



MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Lisa Steiner](#), City Planner, (612) 673-3950
DATE: September 18, 2014
SUBJECT: 300 Washington Avenue North

The applicant is proposing to rehabilitate the Jackson Building at 300 Washington Avenue North and convert the historic warehouse building into a hotel with restaurant space on the ground floor. The Jackson Building was originally constructed by George H. Andrews in 1897, with a fifth story added in 1899. The building is within the Warehouse Historic District.

The applicant is planning to seek historic tax credits for the rehabilitation of the building. The proposal incorporates about 7,000 square feet for a bar, restaurant, and speak easy on the ground floor and basement level. An atrium is also proposed. Additionally, an approximately 11,000 square foot rooftop addition and terrace is proposed. The addition would be setback one structural bay from the north, south, and west elevations, but would be built up to the building wall on the vacated alley side adjacent to the Colonial Warehouse.

The site is zoned B4N Downtown Neighborhood District with the Downtown Parking Overlay District. In the *Minneapolis Plan for Sustainable Growth*, the future land use designation for this site is mixed use. The site is also located in the Downtown Growth Center and Washington Avenue North is a designated Commercial Corridor. Hotels and restaurants are permitted uses in the B4N and there is no minimum parking requirement for these uses in the downtown districts.

At the time of this memorandum's publication, the plans submitted did not include much detail about the rooftop addition. Staff has asked that additional detail be brought to the joint HPC and CoW meeting about the exterior alterations, namely the loading dock proposals and the rooftop addition.

Based on the information provided, the listed land use applications have been identified at this time. The plans submitted do not show plans for signage, but the applicant has indicated that they would like to place or paint a wall sign on the northwest elevation of the building (a non-primary building wall) which would likely require multiple sign variances.

- Site plan review for an addition to a building that would increase its gross floor area by 1,000 square feet or more.
- Sign variances.

The proposal would require the following heritage preservation application:

- Certificate of Appropriateness for rehabilitation of building and 10,000 square foot rooftop addition and signage that does not meet the guidelines.

A photo of the building from 1910 shows that a loading dock did exist along 3rd Avenue North during the period of significance, but the loading dock has been altered over the years. In 1957, the existing steel canopy was added above the loading dock. The loading dock shown in the 1985 photo (attached) differs from the loading dock that exists today. At some point, a street lamp, bicycle rack, and street tree were installed, though CPED staff could not find record of when this occurred. In 2001, the existing aluminum storefront windows were installed. Many photos of the building over time have been included in the attachments for reference.

A previous proposal to convert the Jackson Building for residential use was discussed in 2011, but the project did not move forward.

The applicant has not yet submitted a land use application or heritage preservation application. City staff would like to introduce the project to the City Planning Commission and Heritage Preservation Commission and discuss any issues before either application goes to public hearing.

Relevant links:

[Minneapolis Warehouse District Design Guidelines](#)

[Heritage Street Plan](#)

[North Loop Small Area Plan](#)

September 10, 2014

300 Washington Avenue North - PROJECT NARRATIVE

HISTORY

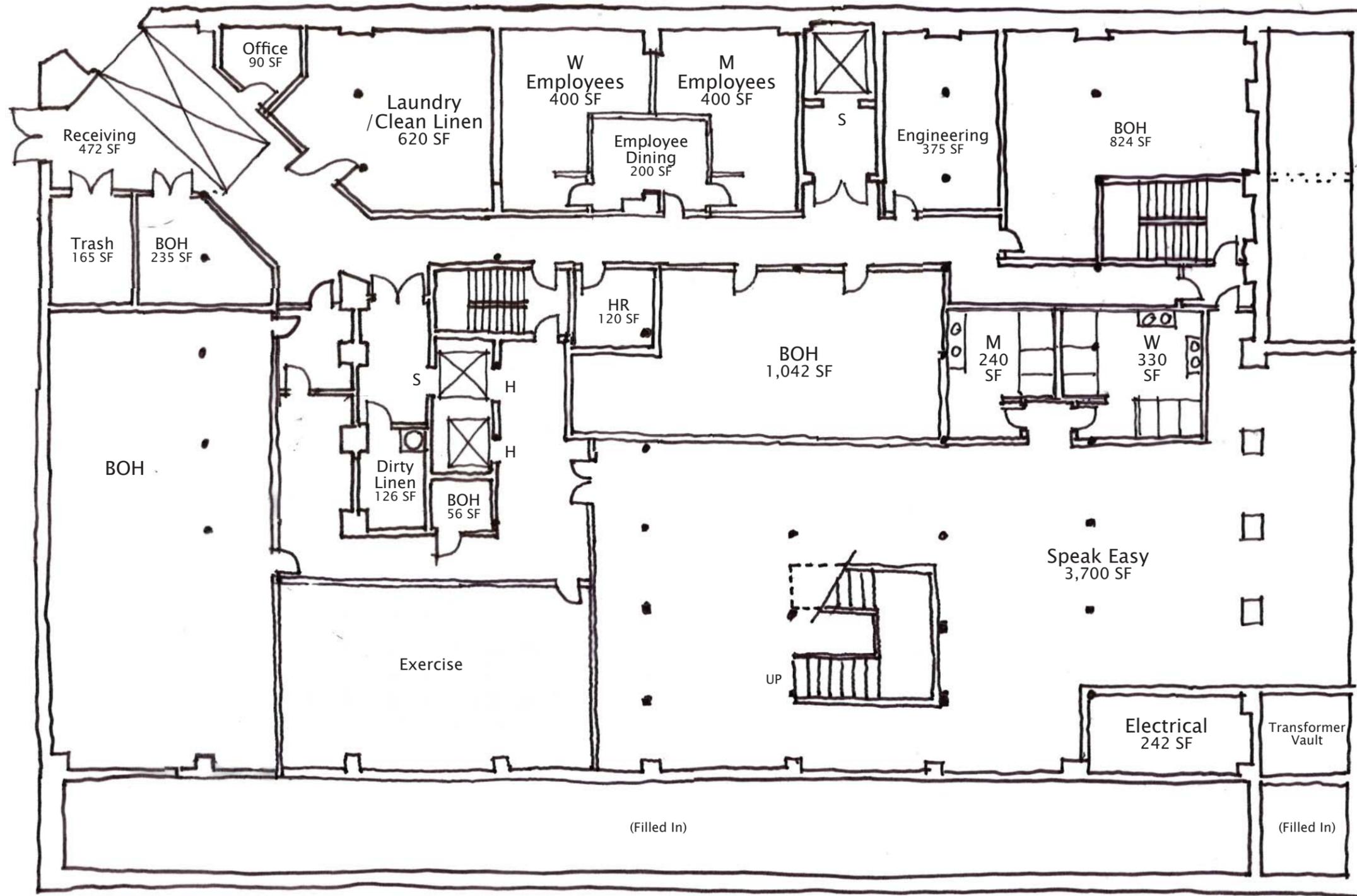
Local Historic District:	Minneapolis Warehouse Historic District
Address:	300 Washington Avenue North
Original Construction:	1897
Fifth story addition:	1899
Original Architect:	Ernest Kennedy
Historic Use:	Warehouse
Period of significance:	1865-1930
Date of Local designation:	1978

PROJECT PURPOSE AND VISION

Proposed project is an adaptive reuse of the existing historic 5 story, 110,000 SF warehouse building into a 120 room boutique hotel. The vision of ownership is to provide a hospitality experience that is unique to Minneapolis and the neighborhood. Existing storefronts on Washington Avenue are to be reused for the hotel entrance and lobby. The 3rd Avenue sidewalk frontage is to be revitalized with café seating to extend the existing retail and dining down the street. A 6th floor addition will provide a public venue with views of the entire downtown and north loop area.

ARCHITECTURAL DESCRIPTION

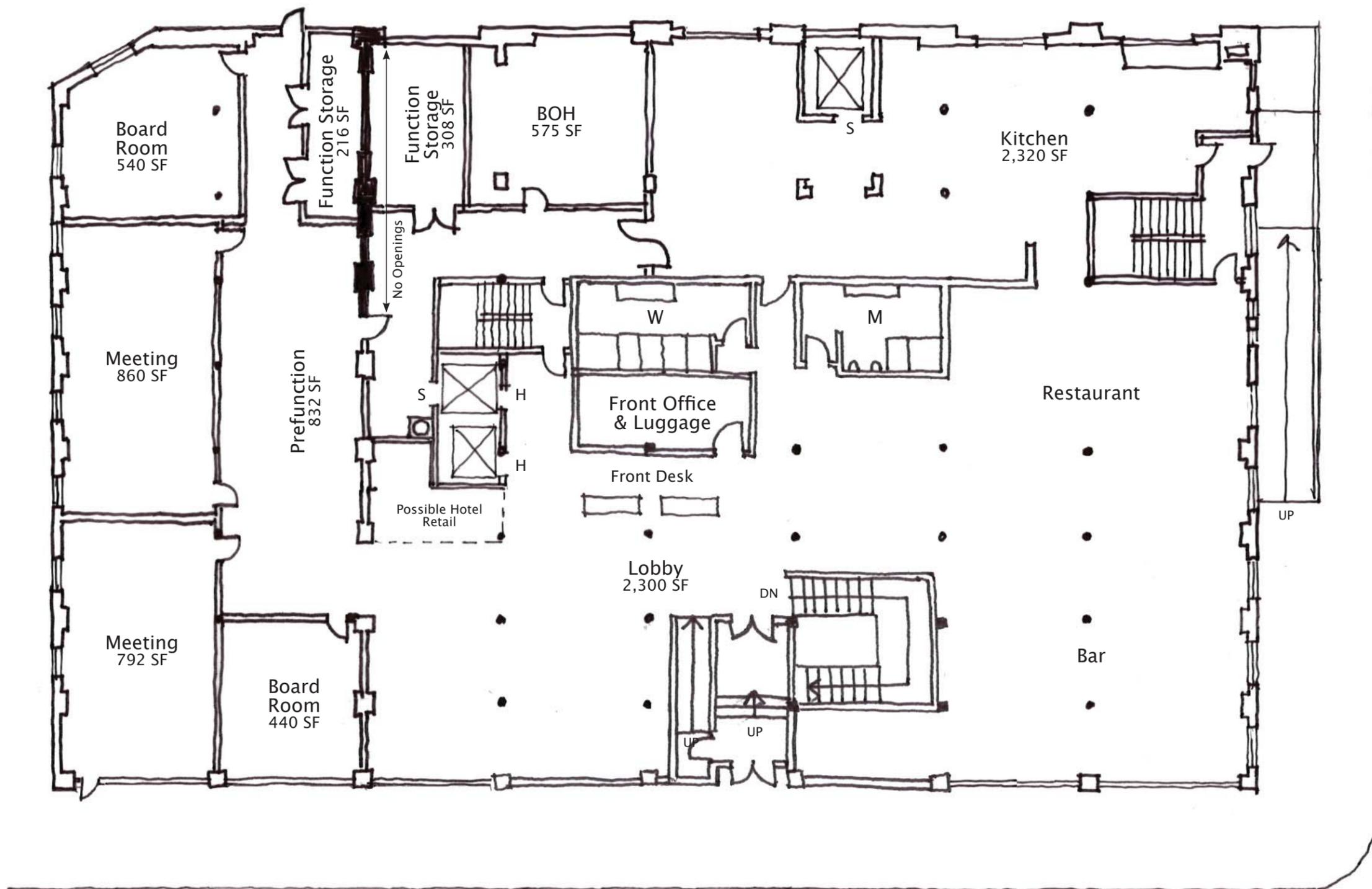
Existing exterior masonry walls repaired and stabilized. All brick detailing and window openings are to remain. Wood windows will be restored wherever feasible or replaced in kind. The west 2 bays of fifth floor that does not align with the main portion of the floor are to be removed and reconstructed at the main level of the floor with new heavy timber construction. The fifth floor columns and roof structure above are to be removed and replaced due to structural deficiencies. The sixth floor addition will be set back from the existing façade on the primary elevations and constructed of a steel frame with a glass and metal panel enclosure. The existing freight elevator hoistway on the north (alley) side will remain with a new service elevator. New egress stairs will be added. Guest drop off will be on Washington Avenue with an accessible public entrance. Parking will be contracted off site. Service and deliveries will utilize the existing lower level loading dock.



September 4, 2014

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

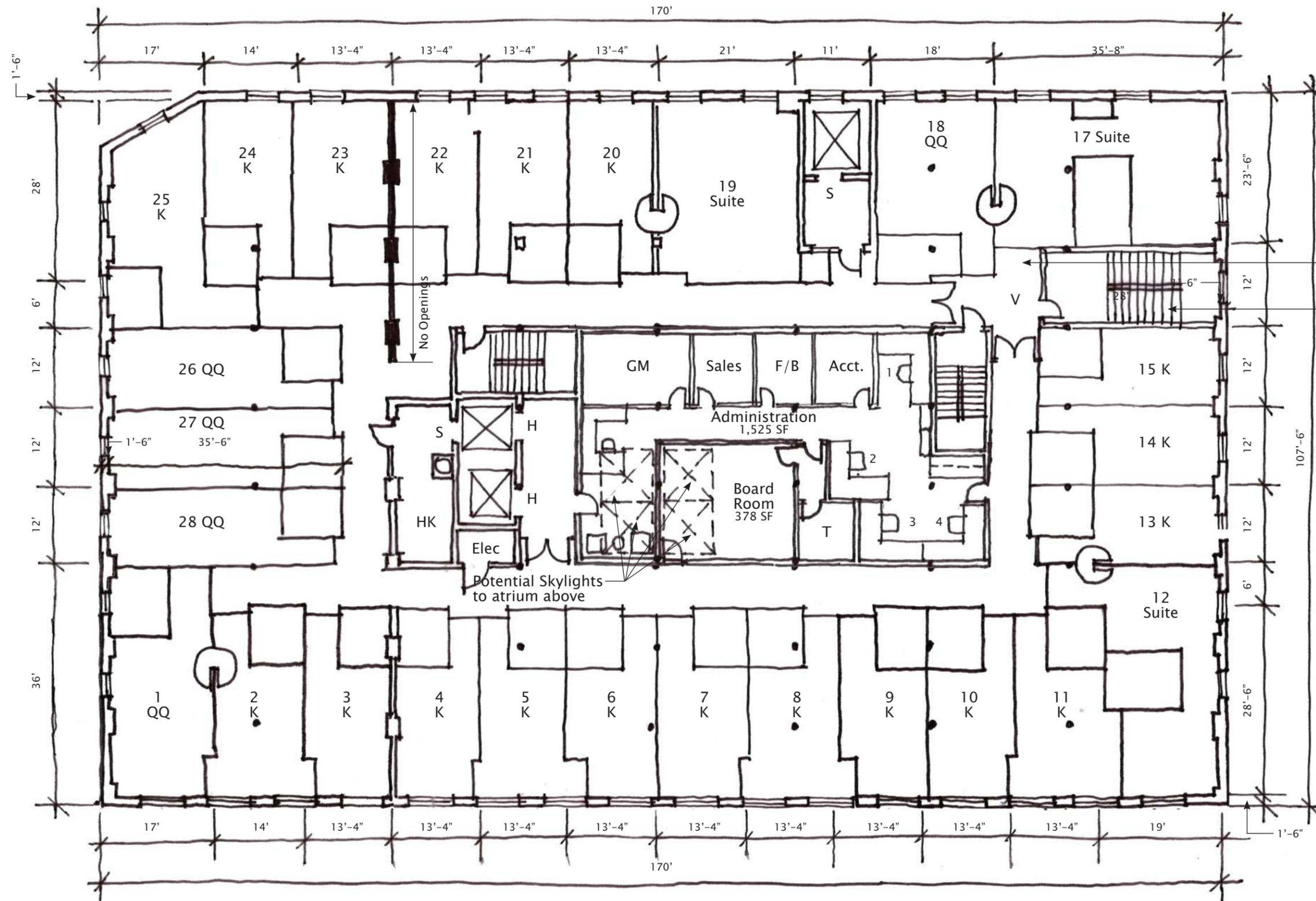




September 4, 2014

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



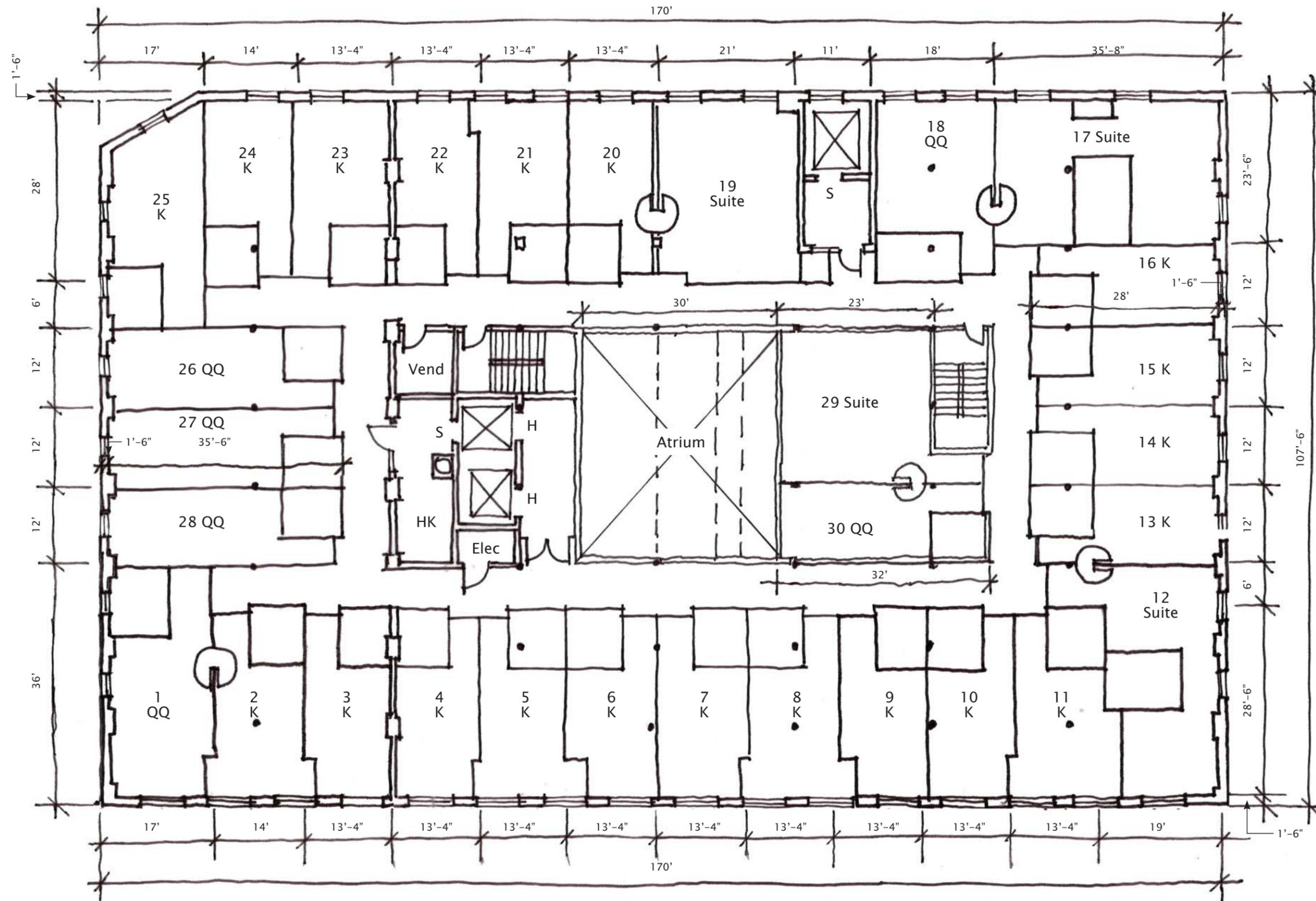


Create smoke vestibule
 Stair moves to here at Level 2

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

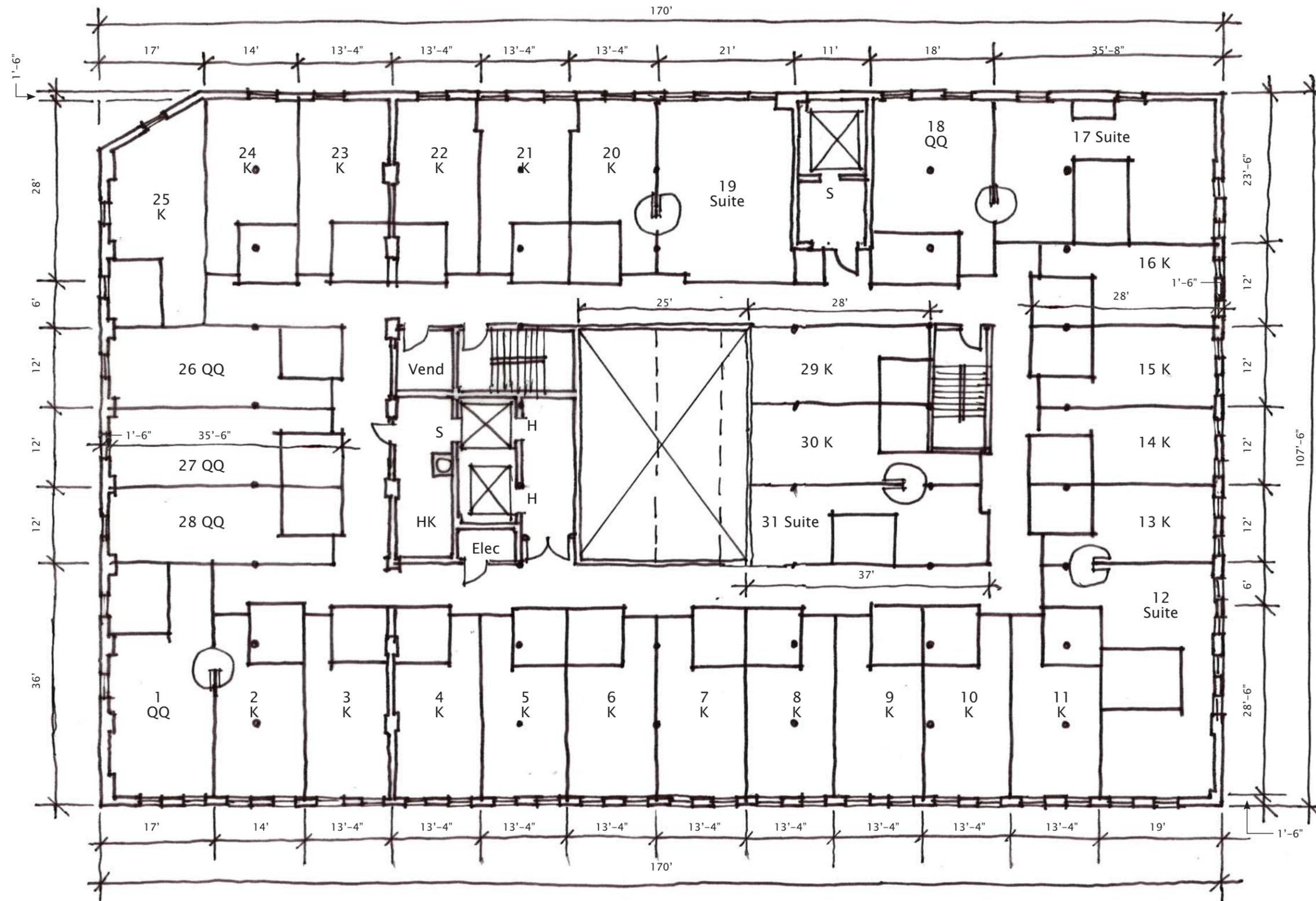




September 4, 2014

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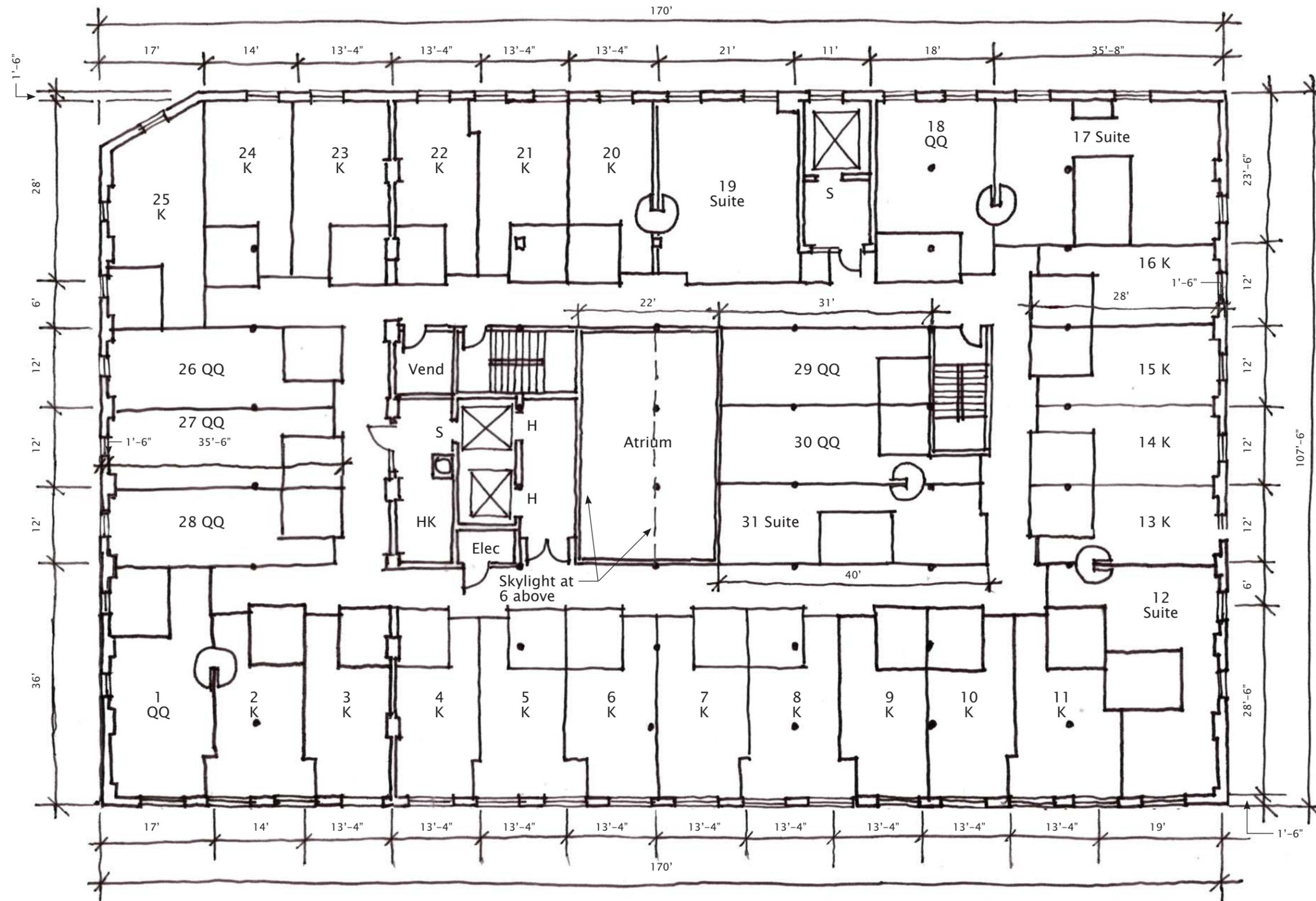




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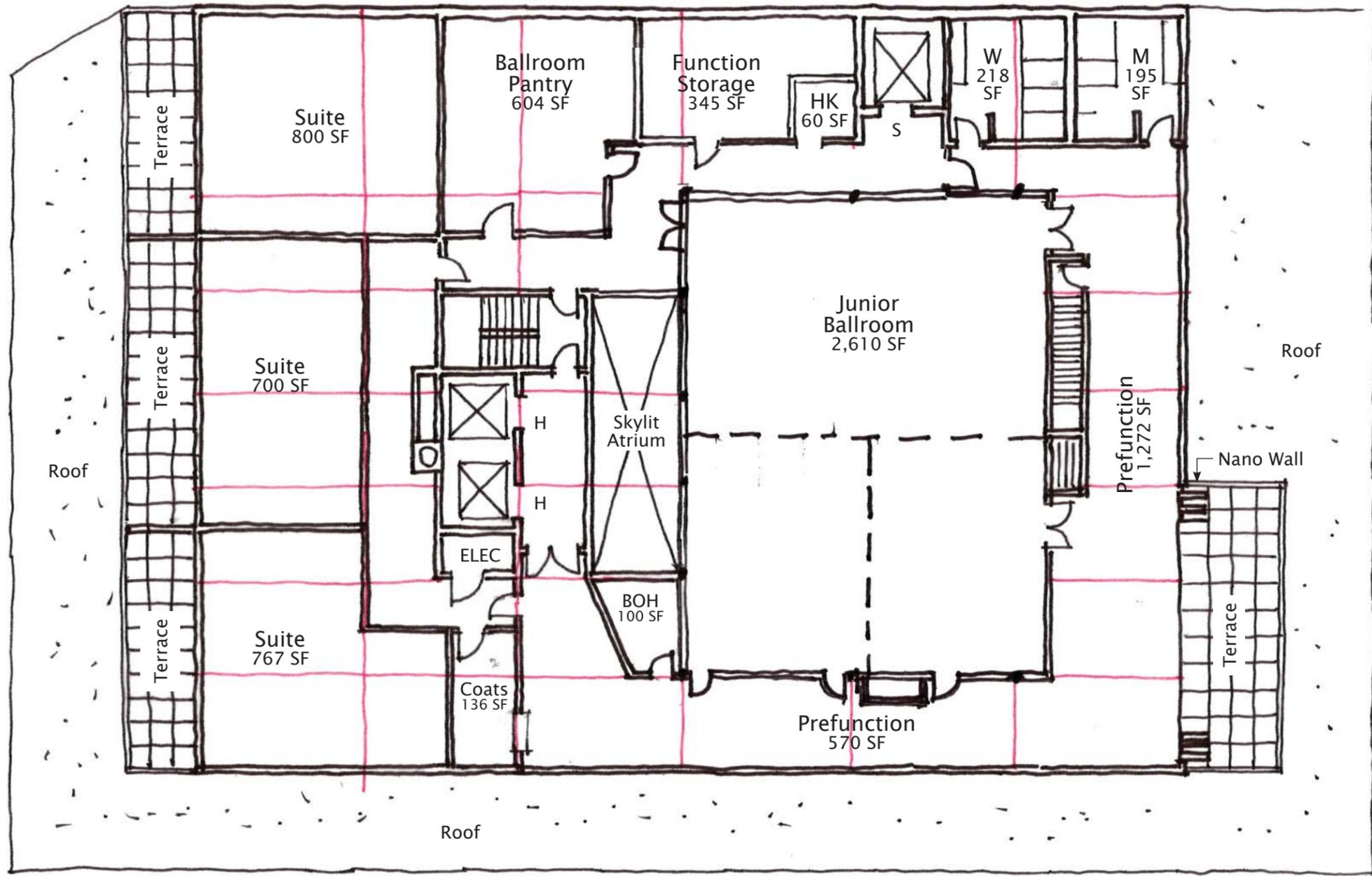




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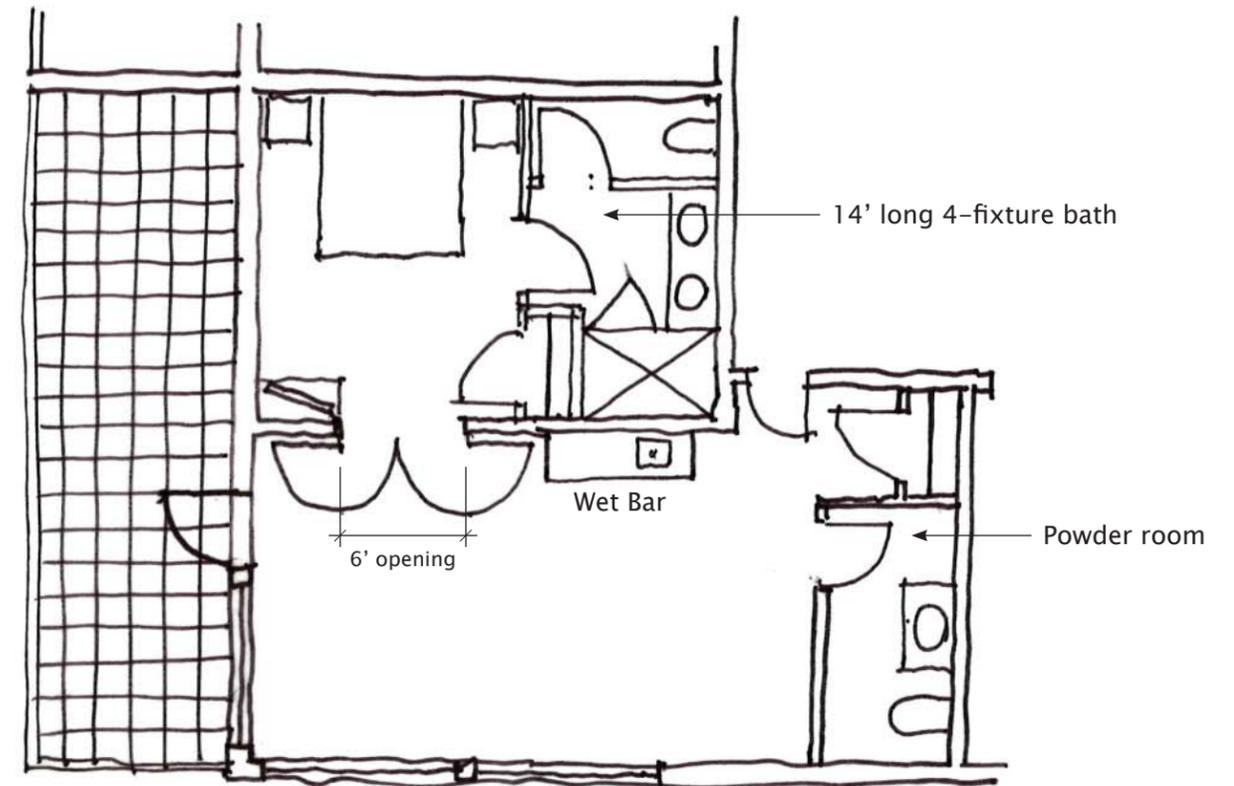
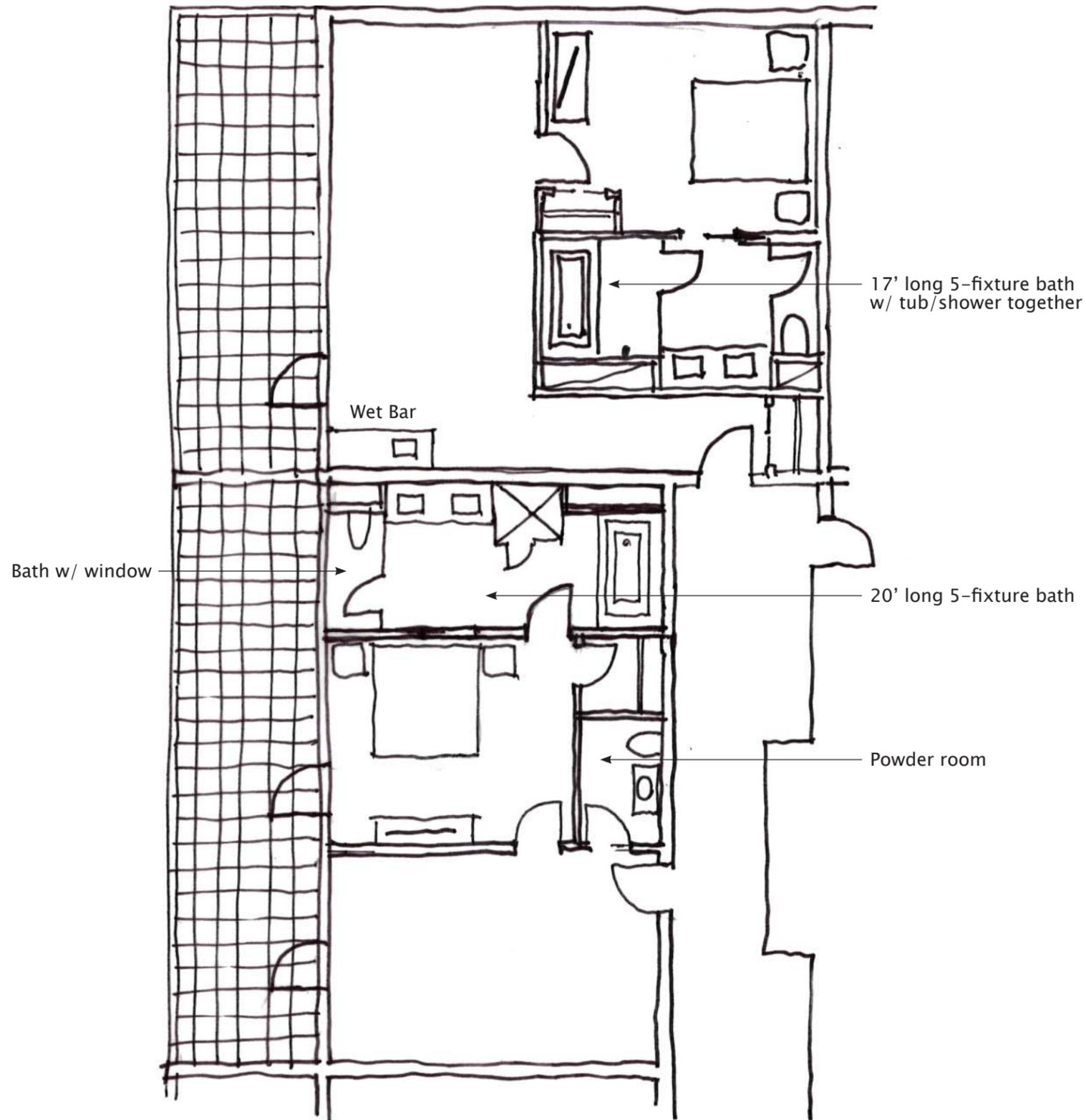




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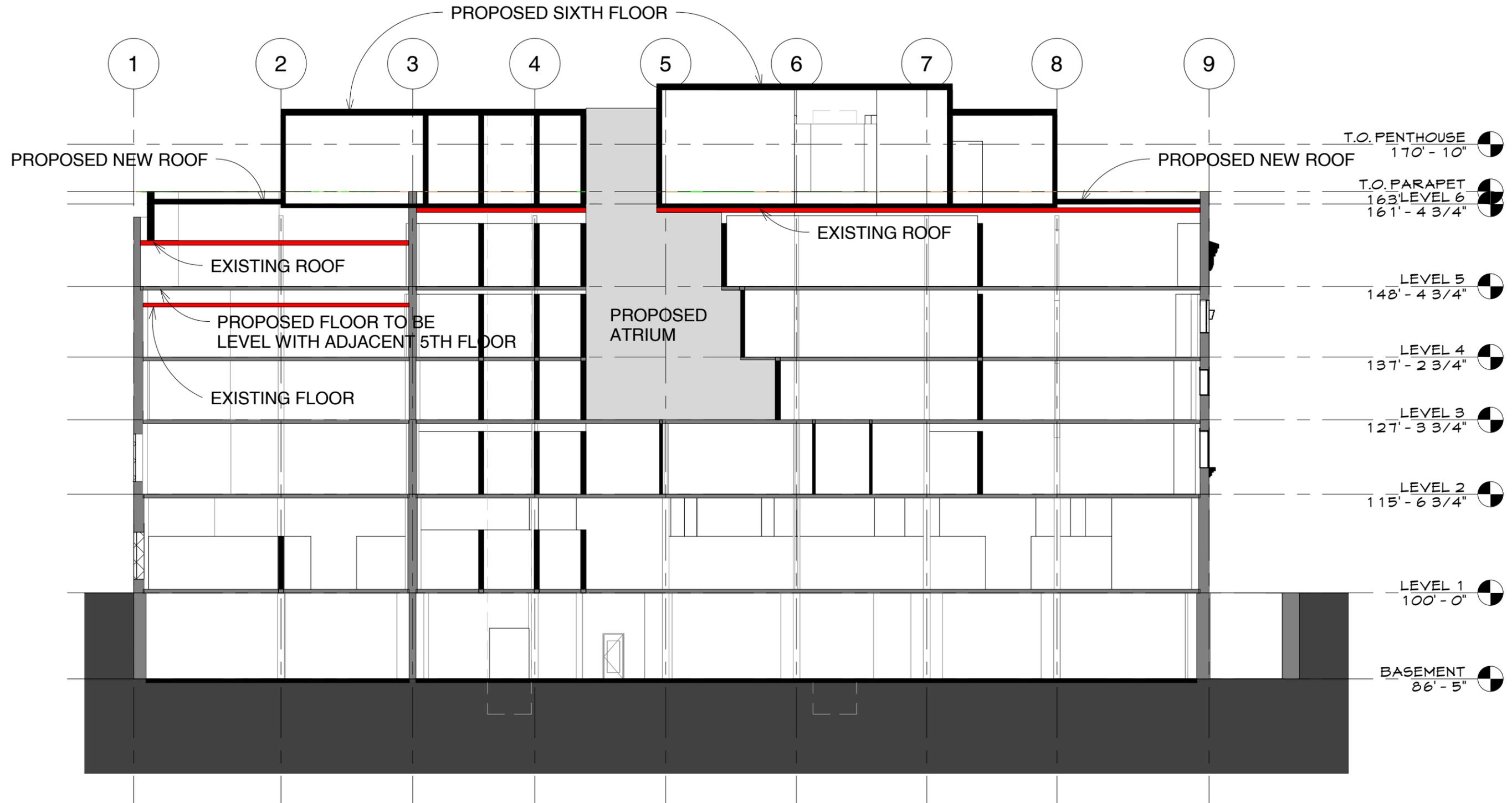
September 4, 2014

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



HOTEL ROOM SUMMARY

Level	King	QQ	Suite	Total Keys
2	20	5	3	28
3	20	6	4	30
4	20	7	4	31
5	20	7	4	31
6	—	—	3	3
TOTAL	80	25	18	123
%	65%	20%	15%	100%



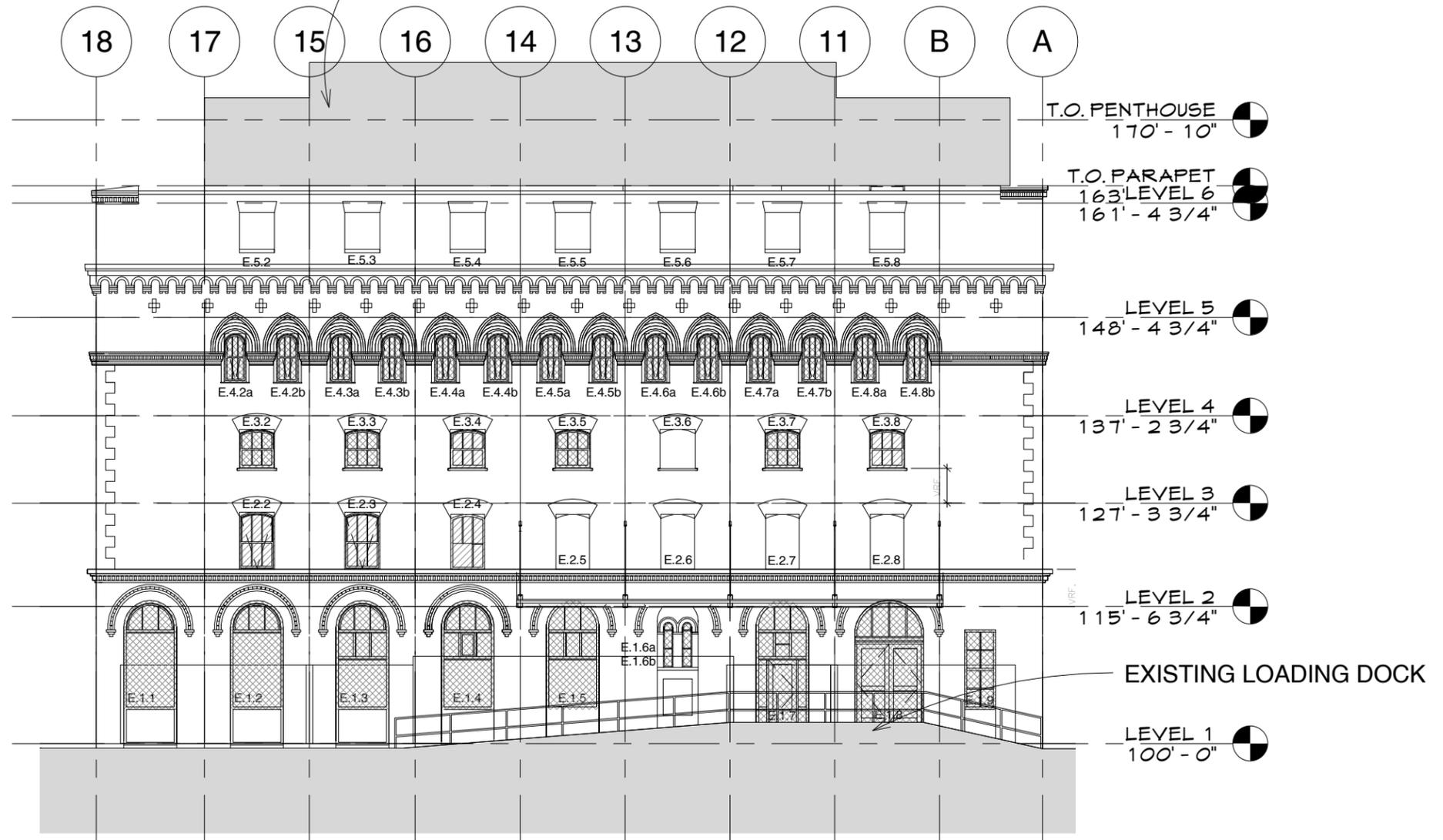
09-10-2014



THE JACKSON BUILDING
300 WASHINGTON AVE. N

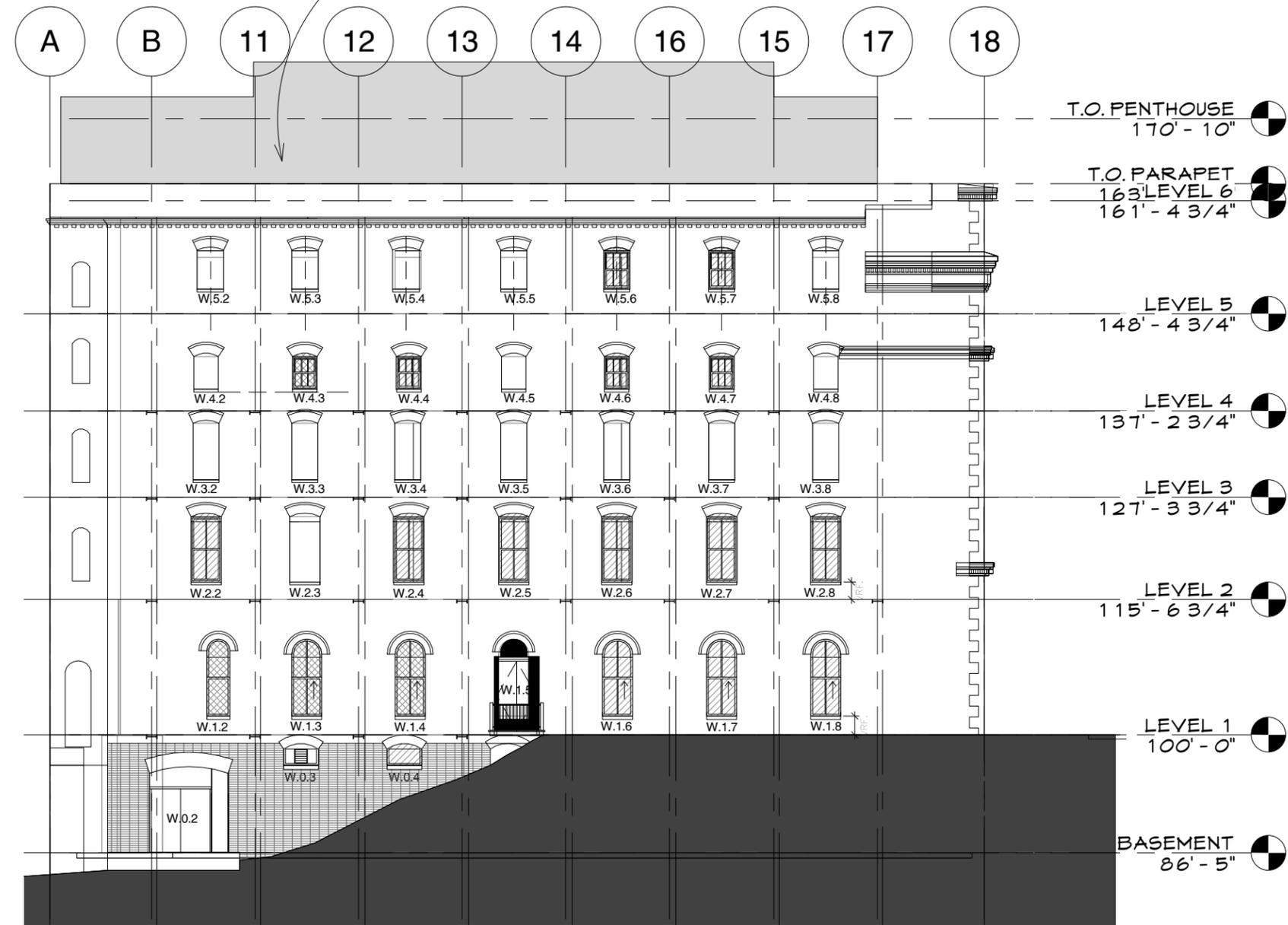
EAST WEST BUILDING SECTION

PROPOSED SIXTH FLOOR
 -COMPOSED OF METAL PANEL & GLASS
 -SETBACK ONE STRUCTURAL BAY ON THE SOUTH, WEST, AND EAST SIDES



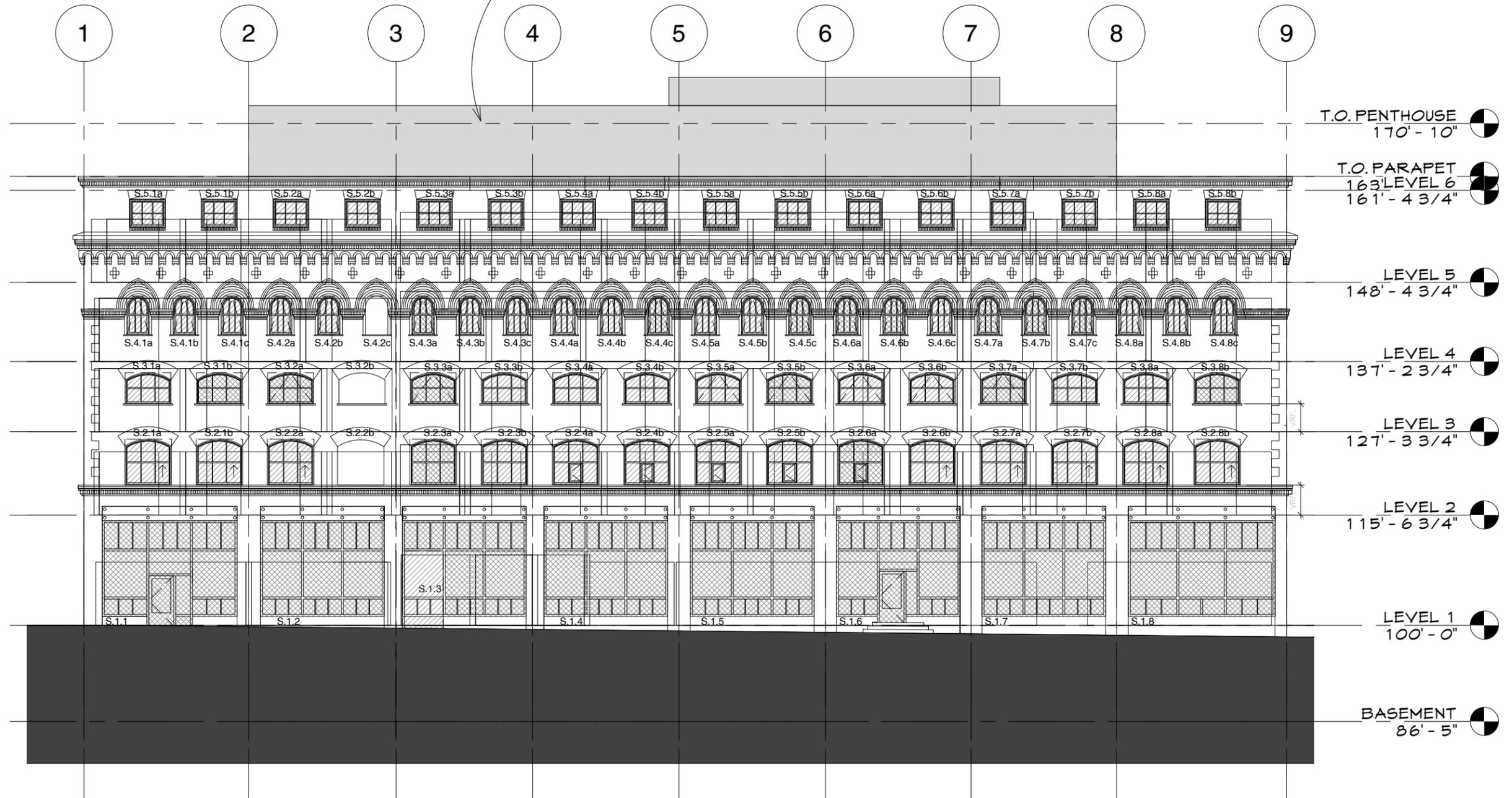
ALL WINDOWS, INCLUDING FILLED OPENINGS, TO BE RESTORED OR REPLACED DEPENDING UPON SPECIFIC CONDITION

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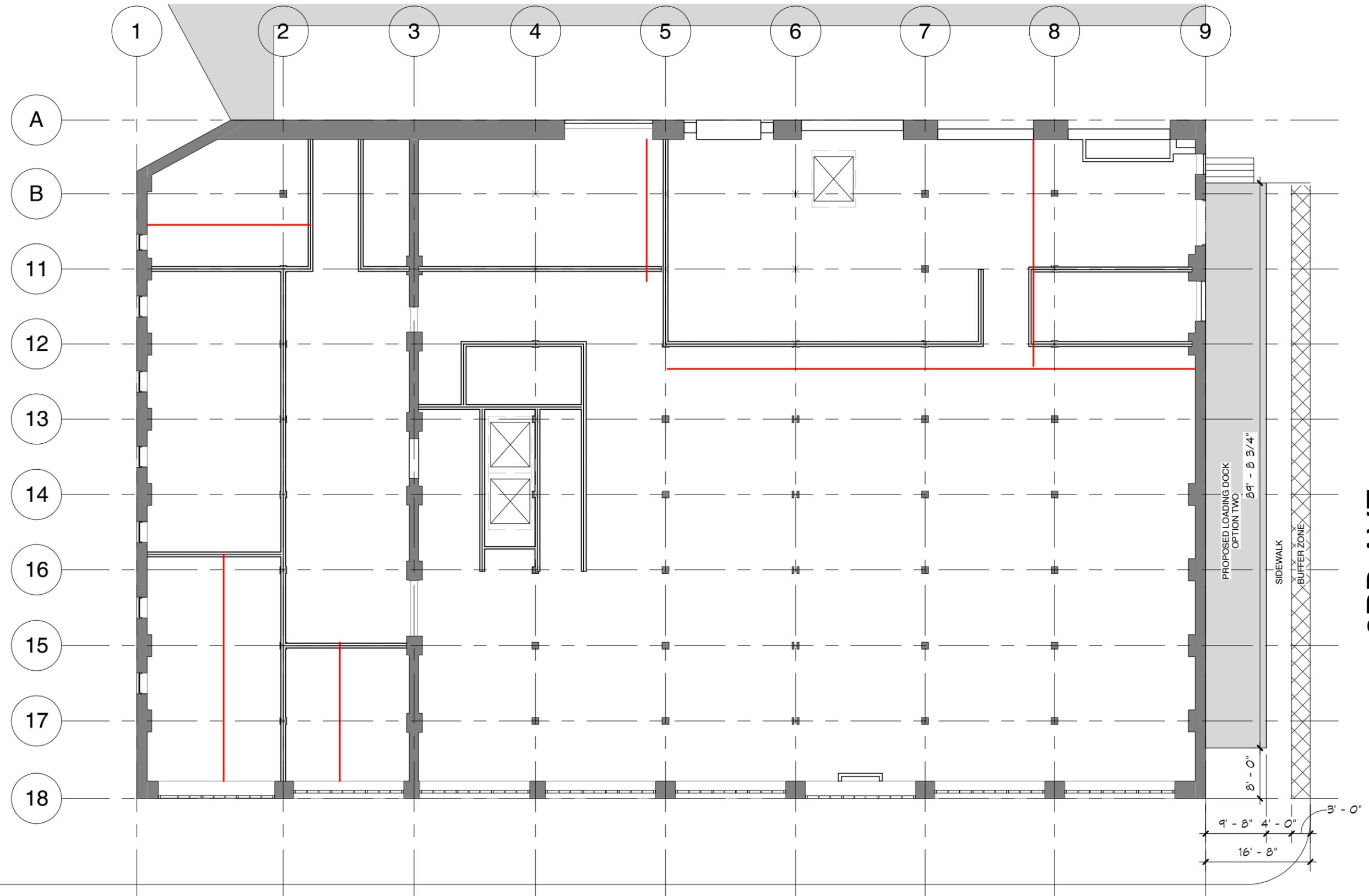
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THE JACKSON BUILDING
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SOUTH ELEVATION

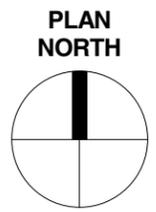


1 A4

3RD AVE.

WASHINGTON AVE.

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

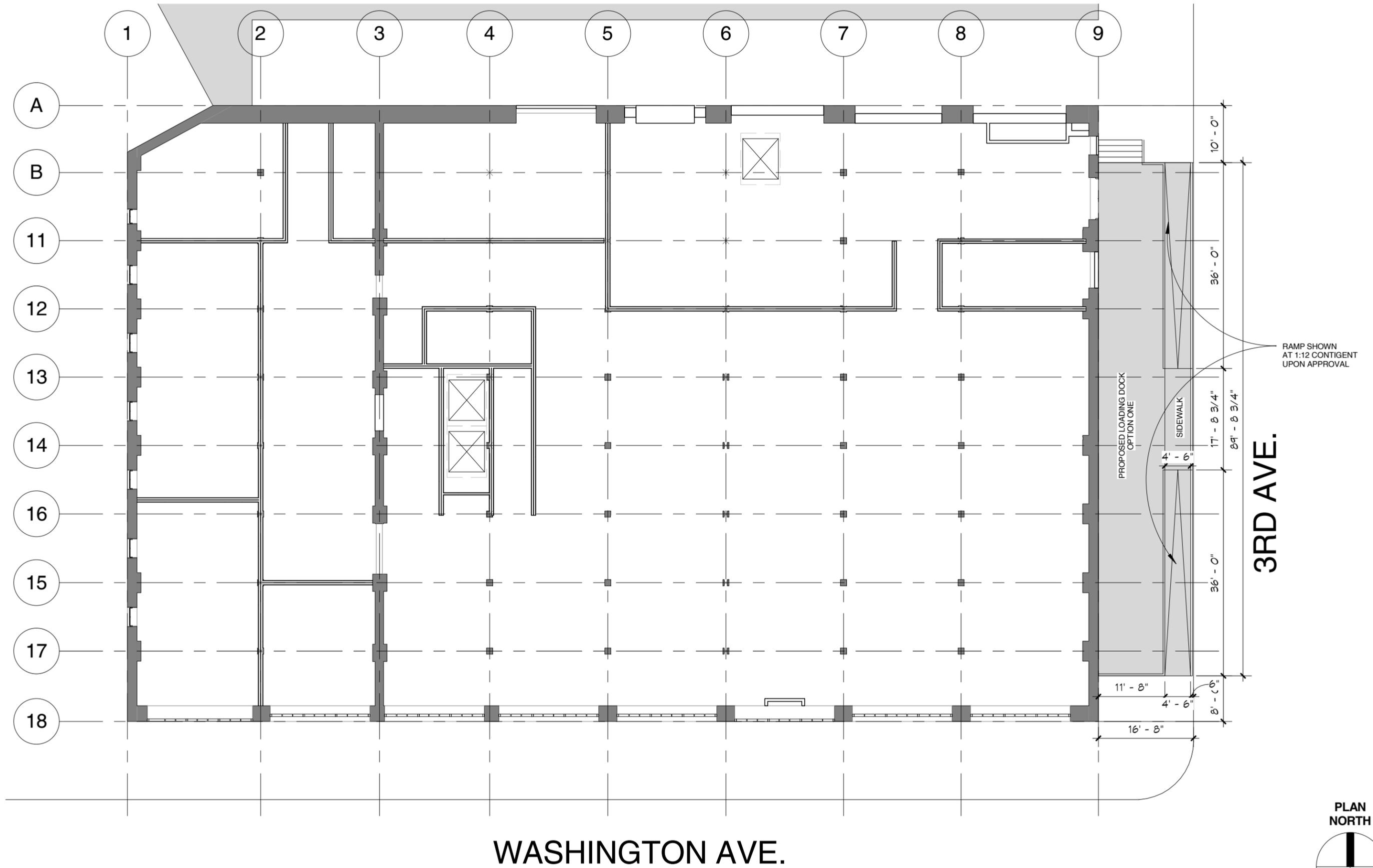


09-10-2014



THE JACKSON BUILDING
300 WASHINGTON AVE. N

LOADING DOCK - OPTION TWO



WASHINGTON AVE.

3RD AVE.



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

09-10-2014



THE JACKSON BUILDING
300 WASHINGTON AVE. N

LOADING DOCK - OPTION ONE



1910: Courtesy Brent Havekost

The P. J. Downes Co., Minneapolis, Minn.

P. J. DOWNES CO.

Jeffery

MOTOR CAR
&
TRUCK



Courtesy MNHS: c. 1920



1974: Courtesy MNHS



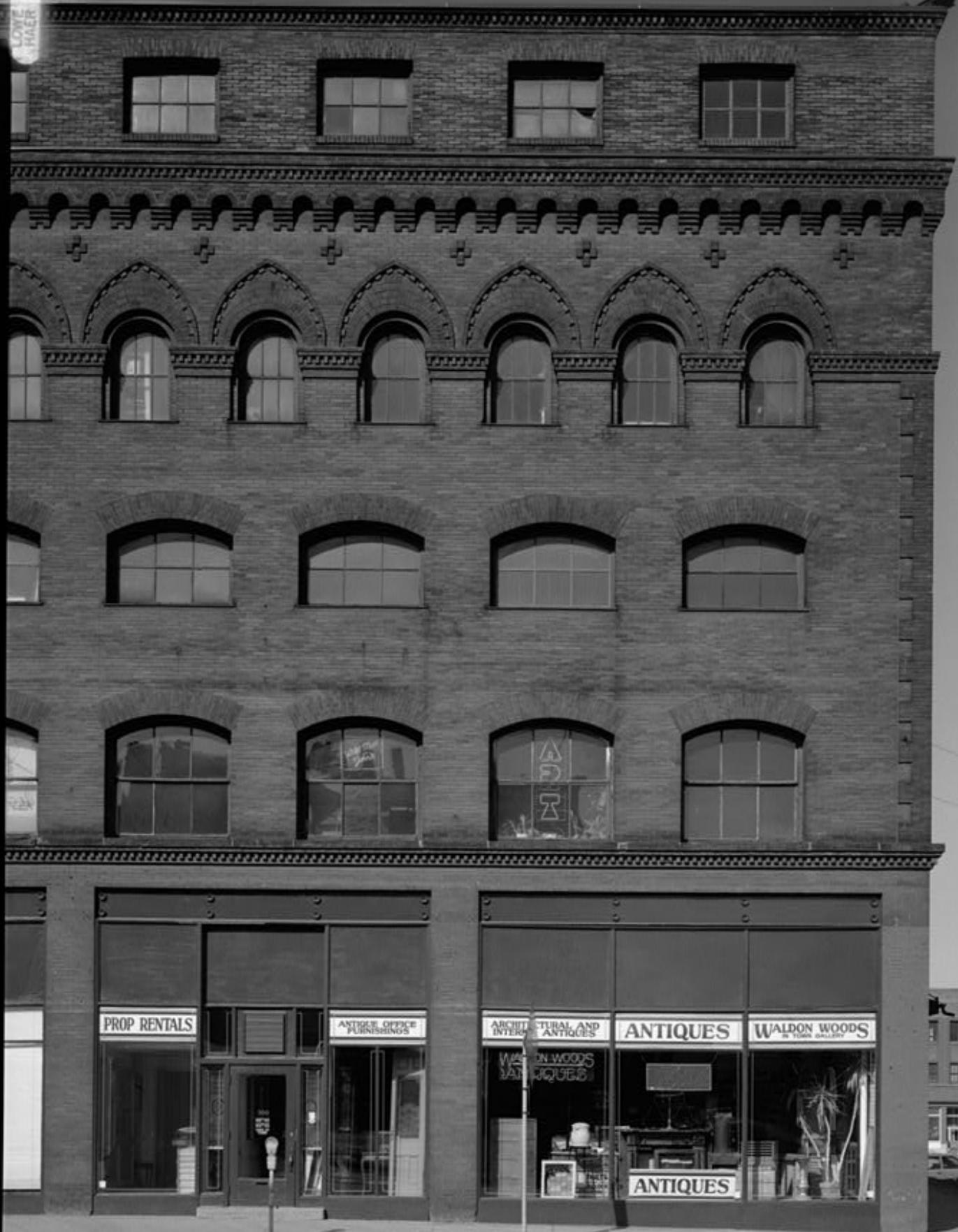
1974: Courtesy MNHS



1985: Courtesy HABS

HABS W. MN-110-C-2

LOWE S. 130
HAER



1985: HABS



1985: HABS



Current loading dock along 3rd Ave N