



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #3
 March 24, 2015
 BZH-28568

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 1115 2nd Avenue South and 201 11th Street South
Project Name: Hotel Ivy
Prepared By: [Hilary Dvorak](#), Principal Planner, (612) 673-2639
Applicant: Brent Frederick with 201 South Eleventh Street, LLC
Project Contact: Heather Whalen with ESG Architects
Ward: 7
Neighborhood: Downtown Minneapolis Neighborhood Association
Request: To add a door from the historic Second Church of Christ Scientist to the existing courtyard on the north side of the building and to make modifications to the existing courtyard.

Required Applications:

Certificate of Appropriateness	To allow alterations to the Second Church of Christ Scientist (Hotel Ivy).
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HISTORIC PROPERTY INFORMATION

Current Name	Hotel Ivy
Historic Name	Second Church of Christ Scientist
Historic Address	1115 2 nd Avenue South
Original Construction Date	1930
Original Architect	Thomas R. Kimball
Original Builder	Naugle-Leck
Original Engineer	Unknown
Historic Use	Church administrative offices, classrooms and a Christian Science reading Room
Current Use	Hotel with a restaurant and spa and residences
Proposed Use	Hotel with a restaurant and spa and residences

Date Application Deemed Complete	February 25, 2015	Date Extension Letter Sent	Not Applicable
End of 60-Day Decision Period	April 26, 2015	End of 120-Day Decision Period	Not Applicable

CLASSIFICATION

Local Historic District	Not applicable
Period of Significance	1930-1965
Criteria of Significance	Architecture, Master Architect
Date of Local Designation	1986
Date of National Register Listing	Not applicable
Applicable Design Guidelines	<i>Secretary of the Interior Standards for the Treatment of Historic Properties</i>

SUMMARY

BACKGROUND. Reminiscent of an ancient Mesopotamian temple, the former Second Church of Christ Scientist Tower represents a rare example of the Ziggurat form of architecture in Minneapolis. Adapted to an urban setting, the Tower was constructed in 1930 to house the administrative offices, classrooms, and reading rooms for the Second Church of Christ Scientist. The Tower was originally the first phase of a master plan for a new church. It was intended to be one of four towers surrounding the main church building. The plan was abandoned and the tower subsequently sold in 1965. After conversion into office rental space, it was renamed the Ivy Tower.

The master plan was the design of the nationally prominent architect Thomas R. Kimball, known for his design of the Trans Mississippi and the International Exposition. Kimball chose exposed concrete with a “contex surfaced finish” for the exterior, one of the first architectural attempts in Minneapolis to give a textured finish to concrete. The arch systems of the roof lantern and the porte-cochere express a Midwestern influence, making the Ivy Tower unique to Minneapolis architecture. Boarded up for nearly a decade, the Ivy Tower underwent a restoration project in 2006 and is now the Hotel Ivy and Ivy Residences.

APPLICANT’S PROPOSAL. The applicant is proposing to reinvigorate the existing Hotel Ivy. As part of this project the existing restaurant space, both the interior space and the exterior courtyard area, will be updated. The changes that are being reviewed as part of this application include a new door from the historic Second Church of Christ Scientist to the existing courtyard on the north side of the building, a new freestanding outdoor bar, a new hand sink that will be attached to the new portion of the building, a metal canopy over the bar area, a new fence along 2nd Avenue South and the replacement and/or repair of the exiting waterproofing membrane and concrete pavers in the courtyard.

RELATED APPLICATIONS. In 2002, 2004, 2005 and 2006, the Heritage Preservation Commission approved Certificate of Appropriateness applications to allow for the rehabilitation of the Second Church of Christ Scientist building, the construction of a new residential tower and a new hotel tower on the site. The two towers were connected with a glass atrium and the historic Second Church of Christ Scientist building was connected to the hotel tower. Each of the developments was similar in design except that the height varied between proposals.

PUBLIC COMMENTS. No comments have been submitted in regards to this application. 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 alterations to the Second Church of Christ Scientist (Hotel Ivy) 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 designated landmark is significant for its architecture and the architect, Thomas R. Kimball, was a Master Architect. The period of significance for which the landmark was designated was from 1930-1965. The proposal impacts the north wall of the landmark as the applicant is proposing to install a new single door and attach a metal canopy to it. Other changes are proposed that will alter the existing exterior courtyard but none of them will physically touch the landmark building. As part of the 2006 rehabilitation of the Second Church of Christ Scientist building a new double door was installed in the north wall. The north elevation of the building is a secondary façade.

The proposed alterations are compatible with and will continue to support the criteria of significance and period of significance for which the landmark was designated. The proposed single door is located on a secondary façade and is located further back from the primary wall of the building than the double door that was approved through a past Certificate of Appropriateness in 2006. As for the proposed metal canopy addition and other changes to the existing exterior courtyard, they are all reversible.

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

The proposed alterations are compatible with and will continue to support the exterior designation for which the landmark was designated. The Second Church of Christ Scientist is significant for its architecture and the architect, Thomas R. Kimball, was a Master Architect. The 2006 HPC approvals for the rehabilitation of the Second Church of Christ Scientist building and the construction of a new residential tower and a new hotel tower on the site allowed for a new double door to be installed in the north wall of the landmark building. The proposed single door is located on a secondary façade and is located further back from the primary wall of the building than the double door that was approved through a past Certificate of Appropriateness in 2006. As for the proposed metal canopy addition and other changes to the existing exterior courtyard, they are all reversible.

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

The City of Minneapolis' Heritage Preservation Regulations and the National Register of Historic Places identify integrity as the authenticity of historic properties and recognize seven aspects that define a property's integrity: location, design, setting, materials, workmanship, feeling and association.

The proposed alterations would not materially impair the significance and integrity of the landmark as evidenced by the compatibility and consistency of the proposed alterations with previous HPC approvals. The style of the proposed door will match the style of the double door

that was installed in 2006 which is similar to the original doors on the front of the building. The metal canopy will be attached to the wall through steel plates. If the canopy is removed in the future the holes can be repaired. None of the other proposed changes to the existing exterior courtyard will physically touch the landmark building and all of them are reversible. The proposed scope of work would not affect the building's location, design, setting, materials, workmanship, feeling or association.

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

There are no applicable design guidelines that have been adopted for this landmark. See finding number 5, regarding the consistency of the alterations with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

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

The proposed development will be consistent with the following *Secretary of the Interior's Standards for Rehabilitation*:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
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.
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.

The proposed alterations would not materially impair the significance and integrity of the landmark as evidenced by the consistency of alterations with the recommendations contained in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The proposed single door is located on a secondary façade and is located further back from the primary wall of the building than the double door that was approved through a past Certificate of Appropriateness in 2006. As for the proposed metal canopy addition and other changes to the existing exterior courtyard, they are all reversible.

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 proposed development will conform to all applicable regulations of this preservation ordinance and would be consistent with the following policies of the comprehensive plan:

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

8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.

Heritage Preservation Policy 8.5: Recognize and preserve the important influence of landscape on the cultural identity of Minneapolis.

8.5.1 Identify and protect important historic and cultural landscapes.

The following finding must be addressed if 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:

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 project does not involve the destruction of the property.

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

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

The applicant has demonstrated adequate consideration for the statement of significance in the original nomination upon which the landmark was based, per the attached statement of findings. The Second Church of Christ Scientist is significant for its architecture and the architect, Thomas R. Kimball, was a Master Architect. The 2006 HPC approvals for the rehabilitation of the Second Church of Christ Scientist building and the construction of a new residential tower and a new hotel tower on the site allowed for a new double door to be installed in the north wall of the landmark building. The proposed single door is located on a secondary façade and is located further back from the primary wall of the building than the double door that was approved through a past Certificate of Appropriateness in 2006. As for the proposed metal canopy addition and other changes to the existing exterior courtyard, they are all reversible.

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

The scope of work in this application does not require site plan review under Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530.

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

The applicant submitted findings indicating that the alteration makes adequate consideration for the treatments delineated in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The application complies with the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as discussed in finding #5 above.

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 alterations to the Second Church of Christ Scientist (Hotel Ivy) located at 1115 2nd Avenue South and 201 11th Street South, subject to the following conditions:

1. 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.
2. 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. Project description and summary of the applicant's proposal
2. Written responses to the findings
3. Individual landmark information
4. Notifications to Council Member Goodman and the Downtown Minneapolis Neighborhood Association
5. Zoning map
6. Architectural drawings and window information
7. Photos

Project Description:

Dave Walter with Ivy Equity Partners, LLC propose to reinvigorate the existing Hotel Ivy site, including the historic Ivy Tower, with a unique dining and bar experience. This will offer the downtown community and visitors from the Convention Center and neighboring businesses an enhanced experience in a preserved historic space. The proposed bar and finishes renovation combined with the maintenance requirements and upgrades to the exterior will bring new life to the existing historic site.

The scope of work will include modern and functional upgrades, offering a unique interior dining experience and create a lively outdoor space while maintaining the spirit and character of the historic exterior. The new restaurant and bar concept results in changes to the interior dining layout and design of finishes providing an atmosphere reflecting the coastal Italian cuisine. The concept will flow to the exterior, creating a space that brings more life to the existing outdoor patio. The new decorative screen wall will engage the public edge with its ornate metal pattern, allowing visibility to the lounge and casual dining environment while acting as an invitation to the outdoor area. The existing waterproofing and outdoor pavers will be removed and replaced to provide a functioning water shedding and protection system as an upgrade to the current leaky system. A new single door will be located between the interior and exterior bars for service only. The new bar will offer added service to the outdoor seating and will be protected by a metal canopy.

The new interior brand concept and design of the exterior will recreate and provide additional opportunities to experience the historic Ivy Tower site in a fresh and accommodating fashion.

Summary of Applicant's Proposal:

Exterior Modifications

- New outdoor bar with under counter bar storage – floor supported and free-standing maintaining separation from historic Ivy Tower.
- New hand sink – to be located against the non-historic adjacent existing building maintaining separation from the historic Ivy Tower
- New steel and metal panel awning above new bar
- Replacement/repair of existing waterproofing membrane and concrete pavers
- New aluminum decorative screenwall/fence
- New planters and outdoor patio furniture
- New service door to outdoor bar in north restaurant wall

Interior Modifications

- Rebrand of both main level restaurant and lower level lounge

- Revised dining layout
- Revised stair access to lower level
- New lighting package
- Redesign of bar and finishes
- New furniture and feature elements reflecting food concept

Certificate of Appropriateness

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

The exterior facade will remain the prominent character of the proposed reconstructed outdoor patio. Modifications to enhance patron experience will support and align with the design criteria for the 1930's ziggurat-style structure and The Middle Eastern influence seen in the Moorish arches and stepped shape during Art Deco era of the 1930's for the historic district it was designated.

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

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

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

The modern functional upgrades to the property and outdoor patio will provide the public with a more active and inviting opportunity to experience the historic Ivy Tower. The exterior materials marking the ziggurat-style structure, stepped with Moorish arches, will remain the design feature and backdrop of the outdoor patio space. The preservation of the spirit and character of the facade at this property will serve as a guide to architecture history.

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

Refer to items #3 & 5.

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

The following changes are proposed in the reconstruction of the property.

A) Exterior Changes:

1. New outdoor bar with bar equipment and hand sink.
2. New steel and metal panel canopy above new bar.
3. Replacement of existing waterproofing membrane and concrete pavers
4. New decorative screen wall/fence
5. New planters and outdoor patio furniture

6. New service door to outdoor bar in north restaurant wall

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

Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.

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

Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.

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

Identifying, retaining, and preserving entrances and porches--and their functional and decorative features--that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilaster, entablatures, columns, balustrades, and stairs.

B) Interior Changes:

1. New main level bar
2. New seating layout and design elements in the main bar reflecting the food concept
3. Existing stair to the lower level removed and new stair to be added
4. New seating layout and design elements in the lower level bar area reflecting bar concept
- 5.

The interior of the Ivy tower is not designated and interior changes are provided for reference.

- 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.***

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

8.1.1 Protect historic resources from modifications that are not sensitive to their Historic significance.

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

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

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

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

Refer to items #1-3.

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

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

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

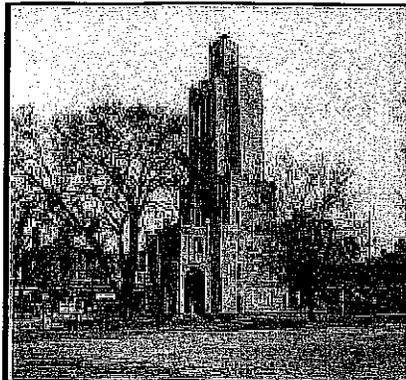
Refer to item #5 for compliance with *The Secretary of Interior's Standards for the Treatment of Historic Properties*.

City of Minneapolis

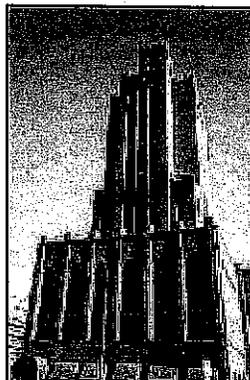
Second Church of Christ Scientist

Individual Landmark

Ivy Tower



1974



2006

Address: 1115 2nd Avenue South

Neighborhood: Downtown West

Construction Date: 1930

Contractor: Unknown

Architect: Thomas R. Kimball

Architectural Style: Moderne

Historic Use: Religious – Church/ Commercial - Offices

Current Use: Under Construction (Mixed Use)

Date of Local Designation: 1986

Date of National Register Designation: N/A

Area(s) of Significance: Architecture; Master Architect

Period of Significance: 1930 -

Historic Profile: Reminiscent of an ancient Mesopotamian temple, the former Second Church of Christ Scientist Tower represents a rare example of the Ziggurat form of architecture in Minneapolis. Adapted to an urban setting, the Tower was constructed in 1930 to house the administrative offices, classrooms, and reading rooms for the Second Church of Christ Scientist. The tower was originally the first phase of a master plan for a new church. It was intended to be one of four towers surrounding the main church building. The plan was abandoned and the tower subsequently sold in 1965. After conversion into office rental space, it was renamed the Ivy Tower. The

master plan was the design of the nationally prominent architect Thomas R. Kimball, known for his design of the Trans Mississippi and the International Exposition. Kimball chose exposed concrete with a context surfaced finish for the exterior, one of the first architectural attempts in Minneapolis to give a textured finish to concrete. The arch systems of the roof lantern and the porte-cochere express a Mideastern influence, making the Ivy Tower unique to Minneapolis architecture. Boarded up for nearly a decade, the Ivy Tower is undergoing restoration (2007).

Photo Credits:

1974, Charles Nelson, courtesy of Minnesota Historical Society

2006 photo, Minneapolis CPED

Works Cited:

"National Register of Historic Places – Nomination Form," November 1983.

Updated: February 2007

Last updated Nov 21, 2011

Connect with the City



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February 5, 2015

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

Re: Hotel Ivy Renovation, 1115 Second Avenue South, Minneapolis, MN 55403 – Heritage Preservation Commission Application

Dear Christie Rock-Hantge:

On behalf of Dave Walter, Ivy Equity Partners, LLC, we are writing to let you know we will be submitting this project to the Heritage Preservation Commission for public hearing review. Please review the following project description and respond to us with any questions or comments.

Project Description

Ivy Equity Partners, LLC propose to revitalize the historic Ivy Tower from its current, underutilized restaurant and patio state into a unique dining and bar experience. This will reconnect the downtown community, and its visitors, to its past and provide the public with a modern experience in a preserved historic space. The proposed outdoor patio renovation will encourage the ziggurat-style of the Ivy Tower to once again be experienced by the public.

The scope of work will provide enhanced patron experience and modern functional upgrades while maintaining the spirit and character of exterior. Rebranding for the restaurant and new food concept will modify the interior dining layout, revise the finish and color palate and require new lighting fixtures. The required waterproofing repair to the outdoor patio will create the opportunity to offer functional and design enhancements through the addition of an outdoor bar, new concrete pavers and a decorative metal screen wall. All new finishes and design will complement the existing historic building.

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

Exterior Modifications

- New outdoor bar with bar equipment and hand sink
- New steel and metal panel awning above new bar

- Replacement of existing waterproofing membrane and concrete pavers
- New aluminum decorative screenwall/fence
- New planters and outdoor patio furniture
- New service door to outdoor bar in north restaurant wall

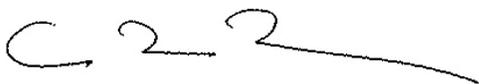
Interior Modifications

- Rebrand of both main level restaurant and lower level bar
- Revised dining layout
- Revised stair access to lower level
- New lighting package
- Redesign of bar and finishes
- New furniture and feature elements reflecting food concept

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

Sincerely,

ELNESS SWENSON GRAHAM ARCHITECTS, INC.

A handwritten signature in black ink, appearing to read 'A. Roseth', with a long horizontal flourish extending to the right.

Aaron Roseth,
Principal

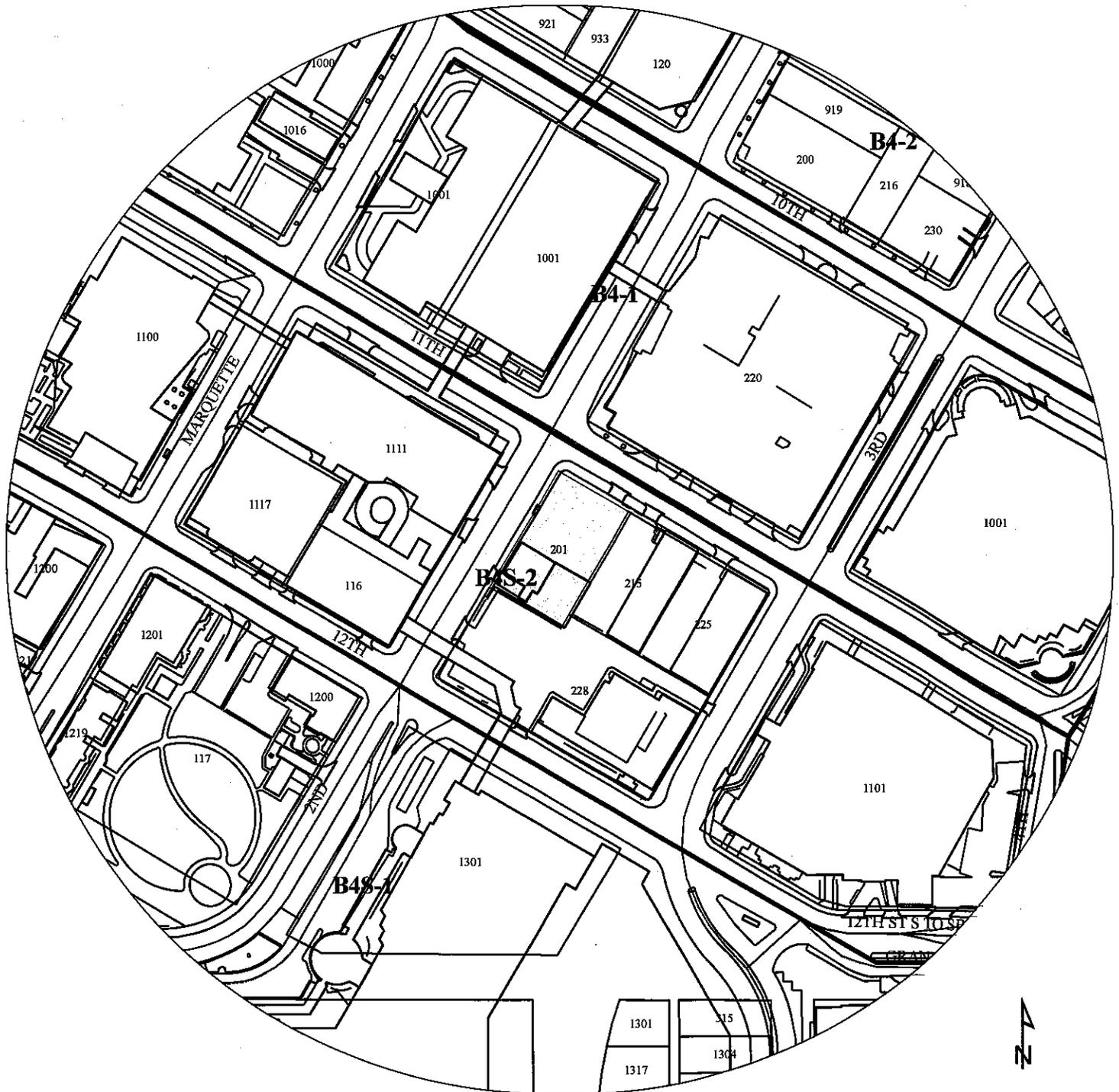
cc: Lisa Steiner, City of Minneapolis

Hotel Ivy

NAME OF APPLICANT

7th

WARD



200 100 0 200 400

PROPERTY ADDRESS

1115 2nd Avenue South and 201 South 11th Street

FILE NUMBER

BZH-28568

HOTEL IVY RENOVATION

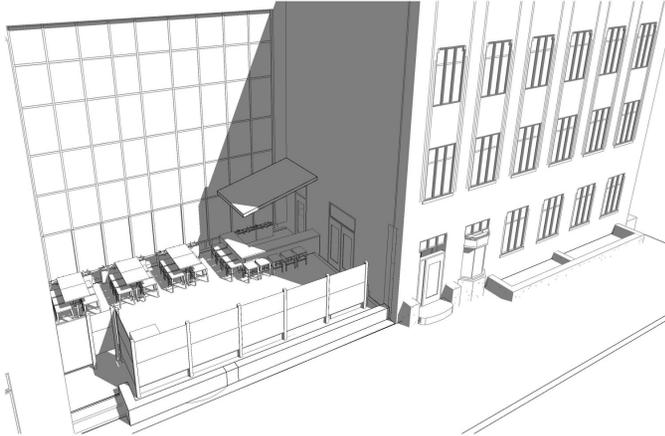
1115 Second Avenue South
Minneapolis, MN 55403

HOTEL IVY
RENOVATION
1115 Second Avenue South
Minneapolis, MN 55403



direct swenson graham architects
500 Washington Avenue South
Minneapolis, Minnesota 55415
P: 612.339.5508
F: 612.339.5382
www.esgarch.com

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.
Terence A. Cieszkowski
Terence A. Cieszkowski
Type or Printed Name
Date: 11/16/15
Title: Architect



PROJECT LOCATION



PROJECT TEAM

Owner/Developer: Heartland Realty Investors
18322 Kylie Court
Minnetonka, MN 55345
Ph: 952-543-0509
Fx: 952-401-3777
Contact: Shaun O'Laughlin

Hotel Operator: Wischermann Partners
18322 Kylie Court
Minnetonka, MN 55345
Ph: 952-543-0509
Fx: 952-401-3777
Contact: Shaun O'Laughlin

Restaurant Operator: Jester Concepts
Brent Frederick
612-387-1613

Architect: Ernest Swenson Graham Architects Inc.
500 Washington Ave. South, Suite 1080
Minneapolis, MN 55415
Ph: 612-339-5508
Fx: 612-339-5382
Contact: Heather Whalen
612-373-4686

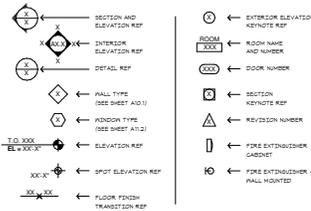
Interior Designer: The Gettys Group
55 West Wacker Drive, 4th Floor
Chicago, IL 60601
Ph: 312-832-0466
Contact: Chris McDonough/ Christy Hubbard

Mechanical, Electrical, Plumbing & Structural Engineers: Pauson & Clark Engineering, Inc.
2932 E. County Road J
White Bear Lake, MN 55110
Ph: 651-407-8056
Fx: 651-407-6476
Contact: Dan Pauson

Kitchen Consultant: Premier Restaurant Equipment
7120 Northland Terrace
Minneapolis, MN 55428
Ph: 763-450-2922
Fx: 763-450-2930
Contact: Brian Ceppek

Contractor: Scott Knudson
Ph: 612-986-2403

SYMBOLS LEGEND



SHEET INDEX

SHEET NUMBER	SHEET NAME	1/16/15 PERMIT SET	01/16/15 INTERIOR PERMIT SET	HPC SUBMITTAL 26/15
GENERAL INFORMATION				
T1.0	TITLE SHEET	*	*	*
T1.2	ARCHITECTURAL ABBREVIATIONS	*	*	*
CODE				
A11.9	ARCHITECTURAL CODE PLANS	*	*	*
ARCHITECTURAL				
DEMOLITION PLANS				
A1.1	HOTEL AND RESTAURANT FLOOR PLANS	*	*	*
A1.1	REFLECTOR CEILING PLANS AND DETAILS	*	*	*
A1.2	BOYFLOOR PATIO PLANS AND DETAILS	*	*	*
A1.7	STAIR RAILS/SCHROEDER AND SCHEDULE	*	*	*
A1.1	INTERIOR ELEVATIONS - RESTAURANT CAV	*	*	*
A1.2	INTERIOR ELEVATIONS - RESTAURANT TRAVELLO	*	*	*
A1.3	RESTAURANT INTERIOR PARTITION TYPES, DOOR SCHEDULE, AND ROOM FINISH SCHEDULE	*	*	*
A1.1	RESTAURANT INTERIOR MILLWORK DETAILS	*	*	*
A1.2	RESTAURANT INTERIOR MILLWORK DETAILS	*	*	*
A1.3	RESTAURANT INTERIOR MILLWORK DETAILS	*	*	*
A1.4	RESTAURANT INTERIOR MILLWORK DETAILS	*	*	*
A1.1	OPENING SCHEDULES AND TYPES	*	*	*
INTERIORS				
RESTAURANT FINISH FLOOR PLANS				
R1.1	RESTAURANT FFE PLANS	*	*	*
INTERIORS - GETTY'S				
FOYER SHEET				
F000.01	GENERAL NOTES	*	*	*
F000.01	FINISH SCHEDULE	*	*	*
F200.01	1ST FLOOR DEMOLITION PLAN	*	*	*
F200.02	1ST FLOOR ARCHITECTURAL - ELECTRICAL PLAN	*	*	*
F200.03	1ST FLOOR FINISH PLAN	*	*	*
F200.01	INTERIOR ELEVATIONS	*	*	*
F000.01	DETAILS	*	*	*
STRUCTURAL				
GENERAL STRUCTURAL NOTES				
S1.0	FRONTAL LEVEL 1 FLOOR PLANS	*	*	*
S1.0	SECTIONS AND DETAILS	*	*	*
MECHANICAL				
MECHANICAL TITLE SHEET				
M1.1	PLUMBING DEMOLITION PLANS	*	*	*
M1.2	HVAC DEMOLITION PLANS	*	*	*
M1.2	Mechanical/Plumbing PLAN	*	*	*
M2.1	PLUMBING NEW WORK PLANS	*	*	*
M2.2	HVAC NEW WORK PLANS	*	*	*
M2.3	PLUMBING RISER DIAGRAMS	*	*	*
M2.4	MECHANICAL SCHEDULES	*	*	*
M2.5	MECHANICAL SCHEDULES	*	*	*
M2.1	MECHANICAL SPECIFICATIONS	*	*	*
M2.1	MECHANICAL SPECIFICATIONS	*	*	*
ELECTRICAL				
ELECTRICAL TITLE SHEET				
E1.1	ELECTRICAL DEMOLITION PLANS	*	*	*
E1.0	ELECTRICAL LIGHTING PLAN - LOWER LEVEL	*	*	*
E1.0	ELECTRICAL LIGHTING PLAN - LEVEL 1	*	*	*
E1.0	ELECTRICAL POWER PLAN - LOWER LEVEL	*	*	*
E1.1	ELECTRICAL POWER PLAN - LEVEL 1	*	*	*
E1.0	ELECTRICAL SCHEDULES	*	*	*
E4.0	ELECTRICAL SPECIFICATIONS	*	*	*

HERITAGE PRESERVATION COMMISSION SUBMITTAL 1/16/15

ORIGINAL ISSUE: 1/16/15

REVISIONS

No. Description Date

214323.01

PROJECT NUMBER

ESG TG

DATE PREPARED BY

KEY PLAN

HOTEL IVY RENOVATION

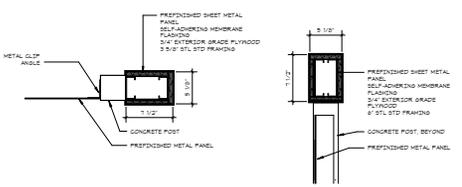
TITLE SHEET

T1.0

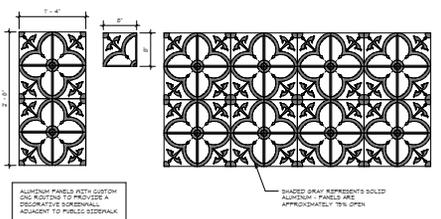


direct swedish program architects
500 Washington Avenue South
Minneapolis Minnesota 55415
p. 6 1 2 . 3 3 9 . 5 5 0 8
f. 6 1 2 . 3 3 9 . 5 3 8 2
www.esgarch.com

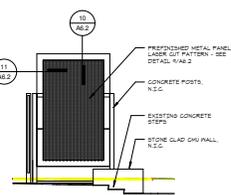
I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.
[Signature]
TARANCE A. COONKOP
Type or Printed Name
DATE: 10/15/15
ISSUE DATE



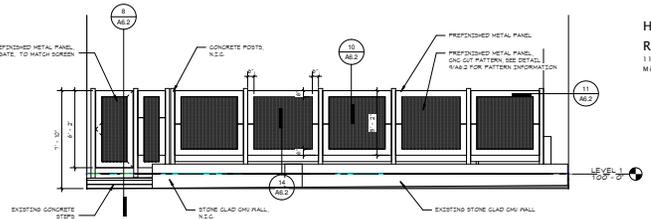
11 DETAIL AT PATIO SCREEN
1/12" = 1'-0"



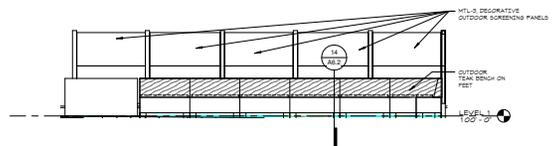
9 PATIO SCREENWALL FENCE DETAIL
1/8" = 1'-0"



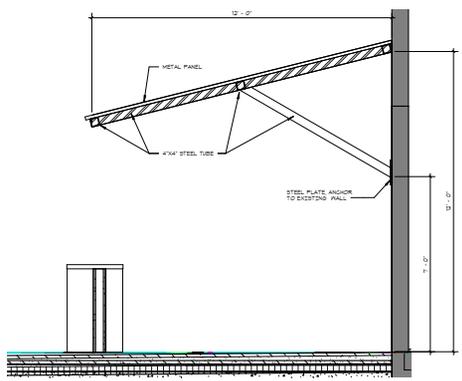
8 SECTION AT GATE
1/4" = 1'-0"



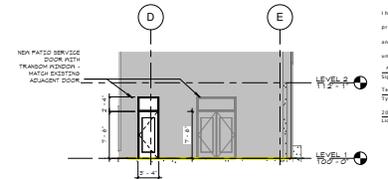
7 PATIO FENCE ELEVATION
1/8" = 1'-0"



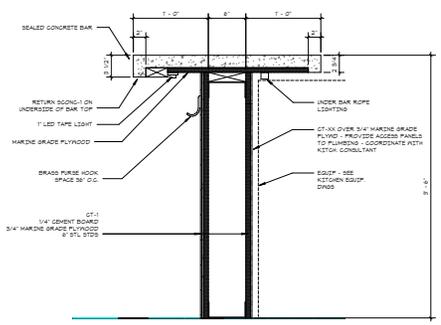
12 RAVELLO PATIO BANQUETTE ELEVATION
1/4" = 1'-0"



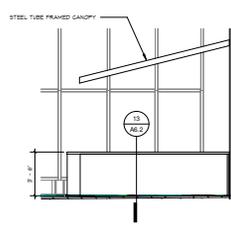
6 SECTION AT CANOPY
1/2" = 1'-0"



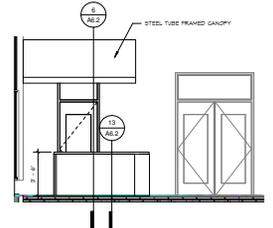
5 EXTERIOR - NEW OPENING ELEVATION
1/8" = 1'-0"



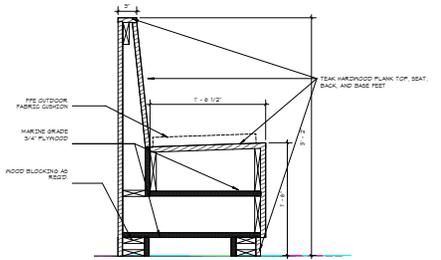
13 PATIO BAR SECTION
1/12" = 1'-0"



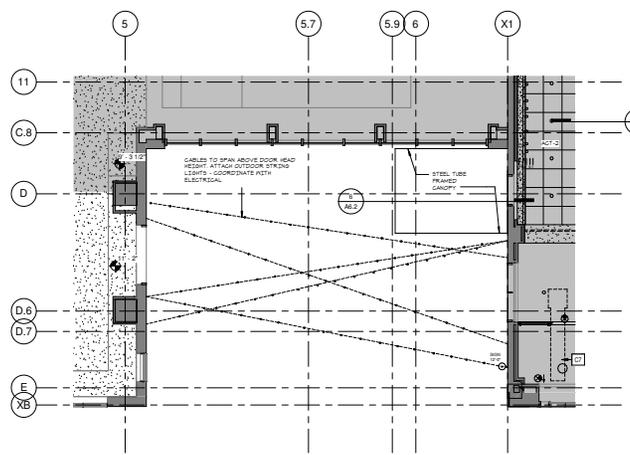
4 PATIO BAR ELEVATION
1/4" = 1'-0"



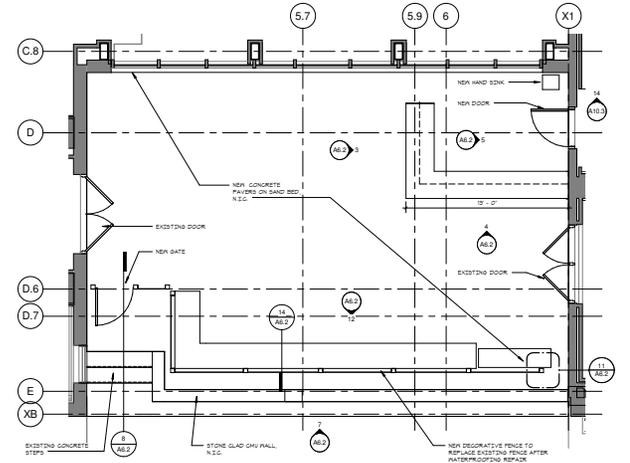
3 PATIO BAR ELEVATION
1/4" = 1'-0"



14 SECTION @ PATIO BENCH
1/12" = 1'-0"



2 LEVEL 1 REFLECTED CEILING PLAN
37'-0" = 1'-0"



1 FLOOR PLAN - OUTDOOR PATIO
1/4" = 1'-0"

HERITAGE PRESERVATION COMMISSION SUBMITTAL
1/16/15

NO.	DESCRIPTION	DATE

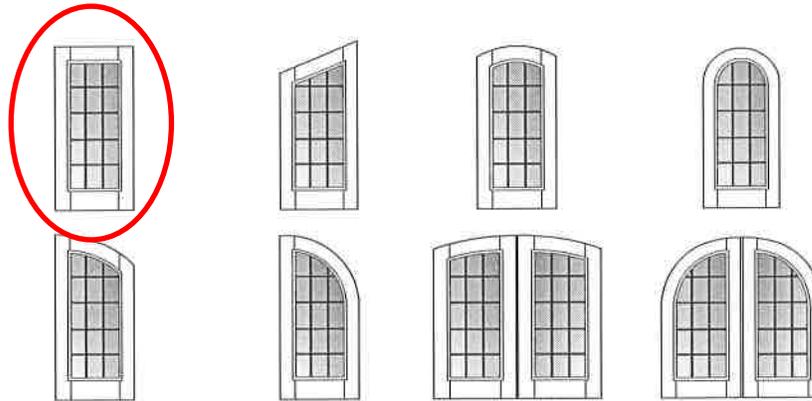
ORIGINAL ISSUE: 1/16/15
PROJECT NUMBER: 214323.01
JK: HW
DATE: 10/15/15
CHECKED BY:
KEY PLAN

HOTEL IVY RENOVATION
OUTDOOR PATIO PLANS AND DETAILS
A6.2

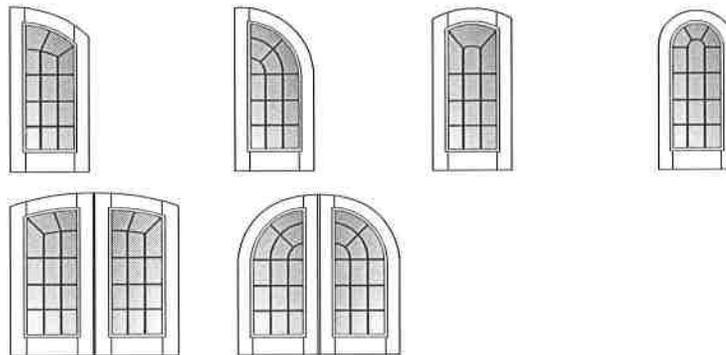
Standard Grille Patterns

Note:
Custom grille patterns are available.

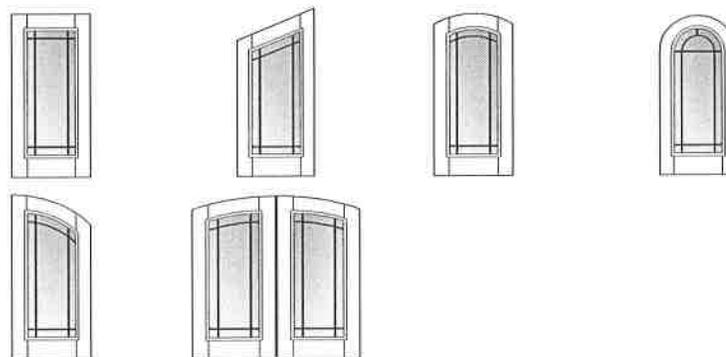
Colonial



Renaissance



Prairie

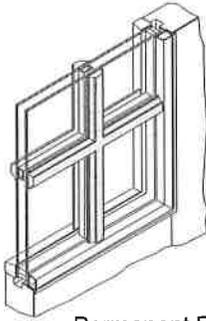


Clad Outswing Doors - Grille Patterns

Grilles

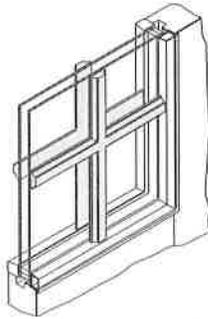
Interior and Exterior Grilles

Full Divided Light

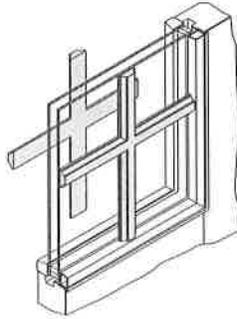


Permanent Exterior
Permanent Interior
With Spacer

Simulated Divided Light

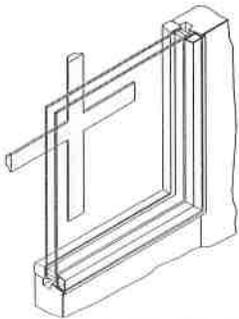


Permanent Exterior
Permanent Interior

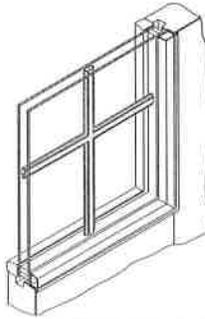


Permanent Exterior
Removable Interior

Easy Clean Options



Removable Interior



Finelight™ Between-the-Glass

Note:

Replacement interior and exterior grilles are made to order.

All grille configurations are available with interiors and exteriors to match interiors and exteriors of windows.

To order, state:

1. Description of Part (interior or exterior and type of grille)
2. Quantity
3. P number (from product label, see [page 8](#))

Andersen® Clad Outswing Commercial Doors (2001 to Present)

Single and Double Doors

Unit Sizes

Standard Sizes of Single & Double Doors

Note:

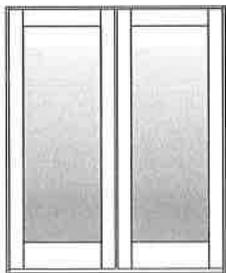
Standard sizes similar to Andersen® 400 and/or 200 Series product. Custom sizes and shapes available.

Rectangle Doors



Unit No.	Dimensions (w × h)
24S102	25 5/8" × 82"
30S102	31 5/8" × 82"
32S102	33 5/8" × 82"
36S102	37 5/8" × 82"
42S102	43 5/8" × 82"
24E102	25 5/8" × 95"
30E102	31 5/8" × 95"
32E102	33 5/8" × 95"
36E102	37 5/8" × 95"
42E102	43 5/8" × 95"

Double Rectangle Doors



DOOR WITH
TRANSOM ABOVE

Unit No.	Dimensions (w × h)
24S102DBL	50 3/4" × 82"
30S102DBL	62 3/4" × 82"
32S102DBL	66 3/4" × 82"
36S102DBL	74 3/4" × 82"
42S102DBL	86 3/4" × 82"
24E102DBL	50 3/4" × 95"
30E102DBL	62 3/4" × 95"
32E102DBL	66 3/4" × 95"
36E102DBL	74 3/4" × 95"
42E102DBL	86 3/4" × 95"

Arch Top Doors



Unit No.	Dimensions (w × h)
24S108	25 5/8" × 82"
30S108	31 5/8" × 82"
32S108	33 5/8" × 82"
36S108	37 5/8" × 82"
42S108	43 5/8" × 82"
24E108	25 5/8" × 95"
30E108	31 5/8" × 95"
32E108	33 5/8" × 95"
36E108	37 5/8" × 95"
42E108	43 5/8" × 95"

February 5, 2015

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

Re: Hotel Ivy Renovation, 1115 Second Avenue South, Minneapolis, MN 55403 – Heritage Preservation Commission Application

Dear Council Member Goodman:

On behalf of Dave Walter, Ivy Equity Partners, LLC, we are writing to let you know we will be submitting this project to the Heritage Preservation Commission for public hearing review. Please review the following project description and respond to us with any questions or comments.

Project Description

Ivy Equity Partners, LLC propose to revitalize the historic Ivy Tower from its current, underutilized restaurant and patio state into a unique dining and bar experience. This will reconnect the downtown community, and its visitors, to its past and provide the public with a modern experience in a preserved historic space. The proposed outdoor patio renovation will encourage the ziggurat-style of the Ivy Tower to once again be experienced by the public.

The scope of work will provide enhanced patron experience and modern functional upgrades while maintaining the spirit and character of exterior. Rebranding for the restaurant and new food concept will modify the interior dining layout, revise the finish and color palate and require new lighting fixtures. The required waterproofing repair to the outdoor patio will create the opportunity to offer functional and design enhancements through the addition of an outdoor bar, new concrete pavers and a decorative metal screen wall. All new finishes and design will complement the existing historic building.

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

Exterior Modifications

- New outdoor bar with bar equipment and hand sink
- New steel and metal panel awning above new bar

- Replacement of existing waterproofing membrane and concrete pavers
- New aluminum decorative screenwall/fence
- New planters and outdoor patio furniture
- New service door to outdoor bar in north restaurant wall

Interior Modifications

- Rebrand of both main level restaurant and lower level bar
- Revised dining layout
- Revised stair access to lower level
- New lighting package
- Redesign of bar and finishes
- New furniture and feature elements reflecting food concept

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

Sincerely,

ELNESS SWENSON GRAHAM ARCHITECTS, INC.

A handwritten signature in black ink, appearing to read 'A. Roseth', with a long horizontal flourish extending to the right.

Aaron Roseth,
Principal

cc: Hilary Dvorak, City of Minneapolis

EXISTING FENCE TO BE REMOVED DURING WATERPROOFING AND NEW FENCE TO BE INSTALLED

NEW SERVICE DOOR MATERIAL AND PROPORTIONS TO MATCH EXISTING



NEW OUTDOOR BAR LOCATED HERE

EXISTING PAVERS TO BE REMOVED FOR WATERPROOFING REPAIR WORK. NEW PAVERS TO BE INSTALLED



NEW METAL
PANEL CANOPY
AT BAR





remove fence and
replace with new
decorative metal
fence - height to be
less than 8'-0" High
to adjacent
sidewalk



fence to be removed for waterproofing repair. new decorative metal fence to replace existing.



PORTER & FRYE

PORTER & FRYE

sign to be re-branded. no change to location and size.

backlit sign to be re-branded. no change to location and size.





PORTER & FRYE



ARTS & CRAFTS



PORTER & FRYE





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