

CPED STAFF REPORT

Prepared for the Heritage Preservation Commission
HPC Agenda Item #3
February 16, 2016
BZH-29007

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 2901 Hennepin Avenue
Project Name: Old Walker Library Deck Addition
Prepared By: Lisa Steiner, Senior City Planner, (612) 673-3950
Applicant: MacDonald & Mack Architects
Project Contact: Amy Meller
Ward: 10; adjacent to 7
Neighborhood: Lowry Hill East; adjacent to East Isles
Request: To allow the construction of a new deck and other exterior modifications.
Required Applications:

Certificate of Appropriateness	To allow the construction of a new deck and other exterior modifications.
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HISTORIC PROPERTY INFORMATION

Current Name	None
Historic Name	Old Walker Library
Historic Address	2901 Hennepin Avenue
Original Construction Date	1911
Original Architect	Jerome Paul Jackson
Original Builder	J. and W.A. Elliott
Original Engineer	Unknown
Historic Use	Library
Current Use	Vacant
Proposed Use	Restaurant

Date Application Deemed Complete	January 11, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	March 11, 2016	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

Local Historic District	N/A – Individual Landmark
Period of Significance	1911 - 1981
Criteria of Significance	<i>Criterion 1:</i> The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history. <i>Criterion 2:</i> The property is associated with the lives of significant persons or groups.
Date of Local Designation	1996
Date of National Register Listing	1999
Applicable Design Guidelines	<i>Secretary of Interior’s Standards for the Treatment of Historic Properties</i>

SUMMARY

BACKGROUND. The Walker Branch library was designed by architect Jerome Paul Jackson and completed in 1911. The one-story brick building features a neoclassical façade with an entrance framed by two ionic sandstone columns and two brick pilasters with smooth limestone capitals and bases. The building displays a balanced composition of a central pedimented portico. The building is faced with light brown Roman brick with a smooth tan limestone trim. The words “Minneapolis Public Library” are incised in the frieze of the portico and “Walker Branch” is incised in the frieze above the main entrance. The branch was named for the civic leader and philanthropist Thomas Barlow Walker who donated the land for the library.

The Walker Branch library was outgrown by the early 1970s and a new library was constructed across the street from the old building which opened in 1981. The building has housed a variety of uses since the 1980s, including a secondhand clothing store, a spa, and most recently a sports and health facility. Around 1984, the “Old Walker Library” building was remodeled and the original stone entrance was replaced by three separate staircases, including a new entrance to the lower level of the building. A brick wall was also constructed in 1984 that screens the parking lot, mechanical equipment and permanent storage containers that are located towards the south and east sides of the library. A small non-contributing building was constructed in 1984 in the southwest corner of the site which has been demolished in the last 10 years. Mechanical equipment and storage structures are currently present along the east and south façades.

APPLICANT’S PROPOSAL. The applicant is proposing to rehabilitate the existing building for use as a restaurant with accessible outdoor seating. Because the first floor of the building is approximately seven feet above grade, a deck addition is proposed rather than a ground level patio.

Deck: The applicant is proposing to construct an approximately 2,800 square foot deck that would wrap the south and east facades of the building. The deck would be set back from the front façade approximately 18 feet from the front of the building and 50 feet from the property line along Hennepin. The deck would be structurally independent of the building. The deck would have a steel frame with pavers and a simple metal railing. Two stairs would be constructed at the southwest and northeast corners to allow access from grade level. The approximately 7 foot tall area below the deck would be concealed with a screen wall at the south façade and towards the south end of the east façade. This screen wall would be constructed of rock-faced concrete masonry units. Alternatively, the applicant is open to an opaque or open dark bronze metal fence for screening. After discussions with CPED, the

applicant is also open to utilizing a perforated metal screen though a precise design has not been finalized. The applicant plans to accommodate 9 off-street parking spaces under the deck.

Doorway: To access the proposed deck, a new doorway would be installed below an existing window located on the south side of the building. This door location would require partially removing the center section of a limestone windowsill and the brick wall below the window. The proposed door and sidelight would be metal but painted to match the historic window frame color. The applicant has also explored two other existing openings on the south façade for their potential modification into a doorway, though there are various issues related to accessibility and interior maneuvering that have influenced the applicant to choose the particular opening for modification into a doorway.

Street Level Plaza: The applicant is proposing to regrade the south courtyard along Hennepin Avenue to create a level plaza where there are currently several ramps around a central planter. This plaza would be paved with matching pavers and the perimeter planters would remain in place.

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

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow the construction of a new deck and other exterior modifications 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 Old Walker Library is significant as a representative example of the important role played by the public libraries as community cultural resources in the early twentieth century. The branch libraries constructed at this time in Minneapolis served as neighborhood and educational centers, offering meeting spaces for groups that cemented these institutions into streetcar neighborhoods. Construction of these buildings also marked the expansion of the central city outward along streetcar lines and in developing commercial districts in the early twentieth century. The period of significance for the landmark is identified as 1911 to 1981 when the library was decommissioned.

The Old Walker Library is also representative of the involvement of community leaders in developing the library system. Civic leader and local philanthropist Thomas Barlow Walker donated the lot for the Walker Library in 1909. The library is also representative of the involvement of Gratia Countryman, head of the Minneapolis Public Library from 1904-1936, and a leading figure in the development of the public library movement nationwide.

The proposed deck addition and other exterior alterations will be compatible with the criteria and period of significance for which the Old Walker Library was designated. The proposed deck would be limited to the rear and side facades of the building and would be only minimally visible from Hennepin Avenue. The library will continue to be representative of the importance of early twentieth century public libraries and the community leaders who developed the library system.

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

The Old Walker Library was designated locally in 1996 and listed in the National Register of Historic Places in 1999. The library has an exterior local designation only. The applicant is proposing modifications to the side and rear façades of the building as well as the plaza area at the southwest corner of the site. The front stairway entrance and landscaped yard was previously altered in the 1980s. The currently proposed alterations are compatible with the exterior designation of the Old Walker Library.

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

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

Location: The proposed alterations would not impact the landmark's integrity of location.

Design: Design is the combination of elements that create the form, plan, space, structure, and style of a property. With this proposal, the majority of the building's character-defining design features would be preserved and the symmetrical primary façade would not be impacted. The neoclassical design of the Old Walker Library is highly balanced and symmetrical with tripartite sets of windows on both the north and south elevations. The applicant's proposal would alter the tripartite window design that is an integral part of the design of both the north and south facades. This alteration would introduce a new opening below the center window to accommodate the doorway. Due to this impact on the design, staff recommends a condition of approval that the doorway be accommodated through the existing window identified as "Office 1" on the submitted plans that is further east on the building. This other window is located in a portion of the building that is stepped back nearly 10 feet and therefore the modification to the opening would not be visible from Hennepin Avenue.

Setting: Setting is the physical environment of a historic property. The setting of this property has been altered over time. The applicant is currently proposing modifications to the front plaza area at the southwest corner of the site. Historically, the site had a grassy lawn surrounding it. In the 1980s, the east portion of the property was paved to create a parking area and a brick wall was constructed perpendicular to the south façade of the building. The front landscaped area has been modified several times. The applicant would regrade the south courtyard along Hennepin Avenue to create a level plaza where there are currently several ramps around a central planter. This plaza would be paved with matching pavers and the perimeter planters would remain in place. This would impact a previously altered landscape feature and would not further impact the integrity of setting.

Materials: The proposed deck would be structurally independent of the building, which minimizes its impact on the materials of the existing building. However, the proposal to introduce a new door below the tripartite windows to access the deck would require the removal of a portion of a limestone windowsill and a 38 square foot area of the brick wall. This would also slightly alter a historic window opening by removing the windowsill. The existing center window is likely a replacement window and is anticipated to remain or be replaced in kind.

The applicant has explored other opportunities for openings on the south elevation to provide access to the deck. One of these potential openings, titled "Office 2" on the submitted plans, would require the removal of two existing windows in a four-window pattern at the easternmost portion of the south elevation (formerly a sunroom for the library.) In addition to the removal of these two windows, a portion of limestone windowsill and an approximately 6 square foot area of the brick wall would need to be removed.

The other potential opening on the south elevation, titled “Office 1” on the submitted plans, would be located approximately 20 feet to the east of the proposed opening in a portion of the building that is stepped back nearly ten feet. This option would require the removal of one existing window, a limestone header and windowsill, and an approximately 5 square foot area of the brick wall.

In comparing the three opportunities, staff finds that the “Office 1” would have the least impact on building material as it would involve the modification of one window opening into a doorway opening, rather than introducing an entirely new opening as proposed or altering two window openings in an existing four-window pattern. Staff recommends a condition of approval that the “Office 1” location be modified instead to provide access to the deck. Staff also recommends that the limestone and brick that is removed shall be reused if possible and that any other limestone or brick materials removed and in good condition shall be stored on site for future rehabilitation efforts.

Additionally, the applicant has proposed three options for screening materials below the deck; rock-faced concrete block, an opaque metal screen, or a metal fence. The applicant is also open to a perforated metal panel screen. Staff recommends as a condition of approval that either the metal fence option or a perforated metal screen shall be utilized so as not to entirely obscure the original building. These materials will be more in keeping with the character of the property and would increase natural surveillance and visibility in accordance with Crime Prevention through Environmental Design principles.

Workmanship: Workmanship is the evidence of labor or skill in construction. The proposal will not impact the integrity of workmanship evident on the building.

Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. With the proposed alterations, the library will continue to retain its integrity of feeling.

Association: Association is the direct link between an important historic event or person and a historic property. The proposed modifications would impact only side and rear facades of the building. The front façade along Hennepin would not be altered and the “Walker Branch” and “Minneapolis Public Library” signs would remain etched into the building's friezes. The building's association with the public library movement would remain.

Overall, with the proposed conditions of approval, the alterations proposed are compatible with and will ensure the continued integrity of the existing building.

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.*

No design guidelines for the Old Walker Library have been adopted by the commission.

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

The following standards for rehabilitation apply to this proposal:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

The property was utilized as a public library from 1911 until 1981. The building has housed a variety of uses since the 1980s, including a secondhand clothing store, a spa, and most recently a sports and health facility. The applicant plans to convert the building into a restaurant use. With the conditions of approval recommended by staff, the changes required to convert the building to this use will remain minimal.

The proposal to cut a new door to access the deck from the first floor of the building would require the removal of a portion of a limestone windowsill and approximately 38 square feet of the brick wall. Considering that this is a secondary elevation of the building, staff finds it reasonable to propose a new entrance on this façade. However, this proposal would impact the distinctive tripartite window design that is present on both the north and south facades of the building in what was formerly the main library area of the building. It would also be somewhat visible from Hennepin Avenue.

Staff recommends that the south-facing window 20 feet to the east of the proposed opening (“Office 1” on the submitted plans) be adapted for the doorway rather than cutting in an entirely new opening as proposed. This option will minimize the amount of historic material lost. Additionally, because the “Office 1” window is located at a portion of the building that steps back about 10 feet, the opening would not be visible from Hennepin Avenue. Staff also recommends a condition of approval that the brick and limestone material removed be reused as feasible. Any additional brick or limestone removed in good condition shall be saved and stored on site for use if necessary for future rehabilitation. The window that would be removed is likely a replacement from the 1980s renovation of the building. Because the “Office 1” option minimizes the amount of material lost, it would be more easily reversible than cutting in the new opening at the proposed location.

The proposed deck will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property. The proposed deck would be structurally independent of the building and therefore would be a reversible change without damaging the building.

With the recommended conditions of approval, staff finds that the alteration will not materially impair the significance and integrity of the landmark as evidenced by the consistency of the proposed alterations with the recommendations listed above.

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

The certificate of appropriateness would apply to all applicable regulations of the preservation ordinance and is consistent with the following applicable policies of the comprehensive plan:

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

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

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

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

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

This proposal does not constitute destruction.

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 Old Walker Library.

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

The alterations proposed do not trigger Site Plan Review.

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

The application submitted presents evidence that the applicant has adequately considered the applicable guidelines for the rehabilitation, as well as the setting, masonry, windows, and new additions to historic buildings guidelines.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by MacDonald & Mack Architects for the property located at 2901 Hennepin Avenue, an individual landmark:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow the construction of a new deck and other exterior modifications, subject to the following conditions:

1. Approval of the final plans by the Department of Community Planning and Economic Development.
2. The applicant shall work with CPED staff for final approval of the design for screening below the deck. The metal fence option or a perforated metal screen shall be utilized.
3. The proposed new doorway opening on the south elevation below the tripartite windows is not approved. The single window opening location identified as "Office 1" on submitted plans may be modified as shown to provide a doorway to the proposed deck.
4. All brick and limestone removed shall be reused as feasible. Any additional brick and limestone removed and in good condition shall be saved for use in future rehabilitation projects.
5. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than February 16, 2018.
6. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

ATTACHMENTS

1. BZH Map
2. Written description and findings submitted by applicant
3. Site plan
4. Plans
5. Building elevations
6. Renderings
7. Photos
8. Correspondence
9. Other options for doorway (email and plans)

Old Walker Library (Walker Branch Library)
2901 Hennepin Avenue
Minneapolis, Minnesota

HERITAGE PRESERVATION APPLICATION

Statement of proposed use and description of the project:

The Old Walker Library was listed as a Minneapolis Landmark in 1997 and included in the National Register of Historic Places in 2000. It is located in the prominent Hennepin/Lake commercial district at 2901 Hennepin Avenue between 29th Street West and Lagoon Avenue. The owner proposes rehabilitating this building into a restaurant with accessible outdoor seating.

Background

The building is historically significant concerning education and social history events including the life and work of Gratia Alta Countryman. It remained a library until 1981 when it was decommissioned. The building has undergone several different uses since then, ranging from a yoga studio to a salon. Jerome Paul Jackson designed the Old Walker Library, formerly known as the Walker Branch Library, in a Classical Revival style. It opened in 1911 as a public library among neighborhood housing.

The one-story building is clad in light brown, Roman brick with tan limestone trim. Brick pilasters with simple limestone bases and capitals accent the building's corners and window openings. Some of the window openings have the original 1/1 sash and some replacement windows are metal-framed, 1/1 sash. The main entrances (west and north) have modern metal-framed doors. The primary façade (west) entrance has a pedimented portico supported by two fluted Ionic limestone columns. "Minneapolis Public Library" is inscribed in the architrave above the columns while "Walker Branch" appears above the main entrance. The north, west and south façades have gable roofs and the remaining roof over the east half of the building is flat with a parapet wall.

Several modifications were made to the building before it was listed on the NRHP. One primary façade (west) basement window opening was widened for a basement access door. This door was later replaced with a window, wider than the original. The primary façade (west) original had a single monumental stair to the first floor. In 1984, this stair was replaced with three stairs. The central stair leads to a basement entrance and the flanking stairs lead up to the original first floor landing.

The landscape surrounding the building has undergone several changes during the life of the building. Originally the Old Walker Library had bushes along the building and grass sloping slightly to the street. The design was open to the surrounding neighborhood and in relation to the sidewalk. The first modification was the addition of the wrought iron fence around the building, which is now a contributing historic feature. Later, a ramp was added north of the building to allow access to a new basement entrance on the north façade. The lawn along the primary façade (west) was replaced with pavers that became the north and south courtyards. The courtyards remain and are lined with rectilinear planting beds with stone knee walls. The south courtyard was further modified to have multiple levels and ramps. At an unknown date, a brick screen wall was added to the south façade and masks mechanical equipment stored on

grade next to the building. The screen wall is set back from the primary façade (west) and its height matches the level of the first floor. East of the building, an asphalt alley is paved up to the east façade. Two storage structures were installed along the east façade at an unknown date (one predates the National Register Nomination).

Project Description

This project proposes to reuse the first floor of the building as a restaurant with accessible outdoor seating. Currently the first floor is only accessible by using the northeast basement entrance and interior elevator. The Owner wants to provide accessible outdoor seating from the first floor. Since the first floor is approximately seven feet above grade, this requires a deck addition to the building. The proposed program includes the following changes to the building:

- Add accessible exterior deck seating along non-primary façades (south and east).
- Install a door on the south façade by altering an existing window opening to allow access to the proposed deck.
- Infill the lower half of the southwest corner courtyard to align with the upper half of the existing courtyard.

The neighboring building to the south minimizes the deck's visual impact from Hennepin Avenue. The east façade is only visible to users of the private alley and the one-way street used for bus transit. The exterior deck was originally proposed along the primary façade (west) facing Hennepin Avenue and accessed by altering the walls of the non-historic stair landing. This design was deemed too obtrusive to the historically open site west of the building. In this application, the exterior deck is proposed along non-primary façades (south and east) where non-historic equipment and storage will be concealed below the new deck. The deck will be accessed by modifying one existing window opening on the south façade.

The existing site south and east of the building is occupied with mechanical equipment and non-historic storage structures. An existing brick screen wall on the south façade is set back 18'-0" from the primary façade (west). The proposed deck will be set back from the primary façade beginning at the existing screen wall. The deck will be approximately seven feet above grade to match the interior first floor. The existing mechanical equipment along the south façade will be lowered and remain below the deck. The storage structures on the east façade will remain in place below the deck.

The deck will be accessed through a new entrance on the first floor. The proposed door will be installed in and below the center window on the south façade. The door location requires partially removing the center section of the limestone window sill and the brick wall below the window. The center window (appears to be a replacement window) will be removed and salvaged. A new transom window will be installed above the door that relates to the historic entrance window design. The door and sidelight will have a metal frame painted to match the historic window frame color. The door will be designed with a metal frame similar to the existing west (first floor) and north entry doors.

The deck will be framed with steel with 2'x2'x2" pavers on the surface. The proposed deck will be structurally independent of the main building and will be slightly set back from the exterior façade. A simple metal railing will enclose the deck. Two stairs (at the southwest and northeast corners) will be constructed of similar materials and allow access to the deck from grade. The area below the deck will be concealed with a screen wall on the south façade and south end of the east façade. A door along the alley will allow access to the area below the deck. The screen

wall will be constructed of tan rock faced concrete masonry units to match the masonry style of the building and compliment the tan brick and limestone materials. This is the owner's preferred option, but they are open to an opaque or open metal fence in dark bronze. These alternates are shown in the drawings as option 2 and 3 respectively. The north end of the deck along the alley will remain open for parking below the deck.

Currently the south courtyard has several ramps around a central planter that divide the courtyard into several levels. The south courtyard will be regraded by infilling the southern half to create a level plaza. The central planter will be removed and the new courtyard will be paved to match the existing pavers in color, size, shape, and setting pattern. Perimeter planters will remain in place. Two steps will be added to the southwest corner of the courtyard to connect with the sidewalk between the Old Walker Library and the neighboring building to the south.

Old Walker Library (Walker Branch Library)
2901 Hennepin Avenue
Minneapolis, Minnesota

SPECIFIC APPLICATION REQUIREMENTS

In addition to the General Application Requirements the following are required:

CERTIFICATE OF APPROPRIATENESS

A written statement by the applicant which addresses the following required 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 structure will be freestanding and set back from the existing structure on the south and east façades. The deck height will match the interior first floor to provide accessibility to the exterior seating. The deck will be accessible to patrons and staff through a new door on the south façade. A south façade window and the area below will be modified for an ADA compliant door. Two stairs will provide egress from the deck to grade at the northeast and southwest corners. At the south courtyard, the central planter will be removed and the south half in-filled to align with the northern half. Leveling the south courtyard will recapture the openness of the original front lawn that connected the building with the neighborhood.

The neighboring building to the south minimizes the deck's visual impact from Hennepin Avenue. The east façade is only visible to users of the private alley and the one-way street used for bus transit however the screen wall below will conceal non-historic mechanical equipment and structures from view.

New construction will be clearly differentiated from the existing, minimally affects the primary façade (west), is proposed along secondary façades, and can be removed in the future without damaging the building. Thus the work proposed is compatible with and will continue to support the historic integrity and character of this building.

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

As mentioned in Finding 1, the proposed work seeks to maintain the relevance of this building to the public by preserving the Hennepin Avenue elevation and open spaces along the primary façade (west). Rehabilitating the Old Walker Library into a restaurant maintains public use of the building and retains the open floor plan design of the interior. The proposed deck will increase the ADA accessible seating capacity of the venue. Alterations will be limited and primarily located where alterations have already been made.

The deck will be constructed of steel framing and finished with stone pavers. The structure will be held back from the historic building and have an independent structure. The historic materials of the exterior will be protected during construction and retained in the new design. The design and materials of the deck will be sympathetic to the historic building and compatible with the HPC's criteria (see section 4 below for an in-depth explanation).

The new door proposed at the center south façade window will be designed to relate to the historic building. This window provides ample room for an accessible door. Modifications for this new opening will be limited to the removal of the existing window and alterations to the stone sill and brick wall below. The work will be done in such a way as to maintain as much of the historic material as possible. The new transom window, door, and sidelight will be framed in metal and painted to match the historic windows.

Leveling the southwest courtyard and removing the planter will not interfere with the building. The simplified south courtyard relates to the original lawn that lined the west edge of the site. The pavers will match the existing courtyard.

All proposed work is compatible with and supports the building's designation and serves to retain many of the building's character-defining features on the prominent primary (west) and north façades.

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

The proposed alterations align with the Secretary of the Interior's Standards and Guidelines for Rehabilitation (see section 5 below for an in-depth explanation), and is therefore compatible with and ensures the continued integrity of exterior features identified as contributing to the landmark.

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 deck addition, window and south courtyard modifications will not materially impair the significance and integrity of the landmark as evidenced by consistency with the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*:

The *Guidelines for Rehabilitating Historic Buildings* recognize that some alterations to a historic building are generally needed to assure its continued use. The Owner intends to reuse this building as a restaurant with fully accessible seating both inside and out. The proposed outdoor seating will be added along non-primary, side and rear, façades (south and east). The deck steps back from prominent facades to minimize the visual impact from Hennepin Avenue. The Owner is primarily motivated to add a deck because it would allow outdoor seating to be ADA accessible. Currently the first floor is only accessible through the basement door and elevator on the northeast corner of the building. The proposed door on the south façade will provide direct access to the deck without making wheelchair bound patrons exit the building, travel around the public sidewalk, and re-enter at the south courtyard.

The proposed alterations do not encroach on the primary façade (west). The proposed deck addition steps back from the primary façade (west) to minimize visibility from Hennepin Avenue. The deck begins at an existing brick screen wall on the west and south. It steps back from the north façade and extends to the east lot line.

The proposed materials compliment the existing historic materials. The deck surface will be concrete pavers that relate to the primary façade (west) stairway. The metal railing along the deck and stairs will be dark bronze to relate to the historic wrought iron fence. The design is a simplified version of the historic fence. The steel structure will be concealed by a screen wall along the south and east portions of the deck. Three options are presented in the drawings. The rock-faced concrete block wall is the first option and the preferred option of the owner. The concrete block will allow the least amount of visibility to non-historic structures below the deck. The color of the concrete block will be a warm tan to compliment the limestone accents of the building. The second option is a metal fence with an opaque screen. The third option is an open metal fence. These options would use dark bronze metal to relate to the historic wrought iron fence. Although the owner prefers option 1, the owner is open to the other two options pending the preference of the Historic Preservation Commission upon review.

As outlined in the National Register Nomination, the Old Walker Library is significant for its association with Gratia Alta Countryman, the first female chief librarian in Minneapolis. The historic character of this building is primarily based on its presence as a library as seen from Hennepin Avenue. The proposed deck does not alter or obscure or radically change the perception of this building. The defining features of this historic library are on the primary façade (west) where the library's name is engraved in the stone header and pediment above the main entrance. Because of the streets surrounding the building, the north façade is also prominent and all proposed work is also set back from this façade.

Throughout the history of the Old Walker Library, window openings have been altered to provide access to different areas of the building. In this way, the proposed entrance is compatible with the historic building as it has adapted over the years. Per the guidelines, new entrances are allowed to be cut into a secondary elevation. The south façade on the Old Walker Library faces a narrow sidewalk bordering the neighboring four-story commercial building. The new entrance will alter an existing window that appears to be a replacement window. The alterations to the historic materials will be limited by the width of the central south façade window and extend down to the first floor height. The new entrance will comply with accessibility requirements while preserving primary features and finishes.

The entrance and deck addition are compatible with the setting surrounding the Old Walker Library. The neighborhood has evolved from residential housing to dense mixed use and multi-story commercial buildings. The exterior seating provided by the deck will provide necessary outdoor space for the proposed restaurant. The portion of the deck facing Hennepin Avenue is located behind the existing brick screen wall and is set back from the primary façade (west). An egress stair and railing are the only proposed elements that will be visible to Hennepin Avenue. The proposed deck location will be located along the south and east façades where storages structures and mechanical equipment have already been added. The deck will conceal these non-historic additions and patrons to experience more the exterior façade than is currently possible.

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 Secretary of the Interior's *Standards for the Treatment of Historic Properties, Guidelines for Rehabilitation* have been applied to this project, with particular emphasis on Standard 9 and 10 relating to new additions and exterior alterations:

1. The reuse of the Old Walker Library as a restaurant requires minimal changes to character defining features of the building and its site. The additional deck seating will be constructed independently of the building and set back from the primary façade.
 2. The historic character of the property will be retained and preserved by minimizing alterations to the building's exterior. Modifications are proposed along secondary facades (south and east) where there is an adjacent building (south) and an alley (east).
 3. Any alterations or additions to the building will be discernable from the historic building to avoid any false sense of historical development.
 4. Changes to the building that have gained their own historic significance will be retained and preserved. The courtyard is not considered to have its own historic significance; therefore it is possible to alter the courtyard to relate to the period of significance.
 5. The proposed work limits alterations to the building to one window opening and all work will preserve distinctive features, finishes, and construction techniques characteristic of the historic building.
 6. The proposed work does not include any repairs or replacement of historic features. In the case that damaged materials are revealed during construction, then deteriorated historic materials shall be repaired rather than replaced. If materials are severely deteriorated and replacement becomes necessary, then the new materials shall match the historic in every visual quality and, where possible, material. In cutting the proposed door, any brick damaged during modifications for the proposed door will be replaced the match the historic in color, texture, size, and mortar bed color and tooling. Any replacement shall be documented.
 7. No cleaning or physical treatments are included in this project.
 8. All areas of proposed work are located on areas of the site that have been modified or altered since the construction of the building. No excavation below this level is proposed.
 9. The proposed deck and associated structure maintain historic materials, features, and spatial relationships that characterize the property. The materials utilized on the deck will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 10. The proposed deck will not be attached to the building and can be removed at a later date without impairing the essential form and integrity of the exterior façade or its relation to adjacent non-contributing building. The center south façade window will be documented and photographed prior to the beginning of work and all modifications will be recorded.
-
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.

Minneapolis Code of Ordinance, Title 23, Chapter 599, Heritage Preservation Regulations: This application complies with application procedure requirements (see attached documents and samples), public hearing request, and application fees.

Minneapolis Plan for Sustainable Growth, Section 8. Heritage Preservation: This application specifically relates to Policy 8.1: “Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city’s architecture, history, and culture.” Alterations maintain, replicate, and repair the existing building elements that convey its significance within the historic district.

Uptown Small Area Plan: This application relates to the neighborhood context and development initiatives around the Old Walker Library. The building is one of five historic landmarks within the Uptown Small Area Plan. It is located within the activity center of the Hennepin Commercial Corridor of Uptown also called the commercial core. The preferred development on this block is mixed-use. “Several older, revered public buildings lack a dominant architectural style but contribute to the variety that characterizes Uptown.”

Design Goal #2: “Create a dense mixed-use core.” Adding exterior seating will facilitate more customers during the warmer months of the year when the Uptown Plan intends for people to be walking the commercial core.

Design Goal 3: “One of the Small Area Plan design goals is to establish public open spaces that connect to the Midtown Greenway.” The OWL is adjacent to the Greenway and the exterior deck and courtyard modifications provides an additional outdoor gathering space.

*The following findings must be addressed if approving a certificate of appropriateness that involves the **destruction, in whole or in part**, of any landmark, property in an historic district or nominated property under interim protection:*

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

Not applicable – no demolition is planned.

A written statement by the applicant making the findings that alterations are proposed in a manner that demonstrates that the applicant has made adequate consideration of the following documents and regulations:

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

The proposed alterations take into consideration and will not negatively impact the description and statement of significance regarding the building's landmark status outlined in Finding 2.

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

No Site Plan Review is required for this project.

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 typology of treatments proposed are in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties, Guidelines for Rehabilitation* and adhere to the associated Masonry, Windows, and New Additions to Historic Buildings guidelines regarding:

- Identification, retention, and preservation.
- Protection of the existing building materials during construction.
- Alterations/additions for the new use.

The following treatment typologies are not relevant to the proposed project

- Maintenance
- Repair.
- Replacement.
- Design for missing historic features.

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

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

Not applicable – landmark status only.

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.

Not applicable – landmark status only.

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.

Not applicable – landmark status only.

DEMOLIATION OF AN HISTORIC RESOURCE

A written statement by the applicant which addresses the following required findings:

14. That the demolition is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the demolition. 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.

Not applicable – no demolition is planned.

HISTORIC VARIANCE

A written statement by the applicant which addresses the following required findings:

15. That the variance is compatible with the preservation of the property and with other properties in the area, and that the variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.

Not applicable – no variances are required.

Old Walker Library - Certificate of Appropriateness Application

2901 Hennepin Avenue, Minneapolis, MN



Project Site



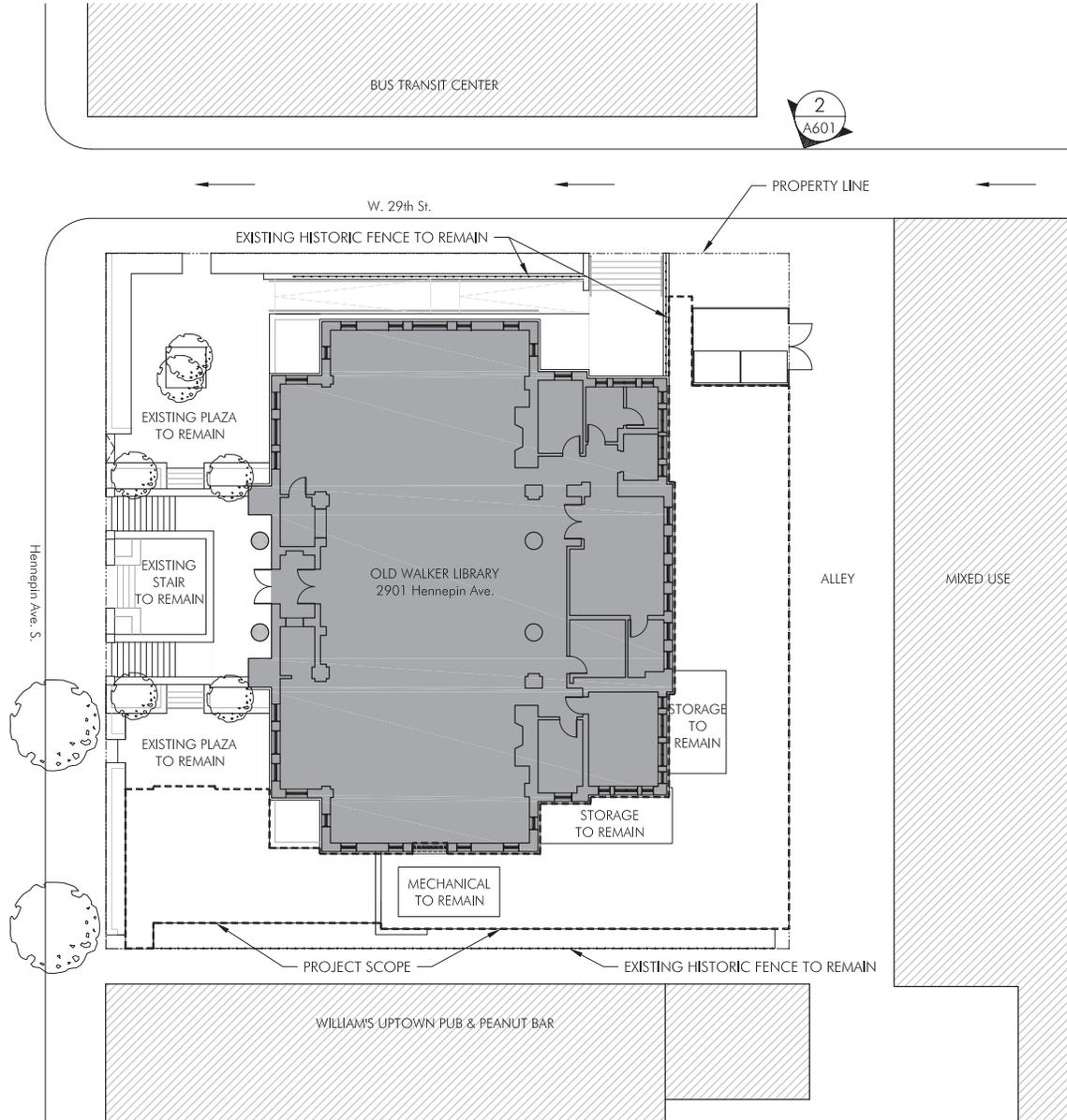
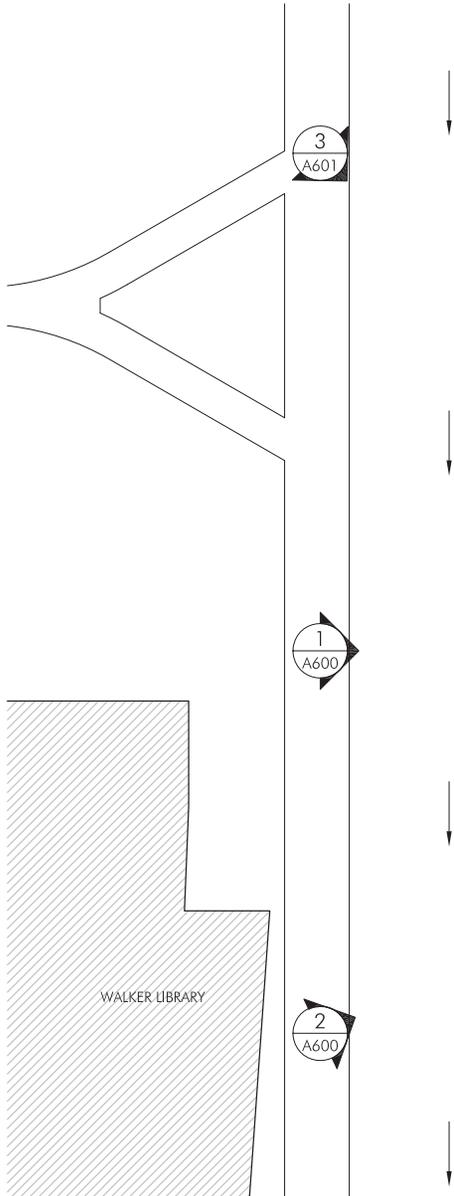
Project Scope

1 | Aerial Site Plan
 A001 | Not to Scale



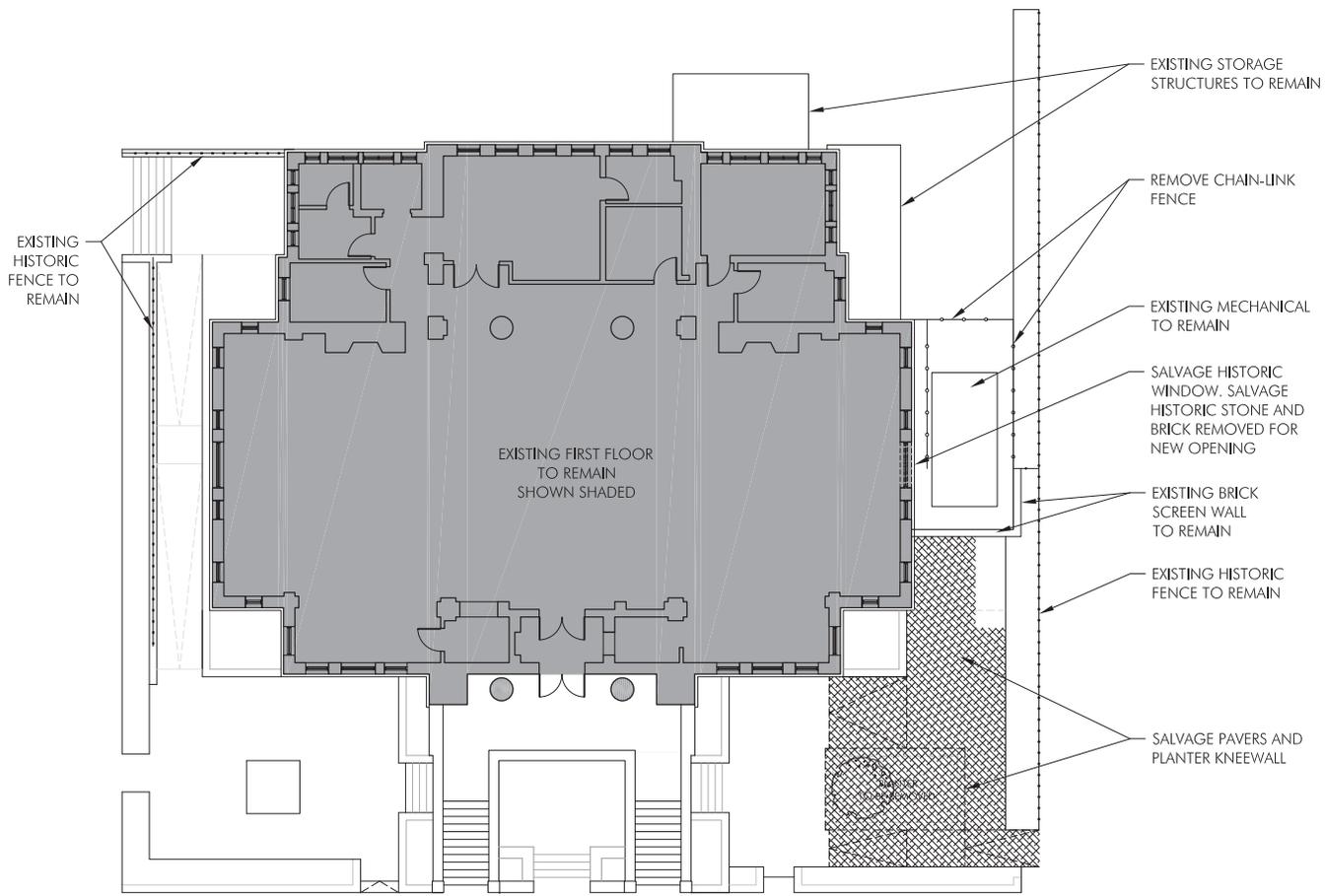
2 | Proposed Scope of Work
 A001 | Not to Scale

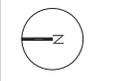
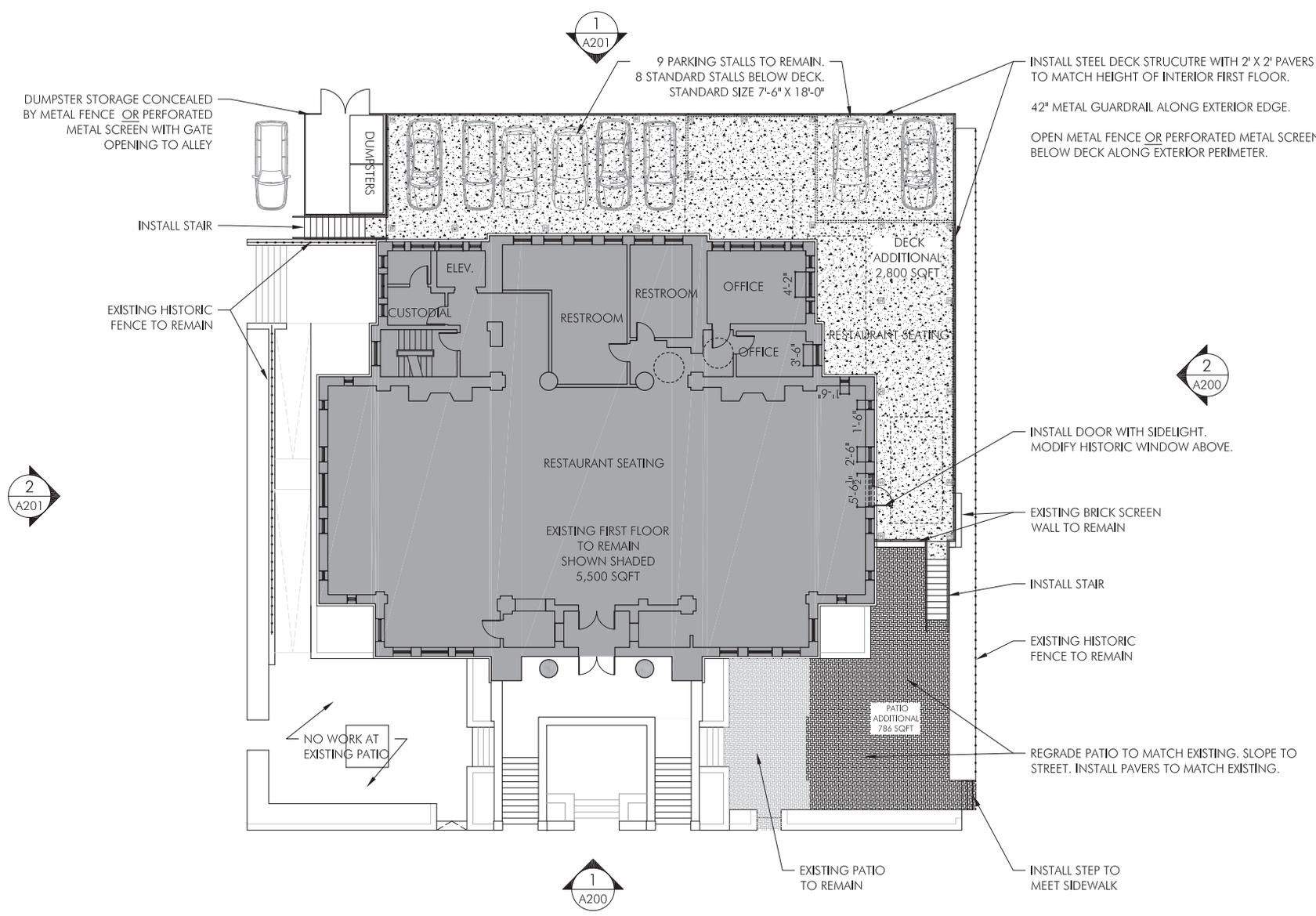




1 | Site Plan
 A002 | Not to Scale









1 West Elevation
 A200 1/8" = 1'-0"



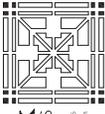
2 South Elevation
 A200 1/8" = 1'-0"



1 East Elevation
A201 1/8" = 1'-0"



2 North Elevation
A201 1/8" = 1'-0"



MACDONALD & MACK
ARCHITECTS
400 SOUTH FOURTH STREET, 712 MINNEAPOLIS, MINNESOTA 55415
PH: 612 441 4051 FAX: 612 337 5843 WWW.MACKCHTD.COM

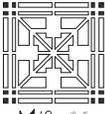
Old Walker Library
Certificate of Appropriateness Application
2880 Hennepin Avenue, Minneapolis, MN 55408
DRAWN: AUM, KK DATE: 1.11.2016 REVISION:

East and North Elevations

A201



1 | South Elevation: New Door Detail
 A500 | 1/4" = 1'-0"

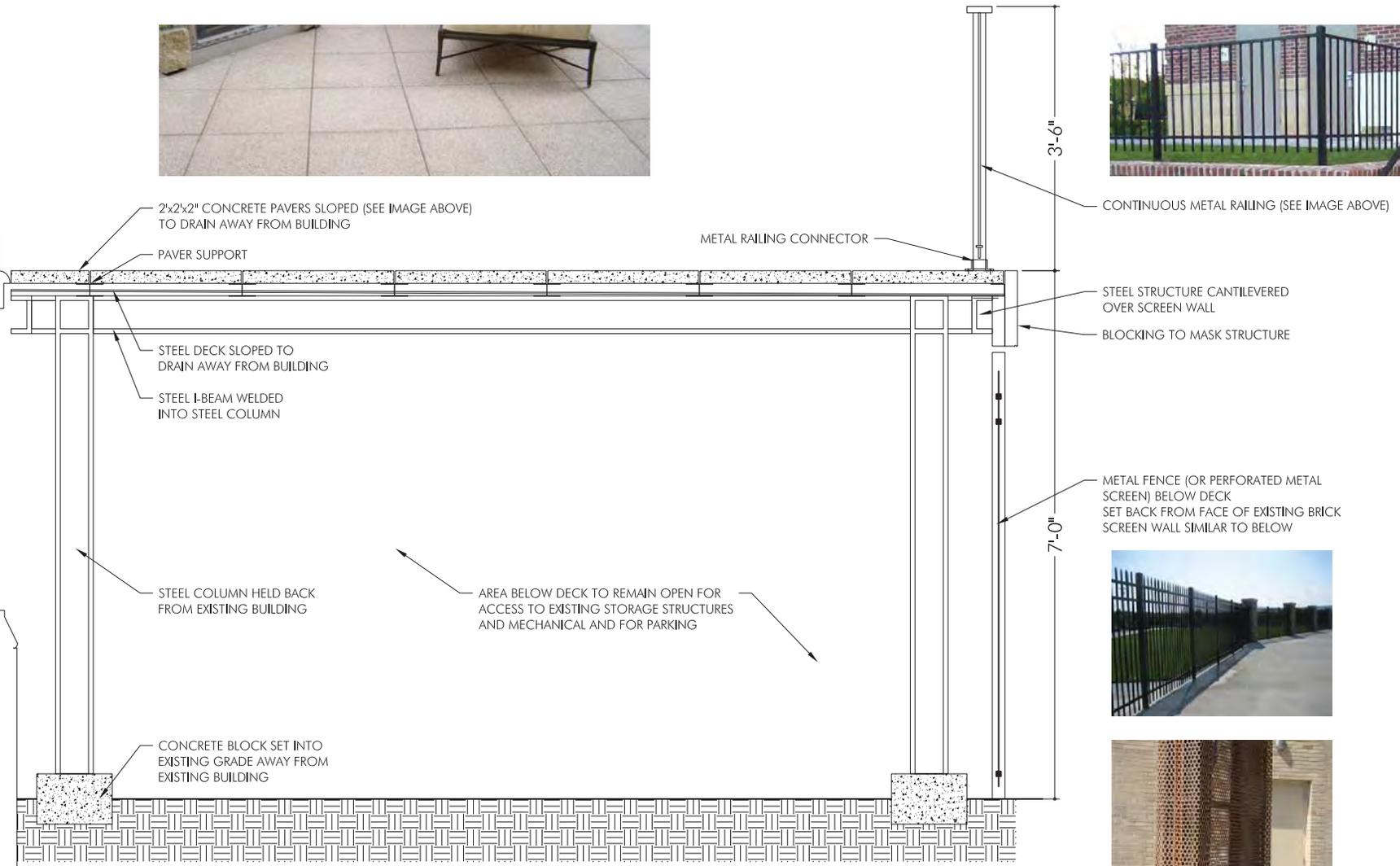


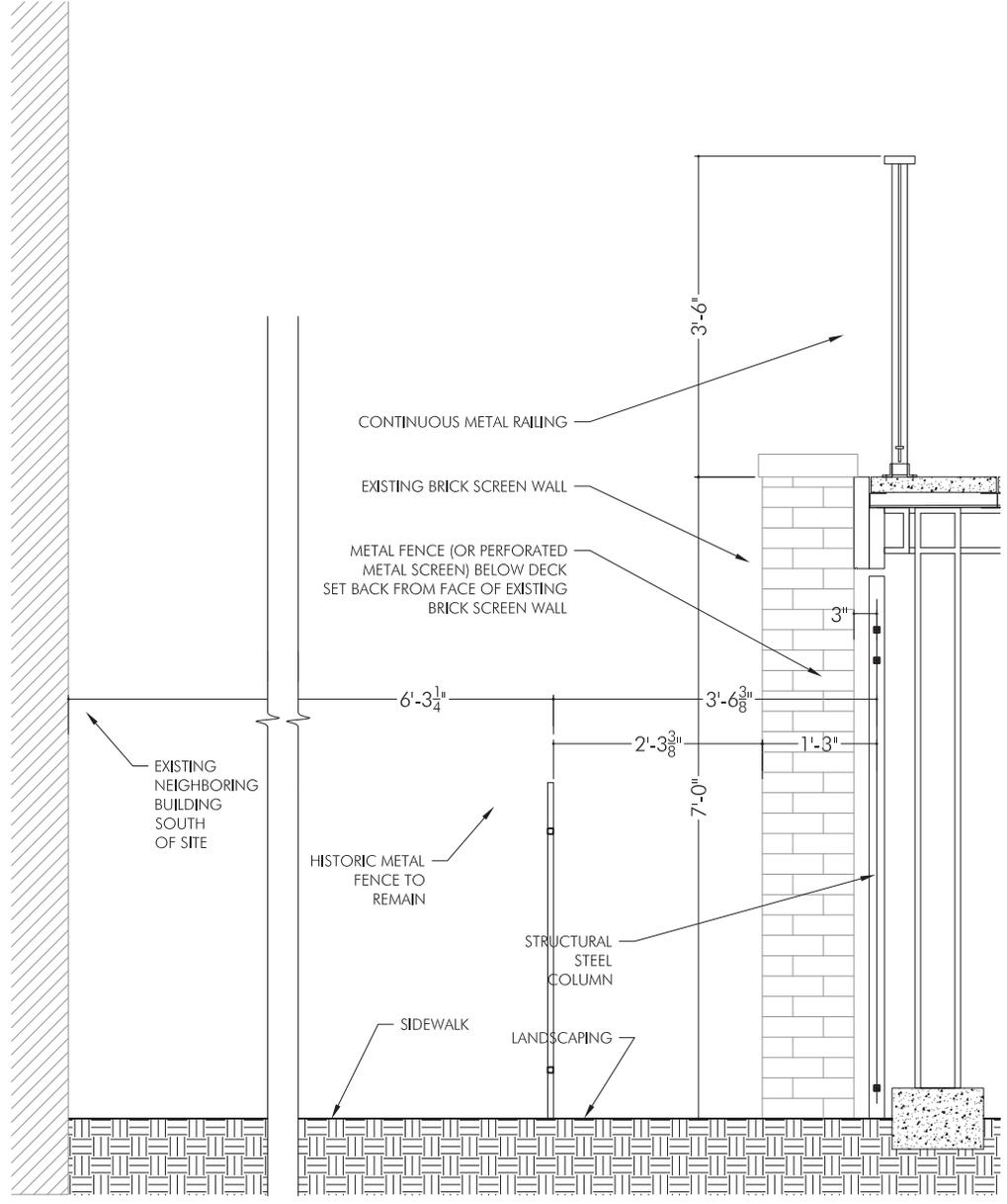
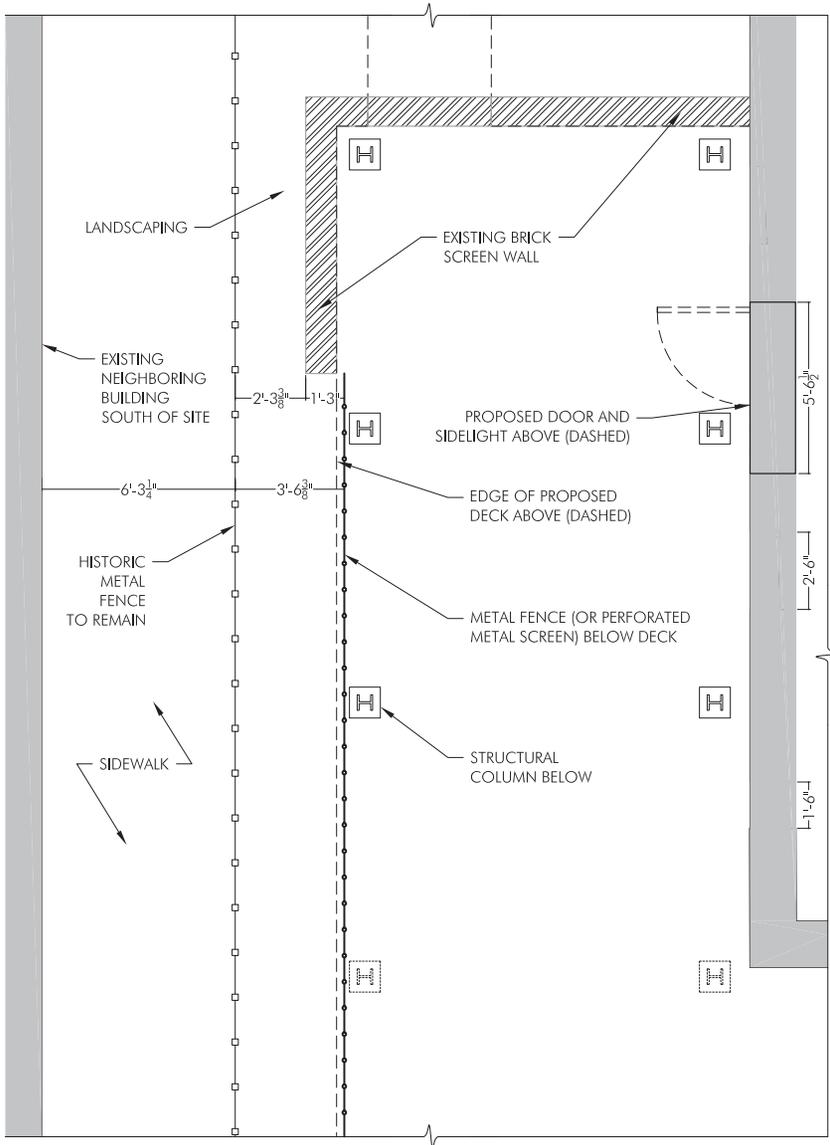
MACDONALD & MACK
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 P 612 441 4051 • F 612 337 5843 • WWW.MACHTD.COM

Old Walker Library
 Certificate of Appropriateness Application
 2880 Hennepin Avenue, Minneapolis, MN 55408
 DRAWN: AUM, KK DATE: 1.11.2016 REVISION: 02.05.2016

South Elev
 Door
 Detail

A500





1 | Proposed Fence: Plan Detail
 A502 | 1/8" = 1'-0"



2 | Proposed Fence: Section
 A502 | 3/4" = 1'-0"



1 | Perspective 1: Looking west from New Walker Library

A600 | Not to Scale



2 | Perspective 2: Looking northeast from across Hennepin Avenue

A600 | Not to Scale



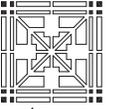
1 | Perspective 3: Looking southeast from bus transit station

A601 | Not to Scale



1 | Perspective 4: Looking south from bus parking

A601 | Not to Scale



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Old Walker Library
 Certificate of Appropriateness Application
 2880 Hennepin Avenue, Minneapolis, MN 55408
 DRAWN: ALM, KIK DATE: 1.11.2016 REVISION

Rendered
 Perspectives

A601

Photo 1 - Primary Facade (West): Spring of 1911, "The building is almost finished"

Spring of 1911



The building is almost finished

Photo 2 - Primary Facade (West): View of open courtyards and neighborhood building behind.



Photo 3 - North Facade and Primary Facade (West): Historic Fence around courtyards.



Photo 4 - Primary Facade (West): Southwest window modified into door to allow basement access from Hennepin Avenue.



Photo 5 - Primary Facade (West): Modified monumental stairs to provide basement access from Hennepin Avenue. Brick screen wall visible on south facade.



Photo 6 - Primary Facade (West): View from Walker Library across Hennepin Avenue with mixed use building behind.



Photo 7 - Primary Facade (West): South Courtyard



Photo 8 - South Facade and Primary Facade (West): South Courtyard view of existing brick screen wall.



Photo 9 - South Facade: Existing mechanical equipment concealed from Hennepin Avenue by brick screen wall.



Photo 10 - East Facade: Existing mechanical equipment and storage structures at southeast corner of building.



Photo 11 - East Facade: Existing storage structures at southeast corner of building.



Photo 12 - East Facade: View from across alley.



Photo 13 - East Facade: View looking south down alley between Old Walker Library and mixed use building.



Photo 14 - West Facade: View of alley and northeast basement entrance.



Photo 15 - West Facade: Existing parking along alley.



Photo 16 - North Facade: Main accessible entrance to basement on north facade with alley and mixed use building behind.



Photo 17 - North Facade: View from corner of bus transit station.



Photo 18 - North Facade: View from north courtyard down ramp along North Facade.



Photo 19 - Primary Facade (West): View from intersection.



Photo 20 - South Courtyard: View looking northwest with existing slope and planters in south courtyard.



MACDONALD & MACK

A R C H I T E C T S

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P 612.341.4051 • F 612.337.5843 • www.mmarchltd.com

Stuart MacDonald Robert Mack Todd Grover Angela Wolf Scott

January 11, 2016

Lowry Hill East Neighborhood Association
@Intermedia Arts
2822 Lyndale Avenue South
Minneapolis, MN 55408-2108
wedgecoordinator@gmail.com

Dear LHENA Neighborhood Coordinator,

I am writing on the behalf of Uptown Partners LLC, the owners of the Old Walker Library, to notify you of their upcoming Certificate of Appropriateness application review with the City of Minneapolis Heritage Preservation Commission regarding a proposed deck addition to the side and back façades. The proposed revisions will hopefully appear on the February 16, 2016 HPC meeting agenda for approval.

The Old Walker Library is located in the prominent Hennepin/Lake commercial district at 2901 Hennepin Avenue between 29th Street West and Lagoon Avenue. The work proposed for the Old Walker Library involves rehabilitating this building into a restaurant with accessible outdoor seating. The outdoor seating will be provided by a deck on the south and east façades which are adjacent to neighboring buildings and an alley. The deck will be held back from the façades along Hennepin Avenue and West 29th Street to minimize the visual impact of the addition. The deck will have an independent structure from the building and not touch the historic exterior. The proposed metal railing and concrete pavers on the deck will be sympathetic to the historic materials and hold up to commercial use.

The proposed deck will be accessible to patrons and staff through a new door installed in an existing south façade window. The south façade window and the area below will be modified for an ADA compliant door. The new door will have a sidelight and transom window above to replace the former window. The door will be minimally visible from Hennepin Avenue and the color and design will relate to the existing entries. Two stairs will provide egress from the deck to grade at the northeast and southwest corners. The proposed work also includes removing the central planter and leveling the south courtyard along Hennepin Avenue. The regraded south courtyard will recapture the historic open lawn of the Old Walker Library.

The following guidelines were consulted for the proposed revisions:

- *Minneapolis Code of Ordinance, Title 23, Chapter 599, Heritage Preservation Regulations.*
- *Minneapolis Plan for Sustainable Growth, Section 8, Heritage Preservation*

- *The Secretary of the Interior's Standards for the Treatment of Historic Properties, Standards for Rehabilitation and Guidelines for Rehabilitation*
- *Uptown Small Area Plan*

Please see the attached drawings for more information on the proposed revisions. If you have additional questions or concerns, please don't hesitate to contact me at MacDonald & Mack Architects at 612.341.4051 or at amym@mmarchltd.com. I will also be sure to notify you in the event the HPC meeting date changes.

Sincerely,

A handwritten signature in black ink that reads "Amy Meller". The signature is written in a cursive, flowing style.

Amy Meller, AIA

MACDONALD & MACK

A R C H I T E C T S

400 South Fourth Street Suite 712 Minneapolis MN 55415
P 612.341.4051 • F 612.337.5843 • www.mmarchltd.com

Stuart MacDonald Robert Mack Todd Grover Angela Wolf Scott

January 11, 2016

Lisa Bender
City Council Ward 10
City of Minneapolis
350 S. 5th Street, Room 307
Minneapolis, MN 55415

Dear Council Member Bender,

I am writing on the behalf of Uptown Partners LLC, the owners of the Old Walker Library, to notify you of their upcoming Certificate of Appropriateness application review with the City of Minneapolis Heritage Preservation Commission regarding a proposed deck addition to the side and back façades. The proposed revisions will hopefully appear on the February 16, 2016 HPC meeting agenda for approval.

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Sincerely,

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Amy Meller, AIA

MACDONALD & MACK

A R C H I T E C T S

400 South Fourth Street Suite 712 Minneapolis MN 55415
P 612.341.4051 • F 612.337.5843 • www.mmarchltd.com

Stuart MacDonald Robert Mack Todd Grover Angela Wolf Scott

January 13, 2016

Andrew Degerstrom
EIRA President
East Isles Residents Association
2751 Hennepin Avenue South, #294
Minneapolis, MN 55408
president@eastisles.org

Dear EIRA President,

I am writing on the behalf of Uptown Partners LLC, the owners of the Old Walker Library, to notify you of their upcoming Certificate of Appropriateness application review with the City of Minneapolis Heritage Preservation Commission regarding a proposed deck addition to the side and back façades. The proposed revisions will hopefully appear on the February 16, 2016 HPC meeting agenda for approval.

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Amy Meller, AIA

MACDONALD & MACK

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Stuart MacDonald Robert Mack Todd Grover Angela Wolf Scott

January 13, 2016

Lisa Goodman
City Council Ward 7
City of Minneapolis
350 S. 5th Street, Room 307
Minneapolis, MN 55415

Dear Council Member Goodman,

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Sincerely,

A handwritten signature in black ink that reads "Amy Meller". The signature is written in a cursive, flowing style.

Amy Meller, AIA

Steiner, Lisa

From: Amy Meller [<mailto:AmyM@mmarchltd.com>]
Sent: Monday, February 08, 2016 2:51 PM
To: Steiner, Lisa
Cc: Katie Kangas
Subject: RE: Old Walker Library C of A - Updated information

Hi Lisa,

Attached you'll find an updated drawing set for the Old Walker Library reflecting the use of an open metal fence (or perforated metal screen) under the proposed deck. We've also included another detail sheet, A502, clarifying where the fence/screen will be located in relation to the historic fence. Katie verified that the existing brick screen wall is 2'-3" back from the historic fence with landscaping in between. The proposed metal fence/screen below the deck will be set back another 1'-3" ± from the face of the brick screen wall. We don't quite know what the fence/screen will look like yet and would like to work with you during the permit phase to finalize its appearance.

Last week Katie also verified Old Walker Library window dimensions and interior conditions surrounding the windows last week. Our proposed door is the only one that is wide and high enough for a new door opening to be installed in the brick below. This opening also directly connects the indoor and outdoor restaurant seating areas, and is the Owner's preference. Please note that, based on the new dimensions, the existing window above can remain with no modifications to size or placement. We do need to remove the sill and brick below to create the opening.

There are two windows that meet ADA width requirements located in rooms slated for use as offices because of the low ceiling heights and separation from the main first floor space (proposed restaurant). These offices are physically separated from the proposed restaurant by a hallway connecting to staff/service spaces and restrooms. The hallway zig-zags past the restrooms and through a deep wall opening to a small vestibule. This creates a bottleneck in a potentially high traffic area.

- Office 1 contains the window you identified as a potential opening out onto the deck. The window is 3'-6" wide and has a head height of 5'-9". While it is wide enough to accommodate a 3'-0" door, doors are typically either 6'-8" or 7'-0" tall excluding framing. In addition, the interior side of the window does not have adequate ADA maneuvering clearances due to the thickness of the exterior wall and build outs. To be ADA compliant, the owner will need to install an automatic door opener inside this space. Adding a door in this opening will also require removing the window, cutting the stone sill and brick below, and removing/relocating the stone header along with any other structure above the window.
- The other potential exterior access point is through the former sunroom, labeled Office 2, on the attached plans. The center pair of windows together are 4'-2" wide and have a head height of approximately 6'-11". A soffit located just below 7'-0" encircles the room and aligns with the stone banding on the exterior. The proposed opening could accommodate a door of adequate ADA width and 6'-8" height without structural modifications. The required travel path to this opening would not leave enough space for an office resulting in an oversized hallway and poor use of limited secondary space within the first floor footprint.

The deck seating is intended to be equally accessible by all restaurant patrons. Our preferred door location provides fair and equal access to all users, including staff, without diverting them through secondary spaces.

I'll be here until about 3:30pm today if you want to call and discuss anything.

Thanks!

Amy Meller AIA, NCARB, LEED AP

MACDONALD & MACK
ARCHITECTS, LTD.

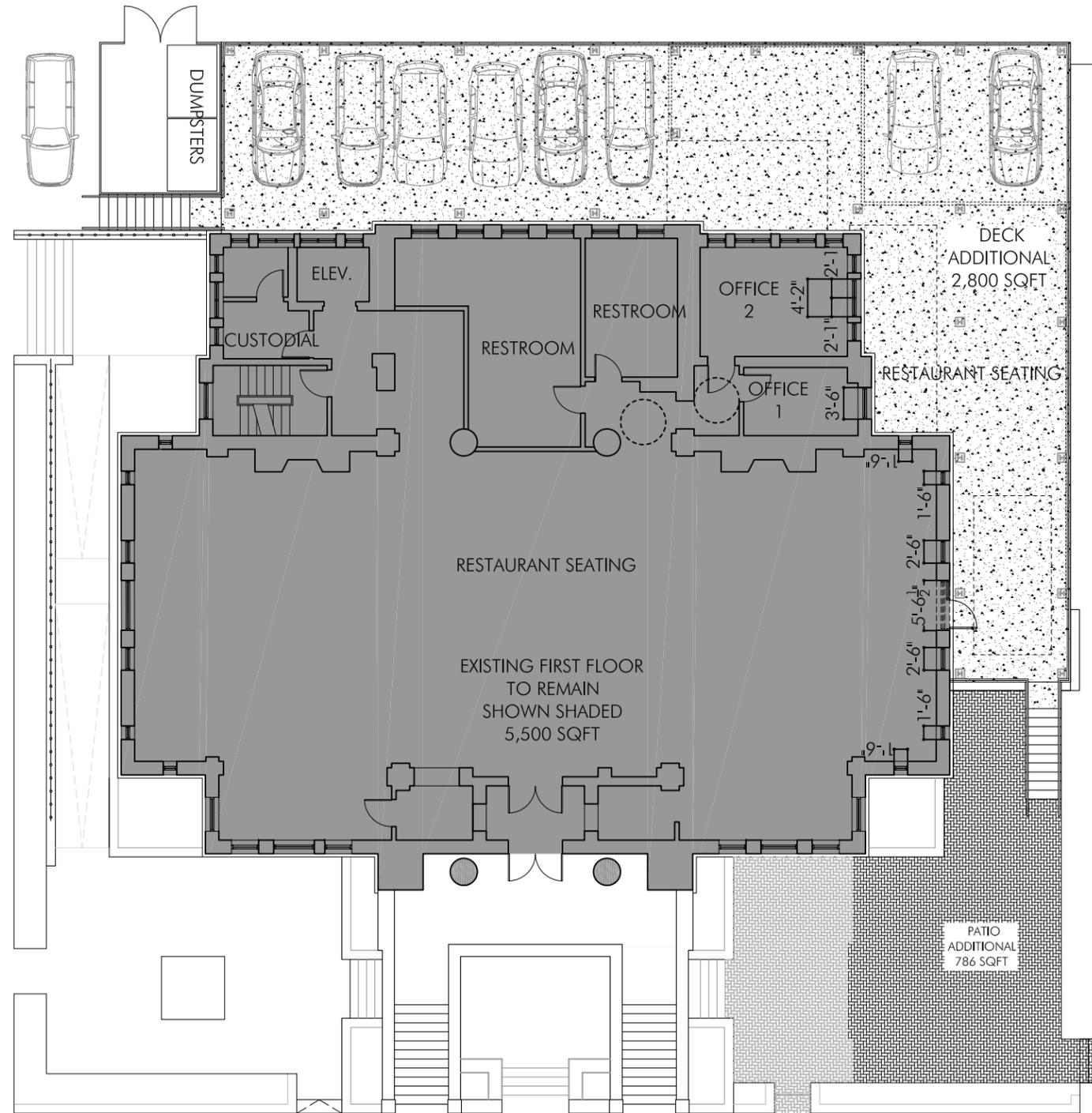
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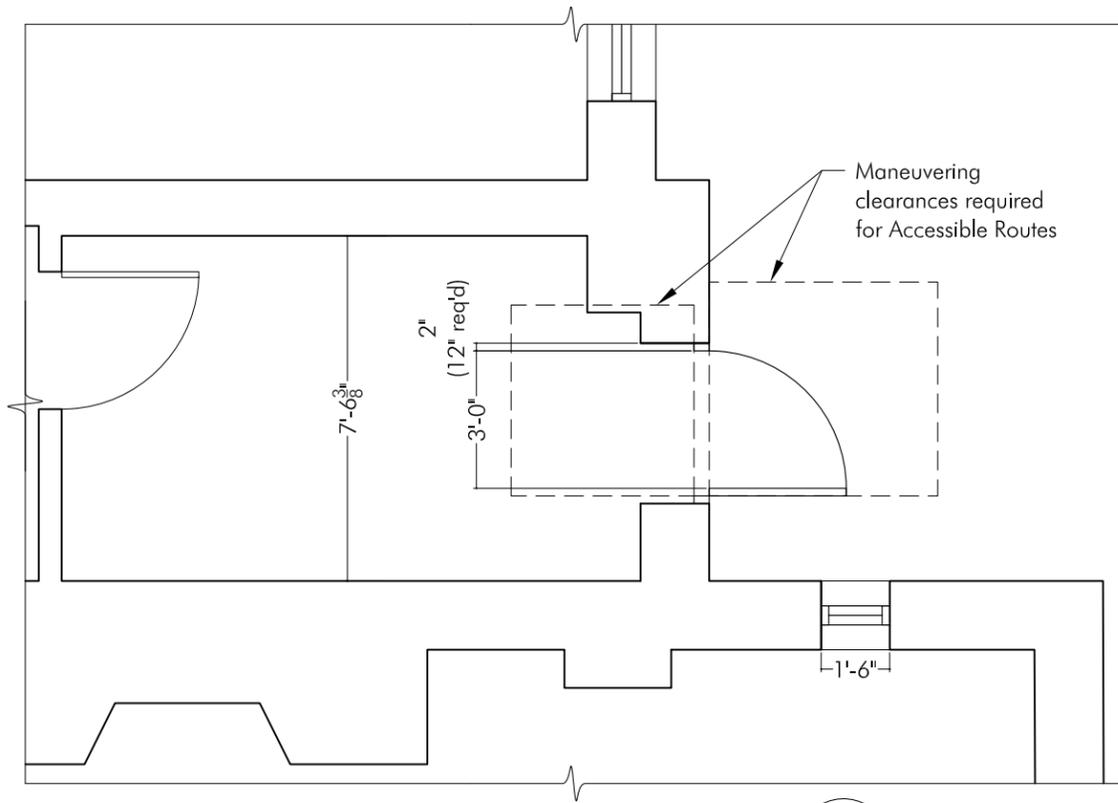


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Other opening options explored by applicant



1 | First Floor Plan
1/16" = 1'-0" 



1 Office 1: Plan

A2 1/4" = 1'-0"



4 Office 1: Demo Elevation

A2 1/8" = 1'-0"



2 Office 1: Interior Photo

A2



3 Office 1: Exterior Photo

A2



5 Office 1: Construction Elevation

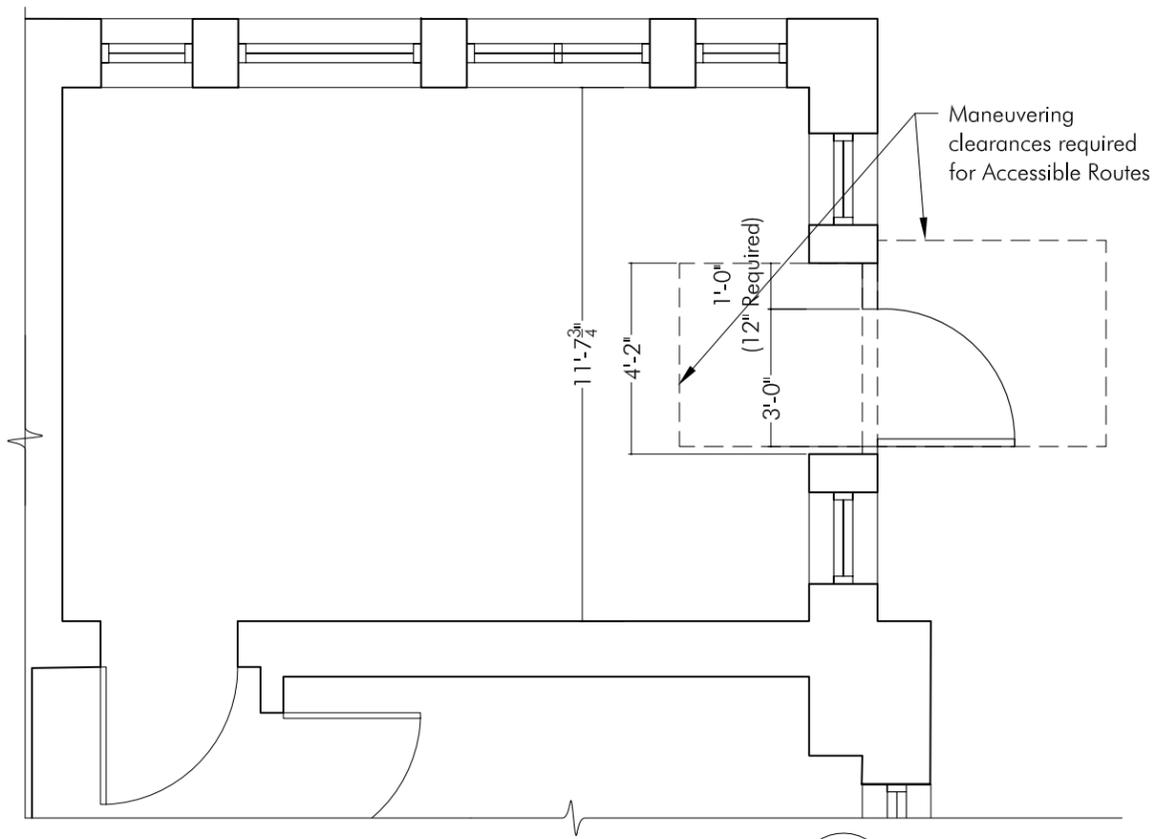
A2 1/8" = 1'-0"

Interior Ceiling Height
Elevation: 7'-6 1/4"

Interior Floor Height
Elevation: 0'-0"

New Header
Interior Ceiling Height
Elevation: 7'-6 1/4"

Interior Floor Height
Elevation: 0'-0"



1 Office 2: Plan

1/4" = 1'-0"



4 Office 2: Demo Elevation

1/8" = 1'-0"



2 Office 2: Interior Photo



5 Office 2: Construction Elevation

1/8" = 1'-0"



3 Office 2: Exterior Photo