HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 2208-10 4th Avenue South
Project Name: 2210 Apartments
Prepared By: Hilary Dvorak, Principal City Planner, (612) 673-2639
Applicant: Jim Oman
Project Contact: Dan Clark with Clark McQuade LLC
Ward: 10
Neighborhood: Whittier
Request: To allow a four-story addition to the existing non-contributing building located at 2208-10 4th Avenue South located in the Washburn-Fair Oaks Historic District

Required Applications:

| Certificate of Appropriateness | To allow a four-story addition to the existing non-contributing building located at 2208-10 4th Avenue South located in the Washburn-Fair Oaks Historic District. |

HISTORIC PROPERTY INFORMATION

| Current Name | Not applicable |
| Historic Name | Not applicable |
| Historic Address | 2208 4th Avenue South |
| Original Construction Date | 1963 |
| Original Architect | Unknown |
| Original Builder | Louis Dinzl |
| Original Engineer | Unknown |
| Historic Use | Commercial building |
| Current Use | Commercial building |
| Proposed Use | Mixed use building |

Date Application Deemed Complete: November 28, 2018
Date Extension Letter Sent: Not applicable
End of 60-Day Decision Period: January 26, 2019
End of 120-Day Decision Period: Not applicable
BACKGROUND. The Washburn-Fair Oaks Historic District is significant for its architecture and design. The period of significance for which the district was designated is 1858-1939. The Washburn-Fair Oaks Historic District contains a significant concentration of residences built at the turn of the century by prominent Minneapolis developers. These residences exemplify the fashionable stylistic modes of architecture during this period and were designed by important local architects. The designated area is defined by East Franklin Avenue on the north, Interstate 35W on the east, East 26th Street on the south and the alley between Nicollet Avenue and 1st Avenue South on the west, but it also reaches over to include the former Christian Scientist Church at the corner of Nicollet Avenue and East 24th Street. Washburn-Fair Oaks Park, originally the site of Senator W. D. Washburn’s home "Fair Oaks," gives the area its name and serves as an aesthetic core. The Minneapolis Institute of Arts operates as the area’s major landmark and activity center.

In the early years of Minneapolis’ history the most desirable and prestigious residential areas were located close to the hub of activity, the city’s central business district. As the population grew, however, prominent families began to move away from the once choice areas of town and build their large and elegant homes along the outer edges of the city. The pockets of fine residential structures along the 1866 city limits of Minneapolis testify to this trend, which began as early as the 1870s. Although incorporated into the city in 1867, intensive settlement of the Washburn-Fair Oaks District did not begin until the early 1870s. Improved transportation furthered development of the area. In addition to elegant homes, single- and two-family houses and large apartments began to fill the vacant land. New settlement of the area continued until about 1930.

APPLICANT’S PROPOSAL. The site is located along 4th Avenue South, between East 24th Street and East 25th Street. The site is located across the street from the sound wall along I35W.

The existing building is a non-contributing structure within the Washburn-Fair Oaks Historic District. It was not built during the period of significance for the district, nor was it designed in a style significant during this period of time. There are no historically important architectural details associated with the existing building. The existing building’s facades include a combination of stucco, brick and wood siding, with the primary, street facing facade being principally of brick.

The applicant is proposing to renovate and add a four-story addition on top of the existing single-story commercial building that was originally constructed in 1963. The existing building is 5,006 square feet in size. The addition would add 14,725 square feet to the overall size of the building. The building would be a mixed-use building with ground floor commercial space and a total of 19 dwelling units on floors two through five. The site would be improved with new parking, a trash enclosure and landscaping. The
proposed alterations to the existing building will not change its stylistic character remarkably except that the exterior materials, which are currently varied, will be more uniform, consisting mainly of brick, and there will be considerably more windows introduced on the east and south facades. The proposed addition seeks to unify the materiality and appearance of the existing building and to visually integrate the addition into it.

**RELATED APPROVALS.** Not applicable.

**PUBLIC COMMENTS.** No comment letters have been received in regards to this application. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

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**ANALYSIS**

**CERTIFICATE OF APPROPRIATENESS**

The Department of Community Planning and Economic Development has analyzed the application to allow a four-story addition to the existing non-contributing building located at 2208-10 4th Avenue South located in the Washburn-Fair Oaks Historic District 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 Washburn-Fair Oaks Historic District is significant for its architecture and design. The period of significance for which the district was designated is from 1858-1939. This existing building was constructed in 1963 and is a non-contributing structure within the historic district. Many of the surrounding buildings are also mainly, or entirely non-contributing.

   The proposed alterations to the existing building will not change its stylistic character remarkably except that the exterior materials which are currently varied (brick, stucco and wood siding) will be more uniform, consisting mainly of brick, and there will be considerably more windows introduced on the east facade (facing the street) and the south facade (facing the parking). The additional floors are designed to be complementary with the overall architectural character of the main level.

   While neither this building’s current nor proposed facades share the stylistic character of significant buildings in this district, there are few views of this building from buildings of historic significance within the neighborhood. Nonetheless, its facades and fenestration have been designed to be rhythmic and uniform in ways that are compatible with other buildings in the district.

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

   The Minneapolis Code of Ordinances, Title 23, Heritage Preservation, Chapter 599 Heritage Preservation Regulations recognizes a property’s integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. Although the proposed alterations are more contemporary in architectural expression than the district’s contributing, turn of the century buildings, the proposed fenestration takes significant cues from these older buildings in an effort to establish historical continuity between old and new. The new fenestration is generously sized, vertical in format and distributed in a regular pattern.

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

   The Washburn-Fair Oaks Historic District Guidelines were adopted by the Heritage Preservation Commission in 1976 and specify that alterations or additions to an existing building “will not materially
impair the architectural or historic value of the building”. The existing building is not a contributing structure within the Washburn-Fair Oaks Historic District.

The proposed addition is compatible with the design considerations for additions, alterations, and new construction for the Washburn-Fair Oaks Historic District Guidelines:

1. Dimensions of height, width, and depth of additions and new construction shall take into consideration the directionality of adjacent and nearby structures.

The surrounding structures have a variety of directionality and dimensional orientation: some strongly vertical such as The Church of St. Stephen and the house across the alley to its east, some strongly horizontal such as the building directly to the north of the site and St. Stephen’s more modern wing to the south of the church, still others are central and compact such as the apartment buildings and single-family residences along Clinton Avenue to the west. Taken as a whole the building masses surrounding the site possess a wide variety of proportions, sizes and directionality.

Currently the building at 2208-10 4th Avenue South is low and horizontal, similar to its neighbor to the north at 2206 4th Avenue South. However, the proposed alterations will make it significantly more vertical in orientation, especially when viewed from 4th Avenue South, by increasing its height and setting the second and fifth floors back so that it narrows from 50 feet wide at the ground level to 30 feet wide at the top floor. The setbacks break the building mass down into distinct volumes, suggesting stacked volumes similar to what is seen in St. Stephen church across the alley to the northwest.

The overall height of the building will be five stories once the addition is complete. Buildings in the surrounding area range in height between one story and four stories. However, the overall height of The Church of St. Stephen is greater than four stories when measured to the top of the steeple. While the building will be taller than most of the surrounding buildings, its location on the edge of the historic district minimizes its impacts.

2. Scale of additions, alterations, and new construction shall be consistent with the existing pattern in the neighborhood.

There is a wide variety of building scales immediately surrounding the property, from large institutional buildings to single-story commercial buildings and single-family homes. Although the building currently shares the scale of its neighbors to the north and south the alterations will bring it more in line with the scale of the surrounding institutional buildings such as The Church of St. Stephen, The Church of St. Stephen’s modern wing, and the Hennepin Elementary School on the block immediately to the north. While the building will be taller than most of the surrounding buildings, its location on the edge of the historic district minimizes its impacts.

3. Setbacks - Background: The distance a building is set back from the front lot line varies greatly in Washburn-Fair Oaks from rowhouses built up to the sidewalk to greater than average setbacks. New buildings and additions to existing buildings shall be constructed at the legal setbacks for both front and side yards.

The existing buildings located along 4th Avenue South, including the existing building, are located up to the front property line. The addition will also be located up the front property line along 4th Avenue South and 28 feet from the rear property line. The addition meets the required front and rear yard setbacks.
4. Spacing between buildings shall be consistent with existing codes.

There is currently no space between the existing single-story building and its neighbor to the north. The proposed addition will be set back approximately 11 feet from the north interior property line in order to conform with snow load requirements in the building code. The building addition will be located 40 feet from the south property line. The addition meets the required interior side yard setbacks.

5. Building plan - there is no uniform plan for the buildings in the Washburn-Fair Oaks Historic District.

6. Materials - generally new materials shall be compatible with the existing.
   
a. Brick New brick should match existing brick in terms of brick size, texture, and color as well as the existing mortar color, bonding pattern, and the width and type of joint.

b. Stone Where stone exists it should be retained, but in additions or auxiliary buildings alternate materials will be considered that would provide a harmonious appearance, especially in terms of color.

c. Clapboard New clapboard to an existing clapboard structure should match the directionality and dimensions of the original siding. Where a synthetic or aluminum siding is used, it should match direction, dimensions, and texture of original covering. Details such as corner pilasters, sunbursts, etc. should not be covered and, if removed, should be replaced.

d. Stucco If stucco is in good condition or if it is the original material, it should be maintained. However, if the original material was clapboard, restoration to this material is encouraged (but not demanded).

e. General facade guideline Avoid fake brick or stone, asphalt or asbestos siding.

f. Windows If existing windows need to be replaced, use wooden, a suitable colored or anodized metal or other materials that blend with and not detract from the building. It is recognized that cost may encourage the use of bare aluminum windows. In such cases the use of enamel paint to minimize the shiny quality of aluminum is suggested.

The current materiality of the building facades is incoherent, with primarily brick on the east (street-facing) facade, primarily stucco on the south and west facades and two small wood siding faced entry volumes on the south face of the building. The stucco and wood cladding have not been well maintained. The stucco shows significant streaking from the parapet caps on the south and west sides of the building.

The intent is to unify the facades by using the same brick and window systems on the first floor of the building and to use a complementary metal material and window system on the addition.

7. Roof design. The original roof design should be maintained, but the insertion of dormers may be allowed depending on the building's design and the location of the proposed dormer. Where unusual roof styles exist they should be retained, but the roofs of additions should be a complementary type. For example, a gambrel roofed house may have a gabled roof addition.

The existing roof is flat, concealed behind a low parapet. It will be replaced by three regions of flat roof, two covered with decking and used as balconies (covering parts of the first and fourth floors) and a larger roof covering the fifth floor.
8. Projections
   a. Porches and porticoes. Open porches and porticoes should remain open. Architectural details such as columns, moldings, cornice projects should be retained on open and closed porches and porticoes.
   b. Entryways, doorways. Moldings and other details should be retained or original design replaced.

There are no porches or porticoes on the existing building, nor are there details such as columns, moldings or cornice projections. As noted above, the building was built in a modern style. There are no significant details present at entries or doorways. The details of the alteration and addition will be similar in character to the existing conditions.

9. Facade design. The fenestration, doorway openings, and ornamentation if intrinsic to the building design should be retained or replaced to evoke the original. If the facade of a building has been altered to the point where restoration rather than renovation is necessary to evoke original design, renovation is preferred.

The building is a non-contributing structure within the Washburn-Fair Oaks Historic District and consequently, does not possess fenestration, doorway openings or ornamentation supporting the district’s historic character. The proposed alterations to the existing building and the addition have been developed with the intention of creating a contemporary design that is compatible with the nature of the historic district by establishing a more cohesive language of facade materials and a more rhythmic organization of fenestration. On the fifth floor of the addition, on both the east and west sides, there is a gap in the fenestration pattern. CPED is recommending that the fenestration pattern be carried up to the fifth floors on these two facades.

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

The building is a non-contributing structure within the Washburn-Fair Oaks Historic District. The historic, cultural and architectural values of the building are minimal in relationship to the Washburn-Fair Oaks Historic District. Although the proposed alterations are more contemporary in architectural expression than the district’s contributing, turn of the century buildings, the proposed fenestration takes significant cues from these older buildings in an effort to establish historical continuity between old and new. The new fenestration is generously sized, vertical in format and distributed in a regular pattern.

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 proposed addition will conform to all applicable regulations of the 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.

8.1.2 Require new construction in historic districts to be compatible with the historic fabric.
8.1.3 Encourage new developments to retain historic resources, including landscapes, incorporating them into new development rather than removal.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Jim Oman for the property located at 2208-10 4th Avenue South in the Washburn-Fair Oaks Historic District:

A. Certificate of Appropriateness.

Recommended motion: Approve the certificate of appropriateness to allow a four-story addition to the existing non-contributing building located at 2208-10 4th Avenue South located in the Washburn-Fair Oaks Historic District, subject to the following conditions:

1. The fenestration pattern shall be carried up to the fifth floors on the east and west facades of the building.

2. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one-year extension if the request is made in writing no later than December 11, 2020.

3. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this certificate of appropriateness and may result in termination of the approval.

ATTACHMENTS

1. Map
2. Written description and findings submitted by applicant
3. Plans
4. Correspondence
Statement of Proposed Use and Description of the Project

The proposed project is a renovation and addition to an existing single story 5006 SF building, built in 1963. Four additional floors are proposed above the existing main level. The resulting building is planned to be a 19,758 SF, 5-story mixed use building with commercial on the main level and residential units on floors 2 through 5.

There will be a total of 6 parking spaces provided on the site, along the south property line. The site is eligible for a 100% reduction in required parking through the 541.200 parking incentive, these parking spaces are added as an amenity for residents and their guests.

The existing building is not a contributing structure within the Washburn-Fair Oaks Historic District. It was not built during the period of historic significance for the district, nor was it designed in a style significant during this period of time. There are no historically important architectural details associated with this structure.

The existing building’s facades are a combination of stucco, brick and wood siding, with the primary, street facing facade being principally of brick. The overall effect is disorderly and may be the consequence of work executed at different times during the last several decades. The proposed project seeks to unify the materiality and appearance of these building faces and to visually integrate the new floors above.
Certificate of Appropriateness Findings:

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

This building is currently a noncontributing structure within the historic district. Many of the surrounding buildings are also mainly, or entirely non-contributing.

The proposed alterations to this building will not change its stylistic character remarkably except that the exterior materials which are currently varied and disorderly (brick, stucco and wood siding) will be more uniform, consisting mainly of brick, and there will be considerably more windows introduced on the east facade (facing the street) and the south facade (facing the parking). The additional floors are designed to be complementary with the overall architectural character of the main level.

While neither this building’s current nor proposed facades share the stylistic character of significant buildings in this district, there are few views of this building from buildings of historic significance within the neighborhood. Nonetheless, its facades and fenestration have been designed to be rhythmic and uniform in ways that are compatible with other buildings in the district.

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

Although the proposed alterations are more contemporary in architectural expression than the district’s contributing, turn of the century buildings, the proposed fenestration takes significant cues from these older buildings in an effort to establish historical continuity between old and new. The new fenestration is generously sized, vertical in format and distributed in a regular and dignified pattern.

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

The Washburn – Fair Oaks Historic District Design Guidelines state “Alteration or addition ‘will not materially impair the architectural or historic value of the building.’” Since neither the existing building nor a majority of the surrounding buildings possess the architectural or historic characteristics that define the Washburn-Fair Oaks Historic District, our intent is to develop the alteration and addition in a way that resonates with the general characteristics found in the diverse building stock of this neighborhood.
1. **Dimensions** of height, width, and depth of additions and new construction shall take into consideration the directionality of adjacent and nearby structures.

The surrounding structures have a variety of directionality and dimensional orientation: some strongly vertical such as the Church of St. Stephen and the small house across the alley to its east, some strongly horizontal such as the building directly to the north of the site and St. Stephen’s more modern wing to the south of the church, still others are central and compact such as the small apartment buildings and single family residences along Clinton Avenue to the west. Taken as a whole the building masses surrounding the site possess a wide variety of proportions, sizes and directionality.

Currently the building at 2210 4th Avenue is low and horizontal, similar to its neighbor to the north at 2206 4th Ave. However, the proposed alterations will make it significantly more vertical in orientation, especially when viewed from 4th Avenue, by increasing its height and setting the second and fifth floors back so that it narrows from 50’-0” wide at the ground level to 29’-4” wide at the top floor.

The setbacks break the building mass down into distinct volumes, suggesting stacked volumes similar to what is seen in St. Stephen church across the alley to the northwest.

2. **Scale** of additions, alterations, and new construction shall be consistent with the existing pattern in the neighborhood.

There is a wide variety of building scales immediately surrounding 2210 4th Avenue, from large institutional buildings to single-story commercial buildings and single family homes.

Although the building currently shares the scale of its neighbors to the north and south the alterations will bring it more in line with the scale of the surrounding institutional buildings such as The Church of St. Stephen, The Church of St. Stephen’s modern wing, and the Hennepin Elementary School on the block immediately to the north.

3. **Setbacks** - Background: The distance a building is set back from the front lot line varies greatly in Washburn-Fair Oaks from rowhouses built up to the sidewalk to greater than average setbacks.

New buildings and additions to existing buildings shall be constructed at the legal setbacks for both front and side yards.

The alterations to this building conform to the existing setbacks on all four sides.
The subject property at 2210 4th Ave South (built in 1963) seen from 4th Avenue. 2206 4th Ave, the adjacent property to the north, is seen at right with white painted facade. The modern wing of St. Stephen is seen at far left across the alley at the rear of the property.

The rear face of the subject property at 2210 4th Ave South seen from the west side of the alley. The corner of St Stephen church is seen at far left, the house across the alley to the east is seen just to the right, behind the power pole.
St. Stephen Church (built 1900) seen from the alley running north-south behind 4th Ave South, looking north. The subject property is behind the chain-link fence along the alley on the right.

The adjacent property at 2206 4th Ave (built in 1933), seen from the north at East 22nd Avenue. 4th Avenue is currently under construction to the left.
Single family residences on Clinton Avenue and East 22nd Street. St. Stephen is seen at far left with its modern wing just to the right, further down Clinton Ave.

The modern wing of St. Stephen church (St. Stephen Shelter) seen from Clinton Avenue.
4. **Spacing** between buildings shall be consistent with existing codes.

There is currently no space between the existing single story building and its neighbor to the north. Beginning at the second floor the addition will set back 10’-8” to the south in order to conform with snow load requirements in the governing code.

5. **Building plan** - there is no uniform plan for the buildings in either district, so this area is open for discussion.

No comments.

6. **Materials** - generally new materials shall be compatible with the existing.

The current materiality of the building facades is incoherent, with primarily brick on the east (street-facing) facade, primarily stucco on the south facade and two small wood siding faced entry volumes on the south face of the building. The stucco and wood cladding have not been well maintained. The stucco shows significant streaking from the parapet caps on the south and west sides of the building.

Our intent is to unify the facades by using the same brick and window systems on the east and south sides of the building, since they are clearly seen from the street, and to use complementary materials and window systems at the floors stacked above.

7. **Roof design** The original roof design should be maintained, but the insertion of dormers may be allowed depending on the building’s design and the location of the proposed dormer. Where unusual roof styles exist they should be retained, but the roofs of additions should be a complementary type. For example, a gambrel roofed house may have a gabled roof addition.

The existing roof is flat, concealed behind a low parapet. It will be replaced by three regions of flat roof, two covered with decking and used as balconies (covering parts of the first and fourth floors) and a larger roof covering the 5th floor.

8. **Projections**  
   a. Porches and porticoes. Open porches and porticoes should remain open. Architectural details such as columns, moldings, cornice projections should be retained on open and closed porches and porticoes.

There are no porches or porticoes on the existing building, nor are there details such as columns, moldings or cornice projections.
b. Entryways, doorways. Moldings and other details should be retained or original design replaced.

As noted above, the building was built in a spare, modern style. There are no significant details present at entries or doorways. The details of the alteration and addition will be similar in character to the existing conditions.

9. Facade design
The fenestration, doorway openings, and ornamentation if intrinsic to the building design should be retained or replaced to evoke the original.

If the facade of a building has been altered to the point where restoration rather than renovation is necessary to evoke original design, renovation is preferred.

The building is a noncontributing structure within the Washburn-Fair Oaks Historic District and consequently, does not possess fenestration, doorway openings or ornamentation supporting the district’s historic character.

The proposed alterations have been developed with this in mind and with the intention of creating a contemporary design that is compatible with the nature of the preservation area by establishing a more cohesive language of facade materials and a more rhythmic organization of fenestration.

(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 Secretary of the Interior’s Standards for the Treatment of Historic Properties outlines four possible treatments for historic properties: preservation, rehabilitation, restoration, and reconstruction.

Rehabilitation is the most suitable of the four treatments for this project. The Secretary of the Interior defines it as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”

The historic, cultural and architectural values of the building are minimal in relationship to the Washburn-Fair Oaks Historic District. However, while making possible a compatible use for this structure we have organized its massing and facades in ways that resonate with the rhythms of the historic district’s contributing buildings and with the noncontributing buildings in the immediate vicinity.
(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 alteration is consistent with the spirit and intent of the preservation ordinance. Although there are no contributing architectural features to preserve at this property the proposed alteration adds building volume with massing and fenestration patterns familiar to the neighborhood with the intent of complementing its existing character.

The comprehensive plan calls for increased density. Its General Residential and Other Uses land use Policy 1.8 states, “Preserve the stability and diversity of the city’s neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.”

This alteration and addition increases the lot’s density by maintaining most of the existing commercial space and adding 19 residential units, just under the maximum density called for on this block in the city’s Future Land Use map (Map 1.2e).

There are no small area plans that are relevant to this area.
Vertical massing and rhythmic fenestration patterns on apartment buildings (built in 1939) along Clinton Avenue between East 24th street and East 25th street.

Massing and fenestration patterns on apartment building (built in 1951) along 3rd Avenue South and East 22th street, one block away from the subject property.
In addition to the findings in subdivision (a) above, 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:

(1) The destruction is necessary to correct an unsafe or dangerous condition on the property; or

There are no known unsafe or dangerous conditions.

(2) That there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to:
   a. The significance of the property;
   b. The integrity of the property; and
   c. The economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses.

The building is not a contributing structure within the historical district, has few windows and has not been well maintained. The lack of windows is especially problematic; the building does not acknowledge the street or invite any interaction with the neighborhood, despite the fact that the building is zoned for commercial activity.

Furthermore, the economic value of the property is constrained by the fact that the existing building utilizes only 25% of allowable F.A.R. Taken together these facts sharply limit the possible uses of this property and its ability to contribute positively to the social and architectural context of the neighborhood.

The proposed alteration does require some demolition but will significantly increase the economic, architectural and social value of the property by adding windows, renovating the facades and adding approximately 15,000 SF of residential units above the existing main level.
PAINTED STEEL RAILING, TYP.
METAL PANEL CLADDING
OPERABLE PATIO DOORS WITH 42" GUARD PANELS
PRIVATE ROOF TERRACE
NEW BRICK CLADDING ON EXISTING MAIN LEVEL
NEW GLAZING AROUND EXISTING DOORS
NEW GLAZING AT EXISTING WINDOWS
EXISTING ROOF SURFACE
METAL PANEL CLADDING
OPERABLE PATIO DOORS WITH 42" GUARD PANELS
ROOF TERRACE W/ PAINTED STEEL RAILING TYP.
NEW ALUMINUM STOREFRONT WINDOWS SYSTEM
AND ENTRY AT EXISTING BUILDING, TYP.
NEW BRICK CLADDING ON EXISTING MAIN LEVEL, TYP.
DASHED LINE INDICATES 6" HEDGE AT WALK, TYP.
SOUTH ELEVATION

DATE ISSUED: OCT 02, 2018

ARCHITECT
DANIEL M CLARK IV
MN REGISTRATION NO. 51019
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

CONTACTS:
Dan Clark
612.203.3702
Martha McQuade
612.741.0218

PROJECT OWNER/ADDRESS
2210 4TH AVENUE SOUTH
Jim Oman
1805 West Lake Street, Suite 501
Minneapolis, MN 55408

CONTRACTOR
OCT 29, 2018
HPC SUBMISSION SET
SOUTH ELEVATION

- Metal panel cladding
- Operable patio doors with 42" guard panels
- Roof terrace w/ painted steel railing typ.
- Painted steel roof terrace w/ metal panel cladding
- New brick cladding on existing main level, typ.
- Dashed line indicates 6" hedge at walk, typ.

ARCHITECT: Clark McQuade
2920 Talmage Ave. SE
Minneapolis, MN 55414

STRUCTURAL ENGINEER: CLARK MCQUADE

CONTRACTOR:

DATE ISSUED: OCT 02, 2018

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PROJECT OWNER/ADDRESS:

Architect: 2210 4TH AVENUE SOUTH
Jim Oman
1805 West Lake Street, Suite 501
Minneapolis, MN 55408

Contacts:
Dan Clark   612.203.3702
Martha McQuade   612.741.0218

ARCHITECT STRUCTURAL ENGINEER CONTRACTOR

OCT 29, 2018 HPC SUBMISSION SET
PANTONE 4755 C

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Email to Ward 10 City Council Member:

Dear Councilperson Bender,

This email is to notify you of a project proposed for construction in Ward 10.

Project Description:
The proposed project is an addition to an existing single story 5000 SF building, built in 1963. Four additional floors are proposed above the existing main level. The resulting building is planned to be a 19,758 SF, 5-story mixed use building with office and retail on the main level and 19 residential units on floors 2 through 5. There will be a total of 6 parking spaces provided on the site, along the south property line. The site is eligible for a 100% reduction in required parking through the 541.200 parking incentive.

This project is located in the Washburn Fair Oaks historic district and will need to submit to the Heritage Preservation Application process.

Other relevant project information is as follows:

Project Address:
2210 4th Avenue South
Minneapolis, MN

Applicant:
Jim Oman, Leisurehomes LLC
1805 W Lake Street #501
Minneapolis, MN 55408
612-910-5005
jimoman@clpropertiesinc.com

Applicant’s Representative:
Dan Clark, RA
Clark McQuade LLC
2920 Talmage Avenue SE
Minneapolis, MN 55414
612-203-3702
dan@mad--work.com

Please do not hesitate to get in touch should you have any additional questions.

Sincerely,
Dan Clark
Dear Marcus,

This email is to notify you of a project proposed for construction in Ward 10.

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