

## CPED STAFF REPORT

Prepared for the Heritage Preservation Commission  
HPC Agenda Item #3  
July 28, 2015  
BZH-28744

### HERITAGE PRESERVATION APPLICATION SUMMARY

*Property Location:* 200 1<sup>st</sup> Street North  
*Project Name:* 200 1<sup>st</sup> Street North  
*Prepared By:* Aaron Hanauer, Senior City Planner, (612) 673-2494  
*Applicant:* The Daft Group, Eric Dayton  
*Project Contact:* James Dayton Design, Robert Hunter  
*Ward:* 3  
*Neighborhood:* North Loop  
*Request:* To rehabilitate the Northwestern Hide and Fur Building  
*Required Applications:*

<b>Certificate of Appropriateness</b>	To allow the rehabilitation of the Northwestern Hide and Fur Building
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### HISTORIC PROPERTY INFORMATION

<b>Current Name</b>	200 1 <sup>st</sup> Street North
<b>Historic Name</b>	Northwestern Hide and Fur Building
<b>Historic Address</b>	200 1 <sup>st</sup> Street North
<b>Original Construction Date</b>	1881, 1902
<b>Original Architect</b>	Unknown
<b>Original Builder</b>	Unknown
<b>Original Engineer</b>	Unknown
<b>Historic Use</b>	Warehouse/Store
<b>Current Use</b>	Retail/Restaurant/Bar
<b>Proposed Use</b>	Café/Restaurant

<b>Date Application Deemed Complete</b>	June 24, 2015	<b>Date Extension Letter Sent</b>	N/A
<b>End of 60-Day Decision Period</b>	August 23, 2015	<b>End of 120-Day Decision Period</b>	N/A

## CLASSIFICATION

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

## SUMMARY

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

## SUMMARY

**BACKGROUND.** This two-story symmetrical brick building designed in a vernacular style features a five bay façade with all openings capped by segmented brick arches with projecting hoods. A brick band connects all windows on the second floor. A similar addition was constructed to the rear in 1902 with pilasters handled like quoins or stepped blocks.

The 1885 Minneapolis Platbook indicates that the building was part of North Star Carriage Works. The Sanborn Fire Insurance Maps from 1889 indicate the building was a repository for the Iverson & Sailor Carriage Manufacture. In 1902, a 45 foot wide by 140 foot long addition was made to the rear of the building along Second Avenue North. The addition was completed by the Northwestern Hide & Fur Company, which the building is commonly referred as. By 1952, the building appears to be have been used for farm implement warehousing.

Currently, the building has three uses: Askov Finlayson men’s clothing store, Bachelor Farmer Restaurant, and Marvel Bar.

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

This area of the Warehouse Historic District was originally developed as an ancillary commercial area adjacent to the former city center of Bridge Square. As time passed, the center of the central city functions moved east. The adjacency of this area to the rail yards and other industrial and warehousing uses made this area less desirable for commercial uses and more desirable for industrial uses.

The property owner of 200 1<sup>st</sup> Street North also owns the Hennepin Hotel building at 206 1<sup>st</sup> Street North. At the March 3, 2015 meeting, the HPC approved a certificate of appropriateness and historic variances to allow for a rehabilitation plan of this building that included repointing of the brick masonry walls and brick parapet, replacement of non-original windows, modification to window and door openings on secondary elevations, installation of new signage, rebuilding of a new rear balcony, and construction of a pocket park on the south side of the building. As part of the renovation, the Askov Finlayson men's clothing store is relocating from the building at 200 1<sup>st</sup> Street North to 206 1<sup>st</sup> Street North.

**APPLICANT'S PROPOSAL.** The applicant is planning to convert the retail space at the front of the building into a 1,200 square foot café, the Bachelor Farmer Café and convert an 800 square foot area on the upper floor from an office area to a kitchen space. The applicant states that the intent of the project is to provide breakfast and lunch offerings to supplement dinner service offered by the existing restaurant, The Bachelor Farmer. The applicant adds that the new door is intended to provide the required emergency exit from the café and to access outdoor seating for café patrons. The new windows are proposed on the alley-facing façade to have a visual connection between the spaces (the side courtyard) and to provide additional daylight in the café. Below is a breakdown of the proposed exterior work:

#### **Window alterations**

- Installation of two horizontally oriented windows on the north elevation.

#### **Entrance alterations**

- Installation of a new entryway on the north elevation.

#### **Rooftop Addition**

- Installation of new rooftop mechanical equipment

#### **Building Additions to the Side and Rear of Existing Buildings**

- Remodeling of the courtyard/trash enclosure area to allow for additional trash storage area at the west (rear) end of the property.

#### **Signs and awnings**

- Installation of a three square foot projecting sign on the east (front) elevation.
- Installation of a green wall for 20 linear feet on the north elevation facing the building at 206 1<sup>st</sup> Street.

**RELATED APPROVALS.** In 2010, the HPC approved a certificate of appropriateness (BZH-26547), to allow for the rehabilitation of the Northwestern Hide and Fur Building that included exterior

masonry repair work, window and door replacement and infill, construction of a new entrance ramp along 2<sup>nd</sup> Avenue North, construction of a small enclosed area at the rear of the building (for a building entrance and trash storage), construction of a roof stair and elevator penthouse, installation of window and door awnings along 2<sup>nd</sup> Avenue North, and installation of rooftop mechanical equipment. In 2012, the Preservation Alliance of Minnesota recognized the property owner and architect with an award for an exemplary restoration/rehabilitation of the Peer House.

**PUBLIC COMMENTS.** No public comments were received prior to the publication of the staff report. 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 a rehabilitation of the Northwestern Hide and Fur 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/industrial growth within the city's warehouse and wholesaling district, which expanded during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries when Minneapolis became a major distribution and jobbing center for the northwest. The Minneapolis Warehouse Historic District is also significant for its architecture and engineering significance. The period of significance is identified as 1865–1930.

In the designation study, individual resources were evaluated for their ability to convey the significance of the district. The Northwestern Hide and Fur Building at 200 1<sup>st</sup> Street North was identified as a contributing resource in the historic district. It was constructed during the period of significance and is an excellent example of an early commercial/industrial growth building in the city's warehouse and wholesaling district. As conditioned, the proposed alterations will be compatible with and continue to support the criteria and period of significance for the historic district.

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

The property is designated for its social, architectural and engineering significance. The proposed rehabilitation project is compatible with the exterior designation in which the property was designated. The proposed work, as conditioned, is sensitive to the building's design during the period of significance. It would not impact the primary elevations and the work is sensitive to the secondary elevations and does not detract from the building's historic significance.

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

With the recommended conditions, the alterations to this building will be compatible with and will ensure continued integrity of the Warehouse Historic District. The proposal will not significantly impact location, design, setting, materials, workmanship, feeling or association of the building. Even though original material (i.e. brick) will be removed for the new openings, it is common brick on a

secondary elevation and is a small percentage of the overall exterior material. The proposed removal of a limited amount of brick will not impact significant building feature.

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

The *Minneapolis Warehouse Historic District Design Guidelines* were adopted in 2010. The 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.

### **Staff Comment**

In general, the applicant's proposal will preserve the distinctive architectural features of the building such as the original entrance and window openings on the primary elevations as well as the building's decorative masonry work. Even though the applicant is proposing an additional entrance on a secondary elevation, the building's original pedestrian entrance will remain and be used as the building's primary entrance to the café.

### **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**

2.24. Windows on primary facades shall not be removed or blocked to install air conditioning, mechanical equipment, louvers, or for any other reason.

#### **Other Considerations**

2.26. New window openings on secondary facades will be considered.

### **Staff Comment**

The only modification to the building's window fenestration is the proposal to install two horizontally-oriented, wood windows on the north elevation. The windows would be

approximately 19 square feet (6.8 feet wide by 2.8 feet tall). Brick sills would be constructed out of brick salvaged from creating the window openings. The windows would have the same profile and color as the windows installed during the 2011 restoration/rehabilitation.

The applicant states that the windows are proposed to provide an important visual connection between the café space and the alley pocket park, and to provide important additional light into the café.

The applicant is not proposing to install a brick arch above the new windows. All original window openings on the Northwestern Hide and Fur Building have a masonry arch above the windows. The arches on the original construction (1881) at the corner of 1<sup>st</sup> Street North and 2<sup>nd</sup> Avenue North have a segmental arch with projecting hood. The arches in the 1902 building addition are flat segmental arches.

It is recognized that the applicant's rehabilitation proposal to not impact original window openings is consistent with the district guidelines. It is also recognized that the district guidelines allow flexibility in allowing new openings on secondary facades. However, given the visibility of the proposed windows from 1<sup>st</sup> Street North, CPED is recommending that the applicant install a flat segmental brick arch above the new windows to help the new windows blend in better with existing windows and that the applicant shall use the brick salvaged from creating the new openings for the arches. By having the segmental arch it will help the new windows blend in better with the existing window openings on the north and east (front) elevations that have brick arches.

A flat segmental arch above the new windows will not confuse what is original construction from what is new construction as the 1881 building has windows with projecting hoods while the 1902 building addition has flat segmental arches; the new windows would be located in the 1881 building portion of the building. In addition, the new windows will stand out as contemporary windows as they will be the only horizontally oriented windows on the building, and the applicant is proposing a brick sill while the original windows on the building (both the 1881 and 1902 portions) have stone sills.

### **Fenestration-Entrances**

#### **Requirement**

2.34. Original or historically significant entryways and doorway configurations shall be retained.

2.36. When replacement is proven necessary, a door style that is similar in material and design to that used originally shall be used. If historic photos or models are not available, the new replacement door shall be of simple design, with an open transparent glass panel and a transom.

2.38. New openings or entryways on elevations that face public streets are not allowed.

### **Staff Comment**

The applicant is proposing to install one door on the north façade to connect the café to the pocket park and to meet the building code requirement of having a second means of egress. The proposed wood door will match the details of the 1<sup>st</sup> Street North door that was installed as part of the 2011 rehabilitation project in terms of design, finish, and size. It will have six divided lights above and two panels below. Lintels will be entirely concealed within the existing wall. The applicant is proposing to have the removed brick from the created opening salvaged and stored onsite. The applicant's entryway proposal meets the applicable district guidelines. The applicant is proposing to retain the original and historically significant pedestrian entrance opening on the

east elevation (1<sup>st</sup> Street North) and to use this entrance as the building's primary entrance. The proposed door will meet the district design guidelines in terms of a simple design, with an open transparent glass.

### **Rooftop Additions**

Buildings from the period of significance had flat roofs with a parapet wall. Most roofs have small penthouses for stairs or elevators. The roofs of many of the buildings contain water towers, tanks, and chimneys, which should be retained. Rooftop additions are rarely appropriate on buildings. Rooftop additions on buildings that are less than four stories are not allowed due to their visibility. In cases where a rooftop addition is allowed the guidelines are intended to minimize visibility of the addition from the public street by limiting its footprint, scale, height and mass. This minimizes alterations to the historic character of the building, the surrounding historic district, streetscape or other adjacent structures.

#### **Requirement**

2.68. A new rooftop addition shall be set back a minimum of one structural bay or 15 feet, whichever is greater, from all sides of the building. This setback does not constitute a standard right, but a baseline, additional setbacks may be required to meet the intent of the guidelines.

2.69. The height of the rooftop addition shall be limited to one story and shall not exceed 14 feet in height measured from the structural roof deck of the existing building. The height includes stair and elevator penthouses and rooftop mechanical equipment proposed on top of the addition.

### **Staff Comment**

The applicant is proposing a make-up-air unit on the rooftop to accommodate the service demands of the new kitchen on the second floor. This unit would be 10 feet long by three feet wide and five feet tall. It would be located a minimum of 20 feet from the side of the building and behind existing mechanical equipment. The new equipment will be in compliance with the district guideline requirements in terms of height. Given the proposed location of the new mechanical equipment and the location and height of existing mechanical equipment, the new equipment will not be visible from the street.

### **Building Additions to the Side and Rear of Existing Buildings**

#### **Requirement**

2.72. Additions shall not be located on character defining facades of the front, rear, or sides of a property.

2.73. New additions shall be limited in the size to preserve the relationship with the existing building. The new addition shall not exceed the height, width, or depth of the existing building.

2.75. Additions to non-character defining facades will be considered on a case by case basis.

2.76. Accessory structures including but not limited to storage buildings and dumpster enclosures shall not be visible from the public right of way and shall not obscure the building's features.

2.77. Accessory structures shall be compatible to the primary building or structure. Such compatibility shall be determined by architectural style, colors, materials and finishes.

## Staff Comment

At the east end (rear) of the building there is a depressed enclosed area that provides an entrance to the Marvel Bar, located on the lower level of the building, and accommodates trash storage. The trash area is currently along the north end of the enclosure. The building entrance is screened from the trash area by an anodized ribbed steel panel. The applicant is proposing to remodel the trash area within the enclosed area to provide additional storage space by expanding it the length of the western wall. This is proposed to accommodate increased trash storage demands generated by the new café and kitchen uses. The trash area is proposed to be screened from the bar entrance with a similar metal (anodized ribbed steel panel) wall that is currently there.

The proposed redesign of this area is in compliance with the district guidelines. The dumpster enclosure will not be visible from the public right of way and will not obscure the building features. Maintaining the steel panel for the trash screening from the entrance is compatible with the primary building.

The applicant is also proposing to install a green planting wall for 20 linear feet on the north elevation facing the building at 206 1<sup>st</sup> Street North; the green wall would be located eight feet back from the 1<sup>st</sup> Street North elevation. It would accommodate the growing of hop vines. The applicant points out that hop vines grow and climb by wrapping around a trellis and will not attach to the brick wall. The trellis wall will be installed within existing mortar joints. The applicant estimates there will be approximately 80 attachments between the planting wall and the building's masonry wall.

The proposed trellis wall is in compliance with the district guidelines as it is not located on a character defining façade, is limited in size to preserve the relationship of the existing building, and is reversible without adversely impacting the building's masonry. CPED agrees with the applicant's statement that the green planting wall will complement the pocket park that is proposed between the subject building and the building at 206 1<sup>st</sup> Street North.

## Signs and awnings

### Requirement

The *Minneapolis Heritage Preservation Commission Design Guidelines for On-Premise Signs and Awnings* provides guidance for new signs on buildings within a historic district. The following guidelines are applicable to this proposal.

### I. In General

**a. Sign message:** All signs, except window signs, real estate signs, project information signs, auxiliary signs, temporary signs and portable signs, are limited to the name and address of the establishment.

**b. Historic signs:** Maintenance or restoration of existing historic signs is encouraged and should not be counted in number of allowable signs.

**c. Number of signs:** Each principal building entrance that faces a public street, or each ground floor principal use, whichever is less, is allowed two signs. A corner lot with a principal entrance on each street is allowed two signs per street frontage. The two signs may be a combination of one wall sign, one projecting sign, one ground sign, one banner, and awning signage. However, a property may not have both a projecting sign and a

ground sign. Only one of the signs should be illuminated, except that banners and awning signs should never be illuminated. Awning signs are limited to ground floor awnings and are subject to the specific guidelines for awnings and awning signs. Parking lot signs are subject to the specific guidelines for signs accessory to parking lots.

**d. Location of building signs:** Wherever possible, signs should be placed in traditional sign locations including the storefront sign band area. Signs should not obscure or damage architectural features including windows, doors, pilasters, columns and historic signs. Building signs should be located only on the primary façade of the building adjacent to the street and should be no higher than fourteen (14) feet, except as otherwise provided in the specific guidelines for wall signs.

**e. Color:** Sign colors and materials should be compatible with the colors of the building and its surroundings. Day-glo, light reflecting or fluorescent colors or materials are not allowed.

**f. Installation:** Sign installation should have a minimal impact on the building and to the extent practical allow the building to be returned to its original condition if the sign is removed. Existing signboards and sign frames should be reused to limit drilling new holes into masonry. Projecting signs should be attached to a permanent mounting plate. Awnings should be attached to window or door frames and should never damage masonry.

**g. Illumination:** Signs may be illuminated externally, internally, or by neon. Plastic face covers should not be placed on illuminated signs. All illuminated building signs should connect to a permanent mounting plate located near the entrance. Electrical conduit should be installed through the permanent mounting plate. Not more than one brick should be damaged by the installation of the permanent mounting plate. Electrical conduit and any lighting fixture should be attached to the sign and not the building wall.

#### 4. Guidelines for Specific Types of Signs

##### **Projecting Signs**

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

##### **Staff Comment**

The applicant is proposing a three-square foot projecting sign that will replace an existing three-square foot projecting sign just to the left of the main entrance along 1<sup>st</sup> Street North. The sign would be in the same location as the existing sign. It will read “TBF Café” and will be internally illuminated with white translucent acrylic lettering and a dark grey opaque acrylic background. The sign will have a dark bronze aluminum frame/surround.

The applicant’s sign proposal is consistent with the *Minneapolis Heritage Preservation Commission Design Guidelines for On-Premise Signs and Awnings* in terms of sign message, number of signs,

location, size, materials and colors. As a condition of approval, the projecting sign should be attached to a permanent mounting plate and the electrical conduit shall be installed through the permanent mounting plate. Not more than one brick should be damaged by the installation of the permanent mounting plate. Electrical conduit and any lighting fixture should be attached to the sign and not the building wall.

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.*

With conditions, the applicant is proposing a sensitive rehabilitation of the Northwestern Hide and Fur Building by preserving those portions and features which convey the building's historical, cultural and architectural values and proposing sensitive building alterations and additions. Staff finds that the proposal, subject to the recommended conditions, meets *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
  2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
  3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
  4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
  5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
  6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
  7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
  8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
6. *The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.*

With the recommended conditions, the proposed alterations would conform to the preservation ordinance and applicable preservation policies, and would be consistent with the following policies of the comprehensive plan:

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

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

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

- 8.10.5 Prioritize the reuse of the city's historic buildings as a strategy for sustainable development.
  - 8.10.7 Use planning tools, such as transfer of development rights and historic variances, as well as economic incentives, such as tax increment financing and tax abatements, to retain historic structures while compensating for the loss of development potential.
7. *Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.*

This proposal does not constitute the destruction of property.

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

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

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

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

The proposed project will not require site plan review.

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

The applicant has adequately considered the Secretary of the Interior's Standards for the Treatment of Historic Properties, though some of the recommended conditions of approval will help to ensure that the proposal meets those standards.

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

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

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

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

With the recommended conditions of approval, granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.

13. *The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.*

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

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application(s) by Robert Hunter of James Dayton Design for the property located at 200 1<sup>st</sup> Street North:

### A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow the rehabilitation of the Northwestern Hide and Fur Building, subject to the following conditions:

1. A flat segmental brick arch shall be constructed above the new windows and the salvaged brick from the new openings shall be used for the arches.
2. Salvaged brick from the new openings shall be store onsite.
3. The projecting sign should be attached to a permanent mounting plate and the electrical conduit shall be installed through the permanent mounting plate. Not more than one brick should be damaged by the installation of the permanent mounting plate. Electrical conduit and any lighting fixture should be attached to the sign and not the building wall.
4. 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 28, 2017.
5. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

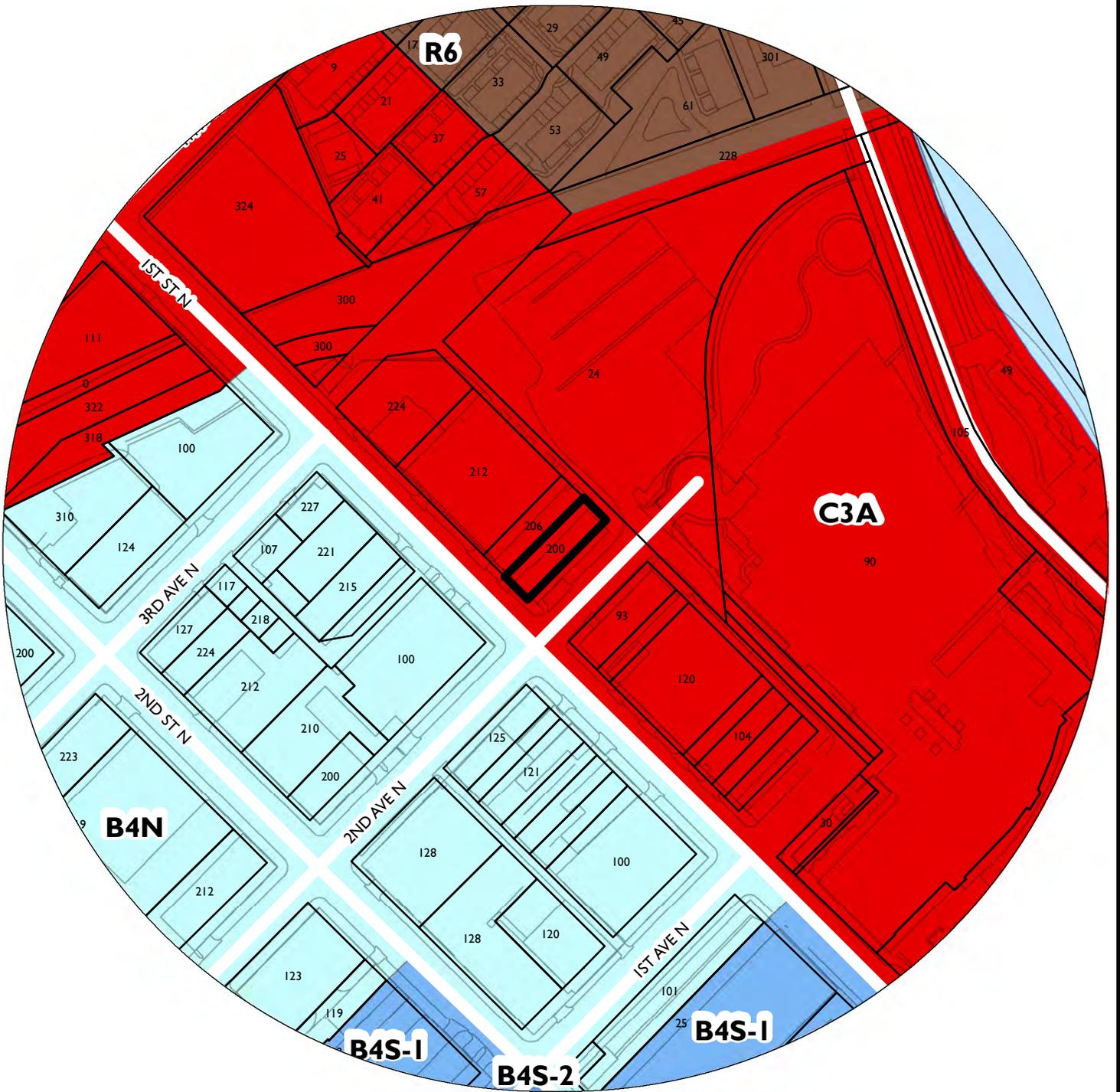
## ATTACHMENTS

1. Zoning map

2. Applicant Submittal
  - a. Written description and findings submitted by applicant
  - b. Exterior door and window
  - c. Exterior wall and planting
  - d. Trash enclosure renovation
  - e. New rooftop mechanical equipment
  - f. Required findings for a COA
  - g. Site plan, elevations
3. Photos

NAME OF APPLICANT

WARD



PROPERTY ADDRESS  
**200 1st Street North**

FILE NUMBER  
**BZH-28744**



# 200 FIRST STREET NORTH

MINNEAPOLIS, MN

HERITAGE PRESERVATION APPLICATION FOR A  
CERTIFICATE OF APPROPRIATENESS

JUNE 24, 2015

## **200 FIRST STREET NORTH**

Application for Certificate of Appropriateness

### **TABLE OF CONTENTS:**

#### **GENERAL APPLICATION MATERIALS**

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

#### **SECTION 1 – PROJECT DESCRIPTION AND OVERVIEW**

- Project Description and Overview
- Historic photo of building and photo of current building

#### **SECTION 2 – NEW EXTERIOR DOOR AND WINDOWS**

- New Exterior Door and Windows Narrative
- Photo of existing wall for proposed new door and windows
- Illustration of proposed wood windows
- Illustration of proposed exterior door
- Building plan and elevation illustrating proposed new door and windows
- Plan and section details of proposed new door and windows
- Door and window technical specifications

#### **SECTION 3 – EXTERIOR WALL PLANTINGS**

- Exterior Wall Plantings Narrative
- Photo of existing wall to receive planting and illustration of proposed planting type
- Building elevations illustrating proposed wall plantings
- Details of proposed wall plantings
- Reference Illustrations of pocket park components for information only (park approved by separate earlier C of A)

#### **SECTION 4 – TRASH ENCLOSURE RENOVATION**

- Trash Enclosure Renovation Narrative
- Building plans and elevations illustrating trash enclosure renovation
- Photos of existing trash enclosure

#### **SECTION 5 – NEW MECHANICAL ROOFTOP EQUIPMENT**

- New Mechanical Rooftop Equipment Narrative
- Plan of New Mechanical Rooftop Location

#### **SECTION 6 – REQUIRED FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS**

- Required Findings for a Certificate of Appropriateness

#### **SECTION 7 - SUPPORTING DOCUMENTS**

- Site Plans, floor plans, elevations, sign design of project.

## HERITAGE PRESERVATION COMMISSION APPLICATION WORKSHEET

<b>Property Owner/Applicant</b>	Name	The Daft Group LLC, attn: Eric Dayton
	Mailing Address Including City, State and Zip Code	204 1st St. North, Minneapolis, MN 55401
	Phone Number	612.234.1182
	Fax	n/a
	Email	eric.dayton@northcorp.com
<b>Applicant's Representative</b> This person will be the primary contact for staff, and is the authorized agent in place of the property owner	Name	James Dayton Design, Ltd., attn: Robert Hunter
	Mailing Address Including City, State and Zip Code	1515 Central Ave NE, Suite 150, Minneapolis MN 55413
	Phone Number	612.338.0005
	Fax	n/a
	Email	rhunter@jddltd.com
<b>Demolition Contractor</b> (If applicable)	Name	n/a
	Mailing Address Including City, State and Zip Code	n/a
	Phone Number	n/a
	Fax	n/a
	Email	n/a
<b>Neighborhood Group Contact</b> Be sure to include a copy of the letter or e-mail that was sent	Organization	North Loop Neighborhood Association
	Contact Name	David Frank
	Phone Number	612-673-5238
	Date letter/e-mail sent	June 23, 2015
<b>Council Member Contact</b> Be sure to include a copy of the letter or e-mail that was sent	Name	Jacob Frey
	Ward	Ward 3
	Phone Number	612-673-2203
	Date letter/e-mail sent	June 23, 2015

<b>Property Information</b>	Address(es)	200 1st St N, Minneapolis MN 55401			
	Identification Number(s)	22-029-24-14-0037			
	Legal Description	Lot 6, except the Northwesterly 13 feet thereof, Block 10, Town of Minneapolis, according to the recorded plat thereof Hennepin County, Minnesota			
	Lot Area (sq ft)	Lot Size = 6,667 Square Feet (0.15 Acres)			
	Zoning classification(s)	C3A, Downtown Parking Overlay District (DP)			
<b>Name of Proposed Project</b>	200 First Street North				
<b>Proposed Work</b> Circle all applicable	Preservation	Rehabilitation			
	Reconstruction	Restoration			
<b>Demolition</b> (if applicable)	Does this project include the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection? : Yes <input type="radio"/> No <input checked="" type="radio"/>				
<b>Property History</b>	Name of current business: <small>Askov Finlayson, Bachelor Farmer, Marvel Bar</small>	Beginning / end dates: 2011 - current	Type of business / use: Retail, Restaurant		
	Name of former business: Marvel Rack Manuf.	Beginning / end dates: 1952 - 2008	Type of business / use Manufacturing/Warehouse		
	Name of former business: Northwest Hide and Fur	Beginning / end dates: 1902 - 1952	Type of business / use Commercial		
<b>Building Data</b> Fill in existing & proposed even when no change is proposed	Gross floor area (square feet)	Existing to remain: 16,522 gsf	Proposed new: 0	Total: 16,522 gsf	
	Building footprint area (square feet)	Existing to remain: 5,972 sf	Proposed new: 0	Total: 5,972	
	Building height	Existing stories: Two plus basement	Proposed stories: Two plus basement (same)		
		Existing feet: 26'-8"	Proposed feet: 26'-8" (same)		
	Dwelling units	Existing: n/a	Proposed: n/a		
<b>Specific Uses</b> (as applicable)	Car repair	Number of service bays: n/a	Gross floor area excluding service bays (square feet): n/a		
	Nightclub	Seating and lobby area (square feet):	Gross floor area: n/a		
	Place of assembly or reception or meeting hall	Auditorium area (square feet)	n/a		
	School	Number of Classrooms: n/a	Number of students of legal driving age (full attendance): n/a		

<b>Parking Data</b>	Number of standard spaces	Existing: 0	Proposed: 0
	Number of compact spaces	Existing: 0	Proposed: 0
	Number of handicap spaces	Existing: 0	Proposed: 0
	Total spaces	Existing: 0	Proposed: 0
	Number of bicycle spaces	Existing: 10	Proposed: 10 - all existing to remain
	Number of loading berths	Existing: 0	Proposed: 0
<b>Landscaping Data</b>	Landscaped area (square feet)	Existing: 0	Proposed: 0
<b>Impervious Surface Data</b>	Impervious surfaces (square feet)	Existing: 583	Proposed: 583 - all existing to remain
<b>Fence Data</b>	First fence (circle one):  <input checked="" type="radio"/> Existing / <input type="radio"/> Proposed	Type / material (i.e. wood, chain-link):  Steel panel	Length (feet): 56 linear feet  Height (feet): varies: 5' min. to 8'-0" max.
	Second fence (circle one):  Existing / <input type="radio"/> Proposed	Type / material (i.e. wood, chain-link):  n/a	Length (feet): n/a  Height (feet): n/a
	Number of signs 1	Existing: 1	Proposed: 1
	First sign (circle one):  Existing / <input checked="" type="radio"/> Proposed New sign to replace existing sign. New sign will be same size and location as existing.	Type of sign (circle one): Freestanding / Mounted  If lit, how? Internally Lit	Length x Width (feet): 1'-6" tall X 2'-0" wide  Area (square feet): 3 sf  Height above grade (feet): 7'-0"
Second sign (circle one):  Existing / <input type="radio"/> Proposed	Type of sign (circle one): Freestanding / Mounted  If lit, how?	Length x Width (feet):  Area (square feet):  Height above grade (feet):	

**HERITAGE PRESERVATION APPLICATION(S)**

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

- 1. \_\_\_\_\_  
\_\_\_\_\_
- 2. \_\_\_\_\_  
\_\_\_\_\_
- 3. \_\_\_\_\_  
\_\_\_\_\_
- 4. \_\_\_\_\_  
\_\_\_\_\_
- 5. \_\_\_\_\_  
\_\_\_\_\_

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



Eric Dayton

06/23/2015

Applicant's name and signature

Date

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

23 June, 2015

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

**RE: 200 First Street North – Property Owner Authorization Letter for Application for Certificate of Appropriateness**

Aaron,

This letter is to authorize, as the legal Owner of the building located at 200 First Street North, in Minneapolis, the submittal of the attached Application for Certificate of Appropriateness to the Heritage Preservation Commission of Minneapolis.

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

Sincerely,

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

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

23 June, 2015

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

**RE: 200 First Street North – Notification of Application for Certificate of Appropriateness to the Minneapolis Heritage Preservation Commission**

Chairman Frank,

Please accept this letter as notification to the North Loop Neighborhood Association that as the owner of the property located at 200 1<sup>st</sup> St. N., I will be submitting an Application for Certificate of Appropriateness to the Minneapolis Heritage Preservation Commission. This application will be submitted to the City on June 24, 2015 in order to be on the agenda for the HPC public hearing scheduled for July 28, 2015.

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

The goal of this application is to gain approval from the HPC for the proposed rehabilitation of a select portion of the aforementioned property to accommodate a new café use. Attached please find a brief summary of the project with more information.

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

Sincerely,

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

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

23 June, 2015

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

**RE: 200 First Street North – Notification of Application for Certificate of Appropriateness to the Minneapolis Heritage Preservation Commission**

Council Member Frey,

Please accept this letter as notification to your office that as the owner of the property located at 200 1<sup>st</sup> St. N., I will be submitting an Application for Certificate of Appropriateness to the Minneapolis Heritage Preservation Commission. This application will be submitted to the City on June 24, 2015 in order to be on the agenda for the HPC public hearing scheduled for July 28, 2015.

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

The goal of this application is to gain approval from the HPC for the proposed rehabilitation of a select portion of the aforementioned property to accommodate a new café use. Attached please find a brief summary of the project with more information.

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

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

**SECTION 1**      **PROJECT DESCRIPTION  
AND OVERVIEW**

## **PROJECT DESCRIPTION AND OVERVIEW**

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### **200 First Street North**

#### **Project Overview - General**

The project consists of minor interior and exterior improvements to portions of the existing building located at 200 First Street North, to include: interior renovation of existing first floor retail space into The Bachelor Farmer Cafe, new door and windows between the café and private alley between the 200 and 206 buildings (the alley has been approved by a previous HPC application to become an outdoor pocket park), the addition of green plantings to a select wall area of the 200 building facing the alley/park, minor remodeling within the existing trash enclosure on the east side of the building, and new rooftop equipment. No new square footage will be added to the existing building by this project.

#### **Project Intent**

The Owner is renovating the first floor portion of the building fronting 1<sup>st</sup> St. into The Bachelor Farmer Café to provide breakfast and lunch offerings to supplement dinner service offered by the existing restaurant, The Bachelor Farmer. The café would access the adjacent alley pocket park via a single door in order to provide the required emergency exit from the café and to afford outdoor seating for café patrons. Two windows are proposed on the alley-facing façade to afford a visual connection between the spaces and additional daylight within the café. Improvements to the trash enclosure provide additional refuse storage required by the café within an existing screened wall, having no visual impact to the exterior of the building, and new rooftop equipment is required due to internal renovation of the event kitchen on the second floor of the building.

With previous renovations to this property, and ongoing projects on the adjacent 206 1<sup>st</sup> St. N. property, the owner/applicant has a proven record of realizing projects which contribute positively to the vitality of the neighborhood and historic district in meaningfully authentic ways. The café renovation with connection to the pocket park would continue these contributions by being both historically sensitive while enhancing existing and ongoing development of the two properties. Visual and physical connection between the 200 building café and pocket park will further pedestrian activity, and plantings on the 200 building fronting the alley will further enhance the pocket park as a valuable green space and community asset. New elements of the project which are not original to the building will be discreet, reinforce and complement the existing character of the building and surrounding area, yet be honest of their time and not attempt to imitate or create a false sense of historicity.

#### **Historic Preservation**

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

Complete restoration and renovation of the entire 200 1<sup>st</sup> St. N. building was completed in 2011 by the same Owner/applicant and owner's representative. A Certificate of Appropriateness was approved at the HPC public hearing for this earlier project on August 24, 2010 (Certificate of Appropriateness number BZH-26547)

#### ***Applicant:***

*Eric Dayton  
North Corp.  
204 1<sup>st</sup> St. N.  
Minneapolis, MN 44201  
Phone: 612-234-1182*

#### ***Applicant's Representative***

*Robert Hunter  
James Dayton Design, Ltd.  
1515 Central Ave NE, Suite 150  
Minneapolis, MN 55413  
Phone: 612-338-0005  
Email: [rhunter@jddltd.com](mailto:rhunter@jddltd.com)*



PHOTO OF 200 1st St. N., circa 1910  
200 building is in the foreground



CURRENT PHOTO OF 200 1st St. N. WITH RENDERING OF PREVIOUSLY APPROVED POCKET PARK  
200 building at right. This facade will remain unaltered. Previously approved pocket park at left.

**SECTION 2**      NEW EXTERIOR DOOR  
AND WINDOWS

## **NEW EXTERIOR DOOR AND WINDOWS**

---

200 First Street North

### **Overview**

There are no existing windows or doors connecting the alley pocket park to the interior of the building where the café will be located. The project proposes installing two new windows and one new door connecting these spaces in order to meet the contemporary needs of both spaces, enhance circulation around the building, and enrich the experience of both of these environments.

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

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

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

### **NEW DOOR**

#### **Purpose for Installation of New Door in New Opening**

The project proposes one new door on the ground floor north façade of the building to afford access from the cafe space into the alley pocket park. This door is required by building code as a second means of egress from the café and will also be used by cafe patrons to access the pocket park for outdoor seating. This door will exactly match the existing wood and glass door that serves as the main entrance to the café from 1<sup>st</sup> St. N. which was approved in 2011 as a part of the original building restoration and rehabilitation.

This new door will only be used for the purposes described and will not be an entry into the café, maintaining the principal historic circulation patterns of the building.

#### **Installation and Performance of New Doors**

The proposed new door represent a historically sympathetic improvement to the existing building to meet contemporary needs, and matches the door previously approved by the HPC for earlier restorations. New door lintels will be entirely concealed within the existing wall and any removed brick will be salvaged and stored on-site. The door provides the weatherproof and security barriers necessary for the proper functioning of the property. The wood doors and frames have good thermal insulating qualities, weather-stripping and hardware appropriate for a public building and meet all accessibility and building code exiting requirements.

### **NEW WINDOWS**

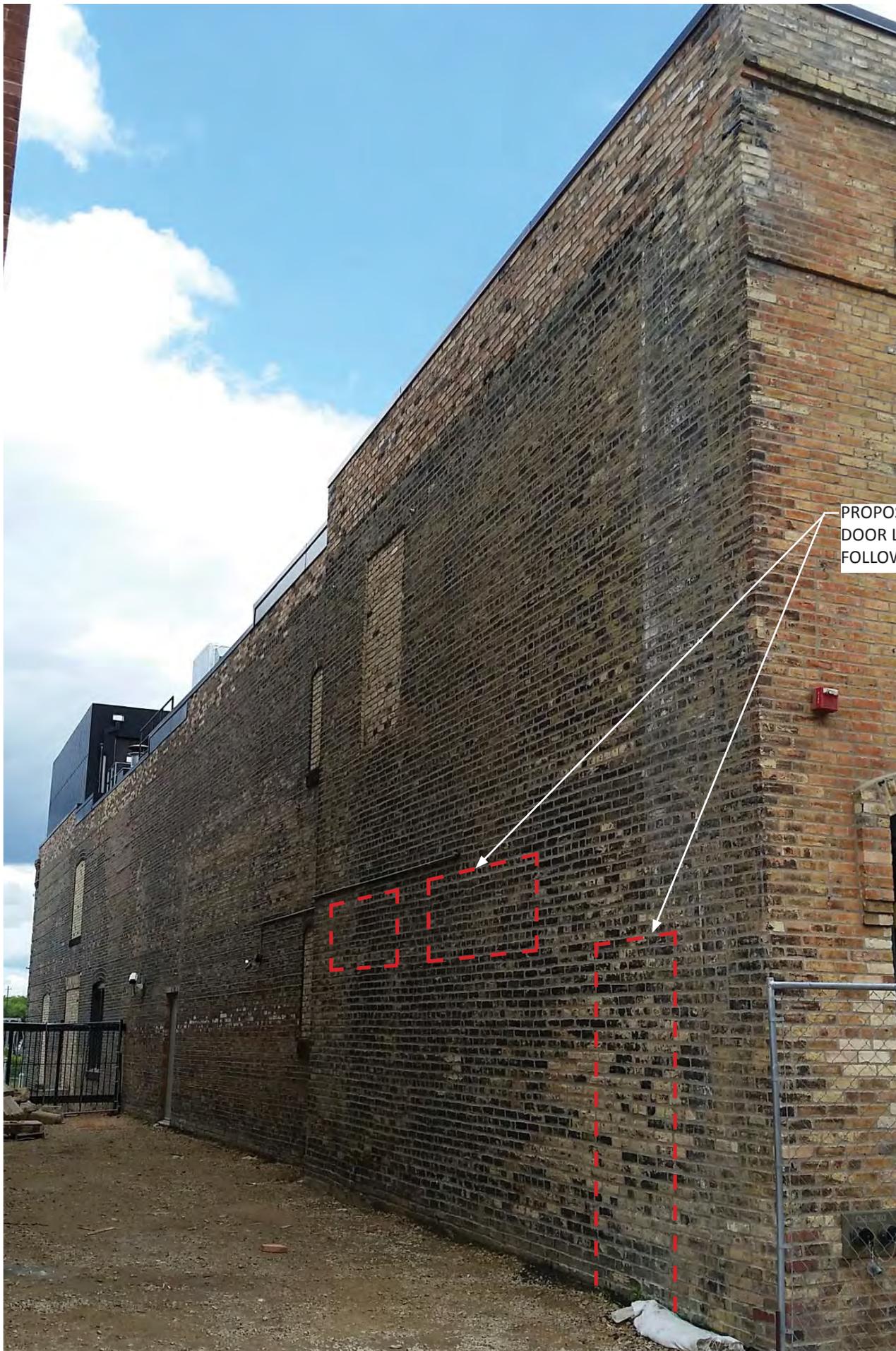
#### **Purpose for Installation of New Wood Windows in New Opening**

The project proposes two new painted wood windows on the ground floor north façade of the building in order to provide an important visual connection between the café space and the alley pocket park. This connection will enhance the experience of both environments, sensitively activate the currently large blank wall fronting a meaningful urban pocket park, and provide important additional light into the cafe. The new windows will have the same profile, color, and moldings as the approved windows installed during the original 2011 restoration/rehabilitation.

### **Installation and Performance of New Wood Windows**

The proposed new wood windows represent a historically sympathetic improvement to the existing building to meet contemporary needs and help activate a consequential urban park. New window lintels will be entirely concealed within the existing wall and brick sills will be constructed out of brick salvaged from the openings to match those of the existing building. The balance of salvaged brick will be stored on-site. The new wood windows will provide the weatherproof and thermal barrier necessary for the proper functioning of the property. The wood frames and insulating glass of the proposed windows provide the weather and thermal barrier necessary for the building to function while being historically sensitive to the building.

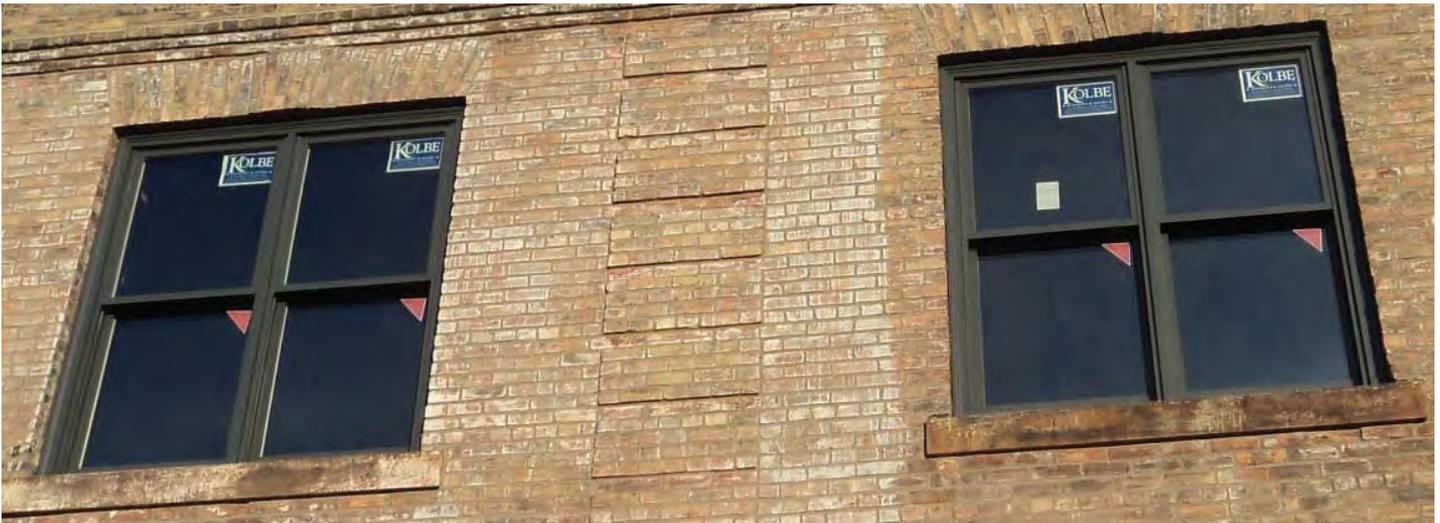
*Refer to the following pages for drawings and illustrations relating to this section*



PROPOSED WINDOW AND  
DOOR LOCATIONS - SEE  
FOLLOWING PAGES

**EXISTING NORTH ELEVATION FACING ALLEY**

Refer to elevation drawings for description of scope of work proposed



**EXISTING WOOD WINDOWS ON 200 BUILDING (REPLACED IN 2011)**



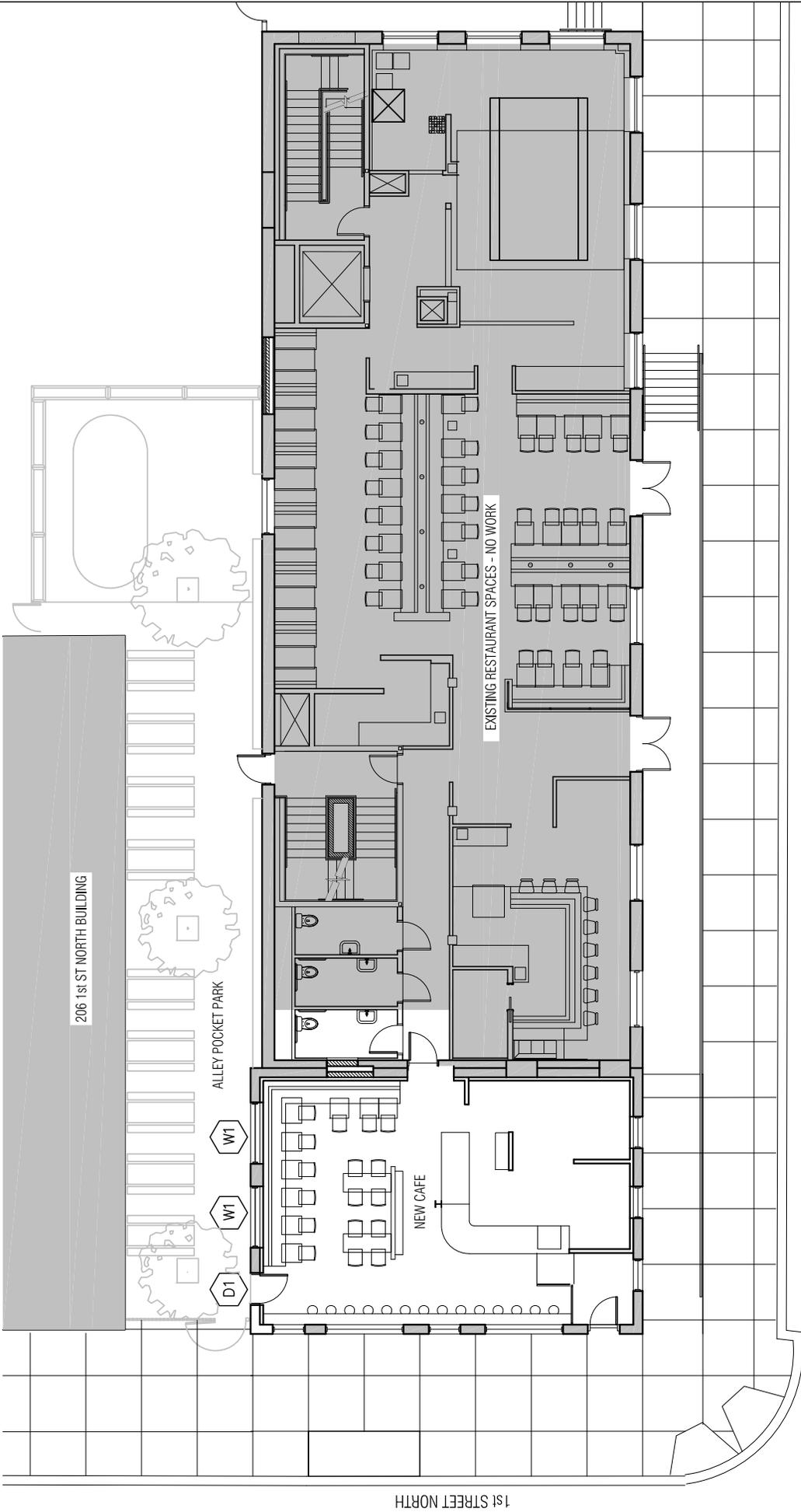
**PROPOSED WOOD WINDOW - manufacturer, trim and finish to match existing windows**  
Specified wood windows are: Kolbe & Kolbe Heritage Series Wood Sterling

# **EXISTING AND PROPOSED WOOD WINDOWS**

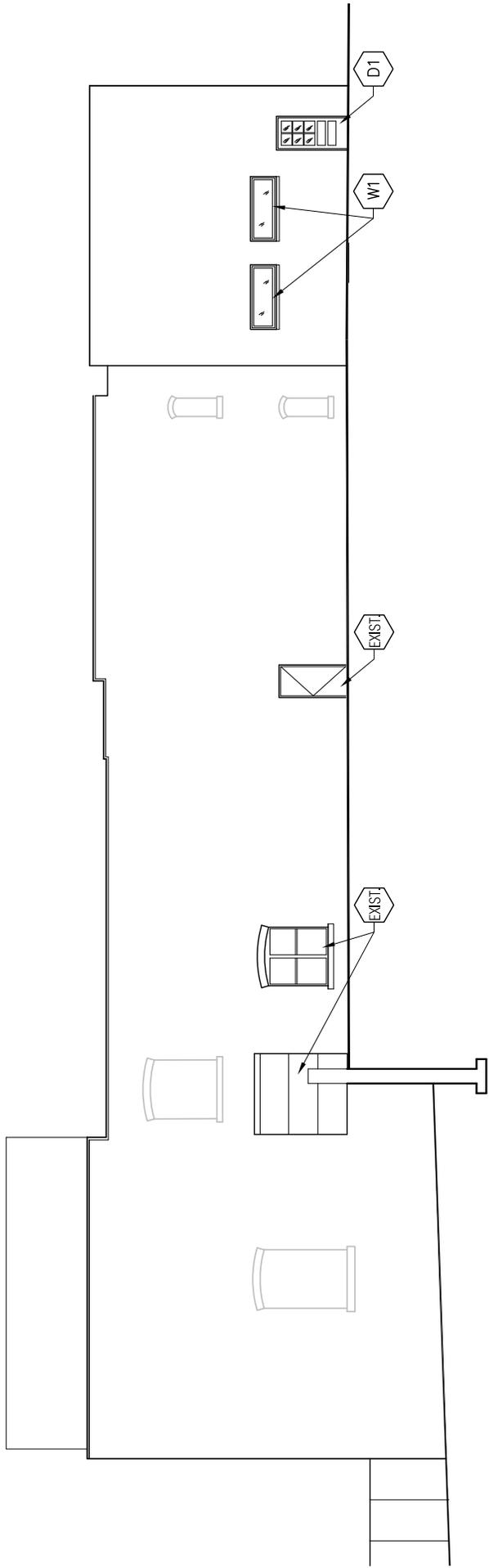


**PHOTO OF EXISTING SINGLE DOOR OPENING FROM 1ST ST. N. INTO NEW CAFE SPACE  
PROPOSED NEW SINGLE DOOR FROM CAFE INTO ALLEY WILL MATCH THIS DOOR IN  
DESIGN, FINISH, AND SIZE.**

## **ILLUSTRATION OF PROPOSED DOOR**



**200 FIRST STREET NORTH - FIRST FLOOR PLAN OF PROPOSED DOOR AND WINDOWS**  
 SCALE: 1/16" = 1'-0"

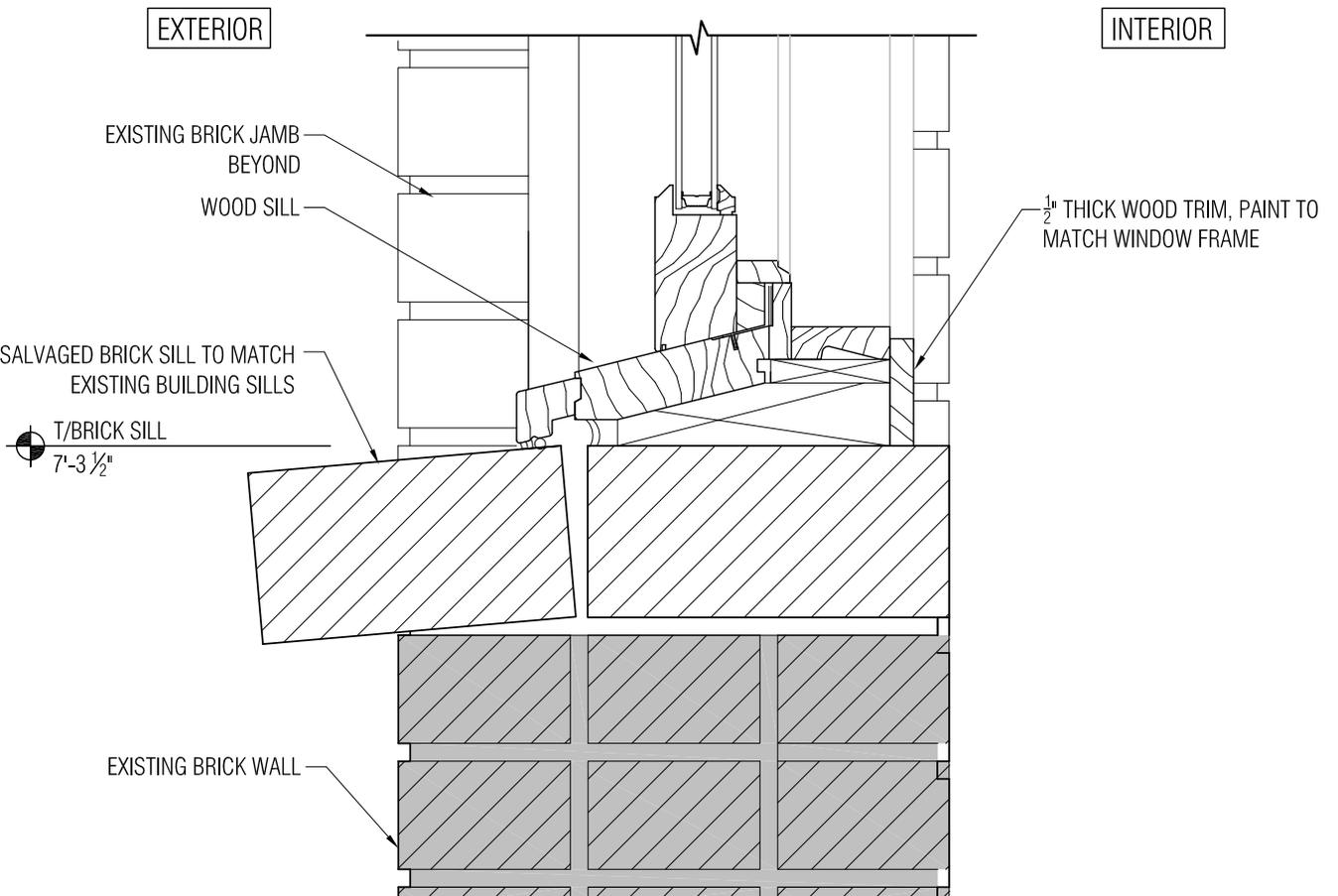
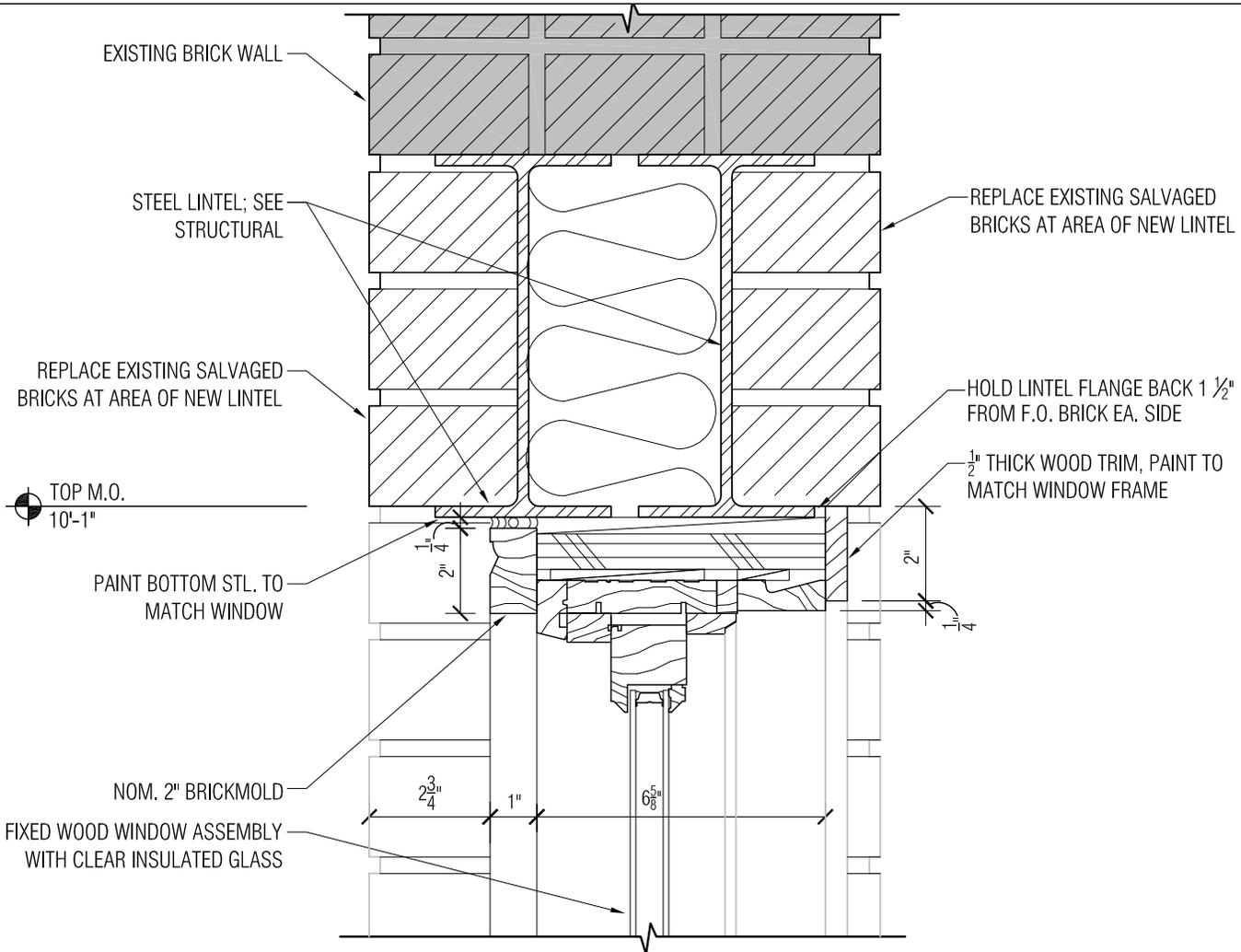


NORTH WINDOW KEY ELEVATION (facing 206 1st St. N. & Pocket Park)

200 FIRST STREET NORTH - ELEVATION OF PROPOSED DOOR AND WINDOWS

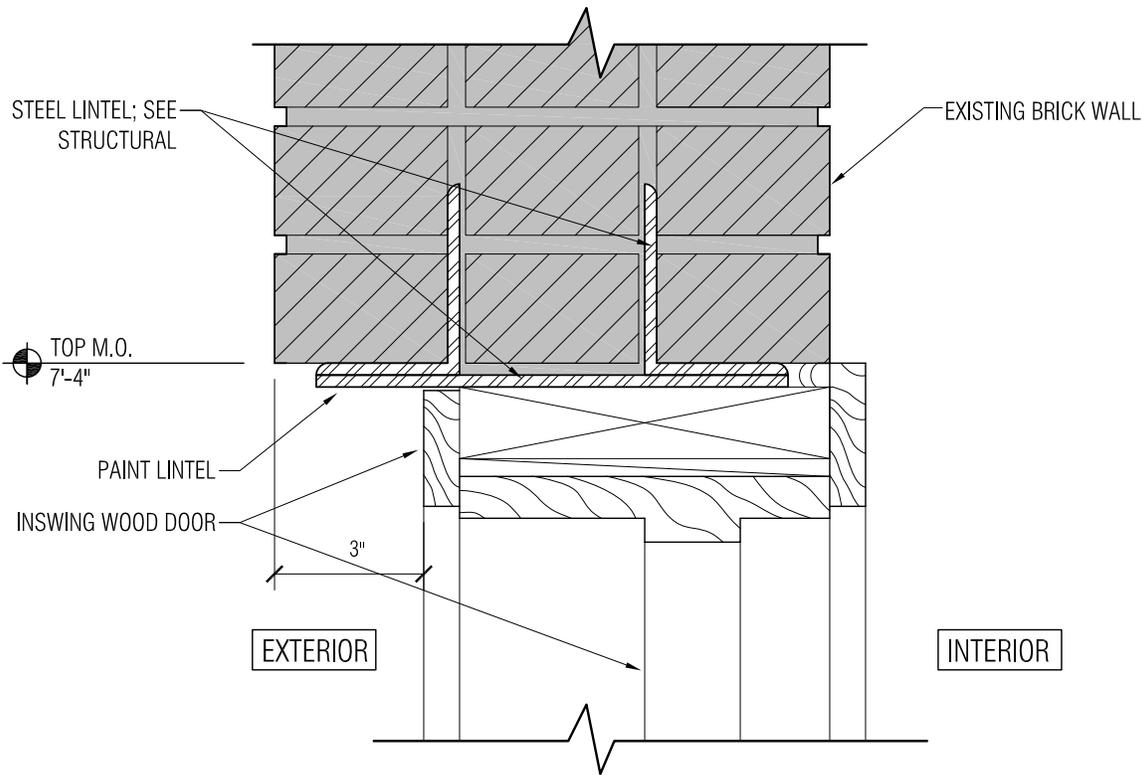
scale: 1/16" = 1'-0"





200 FIRST STREET NORTH - W1 WINDOW SECTION

SCALE: 3"=1'-0"



200 FIRST STREET NORTH - D1 DOOR SECTION

SCALE: 3"=1'-0"

**SECTION 08140 – EXTERIOR WOOD DOORS**

## PART 1 GENERAL

## 1.01 SECTION INCLUDES

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

## 1.02 RELATED SECTIONS

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

## 1.03 REFERENCES

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

## 1.04 SYSTEM DESCRIPTION

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

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

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

#### 1.05 SUBMITTALS

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

#### 1.06 QUALITY ASSURANCE

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

#### 1.07 DELIVERY, STORAGE AND HANDLING

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

#### 1.08 WARRANTY

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

### PART 2 PRODUCTS

#### 2.01 MANUFACTURED UNITS

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

## 2.02 MATERIALS

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

## 2.03 GLAZING

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

## PART 3 EXECUTION

### 3.01 EXAMINATION

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

### 3.02 INSTALLATION

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

### 3.03 ADJUSTING AND CLEANING

- B. Remove visible labels.

END OF SECTION

**SECTION 08550 – WOOD WINDOWS**

## PART 1 GENERAL

## 1.1 SECTION INCLUDES

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

## 1.2 REFERENCES

- A. American Society for Testing and Materials (ASTM):
  1. ASTM E283-04' - Standard Test Method for Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.
  2. ASTM E330-02' - Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.
  3. ASTM E547-00' - Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Differential.
  4. ASTM E1425-07' or AAMA 1801 - Certification of Acoustical Performance.
  5. ASTM F588-07' or AAMA 1302.5 - Standard for Forced-Entry Resistance.
  6. ASTM E 1996-04' - Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors and Storm Shutters Impacted by Windborne Debris in Hurricanes.
  7. ASTM E 1886-04' - Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors and Storm Shutters Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials.
  8. ASTM E2190-08' - Standard Specification for Insulating Glass Unit Performance and Evaluation.
- B. American Architectural Manufacturers Association/Window and Door Manufacturers Association (AAMA/WDMA), American National Standards Institute/Window and Door Manufacturers Association (ANSI/WDMA), Canadian Standards Association (CSA).
  1. AAMA/WDMA/CSA 101/I.S.2/A440-05', 101/I.S.2/A440-08' - Standard / Specification for Windows, Doors and Skylights.
  2. WDMA I.S. 4-07'A Water Repellant Preservative Treatment for Millwork.
- C. National Fenestration Rating Council (NFRC)
  1. NFRC 100-2004' & 2010' - Determining Fenestration U-Factor.
  2. NFRC 100-2004' & 2010' - Test Procedure for Thermal Transmittance of Fenestration.
  3. NFRC 200-2004' & 2010' - Determining Fenestration SHGC & Tv.
  4. ASTM E1423-06' - Determining Thermal Transmittance of Fenestration Systems.
  5. NFRC 500-2010' - Determining Fenestration Product Condensation Resistance.
- D. WDMA Hallmark Program
  1. WDMA Hallmark Program Procedural Guide C.S.-1.
- E. Consumer Product Safety Commission (CPSC)
  1. CPSC 16 CFR 1201 - Safety Glazing Standards.
  2. ANSI Z-97.1 - Safety Glazing Standards for Tempered Glass.

## 1.3 SYSTEM DESCRIPTION

## A. Design and Performance Requirements

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

3. Unique, non-listed unit's performance, when not tested, may be addressed by a manufacturer's Statement of Qualification.
  4. Mullion design can be adequate for specified design pressure.
- B. Energy Ratings
- All units tested are one-lite, LoE<sup>2</sup>-270, argon filled, with Kolbe ID No. as listed on the NFRC label adhered to each unit. Values are certified per NFRC and units are labeled per state requirements.
1. Unique, non-listed units may have U & SHGC determined by NFRC procedures and listed on a manufacturer's Statement of Qualification.

#### 1.4 SUBMITTALS

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

#### 1.5 QUALITY ASSURANCE

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

#### 1.6 DELIVERY, STORAGE AND HANDLING

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

#### 1.7 WARRANTY

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

### PART 2 PRODUCTS

#### 2.1 MANUFACTURED UNITS

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

## 2.2 MATERIALS

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

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

## 2.3 GLAZING

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

## PART 3 EXECUTION

### 3.1 EXAMINATION

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

### 3.2 INSTALLATION

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

### 3.3 ADJUSTING AND CLEANING

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

### 3.4 PROTECTION

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

END OF SECTION 08550

**SECTION 3**      **EXTERIOR WALL  
PLANTINGS**

## **EXTERIOR WALL PLANTINGS**

---

200 First Street North

### **Overview**

Renovation of the existing alley space into a pocket park, which was approved by a previous HPC action, meaningfully reclaims an unused urban space to create a welcoming amenity for the neighborhood and district. This application proposes the addition of green wall plantings on a limited portion of the 200 building wall fronting the alley to supplement other alley plantings, providing important additional greenery in within a very constricted urban space.

### **Historic Guideline Considerations**

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

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

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

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

The addition of wall plantings to the 200 building would greatly enhance the alley pocket park as an important urban green space and further the stated intent of the Guidelines for the reclamation of unused alleys into green space to benefit the neighborhood and district.

### **Reason for Exterior Wall Plantings**

The small size of the alley pocket park permits only limited plantings of three trees and modest plantings at the east end of the alley. The wall plantings proposed by this application would contribute important additional greenery to the park to enhance the space as an important neighborhood amenity. The introduction of this green infrastructure is limited to only a select area of the building wall and thoughtfully integrates with the fabric of the district while preserving the relationship and essential characteristics of the existing building.

No wall plantings are proposed within the alley other than those proposed by this application. The proposed green wall plantings are limited in area as shown on the following pages.

### **Characteristics and Installation of Wall Plantings**

The proposed exterior wall plantings are hop vines, a species that provides the foliage desired yet does not impact the existing structure of the building. Hop vines grow and climb by wrapping around trellises or similar constructs and, importantly, will not grow or attach to flat surfaces such as the brick wall. The trellis structure proposed for these vines consists of simple thin cable posted off of the brick wall with anchor posts installed into existing mortar joints. Neither the trellis installation nor the hop vines encumber nor permanently change the historic building wall of other building elements.

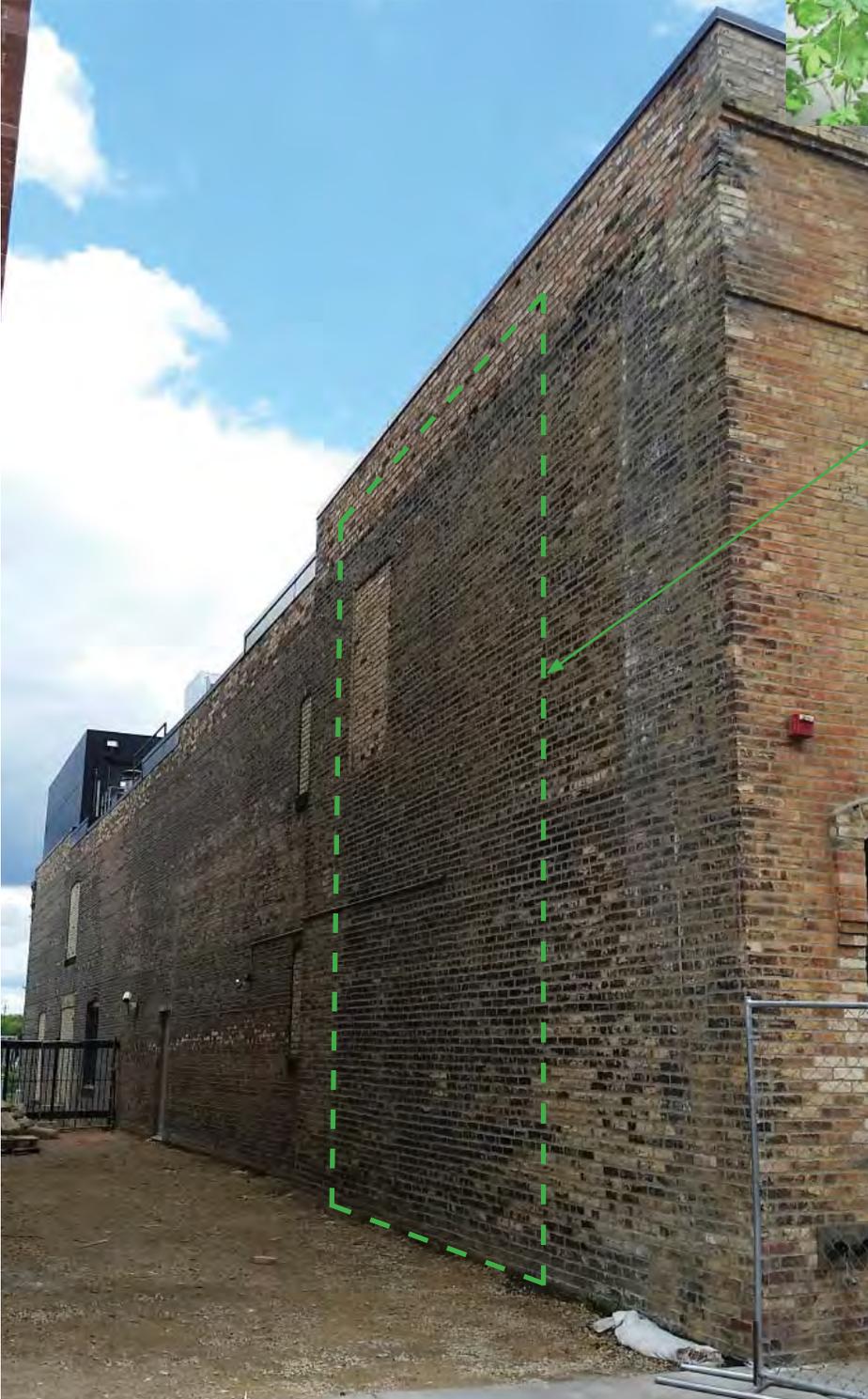
*Refer to the following pages for drawings and illustrations relating to this section*



**PHOTO OF PROPOSED HOP VINE PLANTINGS**

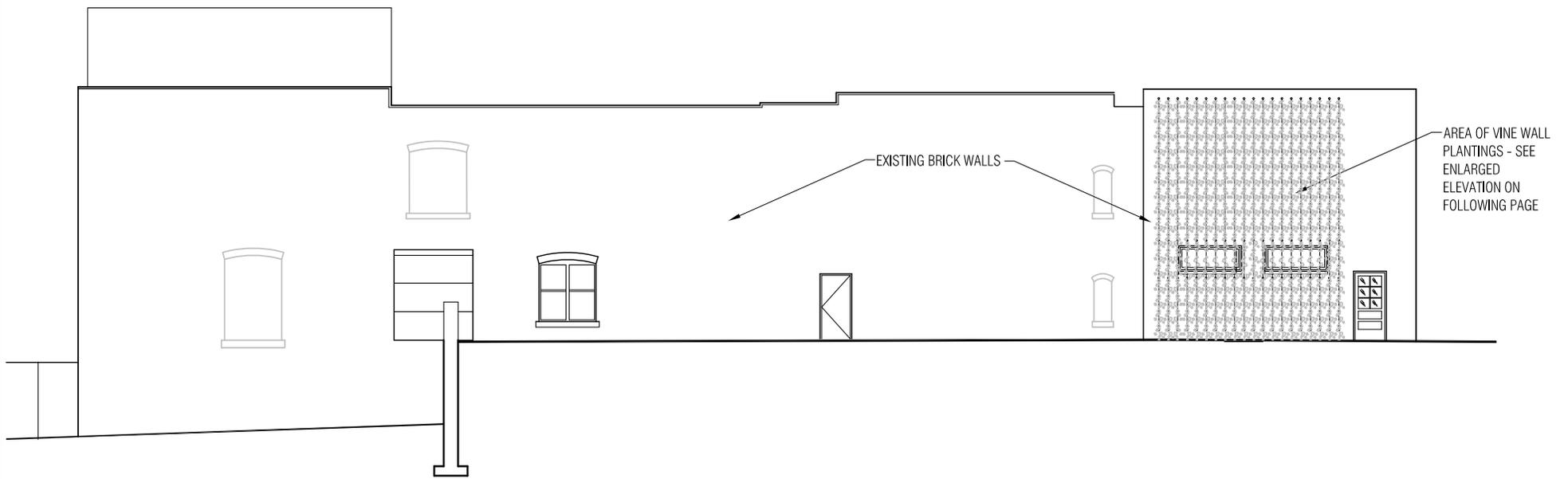
Hop vines grow only by wrapping around cable/string and will not attach to brick

AREA OF PROPOSED GREEN WALL PLANTINGS



**EXISTING NORTH ELEVATION FACING ALLEY**

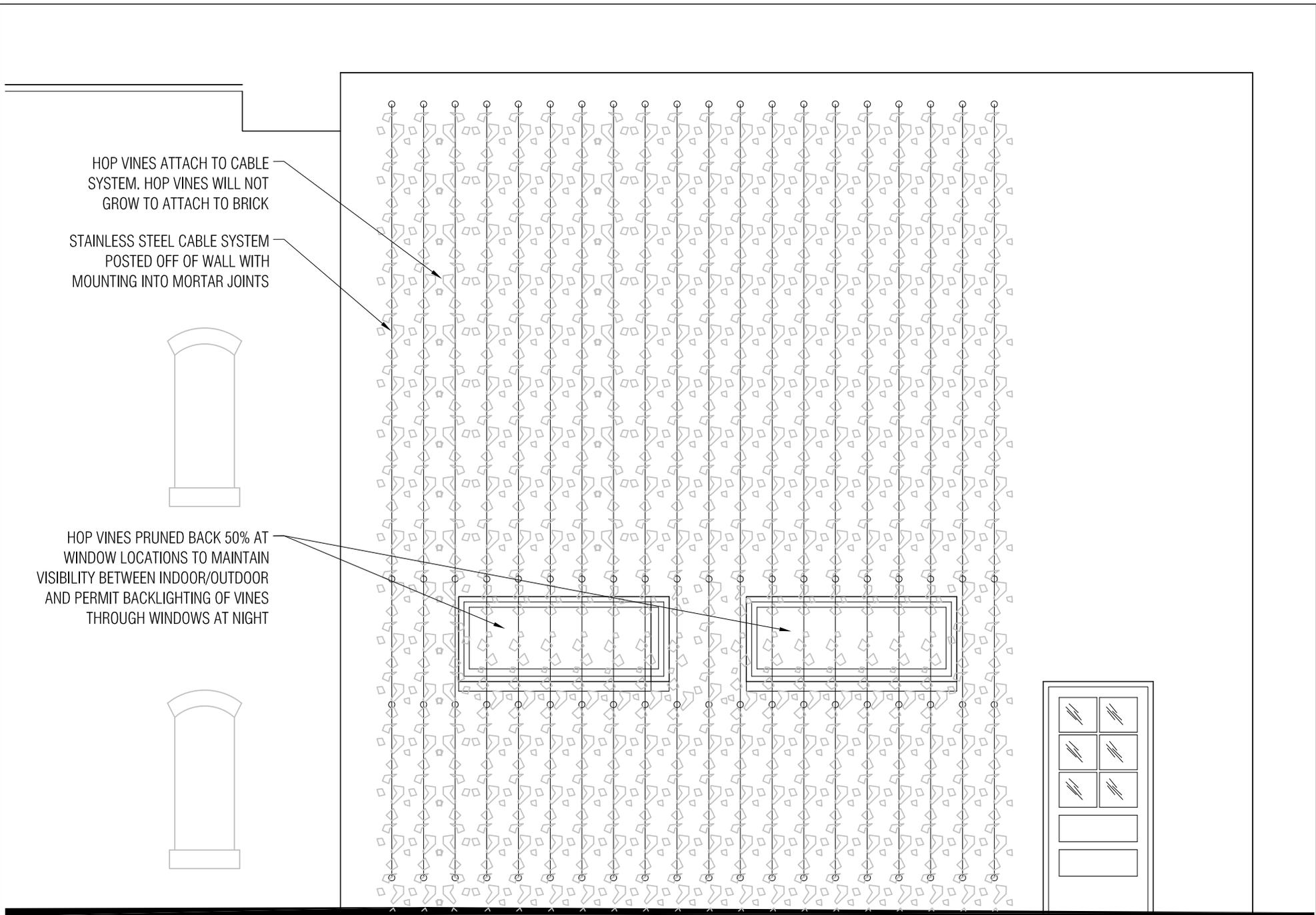
Refer to elevation drawings for description of scope of work proposed



NORTH ELEVATION SHOWING VINE LOCATION (facing 206 1st St. N. & Pocket Park)

## 200 FIRST STREET NORTH - VINE PLANTING AREA

scale:  $\frac{1}{16}'' = 1'-0''$



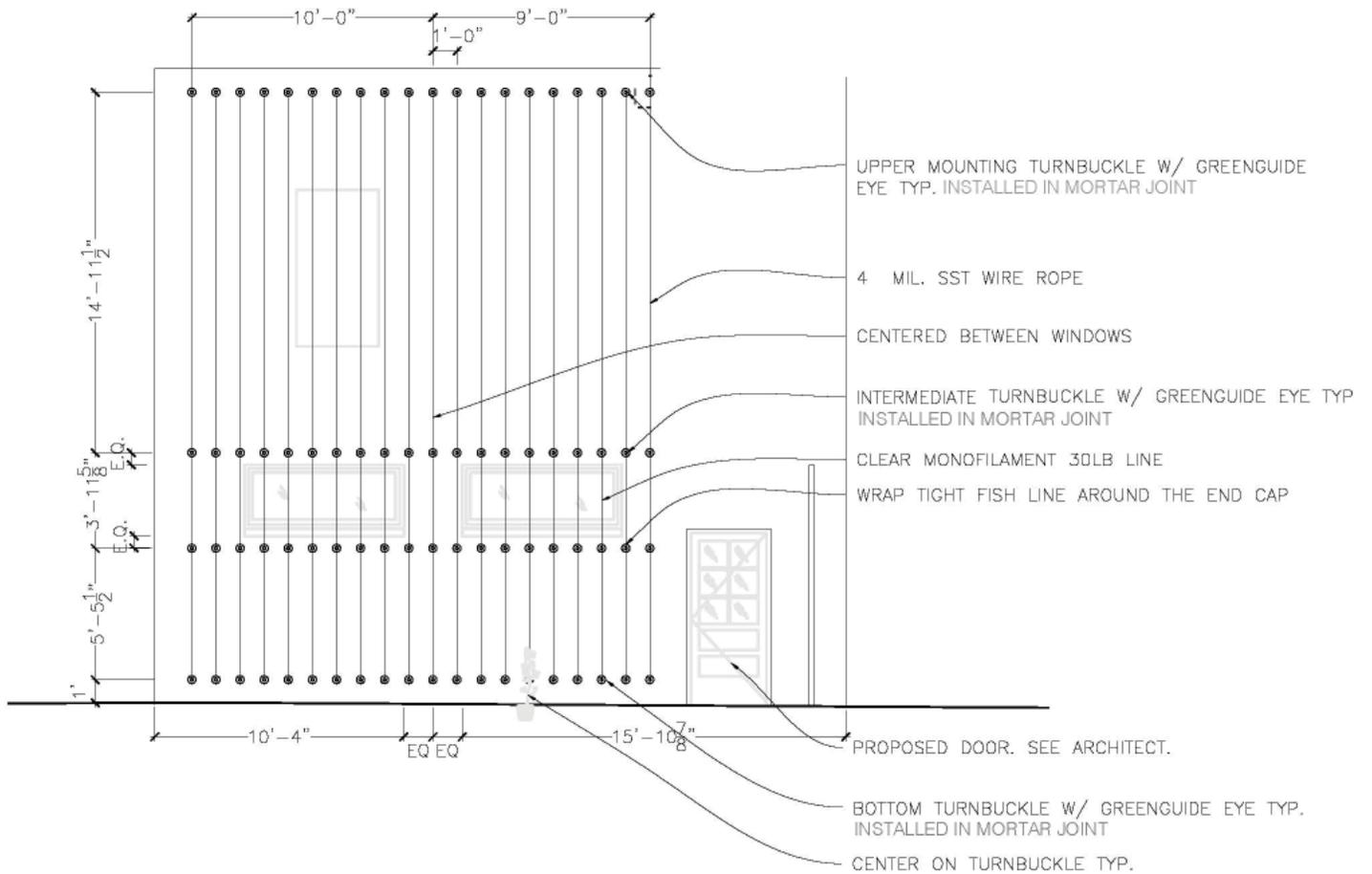
HOP VINES ATTACH TO CABLE SYSTEM. HOP VINES WILL NOT GROW TO ATTACH TO BRICK

STAINLESS STEEL CABLE SYSTEM POSTED OFF OF WALL WITH MOUNTING INTO MORTAR JOINTS

HOP VINES PRUNED BACK 50% AT WINDOW LOCATIONS TO MAINTAIN VISIBILITY BETWEEN INDOOR/OUTDOOR AND PERMIT BACKLIGHTING OF VINES THROUGH WINDOWS AT NIGHT

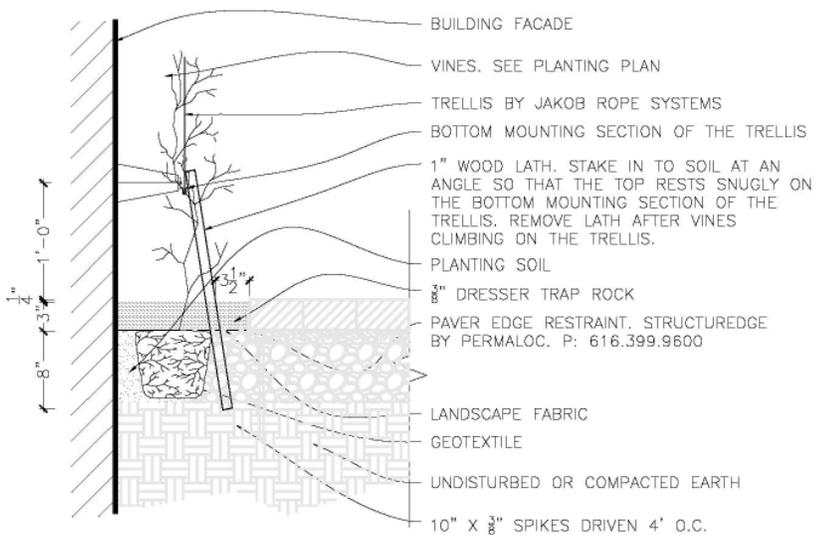
200 FIRST STREET NORTH - ENLARGED ELEVATION OF VINE PLANTINGS

scale: 1/4" = 1'-0"



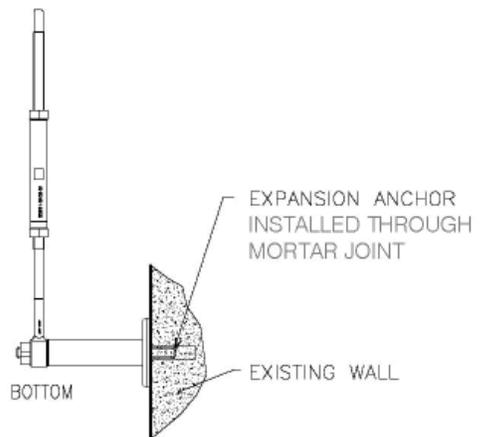
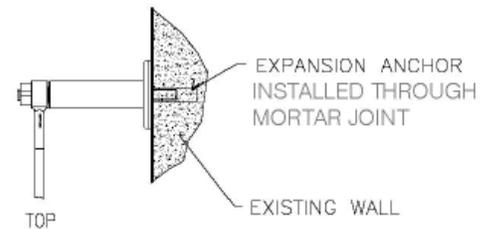
**ELEVATION DETAIL AT VINE SUPPORT ASSEMBLY**

Not To Scale



**DETAIL AT BASE OF WALL VINE ASSEMBLY**

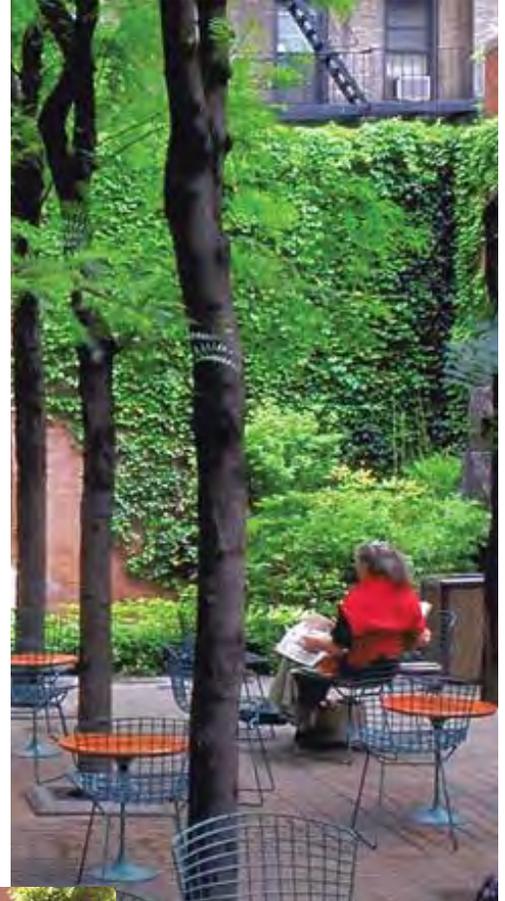
Not To Scale



**CONNECTION DETAIL @ VINE SUPPORTS**

Not To Scale

**DETAILS AT WALL VINE ASSEMBLY**



**IMAGES FOR REFERENCE OF PREVIOUSLY APPROVED ALLEY POCKET PARK SHOWING SEATING, PLANTINGS, OVERHEAD LIGHTING, PAVERS, AND PERMANENT FOOD TRAILER**

**SECTION 4** TRASH ENCLOSURE  
RENOVATION

## **TRASH ENCLOSURE RENOVATION**

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200 First Street North

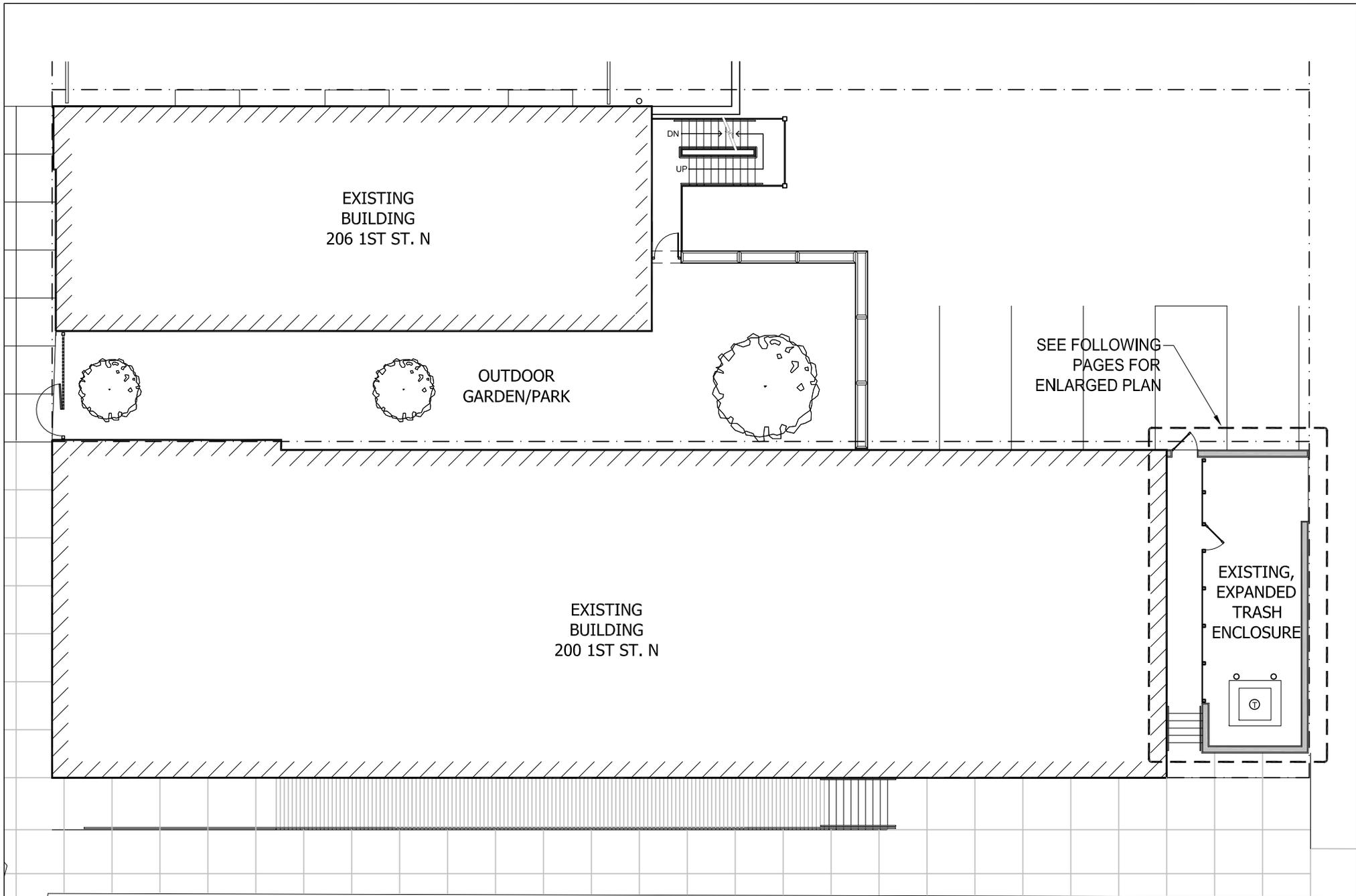
### **Overview**

There is an existing exterior enclosed recessed area located at the east end of the building that provides pedestrian access to the basement of the building and encloses the building trash enclosure and electrical transformer. The trash enclosure is entirely concealed behind existing concrete walls having finished steel panel cladding approved by a previous C of A application for the property. This project proposes remodeling of the trash enclosure area within the already existing steel panel walls to provide additional storage space.

### **Purpose and Intent of Renovated Trash Enclosure**

The trash enclosure will be remodeled within the area of the existing outside perimeter walls in order to accommodate for increased trash storage demands generated by the new café and kitchen uses. The renovated trash enclosure will remain entirely within the existing steel panel walls and be constructed of the same materials as approved by the previously approved C of A for the project. One additional new opening for access will be provided at the north end of the exterior metal panel walls as illustrated in the attached drawings. Other than this new opening, the renovation of the trash enclosure will have no impact on the already existing exterior enclosure walls and in no way affect the building or surrounding properties.

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



EXISTING  
BUILDING  
206 1ST ST. N

OUTDOOR  
GARDEN/PARK

EXISTING  
BUILDING  
200 1ST ST. N

EXISTING,  
EXPANDED  
TRASH  
ENCLOSURE

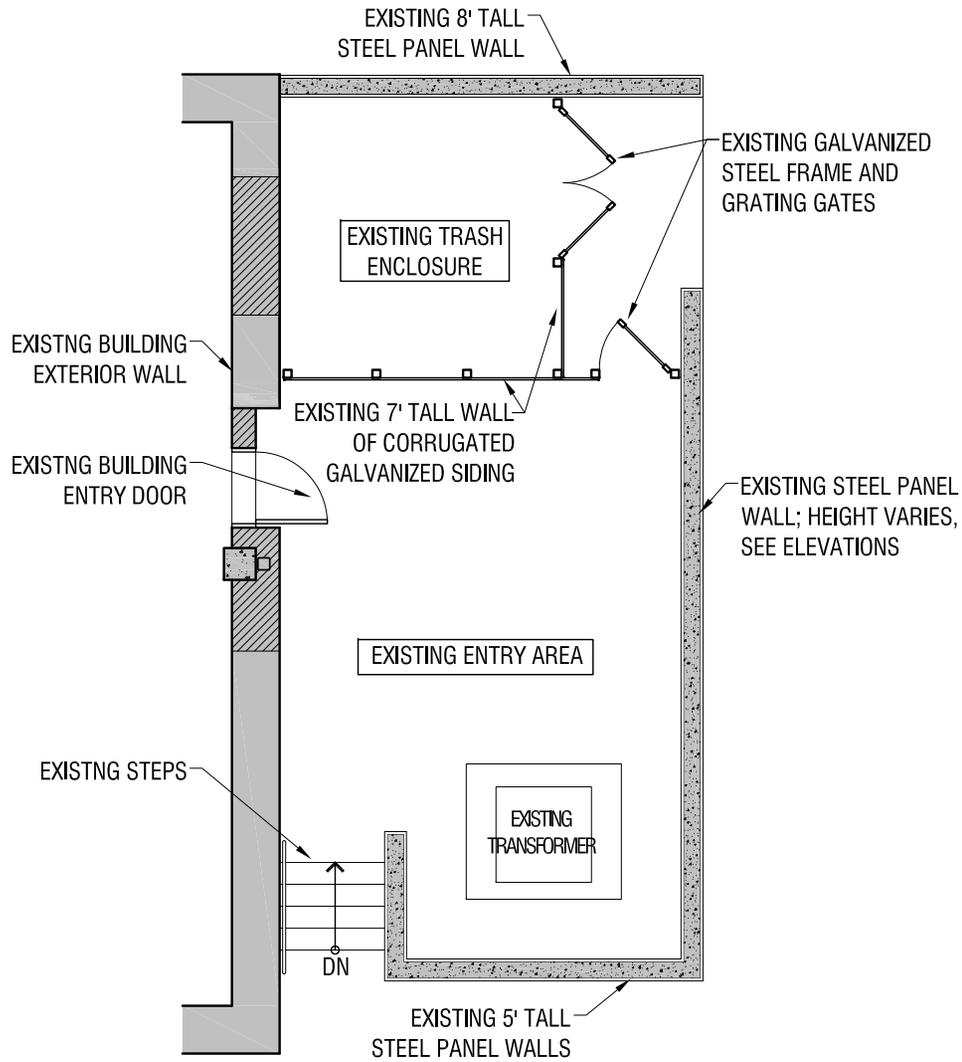
SEE FOLLOWING  
PAGES FOR  
ENLARGED PLAN

2ND AVENUE NORTH

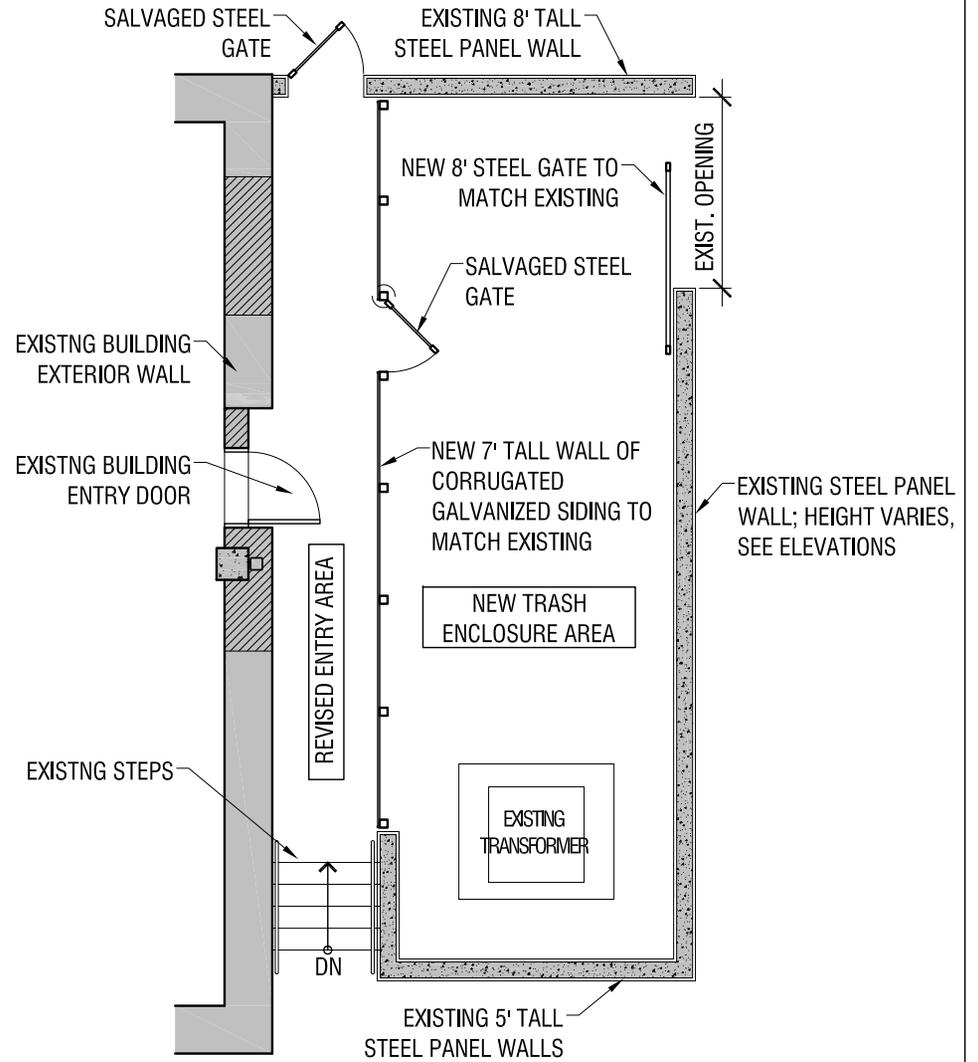
# 200 FIRST STREET NORTH: SITE PLAN SHOWING EXISTING TRASH ENCLOSURE AREA

SCALE: 1/16" = 1'-0"





EXISTING TRASH ENCLOSURE PLAN

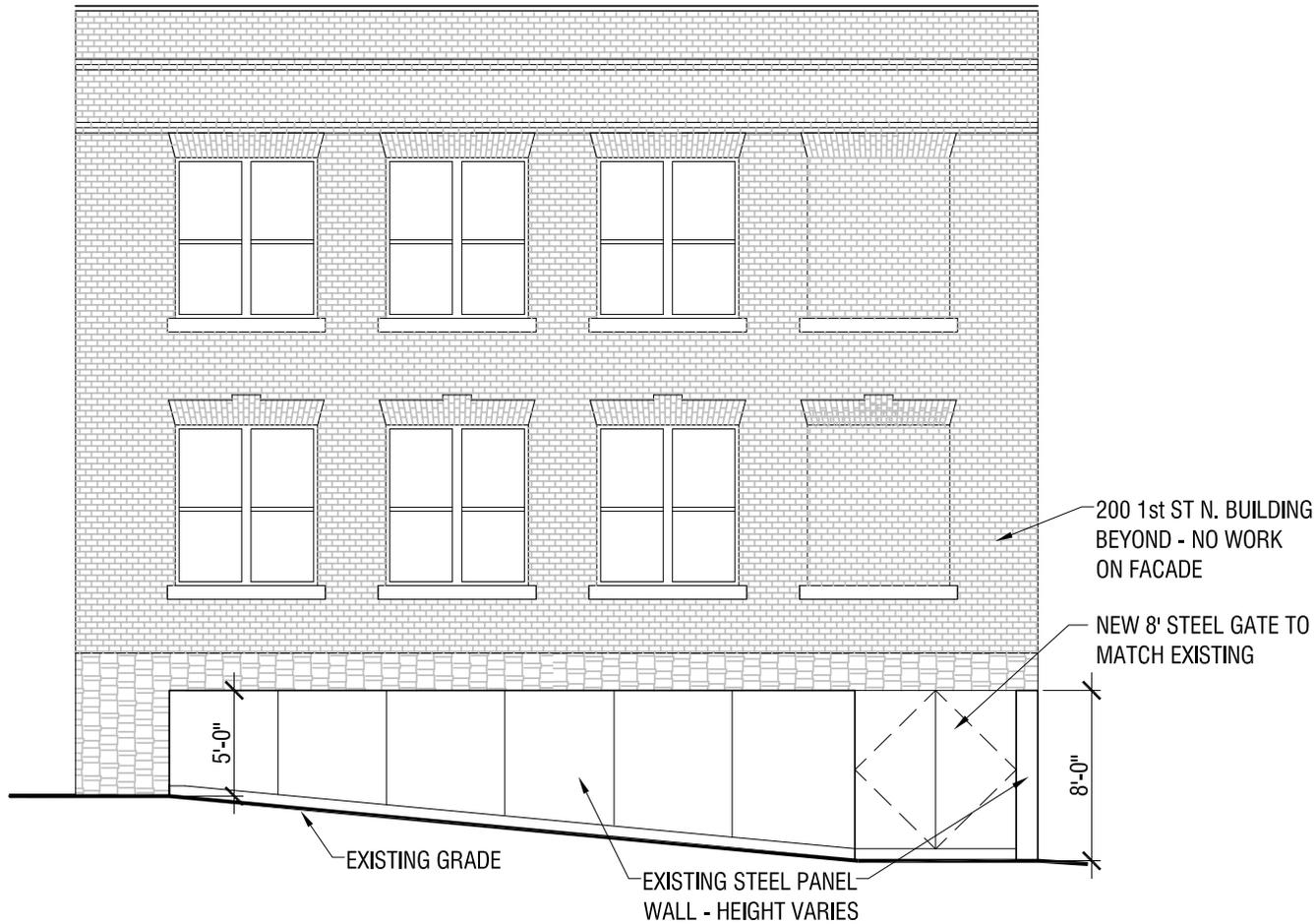


PROPOSED TRASH ENCLOSURE REVISION PLAN

200 FIRST STREET NORTH:  
 PLAN OF EXISTING AND PROPOSED TRASH ENCLOSURE

SCALE: 1/8" = 1'-0"

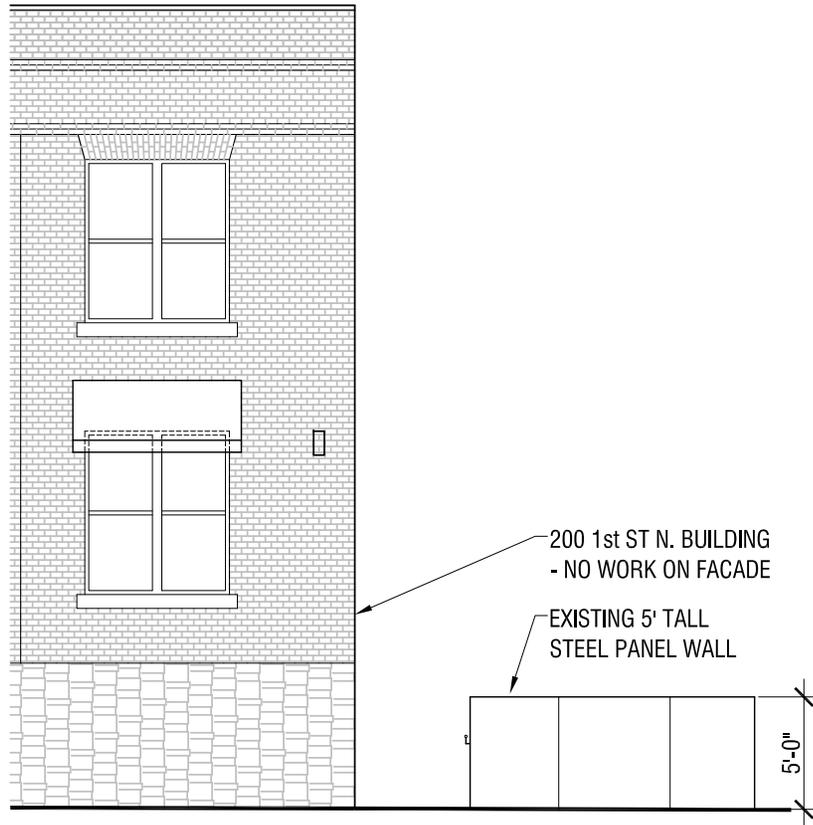




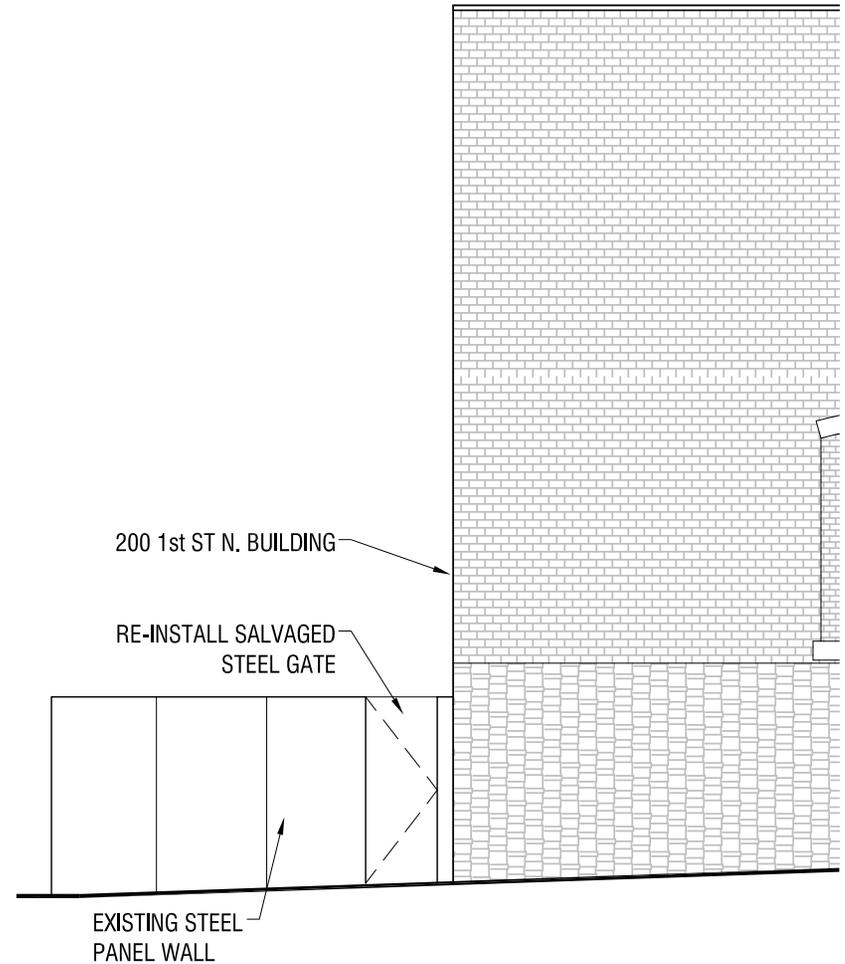
**EAST TRASH ENCLOSURE ELEVATION**  
 (facing Hennepin County parking lot and river beyond)

**200 FIRST STREET NORTH - TRASH ENCLOSURE ELEVATION**

scale: 1/8" = 1'-0"



SOUTH ELEVATION @ TRASH ENCLOSURE  
*(Facing 2nd Ave N.)*



NORTH ELEVATION @ TRASH ENCLOSURE  
*(Facing 206 1st St. parking lot)*

# 200 FIRST STREET NORTH - TRASH ENCLOSURE ELEVATIONS

scale:  $\frac{1}{8}" = 1'-0"$



**EXISTING EXTERIOR WALL OF TRASH ENCLOSURE AREA FROM 2ND AVE. WALL WILL REMAIN UNCHANGED**



**VIEW OF EXISTING INTERIOR OF ENCLOSED AREA. DARK STEEL PERIMETER WALLS WILL REMAIN UNCHANGED**



**VIEW OF EXISTING INTERIOR WALL OF TRASH ENCLOSURE. NEW INTERIOR WALLS & GATES WILL BE IDENTICAL**

**SECTION 5**      NEW MECHANICAL  
ROOFTOP EQUIPMENT

## **NEW MECHANICAL ROOFTOP EQUIPMENT**

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200 First Street North

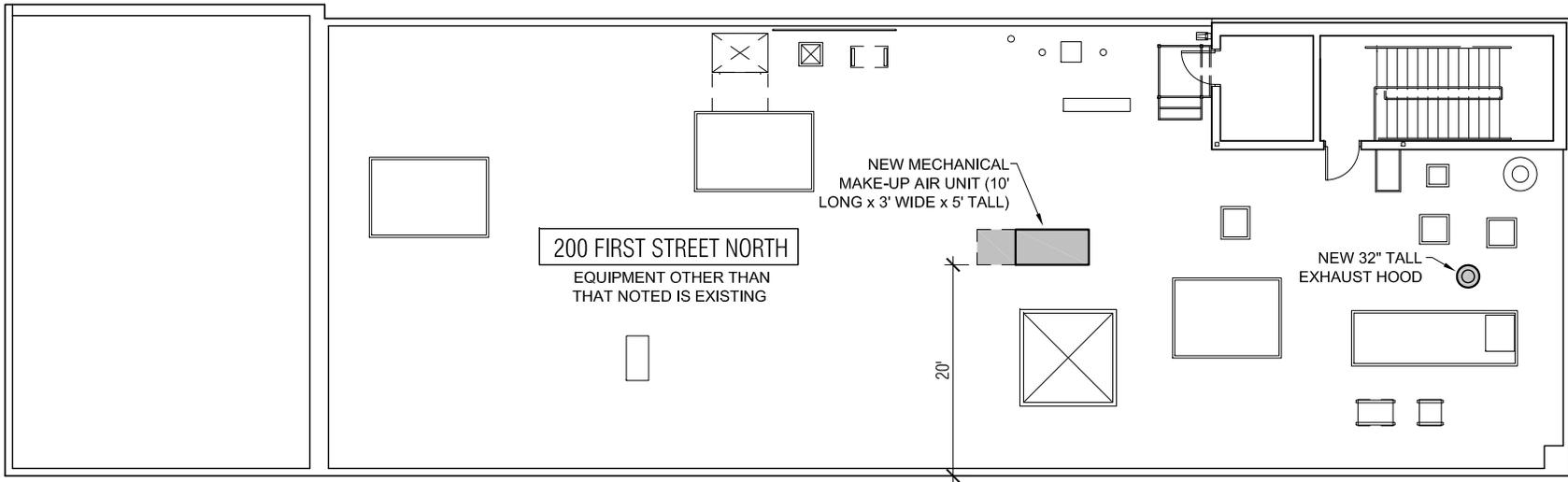
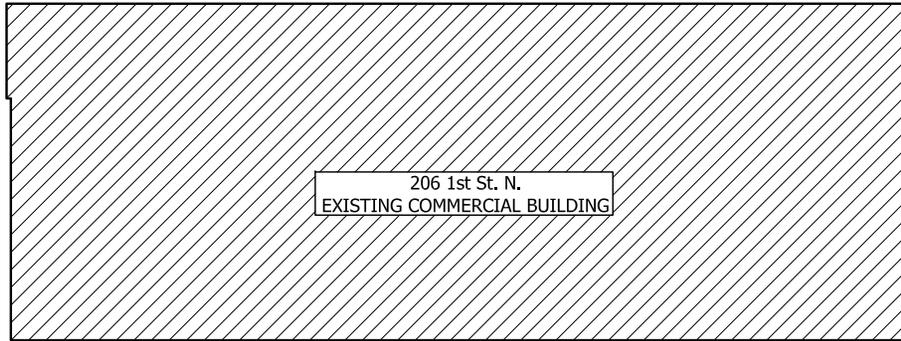
### **Overview**

New mechanical rooftop equipment is proposed to accommodate the service demands of the second floor event kitchen remodeling.

### **Purpose of New Mechanical Rooftop Equipment**

The interior renovation of the second floor event kitchen requires the addition of two new pieces of mechanical rooftop equipment: a make-up-air unit and a small exhaust hood. The make-up air unit is 10' long x 3' wide x 5' tall. This unit would be located as shown on the attached plans in the middle of the roof, far back from all facades and would not be visible from streets surrounding the building. The smaller exhaust hood would be located adjacent to and behind existing mechanical equipment which would shield it from street view.

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



TRUE NORTH



PROJECT NORTH

# 200 FIRST STREET NORTH - ROOF PLAN

scale: 1/16" = 1'-0"

**SECTION 6**      **REQUIRED FINDINGS FOR  
A CERTIFICATE OF  
APPROPRIATENESS**

## **REQUIRED FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS**

200 First Street North

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

The Warehouse Historic District is significant for its concentration of historic commercial buildings, the unique architectural styles and details of these buildings, and the variety of resources contained within the district. The project supports this criteria of significance by adding a new commercial café use to the district, introducing a door and windows to connect the café to the alley park, and adding green wall plantings to enhance this unique park. These alterations are all meaningful contributors to the quality of the new café and park, both important resources to the district and neighborhood. The building's historic materials, construction methods, and architectural details are retained and alterations that are proposed are easily reversible. Together, these project components reinforce the collective impression and character of the district while making livability improvements necessary to support contemporary uses and a growing urban neighborhood.
  
2. ***The alteration is compatible with and supports the interior and/or exterior designation in which the property was designated.***

The project is compatible with and supports the designation of the building exterior as a contributing feature in the St. Anthony Falls and Warehouse Historic Districts. The project maintains the distinctive architectural character of the building and crafts sensitive alterations to meet contemporary needs. The new door, windows, and green wall plantings are important to the reclamation of the historic alley as a meaningful district asset. This is achieved in a manner which does not diminish the physical history embodied in the building and all work proposed maintains the materials, massing and historical orientations of the building. None of the improvements adversely affect the essential integrity of the building.
  
3. ***The alteration is compatible with and will ensure continued integrity of the landmark or historic district for which the property was designated.***

The new commercial café use, connections to urban green space, and additional planting contributions to the green space are compatible with and ensure the continued integrity of the property and the historic district. The alterations proposed retain the distinguishing historical characteristics of the building in a manner consistent with the district guidelines, and the uses of the property ensure that the building and property will be an asset to the districts for many years to come.
  
4. ***The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with applicable design guidelines adopted by the commission.***

The proposed alterations are consistent with the applicable design guidelines adopted by the Commission for alterations to existing properties and will not materially impair the significance of the district. The project maintains the integrity of the building and its historical access patterns, supports the reclamation of the mid-block alley to create a district and neighborhood amenity, and promotes pedestrian activity and circulation around the building as recommended by the district guidelines. The historical character and distinctive features of the building are maintained and alterations are enacted with in-kind materials and methods. Alterations are sensitive to the historical aspects of the building and district and are all easily reversible without adversely affecting the building.

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

The proposed alterations are consistent with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties and will not materially impair the significance of the district. The project retains the historical character of the property and recognizes the building as a physical record of its time and place. The proposed alterations maintain the integrity of the building and its architectural details and contribute to the meaningful reclamation of alley space for functional purposes which benefit the district. The historical character and distinctive features of the building are maintained, and repairs will be enacted with in-kind materials. New construction and materials do not seek to create a false representation of history and are informed by the existing building and districts. New materials are compatible with the historical features of the building, can be differentiated from the old and are appropriate for the district. Alterations are sensitive to the historical aspects of the building and districts and are all easily reversible without adversely affecting the existing building.

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

This application:

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

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

This application proposes only minimal removals of exterior masonry in order to provide one new door and two new windows. The scope of demolition includes:

- a. *Removal of brick masonry on a non-primary façade to permit new door and windows:*  
Brick will be removed in the areas of newly proposed windows and door. The salvaged brick will be used for construction of new windows sills and the balance of brick salvaged from the new openings will be stored on the property.

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

The Minneapolis City Council adopted the local designation of the North Loop Warehouse Historic District in 1978. The original designation of the district was based principally on the significance of the architecture and wholesale commercial uses of the warehouse district to the development of the area. The reinstatement by this application of commercial cafe use to the building, and the contributions the alterations make to the reclamation of the alley into a commercial public space served by the cafe recall the original commercial uses of the district without being historically derivative. The building's historic materials, construction methods, and architectural details are retained through historically sensitive alterations. Together, these project components and uses reinforce the collective impression and character of the district while making livability improvements necessary to support contemporary uses and a growing urban neighborhood.

9. ***Finding that the alterations are proposed in a manner that demonstrates adequate consideration of Minneapolis Zoning Code, Chapter 530, Site Plan Review***  
This application recognizes the requirements of Chapter 530 and has met with staff who have determined that PDR review is not required for this project.
10. ***Finding that the alterations are proposed in a manner that demonstrates adequate consideration of The Secretary of the Interior's Standards***  
The proposed alterations to the building are consistent with The Secretary of the Interior's Standards for the Treatment of Historic Properties: The project retains the historical character of the property and recognizes the building as a physical record of its time and place; the project maintains the integrity of the building and its architectural details, its historic circulation patterns, and contributes to the restoration the alley as space for functional commercial purposes; the historical character and distinctive features of the building are maintained and alterations enacted with replacement materials appropriate and compatible with existing building materials. Alterations are sensitive to the historical aspects of the building and district and are easily reversible without adversely affecting the existing building.
11. **The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.**  
The proposed alterations are consistent with the applicable design guidelines adopted for the Minneapolis Warehouse Historic District. The new commercial use and important contributions to the creation of the alley park as a commercial amenity are all compatible with and will ensure the continued significance and integrity of the historic district and contributing properties. The alterations to the building retain the distinguishing historical characteristics in a manner consistent with the district guidelines and the uses of the property reinforce the building and property as an asset which will contribute positively to the district and its constituent properties.
12. **Granting the Certificate of Appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.**  
The proposed alterations will contribute positively to the essential character of the district. The project will restore additional commercial use to the existing building and will contribute to the reclamation of important outdoor space in a historically responsible manner to become a meaningful asset to the neighborhood and district. It will achieve this with a design that is respectful of the district and its constituent buildings and historically sensitive to the building itself, meeting both the intent and spirit of the ordinance.
13. **The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.**  
The alterations proposed by this application are consistent with the applicable design guidelines adopted for the Minneapolis Warehouse Historic District and will not impede the preservation of surrounding resources or be injurious to the integrity of these other resources. The alterations proposed maintain the distinctive architectural character of the building, make minimal and compatible alterations, and help to reinstate important urban space. This is achieved in a manner which does not diminish the physical history embodied in the building and maintains the materials, massing, and historical orientations and access patterns of the building.

## SECTION 7 SUPPORTING DOCUMENTS

## Existing Plans





**PEER HOUSE**  
200 First Street North  
Minneapolis, MN 55401

MARK	DATE	DESCRIPTION
	8.19.10	PDR RE-SUBMISSION 1
	10.12.10	PDR RE-SUBMISSION 2

dwg files:

01.17.11  
**CONSTRUCTION DOCUMENTS**

First Floor Plan - FINISH

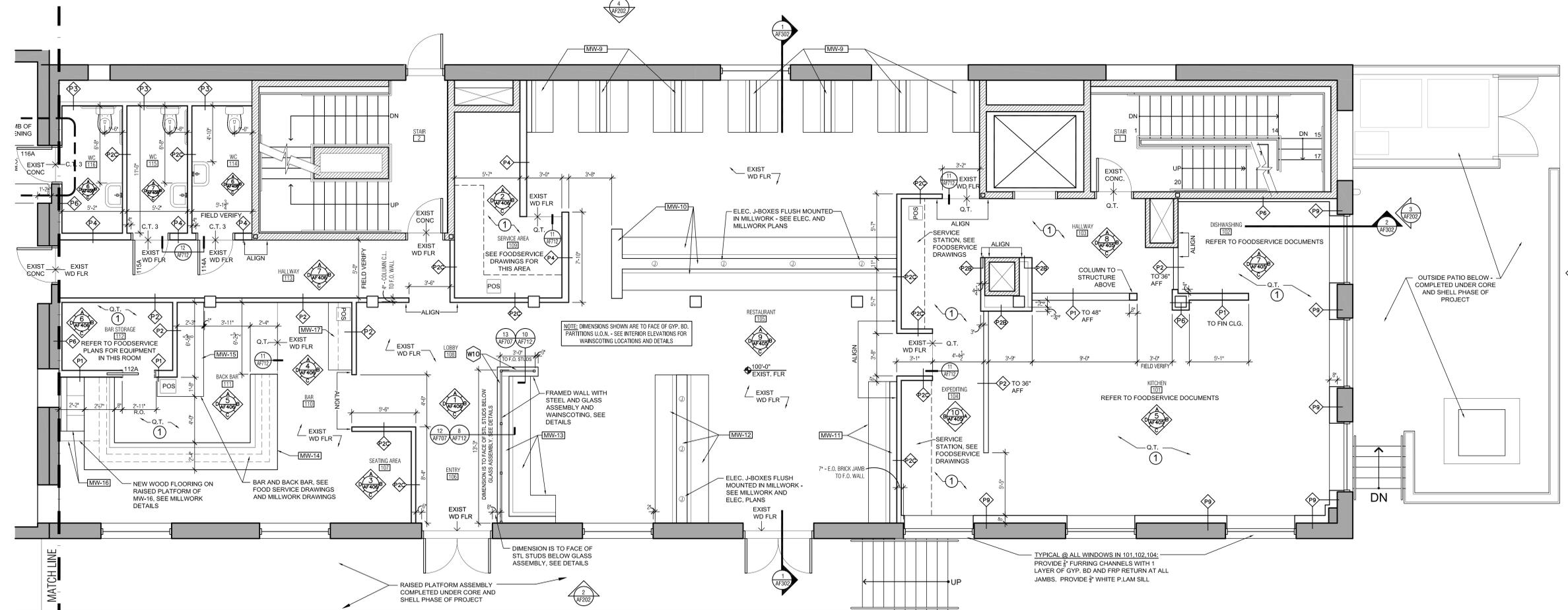
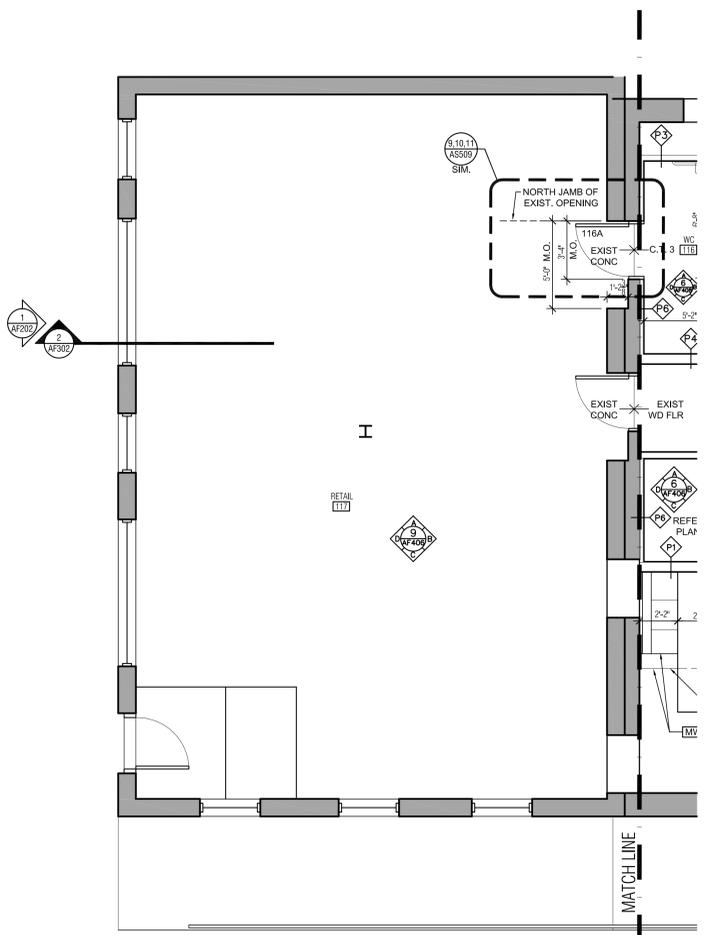
**AF115**

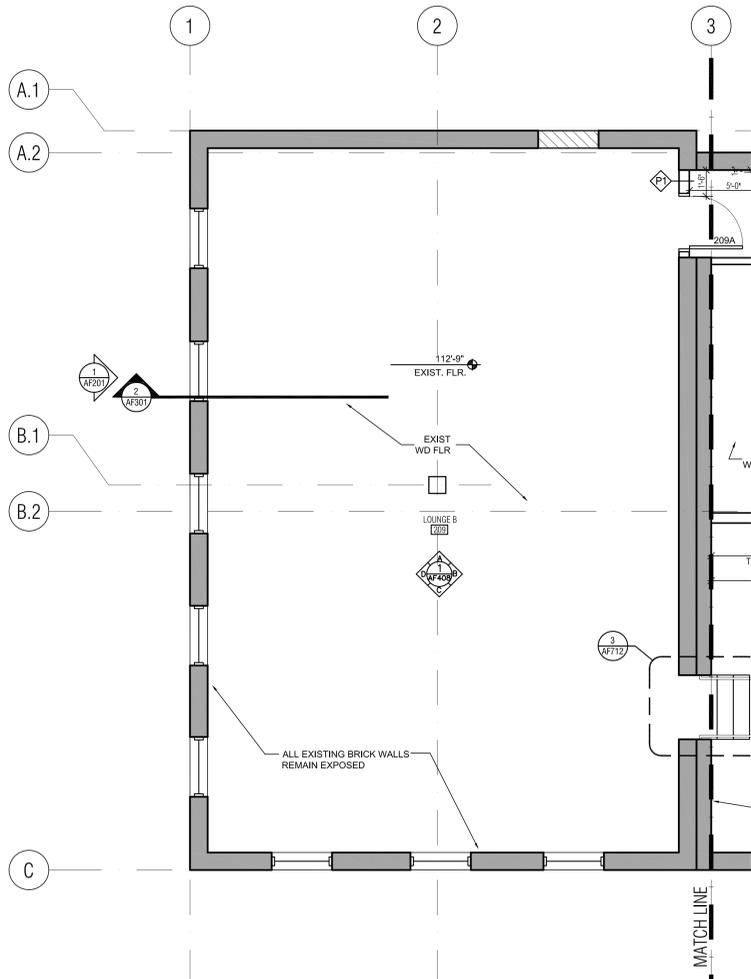
**GENERAL NOTES:**

1. REFER TO CORE AND SHELL DOCUMENTS FOR SCOPE OF WORK COMPLETED UNDER THAT PHASE OF THE PROJECT.
2. REFER TO FOODSERVICE DOCUMENTS FOR DESIGN AND SPECIFICATION OF ALL FOODSERVICE WORK AND EQUIPMENT.
3. ALL EXPOSED EXISTING CEILING/FLOOR STRUCTURE AND MASONRY WALLS ARE TO REMAIN EXPOSED U.O.N. ALL ADHERED/STABLE PAINT/FINISHES ON THESE SURFACES ARE TO REMAIN.

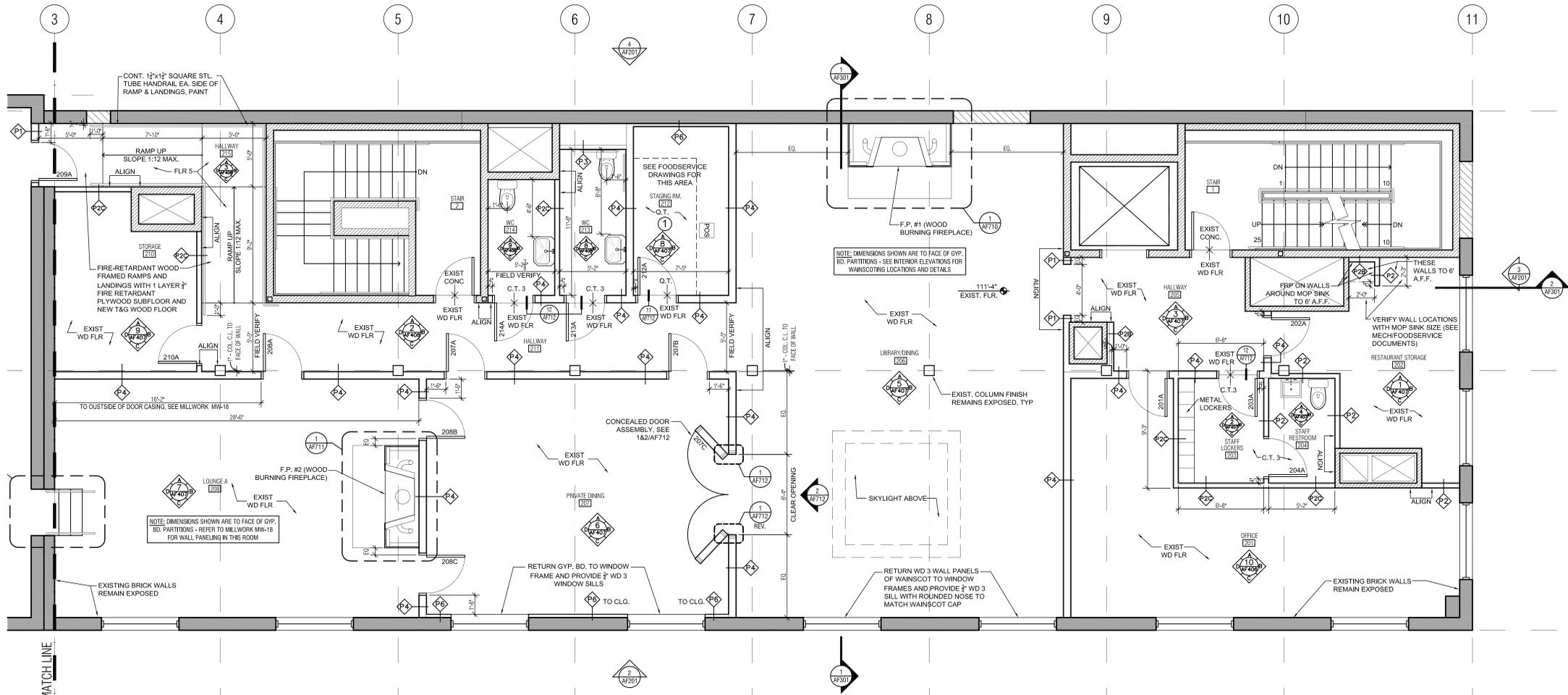
**KEY NOTES:**

1. INSTALL QUARRY TILE OVER 1/2" PLYWOOD AND REINFORCED WATERPROOFING MEMBRANE SECURED TO THE PLYWOOD SUBFLOORING (SUBFLOORING PLYWOOD PROVIDED UNDER SHELL SCOPE OF WORK). REFER TO DETAIL 111AF712 FOR TYPICAL INSTALLATION DETAIL NOTES.





NOTE: HATCHED WALLS CONSTRUCTED UNDER CORE AND SHELL PHASE - REFER TO SHELL DRAWINGS

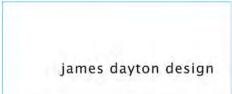


**GENERAL NOTES:**

1. REFER TO CORE AND SHELL DOCUMENTS FOR SCOPE OF WORK COMPLETED UNDER THAT PHASE OF THE PROJECT.
2. REFER TO FOODSERVICE DOCUMENTS FOR DESIGN AND SPECIFICATION OF ALL FOODSERVICE WORK AND EQUIPMENT.
3. ALL EXPOSED EXISTING CEILING/FLOOR STRUCTURE AND MASONRY WALLS ARE TO REMAIN EXPOSED U.O.N. ALL ADHERED STABLE PAINT FINISHES ON THESE SURFACES ARE TO REMAIN.

**KEY NOTES:**

1. INSTALL QUARRY TILE OVER 3/4" PLYWOOD AND REINFORCED WATERPROOFING MEMBRANE. SECURED TO THE PLYWOOD SUBFLOORING (SUBFLOORING PLYWOOD PROVIDED UNDER SHELL SCOPE OF WORK). REFER TO DETAIL 11/AF712 FOR TYPICAL INSTALLATION DETAIL NOTES.



1331 Tyler Street NE  
Minneapolis, MN 55413

Structural Engineer  
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12 South 6th St.  
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Fax: 763.537.1354

General Contractor  
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2737 Fairview Avenue N.  
St. Paul, MN 55113

Phone: 651.633.5050  
Facsimile: 651.633.5673

Architect Seal



I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a Registered Architect under the Laws of the State of Minnesota.

**PEER HOUSE**  
200 First Street North  
Minneapolis, MN 55401

ISSUE / REVISION		
MARK	DATE	DESCRIPTION
	8.19.10	PDR RE-SUBMISSION 1
	10.12.10	PDR RE-SUBMISSION 2

dwg files:

01.17.11  
**CONSTRUCTION DOCUMENTS**

Second Floor Plan - FINISH

**AF116**



I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a Registered Architect under the Laws of the State of Minnesota.

**PEER HOUSE**  
200 First Street North  
Minneapolis, MN 55401

ISSUE / REVISION

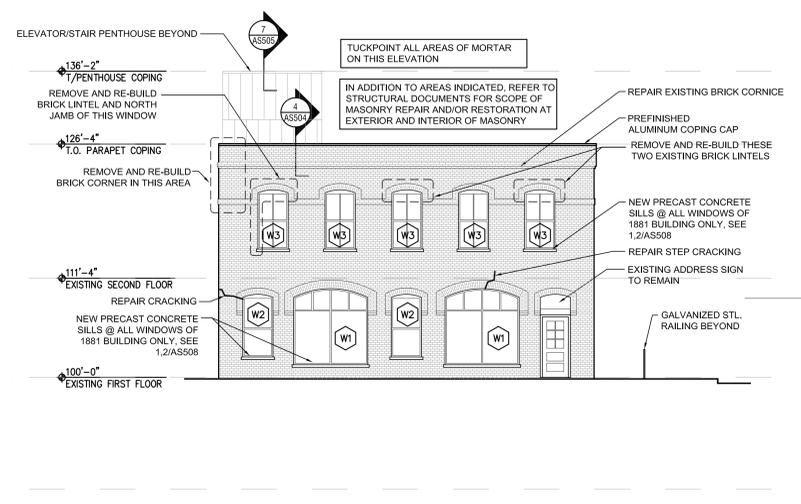
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dwg files:

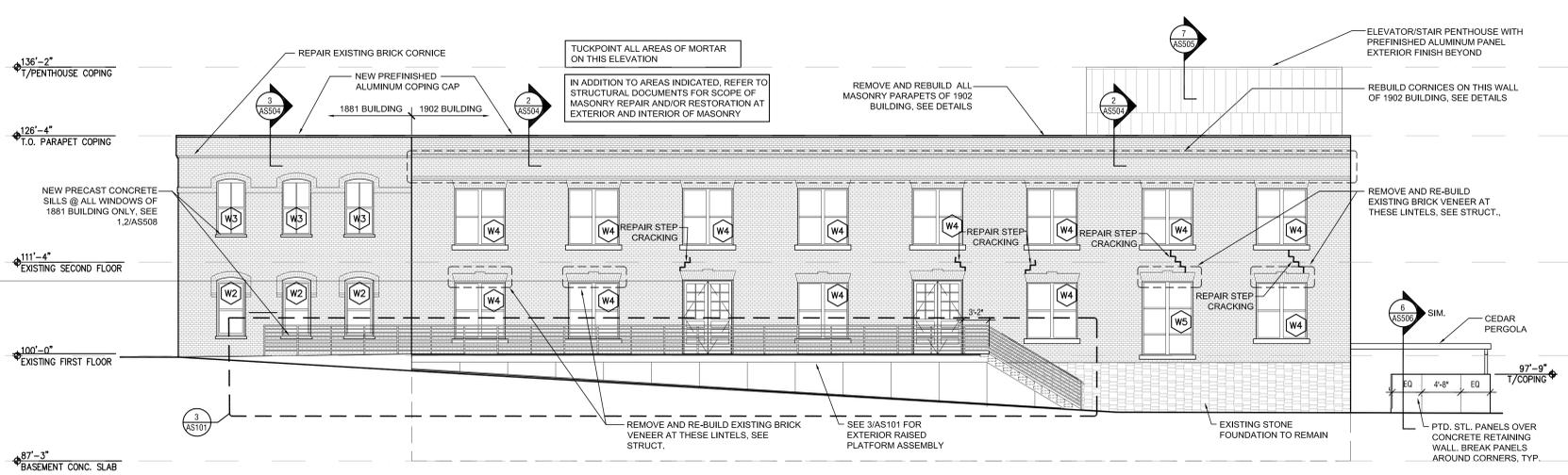
10.20.2010  
**CONSTRUCTION DOCUMENTS**

Exterior Elevations  
- SHELL

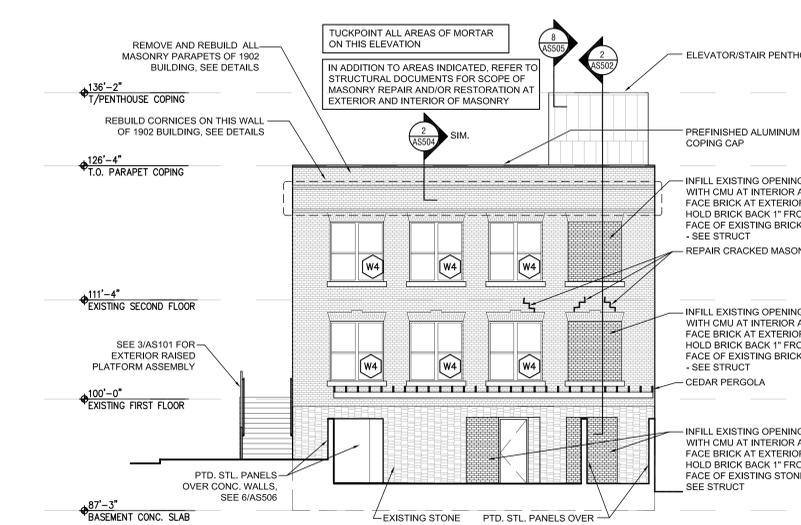
**AS201**



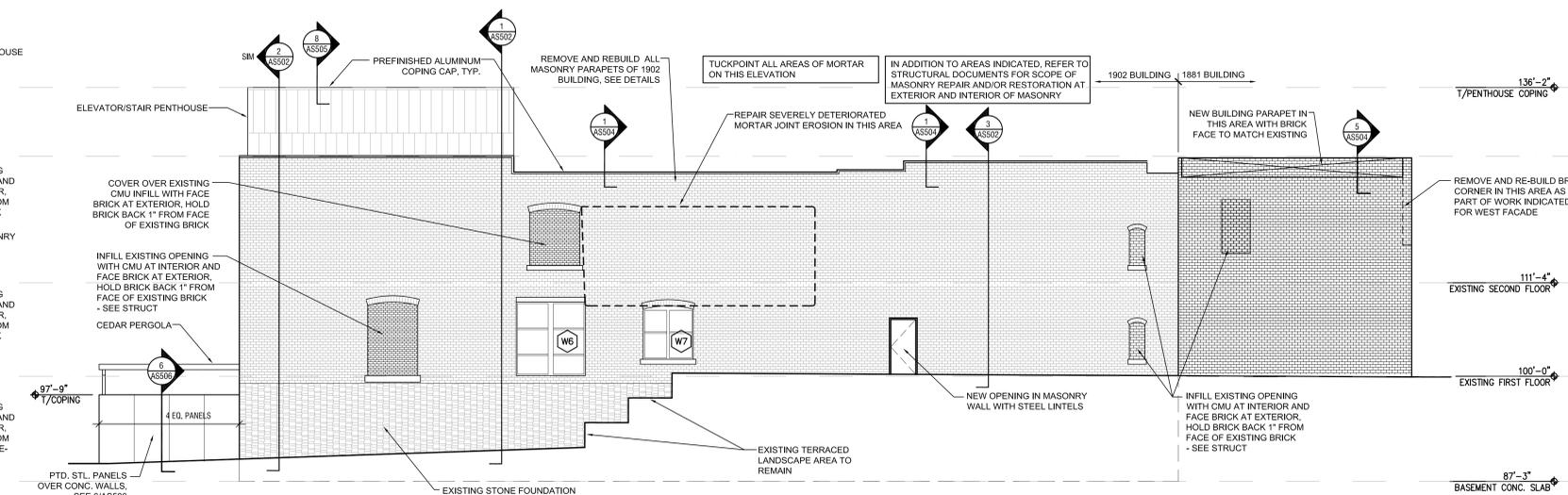
**1 WEST ELEVATION**  
AS201 1/8" = 1'-0"



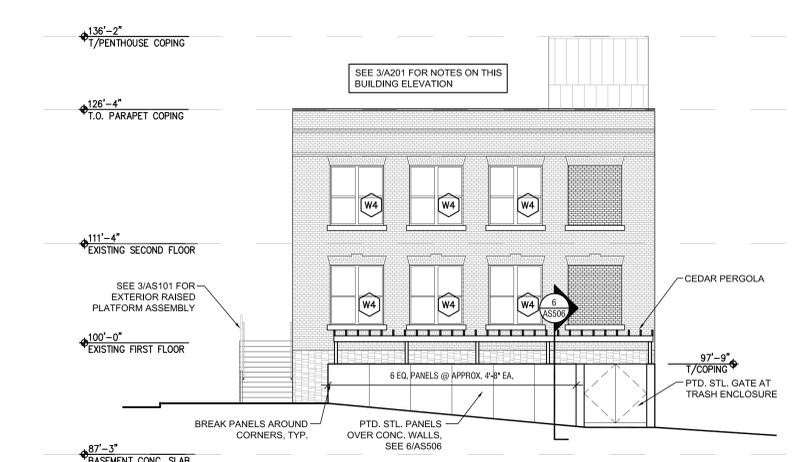
**2 SOUTH ELEVATION**  
AS201 1/8" = 1'-0"



**3 EAST ELEVATION @ SECTION THROUGH PATIO**  
AS201 1/8" = 1'-0"



**4 NORTH ELEVATION**  
AS201 1/8" = 1'-0"

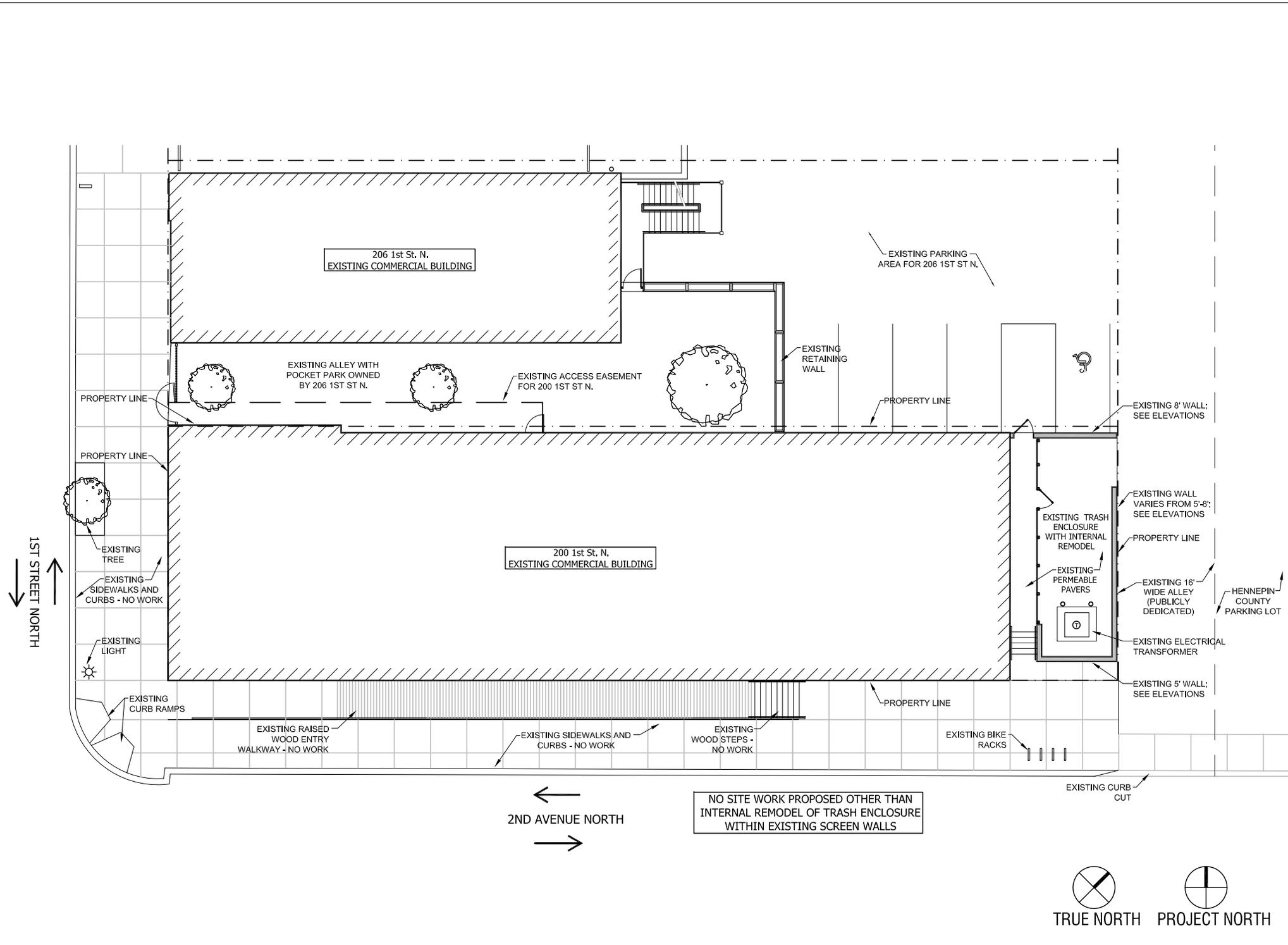


**5 EAST ELEVATION FROM PROPERTY LINE**  
AS201 1/8" = 1'-0"

**GENERAL NOTES:**

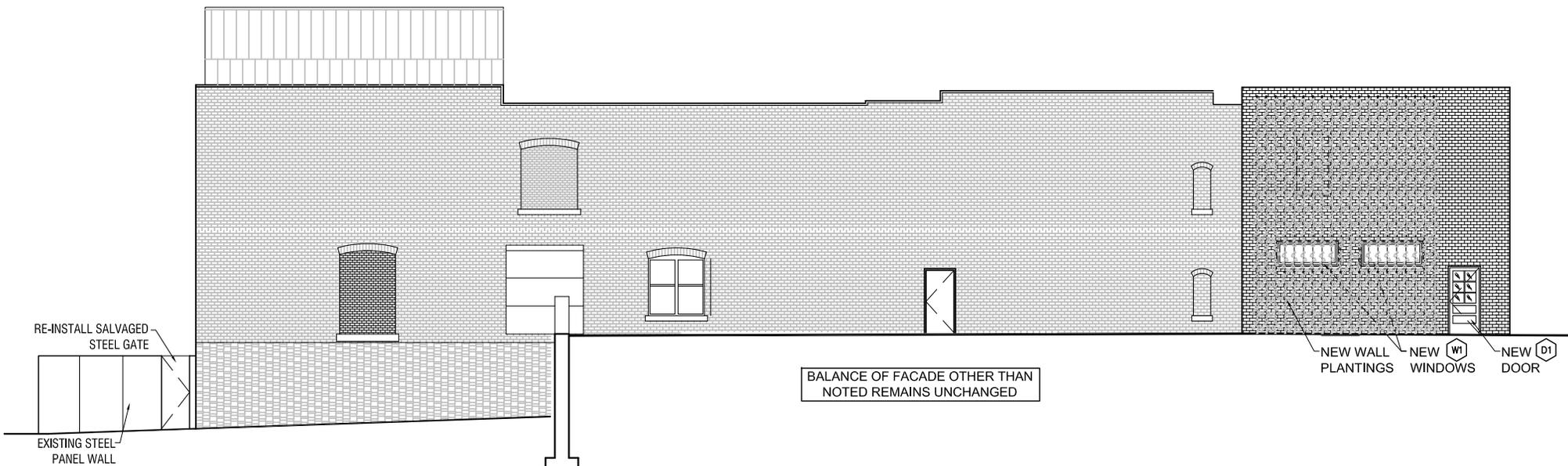
- ALL EXISTING FINISHES/PAINT/RESIDUES ON EXISTING MASONRY ARE TO REMAIN U.O.N. OR UNLESS REQUIRED BY MASONRY RESTORATION WORK. DO NOT CLEAN EXISTING MASONRY. ENACT MASONRY RESTORATION WORK AND OTHER EXTERIOR WORK IN SUCH A MANNER SO AS TO PROTECT ALL EXISTING FINISHES FROM DAMAGE TO THE GREATEST EXTENT POSSIBLE.
- IN ADDITION TO AREAS INDICATED ON THESE ELEVATIONS - REFER TO STRUCTURAL DOCUMENTS FOR SCOPE OF MASONRY REPAIR AND/OR RESTORATION AT EXTERIOR AND INTERIOR OF MASONRY WALLS AND LINTELS

## Proposed Plans



# 200 FIRST STREET NORTH - SITE PLAN

scale: 1"=20'-0"



NORTH BUILDING ELEVATION (facing 206 1st St. N. & alley pocket park)



SOUTH BUILDING ELEVATION (facing 2nd Ave.)

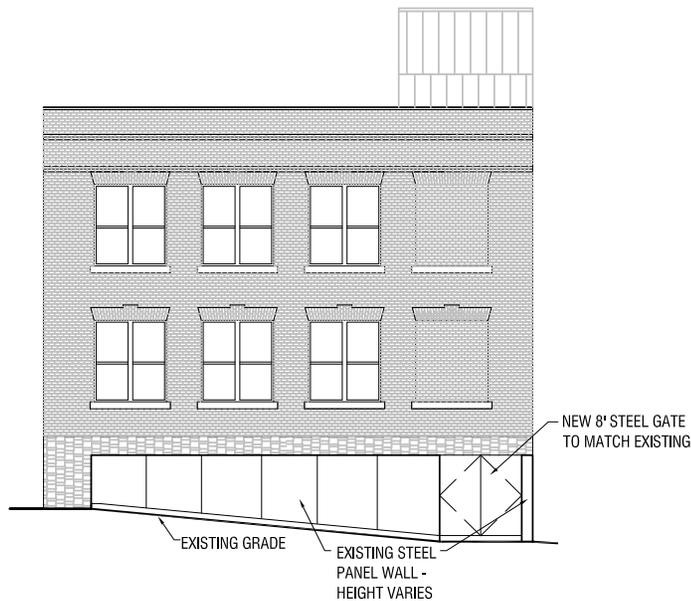
200 FIRST STREET NORTH - BUILDING ELEVATIONS

scale: 1/16" = 1'-0"



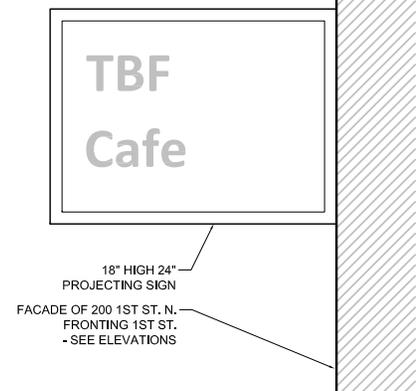
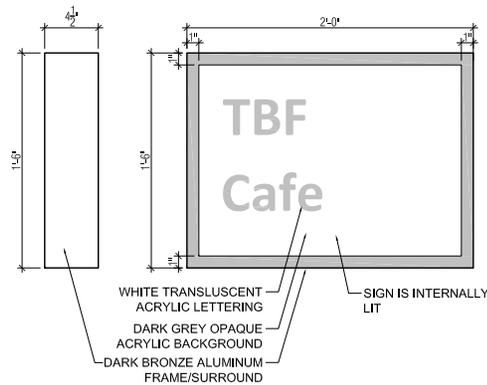
BALANCE OF FACADE OTHER THAN NOTED REMAINS UNCHANGED

**EAST BUILDING ELEVATION (facing 1st St. N.)**  
SCALE: 1/16" = 1'-0"

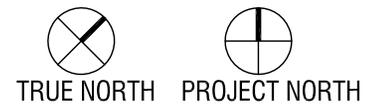
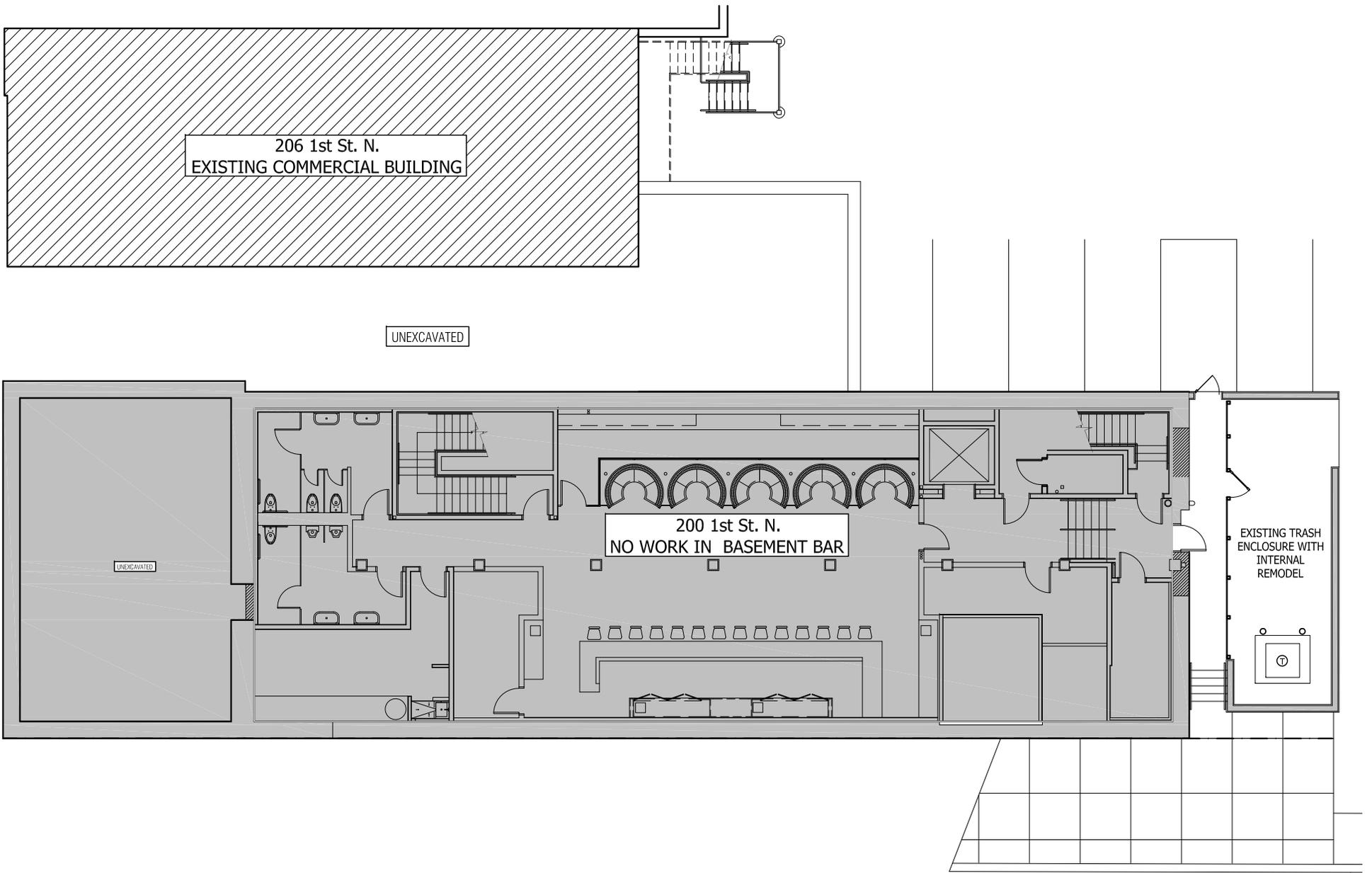


BALANCE OF FACADE OTHER THAN NOTED REMAINS UNCHANGED

**WEST BUILDING ELEVATION** SCALE: 1/16" = 1'-0"  
(facing Hennepin County parking lot and river beyond)

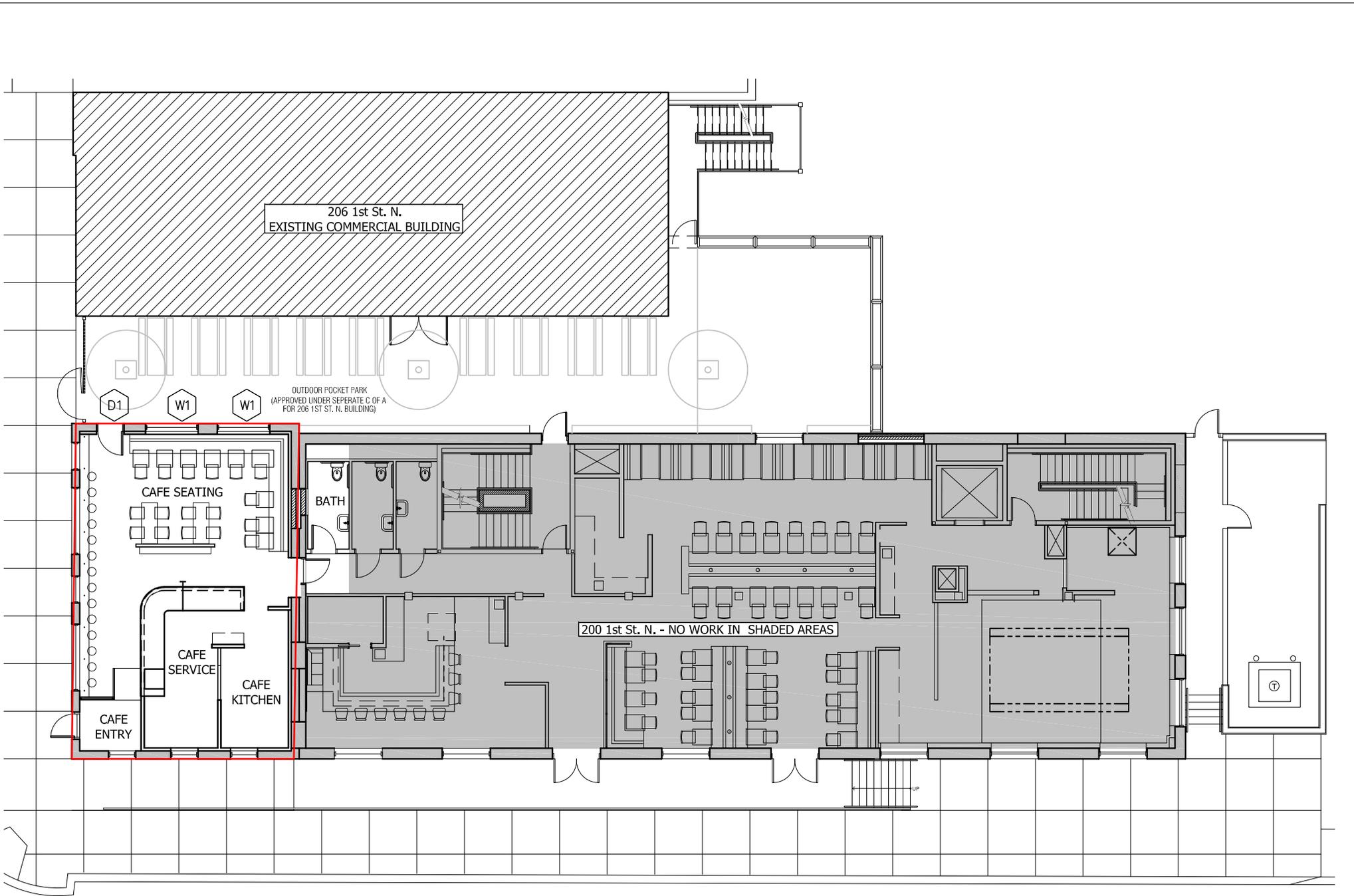


**PROPOSED SIGNAGE FOR 1ST ST. N. FACADE**  
SCALE: 3/4" = 1'-0"



# 200 FIRST STREET NORTH - BASEMENT FLOOR PLAN

scale: 1/16" = 1'-0"



206 1st St. N.  
EXISTING COMMERCIAL BUILDING

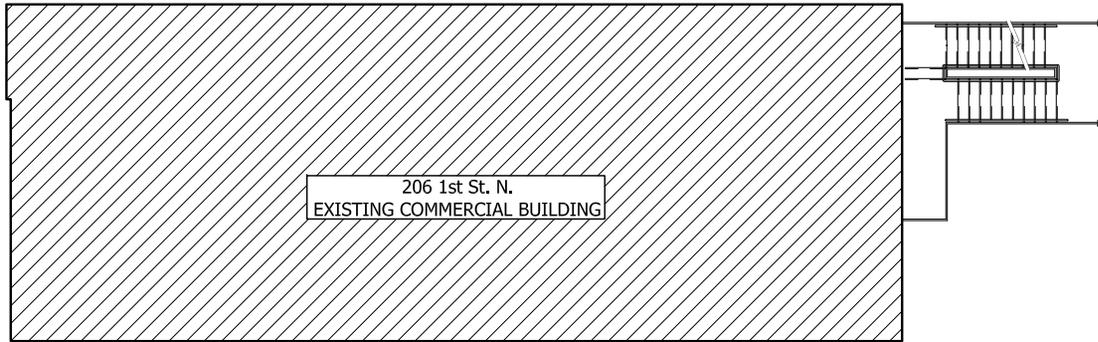
OUTDOOR POCKET PARK  
(APPROVED UNDER SEPERATE C OF A  
FOR 206 1ST ST. N. BUILDING)

200 1st St. N. - NO WORK IN SHADED AREAS



# 200 FIRST STREET NORTH - FIRST FLOOR PLAN

scale: 1/16" = 1'-0"



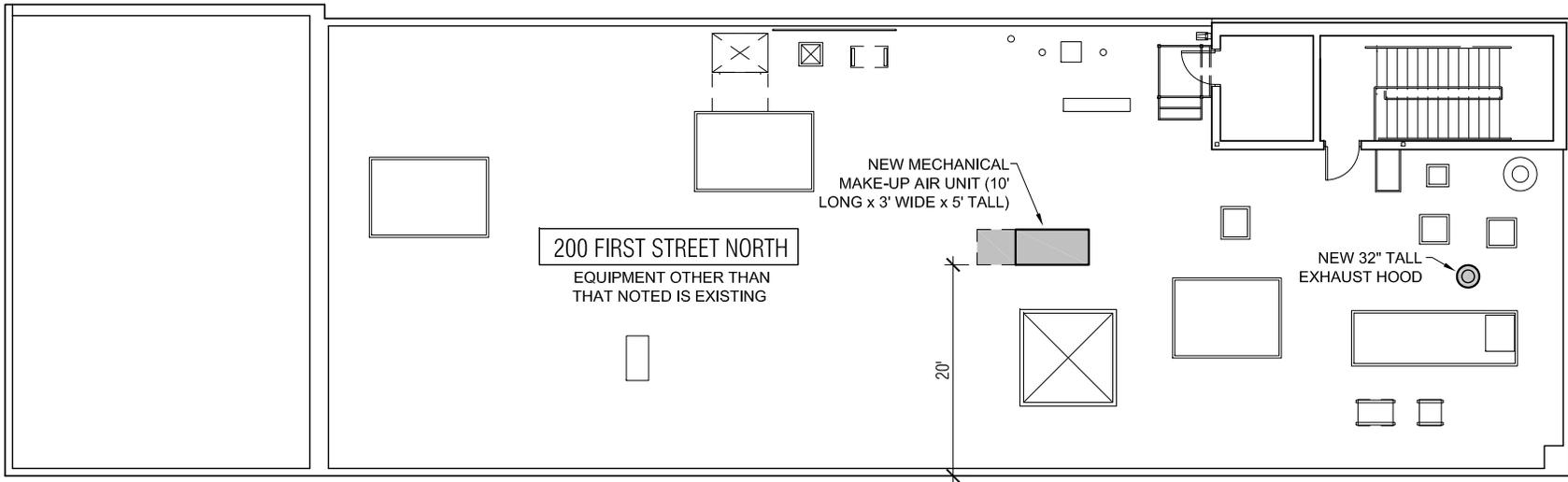
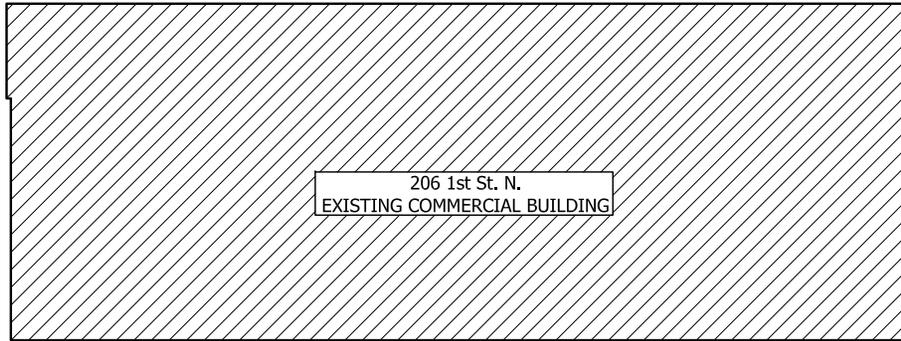
TRUE NORTH



PROJECT NORTH

# 200 FIRST STREET NORTH - SECOND FLOOR PLAN

scale: 1/16" = 1'-0"



TRUE NORTH



PROJECT NORTH

# 200 FIRST STREET NORTH - ROOF PLAN

scale: 1/16" = 1'-0"

Images





