

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 211 Washington Avenue North
Project Name: Deck replacement and rear yard improvements
Prepared By: Aaron Hanauer, Senior City Planner, (612) 673-2494
Applicant: Northwestern Knitting Co. LLC
Project Contact: Thomas Barbeau, Barbeau Architects
Ward: 3
Neighborhood: Downtown West/North Loop
Request: To allow for a rear deck rebuild, construction of a detached garage, and installation of a courtyard space between the principal structure and garage.

Required Applications:

Certificate of Appropriateness	To allow for a rear deck rebuild, construction of a detached garage, and installation of a courtyard space between the principal structure and garage.
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HISTORIC PROPERTY INFORMATION

Current Name	Northwestern Knitting Company
Historic Name	Miller Meat Market
Historic Address	211 Washington Avenue North
Original Construction Date	1882
Original Architect	Unknown
Original Builder	Unknown
Original Engineer	Unknown
Historic Use	Retail, office, and residential
Current Use	Retail, office, and residential
Proposed Use	Retail, office, and residential

Date Application Deemed Complete	July 21, 2015	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	September 19, 2015	End of 120-Day Decision Period	N/A

CLASSIFICATION

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

SUMMARY**BACKGROUND.**

The Miller Meat Market is a three-story Italianate building constructed with red brick and stone trim. The facade is flanked with brick piers containing inset carved stone panels at each floor level. These are connected to heavy window hoods by a stone band at both the second and third floors. The cornice has four decorative stone brackets and was reconstructed in 1987 after being altered in 1951. The storefront has been altered and the original windows replaced multiple times; most recently in early 2015. However, the structure retains its integrity.

The rear portion of the building has a wood stair and deck feature that extends from the ground to the upper floor. Comparing a historic image (circa-1900) of the rear with existing images, it is apparent that the existing deck and stair feature is not original. Today, the building is the location of Wilson and Willy's Neighborhood Goods.

The neighboring building to the north, the Pacific Hotel Building at 213 Washington Avenue, is similar in terms of scale and size to the subject building. Like the Miller Meat Market Building, the Pacific Hotel Building has a rear deck that spans all three levels. It also has a detached garage that was built prior to the expansion of the local Warehouse Historic District boundaries in 2009.

APPLICANT'S PROPOSAL.

The project consists of three parts. All are located at the rear of the historic building.

- **Rear stairs and deck:** The applicant is proposing to remove the existing wood stair and deck feature and replace it with new stairs and decks constructed with steel railings and steel supports. The decking would be wood. The stairs and deck would have the same width and depth as the existing feature (21.5' x 12'). The applicant intends to reconstruct the stairs and deck configuration by only allowing rear access to the building at grade and the basement; the current deck configuration has stairs that provide access from the ground floor to the third floor.

- **Detached garage:** The applicant is proposing to construct an approximately 450-square foot, two-car detached garage in order to provide off-street parking for the residential tenants. The garage would have two garage doors: one facing the alley and the other on the wall facing the principal structure in order to allow easy access for building maintenance. The garage is proposed to have a flat roof and be 12.1' feet in height. The east exterior wall, facing 2nd Avenue North, and the west exterior wall, facing 3rd Avenue South, would be clad with a smooth concrete stucco finish. The south and north elevation would have garage doors that would span almost the entire elevation. The garage doors are proposed to have flush steel sectional overhead doors with a translucent opal laminated safety glass. The ends of the garage on the north and south would continue the smooth concrete stucco finish from the east and west elevation and have a horizontal wood siding system above the garage door. Above the wood siding would be a metal coping around the roof edge that would match the color of the steel sections of the garage doors (gray zinc).
- **Landscape area:** The applicant is proposing to develop a 614-square foot, at-grade courtyard space between the principal structure and the detached garage for the residential tenants and the customers on the main floor retail shop. The decking surface between the garage and the building will be a wood similar to that used for the decking on the rear deck structure. The existing bituminous paving will be removed and replaced with a pervious layer of landscape rock over a geotextile fabric in order to reduce run-off. There are no plans for landscaping included within the courtyard.

RELATED APPROVALS. In 2014, CPED provided administrative approval for replacement of non-original doors and windows, rehabilitation of the storefront, installation of mechanical equipment, and installation of signage that met the Heritage Preservation Commission *Design Guidelines for On-Premise Signs and Awnings* (BZH 28480, 28488, and 28496).

PUBLIC COMMENTS. No public comments were received prior to the publication of the staff report. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow a rear deck rebuild, construction of a detached garage, and installation of a courtyard space between the principal structure and garage.

based on the following findings:

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

The Minneapolis Warehouse Historic District meets designation criteria #1 (significant events and/or broad patterns of cultural, political, economic, or social history), 4 (distinctive characteristics of architectural construction), and 6 (exemplifies works of master builders, engineers, designers, artists, craftsmen and architects). It is historically significant as an early example of commercial growth as the city's warehouse and wholesaling district, which expanded during the late 19th and early 20th centuries when Minneapolis became a major distribution and jobbing center for the

northwest. The Minneapolis Warehouse Historic District is also significant for its architecture and engineering. The period of significance is identified as 1865–1930.

In the designation study, individual resources were evaluated on their ability to convey the significance of the district. The Minneapolis Meat Market, at 211 Washington Avenue North, was identified as a contributing resource in the historic district. It was constructed during the period of significance and is an important part of the early commercial area along Washington Avenue between 1st Avenue North and 3rd Avenue North. 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 as a contributing building to the Minneapolis Warehouse Historic District is designated for its social, architectural and engineering significance. The southern block face of Washington Avenue North between 1st Avenue North and 3rd Avenue North is a well-intact pre-1900, commercial area with ornate buildings similar in scale and massing as the Miller Meat Market Building. The proposed project will not impact the front façade of the subject building nor detract from the historic district and therefore will be compatible with the exterior designation in which the property was designated.

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

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

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

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

2.1 Character defining features such as loading docks, water towers, fire escapes and chimneys shall be preserved.

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.

2.5. Building entrances shall not be reoriented so that freight entrances and loading docks are used as primary building entrances.

Staff Comment

The applicant's proposed rear deck replacement and construction of a detached garage and courtyard will not adversely impact the distinctive architectural features of the building. In comparing the historic image with existing images, it is apparent that the existing deck and stair feature is not original. The proposed replacement of the deck and stair feature is in keeping with the spirit of the original in terms of size and design.

Street Landscape, Parks and Open Space

The historic industrial landscape did not include parks, open spaces, street trees, boulevard plantings or other purposely designed greenspaces. However, these features are key components of an urban neighborhood, such as the one that has developed within and around the Warehouse Historic District. The following guidelines do not prohibit the development of parks or other open spaces, nor do they dictate the design of these features. The following offers guidance on locating such features so that they can reinforce the development patterns of the district. Mid-block locations for parks and open spaces are preferred over locations adjacent to street intersections. Building walls at street intersection are essential in reinforcing the corridor feeling created by the street wall in the district.

Requirement

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

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

Other Considerations

I.39. Landscape grass strips, planting beds, and grass boulevards are not recommended in most locations within the district. These features will be considered on a case by case basis.

Staff Comment

The applicant is proposing an at-grade courtyard in the rear yard between the principal building and the proposed detached garage. The courtyard is in compliance with the historic district guidelines for street landscape, parks and open space. It will not be visible from Washington Avenue North and will have minimal from 2nd Avenue North and 3rd Avenue North. The proposal does not include street trees located directly in front of the entrances of historic buildings. In addition, the at-grade courtyard will not be visible from the public right-of-way and will not obscure the building's historic features. The deck is proposed to be built of wood, which was a common paving material in the late 19th century. The contemporary wood decking material and design will be a creative throwback to the walking materials that were common in the Warehouse District in the 1800s. The exposed material at the back of the lot is currently a bituminous asphalt; it is unknown if historic pavers exist below the asphalt. As a condition of approval, the applicant shall reuse or store historic street paving on site if it is found under the asphalt and is in a reusable condition.

Fenestration-Balconies and Building Additions to the Side and Rear of Existing Buildings

Requirement

2.51. Balconies on the street facing facades of buildings are not allowed.

2.53. Details which reflect the industrial heritage of the area are most appropriate for balconies and railings.

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.

Other considerations

2.54. Balconies on facades that do not face public streets will be considered. They shall be setback one structural bay from the primary facade(s).

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

The applicant's proposed deck and stair structure is consistent with the *Minneapolis Warehouse Historic District Design Guidelines* for balconies and building additions to the side and rear of existing buildings. The applicant is looking to replace the existing, non-original wood deck and stair feature with a similar deck and stair feature at the back of the building that will not be facing a public street. The deck and stairs will not exceed the size of the existing structure and appears to be the same size as the existing rear deck. The use of steel railings and steel support painted black and wood decking will complement the historic building and reflect the industrial heritage of the area as these are common materials seen throughout the Warehouse Historic District.

Accessory Structures

Requirement

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.

2.73. 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

The applicant is proposing a detached garage that is in compliance with the historic district guidelines for accessory structures. The one-story detached garage will not be visible from the public right-of-way and will not obscure the building's important historic features. The limited size will help preserve the relationship with the existing historic building. The new detached garage will not exceed the height, width, or depth of the principal building. In addition, the detached garage has a simple, contemporary flat-roof design with materials and finishes that complement the historic masonry building at 211 Washington Avenue North.

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 Miller Meat Market Building at 211 Washington Avenue North by not impacting the historic fabric of the building, limiting the visibility of new construction, and proposing a sensitive contemporary structure. 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.
 8. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
6. *The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.*

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

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

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

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

- 8.10.5 Prioritize the reuse of the city's historic buildings as a strategy for sustainable development.
- 8.10.7 Use planning tools, such as transfer of development rights and historic variances, as well as economic incentives, such as tax increment financing and tax abatements, to retain historic structures while compensating for the loss of development potential.

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

This proposal does not constitute the destruction of property.

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

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

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

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

The proposed project will not require site plan review.

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

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

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

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

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

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

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

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

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

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Thomas Barbeau for the property located at 211 Washington avenue North in the Minneapolis Warehouse Historic District:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow for a rear deck rebuild, construction of a detached garage, and installation of a courtyard space between the principal structure, subject to the following conditions:

1. The applicant shall reuse or store historic street paving on site if it is found under the bituminous asphalt and is in a reusable condition.
2. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than August 11, 2017.
3. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

ATTACHMENTS

1. BZH Map
2. Written description and findings submitted by applicant
3. Images and aerials
4. Plan set: site plan/floor plan, garage plan, elevations, floor plan, and section drawing
5. Building material information

Northwestern Knitting Co. LLC

3rd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

211 Washington Avenue North

FILE NUMBER

BZH-28774

Statement addressing the proposed use and description of the project.

This project consists of 3 parts, all located at the rear of the historic building. Part 1 consists of the removal of the existing wood stair and balcony features presently attached to the rear of the building and replacement of them with new stairs and balconies constructed of steel with wood decking. A vintage photograph shows balconies are an historic feature of the building. The existing stairs are not original, and are not code compliant and hence are sub-standard. The proposed underlying steel structures and rails are proposed to be painted black. The wood decking will not be painted but will remain natural in appearance. Stair or balcony construction will occur at each of the three floors of the historic building. Balconies will occur at the third floor where a residential apartment unit now exists and at the second floor where the resident's live-work home office occurs. New stairs will be put into place connecting the existing basement and main floor with the existing grade at the rear of the building. Grade at the rear of the building is approximately 24" higher than the sidewalk elevation on Washington Avenue N.

Part 2 of the project consists of the addition of a 2-car garage accessory building at the rear of the lot. Access to the garage will be from the existing alley behind the property. (Accessed from 2nd Avenue N. and from Washington Avenue N). The garage is needed in order to provide secure parking for the residential tenants who occupy the 3rd floor of the building.

The garage as proposed will have two garage doors, one facing the alley and the other on the wall opposite in order to facilitate maintenance access to the historic structure through the garage into the site and to the rear of the building.

The garage as proposed is to have a flat roof with exterior walls clad with a concrete stucco finish system. The intent is that the stucco have a natural concrete color and be troweled smooth to provide an industrial look. The wall areas above the garage doors are proposed to be clad with marine varnished wood for aesthetic contrast. The metal coping around the roof edge is proposed to be a gray zinc color. The garage doors are proposed to be flush steel sectional overhead doors painted to match the metal coping.

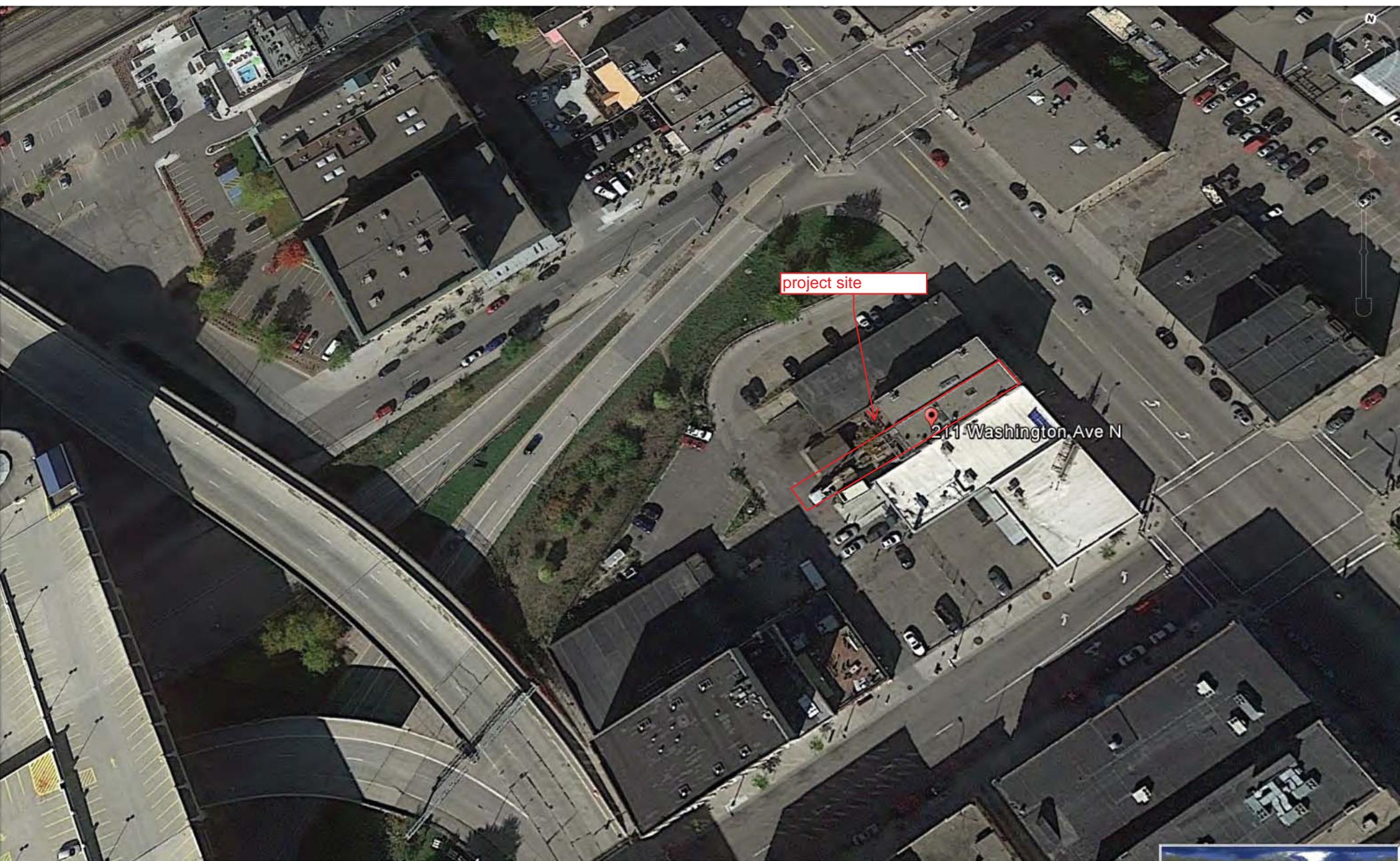
The east and west garage walls are required by the State building code to have a one-hour fire rating due to their location with respect to the adjacent property lines. Because a portion of the proposed garage wall directly abuts the existing building to the east, that wall cannot be constructed from outside of the building perimeter and must be built from within the building perimeter. This problem rules out using conventional fire-rated wood construction and claddings which require that its components be fastened to the wall from the outside. It is for this reason that the garage walls are proposed to be constructed of concrete masonry. This is a material that inherently possesses the necessary structural and fire resistance characteristics and which, more importantly, can be laid up from within the building perimeter. The proposed stucco & lath finish system will be applied to the masonry where the walls are visible and accessible from the exterior..

Part 3 of the project consists of developing the courtyard space that will result with the construction of the garage with decking and landscaping for the enjoyment of the residential tenants and the customers of the main floor retail shop.

Statement addressing applicable Certificate of Appropriateness Findings.

1. 211 Washington Avenue N. lies on the southern edge of the Minneapolis Warehouse Historic District. The building was constructed in 1882. An early photograph of the area shows that decks and stairs existed at the rear of the building. The proposed new decks and stairs will **rehabilitate** these secondary aspects of the building. The proposed wood and steel stair and porch structure will replace an existing *non-character-defining* wood structure and will serve the same functional purposes. The old photo also indicates that many of the buildings in the immediate area had accessory structures. A new concrete stucco and metal 2-car garage accessory is proposed that will serve to provide parking for the residential unit on the 3rd floor of the building. Access to the garage will be from the alley at the rear of the site. The new work will provide compatibility with the existing brick building and will enhance the building by providing a more clearly defined differentiation between the adjacent historic structures and the new work. In this way the criteria and period of significance are supported.
2. The proposed new garage and replacement steel stair and porch structure will provide greater compatibility with the existing brick building and will enhance it by providing a more clearly defined differentiation between the historic structure and the new work. The proposal avoids creating a false historical appearances. In this way the requirement for compatibility is supported.
3. By providing a more clearly defined differentiation between the historic structures and the new work the continued integrity and on-going productive use of the landmark and its district is supported.
4. For the reasons stated, and because the proposal is consistent with the applicable design guidelines, the alteration is compatible with and will thus not impair the significance and integrity of the buildings or the Historic District in which they are located.
5. The alterations are specifically consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties Guidelines for Rehabilitating Historic Buildings in that the new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing.
6. To the best of our knowledge, the proposal conforms to all applicable regulations of the preservation ordinance and the comprehensive plan, as adopted by the City Council.
7. No destruction of property is contemplated or anticipated as a part of the proposal. Consideration has been made to ensure the designs proposed are consistent with the description and statement of significance in the original nomination.
8. The proposed alterations are compatible with the landmarks in the Warehouse Historic District and, when completed will continue to enhance these buildings and the broader district into the future.

9. No site alterations are being proposed which would trigger the requirement for a Site Plan Review under Title 20 of the Zoning Ordinance.
10. The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties Guidelines for Rehabilitating Historic Buildings have been reviewed and the proposal demonstrates consistency with them.
11. Insofar as the decks being replaced occur in the same location and are in the same scale and proportions as the historical decks, and; insofar as the proposed new garage accessory structure is consistent with past uses of the area wherein accessory structures, including small liveries, were not uncommon in rear yards, the proposed alterations will be compatible with and will ensure the continued significance of this property within the Warehouse Historic District.
12. The spirit and intent of the ordinance are met by the proposal, and the proposal will enhance the livability of the property for the building occupants. No negative private or public impacts are created by the proposal.
13. The proposed alterations are on private property and will not impede future work on the site or impede the preservation of surrounding historic resources.



project site

211 Washington Ave N



Headquarters

Headwaters!

LAST SEEN IN THE
COURSE OF THE
SPRING WALK BY
FEBRUARY

HITREBOX

MIDWEST
MOTORCYCLES
RENTAL SALES

WE RENT HARLEYS



subject building

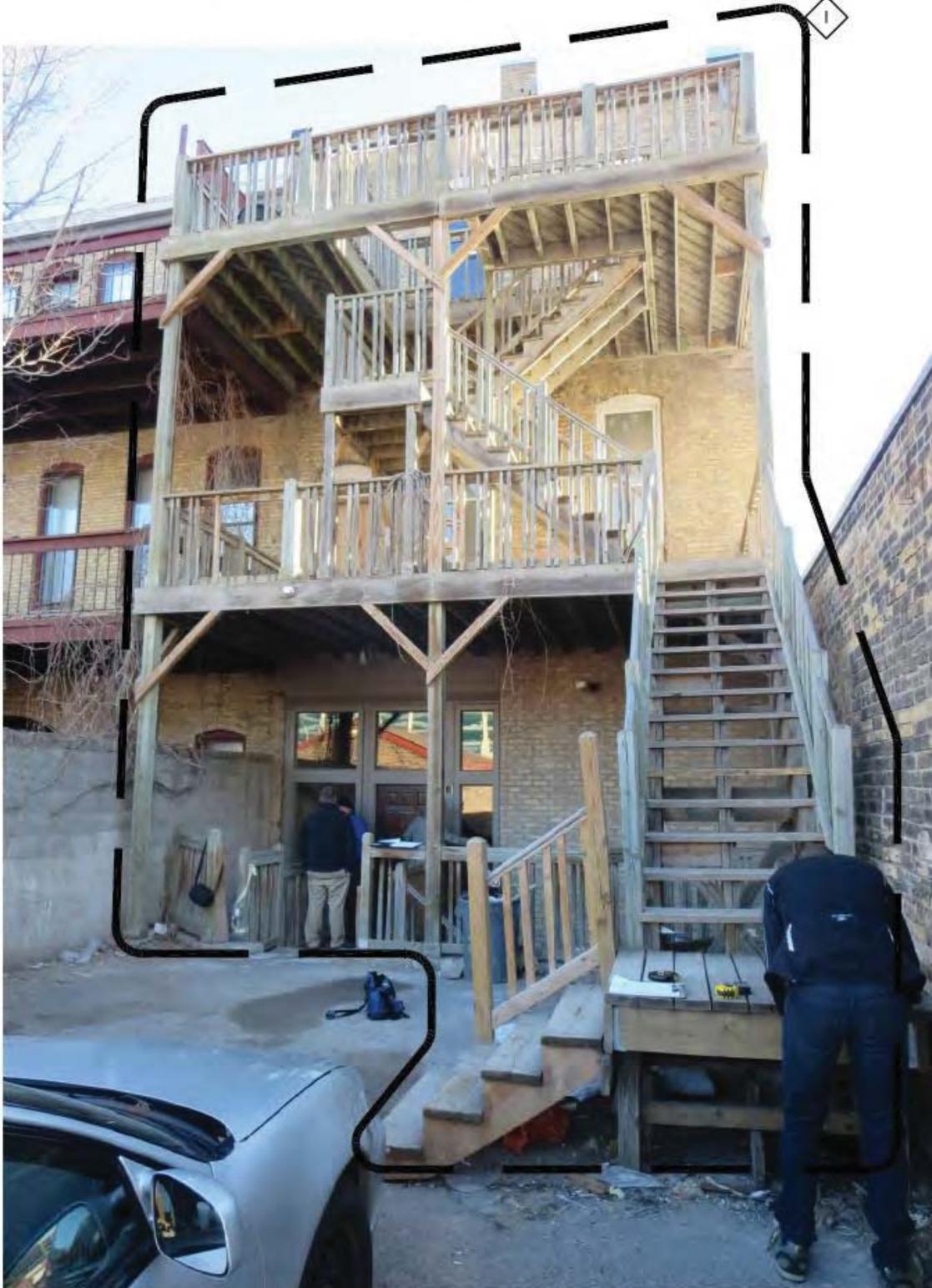


Early Photo of Historic Warehouse District with 211 Washington Avenue N.

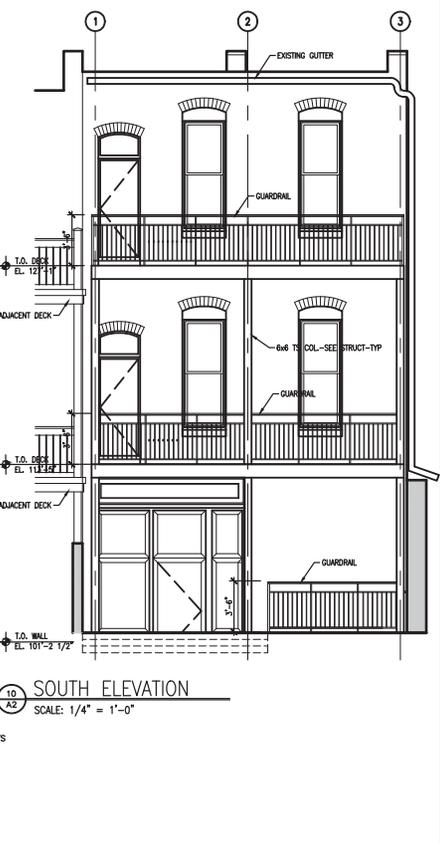
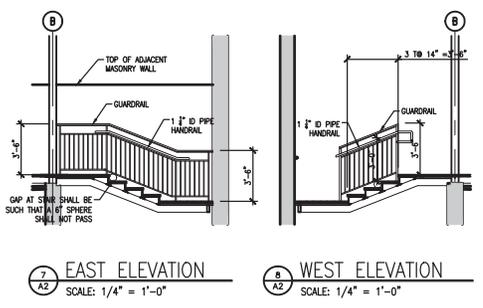
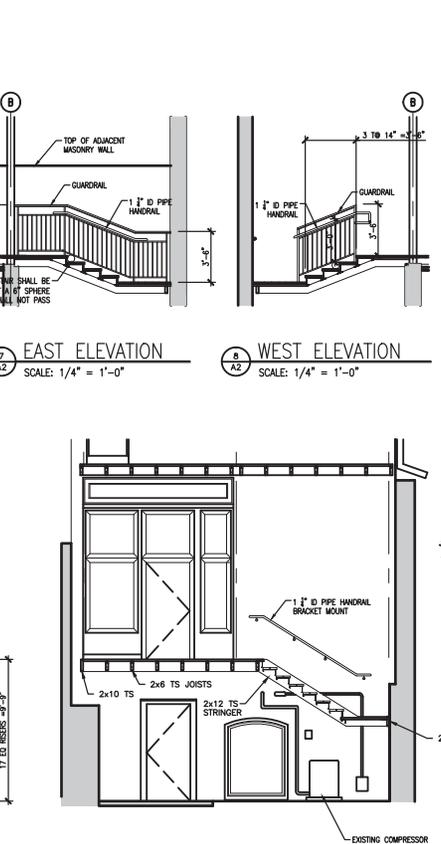
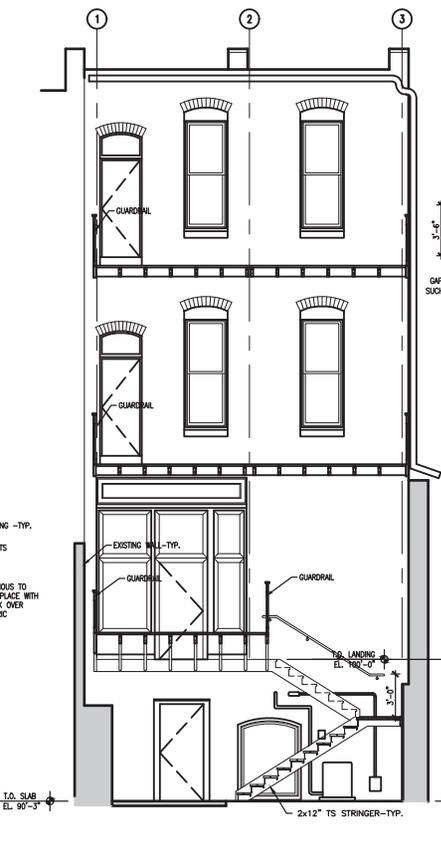
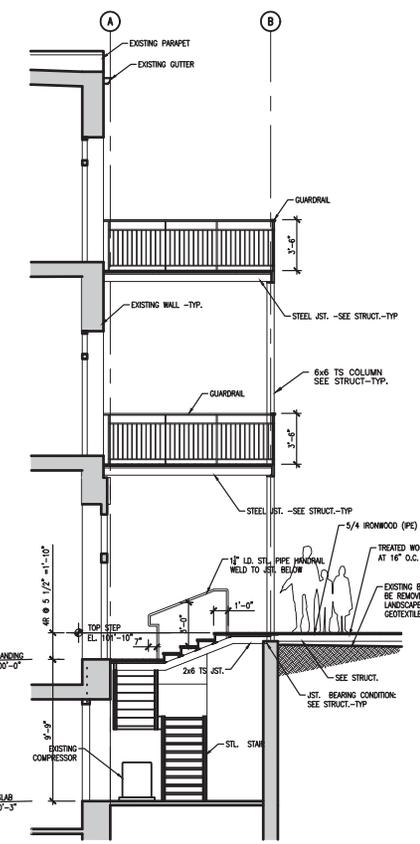
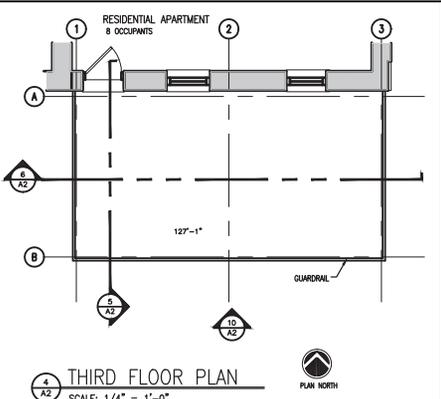
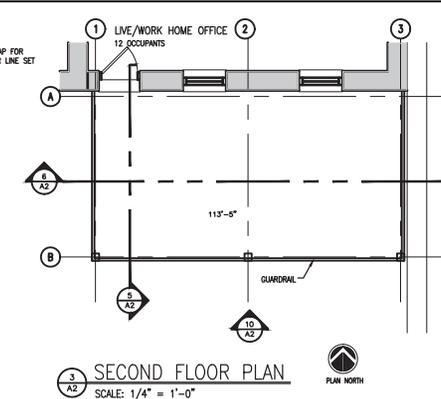
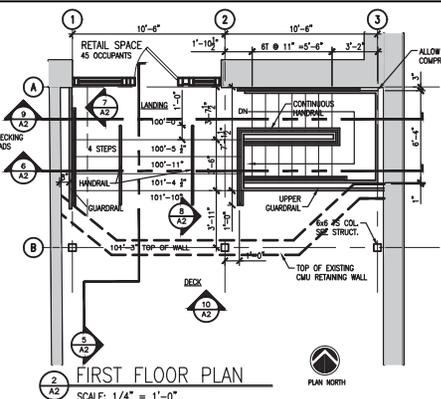
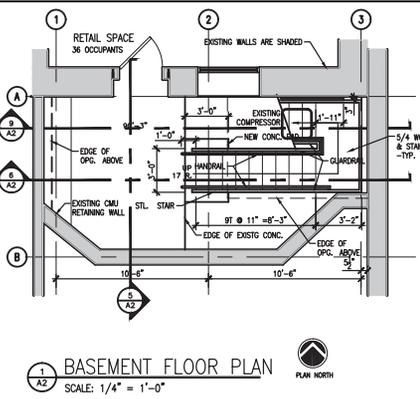


HPC Application 211 Washington Avenue N.

Photo of 211 Washington Avenue N. Existing Rear Balconies and Stairs



HPC Application 211 Washington Avenue N.



PRELIMINARY
 Not for Construction
 7/13/15

I HEREBY CERTIFY THAT THIS PLAN, SPECIFIC TO THE PROJECT, IS THE PROPERTY OF BARREAU ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BARREAU ARCHITECTS, INC.

Thomas A. Barreau
 Date: 7/13/15
 19482

OWNER
 Northwestern Knitting Co.
 3501 Zenith Avenue S
 Minneapolis, MN 55416

PROJECT
 STAIR/DECK REPLACEMENT &
 REAR YARD IMPROVEMENTS
 211 WASHINGTON AVE N
 MINNEAPOLIS, MN

COMMISSION NUMBER

SHEET TITLE
 BALCONY PLANS
 ELEVATIONS AND SECTIONS

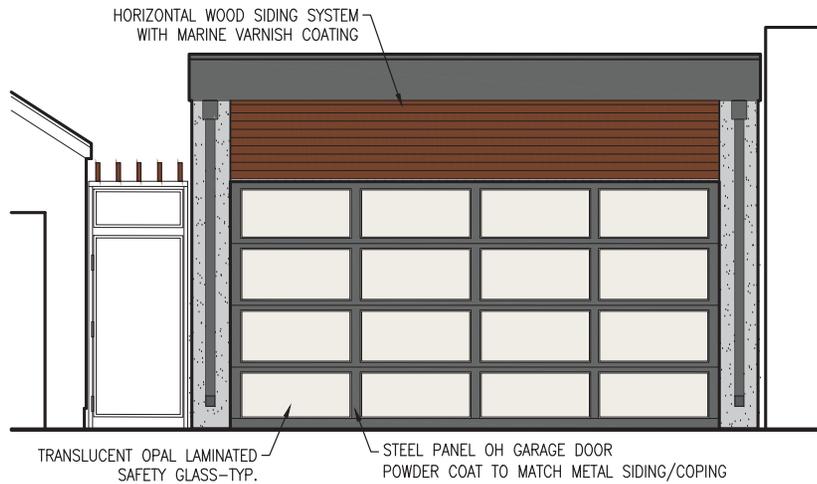
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DOCUMENT DATE
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ISSUED FOR **DATE**
 IFC Application 7/13/15

REVISION	DATE	BY

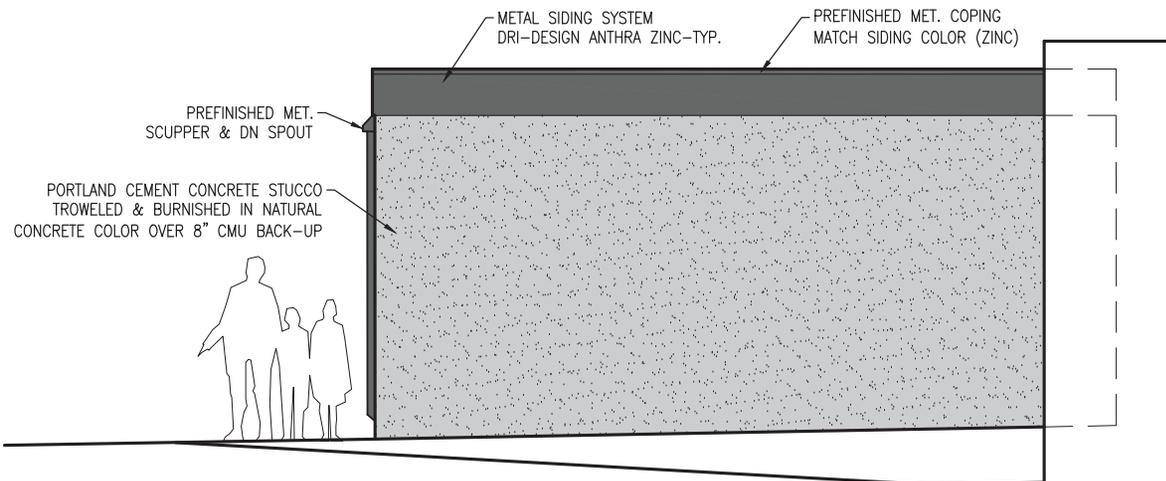
SHEET NUMBER
A2



1
A01 GARAGE SOUTH (ALLEY) ELEVATION
SCALE: 1/4" = 1'-0"



2
A01 GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3
A01 GARAGE EAST (2ND AVENUE N) ELEVATION
SCALE: 1/4" = 1'-0"
(WEST ELEVATION SIMILAR)

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I HEREBY CERTIFY THAT THIS PLAN, REPORT, OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

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PROPOSED GARAGE
211 WASHINGTON AVE N
MINNEAPOLIS, MN
COLORED GARAGE ELEVATIONS

A0-1

DRI-DESIGN DESIGN GUIDE

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DRI-DESIGN METAL WALL PANELS

Through research and real life experience in the metal panel industry, Dri-Design was invented to solve what were viewed as significant shortfalls of traditional metal panel systems: delamination, staining due to the effects of weather on joints and gaskets, a lack of color and texture options, the rising cost of production and inefficient installation practices.

The result of Dri-Design's meticulous engineering is a 100% recyclable, pressure equalized rain-screen, architectural metal wall system that attaches to nearly any substrate without the use of clips or extrusions. Additionally, Dri-Design's patented design has passed the most stringent air, water and structural testing requirements in the industry, including AAMA 508-07 test for pressure equalized rain-screens, as well as Miami Dade County hurricane testing.

Key Advantages of Dri-Design:

- No sealants, gaskets or butyl tape in the panel joints, means no dirty streaks or a legacy of maintenance for the building owner.
- Panels are not laminated nor a composite - they will never delaminate.
- Dedicated to developing sustainable products.
- Fully tested to exceed ASTM standards and the latest AAMA 508-07 for pressure equalized rain-screens. Miami Dade approved.
- Interlocking panel design makes installation quick and easy.
- Dri-Design is economical. Our highly automated manufacturing process makes panels in seconds.

DRI-DESIGN'S ENVIRONMENTAL FOOTPRINT

At Dri-Design we strive to continually improve our Sustainability practices and products through innovation. We are dedicated to developing sustainable products while looking at all aspects of the environmental impact.

MADE LOCAL

Dri-Design purchases its aluminum from domestic mills which saves transportation energy costs.

NO SILICONE SEALANTS

Dri-Design uses no joint sealants or gaskets which are made with petroleum, saving fossil fuels and future maintenance costs.

RECYCLED AND RECYCLABLE

Dri-Design wall panels are made with recycled metal, are 100% recyclable and can be repurposed.

EFFICIENT MANUFACTURING

Dri-Design panels are made quickly with highly automated equipment...saving energy costs.

QUICK INSTALL

Dri-Design wall panels install fast which helps save energy as well.

NO PLASTICS

Dri-Design single skin technology does not have a plastic core like our MCM competitors....saving fossil fuels.

NO VOCs

Our Kynar paint providers are environmentally-conscious finishers. They use a 100% air capture system and destroy the VOCs with a regenerative thermal oxidizer, so there is no adverse environmental impact.

dri-design.com | 616.355.2970

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VMZINC® Series Panels pull from the distinctive tones and textures of nature to create an exclusive, refined and unforgettable visual experience. Our VMZINC® panels are available in QUARTZ-ZINC®, ANTHRA-ZINC® and PIGMENTO® Series colors.

Technical Information:

System Depth - 1 ¼" nominal

Material - VMZINC®

Material Thickness - 1 mm, 1.5 mm

Panel Joints - ½" nominal standard (1/8" – 1" available)

Finish - Quartz, Anthra, Pigmento Series

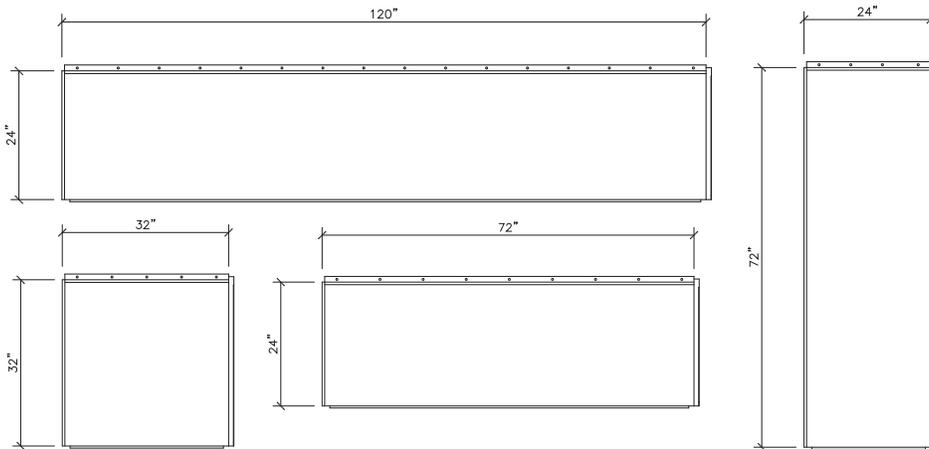
Weight - Less than 3 pounds per square foot

Panel Size Parameters:

These are the recommended maximum size panel guides. If the panel you would like fits inside these guides, Dri-Design can easily manufacture it. For larger sizes, please contact a Dri-Design representative to discuss your specific requirements.



1.5 mm ANTHRA-ZINC®, QUARTZ-ZINC® and PIGMENTO®
Colors shown are representational only.



QUARTZ-ZINC®



ANTHRA-ZINC®



PIGMENTO® green



PIGMENTO® blue



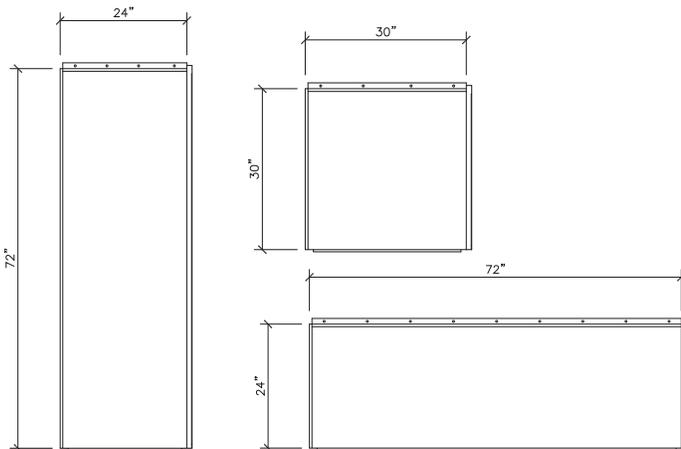
PIGMENTO® red



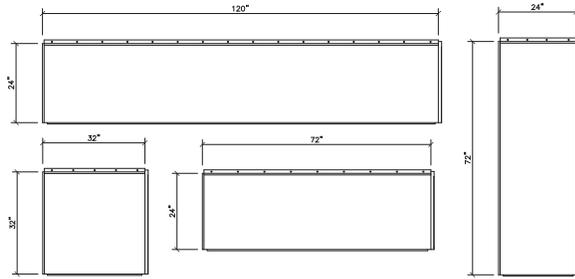
PIGMENTO® brown



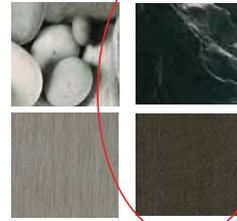
1 mm ANTHRA-ZINC® and QUARTZ-ZINC® and PIGMENTO®
Colors shown are representational only.



1.5 mm ANTHRA-ZINC®, QUARTZ-ZINC® and PIGMENTO®
Colors shown are representational only.



QUARTZ-ZINC® ANTHRA-ZINC®



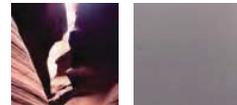
PIGMENTO® green



PIGMENTO® blue



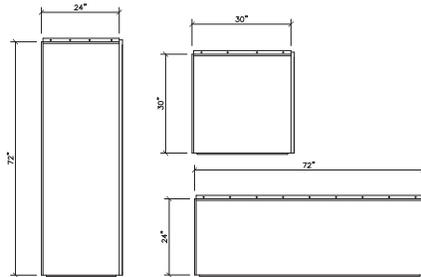
PIGMENTO® red



PIGMENTO® brown



1 mm ANTHRA-ZINC® and QUARTZ-ZINC® and PIGMENTO®
Colors shown are representational only.



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Pre-Weathered Steel

Technical Information:

- System Depth** - 1 ¼" nominal
- Materials** - Stainless Steel, Titanium, Weathered Steel, Embossed Stainless and others.
- Material Thickness** - Varies based on material type
- Panel Joints** - ½" nominal standard (1/8" – 1" available)
- Finish** - Varies based on material type
- Weight** - Varies based on material type

Panel Sizes:
Panel sizes will vary with each individual scenario based on the material specified. Please contact a Dri-Design representative to discuss your specific requirements.

Virtually any flat or slightly embossed metal can be used in Dri-Design Panel Systems. Select a metal that conveys your vision, and we will manufacture a panel that completes your design.



Solar Control



Thermal Insulation



Fire Protection



Noise Control



Safety/Security



Self-cleaning



Decoration



Glass Systems



Special Applications



Solar Energy

Pilkington **Optifloat™** Opal

Overview

An acid-etched glass suitable for internal or external use, Pilkington **Optifloat™** Opal creates an attractive finish for windows, partition walls, glass doors, furniture, shelving, wall cladding and many more applications. Whilst they can look stunning and create a beautiful effect, many of the semi-opaque glasses on the market have proved difficult to stock, handle and process until now.

Pilkington **Optifloat™** Opal offers all the diffused natural light of a translucent glass, but with none of the drawbacks. The real beauty is that it can be stored and processed in the same way as standard float glass.

Applications

It is versatile and easy to handle and process, Pilkington **Optifloat™** Opal can be used in any internal or external applications for decoration purposes such as windows, partition walls, glass doors and furniture (including shelves, cabinets and display cases), working surfaces, wall cladding and balustrades.

Products features and benefits

- High light transmittance (of typically 87% in 4 mm), allowing privacy and uniform, natural design whilst still diffusing light
- "Velvet smooth" and durable surface; high perceived value in any application
- Can be used internally and externally, highly resistant even by challenging weather conditions
- Anti-reflectivity of the etched surface
- Available from stock
- Can be stored and processed as ordinary float glass
- Can be toughened, laminated and screen-printed using standard techniques
- Available in a wide range of sizes and thicknesses (4, 6, 8 and 10 mm)

Literature



How do I buy/specify this product?