CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #1
March 24, 2015
BZH-28577

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 2540 3rd Avenue South
Project Name: MCAD Residence Hall
Prepared By: Lisa Steiner, City Planner, (612) 673-3950
Applicant: Minneapolis College of Art & Design
Project Contact: Jeffrey Mandyck, Cuningham Group
Ward: 10
Neighborhood: Whittier
Request: To allow exterior alterations to a noncontributing building.
Required Applications:

Certificate of Appropriateness	To allow exterior alterations to a noncontributing building in the Washburn-Fair Oaks Historic District.

HISTORIC PROPERTY INFORMATION

Current Name	MCAD Residence Hall
Historic Name	N/A
Historic Address	2540 3rd Ave S
Original Construction Date	1970
Original Architect	John Paul Budinger
Original Builder	Bel-Mar Builders
Historic Use	Apartment building
Current Use	Apartment building/Residence hall (MCAD)
Proposed Use	Apartment building/Residence hall (MCAD)

Date Application Deemed Complete	February 23, 2015	**Date Extension Letter Sent**	Not applicable
End of 60-Day Decision Period	April 24, 2015	**End of 120-Day Decision Period**	Not applicable

CLASSIFICATION

Local Historic District	Washburn - Fair Oaks
Period of Significance	1858 - 1939
Criteria of Significance	Significant architecture
Date of Local Designation	1976
Date of National Register Listing	N/A
Applicable Design Guidelines	*Washburn - Fair Oaks Historic District Design Guidelines*

SUMMARY

BACKGROUND. The Minneapolis College of Art and Design (MCAD), along with the Minneapolis Institute of Arts (MIA) and the Children's Theatre Company, encompasses two full city blocks in the center of the Washburn-Fair Oaks Historic District. It is comprised of a number of buildings both historic and modern. The campus area has been modified significantly since the period of significance for the historic district as many of the original frame houses and duplexes that were once located south of the art museum have been demolished or relocated.

The existing 3-story apartment building at 2540 3rd Avenue South was constructed in 1970. Directly to the north of the property is a public parking ramp for the Minneapolis Institute of Arts. A 17-space parking lot for the apartment building is located to the west of the building. A four-story brick and stone MCAD residence hall, built in 1928, is located to the south of this building.

APPLICANT'S PROPOSAL. The first floor of the subject building is brick and the upper two floors are clad in asbestos shingles which the applicant has stated are degrading and no longer provide an adequate weather barrier. The flat roof of the building has drainage issues which has caused the roofing structure to deteriorate. The thirty-five year old building has numerous other building envelope issues which need to be addressed.

The applicant is proposing to replace all elements of the existing exterior of the building in order to correct these issues. No significant changes to the size of the building or the overall form of the building are proposed. On the primary façade of the building facing 3rd Avenue South, the applicant is proposing to clad the building in fiber cement panels and metal panels. A new bay window is proposed at the third floor which would connect to the overhanging entrance canopy above the first floor, adding approximately 40 square feet to the overall building.

RELATED APPROVALS. Over the last six years, the MCAD campus has undergone a number of changes requiring both Planning Commission and Heritage Preservation Commission approval. The two-block campus was developed as a Planned Unit Development dating from 1970. In 2009, contributing homes to the historic district that were located on 2nd Avenue South were moved and 2nd Avenue South was vacated to accommodate an enlarged parking lot and new entrance for MCAD off of 26th Street. The lots for the campus were replatted at this time and the two apartment buildings at 2540 3rd Avenue South and 2550 3rd Avenue South were platted on one lot. A master sign plan for the campus was approved in 2011 by both the Heritage Preservation Commission and the Planning Commission.

PUBLIC COMMENTS. A letter of support from the Whittier Alliance was submitted and is included in the appendix. Any additional correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow exterior alterations to the building at 2540 3rd Avenue South 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 Washburn-Fair Oaks Historic District is significant for its collection of late nineteenth and early twentieth century residential structures, ranging from modest dwellings to mansions. The Washburn-Fair Oaks Historic District's period of significance is 1858-1939, which captures the time in which most of the residential structures were built within the district. The subject building was not constructed during the period of significance for the district and does not contribute to the district's significance. The proposed exterior modifications will not negatively impact those structures that are contributing to the district. The MIA and MCAD campus is a mix of historic and modern buildings and the proposed redesign of the existing building will fit into the overall campus character. The alterations proposed are compatible with and will continue to support the criteria and period of significance of the Washburn-Fair Oaks Historic District.

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

   The proposed alterations to the noncontributing building at 2540 3rd Avenue South will be compatible with the more modern buildings on the MIA and MCAD campus and will continue to support the designation of the district. The designation study notes that the MIA, large mansions, well designed apartments and other modest dwellings from the period of significance all are important features of the historic district. The adjacent residence hall, built in 1928, would likely be most affected by the proposed alterations. The proposal for the redesign of the noncontributing building is starkly more modern than the adjacent residence hall, but staff finds that the proposal continues to support the designation of the district considering that the overall campus is a blend of historic and modern.

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

   The proposed alterations will be compatible with and will ensure the continued integrity of the Washburn-Fair Oaks Historic District based on the following assessment of the aspects of integrity:

   Location: The location of the building will not be altered. The building is located within the two-block MCAD and MIA campus area and maintains the relationship between the building and the academic function of MCAD.

   Design: The existing design of the building dates to its 1970 construction and does not relate to the historic design elements for which the historic district was designated. The campus is a mix of modern and historic buildings and the proposed design would be in keeping with the newer structures on the campus while not negatively impacting the historic features of nearby contributing buildings.

Setting: Setting is the physical environment of a property. The proposal does not include any alterations to the setting.

Materials: The proposal will remove the original exterior materials of the building, including asbestos shingles, which are failing to protect the structure of the building. New modern materials including fiber cement panels and metal panels will replace these failing materials. As clapboard siding, stone, and brick were the common historic materials utilized in the district, the proposed materials will differ significantly but will not detract from the integrity of the district. As the durability of the 1970 materials has proved to be an issue compared to the durability of the historically utilized materials in the district, the durability of the proposed materials is an important consideration. The applicant has stated that the proposed fiber cement panels are 5/8" thick, which are considered a durable material, as well as the proposed metal panels.

Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. The failing materials do not express workmanship which contributes to the significance of the Washburn-Fair Oaks Historic District. The alterations would not negatively impact the integrity of workmanship in the district.

Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The current exterior materials express the feeling of an early 1970's apartment building rather than the feeling of the historic district. Therefore, the integrity of the historic district will not be negatively impacted by the proposed alterations to the noncontributing building.

Association: Association is the direct link between an important historic event or person and a historic property. With the proposed alterations, the building will continue to express the association of the residence hall with the MCAD campus.

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 *Washburn-Fair Oaks Historic District Design Guidelines* were adopted in 1976 and do not specifically provide guidance for modifications of noncontributing structures. For new buildings, however, the design guidelines "encourage contemporary design that is compatible with the nature of the preservation area." The guidance for materials and façade design are most applicable for this proposal:

Materials - generally new materials shall be compatible with the existing.

a) **Brick** New brick should match existing brick in terms of brick size, texture, and color as well as the existing mortar color, bonding pattern, and the width and type of joint.

b) **Stone** Where stone exists it should be retained, but in additions or auxiliary buildings alternate materials will be considered that would provide a harmonious appearance, especially in terms of color.

c) **Clapboard** New clapboard to an existing clapboard structure should match the directionality and dimensions of the original siding. Where a synthetic or aluminum siding is used, it should match direction, dimensions, and texture of original covering. Details such as corner pilasters, sunbursts, etc. should not be covered and, if removed, should be replaced.

d) **Stucco** If stucco is in good condition or if it is the original material, it should be maintained. However, if the original material was clapboard, restoration to this material is encouraged (but not demanded).

e) **General facade guideline** Avoid fake brick or stone, asphalt or asbestos siding.

f) **Windows** If existing windows need to be replaced, use wooden, a suitable colored or anodized metal or other materials that blend with and not detract from the building.

It is recognized that cost may encourage the use of bare aluminum windows. In such cases the use of enamel paint to minimize the shiny quality of aluminum is suggested.

Facade design - The fenestration, doorway openings, and ornamentation if intrinsic to the building design should be retained or replaced to evoke the original.

If the facade of a building has been altered to the point where restoration rather than renovation is necessary to evoke original design, renovation is preferred.

At the time of the adoption of the design guidelines, fiber cement panels and metal panels were not commonly utilized materials, so guidance for materials other than brick, stone, clapboard siding, and stucco is not provided. The alterations utilize modern materials and a contemporary design that is compatible with the nature of the historic district. The proposed exterior alterations of the noncontributing building at 2540 3rd Avenue South would not materially impair the significance and integrity of the Washburn-Fair Oaks Historic District as evidenced by the consistency with the applicable design guidelines for the district.

5. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The following standards are applicable to this proposal:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 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.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 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.

- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The property has been utilized as a residence hall/apartment building since 1970; the proposed alterations will not change the building's use. The alterations are for a modern redesign of the existing building which do not add conjectural features or elements from other buildings. The original exterior materials date from 1970 and have not acquired historic significance over time. As a noncontributing structure, no distinctive features, finishes, construction techniques or examples of craftsmanship exist to preserve. Significant detail has been provided to demonstrate the deterioration of the exterior materials which necessitate their replacement. No historic materials will be removed and the new design is differentiated from the historic properties in the district while maintaining compatibility with the general massing, size, and scale of the district. The alterations will not materially impair the significance and integrity of the Washburn-Fair Oaks Historic District as evidenced by the consistency of proposed alterations with the recommendations contained in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

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

   The certificate of appropriateness conforms to all applicable regulations of the preservation ordinance and is consistent with the following applicable preservation 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.

   8.1.2 Require new construction in historic districts to be compatible with the historic fabric.

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

   The proposal does not constitute a 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.*

   The alterations proposed demonstrate that the applicant has made adequate consideration of the designation of the Washburn-Fair Oaks Historic District. See finding #1 and 2 for more detailed analysis.

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

   This project would not trigger Site Plan Review.

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

    As noted in finding #5, the proposed alterations are in keeping with the standards and guidelines for rehabilitation.

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.*

    The adjacent apartment building at 2550 3rd Avenue South, built in 1928, is noted in the designation study to be particularly well-designed. While the design of the new exterior envelope for the subject building employs almost entirely modern materials (metal panel and fiber cement panels), the overall tripartite form proposed is in keeping with the form and arrangement of the adjacent apartment building. As the MIA and MCAD campus has evolved over time, the setting is an eclectic mix of modern and historic buildings, making the design proposed appropriate in this setting. The proposed alterations are compatible with and will ensure the continued significance and integrity of all contributing properties built during the period of significance for the Washburn-Fair Oaks Historic District.

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.*

    Granting the certificate of appropriateness will be in keeping with the spirit and intent of the preservation ordinance. The existing building is noncontributing to the district as it was built in 1970 and the proposed modernization of the exterior materials will not negatively alter the essential character of the Washburn-Fair Oaks 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 proposed alterations will not be injurious to the significance and integrity of other resources in the Washburn-Fair Oaks Historic District. The alterations will not impede the normal and orderly preservation of any surrounding resources.

RECOMMENDATIONS

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

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the above findings and **approve** the Certificate of Appropriateness to allow exterior alterations to the building at 2540 3rd Avenue South, subject to the following conditions:

1. Approval of the final plans by the Department of Community Planning and Economic Development.

2. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than March 24, 2017.

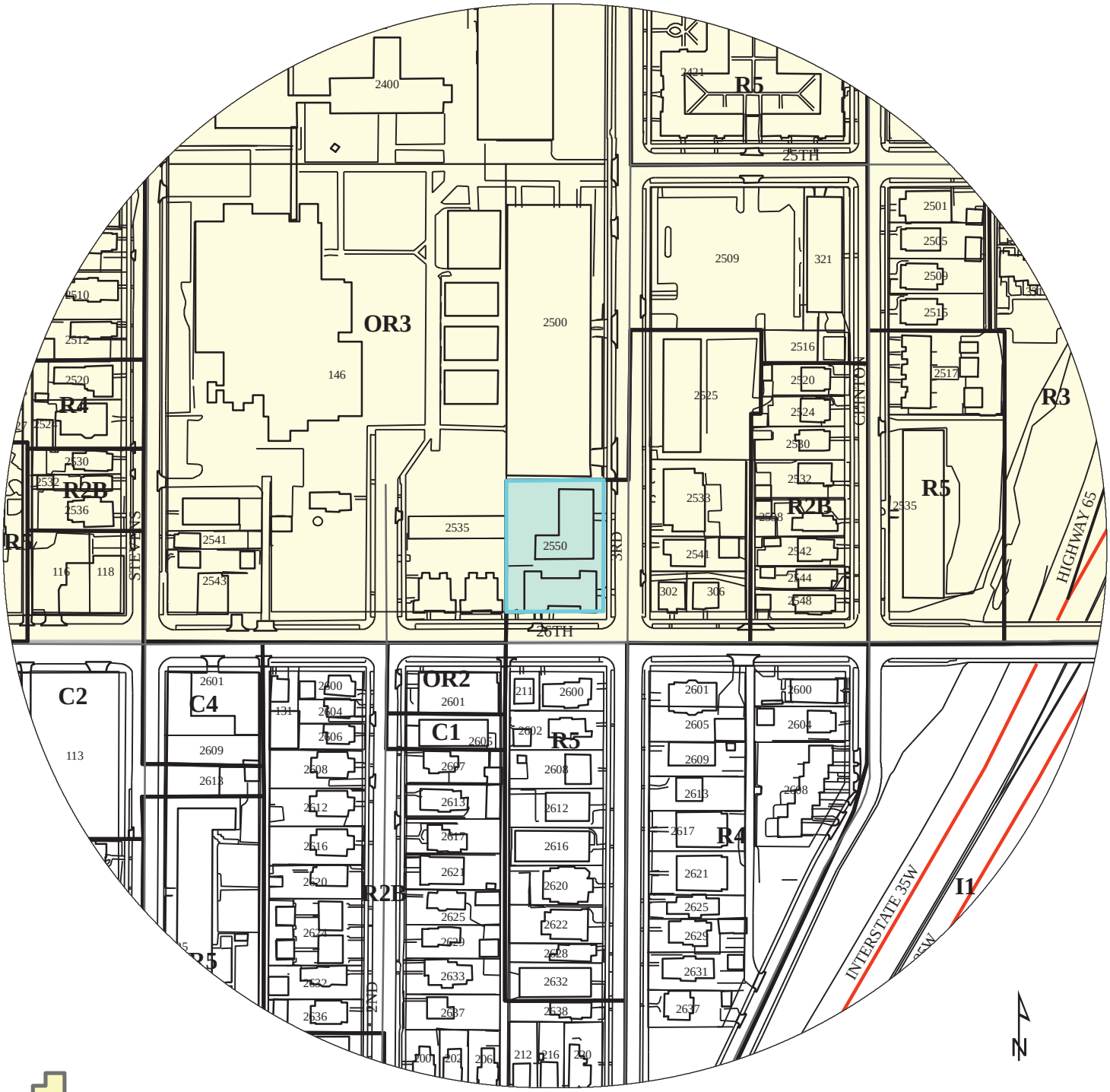
3. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

ATTACHMENTS

1. Zoning map
2. Written description and findings submitted by applicant
3. Sanborn map indicating properties that have been demolished or moved on the MCAD campus
4. Site plan
5. Plans
6. Building elevations
7. Floor plans
8. Existing conditions assessment and photos
9. Correspondence

Jeff Mandyck **10**

NAME OF APPLICANT WARD



Washburn-Fair Oaks Historic District

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PROPERTY ADDRESS

2540 3rd Avenue South

FILE NUMBER

BZH-28577

Minneapolis College of Art and Design 2540 Third Avenue South Exterior Envelope Redesign and Master Plan Development

The campus of the Minneapolis College of Art and Design ("MCAD" or the "College") is located on the southern edge of the Washburn-Fair Oaks Historic District ("Historic District"), which has been designated by the Minneapolis Heritage Preservation Commission (the "Commission"). The southern border of both the Historic District and the MCAD campus is 26th Street. MCAD appreciates the significance of the district and looks to enhance the relationship between the campus and the Historic District through its Comprehensive Master Plan ("Master Plan"), which establishes the College's vision for the development of the campus for the next 100 years. The master plan emphasizes a strong central campus, with academic buildings and expansion to the west and south and a residential zone to the east. Over time, as phases of the plan are implemented, the south end of the campus along 26th Street will become more unified and act as MCAD's new main entry, providing a new face for its emerging identity as a leader among regional arts education institutions. The reorientation to 26th Street will also strengthen the MCAD presence in the Whittier neighborhood and in the Washburn-Fair Oaks Historic District.

MCAD is phasing in their Master Plan. In 2013, campus green space was expanded through the relocation of two historic houses from MCAD's campus into the Whittier neighborhood. A campus signage and identity package was approved and completed in 2011. And in 2009, the Gateway Garden and campus parking was approved by the HPC. Now, MCAD is submitting a certificate of appropriateness application for the redesign of the exterior envelope of 2540 Third Avenue South. Built in 1971, the structure is an existing three-story, 17,100 square foot residence hall. MCAD campus purchased the building in 2001. Located within the Washburn Fair Oaks Historic District, 2540 is a non-contributing structure of no historic significance.

This narrative provides a description of the limited impact of the proposed redesign of the exterior envelope of 2540 Third Avenue South and how MCAD satisfies all the required standards under the Minneapolis City Code regulations governing historic districts.

The Physical Context

The Location of the proposed envelope redesign is near the northwest corner of 26th Street and Third Avenue South within the Washburn-Fair Oaks Historic District. This area of the district has been compromised by demolition of original structures and construction of new structures. The Sanborn insurance map updated to 1951 and included in the Exhibits (see Exhibit 1) shows Third Avenue South lined primarily with small-scale residences. Shading on the map highlights structures that have been demolished or relocated or left vacant. The majority of these replacement structures are large and modern.

The extant structure at 2540 Third Avenue South, which is proposed to receive a redesigned exterior envelope, was constructed in 1971 and is a non-contributing structure within the Historic District. This three-story residence hall has no individual significance and is not associated with the Historic District.

MCAD proposes to redesign the exterior envelope addressing several building envelope issues as well as improving building envelope performance and creating an architectural character reinforcing the College's campus and identity.

The Setting of 2540 Third Avenue South

The site of 2540 Third Avenue South will retain its current landscape character including: mature trees; plantings; fencing and retaining walls. The design proposes, as an alternate, the addition of a sculpture pad at the northeast corner of the site. It is to be similar in character and scale to those found in MCAD's Sculpture Garden on 26th Street. Along with exterior envelope redesign, it reinforces the definition and unity of the Campus without impacting the historic resources in the District.

Redesign of the exterior envelope of 2540 Third Avenue South

MCAD is requesting that the Commission approve the Certificate of Appropriateness to redesign the exterior envelope of the Residence Hall at 2540 Third Avenue South. Each finding under the City Heritage Preservation Regulations Chapter 599.350 is reviewed and addressed in detail below.

In addition to the findings, the following comments support the redesign of the envelope of MCAD's 2540 Third Avenue South.

1. **The redesign proposes the replacement of the existing failing building envelope.**

The existing building envelope of 2540 needs extensive repair. In the fall of 2014, a team of architects and building envelope consultants assessed the existing building and submitted a Phase 1 report to the College (see attached Exhibit 2). The following are the primary areas of concern with the existing envelope:

a. Degraded Asbestos Shingles no longer perform their role of protecting the building weather barriers. They are prone to breaking free from the facade and falling from the building; creating a safety hazard.
b. Degraded plywood sheathing and areas absent of plywood sheathing allow moisture to penetrate into the building structure.
c. Unprotected joist ends and exterior wall water infiltration damage floor joist. This has advanced in some locations to affect structural floor framing integrity.
d. Incomplete vapor retarder allows moisture to move through the entire building envelope.
e. Roof design lacks proper parapets, roof edge detailing and drainage. During and after heavy rain events ponding water infiltrates the exterior wall at the wall to roof connection.
f. Existing wall openings lack flashing allowing air and water infiltration.

The Executive Summary of the Phase 1 report notes:

> *Because the primary weather protection is not performing, further damage will most likely occur at a faster pace. Areas of wood frame damage are a high priority. Allowing water intrusion to continue could move repairs deeper into the interior creating longer disruption for building occupants. If not addressed in the near future costs for corrections most likely will be substantially higher.*
>
> *AMBE LTD prepared a condition assessment report for the roof. The roof dates from the original construction and is beyond its expected service life. Roof slope to drain outlets is inadequate allowing ponding of water. The ponding water and deteriorating roofing condition appears to contribute to the water intrusion into the walls below. Based on the assessment AMBE LTD recommends a complete roofing and insulation replacement.*

Replacement of the building's exterior envelope allows the College to correct the exterior envelope issues, to provide a better performing exterior enclosure and to retain their largest residence hall (62 student capacity) without interruption of student services and the academic calendar.

2. **The redesigned building envelope for 2540 Third Avenue South reimagines the architectural character and employs design principles reinforcing MCAD's campus identity and supporting the Historic District.**

To create an architectural expression reinforcing for MCAD's campus identity and sympathetic to the Historic District and adjacent historic structure, the design implements the following design principles.

a. **Establish a tri-partite façade composition.** The three part façade (base, middle and top) serves many aspects of the design. The dark, painted brick base helps reduce the building's perceived mass allowing the upper floors to appear taller than the existing building, which is monochromatic in tone. In addition, the dark color resonates with the dark tones found on the landmark Kenzo Tange building and the campus' monument signs. The middle portion of the façade emphases window openings as well as the hierarchy associated with the street façade, the campus façade and the side elevations. The articulated, projecting roof / parapet edge at metal panel facades creates a shadow line akin to the details found on historic buildings, however with a clearly contemporary expression.

b. **Reinforce the primary facades and side elevations**. Within the Historic District, and as is common on many urban sites, the street façade is given greater material and detail articulation. In a similar manner, the proposed street façade of 2540 emphasizes Third Avenue South with a distinct planar façade expression of fiber cement panels framing window openings. This creates an order that the existing façade design lacks. In addition, an enclosed bay window, clad with dark toned cement panels, projects over the building's "front door" to create a clear entry expression. Unlike other structures in the district, 2540 has two important entrances. A campus entry also serves as a primary façade for on-campus students. It is reinforced by another, yet smaller, planar expression. Similar to the street façade, it frames and provides order for a number of window openings. Yet unlike the street façade "the bottom" of the planar expression extends out to create a canopy protecting the campus entry.

c. **Articulate material scale, texture and detail.** The character of MCAD's campus is primarily associated with Kenzo Tange's 1970 arts facility and the landmark Morrison Building. The simple material palette proposed for the redesign of 2540 is inspired by the qualities of these landmark structures along with the detail and craft typically found in significant historic and contemporary structures. Corrugated metal panel similar in scale to modular brick, with a metallic finish is proposed as its characteristics are similar to those of the glazed brick of the Tange structure; it accentuates and captures the changing qualities of light. Larger, monolithic cement panels of matte and satin finishes provide variety across planar surfaces. Similar examples of this expression are found in the stone on the campus and the bronze metal panels of the main arts facility. And like other campus buildings, no fake materials are utilized. Moreover, the proposed design incorporates commercial, not residential, grade exterior systems and finishes. Window openings play an important role in any structure's expression. To provide an order to what was previously a hodge-podge of various opening sizes and locations, the number of window types has been reduced. While this slightly reduces the area of a few

existing windows—only at existing sliding glass door locations and merely by raising the window sill off the floor—it fosters a regularity and order in the façade. Moreover, it supports the development of primary façades and side elevations as noted above.

Certificate of Appropriateness

1. **The alteration is compatible with and continues to support the criteria of significance and period of significance for the landmark or historic district was designated.**

The proposed exterior envelope redesign impacts a 1970's non-contributing structure within the Washburn-Fair Oaks Historic District. The existing structure has no association with historic resources, landmarks nor the criteria of significance for the historic district. The proposed exterior building expression is compatible with the MCAD campus and the historic district. And, in keeping with the Washburn-Fair Oaks Historic District Design Guidelines the proposed new building envelope does not "materially impair the architectural or historic value of buildings on adjacent sites or in the immediate vicinity within the preservation district."

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

The property, constructed in 1971, is a non-contributing structure within the historic district. The proposed design is sensitive to the qualities associated with MCAD's campus identity and the historic district.

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

The proposed design is compatible with and will not impair the integrity of the historic district. The City of Minneapolis and the National Register of Historic Places identifies the follow aspects of a properties integrity.

a. **Location.** The proposed building envelope redesign of a non-contributing 1970s structure does not change or alter the location of the Historic District.
b. **Design.** As noted above, the design principles, materials and detail articulation of the proposed project are sympathetic to adjacent historic and contemporary structures and will not diminish the integrity of the Historic District.
c. **Setting.** Over the past fifty years, the existing setting has been significantly altered through the insertion of large modern structures. The proposed project does not impact the existing setting, with one exception; the addition a sculpture pad on Third Avenue South, which is design alternate. The integrity of the Historic District's setting will not be negatively impacted by the proposed project.
d. **Materials.** No historic resources or materials will be removed by the proposed project and the materials proposed for the redesigned exterior envelope will not damage the integrity of the Historic District.
e. **Workmanship.** Historic landscapes, structures and any workmanship associated with historic resources and the Historic District will not be impacted by the proposed project.
f. **Feeling.** The proposed project is in keeping with existing building massing and setbacks. A slight roof parapet wall height increases (2'-8" above existing top of parapet) the existing building height. This is needed to meet code required

insulation thickness and to install typical roof to wall waterproofing/flashing details. Overall, the proposed design transforms a non-contributing, 1970s structure through design principles, materials and detailing that reinforces the MCAD's campus character and the integrity of the Historic District.

g. **Association.** The district is significant for the concentration of residences built during the late 19th and early 20th century. Only a couple historic structures remain on Third Avenue South. The proposed project replaces the building envelope of a 1970s non-contributing structure which has no association with the Historic District. This previously altered area within the Historic District will not be impaired by the proposed project.

4. **The alternation 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 design guidelines for the Washburn-Fair Oaks Historic District states the following:
Design Considerations (for additions, alterations and new construction):

1. **Dimensions of height, width, and depth of additions and new construction shall take into consideration the directionality of adjacent and nearby structures.** The proposed project slightly increases the height of the existing facades and utilizes design principles (base-middle-top façade composition, primary street façade, projecting entry bay, and material / detail qualities) sympathetic to neighboring historic structure at 2550 Third Avenue South.
2. **Scale of additions, alterations, and new construction shall be consistent with the existing pattern in the neighborhood.** The proposed exterior envelope design minimizes the number of window types to create a more regular façade expression; similar to 2550. The fine grain nature of the materials and their textures is consistent with the campus and neighborhood's existing patterns.
3. **Setbacks – Background: The distance a building is set back from the front lot line varies greatly in Washburn-Fair Oaks from rowhouses built up to the sidewalk to greater than average setbacks. New buildings and additions to existing buildings shall be constructed at the legal setbacks for both front and side yards.** No changes to the existing setbacks are proposed; the existing structure is to remain and proposed enclosed, projecting entry bay expression replaces an existing projection.
4. **Spacing between buildings shall be consistent with existing codes.** No proposed changes to the spaces between existing structures.
5. **Building plan – there is no uniform plan for the buildings in either district, so this area is open for discussion.** Not applicable – the existing building plan is to remain.
6. **Materials – generally new materials shall be compatible with the existing.**
    d. **Brick New Brick should match existing brick in terms of brick size, texture, and color as well as the existing mortar color, bonding pattern, and the width and type of joint.** Existing painted brick on the structure will remain and is to be painted a dark tone similar the dark bronze and black tones found on the existing MCAD campus.
    e. **Stone Where stone exists it should be retained, but in additions or auxiliary buildings alternate materials will be considered that would provide a harmonious appearance, especially in terms of color.** The existing structure has no stone and none is proposed. The project proposes the use of cement panels, with

various finishes, to provide subtle tonal variations similar to those the stone on adjacent and nearby structures.

f. <u>Clapboard</u> **New clapboard to an existing clapboard structure should match the directionality and dimension of the original siding. Where a synthetic or aluminum siding is used, it should match direction, dimensions, and texture of original covering. Details such as corner pilasters, sunbursts, etc. should not be covered and, if removed, should be replaced.** No clapboard siding is proposed. As noted above in item 2.c. (page 3), a corrugated, metallic finished metal panel is proposed to replace the existing asbestos shingles. Its finish, scale and directionality are reminiscent of glazed brick found on the Tange building.

g. <u>Stucco</u>**. If stucco is in good conditions or if it is the original material, it should be maintained. However, if the original material was clapboard, restoration to this material is encouraged (but not demanded).** Not applicable.

h. <u>General façade guideline</u> **Avoid fake brick or stone, asphalt or asbestos siding.** No fake materials, asphalt nor asbestos siding are proposed.

i. <u>Windows</u> **if existing windows need to be replaced, use wooden, a suitable colored or anodized metal or other materials that blend with and not detract from the building. It is recognized that cost may encourage the use of bare aluminum windows. In such cases the use of enamel paint to minimize the shiny quality of aluminum is suggested.** The proposed design replaces all existing windows with anodized aluminum windows similar in tone to the proposed metal panel.

7. <u>Roof design</u> **The original roof design should be maintained, but the insertion of dormers may be allowed depending on the building's design and the location of the proposed dormer.** The proposed design incorporates a parapet wall to mitigate current water infiltration issues. No dormers are proposed.
Where unusual roof styles exist they should be retained, but the roofs of additions should be a complementary type. For example, a gambrel roofed house may have a gabled roof addition. Not applicable.

8. <u>Projections</u>
   a. **Porches and porticoes. Open porches and porticoes should remain open. Architectural details such as columns, moldings, cornice projects should be retain on open and closed porches and porticoes.** The proposed project replaces the existing column supported portico with a projecting, cantilevered and enclosed bay window above the Third Street South entry. It is similar in massing to the entry bay on the neighboring historic 2550. And on the campus side, a projecting column supported canopy is proposed over the existing unprotected campus side entrance.
   b. **Entryways, doorways. Moldings and other details should be retained or original design replaced.** The entryways and doorways of the existing non-contributing structure lack details and design worth preserving and are being replaced as noted in item 8.a immediately preceding this.

9. <u>Façade design</u> **The fenestration, doorway openings, and ornamentation if intrinsic to the building design should be retained or replaced to evoke the original.**
If the façade of a building has been altered to the point where restoration rather than renovation is necessary to evoke original design, renovation is preferred. The existing façade lacks any historical significance and noteworthy qualities. The proposed redesign of the exterior envelope creates an architectural expression reinforcing MCAD's campus identity and sensitive to the adjacent historic structures.

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.**

There are ten general standards for "rehabilitation." This project proposes the redesign of the building envelope of an existing, non-contributing 1970's structure in the district. The following guidelines apply:

Standard 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. Historic structures and uses no longer exist on the project site. The project proposes the redesign of the existing envelope with minimal change to the site and maintains the district's street edge building setback.

Standard for Rehabilitation 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alternation of features and spaces that characterize a property shall be avoided. The design does not demolish or modify historic structures. And, it does not remove historical materials or alter historic features or spaces within the historic district.

Standard for Rehabilitation 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. The project replaces the existing façade of a1970's non-contributing three-story structure. The proposed façade does not use false historic architectural elements or conjectural features.

Standard for Rehabilitation 4. Most properties change over time; those change that have acquired historic significance in their own right shall be retained and preserved. Changes to the existing non-contributing structure lack historical significance; painting, removal of decks and replacement of asbestos shingles.

Standard for Rehabilitation 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. The district's distinctive features and finishes will not be damaged by the replacement of the existing exterior envelope.

Standard for Rehabilitation 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. No historic features will be replaced or mimicked in this project.

Standard for Rehabilitation 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. The proposed design includes replacement of exterior systems and finishes of an existing, 1970's non-contributing structure. No historic materials will be damaged.

Standard for Rehabilitation 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. No significant archeological resources are associated with the proposed project.

Standard for Rehabilitation 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment. The proposed skin redesign does not destroy historical materials and the new work differentiates itself from the historic structures within the district. The proposed design incorporates contemporary materials and systems with textural qualities and details sympathetic to landmark contemporary and historic structures in the district.

Standard for Rehabilitation 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. If this non-contributing structure is removed in the future the integrity of the historic district would be retained.

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

The Certificate of Appropriateness conforms to all applicable regulations of the preservation ordinance and is also consistent with the City's applicable policies. As discussed above and throughout the application, the 1970's era structure at 2540 Third Avenue South is a non-contributing structure within the Historic District. The redesign of the exterior envelope creates an exterior expression compatible with MCAD's campus and the historic district..

The Minneapolis Plan for Sustainable Growth, Heritage Preservation Chapter 8, Policy 8.1 states that the City will "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. The proposed design does not modify a historic structure or the historic district. The proposed exterior façade redesign creates an order and architectural expression of its own nature reinforcing MCAD's identity and the neighborhood fabric.

8.1.2 Require new construction in historic district to be compatible with the historic fabric. The proposed façade redesign is compatible with the historic district and incorporates several design principles found within the historic district. Those principles include: tripartite (base, middle, top) façade articulation; a primary, articulated street façade; distinct entry expression; articulated roof edge; regulating lines; and, detail articulation at window surrounds.

8.1.3. Encourage new developments to retain historic resources, including landscapes, incorporating them into new development rather than removal. The project proposes no changes to historic resources and landscapes.

8.1.4. Designate resources recommended for designation from historic surveys and listed on the National register of Historic Places which have no local protection. Not applicable as the existing structure and landscape are non-contributing element of the Historic District.

The following findings must be addressed if approving the 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.

7. **The destruction is necessary to correct an unsafe or dangerous condition on the property. Or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity to the property and the economic value or usefulness of the existing structure, including its current use, costs or renovation and feasible alternative uses. The commission may delay a final decision for a reasonable opportunity to act to protect it.**

Destruction of a historic property or landscape is not proposed for this project.

A written statement by the applicant making the findings that alterations are proposed in a manner that demonstrates that 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.**

Not applicable – the proposed design is for a 1970's non-contributing structure and does not impact a historic structure or landscape.

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

In accordance with Table 530-1 Buildings and Uses Subject to Site Plan Review, this project does not require a 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 proposal is for the redesign of the exterior envelope of a non-contributing structure. The Interior's Standards are addressed in item 5 above.

In addition, the follow findings must be addressed if approving a certificate of appropriateness that involves alterations to a property within a historic district:

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 with the district was designated.**

The proposed exterior envelope redesign for a non-contributing structure within a Historic District is compatible with and ensures continued significance and integrity of all contributing properties in the historic district.

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 essential character of the Historic District will not be negatively affected or altered by the redesign of the exterior envelope of the residence hall at 2540 Third Avenue South. The proposed exterior design incorporates design principles sympathetic to the Historic District and in keeping with the campus character of MCAD's existing late 20th century structures; MCAD has existed within the historic district for over 100 years. The envelope redesign supports MCAD's ongoing Master Plan goals of southern campus development and strengthening their identity within the Historic District. The College presented the proposed design at meetings with the neighborhood and with City staff to ensure that City Code and HPC requirements are met as well as that all stakeholders were considered in the application process. Granting the Certificate of Appropriateness is in keeping with the spirit and intent of the Heritage Preservation Ordinance.

13. The certificate of appropriateness will not be injurious to the significance and integrity of the 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 exterior envelope redesign of 2540 Third Avenue South will not be injurious to the significance and integrity of other resources in the Historic District. The existing residence hall is a non-contributing structure in the district and the redesign proposes reinforcement of the street edge, the campus identity and eliminates safety issues and building degradation issues associated with the existing 1970s building envelope. The proposed design supports MCAD's Master Plan vision and will not impede preservation of landmarks and historic resources within the district and surrounding neighborhoods.

Historic Context - Sanborn Insurance Map (1912, updated to 1951)

From Stevens Ave. (west) to Clinton Ave. (east) and 24th St. (north) to 26th St. (south)
Shaded area indicates properties that are now demolished

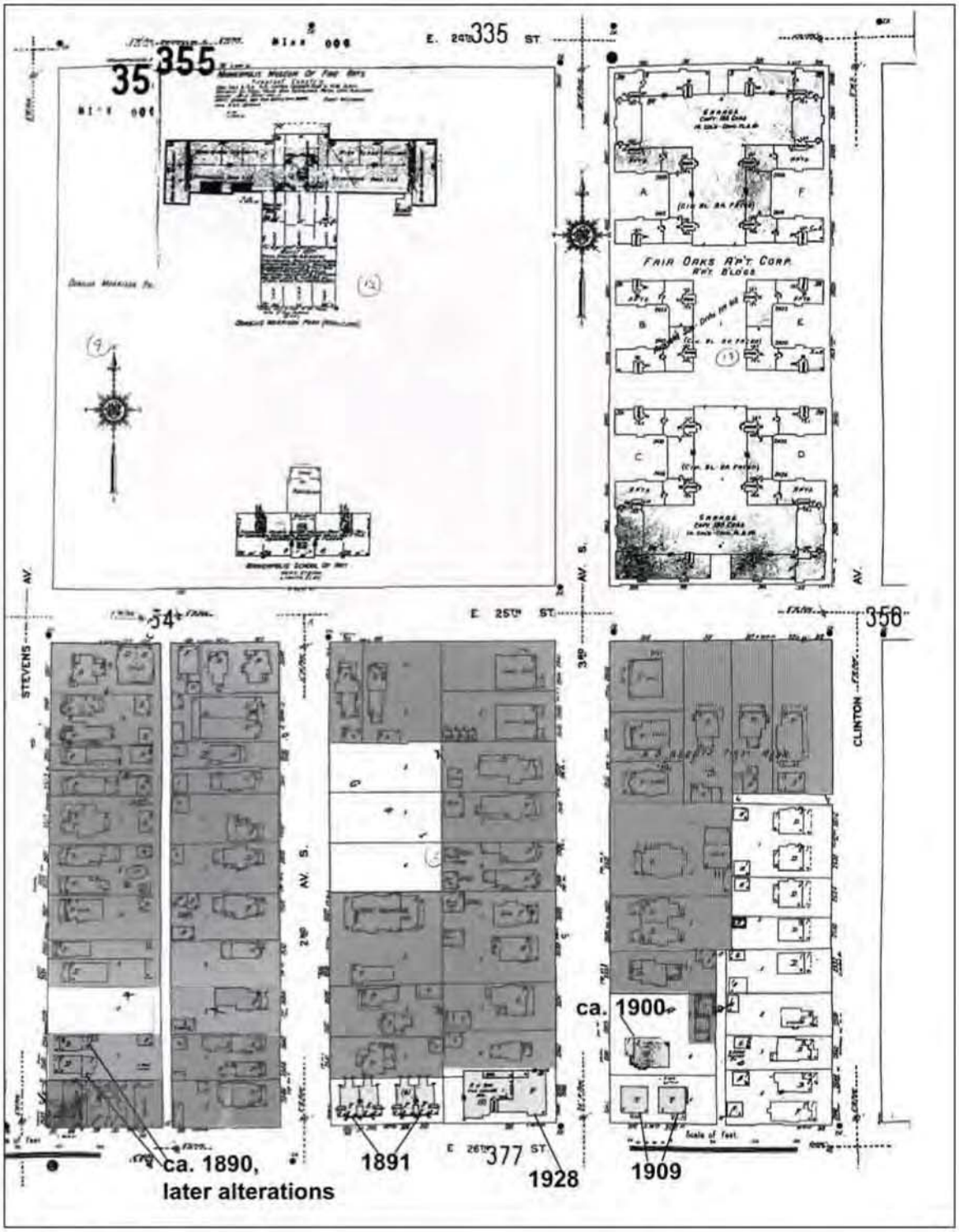

Exhibit 4.2

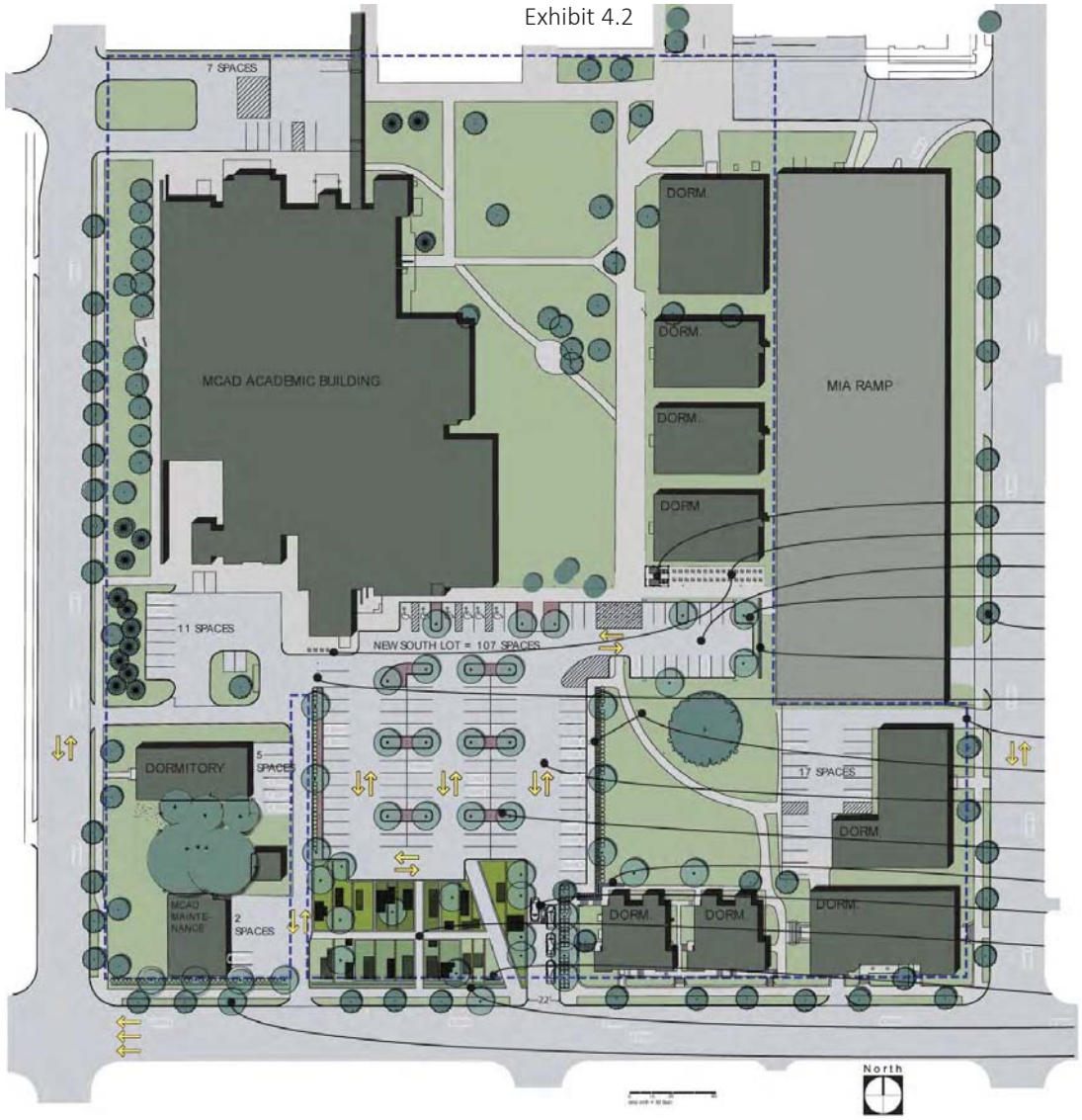

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Exhibit 5

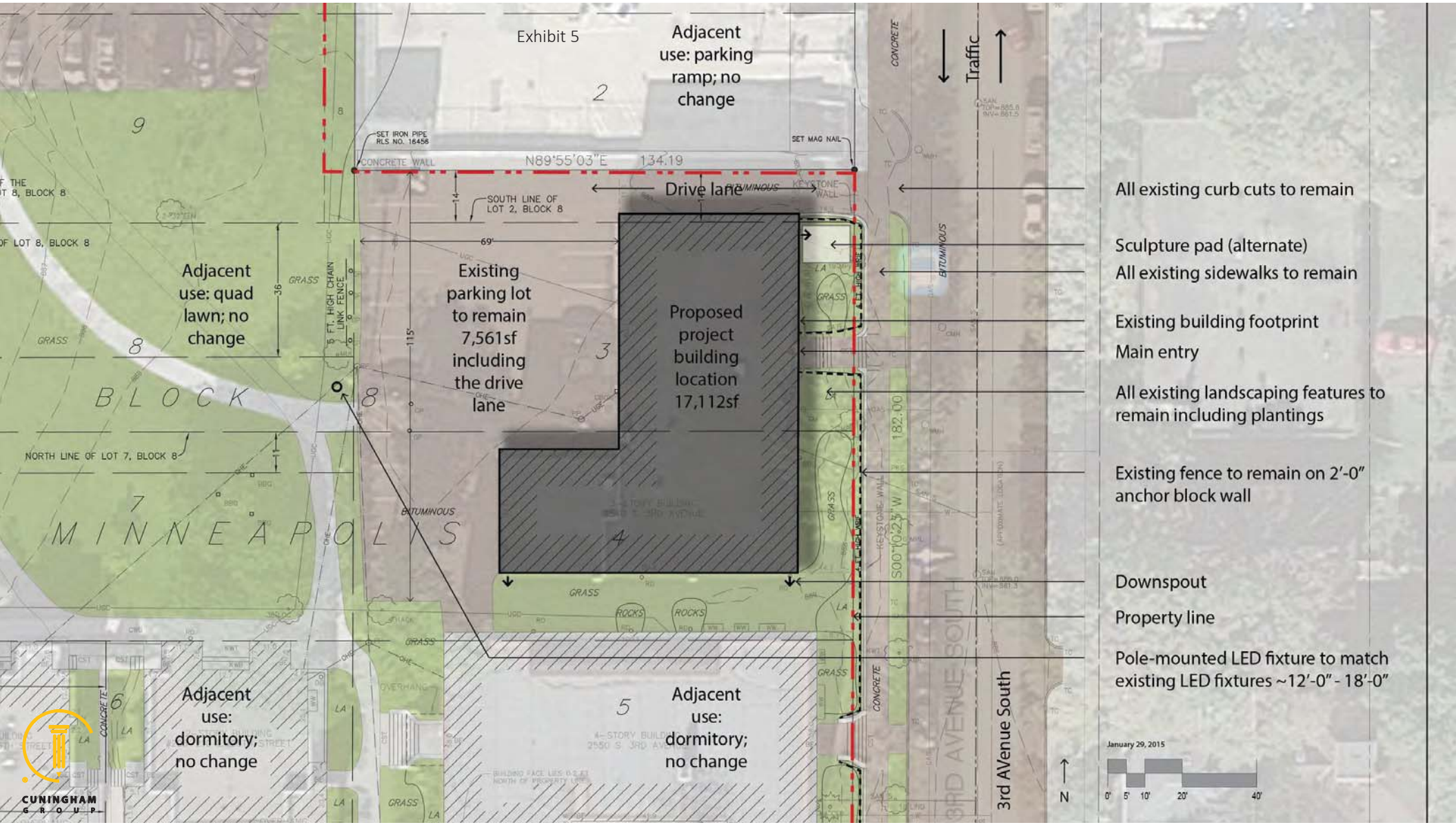
Adjacent use: parking ramp; no change
Traffic
Drive lane
All existing curb cuts to remain
Sculpture pad (alternate)
All existing sidewalks to remain
Existing building footprint
Main entry
All existing landscaping features to remain including plantings
Existing fence to remain on 2'-0" anchor block wall
Downspout
Property line
Pole-mounted LED fixture to match existing LED fixtures ~12'-0" - 18'-0"
Adjacent use: quad lawn; no change
Existing parking lot to remain 7,561sf including the drive lane
Proposed project building location 17,112sf
Adjacent use: dormitory; no change
Adjacent use: dormitory; no change
SET IRON PIPE RLS. NO. 16456
SET MAG NAIL
CONCRETE WALL
N89°55'03"E 134.19
SOUTH LINE OF LOT 2, BLOCK 8
NORTH LINE OF LOT 7, BLOCK 8
BLOCK 8
MINNEAPOLIS
3rd AVenue South
January 29, 2015
0' 5' 10' 20' 40'
N

Exhibit 7.1

Existing building - 2540 3rd Ave S

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Exhibit 7.2

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Conceptual Design

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Exhibit 7.3

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Exhibit 7.4

Existing Campus Entry – west elevation

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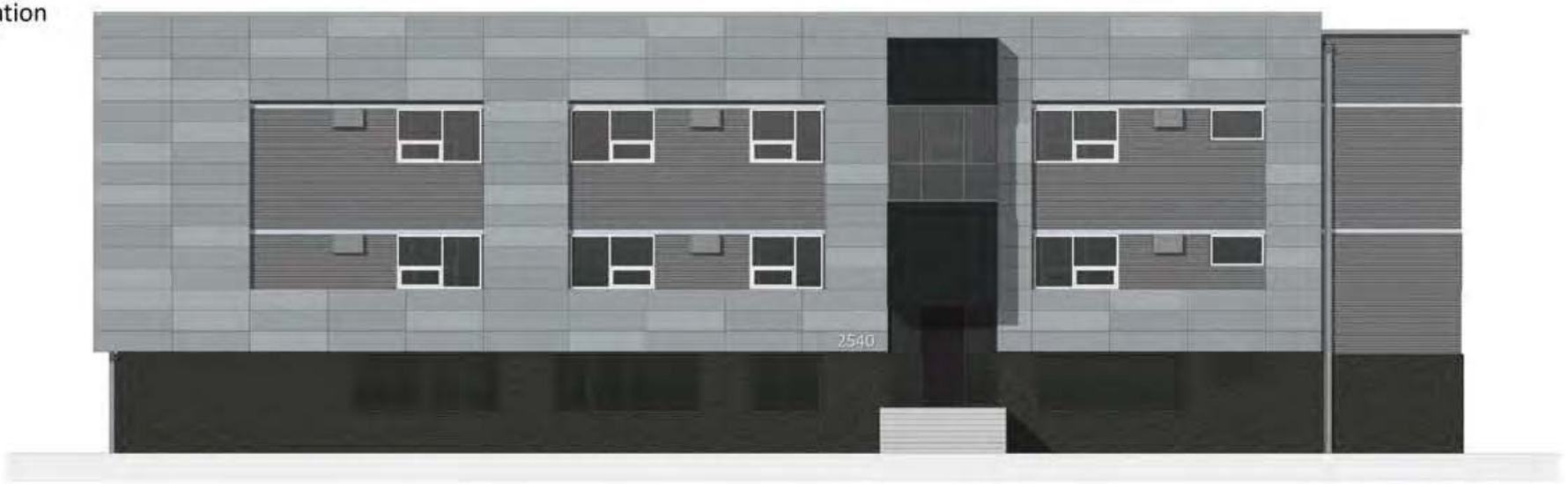
Exhibit 7.5

Exhibit 8.1

existing east elevation



3rd Avenue Entry – east elevation

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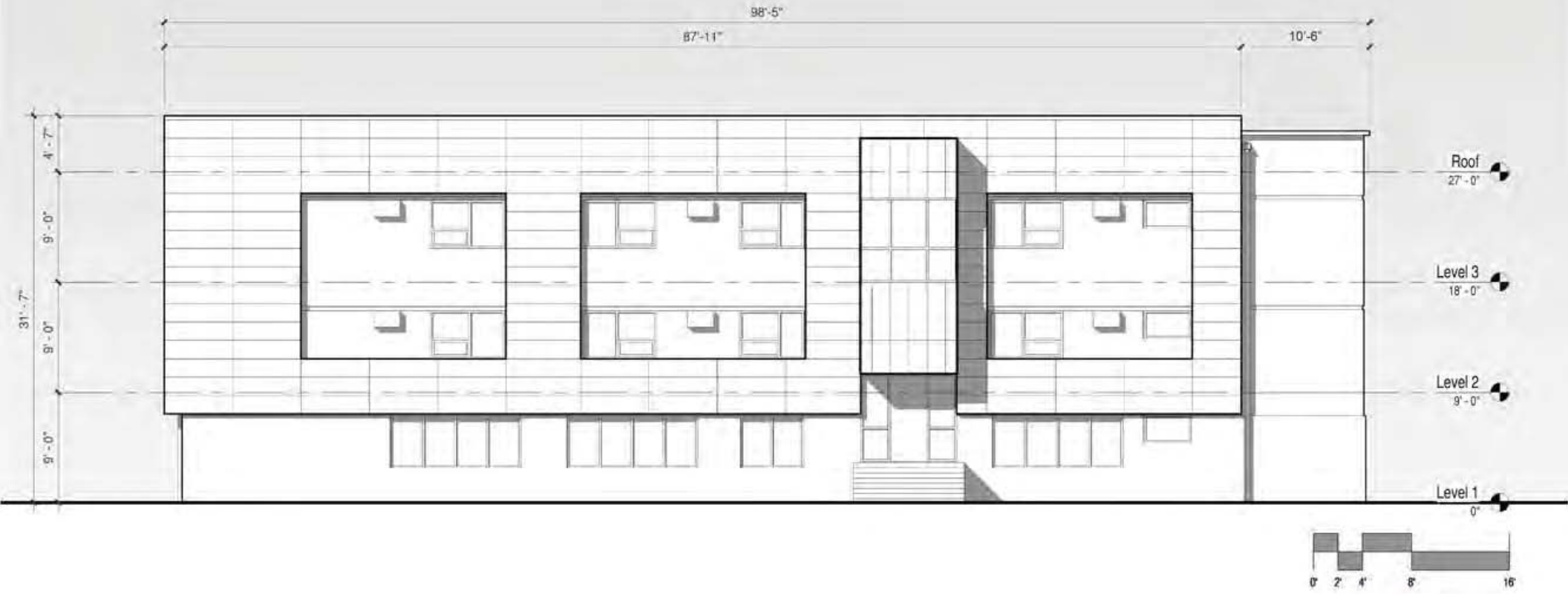
Exhibit 8.2



3rd Avenue Entry – east elevation

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Exhibit 8.3

partial existing north elevation

North elevation

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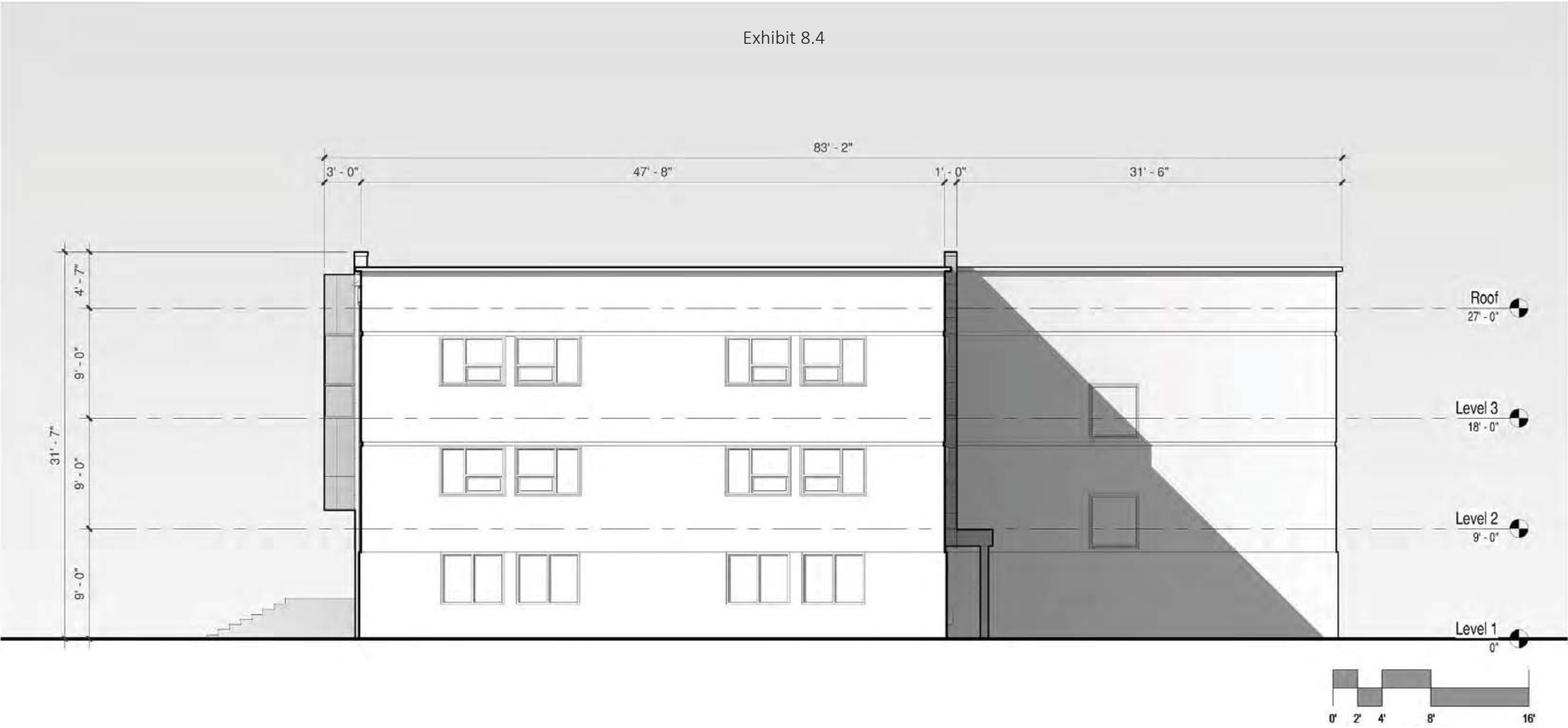
Exhibit 8.4



North elevation

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Exhibit 8.5

existing west elevation

Campus Entry – west elevation

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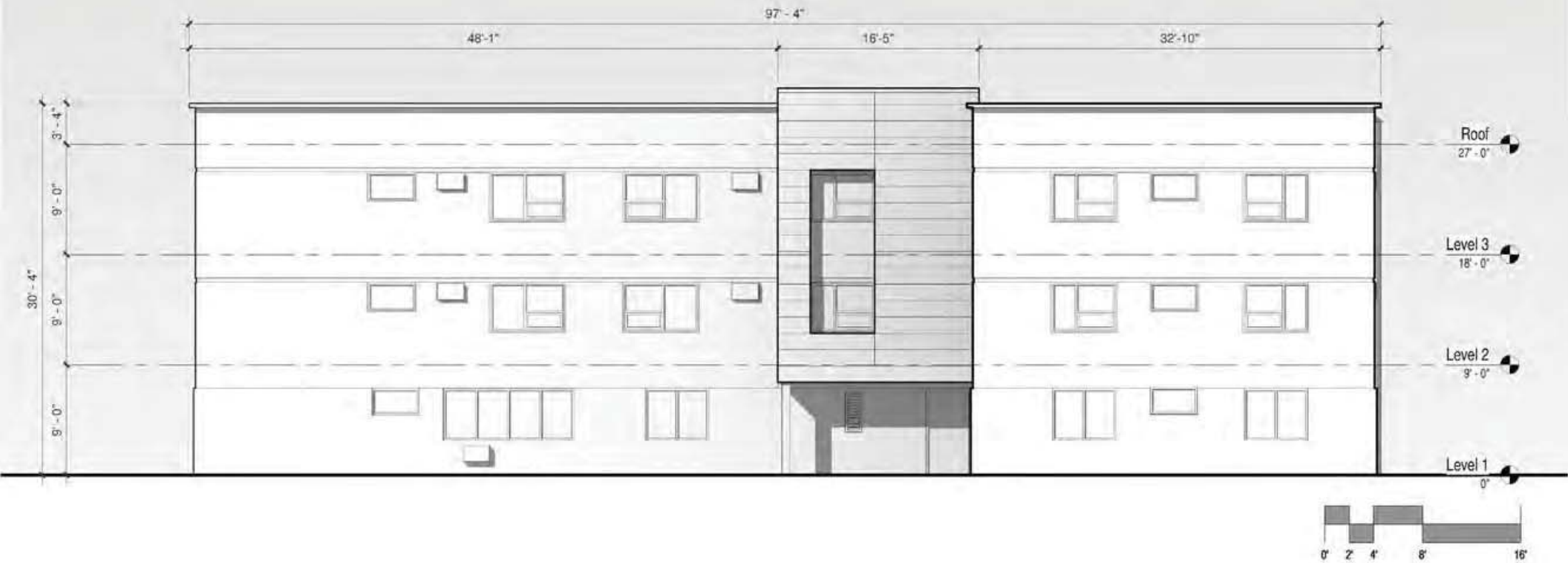
Exhibit 8.6



Campus Entry – west elevation

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Exhibit 8.7

partial existing south elevation

South elevation

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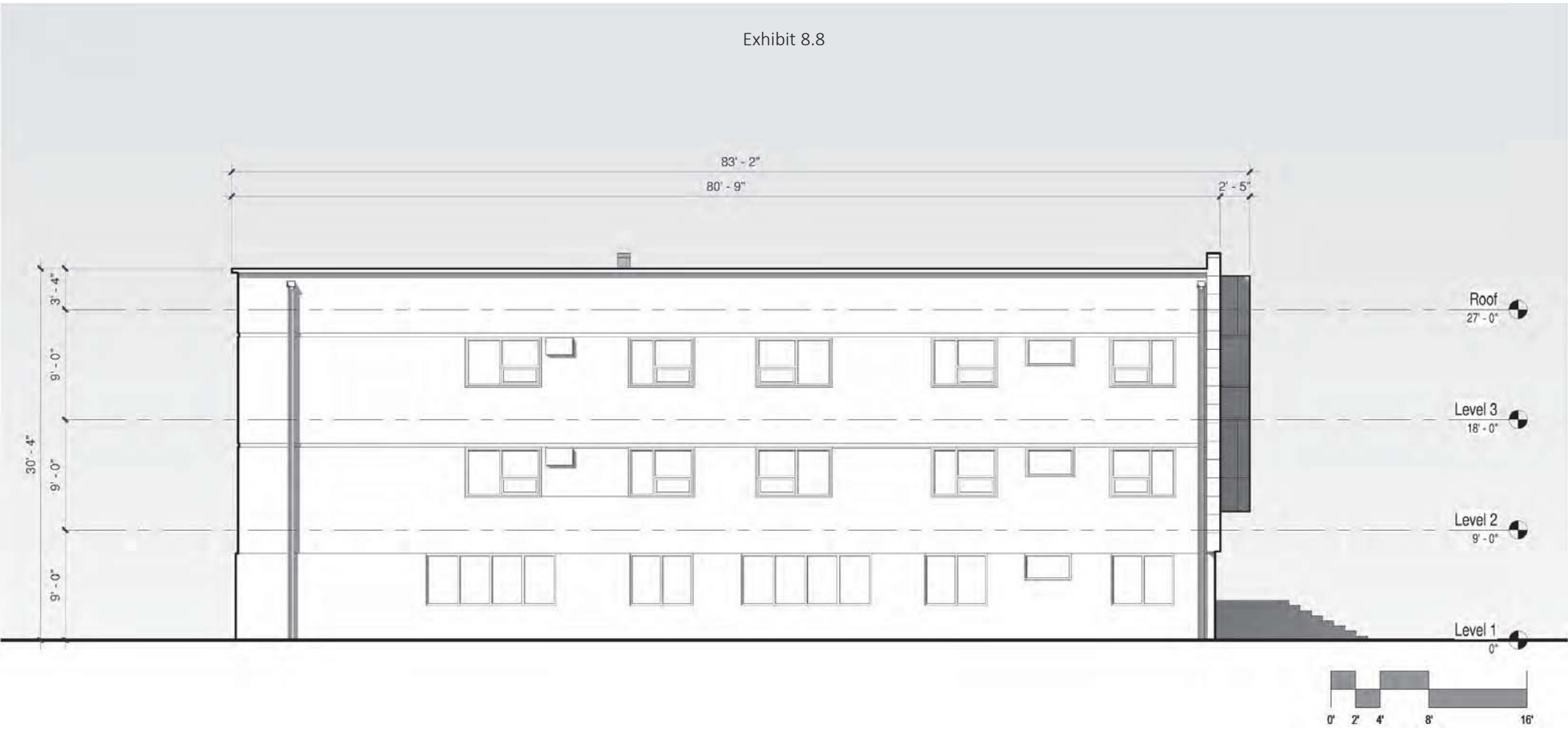
Exhibit 8.8



South elevation

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Exhibit 9

Fiber cement panels

Prefinished metal panel

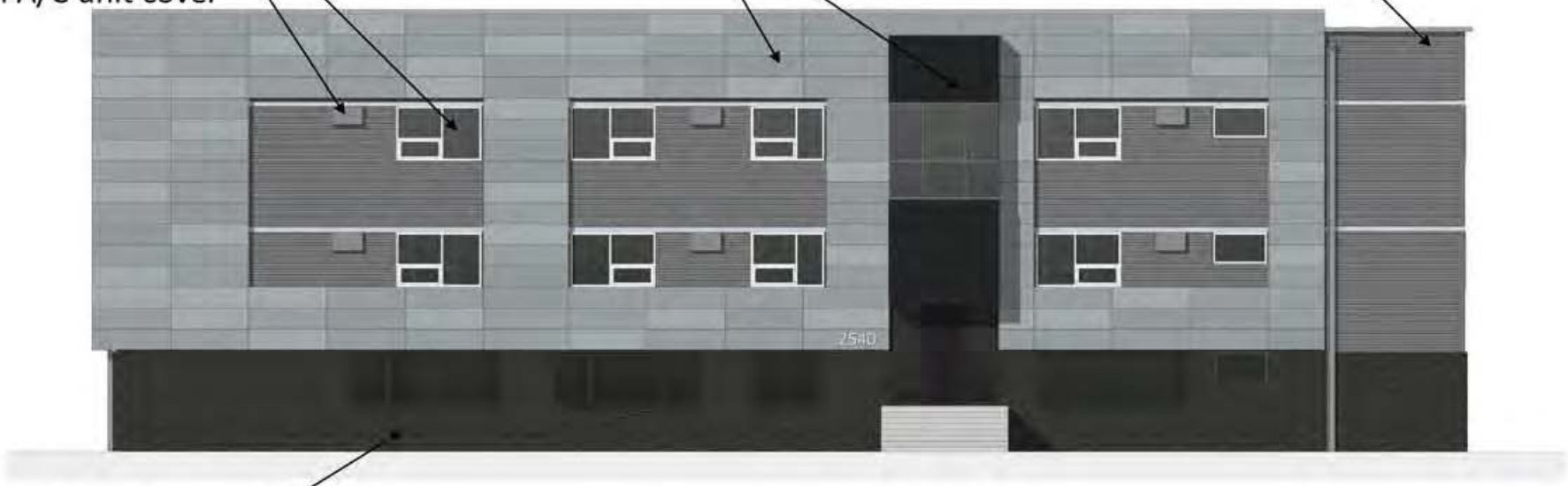
Aluminum windows / accents

Painted brick

Aluminum windows
Prefinished metal panel
Thru-wall A/C unit cover

Fiber cement panels

Prefinished metal panel



Repaint existing painted brick

Material Palette

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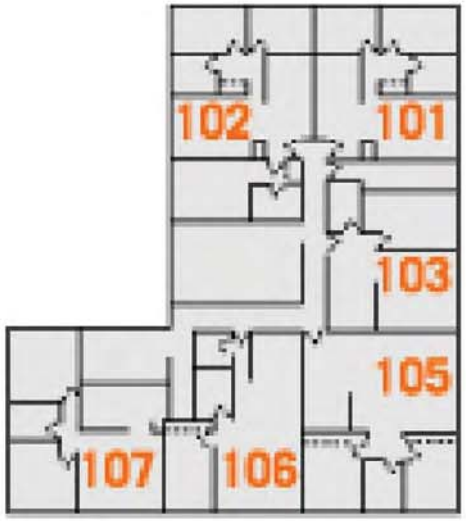
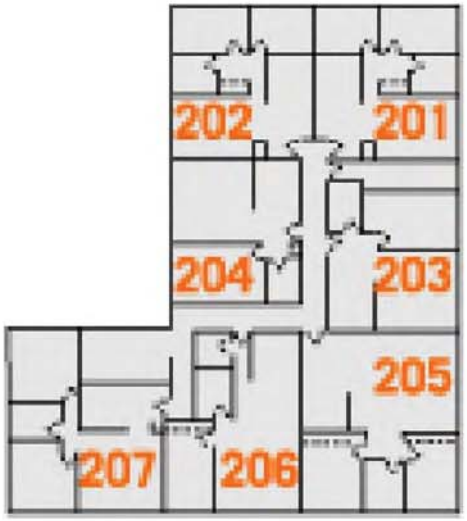
Exhibit 6

Graphic Floor Plans



Level 1



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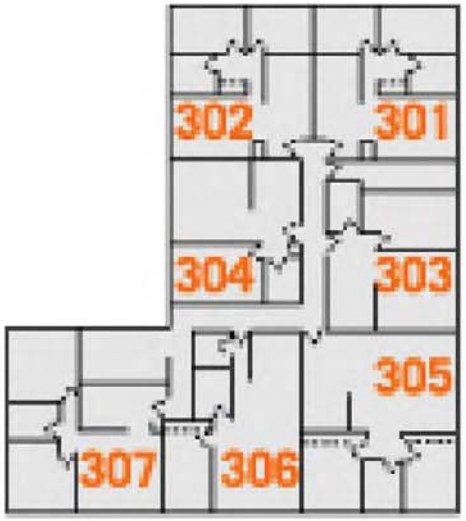

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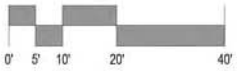

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Exhibit 2

Minneapolis College of Art and Design
Exterior Renovation for the 2540 Residence Hall
2540 Stevens Avenue S.
Minneapolis, MN 55404

Phase 1 Report
Existing Conditions Assessment and
Exterior Cladding and Window Replacement Strategies

October 10, 2014

MCAD

CUNINGHAM
GROUP

Table of Contents

A. Introduction

2540 Residence Hall is owned by Minneapolis College of Art and Design. The College engaged Cuningham Group Architecture, Inc. to review the exterior of the building and provide recommendations.

Assessment Report
A facilities assessment was conducted in September 2014 to identify deficiencies and provide background for priorities in planning future work to replace and correct the exterior envelope of the residential building at 2540 3rd Avenue South. Several locations were selected for removal of the exterior shingles to review potential damage from water intrusion.

Joining the architecture review team is Applied Environmental Services, hazardous materials consultant to the College, and AMBE LTD, roofing analysis. MCAD leaders provided background information about the building and site. Construction documents were not available so observations on site and previous facility reports provided by MCAD were shared with the assessment team.

AMBE Ltd - Condition Assessment Report appears at the end of this report.
Hazardous material report is published separately.

Executive Summary

The degraded condition of existing shingles compromises the building cladding system. It is no longer able to shed moisture as the primary weather barrier. The secondary barrier behind the shingles also is not maintaining protection. Asphalt building paper and air barrier wrap are not weather lapped consistently, do not have termination flashings and are partially degraded. Investigation openings revealed several areas of water intrusion damage. The extent of water damage has advanced in some locations to affect structural floor framing integrity.

Health and safety factors are important for the decision to replace the shingle cladding. MCAD staff report the current siding continues to fail and substantial MCAD staff time is required for repairs. There also is the possibility that someone could be struck by falling siding (several years ago one of the security screens was damaged by a section of siding that fell). The asbestos siding is of similar weight to a cement board.

There have been issues of mold growth on the interior walls in the past. Previous interior remediation projects have been completed. However, propagation of mold is more likely if corrections are not made to stop water intrusion into the building.

Because the primary weather protection is not performing, further damage will most likely occur at a faster pace. Areas of wood frame damage are a high priority. Allowing water intrusion to continue could move repairs deeper into the interior creating longer disruption for building occupants. If not addressed in the near future costs for corrections most likely will be substantially higher.

AMBE LTD prepared a condition assessment report for the roof. The roof dates from the original construction and is beyond its expected service life. Roof slope to drain outlets is inadequate allowing ponding of water. The ponding water and deteriorating roofing condition appears to contribute to the water intrusion into the walls below. Based on the assessment AMBE LTD recommends a complete roofing and insulation replacement.

B. Existing Conditions Assessment

Building Area:
Main Level: 5,700sq.ft.

Date of Construction:
1971

The residence building and parking lot are located at 2540 3rd Avenue South. The main entry faces east with a back entrance on the west. A bituminous parking lot serves the residence and is located on the west side of the property. The building is 3 stories with seven units on the 2nd and 3rd Floors and six units on the 1st Floor for a total of twenty units.

Building Systems

The building's original construction was 1971. The building is wood frame construction with platform floor decks. A concrete slab on grade forms the first floor. The roof assembly is wood framed with wood sheathing, rigid insulation and a built-up bituminous roof covering.

The first floor has face brick from the ground plane up to the head of the first floor windows that has been painted. First floor windows have security screens in a metal frame added sometime in the last ten years. Wall sheathing behind the brick is a fiber based material.

The upper two floors are platform framed wood structure with plywood sheathing. The building is clad with asbestos shingles starting above the first floor window head line and up to the roof coping metal. Flared wood framing forms a mansard wall extension that wraps the building above the first floor windows. The flared areas are covered with asbestos shingles and have a ¼" plywood soffit.

Windows are aluminum with insulated glass and sliding operation. Each apartment unit has a sliding glass patio door. A wood railing assembly covers the lower portion of each patio door.

Wood framed balconies, cantilevered with the floor joists, were removed in the past. Siding was patched in these locations

Main Entry

The main entry on the east side of the building is accessed with a five concrete steps to a landing. Projecting from the building is a wood framed canopy over the entry landing. Wood clad columns support the tall canopy with a flat roof. The roof drains with side scuppers.

Exterior lights are attached on the front face of each column.

Soffit wood and siding of the entry canopy show evidence of water intrusion and damage. Cladding of the canopy and soffit are to be removed and replaced. The structure of the canopy and condition of the exterior sheathing can be examined at that time. At the time of recladding canopy form framing are to be removed to the structural frame. Changing the form of the canopy is recommended in order to create positive slope for moisture drainage.

Entry canopy

Canopy scupper and outflow damage

Brick and Ground Plane

Brick covers exterior sides of the building up to the head of windows of the first floor. Paint is adhering well to the brick except for limited areas. The brick is installed over a wood frame wall. The masonry construction has a narrow cavity by current standards and there is no evidence of a wicks at just above finished grade.

In general the brick appears to be in good condition. Some areas for correction are:

- Southwest building corner has a vertical crack approximately 24" above and then into the ground. The brick appears stable but this narrow opening will allow water entry. The ground should be excavated in the proximity of the crack and a sealant installed to allow the joint to move as the brick changes temperature.
- Northwest building corner has a broken brick and a small amount of missing mortar. This condition can be repaired with tuckpointing.
- A narrow stepped crack and a vertical crack occur on the bottom 32inches of the west wall. Because the brick is veneer over a wood frame that moves seasonally, it is not an immediate concern but should be monitored for change is length or opening width. Expansion joints are not evident in the brick.

- The north and west sides of the building have bituminous paving against the brick. With age the paving has pulled away from the brick. After brick and mortar corrections, this opening can be filled with bituminous based sealant along the brick and bituminous perimeter. A longer term solution should be considered when the paving is upgraded or replaced.
- Some brick sills at the first floor windows have peeling paint. Portions of the top of brick and base of wall have peeling where water has collected. These can be cleaned and repainted. Other areas for paint corrections are below downspouts.
- The test opening at the top of the brick cavity showed a dry cavity at the back of the brick. When demolition of the siding exposes the top of brick, the cavity should be reviewed from above.
-


East side brick


Northwest corner – gap at base of wall, open mortar joint

Exterior Envelope

The building is clad with asbestos shingles starting above the window head line of the first floor. Conditions vary but the system has numerous repairs and damaged sections. Under the shingles is asphalt building paper. In areas where repairs have been made, modern building air barrier wrap is installed. Winter vapor drive from the interior to the exterior may be contributing to some exterior issues described above.

Existing exterior wall materials are (starting at the inside)

- Gypsum wall board
- Vapor retarder - some locations observed had a polyethylene sheet. The vapor retarder may not be uniform and there is evidence it is not providing adequate vapor transmission resistance.
- 2 x 4 wood studs with fiberglass batt insulation
- ½" plywood sheathing
- Asphalt impregnated building paper – some areas have a building air barrier wrap.
- Asbestos shingles

The building cladding is in poor condition and should be replaced. Removal of the asbestos shingles will need to be performed by a licensed abatement contractor.

Plywood sheathing and wall framing was observed in the test openings and is in varying condition. Metal flashings at window head, sills and roof to wall conditions is in poor condition or not existing. During recladding transition flashings are necessary.

Investigation Openings

September 29 openings were made in the siding walls to investigate underlying conditions.
Wall areas for correction are described below.

The **East wall** has the most observable damage.

- At window heads and sills plywood has long term moisture damage. In areas with the greatest water intrusion plywood sheathing will need to be replaced. At the test opening a segment of the wall sill plate will be replaced.
- When wood balconies were removed floor joists were cut flush to the exterior sheathing. With water intrusion in this area, floor joist ends began to erode. The full depth of the water damage could not be seen during this review except in the investigation openings. Floor joists in the opening appear to be substantially good for bearing except the ends, they may remain with a new rim joist on the outside. If the damage leaves inadequate bearing at other locations, steel reinforcement or a new joist may be required. In the event of a new joist interior ceiling repairs will accompany the work. Rim joist framing is to be replaced to engage multiple joists where damaged across the length of the previous balcony.
- At previous balconies removals wall sheathing is not present to cover the rim and joist ends. The floor joists will need to be cut back to provide a place for the rim joist creating a flush plane for the wall sheathing. . Plywood sheathing is to be installed to cover the repaired floor framing.
- Areas with only sill plate framing damage can have segments of the sill plate cut out and replaced. A narrow portion of the plywood floor deck will also be replaced where degraded.
- Wall areas just to the side of the moisture damaged areas appeared normal for the age of the building.
- Sheathing replacement is to occur in the damaged area.


East wall below balcony
Plywood sheathing around to be replaced


East wall damage at Floor Joist - partial framing replacement required


East wall – end of floor joist below patio doors

North wall

- One test opening revealed sill plate framing damage along with the lowest wall sheathing degrading. When sheathing replacement occurs, panel edges are to be attached to solid framing.
- Limited areas of plywood floor decking have moisture damage and require replacement or consideration for abatement if they remain solid.

North wall sheathing and subfloor plywood
Wall framing plate and plywood subfloor damage

North wall - plywood sheathing extends up wall
Batt insulation discolored from water in cavity

West wall

- Water related damage appears to be limited to the plywood sheathing at the test opening.
- The exposed wall cavity appeared dry but lacked fiberglass insulation in stud cavities behind face brick. Wall cavity voids should be insulated during a recladding project.
- The exposed test area had some loose sheathing nails. At the time of recladding sheathing attachment to stud framing should be re-anchored where loose.

West wall opening - plywood sheathing incomplete at rim joist

West wall plywood sheathing damage and incomplete vapor retarder

West wall looking down to brick ledge and backup fiber sheathing, metal flashing not present

The extent of the damaged wood is identified in the construction description. An outline of base scope of work and alternatives is described in the Proposed Renovation of the Exterior Envelope section of this report.

Windows and Exterior Doors

Windows and patio doors are aluminum frames with insulated glass. They are generally in serviceable condition but were not reviewed for slider operation. Some units have leaks reported. The source of the leaks may be from surrounding construction, lack of appropriate head and sill flashing or direct window frame leaks. Water stains and reports from College staff indicate water leaks at the head or sill area around the windows and sliding door frames.

Windows and sliding doors are past their expected life span and should be replaced as part of the exterior envelope project. First floor security screens are in good condition and may be considered for salvage and reinstallation.

Patio Doors and wood railing
East wall

West wall patio doors, windows and through wall air conditioners
Multiple repairs are visible surrounding patio doors.

Interior of window – First Floor

Roof Assembly

Two areas of the built-up bituminous roof are divided by a low parapet. Main roof drains are overflow scuppers through the roof edge flashing. Roofs are accessed from a vertical ladder and two roof hatches. The roofs appear to be original installation from 1971. A separate report is being prepared by AMBE LTD, MCAD roofing consultant. Architectural items related to the roof are addressed in the text below.

At the time of roof replacement the following items are to be corrected.

- The entrance canopy roof drains through a single scupper. It appears blocked and holds water for extended times. There is evidence of water damage to shingles at the outflow.
- A slight frame projects around the entry. The top metal flashing is deteriorated and allowing water to move toward the building wall.
- The roof slopes away from the center and out to the low points along the east and west walls. Roof slope is weak for positive drainage to the scuppers. Downspouts are closed face that can contribute to winter freezing, reducing water runoff. Roof areas currently pond water and the exterior wall areas below the ponds have more extensive damage evident. The low areas will be corrected in roof replacement.
- Roof edge blocking is to be raised for the reroofing to accommodate deeper roof insulation.
- Exposed pipe vents will need extensions and mechanical duct curbs raised as well.
- Sheet metal coping will be replaced on the roof area divider. Top of divider parapet blocking is to be revised for positive slope.
- A concrete block flue chimney projects above the roof on the west wall. The flue needs a cap to protect against bird and debris falling inside. Chimney base flashing needs replacing at the time of reroofing.
- An electrical box for cable TV services in attached to the side of the chimney. Cables are unprotected running across the roof. Cables laying on the roof tend to collect leaves and debris which contributes to ponding and speeds roof deterioration. Cables are to be relocated and run on the building interior. Distribution will originate in the First Floor boiler room and run to each apartment unit.
- Roof access hatches are serviceable but do not meet OSHA standards for safety railings. The hatches are uninsulated and reduce the thermal envelope.

Entry canopy and outflow scupper - condition of sheet metal coping allows water to accumulate at interior wall

Roof ponding

Roof ponding and low roof edge cant

Concrete flue Cable box and surface run
Cables are to be internal to the building and the box watertight

Roof area divider and smaller roof area beyond
Curbs for mechanical items are to be raised for re-roof

C. Proposed Renovation of the Exterior Envelope

Refer to the following page for diagrams of the building exterior elevations for the location of repair work.

Repair and Replacement Recommendations for Framing and Exterior Sheathing

Existing exterior wall materials scope is based on observations and similar conditions described below. There is a range of corrections to be considered for probable cost for construction estimating purposes. A construction contingency should be carried for discovered conditions at the time of cladding removal. The recommendations below list an alternate scope to use in a line item for estimate purposes.

East wall

A. Base scope - 6 openings
   1. Remove plywood sheathing approximately 2 feet each side and below patio door rough opening.
   2. Cut back ends of cantilever joists (previous deck removal) and install a new 2 x rim joist to be flush with wall framing.
   3. Repair wall studs at the jambs of sliding door openings by removing the lower 3 inches of damage stud and inserting 2 x 4 plate segments on top of the sill plate.
   4.
   5. Install new plywood sheathing over repaired and removal areas.

B. Base scope: Entry canopy
   1. Remove canopy form framing down to the structural wood frame.
   2. Add new form framing for positive drainage

C. Alternate scope: Plywood Sheathing
   1. Provide 2 sheets of plywood for up to 8 patches in discovered damaged sheathing. Include demolition cuts.

West wall

A. Base scope - 4 openings
   1. Remove plywood sheathing approximately 2 feet each side and below patio door rough openings.
   2. Cut back ends of cantilever joists (previous deck removal) and install a new 2 x rim joist to be flush with wall framing.
   3. Install new plywood sheathing over repaired and removal areas.

B. Base scope - 4 air conditioner openings
   1. Remove plywood sheathing approximately 12 inches each side.

North wall

A. Base scope - 8 openings
   1. For each group of 4 windows, remove and replace plywood sheathing approximately 16 inches each side, between adjacent windows, the vertical area between Second Floor and Third Floor windows group and above the 3rd Floor to coping, below window rough openings.
   2. Remove approximately 12 feet of damaged sill plate in 6 segments at the 2nd Floor. Install new 2 x 4 sill plate rim joist to be flush with wall framing.
   3. Install new plywood sheathing over repaired and removal areas.

B. Alternate scope: Plywood Sheathing
   1. Provide 1 sheet of plywood for up to 4 patches in discovered damaged sheathing. Include demolition cuts.
   2. Install new plywood sheathing over repaired and removal areas.

C. Alternate scope: Plywood Sheathing
   1. Provide 2 sheets of plywood for up to 8 patches in discovered damaged sheathing. Include demolition cuts.

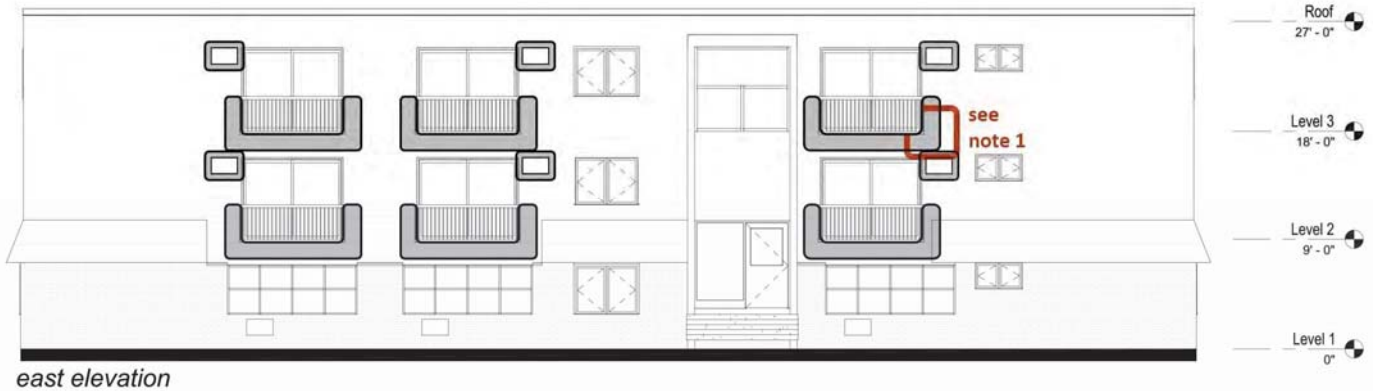
South wall

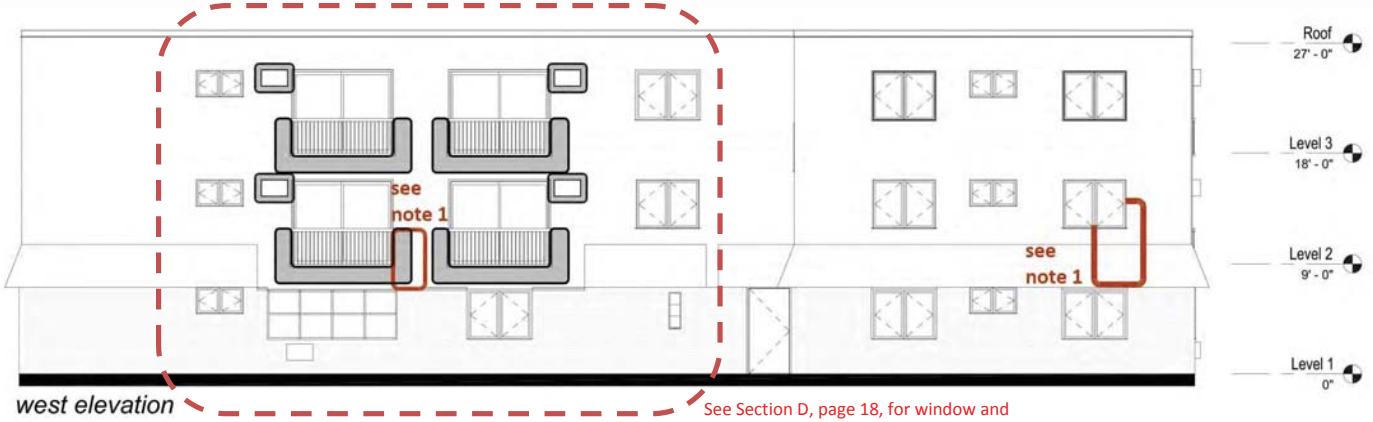
A. Base scope - 4 openings
   1. Remove plywood sheathing approximately 2 feet each side and below patio door rough opening.
   2. Cut back ends of cantilever joists (previous deck removal) and install a new 2 x rim joist to be flush with wall framing.
   3. Install new plywood sheathing over repaired and removal areas.

B. Alternate scope: Plywood Sheathing
   1. Provide 1 sheet of plywood for up to 4 patches in discovered damaged sheathing. Include demolition cuts.

Roof – wood deck

A. Alternate scope: Plywood Sheathing
   1. Provide 6 sheet of plywood for up to 12 patches in discovered damaged sheathing. Include demolition cuts.





See Section D, page 18, for window and panel cladding options, this location.

Framing and Exterior Sheathing Repair and Replacement

Notes

1 Areas highlighted in red refer to portions of the building that have been opened up for investigation.

2 Areas highlighted in gray refer to portions of existing sheathing and wood stud wall framing that will likely require replacement.

Framing and Exterior Sheathing Repair and Replacement

Notes

1 Areas highlighted in red refer to portions of the building that have been opened up for investigation.

2 Areas highlighted in gray refer to portions of existing sheathing and wood stud wall framing that will likely require replacement.

Wall Assemblies: new wall cladding

New system description: exterior wall materials are (starting at the inside)

- Gypsum wall board – existing to remain
- Vapor retarder (VR) - existing to remain, the VR may not be uniform or continuous.
- 2 x 4 wood studs with fiberglass batt insulation - existing to remain
- ½" plywood sheathing - existing to remain, some patching of sheathing will be necessary
- Spray applied air barrier and vapor retarder, combined in single system
- Exterior cladding options: Refer to Exterior Panel Cladding Options following this Section outline.

Proposed Materials Description

DIVISION 02: Selective Demolition

A. Abatement: Owner's separate contract
   1. Remove cement asbestos siding
   2. Remove asphalt impregnated building paper
   3. Gypsum wall board openings in the building, taping compound and joint materials have ACM

B. Demolition.
   1. Remove roofing and roof insulation and expose roof deck
   2. Remove downspouts and scuppers
   3. Remove sloped soffit at first floor and associated framing
   4. Remove windows and patio doors- salvage security screens and frames for reinstallation
   5. Remove wood railings at balcony doors
   6. Remove wood form framing at entry canopy
   7. Remove exterior mounted conduits (electrical scope)

DIVISION 04: Masonry

A. Lower level walls: clean face brick.
B. Repair crack in brick at southwest corner, near grade
C. Tuckpoint voids in brick mortar at northwest corner, near grade

DIVISION 06: Carpentry

A. Add parapet blocking for new roof coping (in roofing scope)
B. Infill framing at previous rough openings of patio doors.
C. Replace damaged wall sheathing and adjacent framing
D. Replace wood cladding on entry canopy columns and facing with new framing
E. Replace interior window sills with solid surface

DIVISION 07: Thermal and Moisture Protection

A. Moisture protection
   1. Spray applied air barrier/vapor retarder with detail membrane at exterior wall openings. Basis of Design: GRACE Construction Products – "Perm-A-Barrier Liquid.
   2. Option: sheet membrane applied weather barrier and VR – grace Per-A-Barrier wall Membrane.

B. Thermal insulation
   1. Fiberglass thermal batt insulation – replace at exterior walls where damaged or infilled
   2. Exterior mineral wool fiber insulation – over sheathing and weather barrier

C. Preformed Siding – refer to the following section-Exterior Panel Cladding Options
   1. Metal panel siding on plywood over outboard insulation.
   2. Metal panel or cement panel siding on furring channels over outboard insulation.
   3. Composite panel siding on manufactured support subframe over outboard insulation.

D. Roofing: low slope
   1. 90 mil Fully Adhered EPDM membrane with cover board substrate sheet.
   2. Rigid extruded polystyrene and tapered extruded polystyrene roof insulation, R-23 continuous minimum.
   3. Fire Barrier Protection Board to meet fire rating and roof manufacturer's warranty.

E. Sheet metal and flashings
   1. Sheet metal: 24 gauge prefinished metal at all flashings, counterflashings, etc. visible from grade; galvanized G60 at roof, for plumbing vents and elsewhere.
   2. Sheet metal flashings: roof coping, wall opening head and sill, brick ledge, entry canopy form redesign, roof scuppers and open downspouts, roof penetration flashing for plumbing vents, etc.

F. Sealant: Seal exterior envelope with sealant and backer stock at all intersections between dissimilar materials, all expansion and control joints; and all penetrations.
   1. Two part urethane – exterior
   2. Acrylic latex – interior
   3. Window sills - sanitary silicone

DIVISION 08: Doors and Windows

A. Windows: Extruded aluminum, thermally broken, sizes as indicated on the drawings.
   1. Basis of Design manufacturer: EFCO Series 2900
   2. Extruded aluminum, thermally broken frame and sash. Windows shall have 1" tempered/ insulated glazing with low "E" glass coating.
   3. Aluminum Extrusions: ASTM B221; 6063-T5 or T6 aluminum alloy, with not less than 0.125 inch wall thickness; color anodized.
   4. Insect screens on all operating units
   5. Project out operation
   6. Reinstall security screen on First Floor

DIVISION 09 Finishes

A. Gypsum Board Systems:
   1. Gypsum board patching at interior window replacement
   2. Exposed outside corners corner beads and taped.
   3. Interior bath fans may require Gypsum patching

B. Painting:
   1. Exterior Painting:
      a. Steel - unprimed (all unprimed steel surfaces): One coat zinc chromate primer, two coats alkyd enamel, semi-gloss.
      b. Steel - galvanized (all galvanized steel surfaces visible from grade): One coat zinc chromate primer, two coats alkyd enamel, semi-gloss.
      c. Exterior face brick: clean brick, prepare and finish side – High performance acrylic enamel.
      d. Paint exterior door and sidelights on east side – High performance acrylic enamel
      e. Paint exterior door on west side – High performance acrylic enamel

   2. Interior painting:
      a. Gypsum board wall patches: 1 coat primer, 2 coat latex.
      b. Paint entire wall of room where windows and patio doors are replaced and where renovation work is performed.

DIVISION 25: Mechanical

A. Wall mounted air conditioning units: replace all A/C units including weather resistant covers and architectural grille.
   1. Refer to elevation drawings for locations
   2. Dimensions are 20.5" D 14.5"H 24" W.
   3. 10,000 BTUs.
   4. The direct replacement is Frigidaire FFTA1033Q1, verify electrical compatibility and availability.
   5. The 2540 building is 220 volt for all apartments except 2540 apt 303 is 110 volt.

DIVISION 26: Electrical

A. Exterior Lighting: replace exterior lighting with LED fixtures
   1. East: 2 - wall mounted
   2. North: 1 - wall mounted
   3. West: 2 - combination wall and parking lot lights, bracket mounted
   4. South: 1 - wall mounted

B. Exit lighting at entries – 1 west and 2 east soffit mounted

C. Bathroom fans – wire to bathroom light circuit switch
   1. 9 – Interior bathrooms, not on exterior walls: Remove existing fans and install new fans connected to existing ductwork.
   2. 12 – Bathrooms located on exterior walls: Install new fans and new ductwork to the exterior. There are no existing fans for these locations

D. Conduit for cable TV distribution – interior rough-ins to each apartment from the roof distribution panel to be included in general contract

E. Conduit for cable TV distribution and data cabling rough-in – interior rough-ins to each apartment from the distribution panel to be included in general contract.
   1. Cost to install one cable television jack in each bedroom and one jack in each living room. Terminate in the first floor boiler room.
   2. Add alternate: cost to install two network jacks per living room and two jacks per bedroom, terminated in the boiler room. Owner's selected subcontractor for low voltage is All Systems Installation. All Systems does most of our cabling on campus and can provide estimates to the contractor.

DIVISION 32 – Exterior Improvements

A. Outside the building – Restore ground material from the site.
B. New concrete splash blocks.
C. Storm Drainage: Reconnect new downspout to existing buried plastic drain tile.

Proposed Ceiling Fan Option

WhisperGreenSelect™ VENTILATION FAN

FV-05-11VKS1

Adjustable Airflow for Maximum Performance

Specification Submittal Data / Panasonic Ventilation Fan

Description

Customizable Ventilation Fan shall be low sone ceiling mount rated for continuous run. Fan shall be ENERGY STAR® rated and certified by the Home Ventilating Institute (HVI). Evaluated by Underwriters Laboratories and conform to both U.L. and c.U.L. safety standards.

Motor/Blower:

- Enclosed DC brushless motor technology rated for continuous run.
- Fan ventilation rates shall be manually adjustable for 50-80-110 CFM.
- Power rating shall be 120 volts and 60 Hz.
- Fan shall be UL listed for tub/shower enclosure when used with a GFCI protected circuit and used in insulated ceiling (TYPE I.C.).
- Fan equipped with a thermal cutoff fuse.
- Removable, permanently lubricated, plug-in motor.

Housing:

- Rust proof paint, galvanized steel body.
- Integrated dual 4" or 6" diameter duct adapter.
- Built-in metal flange provides blocking for penetrations through drywall as an Air Barrier, and assists with the decrease in leakage in the Building Envelope during blower door testing.
- Built in backdraft damper.
- Articulating and expandable installation bracket up to 24".

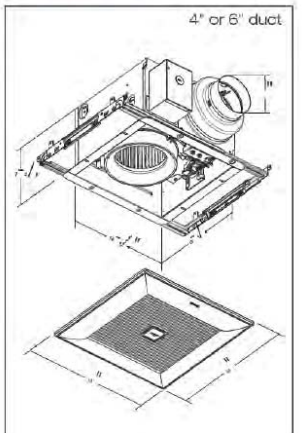
Grille:

- Attractive design using Poly Pro material.
- Attaches directly to housing with torsion springs.
- Includes a motion sensor cap for use as a cover when the motion sensor Plug 'n Play™ module has not been selected

Warranty:

- ALL Parts: 3 Years from original purchase date.
  DC Motor: 6 Years from original purchase date.

Proposed bath fans



Recessed down light:

RAB LIGHTING

SLIM26N

12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 bs

FRONT ENTRY SCONCE
DOWNLIGHT ONLY
OPTION 3

LED Info

Watts:	26W
Color Temp:	4000K (Neutral)
Color Accuracy:	82
L70 Lifespan:	100000
LM79 Lumens:	2,493
Efficacy:	85 LPW

Driver Info

Type:	Constant Current
120V:	0.27A
208V:	0.15A
240V:	0.15A
277V:	0.13A
Input Watts:	30W
Efficiency:	88%

McGRAW-EDISON

DESCRIPTION

The IMPACT Elite family of cutoff wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, Impact Elite provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments, and recreational facilities. UL/cUL listed for wet locations.

WALL MOUNTED AREA LIGHT
CUT OFF FIXTURE
OPTION 1

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two (2) captive fasteners. Optional tamper resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

Optics
Choice of six (6) high efficiency, patented AccuLED Optics™ manufactured from injection molded acrylic. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. BL optics offer backlight control to decrease wall brightness while the optional uplight glow provides soft illumination to highlight architectural surfaces. Offered standard in 4000°K (+/- 275K) CCT and nominal 70 CRI.

Electrical
LED drivers mount to die-cast aluminum back casting for optimal heat sinking and operation efficiency. Impact Elite Wall Series LED operates from 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. 60% lumen maintenance expected at 60,000 hours. The Impact Elite Wall Series LED luminaire is suitable for operation in -40°C to 40°C ambient environments. LightBARS™ feature an IP66 enclosure rating. Optional occupancy sensor with backbox is available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" J-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two (2) captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish
Cast components finished in a 5 stage super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty

IST
IMPACT ELITE LED
TRAPEZOID

1 - 2 LightBARs
Solid State LED

WALL MOUNT LUMINAIRE

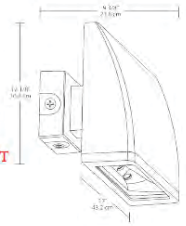
RAB LIGHTING

WPLED104N

LED 104W Wallpacks. 3 cutoff options. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 26.0 lbs



LED Info

Watts:	104W
Color Temp:	4000K (Neutral)
Color Accuracy:	82
L70 Lifespan:	100000
LM79 Lumens:	9,823
Efficacy:	92 LPW

Driver Info

Type:	Constant Current
120V:	0.95A
208V:	0.59A
240V:	0.51A
277V:	0.44A
Input Watts:	107W
Efficiency:	97%

WALL MOUNTED AREA LIGHT
CUT OFF FIXTURE
OPTION 2

ALED3T150N/PC

Specification grade area lights available in IES Type III distr butions. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Replaces up to 400W metal halide. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

LED Info

Watts:	150W
Color Temp:	4000K (Neutral)
Color Accuracy:	82
L70 Lifespan:	100000
LM79 Lumens:	10,106
Efficacy:	68 LPW

Driver Info

Type:	Constant Current
120V:	1.31A
208V:	N/A
240V:	N/A
277V:	N/A
Input Watts:	149W
Efficiency:	101%

POLE MOUNTED AREA LIGHT
IF APPLICABLE
TOTAL CUT OFF

RAB LIGHTING

FXLED150SFY/PCS

Ultra high output, high efficiency LED floodlight with wide NEMA type 6H x 6V beam spread. Patent Pending airflow technology ensures long LED and driver lifespan. Use for general and security lighting for large areas, building facades, signs and landscapes.

Color: Bronze

Weight: 25.0 lbs

LED Info

Watts:	150W
Color Temp:	3000K (Warm)
Color Accuracy:	80
L70 Lifespan:	100000
LM79 Lumens:	11,774
Efficacy:	77 LPW

Driver Info

Type:	Constant Current
120V:	1.31A
208V:	N/A
240V:	N/A
277V:	N/A
Input Watts:	153W
Efficiency:	98%

AREA FLOOD LIGHT
TO REPLACE EXISTING IF ALLOWED
BY CITY ORDINANCE.
MAY BE PROHIBITED DUE TO GLARE ON
ADJACENT PROPERTIES

D. Exterior window and Panel Cladding Options

Exterior Panel Cladding Options

Metal Panels (MP)

Firestone
Firestone Metal Products, 1001 Lund Blvd., Anoka, MN 55330
Phone 800-426-7737, Fax 763-576-9596, http://www.firestonemetal.com/

MP-1	Flat-Lock panel system	FL-W, Flat-lock wall panel
	http://www.firestonemetal.com/products/wall-panel-systems/flat-lock-panels-flw.php	
MP-2	Delta Series concealed fastener wall panels.	Delta Series CFP-12
	http://www.firestonemetal.com/products/profile-panels/delta-series/delta-series-12.php	
MP-3	Aluminum Honeycomb Wall Panel System	UNA-CLAD Series 2000
	http://www.firestonemetal.com/pdfs/honeycomb/Series 2000 TIS 060113.pdf	
MP-4	Aluminum Composite Wall Panel System	UNA-CLAD Series 1000UC
	http://www.firestonemetal.com/products/wall-panel-systems/composite-series-1000uc.php	
MP-5	Aluminum Composite Wall Panel System	UNA-CLAD Series 1200
	http://www.firestonemetal.com/products/wall-panel-systems/composite-series-1200.php	
MP-6	Aluminum Composite Wall Panel System	UNA-CLAD Series 1500
	http://www.firestonemetal.com/products/wall-panel-systems/composite-series-1500.php	

Composite Panels (CoP)

CoP-1 Trespa
Trespa New York Design Centre, 62 Greene Street, New York, NY 10012, phone: 212 334-6888, fax: 866 298-3499, info.ny@trespa.com

http://www.trespa.com/uk/product/trespar-meteonr-facades

Trespa® Meteon® panels perform outdoors exceptionally well. Sun and rain will have no significant effect on the panel's surface. The panels are practically impervious to acid rain as well. Accelerated weathering tests are the best measure of performance, and recent trials continue to rank Trespa® Meteon® 's decorative surface at high classifications for UV-resistance and colour stability.

Cop-2 EcoClad
EcoClad Exterior, Klip BioTechnologies, Inc. 7314 Canyon Rd. E., Puyallup, WA 9837 Office: 253.507.4622, Fax: 253.507.4623, joel@kliptech.com
EcoClad 'Xtreme Protection'
http://www.kliptech.com/index.php/products/ecoclad/ecoclad-xp

07 42 00 Exterior Wood Composite Cladding

XP's new, industry leading, UV overlay means you can now have durability & sustainability together with a 15 year UV warranty. Comprised of a 50/50 fiber blend of rapidly renewable bamboo fiber and FSC certified 100% post consumer recycled paper fiber, EcoClad XP has the highest degree of LEED point contribution of any cladding product available, not to mention it is made completely in the USA and brought together with a 50% corn and cashew based binder formula lacking any harmful chemicals. Most importantly is the extreme durability this product offers, XP has flexural and compressive strength properties' rated over 40k psi and does not crack, chip, or break under extreme weather conditions. EcoClad XP is the ideal product for hi-profile outdoor commercial siding projects as it has an added layer of protection against UV shift and comes with a 15 year UV warrantee.

Cement board panels (CeP)

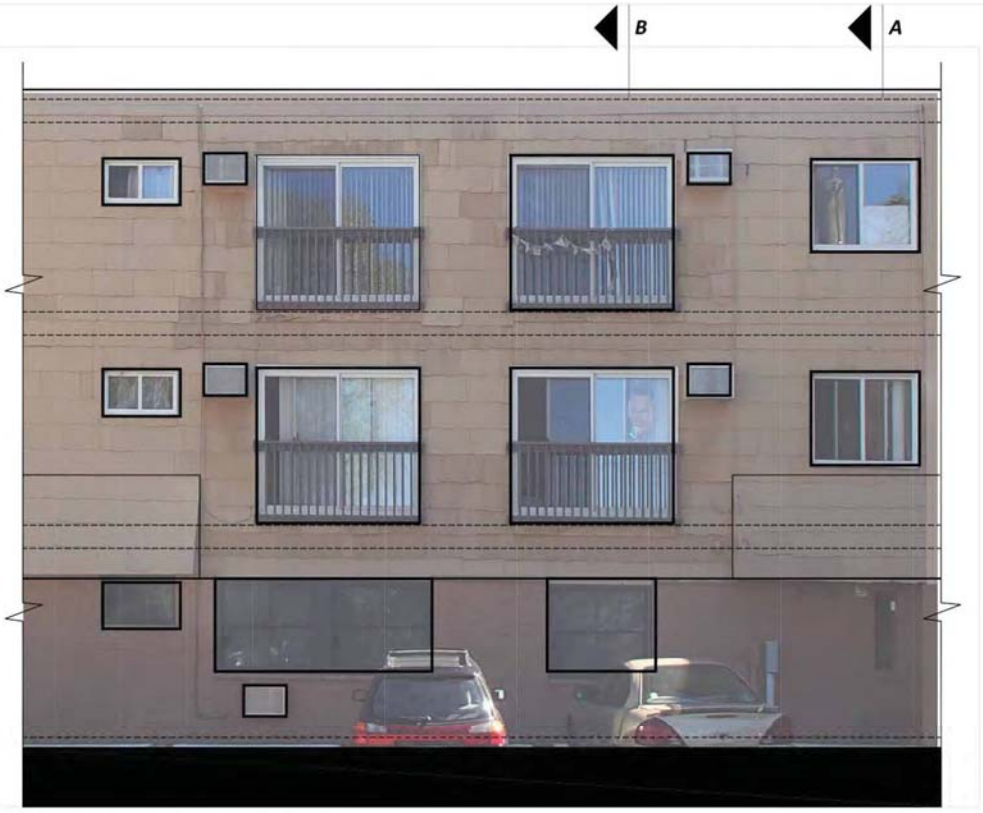
CeP-1 Cement Board Fabricators
Cement Board Fabricators, Inc., 2148 S. 41st Street Louisville, Kentucky 40211, Phone: (502) 774-5757, Fax: (502) 774-5754, 1-800-366-5378

SILBONIT TM fiber cement cladding sheets are specially designed for external cladding, semi-exposed & external lining applications. Applied on a ventilated facade our fiber cement products are a strong, durable & lightweight material, which provides an attractive cost-effective solution for a wide variety of projects.

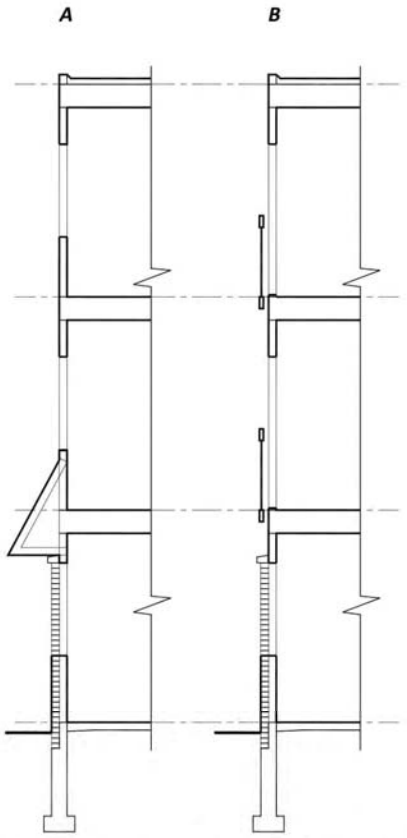
http://cbf11.com/fiber-cement-cladding-sheets/

Minneapolis College of Art and Design
Exterior Renovation for the 2540 Residence Hall
2540 Stevens Avenue S.
Minneapolis, MN 55404

Existing Conditions – Partial Elevation and Wall Sections



Partial Elevation - existing condition



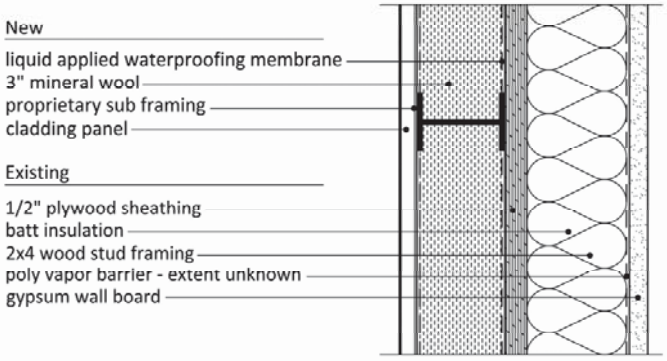
Wall Section @ mansard existing condition

Wall Section @ patio door existing condition

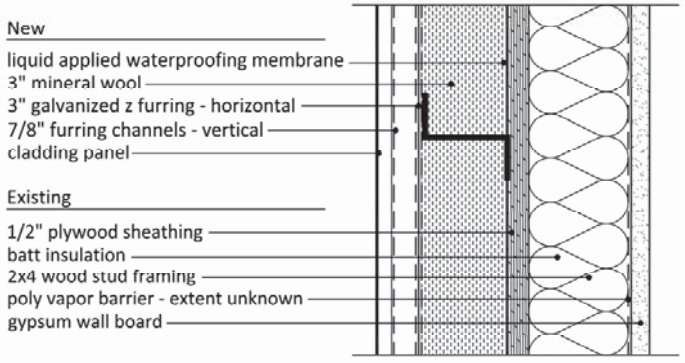
Existing Conditions Diagram

Notes

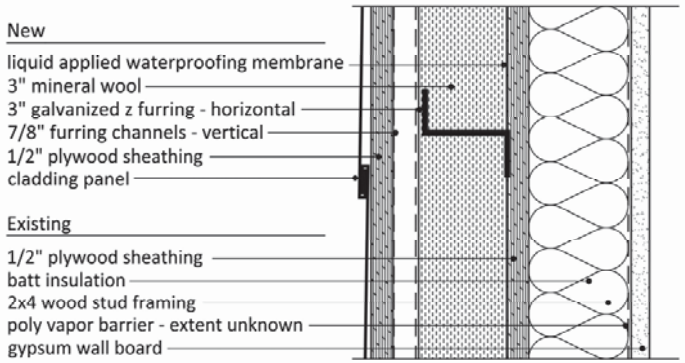
E. Exterior Panel Details



Back up wall - 3 (BW-3)



Back up wall - 1 (BW-1)



Back up wall - 2 (BW-2)

Exterior Panel Details

Notes

1 Use BW-1 for panel options: MP-2, MP-3, MP-4, CeP-1

2 Use BW-2 for panel options: MP-1

3 Use BW-3 for panel options: MP-5, MP-6, CoP-1, CoP-2

E. AMBE Ltd - Condition Assessment Report

AMBE LTD
BUILDING ENVELOPE CONSULTANTS

Minneapolis College of Art and Design
Exterior Renovation for the 2540 Residence Hall
2540 3rd Street
Minneapolis, MN 55404

2540 3rd Avenue S.
Minneapolis, MN 55404

Report Date: October 6, 2014

Prepared by: *Richard A. Grobovsky*

AMBE LTD.
7201 Ohms Lane
Minneapolis, MN 55439

AMBE LTD
BUILDING ENVELOPE CONSULTANTS

Minneapolis College of Art and Design
Exterior Renovation for the 2540 Residence Hall
2540 3rd Avenue South
Minneapolis, MN 55404

This letter will serve to confirm the inspection of 2540 3rd Avenue South in Minneapolis, Minnesota. Observations of the structure of the building envelope are as follows:

1. The existing roof system is an asphalt and gravel built-up roof placed over flat insulation and a wood deck.
2. Ponding water exists at the roof perimeter due to a lack of roof crickets within the roof system and a taper from the middle of the building to the outside edge.
3. Overview reveals that the existing perimeter will need to be raised in order to accommodate proper tapered insulation to remove moisture off of the roof.
4. Existing firewall was observed between the main building and the southwest corner. The existing firewall appears to be solid but not correctly waterproofed.
5. Southeast elevation roof section exhibits the same conditions as the main body of the roof. Tapered insulation will be necessary to remove water.
6. Existing scupper and downspout system is too small for the building. The existing scuppers should be increased in size and the roof mat sloped to allow for better flow of water. The existing downspouts are closed and will need to incorporate an open downspout system.
7. A vent in front of the roof hatch presents a hazard to effectively access the roof in a safe manner. This vent needs to be moved or rotated in order to facilitate access to the roof.

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AMBE Ltd - Condition Assessment Report

8. Metal over the large picture window in the stairwell is extremely rusted and inadequately waterproofed. If kept in place we will design a new waterproofing system in this area.
9. A built-up roof exists over the canopy entryway over the building. A design for a slight taper, with hard board insulation only, to the scupper on the south elevation will be necessary. A tie-in between the canopy and exterior wall system will need to be discussed onsite during construction.
10. Elevation overview of the siding reveals multiple waterproofing situations. Even with the building possibly wrapped with a Tyvek system, moisture infiltration is getting behind it due to the fastening of the railings, and windows.
11. The existing railing system placed at the windows was added after the patios were removed. When the existing siding is removed it will be necessary to review the structural members behind this area for rotting wood. This is not an unusual situation based on how the patio and window system were put together.
12. A proper thru-wall flashing system will be needed at the bottom of the siding as it intersects the brick face.

Based on our observations the existing roof system will need to be replaced. The existing siding is being replaced and selection of the material will occur after approval from the Historical Society.

If you should have any questions in regard to the above information, and photographs attached, please do not hesitate to call upon me.

Sincerely,

Richard A. Grobovsky
Principal Consultant/CEO
AMBE LTD.

CAPITAL BUDGET
MINNEAPOLIS COLLEGE OF ART AND DESIGN
2540 3rd AVENUE SOUTH
MINNEAPOLIS MN

AMBE Ltd - Condition Assessment Report

Photo Summary

Inventory / Photo Info	Photo
Photo #1 Roof overview of the existing asphalt and gravel built-up roof system.	
Photo #2 Observe signs of ponding water due to inefficiency of the drainage system.	

Inventory / Photo Info	Photo
Photo #3 Firewall between the main roof and the southwest roof section.	
Photo #4 Flashing base of the existing chimney system.	

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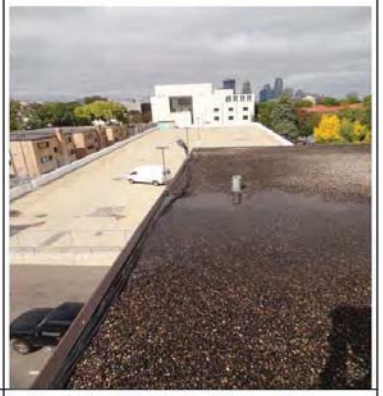
Inventory / Photo Info	*Photo*
Photo #5 Perimeter overview. The perimeter will need to be raised approximately 6" to accommodate tapered insulation and roof crickets.	
Photo #6 Overview of the east side of the perimeter. Ponding water exists due to the lack of roof crickets directing moisture to the existing scupper and downspout.	

Inventory / Photo Info	*Photo*
Photo #7 Additional overview of the east perimeter and two areas of ponding.	

Inventory / Photo Info	Photo
Photo #8 Southwest roof section overview.	
Photo #9 Existing perimeter flashing will need to be raised to accommodate new tapered insulation.	

Inventory / Photo Info	Photo
Photo #10 Additional overview of the existing firewall between the two roof sections.	
Photo #11 Existing scuppers lead to a closed downspout system. During installation of the new roof open downspouts should be used.	

Inventory / Photo Info	Photo
Photo #12 Overview of the closed downspout.	
Photo #13 Looking down at the metal over the window system. If this is removed this metal does not need to be replaced. If it is not removed, this area will need to be waterproofed and tied into the building with new metal that is tapered to the outside edge.	

Inventory / Photo Info	Photo
Photo #14 Additional overview of the metal covering the large picture window.	
Photo #15 Additional overview of the metal covering the large picture window.	

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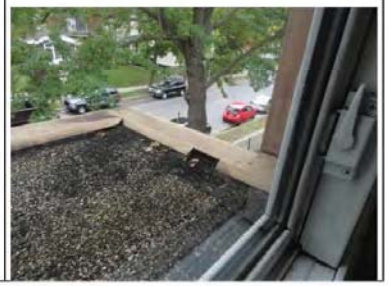
Inventory / Photo Info	Photo
Photo #16 Existing roof hatch. At the outside edge of the roof hatch a vent restricts the access to the roof. This vent will either need to be moved or turned to allow better access.	

Inventory / Photo Info	Photo
Photo #17 Shooting from the inside window at the roof over the canopy.	
Photo #18 Shooting from the inside window at the roof over the canopy. This roof system will need to be tapered to the outside edge, new wood at the roof perimeter, and a possible tie-in problem to the wall system which will need to be reviewed upon removal of the siding.	

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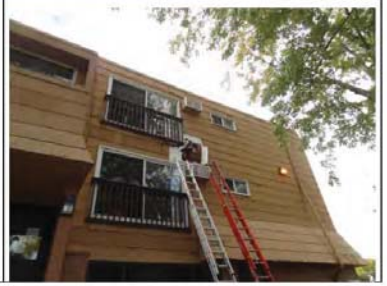
Inventory / Photo Info	Photo
Photo #19 Examination of the siding and substructure at the front of the building.	

Inventory / Photo Info	Photo
Photo #20 Rotting wood below the railing.	
Photo #21 Rotting wood below the railing.	

Inventory / Photo Info	Photo
Photo #22 Based on how the railing was installed, after the roof deck was removed it is not unusual to find rotting wood. These areas will need to be exposed in order to add a solid substrate.	
Photo #23 Siding overview.	

Inventory / Photo Info	Photo
Photo #24 Wall inspection, north elevation, east side.	
Photo #25 Existing wood within the siding inspection on the west side appears to have no rotting and has not been affected by moisture.	

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Inventory / Photo Info	Photo
Photo #26 During insulation of the siding system a thru-wall flashing will be needed over the brick ledge.	

Inventory / Photo Info	Photo
Photo #27 Mansard siding to be removed eliminating this drainage problem. A flash system will be installed.	
Photo #28 Mansard siding to be removed eliminating this drainage problem. A flash system will be installed.	

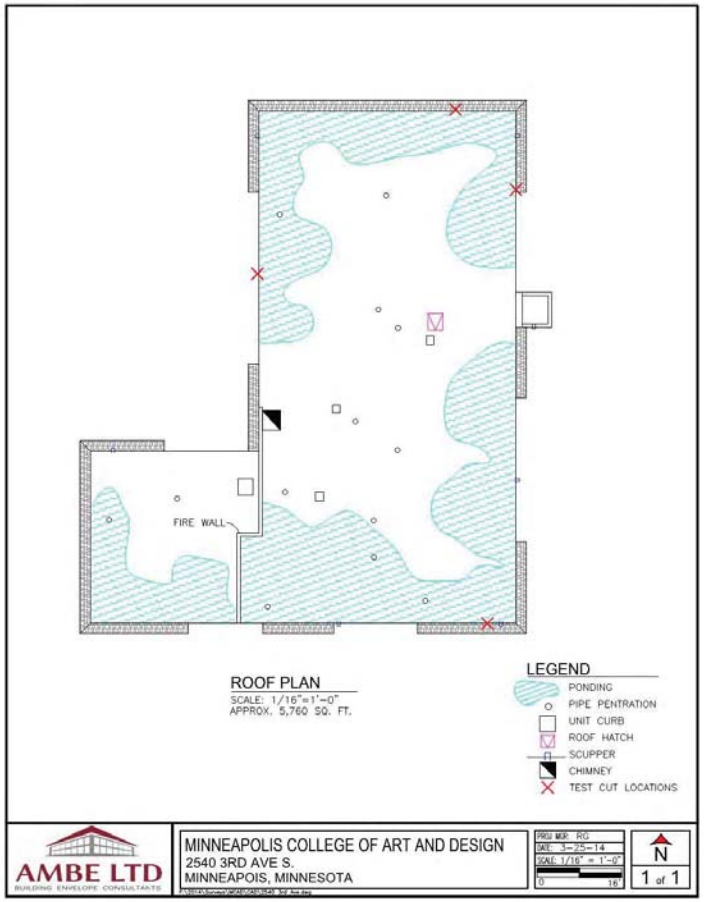
FIRE WALL
ROOF PLAN
SCALE: 1/16"=1'-0"
APPROX. 5,760 SQ. FT.
LEGEND
PONDING
PIPE PENTRATION
UNIT CURB
ROOF HATCH
SCUPPER
CHIMNEY
TEST CUT LOCATIONS
AMBE LTD
BUILDING ENVELOPE CONSULTANTS
MINNEAPOLIS COLLEGE OF ART AND DESIGN
2540 3RD AVE S.
MINNEAPOIS, MINNESOTA
DATE: 3-25-14
SCALE: 1/16" = 1'-0"
N
1 of 1

Exhibit 3.1

Summary of Issues at 2540 Third Avenue

09FEB15

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Exhibit 3.2

Degraded Asbestos Shingles

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Exhibit 3.3

Degraded Plywood Sheathing

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Exhibit 3.4

Damaged Floor Joists

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Exhibit 3.5

Incomplete Vapor Retarder

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Exhibit 3.6

Roof Ponding and infiltration at “parapet”

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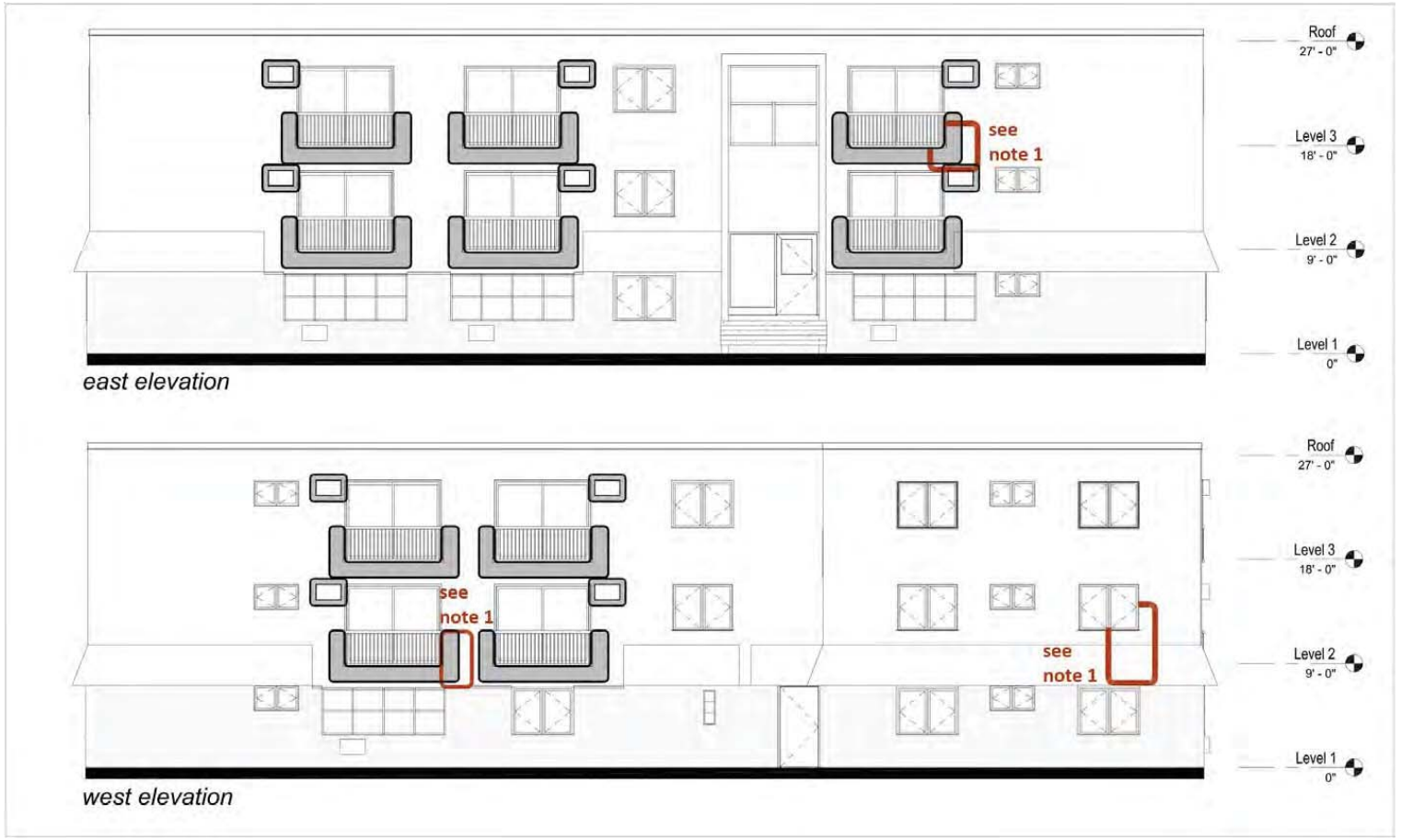
Example of infiltration and framing areas



09FEB15

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Exhibit 3.8

Other issues

1. Infiltration and framing repairs at through wall air conditioners
2. Infiltration and framing repairs at patio doors
3. Infiltration at windows
4. Lack of metal flashing at window openings
5. No venting at exterior wall bathrooms

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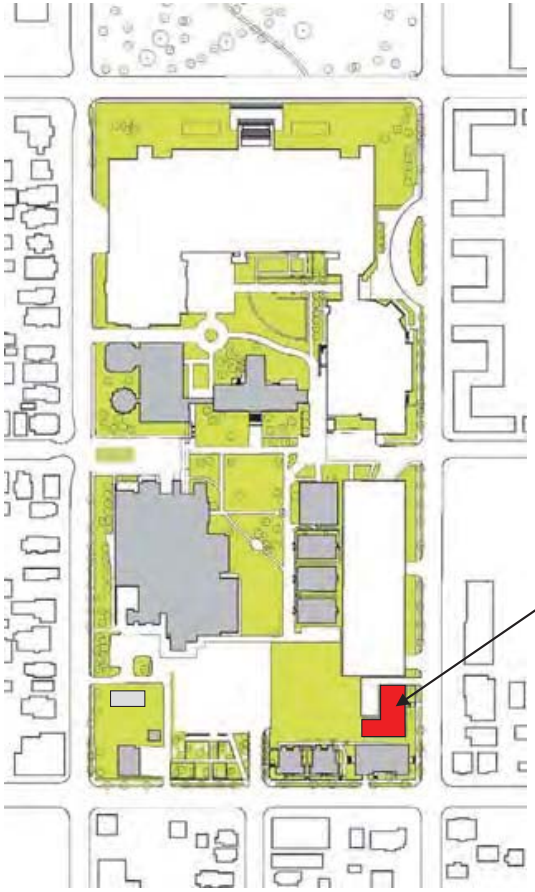
Exhibit 4.1

Design Approach



09FEB15

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Design Principles

- Overcome the existing conditions of the buildings, and illustrate the implications of the envelope re-design so that the project meets the College's needs.

- Relate to architecturally disparate institutional and residential buildings.

- Reflect the diverse visual, experiential, and formal sensibilities of MCAD - a nationally recognized art and design college.

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AIA Minnesota
Firm Award Recipient

January 30, 2015

Council Member Lisa Bender
City Hall, Room 307
305 South 5th Street, Room 307
Minneapolis, MN 55415

Subject: **Certificate of Appropriate Certificate**
For MCAD 2540 3rd Avenue South Exterior Envelope Re-design

Dear Council Member Bender:

On behalf of Minneapolis College of Art and Design (MCAD), I am writing to inform you that we will be submitting a Certificate of Appropriateness application for the 2540 3rd Avenue South Exterior Envelope Re-design.

2540 3rd Avenue is an existing three-story, 17,100 square foot residence hall on the MCAD campus. Built in the 1970s, the structure was purchased by the College in 2001. This building is a non-contributing structure within the Washburn Fair Oaks Historic District.

Due to several existing building envelope issues, MCAD completed a building envelope assessment in the fall of 2014. And, to eliminate the current envelope issues: façade deterioration; joist damage; asbestos siding; and, infiltration, the report recommended a complete redesign of the exterior envelope. The re-design of the exterior envelope includes: exterior siding, refinishing of existing brick, re-roofing, parapet extensions, window replacement, envelop insulation, A/C unit replacement and LED exterior lighting. Site work is minimal with the potential for a sculpture pad on 3rd Avenue and the addition of a pole-mounted LED light fixture on the west side of the existing campus parking lot. No changes to the access drive and parking are planned. The 2540 3rd Avenue project is anticipated to be constructed during the summer of 2016.

Attached you will find the information packet reviewed by City of Minneapolis Staff earlier this month.

I am the contact person for the application. Please let me know if you have any questions or would like additional further information.

Sincerely,

CUNINGHAM GROUP ARCHITECTURE, INC.

Jeffrey K. Mandyck, AIA, NCARB LEED AP
Principal
Jkm
Enc MCAD 2540 HPC Staff Review, MCAD 2540 Phase 1 report 2014-10-10

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AIA Minnesota
Firm Award Recipient

January 30, 2015

Marian Biehn
Executive Director
Whittier Alliance
10 East 25th Street
Minneapolis, MN 55404

Subject: **Certificate of Appropriate Certificate**
For MCAD 2540 3rd Avenue South Exterior Envelope Re-design

Dear Ms. Biehn:

On behalf of Minneapolis College of Art and Design (MCAD), I am writing to inform you that we will be submitting a Certificate of Appropriateness application for the 2540 3rd Avenue South Exterior Envelope Re-design.

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WHITTIER
THE INTERNATIONAL NEIGHBORHOOD

March 2, 2015

Mr. Brock Rasmussen, VP of Facilities
Mpls College of Art & Design
2501 Stevens Ave
Minneapolis, MN 55404

Dear Brock,

I am writing to inform you of action taken at the February 26, 2015 Whittier Alliance Board of Directors meeting regarding the HPC Certificate of Appropriateness for the building at 2540 3rd Ave.

Motion: The Whittier Alliance Board of Directors supports the Minneapolis College of Art and Design's application for a Certificate of Appropriateness for renovations to 2540 3rd Ave. **Motion Carried**

While we understand the need to redo the building envelope and the choice of building materials, there were some questions regarding the design choices and esthetic outcome. Overall, the 3rd Ave façade design is an improvement over the current conditions. The board commented that the windows in the proposed design seem proportionally out of scale (too small) and do not improve the façade esthetic. The grid work and recess reinforces that impression as well as reducing natural light. There was not a good response to the overall look of the north and rear facades. The proposed rehab will resolve the construction failure issues but the question remains whether the neighborhood is getting an improvement in building appeal.

The public art element is a very important component of the design for the neighborhood. This helps soften the look of the building and we encourage you to ensure this is implemented as the project is completed.

We appreciate your commitment to the neighborhood, your students and the investment in this building's improvements. Please consider our comments as you finalize your plans to rehabilitate 2540 3rd Ave.

Sincerely,

Marian Biehn
Executive Director

cc: Councilmember Lisa Bender
* Jeff Mandyck, Cuningham Group

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phone: (612) 871-7756 • fax: (612) 871-0650 • email: info@whittieralliance.org