

CPED STAFF REPORT

Prepared for the Heritage Preservation Commission
HPC Agenda Item #1
October 25, 2016
BZH-29341

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 425 Oak Grove
Project Name: Lyon House Rear Façade Reconstruction
Prepared By: Aaron Hanauer, Senior City Planner, (612) 673-2494
Applicant: The Cathedral Church of St. Mark
Project Contact: Tom Kylo of Cunningham Group Architecture, Inc.
Ward: 7
Neighborhood: Loring Park
Request: To remove the rear addition and reconstruct the rear facade.
Required Applications:

Certificate of Appropriateness	To allow for the removal of the rear addition and reconstruct the rear facade.
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HISTORIC PROPERTY INFORMATION

Current Name	The Cathedral Church of St. Mark's residential structure
Historic Name	Charles B. Lyon House
Historic Address	425 Oak Grove Street
Original Construction Date	1890
Original Architect	None
Original Builder	Frank Griggs (F.G.) McMillan
Original Engineer	N/A
Historic Use	Single-family residence
Current Use	Vacant
Proposed Use	Congregate living facility for the Cathedral Church of St. Mark's

Date Application Deemed Complete	September 21, 2016	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	November 20, 2016	End of 120-Day Decision Period	N/A

CLASSIFICATION

Period of Significance	1890-1945
Criteria of Significance	<i>Criterion #3: Association of distinctive elements of city and neighborhood identity</i> <i>Criterion #4: Embodies distinctive characteristics of an architectural style</i> <i>Criterion #6: Exemplifies work of a master building</i>
Date of Local Designation	2011
Date of National Register Listing	N/A
Applicable Design Guidelines	<i>The Secretary of the Interior's Standards for the Treatment of Historic Properties</i>

SUMMARY

BACKGROUND. The Charles Brayton Lyon House was originally an elegant single family residence constructed in the fashionable, wealthy neighborhood that sprung up around Minneapolis' first city park: Central Park (now Loring Park). Mr. Lyon was the owner of the first wholesale chemical firm in the Northwest. Oak Grove Street has seen dramatic change over time. Many of the late 19th century structures were replaced with early 20th century structures. As development pressures continued more of the late 19th century structures were replaced with surface parking lots and late 20th century/early 21st century multi-family buildings. Of the thirty-four plus 19th century single-family structures that stood along Oak Grove Street in 1914, only four remain: 425 Oak Grove Street and three others.

The Charles B. Lyon House is a three story residence designed in the Shingle style. It was built by Frank Griggs McMillan in 1890 at a cost of \$6,000. The house at 425 Oak Grove Street is a prime example of the Shingle Style as it exhibits most of the common characteristics of the style including: the wood shingle cladding, asymmetrical façade with irregular, steeply pitched roof line, roof with an intersecting cross gable, multi-level eaves, a full-length porch, rugged stone foundation, small paned windows that form a horizontal band, restrained ornamentation (compared to Queen Anne style), prominent porch columns, textured wood shingles, and an asymmetrical placed tower that blends into the main volume of the house.

The Charles B. Lyon House retains its architectural integrity. There have been at least two alterations that can be seen today. In 1909, a 12-foot by 14-foot sun porch was added to the front of the house. And in 1987, a large, two-story, rear addition was added to the house. The rear addition has an open first floor that provides vehicular parking. Vehicles access this parking area on the east side of the building. The Cathedral Church of St. Mark's has owned the Charles B. Lyon House since 1984. St. Mark's has a large surface parking lot area located between the Charles B. Lyon House and the church building to the west.

APPLICANT'S PROPOSAL.

The applicant is proposing a multiple phase project for the Charles B. Lyon House. The first phase of the project, which is being reviewed under this Certificate of Appropriateness application, is to remove the 1987 rear addition and structural pier foundation below grade and restore the original rear elevation. The applicant states the reason for the proposed removal of the rear portion of the structure is that it has been the location of undesirable activity in the neighborhood. The applicant would like to complete

the building addition removal before this winter. CPED encouraged the applicant to include plans for the garden/patio area with the plans to remove the noncontributing addition, but plans have not completed to date and the applicant would like to have the proposed work reviewed at this time. The applicant states that by April 2017 they will have plans ready for the city to review Phase II. The applicant's intentions for Phase II are to create an exterior garden/patio in the footprint area of the rear addition. At this time, St. Mark's is intending that the Charles B. Lyon House be used as a congregate living facility for church workers.

PUBLIC COMMENTS. No public comments were received at the time of the publication of the staff report. Any correspondence received after the publication of the staff report and 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 for the removal of a noncontributing addition and reconstruction of the rear facade based on the following findings:

1. *The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.*

The alteration is compatible with the designation of the landmark, including the period and criteria of significance. The period of significance of the Charles B. Lyon House is 1890-1945. The property is significant for its distinctive elements of neighborhood identity, architectural style, and association with a master builder. The applicant is proposing to remove the 1987, noncontributing rear addition and restore the original rear elevation using the details of the other elevations as guidance for the restoration efforts. This proposal will bring the subject property closer to its original appearance.

2. *The alteration will ensure the continued integrity of the landmark or historic district.*

Both the City of Minneapolis' Heritage Preservation Regulations and the National Register of Historic Places identify integrity as the authenticity of historic properties and recognize seven aspects that define a property's integrity: location, design, setting, materials, workmanship, feeling and association. Based upon the evidence provided below, the proposed work is compatible with and will ensure continued integrity of the Charles B. Lyon House.

Location: The Charles B. Lyon House at 425 Oak Grove Street remains in its original location. The proposed removal of a noncontributing rear addition will not adversely impact the property's aspect of location integrity.

Design: The property embodies distinctive characteristics of the Shingle Style and retains its architectural integrity. The applicant's proposal to remove the noncontributing rear addition and restore the rear elevation closer to its original appearance will improve the subject property's aspect of design integrity.

Setting: The Loring Park neighborhood, in particular Oak Grove Street, has changed since the time of construction of the Charles B. Lyon house at the end of the 19th century. The street was lined with opulent single-family dwellings. The number of these 19th century examples has been reduced substantially, however, the western stretch of Oak Grove Street still includes the Charles B. Lyon House at 425 Oak Grove Street, the Daniel B. Lyon House at 419 Oak Grove Street, and the Lund

House at 337 Oak Grove Street. The combination of these houses in close proximity to one another help retain the late 19th century residential setting. The proposed removal of the 1980s rear addition with a flat roof will help better convey the building's original use and Oak Grove Street's late 19th century setting. As mentioned above, the applicant's intentions for Phase II are to create an exterior garden/patio in the footprint area of the rear addition. The applicant states that these plans will be completed in the upcoming months. As a condition of approval, CPED is recommending that plans for Phase II be submitted to the City of Minneapolis for review prior to April 1, 2017 and that the area behind the house not be used for surface parking (outside of construction purposes for Phase I) prior to formal land use and heritage preservation approvals.

Materials: The Charles B. Lyon retains its integrity of materials. Even though a third floor window and the first floor lap siding on the west elevation have been replaced, the house still contains many original elements including textured wood shingles, porch balustrade, leaded and diamond pane casement windows, modillion course, rafter tails, dentils, and a corbelled chimney. The applicant's proposed removal of the 1980s addition and reconstruction of the rear elevation will continue to maintain the building's integrity of materials.

Workmanship: The Charles B. Lyon House retains its integrity of workmanship. The Shingle Style was primarily used in the late 19th century. Most of the original materials remain and the Charles B. Lyon House is an authentic historic resource because of its high retention of details and materials. The applicant's proposal will maintain the property's integrity of workmanship.

Feeling: The Charles B. Lyon house retains its integrity of feeling. The close proximity of the subject property with the late 19th century houses at 419 Oak Grove Street and 337 Oak Grove Street are able to evoke the aesthetic and historic sense of a past period of time. The applicant's proposal to bring the building closer to its original appearance will be a positive in terms of the property's integrity of feeling.

Association: The Charles B. Lyon House still retains its direct link to the original residential development of Central Park. The Charles B. Lyon house was built five years after Central Park was completed. The house at 425 Oak Grove Street and those at 419 Oak Grove Street and 337 Oak Grove Street are the only houses on Oak Grove Street that can be directly associated with the opening of Central Park and the ensuing residential development. Furthermore, the location of the houses at 425, 419, and 337 Oak Grove Street near each other and Loring Park strengthens the historic significance of one another. As previously mentioned, the applicant's proposal to bring the building closer to its original residential appearance will be a positive in terms of the property's integrity of feeling.

3. *The alteration is consistent with the applicable design guidelines adopted by the commission.*

There are no local landmark guidelines adopted for the Charles B. Lyon House.

4. *The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The alteration is consistent with the recommendations contained in *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. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
4. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
5. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposal is consistent with *The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings*. The rear addition that is proposed to be removed was built approximately 40 years after the period of significance and designed in a style that has not acquired historic significance in its own right. Clear images of the original rear elevation could not be found prior to the 1980s addition. However, the applicant is proposing an accurate restoration using historical and physical documentation.

The applicant states that it is difficult to assess the condition of the materials behind the 1980s addition prior to the commencement of demolition work. However, they state from their initial assessment that some of the existing materials on the façade that were not covered up by the addition appear to be salvaged and reused. There is also evidence that some of the existing siding that is covered by the 1980s addition may be intact and possibly repaired and reused. As a condition of approval, the applicant shall provide CPED a summary report after the noncontributing addition is removed and prior to rehabilitation work of the rear elevation commences detailing their assessment on what existing exterior materials can be repaired and reused.

When the applicant is unable to reuse existing wood trim and details the applicant is proposing to use wood replacement materials. The applicant is proposing to maintain the same reveal on the first and second floor lap siding after the work is completed (i.e. 4 ½ inch reveal on the first floor and 2 ¾ inch reveal on the second floor), wood trim details are also proposed to be matched including the wood flat beltline trim, dentils, and the sloped siding with the saw tooth decorative edge. A solid wood door with a multi-panel style to closely match the existing east façade side entry door and a painted finish is proposed on the rear elevation (see image). Finally, the applicant states that they plan to use double hung, wood windows with a metal or vinyl cladding. CPED is recommending as a condition of approval that the applicant use solid wood windows or painted aluminum clad windows on the rear elevation that match the color of the windows on the other elevations and that wood trim be installed surrounding the window openings to match the window trim on the other portions of the house.

5. *The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.*

CPED is supportive of the overall project as outlined in Findings #1 through #4. The certificate of appropriateness will conform to all applicable regulations of this preservation ordinance and would be consistent with the following policies of the comprehensive plan:

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

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

Heritage Preservation Policy 8.8: Preserve neighborhood character by preserving the quality of the built environment.

- 8.8.1 Preserve and maintain the character and quality of residential neighborhoods with regulatory tools such as the zoning code and housing maintenance code.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by The Cathedral Church of St. Mark for the property located at 425 Oak Grove Street, the Charles B. Lyon House:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow for the removal of the rear addition and reconstruction of the rear facade, subject to the following conditions:

1. Plans for Phase II shall be submitted to the City of Minneapolis for review prior to April 1, 2017, and that the area behind the house shall not be used for surface parking (outside of construction purposes for Phase I) prior to formal land use and heritage preservation approvals.
2. The applicant shall provide CPED a summary report after the noncontributing addition is removed and prior to rehabilitation work of the rear elevation commences detailing their assessment on what existing exterior materials can be repaired and reused.
3. Solid wood windows or painted aluminum clad windows shall be installed on the rear elevation that match the color of the windows on the other elevations and that wood trim shall be installed surrounding the window openings to match the window trim on the other portions of the house.
4. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than October 25, 2018
5. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this certificate of appropriateness and may result in termination of the approval.

ATTACHMENTS

1. BZH Map
2. Aerials
3. Statement of proposed use | findings | additional information submitted by applicant
4. Photos
5. Plan set: Demolition plan | floor plans | elevations | rendering

The Cathedral Church of St. Mark

7th

NAME OF APPLICANT

WARD

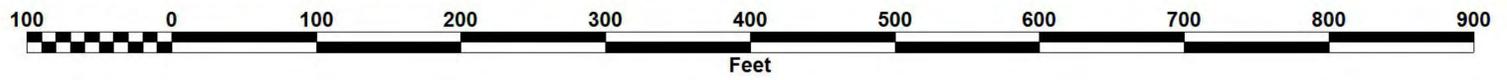


PROPERTY ADDRESS

425 Oak Grove Street

FILE NUMBER

BZH-29341





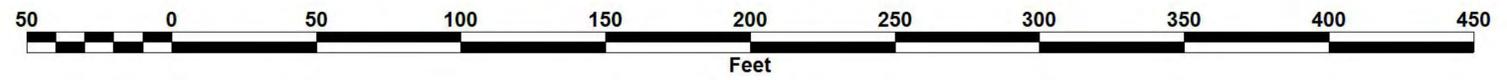
Loring Pond

Loring Park

Cathedral Of St. Marks

Walker Art Center

Groveland Ter





CUNNINGHAM
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Charles B. Lyon Residence
425 Oak Grove Street
Minneapolis, MN

Building Owner:
Cathedral Church of St. Mark
519 Oak Grove Street
Minneapolis, MN 55403

Statement of Proposed Use and Project Description

The Project consists of the demolition of the 1980's era (non-historic) rear addition and associated restoration of the rear façade of the existing building. The building is not currently used by the Church in any regular capacity and is essentially vacant. Because the non-historic addition is elevated above grade providing some protection from the elements and is somewhat screened from view, it tends to attract occurrences of undesirable activities in the neighborhood. The scope of the demolition is to include:

- Complete removal of the addition and partial removal of associated structural pier foundations below grade.
- Repair, restoration and reconstruction of the rear facade of the existing historic part of the building will be accomplished with materials, components and details to match existing, including sheathing, siding, trim, paint, etc.
- New windows and door in the restored rear façade south wall will closely match the existing in visual appearance and function while providing performance in line with current standards.
- Existing bituminous paving is to remain.
- The next phase of the building rehabilitation, to be submitted as a separate project in coming months, will include an exterior garden/patio in the footprint area of the removed non-historic addition.

**Cunningham Group
Architecture, Inc.**

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Statement Addressing Applicable Findings – Certificate of Appropriateness

1. *The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.*
 - The removal of the non-historic addition will enhance the historic significance of the house as it will be closer to its original appearance. The reconstruction of the rear facade of the existing historic part of the building will be accomplished with materials, components and details to match existing, including sheathing, siding, trim, paint, etc.
2. *The alteration will ensure the continued integrity of the landmark or historic district.*
 - The reconstruction of the rear facade of the existing historic part of the building will include repair of existing exterior components that may be deteriorating extending the life and usefulness of the structure.



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G R O U P

3. *The alteration is consistent with the applicable design guidelines adopted by the commission.*
 - The demolition and restoration project will bring the house closer to its condition and appearance as it was in the period of historical significance.

4. *The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*
 - The project addresses all four of the Secretary's guidelines for the treatment of historic Properties, preservation, rehabilitation, restoration and reconstruction. Preservation, by emphasizing the retention of the historic fabric through conservation, maintenance and repair. Rehabilitation, by repairing and retaining historical materials the building will be in better condition than it was prior to the alteration. Restoration, by retaining materials from the most significant time in a property's history, while removing the materials from other periods. Reconstruction, by re-creating the rear façade of the building in all new materials.

5. *The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.*
 - The project is consistent with The Loring Park Neighborhood Master Plan Strategic Goal #3 to "Protect, preserve, and enhance historic character and unique architecture"

September 21, 2016

Mr. Aaron Hanauer, Senior City Planner
City of Minneapolis
Community Planning and Economic Development Services
250 South 4th Street, Room 300
Minneapolis, MN 55415

Subject: Lyon House Addition Demolition and Reconstruction - 15-0611
Heritage preservation application for the proposed removal of a noncontributing addition and rehabilitation of the rear elevation (BZH-29341).

Dear Mr. Hanauer:

We have received your letter dated September 9, 2016 and have included the body of the text below in italics. Our responses are included in underlined text below each item.

A certificate of appropriateness application was submitted on September 6, 2016 to allow for the removal of a noncontributing addition and rehabilitation of the rear elevation. After reviewing your submittal it was determined that your application is incomplete. The following items are needed before the application can be deemed complete and scheduled for a public hearing:

- *Additional project details: You state in the project description that you will “repair, restoration, and reconstruction of the rear façade of the existing historic part of the building will be accomplished with materials, components and details to match existing, including sheathing, siding, trim, paint, etc.” Can you please describe your thoughts on what the condition is of existing materials behind the 1980s addition (e.g. lap siding and shakes) and if there is the potential to repair those existing materials on the main structure once the addition is removed? If it is your opinion that those materials cannot be repaired could you please explain?*

The condition of the existing materials behind the 1980’s addition is difficult to assess prior to commencement of the demolition work. It appears that some of the existing material on the façade that was not covered up by the addition may be salvageable and re-used. There is also evidence that some of the existing siding on the addition covered façade may be intact and possibly repaired and re-used.

- *Please state the material of the proposed new window and door on the rear elevation.*

The new windows are planned to be wood with metal or vinyl cladding on the exterior. The new window glass will be insulated double pane with a color to closely match the existing window glass. The door will be solid wood construction with a multi-panel style to closely match the existing east façade side entry door and a painted finish.

- *Can you describe the reveal of the lap siding in inches on the first and second floors?*

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The reveal of the lap siding is approximately 4 1/2" on the first floor and approximately 2 3/4" on the second floor. Any new siding would match that exposure.

- *On south elevation, you state wood trim detail to match existing. What are you referring to specifically, dentils?*

The detail between the first and second floor would match the existing on the east and west facades and include wood flat beltline trim, dentils and the sloped siding with the saw tooth decorative edge.

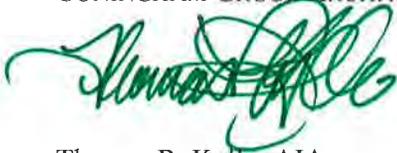
- *The window in the half story elevation and its placement is different than the existing window in the half story in the image that you provided. Could you describe the proposed work to this window or update the drawing to accurately reflect existing conditions?*

The photo is showing a door that provides access to the roof of the addition. It was added when the addition was built. There are also a few steps built in the interior to get up to the level of the addition's roof. We feel there probably was a window and part of the wall removed to make this opening for the door. The reconstructed facade would put in a new window in the place we feel it would have been in the original construction.

Please let me know if you need more information.

Sincerely,

CUNINGHAM GROUP ARCHITECTURE, INC.



Thomas R. Kyllö, AIA

Copy: John Cunningham, CGA
James Huber, Cathedral Church of St. Mark
File





Charles B. Lyon House: Circa 1976

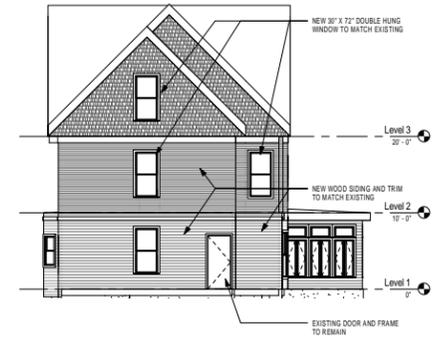


Door on the east elevation. A similar door is proposed for the southern elevation

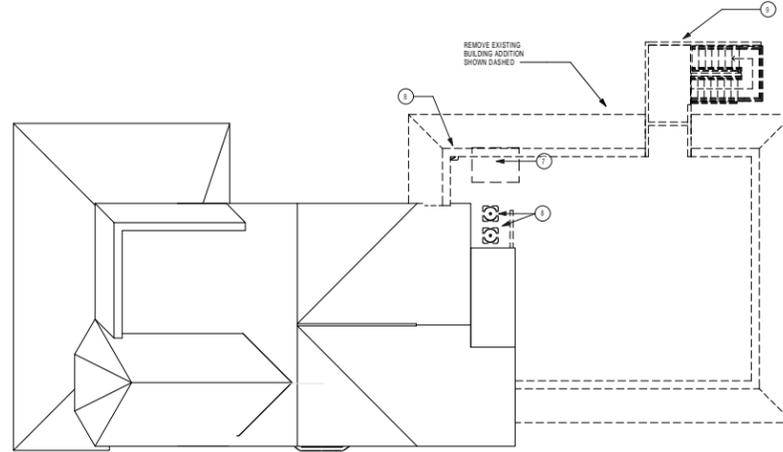


CUNNINGHAM GROUP

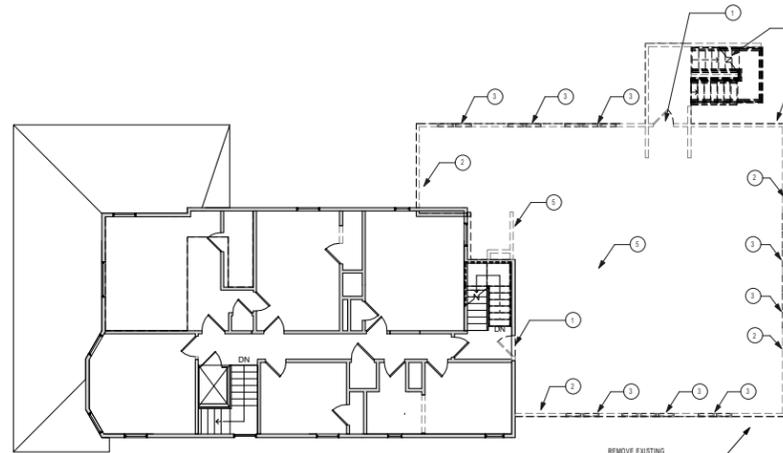
Cunningham Group Architecture, Inc. St. Anthony Main 201 Main St. SE Suite 325 Minneapolis, MN 55414 Tel: 612 379 3400 Fax: 612 379 4400 www.cunningham.com



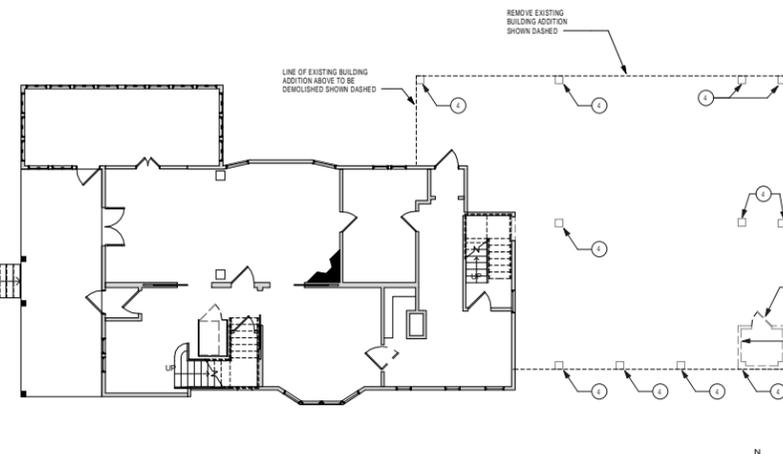
4 SOUTH ELEVATION AFTER DEMOLITION A101 1/8" = 1'-0"



5 Level 4 Demolition A102 1/8" = 1'-0"



2 Level 2 Demolition A103 1/8" = 1'-0"



1 Level 1 Demolition A104 1/8" = 1'-0"

KEY DEMOLITION NOTES

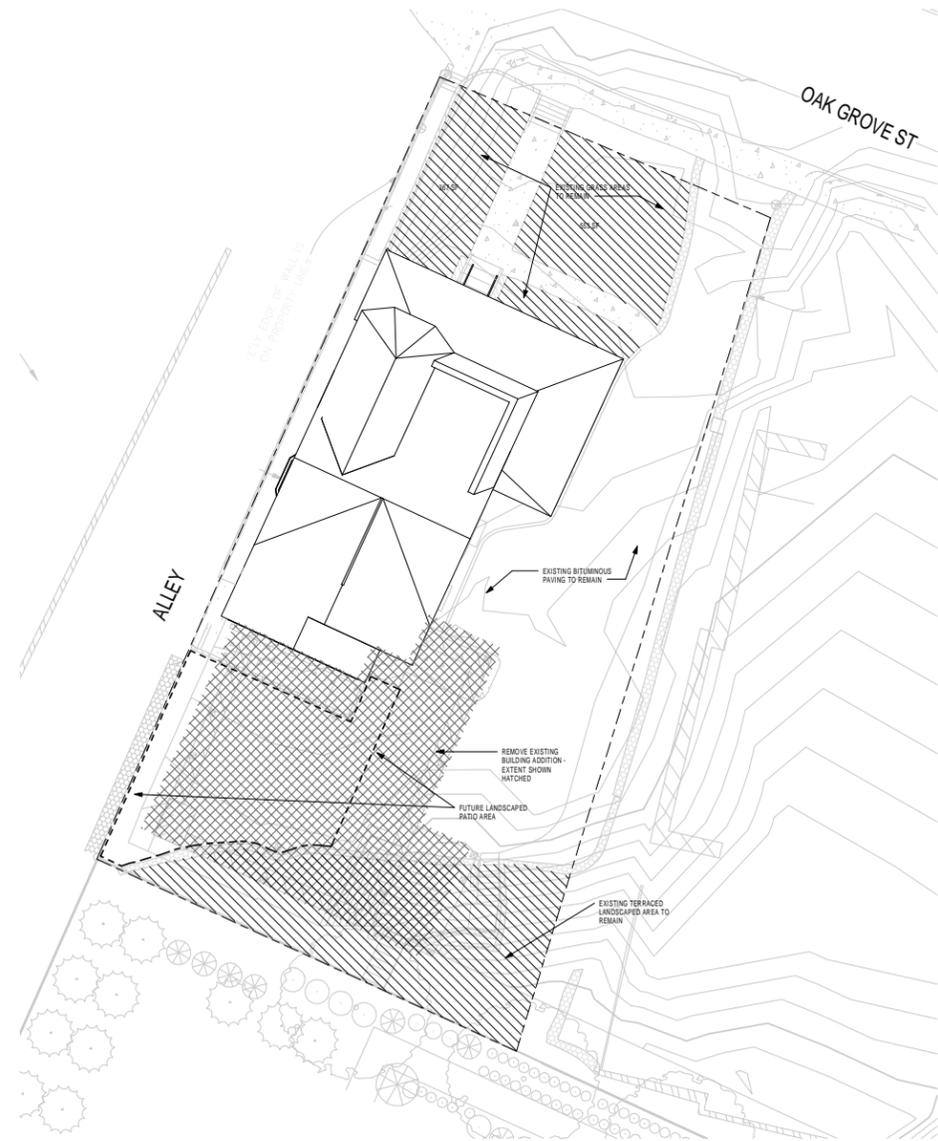
- 1 REMOVE EXISTING DOOR AND FRAME
2 REMOVE EXISTING EXTERIOR WALL
3 REMOVE EXISTING WINDOW
4 REMOVE EXISTING COLUMN - EXISTING CONCRETE PIER TO BE REMOVED TO MINIMUM 4'-0" BELOW GRADE
5 REMOVE EXISTING INTERIOR WALL
6 REMOVE EXISTING CONCRETE SLAB ON GRADE FLOOR
7 REMOVE EXISTING ROOFTOP AIR HANDLING UNIT
8 REMOVE EXISTING ROOFTOP CONDENSER
9 REMOVE EXISTING STAIR AND ASSOCIATED STRUCTURE

Keyed Demolition Notes 1/8" = 1'-0"

General Demolition Notes

- 1. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED TO PREPARE THE SITE FOR NEW CONSTRUCTION AND REMODELING WORK.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED FLOOR LEVELING NECESSARY TO PREPARE SUBSTRATE TO RECEIVE NEW FLOOR FINISHES.
3. GENERAL CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL DEMOLITION WORK BETWEEN SUBCONTRACTORS AND OWNER.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION WORK NOTED ON ALL PROJECT DRAWING SHEETS AND SPECIFICATIONS AND IN ANY OTHER AREAS OF THE BUILDING NECESSARY TO COMPLETE THE WORK I.E. WITHIN THE ROOF, DRAINS, HVAC SYSTEMS, ETC.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL DEMOLITION WORK REQUIRED DUE TO WORK OF ALL OTHER CONTRACTORS.
6. MECHANICAL AND ELECTRICAL DEMOLITION SHALL BE BY THE MECHANICAL AND ELECTRICAL CONTRACTORS. THE GENERAL CONTRACTOR SHALL REMOVE ALL WALLS, FLOORING, CEILING, ETC. AS REQUIRED FOR THE MECH/ELEC DEMOLITION WORK TO BE COMPLETED.
7. DURING DEMOLITION, THE GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ANY AREAS THAT ARE DAMAGED. THE GENERAL CONTRACTOR SHALL REPAIR ALL SPRAY APPLIED FIREPROOFING DAMAGED DURING DEMOLITION AND CONSTRUCTION TO MEET ALL CODE REQUIREMENTS.
8. REMOVE DOOR STOPS AND THRESHOLDS AT ALL DOORS THAT ARE IDENTIFIED TO BE REMOVED.
9. GENERAL CONTRACTOR SHALL COORDINATE DEMOLITION AND WILL PROVIDE ALL NECESSARY BARRICADES AND TEMPORARY PROTECTION DURING DEMOLITION TO PROTECT EXISTING CONSTRUCTION TO REMAIN. GENERAL CONTRACTOR SHALL COMPLY WITH ALL OF THE OWNER'S PROJECT REQUIREMENTS AND SCHEDULES.
10. GENERAL CONTRACTOR SHALL PATCH ALL AFFECTED SURFACES TO MATCH THE ADJACENT CONDITIONS. IF NEW CONSTRUCTION DOES NOT FULLY COVER THE AREA OF THE DEMOLITION WORK, PATCH SURFACES TO THE NEXT LOGICAL JOINT OR INTERIOR CORNER.
11. GENERAL CONTRACTOR SHALL REMOVE ALL FLOOR FINISHES UNLESS NOTED TO REMAIN.
12. THE GENERAL CONTRACTOR SHALL PREPARE SUB FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES INCLUDING ALL FLOORING ADHESIVES AS REQUIRED FOR COMPATIBILITY WITH NEW FLOORING ADHESIVES.
13. THE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING WALL AND CEILING FINISHES INCLUDING PAINT WITHIN THE WORK AREA UNLESS NOTED OTHERWISE. PREPARE ALL AREAS AS REQUIRED FOR INSTALLATION OF NEW FINISHES. ALL ITEMS INDICATED BY A DASHED LINE SHALL BE REMOVED. ITEMS INCLUDE, BUT ARE NOT LIMITED TO, DOORS, FRAMES, SOFFITS, FLOOR FINISHES, WALLS, CEILING, ETC.
14. GENERAL CONTRACTOR SHALL VERIFY EXACT LOCATION AND IDENTIFY, LABEL AND PROTECT ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES WHICH MIGHT BE AFFECTED BY DEMOLITION. GENERAL CONTRACTOR SHALL REMOVE AND REINSTALL FLOORING, WALLS, CEILING AREAS, ETC. AS REQUIRED TO MODIFY EXISTING HVAC, LIGHTING, OR INSTALL NEW SYSTEMS, ETC. AND WILL COORDINATE WITH THE MECHANICAL AND ELECTRICAL CONTRACTORS FOR ADDITIONAL DEMOLITION.
15. THE GENERAL CONTRACTOR SHALL DETERMINE THE EXTENT OF DEMOLITION AND REPAIR REQUIRED OF THE EXISTING CONDITIONS TO INSTALL AND/OR REPAIR THE FACILITY TO INSTALL THE NEW WORK, AS DESCRIBED IN THE DOCUMENTS, TO INCLUDE ANY AND ALL REQUIRED REPAIRS TO THE EXISTING ROOF.
17. ALL EXISTING VOICEDATA, AV AND OTHER CABLING SHALL BE REMOVED.

General Demo Notes 1/8" = 1'-0"



1 Site Plan A100 1/8" = 1'-0"

Consultant

Revisions

Table with columns: No., Date, Description

PRELIMINARY NOT FOR CONSTRUCTION

Document Phase

Date: September 6, 2016

DCI/AC

Drawn By: Author

Checked By: Checker

Comm. No.

Project Title

Lyon House Addition Demolition and Facade Reconstruction - 425 Oak Grove St

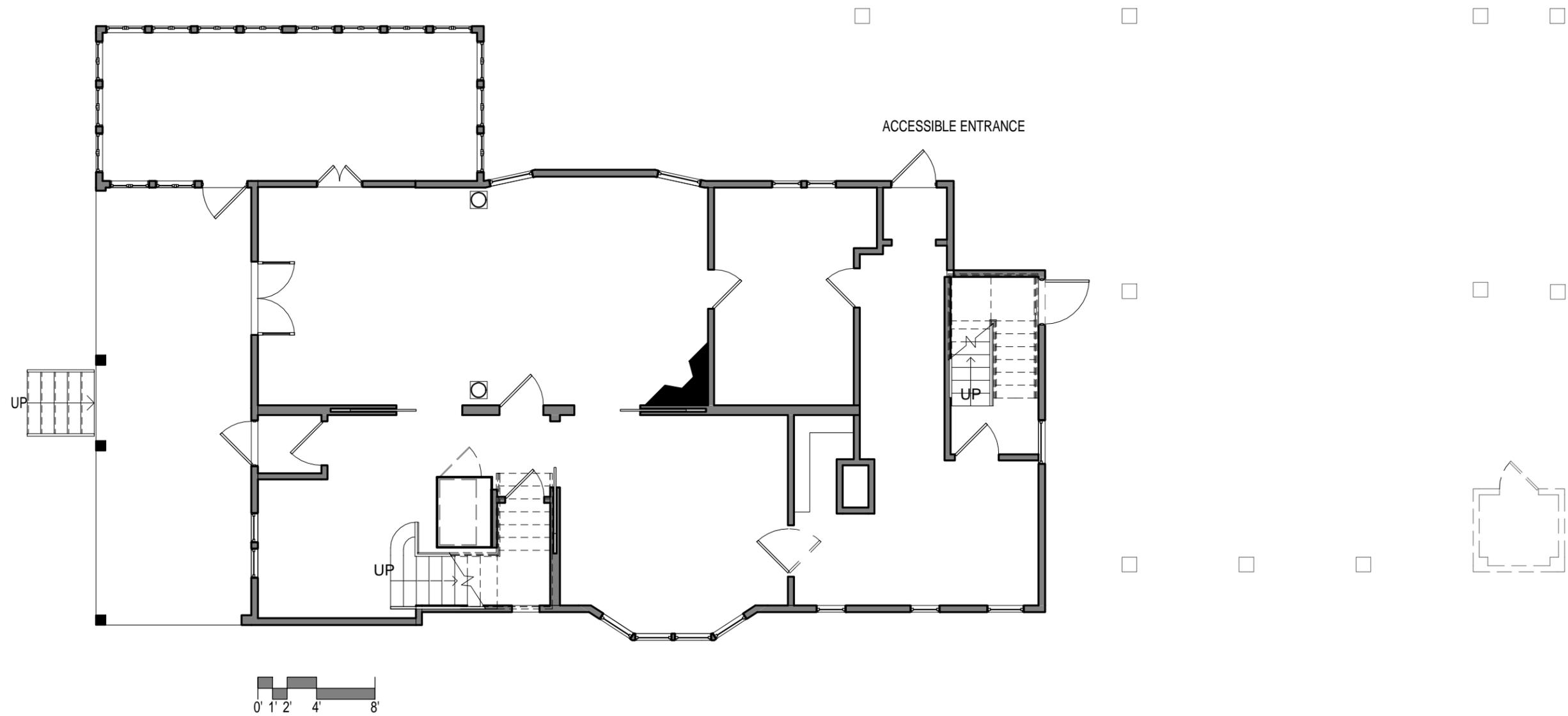
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Demolition Plan

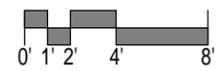
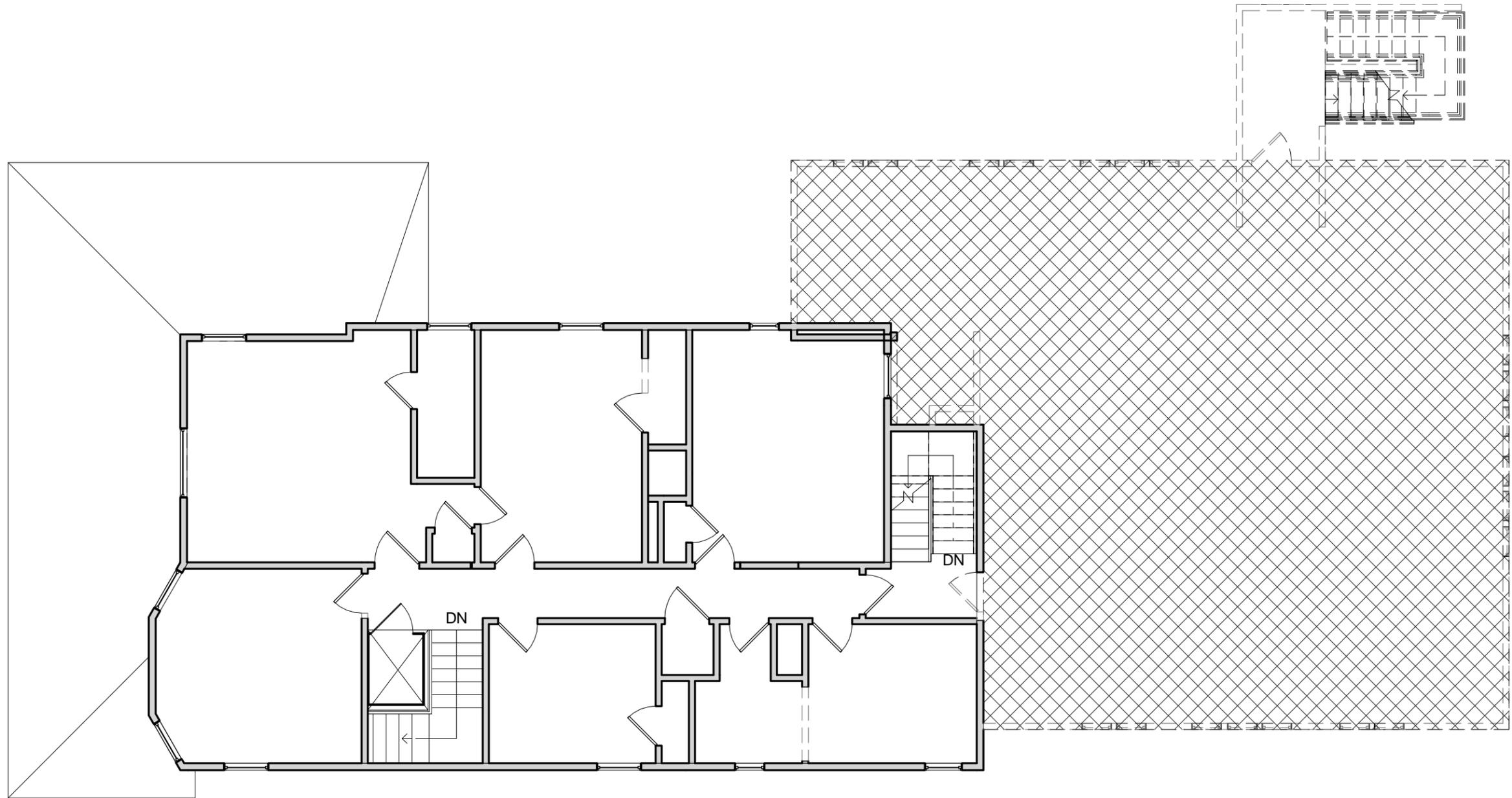
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A010

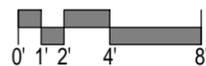
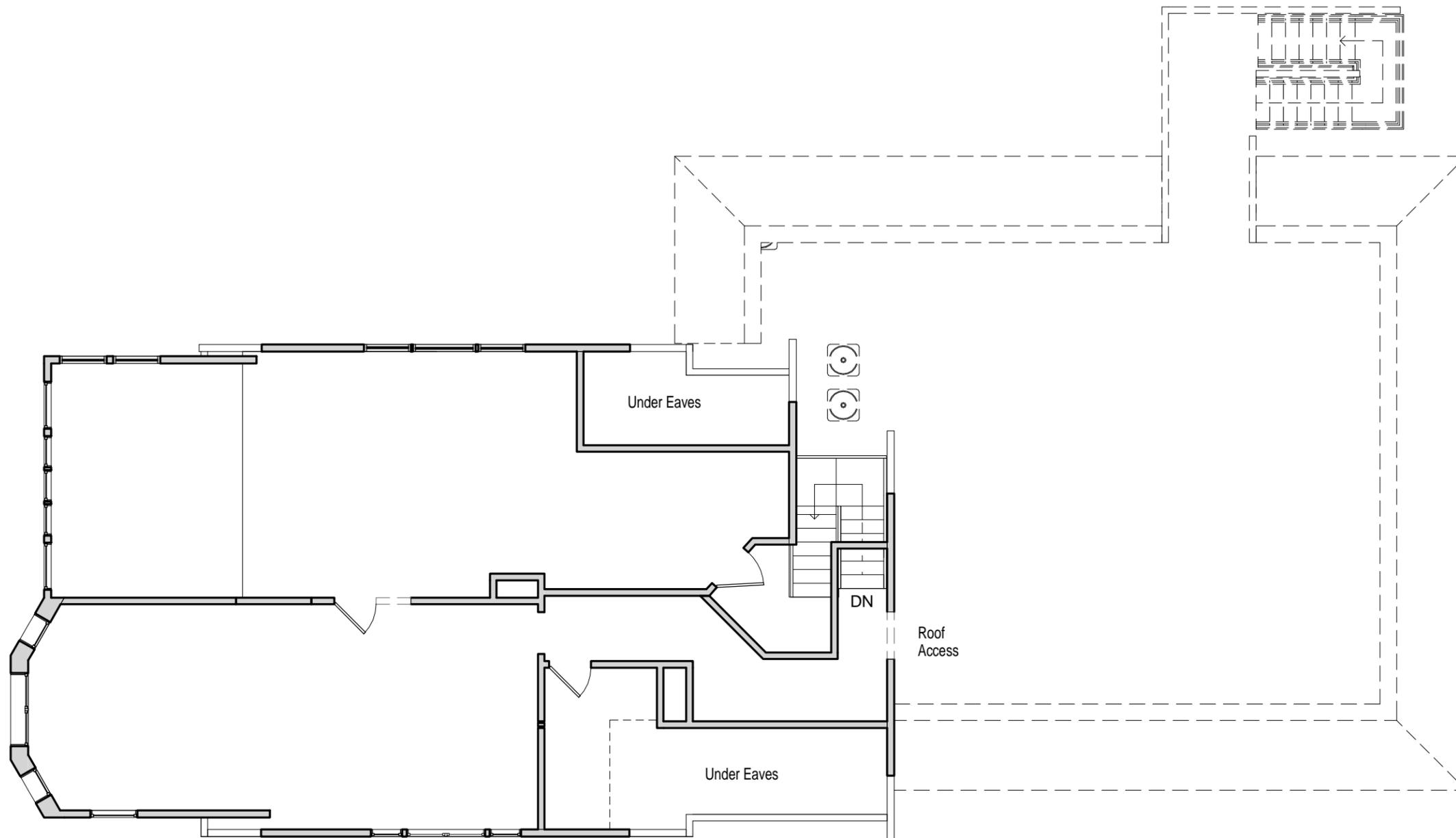
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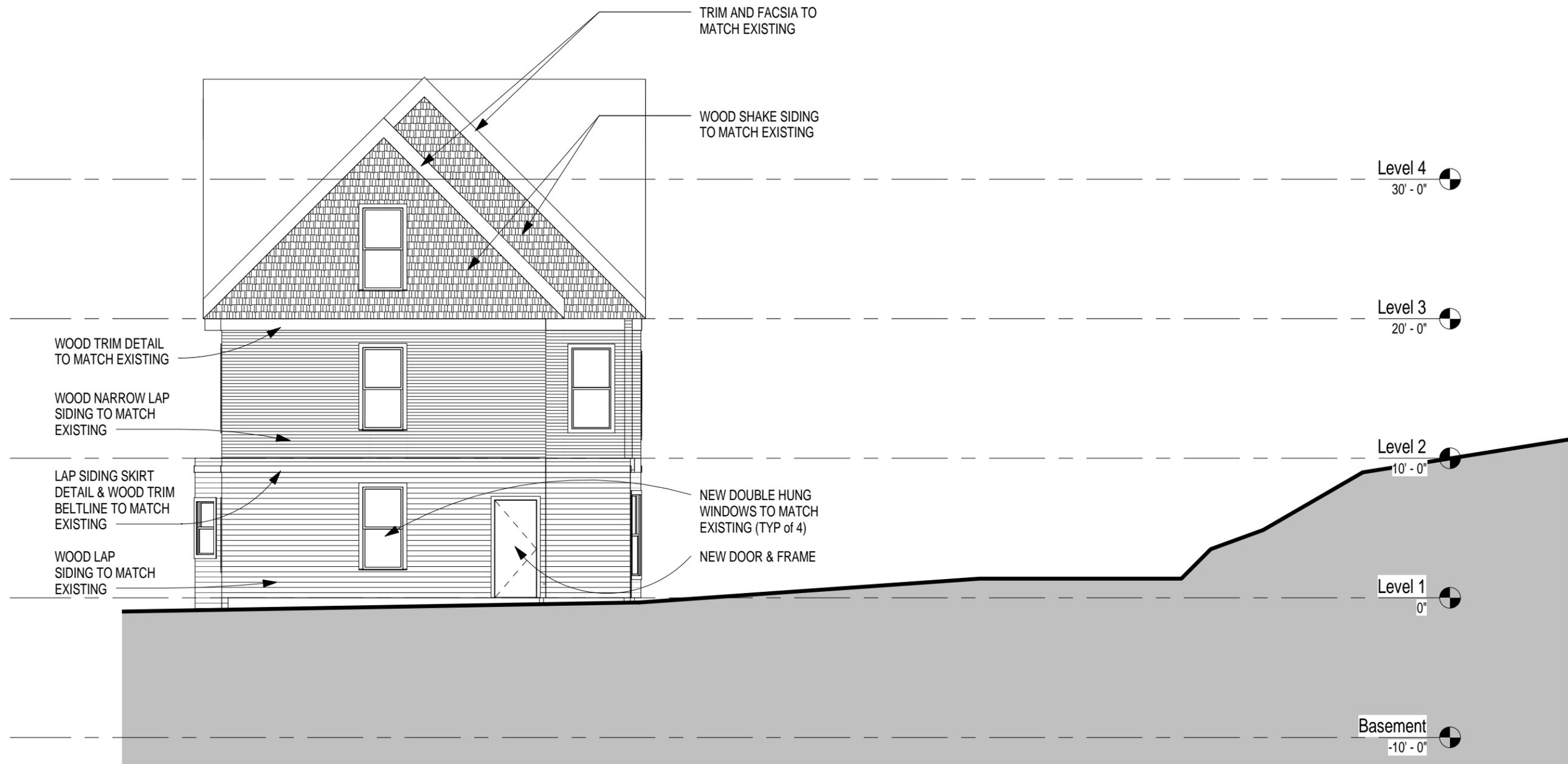
1 Level 1
A011 1/8" = 1'-0"



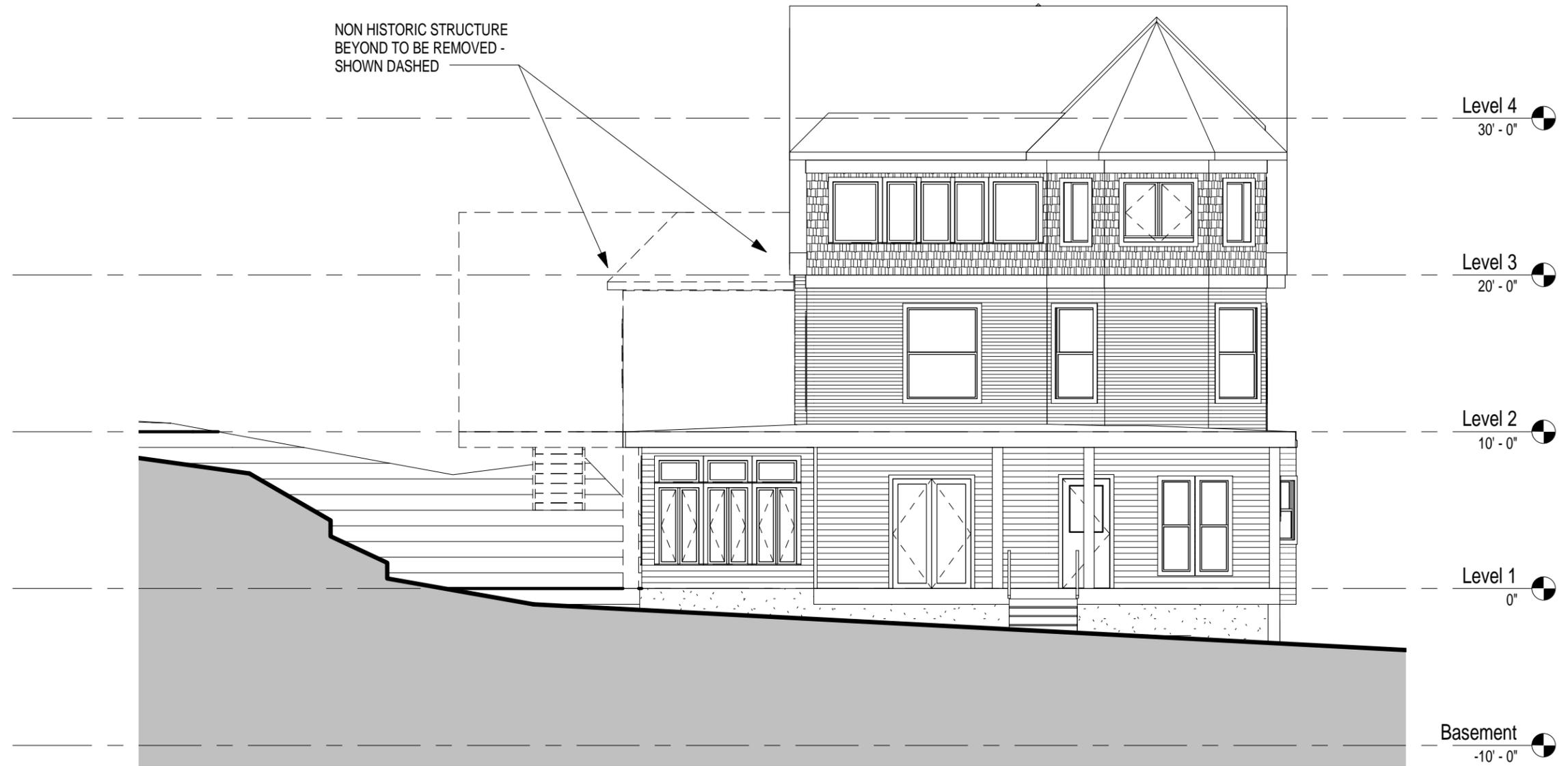
1 Level 2
A012 1/8" = 1'-0"



1 Third Floor Plan
A013 1/8" = 1'-0"



1 South Elevation after Demolition
 A301 1/8" = 1'-0"



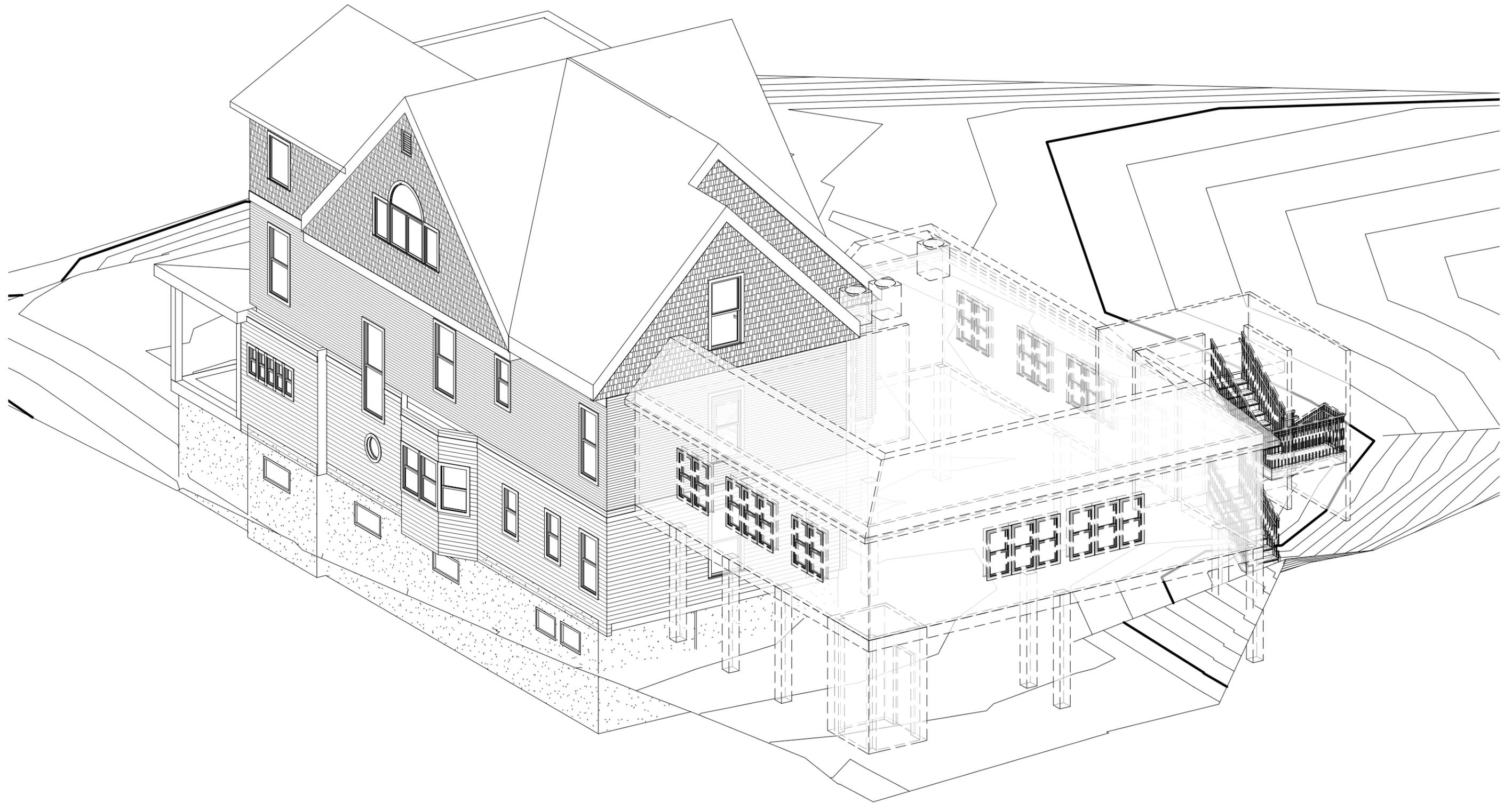
1 North Elevation
A302 1/8" = 1'-0"



1 East Elevation
A303 1/8" = 1'-0"



1 West Elevation
A304 1/8" = 1'-0"



1
A015

Perspective View from South

Lyon House Addition Demolition and Facade Reconstruction - 425 Oak Grove St - Perspective

425 Oak Grove Street Minneapolis, MN

09/06/16

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