

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 414 3rd Avenue North
Project Name: Luther Ford Building Rehabilitation
Prepared By: Lisa Steiner, City Planner, (612) 673-3950
Applicant: Paul and Jenny Oxborough
Project Contact: Hal Pierce, HPA Architecture
Ward: 3
Neighborhood: North Loop, adjacent to Downtown West
Request: To rehabilitate the existing building and convert it to a mixed use building with one dwelling unit, artist studios, and commercial space.

Required Applications:

Certificate of Appropriateness	Rehabilitation of the existing building.
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HISTORIC PROPERTY INFORMATION

Current Name	None
Historic Name	Luther Ford Building
Historic Address	414 3 rd Avenue North
Original Construction Date	1924
Original Architect	Unknown
Original Builder	James Leck Company
Original Engineer	Unknown
Historic Use	Manufacturing company
Current Use	Vacant
Proposed Use	One dwelling unit, artist studios, and commercial space

Date Application Deemed Complete	June 19, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	August 18, 2015	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

Local Historic District	Minneapolis Warehouse Historic District
Period of Significance	1865 - 1930
Criteria of Significance	<p><i>Criteria 1:</i> The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.</p> <p><i>Criteria 4:</i> The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.</p> <p><i>Criteria 6:</i> The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.</p>
Date of Local Designation	2009
Date of National Register Listing	1989
Applicable Design Guidelines	<u><i>Minneapolis Warehouse District Design Guidelines</i></u> (2010)

SUMMARY

BACKGROUND. This four-story brick and reinforced concrete warehouse was built in 1924 but its massing and proportion were inspired by nearly identical neighboring buildings which were constructed in the 1880s. The facades are all organized by pilaster strips and have identical cornices and parapets. The building was originally constructed for the Luther Ford Company, a laundry supply manufacturer. The upper two stories of the structure have retained the original windows but the storefront and second floor windows have been altered. This window replacement likely took place in the late 1980s or 1990s. The building was serviced by a rail spur as the rear of the building faced the Minneapolis & St. Louis Railroad freight depot. A loading platform extends for the length of the public right-of-way between the block of buildings from 400-418 3rd Avenue North which appears to have been installed in 1955. The existing exterior stair at the rear of the building was added in 1992. The building is currently vacant.

The setting of the building was significantly altered by both the construction of the interstate highways into downtown Minneapolis and the removal of the rail yards which once were located behind this building. The block of buildings now sits relatively isolated from other Warehouse District buildings.

The building was designated in the National Register of Historic Places as part of the Warehouse Historic District in 1989, although it had not been included as part of the original local Warehouse Historic District designated in 1978. When the local Warehouse Historic District boundaries were expanded to better align with the National Register boundaries in 2009, the subject building became locally designated.

APPLICANT’S PROPOSAL. The applicant is planning to purchase the building and convert the fourth floor into one dwelling unit. The second and third floors would be converted to artist studio space. The ground floor would be used for commercial space, likely an art gallery or other small-scale commercial use.

Front: On the front façade, the applicant is proposing to renovate the ground floor entryway and replace the windows on floors two through four. The third and fourth floor windows appear to be the original windows, but the storefront windows and second floor windows were replaced in the 1980s or

1990s. The replacement windows would be 16-light aluminum windows with center awning openings. For the entry, the applicant is proposing to remove the existing awning and install a new entryway with wood trim matching the existing historic millwork that remains on portions of the entry. Historic photos of the original storefront have not been found.

Back: The applicant is proposing to replace all of the existing windows on the rear façade with replica aluminum replacements. A loading dock is present along the length of the rear façade of the building. Based on permit history, it appears this loading dock was constructed in 1937. The applicant is proposing to demolish an approximately 9 foot wide portion of the loading dock to allow for a new sloped entry to access the basement of the building, where parking is planned to be accommodated. The applicant is proposing to remove existing non-historic hollow metal doors in the center bay opening at the rear and replace them with an aluminum and glass single-car overhead garage door. The garage door would also incorporate a hinged egress door. The garage door would fit into the width of the existing limestone block opening. The existing freight elevator doors in the bay to the left would be retained and repaired. An existing canopy which overhangs the loading dock would be restored and the corrugated metal would be replaced. Limited tuckpointing is also proposed at the back of the building.

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

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow the rehabilitation of the existing building based on the following findings:

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

The Minneapolis Warehouse Historic District is historically significant as an early example of commercial growth as the city's warehouse and wholesaling district. The district expanded during the late nineteenth and early twentieth centuries and helped transform Minneapolis into a major distribution and jobbing center. The buildings, structures, and industrial landscape of the Warehouse District reflect the genesis and evolution of these industries. The district is also architecturally significant for its remarkably intact concentration of commercial buildings designed by the city's leading architects which demonstrate every major architectural style from the late nineteenth to early twentieth century. The period of significance for the district is identified as 1865 through 1930. With the recommended conditions of approval, the alterations proposed are compatible with and continue to support the criteria and period of significance of the Minneapolis Warehouse Historic District.

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

The subject building was constructed in 1924 and shares many of the design features of its immediately adjacent neighboring buildings which were constructed in the 1880s. The parapets, cornices, and pilaster organization are nearly identical. The building was not included in the original local district but was designated within the National Register district in 1989. When the local district boundaries were expanded to align with the National Register boundaries in 2009, this building

became locally designated as well. The National Register designation noted that the building “retains its industrial sash” windows when designated in the 1980s. The industrial steel sash windows are important to identifying the age of the building as industrial sash windows were not commonly utilized until after 1890, and became very common in the early twentieth century. The metal frame of the window allowed for the installation of larger windows and windows in series.¹ This is the most notable difference between the subject building and the older neighboring buildings which have sets of double-hung wood windows on the upper floors instead. Shortly after the National Register designation, the second story windows on the subject building were replaced, so only the third and fourth floors currently retain their original steel sash windows. As described in more detail in finding #4, staff is recommending that the original windows on the third and fourth floors of the front façade be retained rather than replaced. With the recommended conditions of approval, the alterations proposed are compatible with and support the designation of the building within the Minneapolis Warehouse 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.*

Integrity is the ability of a property to convey its significance. Both the National Register and the City of Minneapolis preservation regulations evaluate integrity based on the following seven aspects:

Location: The proposed alterations will not impact the location.

Design: The proposed alterations will not negatively impact the integrity of design. The design of the entryway is simple and millwork will match the remaining historic trim. No historic photos of the building could be located, so the design of the entryway is based upon the existing entry of 404 3rd Avenue North.

Setting: Setting is the physical environment of a historic property. This proposal will not impact the setting of the property.

Materials: The applicant is proposing to replace all second through fourth floor windows on both the front and back facades. This includes 12 historic steel sash windows and 6 non-historic awning windows on the front façade. On the rear façade, this includes 11 historic steel sash windows and 3 non-historic single-hung windows. This results in a loss of historic materials which negatively impacts the continued integrity of the building within the historic district. Staff recommends a condition of approval that the original steel sash windows on the front façade be retained at a minimum.

Workmanship: The alterations proposed would not obscure the workmanship evident in the original building.

Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The alterations proposed will continue to convey the property's historic character and will not negatively impact its integrity of feeling of a warehouse and factory from the early twentieth century.

Association: The alterations proposed will continue to convey the property's historic character and will not negatively impact its integrity of association.

¹ Sharon C. Park, “The Repair and Thermal Upgrading of Historic Steel Windows,” *National Park Service Preservation Brief 13*. <http://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm>

Overall, with the conditions of approval, the alterations proposed are compatible with and will ensure the continued integrity of the existing building within the Minneapolis Warehouse Historic District.

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

The *Warehouse Historic District Design Guidelines* were adopted in 2010. The following design guidelines for existing buildings are applicable to the proposal:

General Guidance

Preservation is the preferred treatment for improving existing buildings from the period of significance. No matter the proposed treatment, maintaining and preserving original materials is preferred over introducing new materials. The exception is when original materials are too deteriorated to provide a sound building envelope.

Requirement

- 2.2. Distinctive architectural features shall be preserved.
- 2.3. Existing buildings in the district are oriented to provide two kinds of access: pedestrian access from the street and sidewalk and freight access from side streets, alleys, or rail spurs. The existing orientation of each building shall be maintained and preserved.
- 2.4. A building's original pedestrian entrance shall remain and shall be used as the building's primary entrance.
- 2.5. Building entrances shall not be reoriented so that freight entrances and loading docks are used as primary building entrances.
- 2.9. Only replace features that are missing or proven beyond repair with the same kind of materials. Replacement with a substitute material will be considered if the form and design of the substitute material is proven durable and conveys the visual appearance of the original material.

Staff Comment

Aside from the replacement of the original windows, the proposal meets these general guidance requirements.

The Warehouse District Street System: Commercial Streets, Freight Streets, and Mixed Streets

Requirement

- 1.11. Loading docks and canopies dating from the period of significance shall be preserved and retained.

Staff Comment

The applicant is proposing to remove approximately 9 feet of the rear loading dock to allow for garage parking access into the basement. This loading dock, according to permit history, was

constructed in 1937, which was after the period of significance for the district. The loading dock at the front of the building is not proposed to be altered and was constructed in 1955.

Fenestration – Windows

Windows are an important character defining feature of existing buildings. Original windows can often be repaired instead of being replaced. Simple modifications, that are sensitive to the original fabric, can often be made to improve their thermal capacity.

Requirement

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

Other Considerations

- 2.26. New window openings on secondary facades will be considered.
- 2.27. Replacement windows will be considered if evidence is provided that significant numbers of the historical or original windows have been previously removed. A survey of the existing windows is required to document their condition and type.
- 2.28. Replacement windows will be considered if evidence is provided that original or historically significant windows cannot be feasibly repaired. A survey of the existing windows is required to document their condition and type.
- 2.29. When considering the replacement of historically significant windows, new windows shall be compatible in material, type, style, operation, sashes, size of lights and number of panes of the existing windows in that location.
- 2.30. True divided lights are required when replacing a divided light window.
- 2.31. Where true divisions are not possible, applied muntins, with an interstitial spacer will be considered. Applied muntins shall be installed on both sides of the glass.
- 2.32. Internal muntins, sandwiched between two layers of glass, alone are not allowed.

- 2.33. Replacement windows shall be finished with a painted enamel finish. Anodized or other unfinished treatments are not allowed.

Staff Comment

The applicant is proposing to replace all second through fourth floor windows on both the front and back facades. This includes 12 historic steel sash windows and 6 non-historic awning windows on the front façade. On the rear façade, this includes 11 historic steel sash windows and 3 non-historic single-hung windows. The replacement windows proposed are St. Cloud 2500 Series aluminum windows with divided lights and operable center awning windows. The replacement of the original and significant historic windows does not meet the requirement guideline that they be retained. The applicant has not provided evidence that the original windows cannot be feasibly repaired and a window survey was not provided.

The existing steel sash windows on the third and fourth floors of the front façade are an important character-defining feature of the building. They are historically significant as they date from the period of significance and do not appear to have been altered. Internal storm windows or other options could be explored to allow for improvements in their energy efficiency without removing the window. Staff recommends a condition of approval which requires that the original steel sash windows on the third and fourth floors of the front façade be retained and repaired rather than replaced. The guidelines place emphasis on retaining original windows and window openings on the primary facades of buildings, but provide more flexibility for alterations at secondary facades.

The existing second floor windows that have been replaced on the front of the building do not match the material, type, style, operation, sashes, size of lights or number of panes of the original existing windows (as seen in the 1985 photo in the appendix). Given that these have already been replaced, the applicant's proposal to replace these with a more accurate replica window would sufficiently meet the guidelines. Staff recommends approval of the applicant's proposal to replace them with the St. Cloud 2500 series windows.

Photos show that at the rear of the building, 3 windows have been replaced, 2 windows have been altered to accommodate mechanical equipment, and 3 windows are almost entirely obscured by the existing rear stairway. Staff finds that allowing full replacement of the windows on the rear façade would not negatively impact the integrity of this building within the district, considering the inconsistent appearance of the windows based on past changes to the rear of the building. Additionally, the rear of the building has very limited visibility from ground level of any public street. It can only be minimally seen from afar on the 4th and 5th Street viaducts. The replacement of the windows on the rear façade with new windows that meet the guidelines and replicate the features of the original steel sash windows, while retaining the existing original windows on the front façade will meet the intent of the guidelines for windows.

Fenestration – Entryways

Requirement:

- 2.34. Original or historically significant entryways and doorway configurations shall be retained.
- 2.35. Original or historic features of the entryway and storefront including trim and other architectural features shall be retained.
- 2.36. When replacement is proven necessary, a door style that is similar in material and design to that used originally shall be used. If historic photos or models are

not available, the new replacement door shall be of simple design, with an open transparent glass panel and a transom.

- 2.37. Original loading dock doors, which were typically overhead or sliding, shall be maintained when feasible. Filling the opening with glass or another treatment that preserves the wall opening will be considered.

Advisory:

- 2.40. If original entryways were altered, the preferred treatment is to restore them to their original condition based on historic photos or other evidence.

Other Considerations:

- 2.42. Replacement features of the entryway and storefront such as trim that replicate existing features will be considered.
- 2.43. New openings or entryways on elevations that face a public street will be considered if evidence is provided that the new opening or entryway keeps with the original fenestration pattern and no other feasible alternative exists.

Staff Comment

No historic photos of the building were found to determine the original condition of the entryway. While some of the trim work on the 3rd Avenue North entryway appears to potentially be historic, the entryway has been altered with the addition of a wide metal door. The applicant is proposing to install new wood trim which replicates the existing trim work. The proposal for the entryway alterations meets the applicable guidelines.

Fenestration – Canopies & Awnings

Requirement:

- 2.55. Existing canopies over loading docks, entrances, or other features shall be retained.

Staff Comment

The existing canopy over the rear loading dock will be retained, but the corrugated metal is proposed to be replaced. This is an acceptable treatment as the existing corrugated metal is rusted and the applicant is proposing to replace it in kind with a like material. This meets the intent of the guideline.

Loading Docks

Loading docks are an important character defining feature of the district. Their existence reflects the industrial heritage of the district. The location and dimensions of loading docks, whether on streets or in alleys, must be retained. It is not appropriate to remove, lower, or narrow them. Loading areas that are integrated into the rear of the building are common along rail spurs and rail yards. These features were created to accommodate to and from freight rail cars. These are important character defining features and reflect the interdependence of the railroad and warehouse and manufacturing industries within the district.

Requirement:

- 2.56. Loading docks and their associated canopies shall be preserved. Their location, height, width, and length shall be retained.

Advisory:

- 2.60. Creative and adaptive reuse of integrated loading areas is encouraged to highlight these unique features.

Staff Comment

The applicant is proposing to remove approximately 9 feet of the rear loading dock to allow for parking access to the basement. This loading dock, according to permit history, was constructed in 1937, which was after the period of significance for the district. The loading dock at the front of the building is not proposed to be altered and was constructed in 1955. The applicant is only proposing to remove a small portion of the loading dock and will utilize an existing opening in the rear of the building to access a basement level parking area. The existing freight doors to the left of this opening will be retained and repaired and will continue to communicate the fact that the rear of the building faced the rail yards. This character-defining feature, though altered, will remain to reflect the interdependence of the railroad and warehouses in 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 apply 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.
- 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.

The building was historically used as a warehouse and factory. Although the applicant is proposing a mix of new uses for the building, this requires minimal changes to the defining characteristics of the building and its environment. The historic character of the property will be retained and preserved. With the recommended condition of approval that the original steel sash windows on the front façade be retained, the only historic materials that will be removed would be the rear façade windows. The distinctive character-defining features that characterize the property will be preserved. The rear windows will be replaced with new windows which match the design, color, and texture of the existing windows. The alterations proposed will not materially impair the significance and integrity of the historic district 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*.

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 would apply to all applicable regulations of the preservation ordinance and is consistent with the following applicable 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.

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

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

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 destruction of property.

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

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

Evidence presented in the application submitted and the alterations proposed demonstrate that the applicant has made adequate consideration of the description and statement of significance of the Minneapolis Warehouse Historic District and the contribution of this building to the significance of the district.

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

This proposal 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.*

With the exception of the applicant's proposal to replace the original steel sash windows on the front façade, the application submitted presents evidence that the applicant has adequately considered the applicable guidelines for rehabilitating historic buildings.

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

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

With the recommended conditions of approval, the proposed alterations are compatible with and will ensure continued significance and integrity of all contributing properties in the Minneapolis Warehouse Historic District based on the period of significance of 1865 to 1930. See findings 1-4 for more detailed analysis.

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

Granting the certificate of appropriateness will be in keeping with the spirit and intent of the preservation ordinance which emphasizes the protection, preservation, and reuse of designated properties. With the recommended conditions of approval, the alterations proposed will not negatively alter the essential character of the 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 certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district. In the immediate block of buildings, the rear facades and rear loading docks have been altered over time. The proposed alterations to the subject building will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Hal Pierce of HPA Architecture for the property located at 414 3rd Avenue North:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow the rehabilitation of the existing building, subject to the following conditions:

1. The original steel sash windows on the third and fourth floors of the front façade shall be retained and repaired rather than replaced.
2. The existing windows on the second floor of the front façade may be replaced with new windows which are compatible in material, type, style, operation, sashes, size of lights and number of panes of the original windows.

3. Replacement windows on the rear façade of the building shall be compatible in material, type, style, operation, sashes, size of lights and number of panes of the original windows.
4. Final plans shall be approved by the Department of Community Planning and Economic Development.
5. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than July 14, 2017.
6. 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. Preservation map
2. Oblique aerial photo
3. 1950s photo
4. 1985 photo
5. Written description and findings submitted by applicant
6. Survey
7. Plans
8. Building elevations
9. Photos of building exterior and interior
10. Photos of existing windows
11. Specification sheet for replacement windows
12. Correspondence

Hal Pierce

3rd

NAME OF APPLICANT

WARD

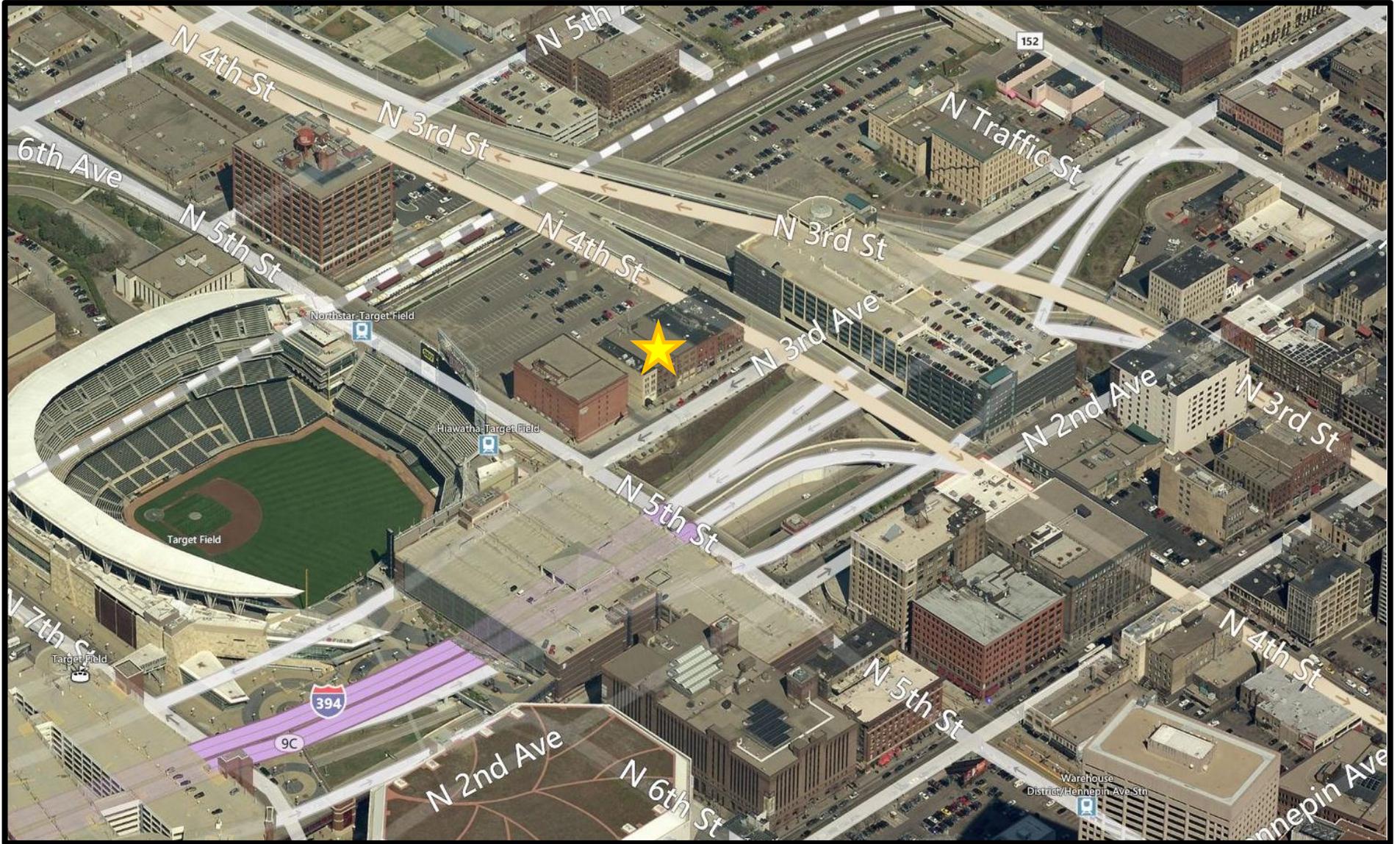


PROPERTY ADDRESS

414 3rd Avenue North

FILE NUMBER

BZH-28733



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414 3rd Avenue North



414 3rd Avenue North



1950 Photo - Minnesota Historical Society



418, 414, and 410 3rd Avenue North
1985 Photo - National Register designation files, City of Minneapolis

Statement of Use and Proposal for Project
414 3rd Avenue North
Minneapolis, Mn. 55401

Proposal:

- Window Replacement on floors 2, 3 & 4
- Restore entryway to historically appropriate appearance
- Replace existing non-historic back double doors with an appropriate overhead opening single door
- Modify non-historic rear load platform for ramp from grade level to provide access to basement for parking
- Replace canopy in back with appropriate corrugated steel roofing and restore steel supports for canopy

Proposed Use:

Our intention is to use the 4th floor as a residence. We will divide each of the 2nd and 3rd floors into 2 work spaces. One of these spaces will serve as art studio for the owner/resident who is well established as an artist, and the others spaces will be rented to other art or design professionals.

The street level will be rented as a commercial space, preferably a low traffic business such as a gallery or upscale retail store.

We intend to use the basement for storage and parking accessed by the existing opening at the rear of the building.

Description of Project:

The expected scope of the exterior work includes the following:

Remove and replace all of the windows on floors 2,3 and 4 in the front and back. Replacement windows will be historically appropriate, black aluminum framed, with 16 divided clear glass lights, and center awning openings. The exception is on the 4th floor of the back, where the original openings are smaller and the windows will be 12 divided lights with center awning openings.

The intention in replacing the existing windows is to eliminate the non-historic windows on the 2nd floor, and to improve the acoustic and thermal capabilities of the windows. The windows on the 3rd and 4th floors are original but have been neglected. There are many broken panes, rusted mullions and many windows have been modified and generally abused. It does not seem like restoration is a viable option.

Replacement of all of the windows will ultimately result in a unified and beautified building.

We propose to modify the front entrance to return it to a more historically appropriate and aesthetically appealing appearance. The fabric awning will be removed. A transom with divided lights to match existing trim will be installed above the entryway. The door on the right will be moved to create a recessed entry. A new door will be added on the far left to provide direct

street access to the main floor commercial space. The existing non-historic door will be replaced and matched with the new historically appropriate door. The door on the right will be eliminated and replaced with a historically appropriate decorative panel. The entire new entryway structure will be trimmed to match existing historic millwork. Currently the interior stairway exits onto the street level thru the door on the right, but it appears that originally, the stairway ended inside the building. The changes to the entryway will bring the stairs back into the building and increase security.

No photos of original entry can be found so design choices are based on the neighboring Crane Building at 404 3rd Ave. N. on which the storefront entry dates from 1908.

In the back of the building:

We propose to replace the existing non-historic metal double doors with an appropriate aluminum and glass, single overhead door which will also contain a hinged egress door and divided light transom to fit original limestone block opening.

The existing exterior freight elevator doors will be repaired and repainted.

The Canopy will be repaired and restored. The awning is rusted and torn and will be replaced with appropriate corrugated steel roofing. Any steel supports will be examined and repaired as necessary, and coated to prevent rusting.

The non-historic load platform, added in 1937, will be slightly modified to accommodate a ramp from grade level to provide access to the basement level for parking.

We love the history and design of 414 3rd Ave N and the North Loop neighborhood. We are excited to bring new purpose and life to the building and to be part of the renewal of this historic area.

Thank you for your consideration,

Paul and Jennifer Oxborough

&

Scott Helm

General Manager Helm Real Estate Holdings

Architect on record

Hal Pierce H.P.A. Architecture

Application for Certificate of Appropriateness for 414 Third Avenue North

1. The alterations are compatible with and continue to support the criteria of significance and period of significance for which the landmark or historic district was designated.
 - 1) The proposed alterations are compatible with the Minneapolis Warehouse Historic District Design Guidelines.
2. The alterations are compatible with and support the designation in which the property was designated.
 - 1) The proposed alterations are compatible with the surrounding buildings in the Minneapolis Warehouse Historic District
3. The alterations are compatible with and will ensure continued integrity of the landmark or historic district for which it was designated.
 - 1) The proposed renovations will continue the integrity of the building and its useful life.
4. The alterations 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.
 - 1) The proposed alterations are compatible with applicable design guidelines.
5. The alterations will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standard for the Treatment of Historic Properties.
 - 1) The proposed alterations are compatible with The Secretary of the Interior's Standard for the Treatment of Historic Properties as outlined in Item #10.
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.
 - 1) The proposed alterations are compatible with the city council's policies.
7. No destruction of the historic designated property is anticipated.
 - 1) This proposal requires a slight modification of the loading dock which was constructed later than the period of significance. This change will significantly improve the usefulness of the basement floor.
8. Designation of historic district:
Minneapolis Warehouse Historic District
Date of Local Designation: 1978
Date of National Designation: 1989
This building's concrete structural system is attributed to Minneapolis Structural Engineer Claude Allen Porter (CAP) Turner (1869-1955)
9. Where Applicable, Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.
 - 1) Section 530.150 - Vehicular access:
Access to building is provided through deeded easement.

- 2) Section 530.160 - General landscaping and screening:
The existing building cover 84% of the site and the existing pavement and dock cover the remaining 16% for a total 100% impervious surface area.
- 3) Section 530.270 - Historical preservation:
Site plan includes the rehabilitation of locally designated historic structures.

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.

- 1) The property will be given a new use that will require minimal change to its distinctive materials, features, spaces, and special relationships.
- 2) The historic character of the property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, spatial relationships that characterize the property shall be avoided.
- 3) The property shall be recognized as a physical record of its time, place, and use. No changes will be made that create a false sense of historical development will be undertaken.
- 4) Any changes to the property that have acquired historical significance in their own right will be retained and preserved.
- 5) Distinctive materials, features, finishes, and construction techniques or examples of craftsman that characterize a property will be preserved.
- 6) Any deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8) Archeological resources if discovered will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 9) New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and special relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size scale and proportion, and madding to protect the integrity of the property and its environment.
- 10) Any new additions and adjacent or related new construction will be undertaken in a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

11. The alterations are 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.

- 1) The proposed alterations are compatible with the surrounding buildings in the Minneapolis Warehouse 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.

- 1) The proposed alterations will be a positive influence in the restoration of the Minneapolis Warehouse 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.

- 1) The proposed alterations will aid in the restoration of the Minneapolis Warehouse Historic District

ALTA/ACSM LAND TITLE SURVEY FOR: HELM REAL ESTATE HOLDINGS

LEGAL DESCRIPTION:

Parcel 1:

That part of Block numbered Eighty-Five (85), in Hoega Addition to Minneapolis, Hennepin County, Minnesota, described as follows: Beginning at a point in the line dividing said Block 85 from Block 86 in the City of Minneapolis (said Hoega Street now being Third Avenue North), which said point is distant One Hundred Forty-one and Ninety-five one hundredths (141.95/100) feet from that corner of said Block, which is formed by the intersection of said Hoega Street with Fourth Street in the said City of Minneapolis, thence running Northerly at right angles to said dividing line, a distance of One Hundred Thirty-two (132) feet, more or less, to the line dividing Lots Seven (7) and Eight (8) in said Block; thence at right angles Southwesterly a distance of Forty (40) feet, more or less, to the center line if produced of the brick wall between the building known as number Four Hundred Sixteen (416) and Four Hundred Eighteen (418) Third Avenue North in said City of Minneapolis, thence at right angles Southeastery along said center line of said wall a distance of One Hundred Thirty-two (132) feet, more or less, to said first mentioned line; thence at right angles Northeastery along said first mentioned line, a distance of Forty (40) feet, more or less, to the place of beginning, all according to the plat of said Addition on file and of record in the office of the County Recorder in and for the County of Hennepin and State of Minnesota.

ABSTRACT PROPERTY

Parcel 2:

Non-exclusive easements for driveway, access, parking and related purposes over the Southeastery 38 feet of Lot 3 and 8, Block 85, Hoega Addition to Minneapolis, Hennepin County, Minnesota, which lies Northeastery of a line 191.7 feet Southwesterly of and parallel with the Northeastery line of Block 85, EXCEPT, that part of said Lot 8 lying Northeastery of a line drawn parallel with and 43 feet Southwesterly of the following described line: Commencing at a point on the center line of Second Avenue North, distant 5.3 feet Northeastery of its intersection with the center line of Fourth Street North, thence Northwesterly, parallel with the center line of Fourth Street North, a distance of 308.11 feet, thence Northwesterly a distance of 794.64 feet along a tangential curve concave to the Southwest, having radius of 5,729.58 feet and a central angle of 7 degrees, 56 minutes, 47 seconds, all in Hoega Addition to Minneapolis, Hennepin County, Minnesota, as contained in the Easement Agreement dated January 16, 1997, recorded April 10, 1997 as Document No. 2801084 in the Office of the Registrar of Titles.

NOTES:

- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-96 Adj).
- The total area of the property described herein is 5,229 square feet or 0.120 acres.
- The legal description and easement information used in the preparation of this survey were based on the Commitment for Title Insurance prepared by First American Title Insurance Company National Commercial Services, Commitment No. MS-75557373, having a commitment date of June 4, 2015 at 7:30 A.M.
- Existing utilities, services and underground structures shown herein were located based upon observed evidence. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- No zoning report or letter was received from the insurer pursuant to Optional Table A, Items 6(a) & 6(b), as set forth in the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.
- The property described herein lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27053 C 0357 E, dated September 2, 2004.
- As of the date of this survey the property described herein does not contain any visible striped surface parking areas. Available parking situated within designated easements and visible at the time of this survey include 28 approved truck parking stalls and 23 standard parking spaces.
- As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described herein.
- As of the date of this survey and according to the City of Minneapolis Engineering Department no information was available regarding completed or proposed changes in street right-of-way lines. As of the date of this survey there is no observable evidence of recent street or sidewalk construction or repairs that affect the property described herein.
- As of the date of this survey there is no observable evidence that the property described herein is being used as a solid waste dump, sump or sanitary landfill.
- Pursuant to Item 19 of the Optional Table A requirements for ALTA/ACSM Land Title Surveys and according to the U.S. Fish & Wildlife Service, National Wetlands Inventory there are no wetlands situated on the subject property.

SURVEY ITEMS PER SCHEDULE B:

- ITEM 11: The spur track right-of-way as described in the Warranty Deed dated August 1, 1882, recorded August 9, 1882 in Book 112 of Deeds, Page 170; the Warranty Deed dated October 9, 1882, recorded October 16, 1882, in Book 110 of Deeds, Page 626; and the Warranty Deed dated November 28, 1882, recorded April 21, 1883 in Book 128 of Deeds, Page 410. The spur track easement referenced in said deeds affects a portion of the property and is depicted on the survey.
- ITEM 12: Terms and conditions of the Party Wall Agreement dated May 10, 1884, recorded August 5, 1884 in Book 18 of Miscellaneous Records, Page 233, as modified by the Agreement dated September 15, 1884, recorded September 22, 1884 in Book 21 of Miscellaneous Records, Page 211. The party wall location as described in said agreement does not appear to affect the property and is not depicted on the survey.
- ITEM 13: Terms and conditions of the Party Wall Agreement dated August 3, 1886, recorded August 17, 1886 as Document No. 18603 in Book 38 of Miscellaneous Records, Page 4. The location of the party wall lying between addresses 414 and 418, as recited in said document is depicted on the survey.
- ITEM 14: Terms, conditions and easements, for the use of a private storm sewer, as contained in the Agreement dated June 1, 1901, recorded July 24, 1901 as Document No. 2704796 in Book 1893 of Deeds, Page 548. The location of the private storm sewer, which is not mathematically defined, is best referenced by the exhibit attached to said document.
- ITEM 15: Terms and conditions of the Easement Agreement dated January 16, 1997, recorded March 17, 1997 as Document No. 6710644 in the Office of the County Recorder, and recorded April 10, 1997 as Document No. 2801084 in the Office of the Registrar of Titles. The approximate locations of the "Easement Area" contained in said documents are depicted on the survey. See special notes on Sheet number 2.
- ITEM 16: Terms and conditions of the Declaration of Covenants, Conditions and Restrictions dated January 16, 1997, recorded March 17, 1997 as Document No. 6710645 in the Office of the County Recorder. The location of the easement area described in said document is depicted on the survey.

CERTIFICATION:

To Helm Real Estate Holdings; 414 Third Ave N, LLC, a Minnesota limited liability company, and First American Title Insurance Company National Commercial Services:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 10(a), 14, 16, 17, 18, 19, 20(a), 21, and 22 of Table A thereof. The field work was completed on June 10, 2015.

Date of Plat or Map: June __, 2015.

PRELIMINARY

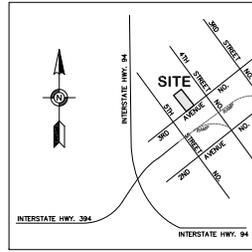
Lee J. Nord
Minnesota License No. 22033



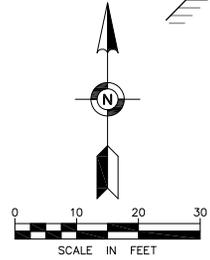
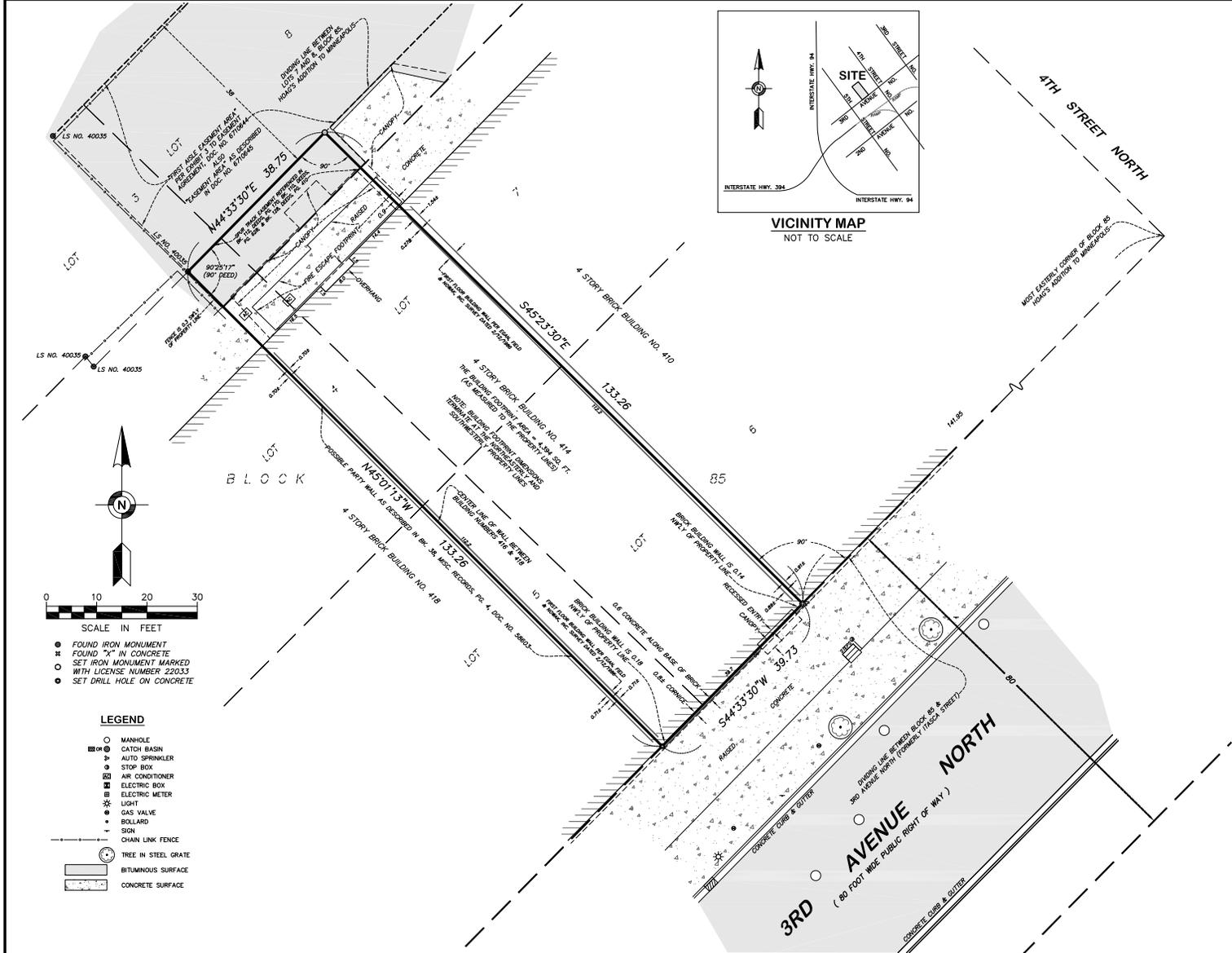
Egan, Field & Nowak, Inc.
land surveyors since 1872

1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM

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VICINITY MAP
NOT TO SCALE



- FOUND IRON MONUMENT
- FOUND "X" IN CONCRETE
- ⊕ SET IRON MONUMENT MARKED WITH LICENSE NUMBER 22033
- SET DRILL HOLE IN CONCRETE

LEGEND

- MANHOLE
- ⊕ CATCH BASIN
- ⊕ AUTO SPRINKLER
- ⊕ STOP BOX
- ⊕ AIR CONDITIONER
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC METER
- ⊕ LIGHT
- ⊕ GAS VALVE
- BOLLARD
- SIGN
- CHAIN LINK FENCE
- ⊕ TREE IN STEEL GRATE
- ▨ BITUMINOUS SURFACE
- ▨ CONCRETE SURFACE

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
			NO.	DATE
2716	50	L.S.		
DRAWN BY:			DESCRIPTION	
36338:dlag				
CHECKED BY:				
36338				
JOB NO.				
34				
FIELD NO.				

**ALTA/ACSM LAND
TITLE SURVEY**

SURVEY FOR:
HELM REAL ESTATE HOLDINGS

PROPERTY ADDRESS:
**414 3RD AVENUE NORTH
MINNEAPOLIS, MN 55401**

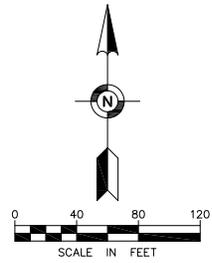
**ALTA/ACSM LAND TITLE SURVEY FOR:
HELM REAL ESTATE HOLDINGS**

PRELIMINARY

NOTES PERTAINING TO SHEET 2:

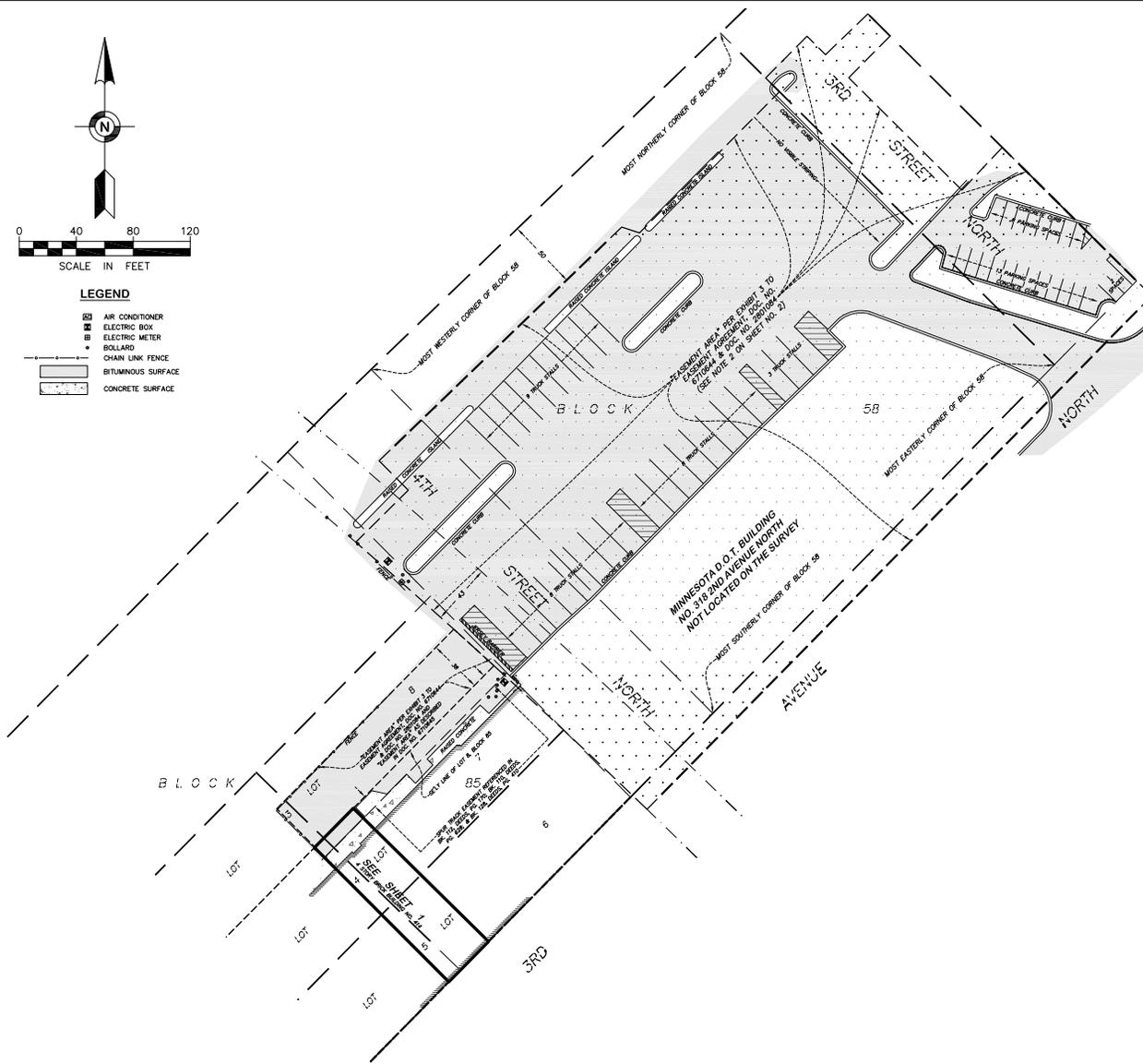
1. No boundary work was performed within Block 58, Hoag's Addition to Minneapolis. Parcel lines as depicted were obtained from Egan, Field & Nowak, Inc. archive file information.
2. The "Easement Area" lying within and adjacent to Block 58, Hoag's Addition to Minneapolis as shown by exhibit in Document No. 6710644 and Document No. 2801084 is not mathematically defined and has been scaled onto the survey for informational purposes only. Said "Easement Area", as scaled, appears to affect portions of roadways not included within the Grantors property.

 DENOTES THE "EASEMENT AREA" LYING WITHIN AND ADJACENT TO BLOCK 58, HOAG'S ADDITION TO MINNEAPOLIS AS SHOWN BY EXHIBIT IN DOCUMENT NO. 6710644 AND DOCUMENT NO. 2801084



LEGEND

-  AIR CONDITIONER
-  ELECTRIC BOY
-  ELECTRIC METER
-  BOLLARD
-  CHAIN LINK FENCE
-  BITUMINOUS SURFACE
-  CONCRETE SURFACE



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
2716	50	L.S.	NO.	DATE
			DESCRIPTION	
DRAWN BY:				
Lgt				
CHECKED BY:				
LUN				
DRAWING NAME: 36328.dwg				
JOB NO. 36328				
FILE NO. 34				

**ALTA/ACSM LAND
TITLE SURVEY**

**SURVEY FOR:
HELM REAL ESTATE HOLDINGS**

**PROPERTY ADDRESS:
414 3RD AVENUE NORTH
MINNEAPOLIS, MN 55401**



1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM
COPYRIGHT © 2015 BY EGAN, FIELD & NOWAK, INC.

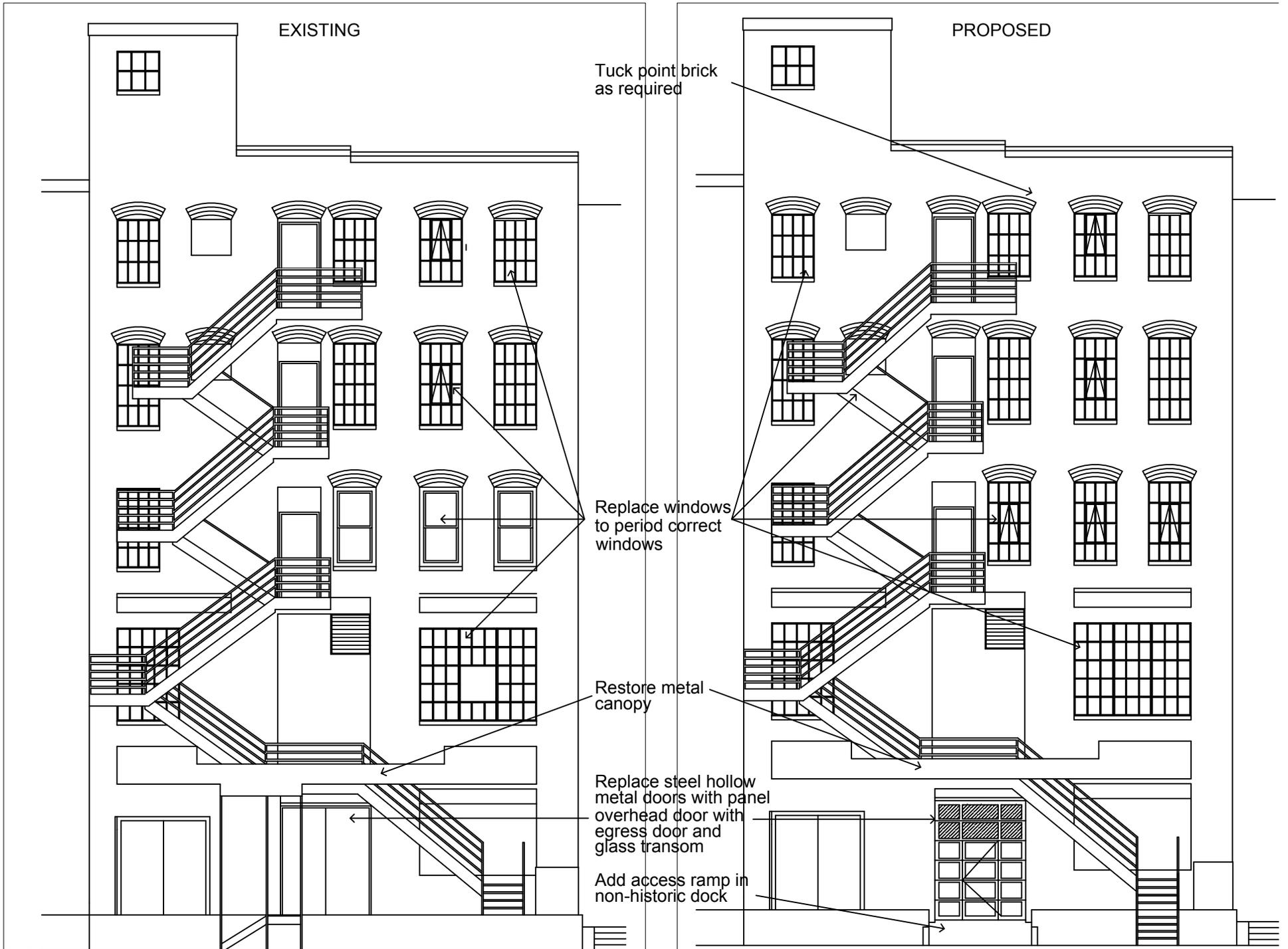
EXISTING

PROPOSED

Replace windows
to period
correct
windows

Replace entry
doors to period
correct doors

SOUTH ELEVATION



EXISTING

PROPOSED

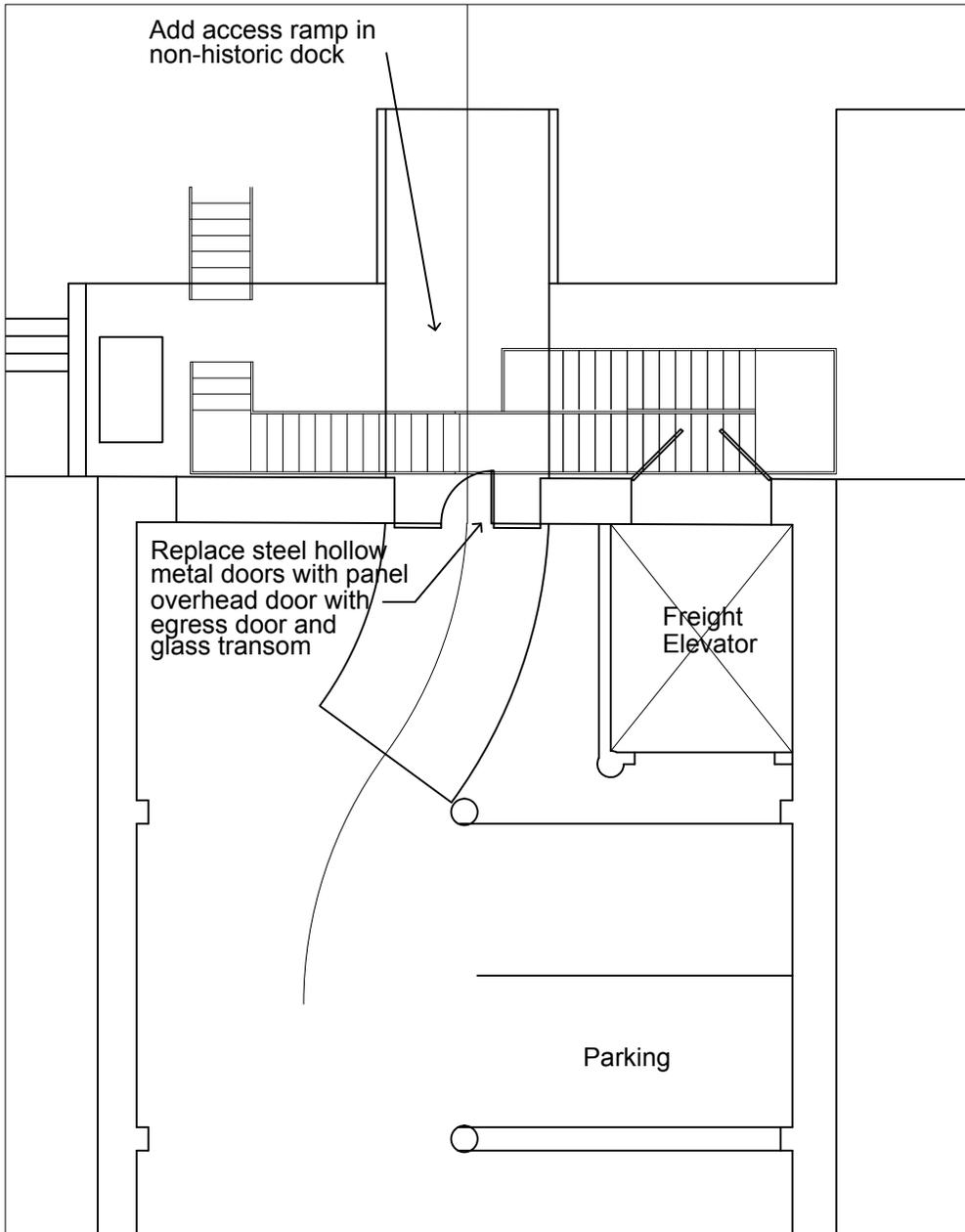
Tuck point brick as required

Replace windows to period correct windows

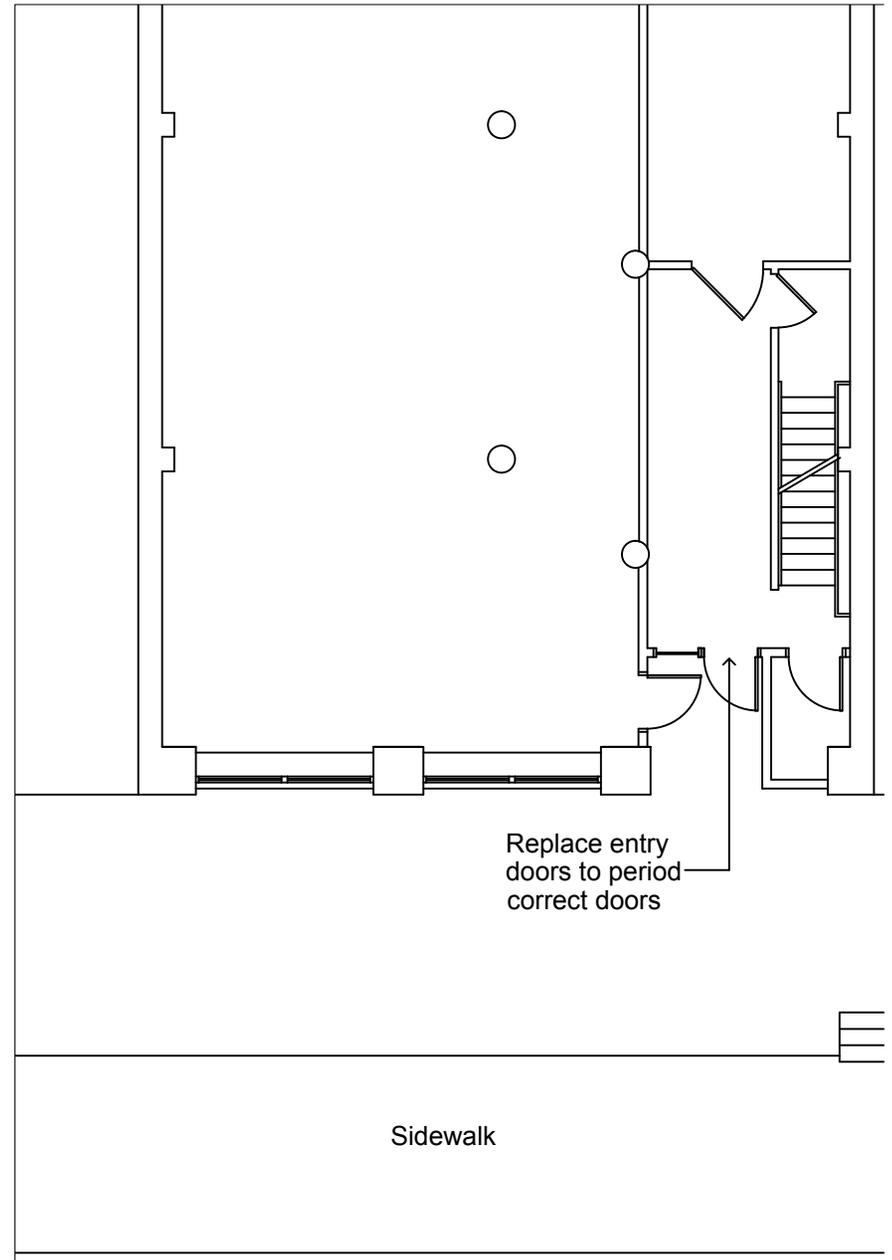
Restore metal canopy

Replace steel hollow metal doors with panel overhead door with egress door and glass transom

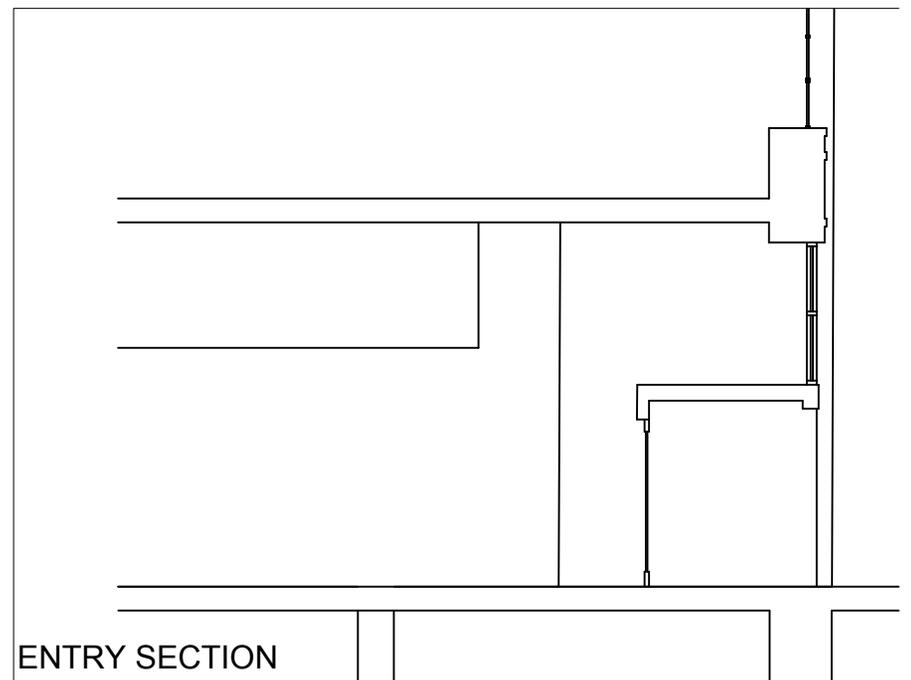
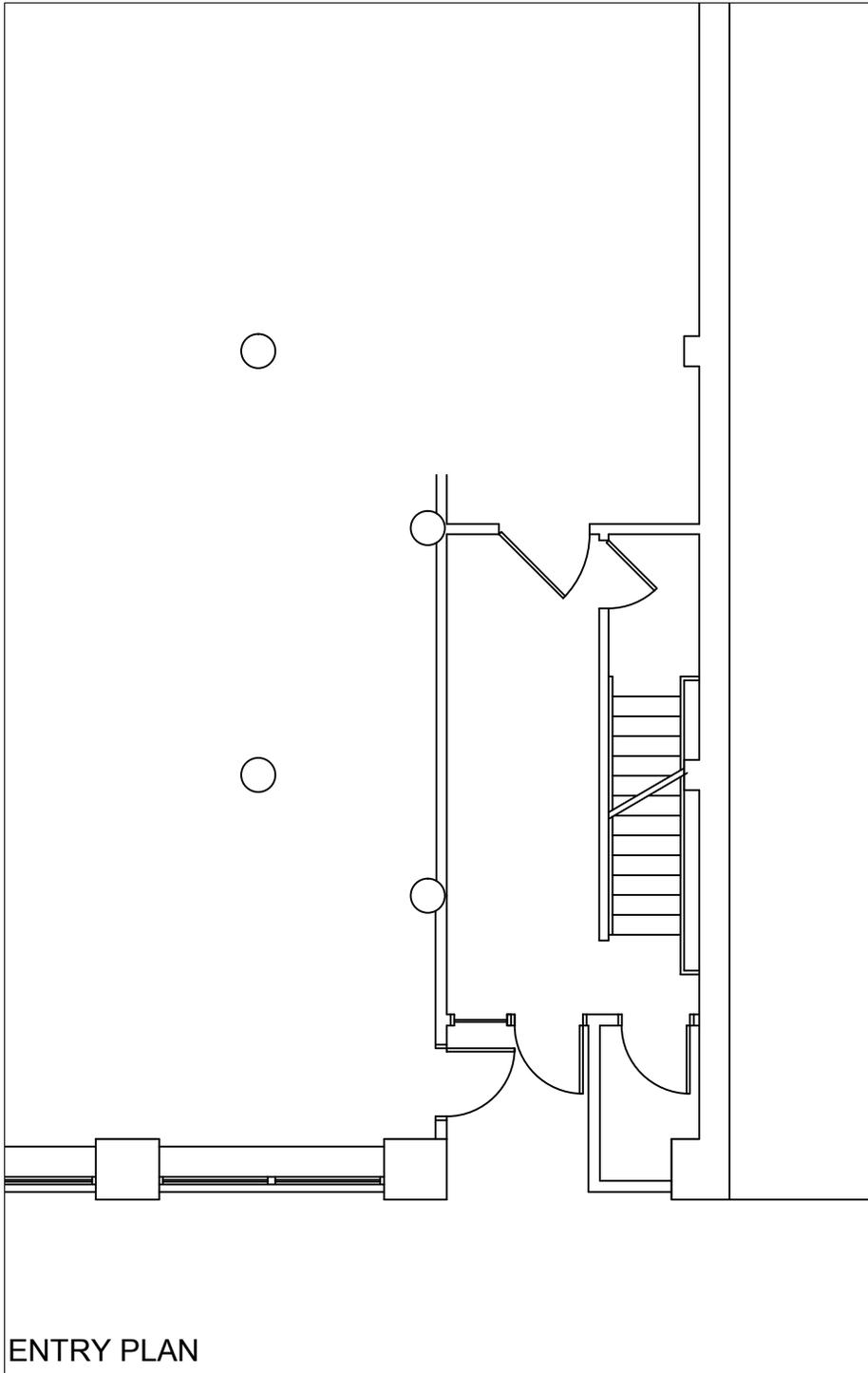
Add access ramp in non-historic dock

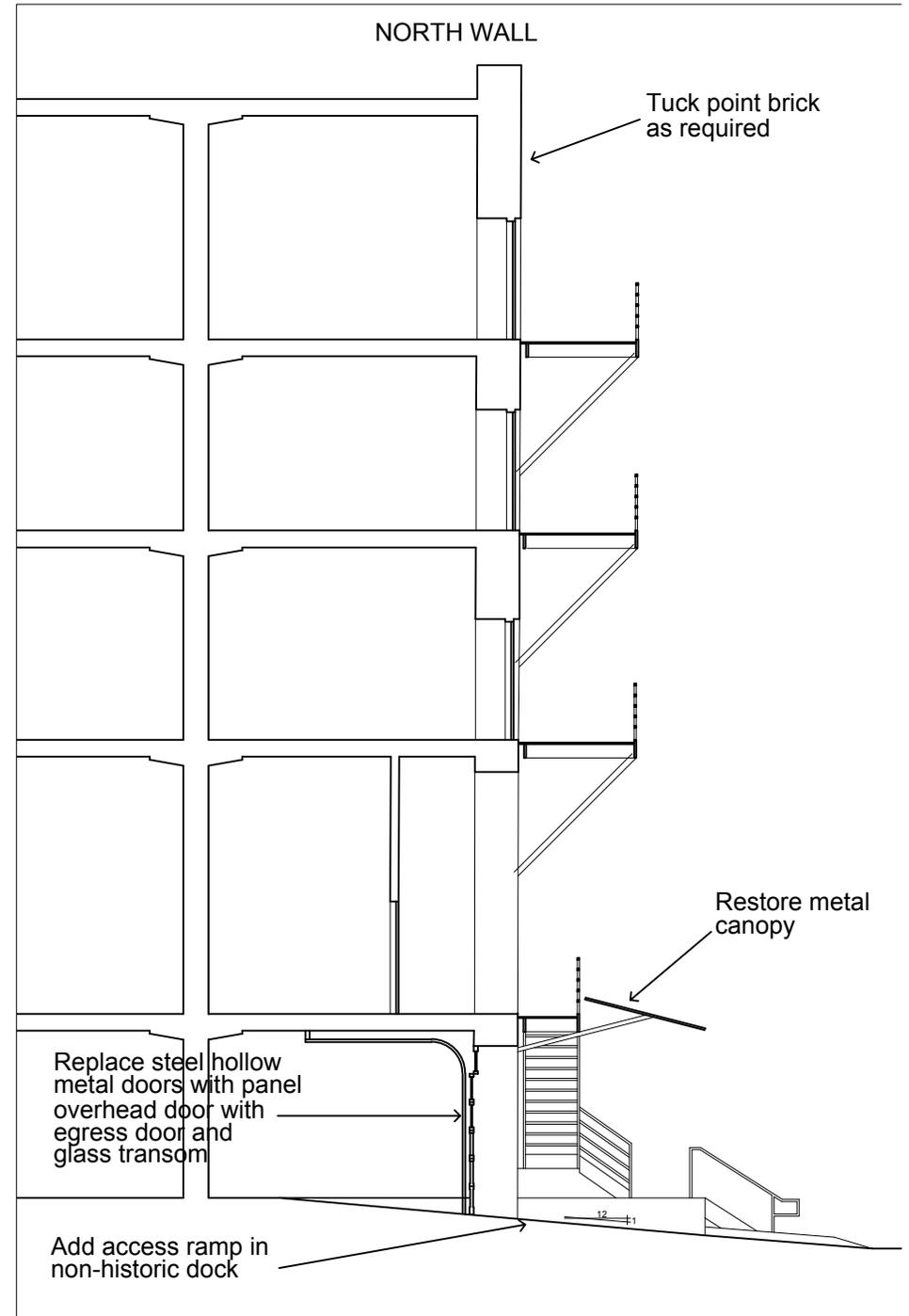
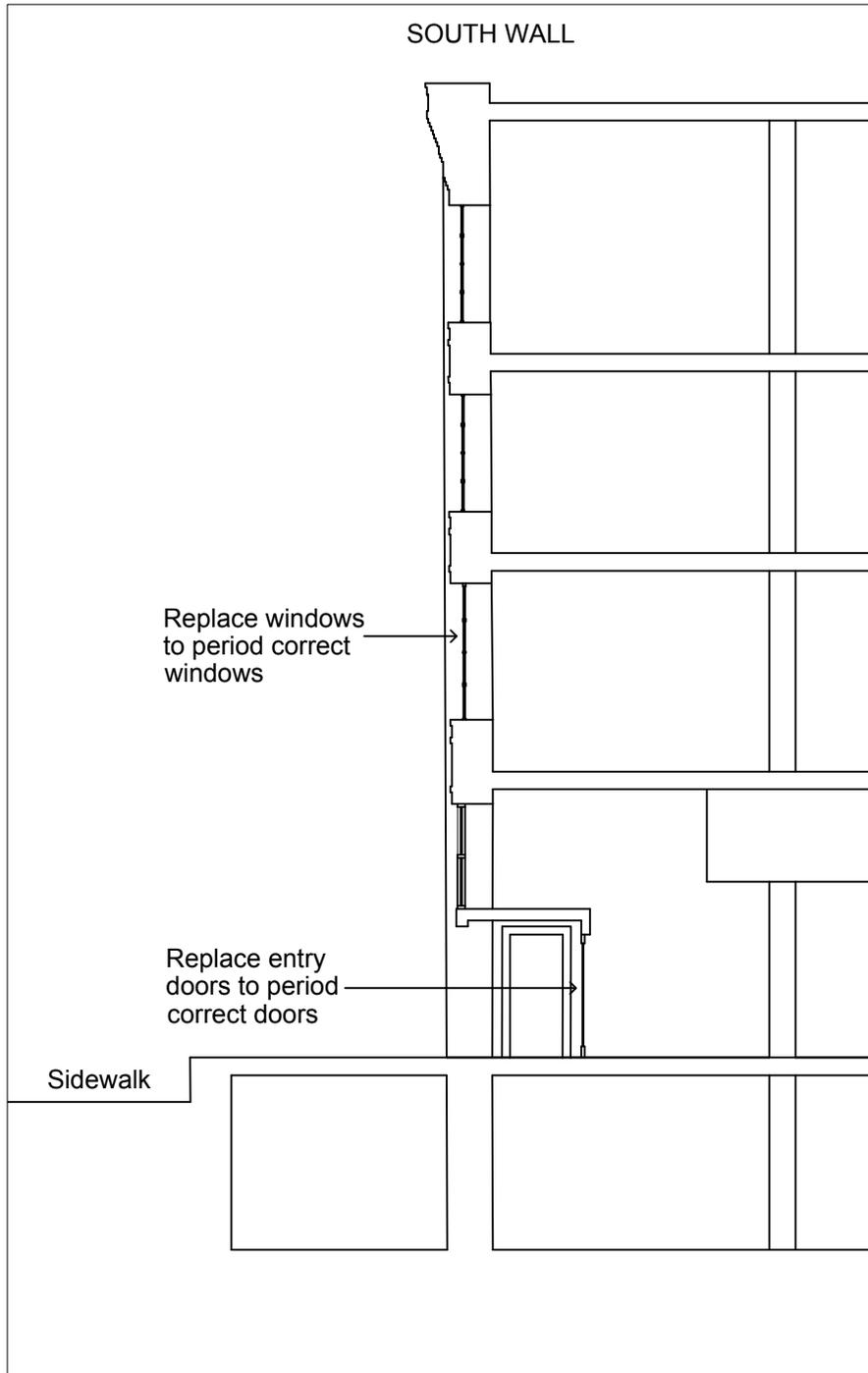


BASEMENT NORTH



FIRST FLOOR SOUTH





July 6, 2015

Minneapolis Heritage Preservation Commission
Public Service Center
250 South Fourth Street
Room 300
Minneapolis, MN 55415

Re: 414 Third Avenue North

To: Heritage Preservation Commissioners:

I writing in behalf of Paul and Jenny Oxborough who have enter a purchase agreement for the property at 414 Third Avenue North, located in the Minneapolis Warehouse Historic District. We inspected the existing window with Dave Krebsbach of St. Cloud Windows and Rick Swanson of Midwest Window; both are experienced in historical windows restoration and replacement. The windows on the 1st and 2nd floor have been replaced with modern windows. The remaining windows have not been well maintained and would be difficult to repair. The windows in the building rear have also been modified with vents and flues.

It is the desire of the Oxborough's to replace all the windows on the 2nd, 3rd and 4th floors to with St. Cloud's energy efficient Series 2500 window that will replicate the buildings original windows.

Paul and Jenny will convert the 4th floor to their loft apartment. The 3rd floor will be used as their artist's studios. The second floor is planned to be leased for future studio/offices.

Thank you for your consideration.

Sincerely,

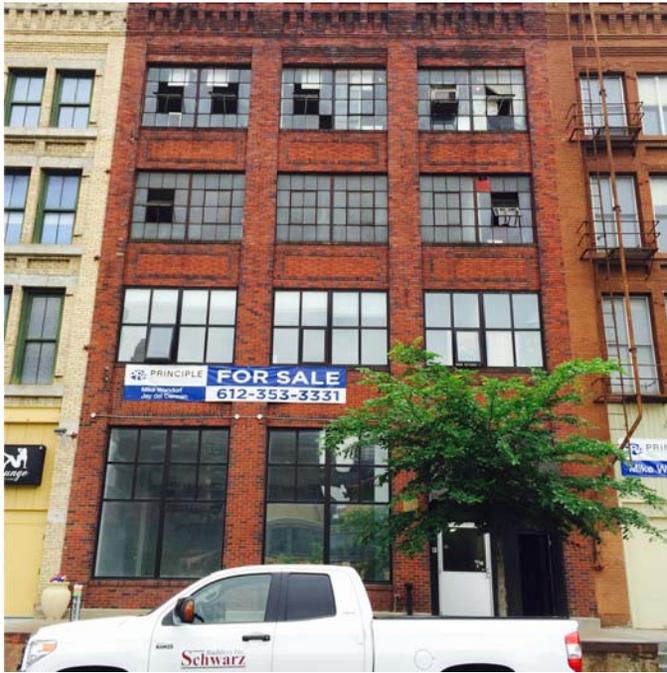
A handwritten signature in black ink, appearing to read 'H. Pierce', written on a light-colored background.

Hal Pierce
Architect

HPA Architecture



Front Facade - 3rd Avenue North



Third floor

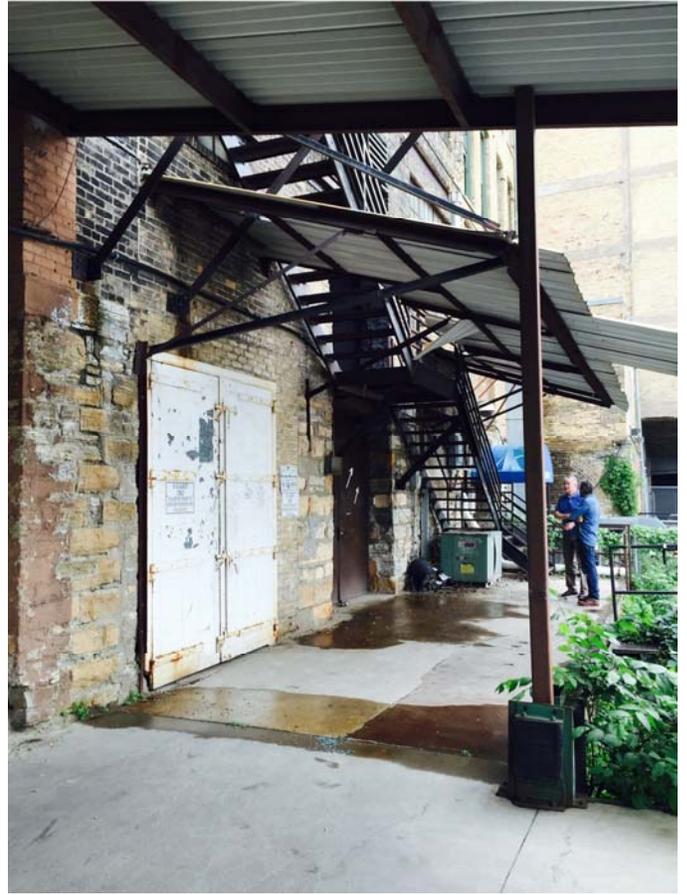


Existing entryway on 3rd Ave N



Third floor

Third floor



Rear facade loading area



Existing freight door on rear loading dock

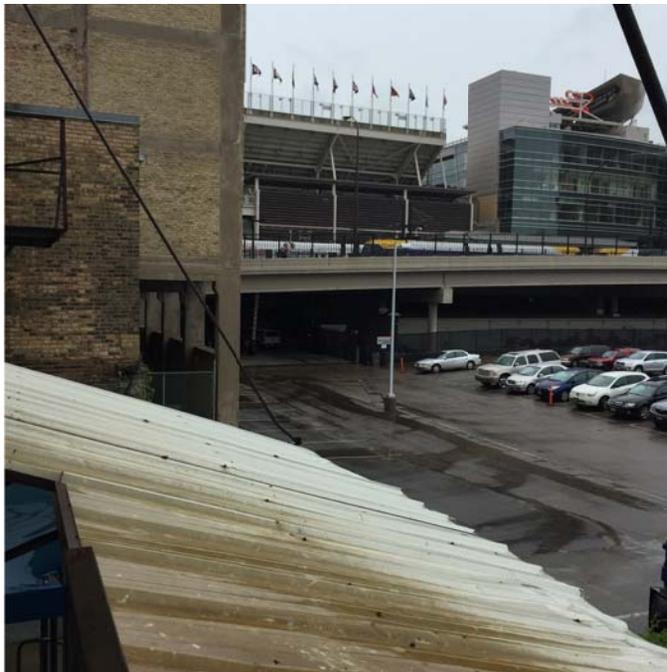
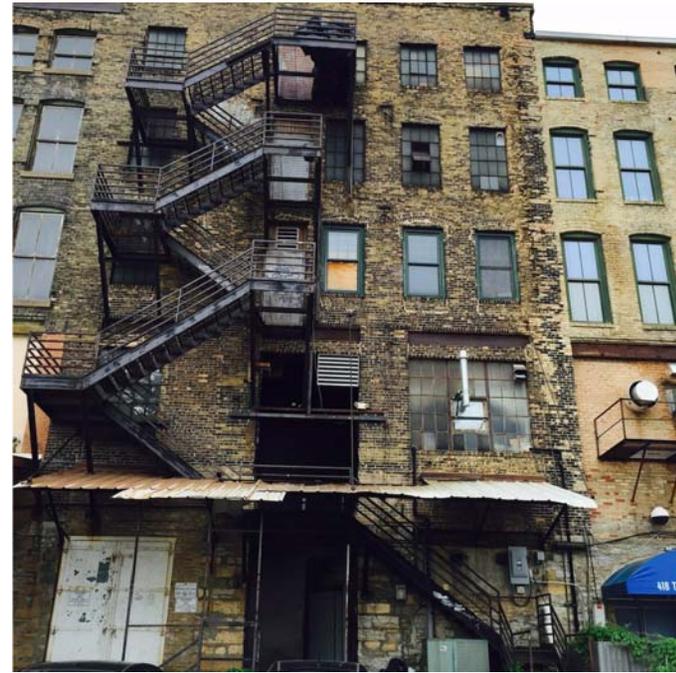


Canopy corrugated metal

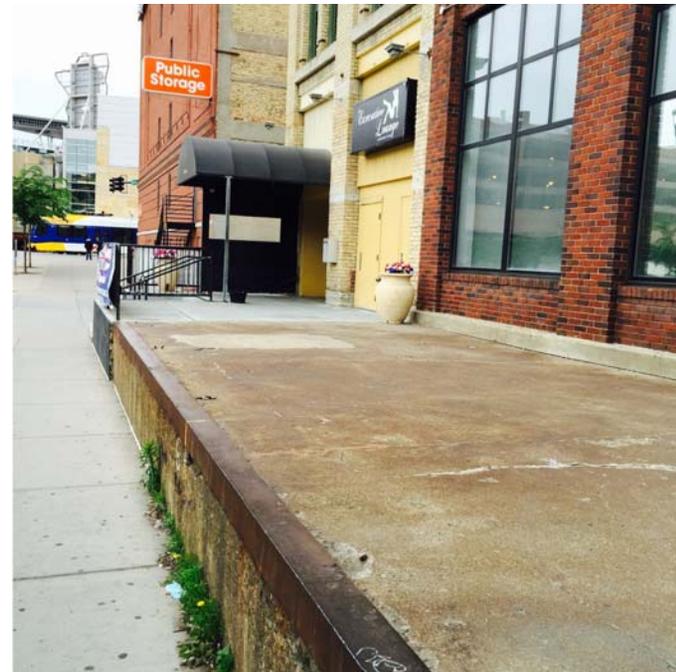
Existing freight door - rear facade



Rear facade

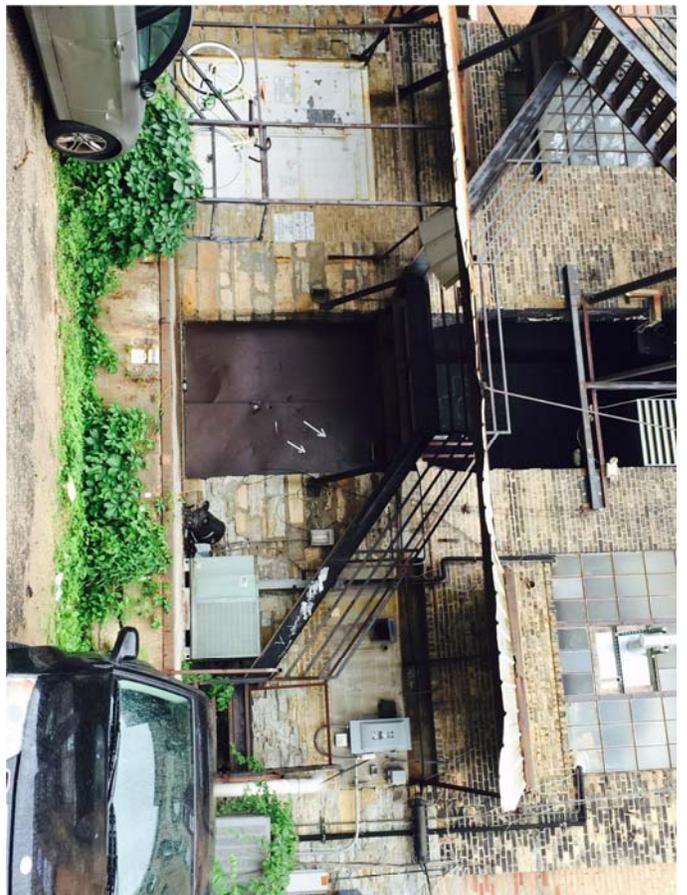
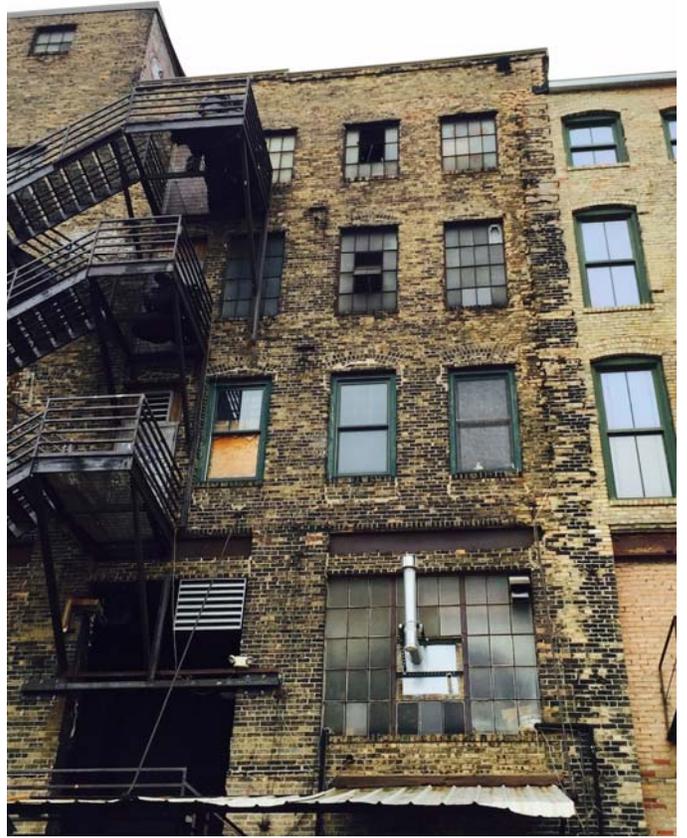


View to southeast (Target Field)



Third Avenue North loading platform

Rear facade



Neighboring storefront - 404 3rd Ave N



Neighboring rear facade - 410 3rd Ave N



Rear door - proposed to be replaced with overhead garage door to provide parking access to basement

Existing windows



3rd or 4th floor
front facade
original
windows



3rd or 4th floor
front facade
original
windows



3rd or 4th floor front facade original windows



3rd or 4th floor front facade original windows



3rd or 4th floor
front facade
original
windows



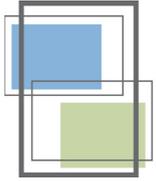
Rear facade
original window
altered



Rear facade window



Detail -rear facade window



st. cloud window

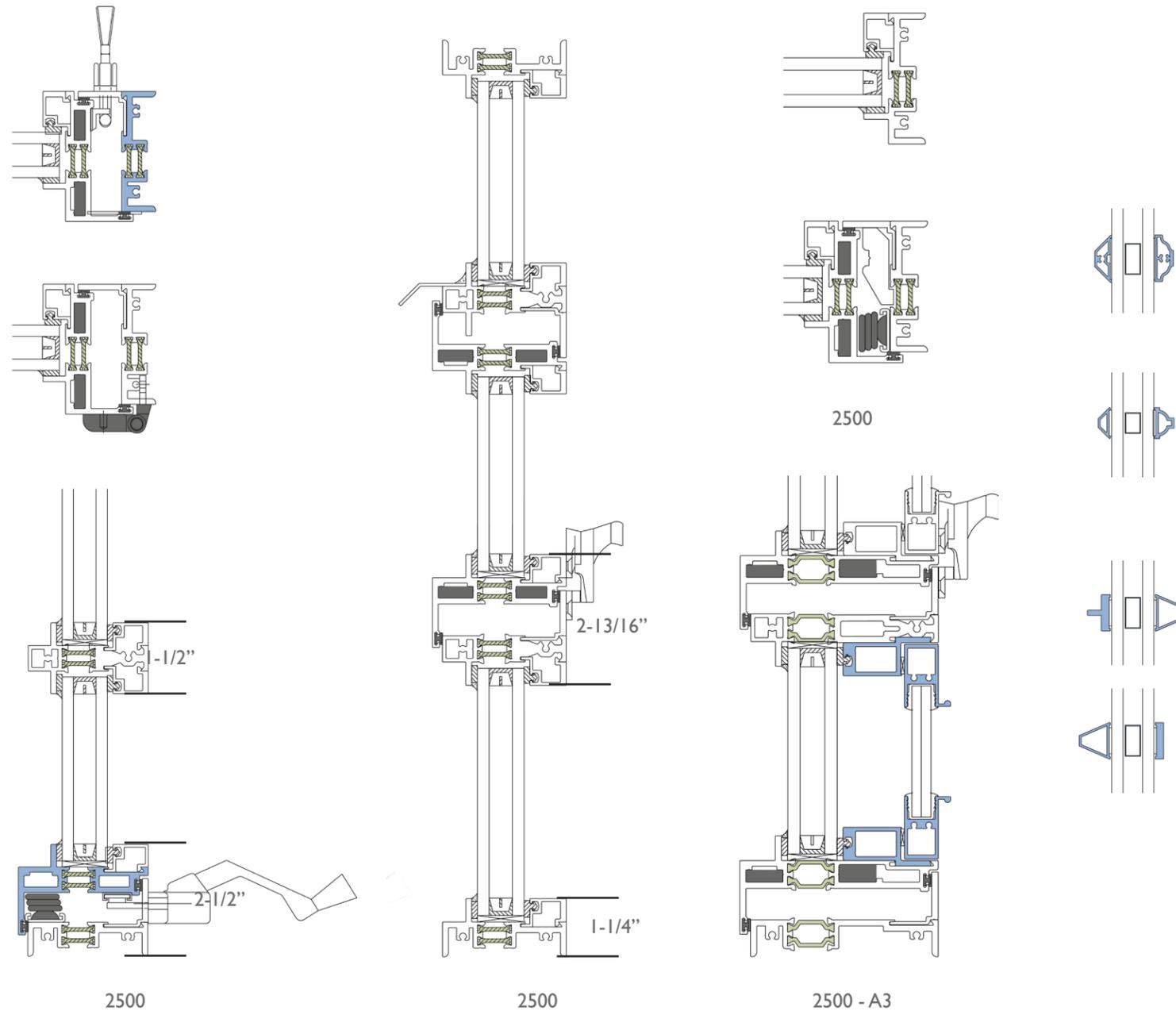
Series 2500 - 2-5/8"
Projecting, Fixed



Product Features

- Minimal Sightline Design for Historic and Contemporary Applications
- Structural Fiber-Reinforced Polyimide Thermal Barrier
- Cope and Butt Frame Joinery
- Sash Joints are Reinforced with Heavy Duty Corner Keys
- All Sash Have Double Weather-strip
- Concealed 4-Bar or Knuckle Hinges
- Tubular Sash Members with .125" Walls
- Muntin Grids in a Variety of Shapes and Dimensions
- Tubular Screen Frames in Both Flat and Wicket Design
- A-3 Type Includes a Second Integral Glazed Panel for Both Vents and Fixed Frames
- Customizable Exterior Profiles

* Details are not to scale

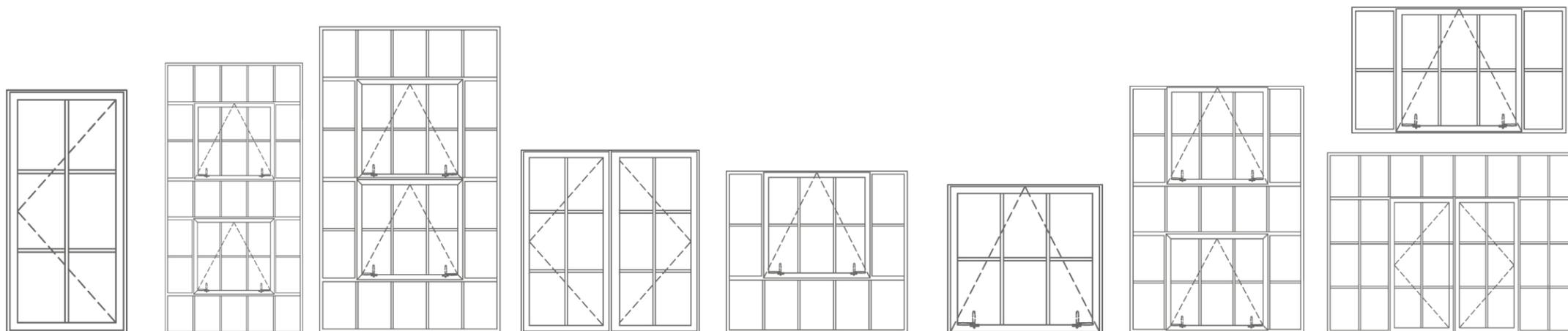


2500

2500

2500 - A3

Sample Configurations



Benefits

- Sightlines consistent with US Park Service requirements for historic replications. Profiles may be customized for specific historic requirements.
- Thermal barrier provides maximum thermal and structural performance and allows for either single or dual finishes and color selection.
- Cope and Butt frame joinery provides maximum strength and durability over the life of the window.
- Heavy duty corner keys deliver exceptional joint strength and alignment.
- Double weather strip assures minimal air infiltration.
- Hardware options assure optimum customization to the owner's preference.
- Tubular sash and 1/8" thick walls provide exceptional structural performance.
- Glazing options allow for the highest performance available for thermal, structural and acoustic requirements.
- Muntin shapes and dimensions can be articulated to specific historic requirements.
- Tubular screen frames provide strength and durability.
- Delivers extraordinary acoustic performance (STC 48 - OITC 38)
- Allows for Venetian blinds and a removeable interior sash.

Product Standards

- Narrow Sightline Projecting and Fixed-Glass Window Design
- Aluminum Frame and Sash with Fiber-Reinforced Polyimide Insulbar Thermal Barrier
- 2.625" Frame Depth, Expandable to 3.8125"
- Nominal .125" Wall Thickness and 6063-T6 Aluminum
- High Performance Insulating Glass
- Heavy Duty Hardware
- Insect Screens
- High Performance Paint and Anodized Finishes

Options

- Awning, Hopper, Casement and Fixed configurations to match most historic or contemporary fenestrations.
- Frames can be assembled in rectangular, arched, trapezoid, curved, round and other special shapes.
- Available finishes in anodized or high performance paint, colors are virtually unlimited. Split finishes available.
- Glazing options are monolithic, double and triple- insulating units, tints, low-e, tempered and laminated.
- Venetian blinds are available in all window types.
- Windows are available in high performance configurations for acoustic performance.
- Integral exterior panning in custom shapes, interior trim and mullion options.
- Muntin grids are available in either true divided or simulated divided lites.

Performance Data

Air AAMA Rating @ 25 mph	.01 CFM/ft ²
Water	20 lbs.
Structural	65 psf
U-Value	.32
CRF/CR	62/48
Operating Force	8.5 lbs.
STC	33 - 48
OITC	27 - 38

* Results will vary based on frame and glazing options.



st. cloud window

www.stcloudwindow.com

800.383.9311 320.255.1513 fax

PO Box 1577

St. Cloud, MN 56302

Steiner, Lisa

From: Jennifer Oxborough <jennyoxborough@gmail.com>
Sent: Tuesday, June 23, 2015 10:23 AM
To: info@thedmna.org
Cc: Steiner, Lisa
Subject: 414 3rd Ave. N , mpls

Categories: HPC

Dear Mr. Frank,

I am writing to let you know you that the partnership of Paul & Jennifer Oxborough and Scott Helm, is in contract to purchase the building at 414 3rd Av N, in Ward 3.

I am including a statement of use and proposed exterior changes that is being submitted to the HPC.

I have also attached a biography and CV for Paul Oxborough, who is a notable fine artist and will have his residence and studio in the building. Scott Helm is a supporter of the arts and was recently instrumental in completing a sensitive renovation of a historic Baltimore mercantile bank into the world renowned Chesapeake Shakespeare Theater.

We are very excited to begin the process of restoration and renewal to the building, and also to be part or the revitalization of the Warehouse District NorthLoop neighborhood!

Please feel free to contact me with any questions you may have.

Sincerely yours,

Jennifer Oxborough
[952/239-6450](tel:9522396450)

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Sincerely yours,

Jennifer Oxborough
952/239-6450

3 Attachments

Preview attachment Statement of Use and Proposal for 414 3rd Ave N

Binary File

Statement of Use and Proposal for 414 3rd Ave N

Preview attachment Paul Oxborough Biography.pdf

PDF

Paul Oxborough Biography.pdf

Preview attachment Paul Oxborough CV.doc

Word

Paul Oxborough CV.doc

Dear Mr. Frey and Mr. Farley,

I am writing to let you know you that the partnership of Paul & Jennifer Oxborough and Scott Helm, is in contract to purchase the building at 414 3rd Av N, in Ward 3.

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952/239-6450

3 Attachments

Preview attachment Paul Oxborough Biography.pdf
PDF
Paul Oxborough Biography.pdf
Preview attachment Paul Oxborough CV.doc

Word
Paul Oxborough CV.doc
Preview attachment Statement of Use and Proposal for 414 3rd Ave N

Binary File
Statement of Use and Proposal for 414 3rd Ave N