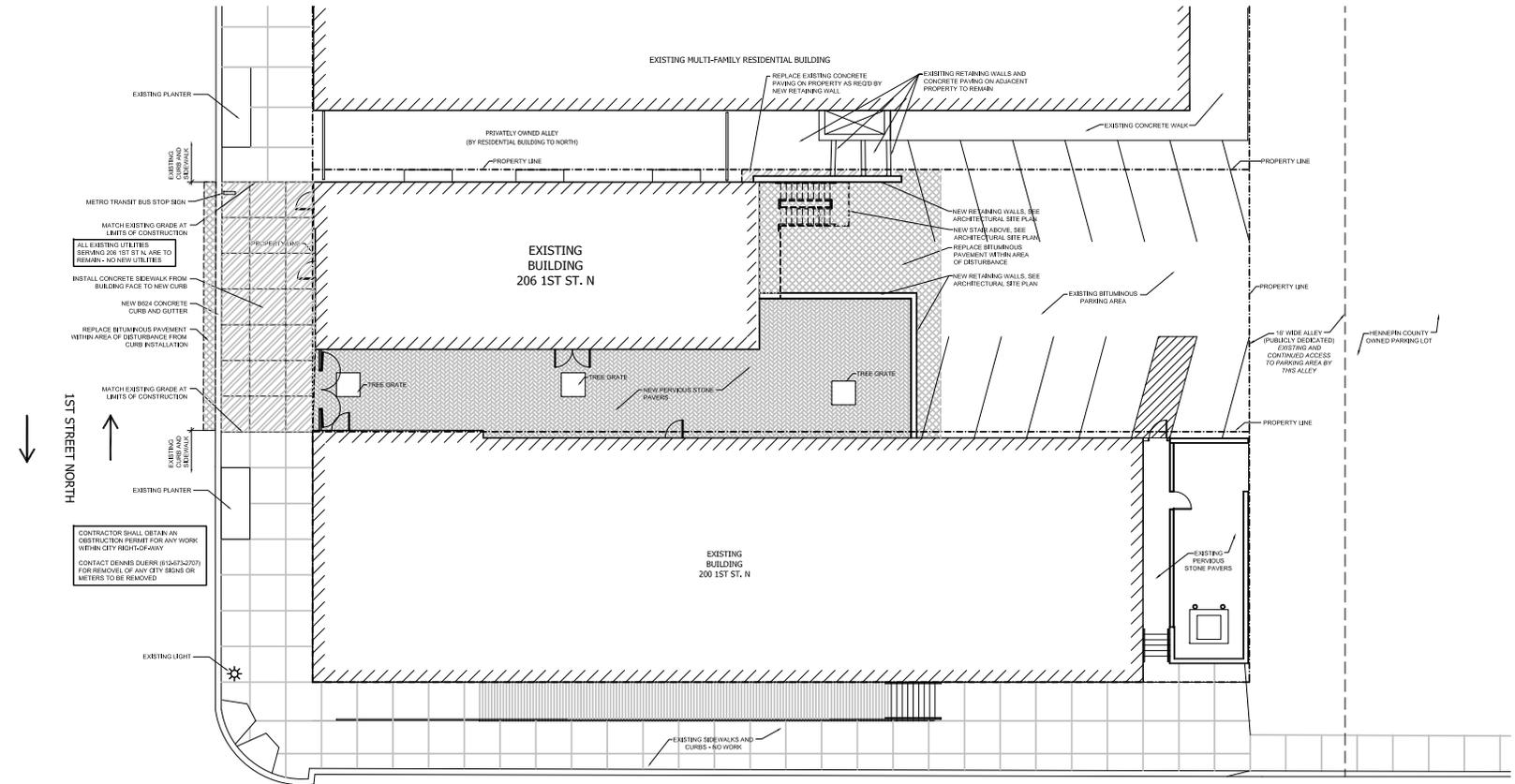
02.11.2015
 APPLICATION FOR
 CERTIFICATE OF
 APPROPRIATENESS

PAVING PLAN

C1.3

- LEGEND**
- SITE BOUNDARY/PROPERTY LINE
 - /// EXISTING BUILDING
 - ▨ CONCRETE SIDEWALK
 - ▩ BITUMINOUS PAVEMENT
 - ▧ PERMEABLE PAVERS

- GENERAL NOTES:**
- ALL EXISTING INFORMATION TAKEN FROM THE BOUNDARY AND TOPOGRAPHIC SURVEY BY MFRA & ASSOCIATES DATED APRIL 22, 2010 AND BY THE ALTA/C&M LAND TITLE SURVEY BY MFRA DATED JULY 11, 2012.
 - SUBSURFACE GEOTECHNICAL INVESTIGATION FOR THE SITE HAS NOT YET BEEN PERFORMED TO DATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
 - CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
 - ALL AREAS DISTURBED BY CONSTRUCTION WHICH ARE OUTSIDE THE LIMITS OF THE PROJECT CONSTRUCTION ARE TO BE RESTORED AND REVEGETATED.
 - EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WHICH MAY INCLUDE, BUT IS NOT LIMITED TO: ELECTRIC, TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER, WATERMAIN. CONTRACTOR TO CONTACT GOPHER ONE-CALL BEFORE EXCAVATING.
 - ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS ARE TO REMAIN UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE AT THE CONTRACTOR'S OWN EXPENSE.
 - ALL WORK TO CONFORM WITH THE CITY OF MINNEAPOLIS AND THE STATE OF MINNESOTA STANDARDS AND REGULATIONS.
 - CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.
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PAVING PLAN
 1/8" = 1'-0"

