



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #4-6

December 2, 2014

BZH-28448

BZH-28449

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HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 602, 602 ½ and 606 North 1st Street
Project Name: 602 Residences
Prepared By: [Hilary Dvorak](#), Principal Planner, (612) 673-2639
Applicant: Curt Gunsbury
Project Contact: Charlene Rosie with Hess, Roise and Company
Ward: 3
Neighborhood: North Loop
Request: Demolish the buildings located at 602 and 606 North 1st Street and construct a new 8-story residential building

Required Applications:

Certificate of Appropriateness	To allow for the demolition of the building located at 602 North 1 st Street, a non-contributing resource in the Warehouse Historic District and the St. Anthony Falls Historic District
Certificate of Appropriateness	To allow for the demolition of the building located at 606 North 1 st Street, a non-contributing resource in the Warehouse Historic District and the St. Anthony Falls Historic District
Certificate of Appropriateness	To construct a new 8-story residential building. The site is located in the Minneapolis Warehouse Historic District and the St. Anthony Falls Historic District.

HISTORIC PROPERTY INFORMATION

Current Name	602 North 1 st Street
Historic Name	Security Warehouse
Historic Address	602 North 1 st Street
Original Construction Date	1936
Original Architect	Unknown
Original Builder	August Cederstrand
Original Engineer	Unknown
Historic Use	Warehouse
Current Use	Office
Proposed Use	Demolition (for future residential building)

Date Application Deemed Complete	October 29, 2014	Date Extension Letter Sent	Not Applicable
End of 60-Day Decision Period	December 28, 2014	End of 120-Day Decision Period	Not Applicable

Current Name	602 ½ North 1 st Street
Historic Name	Not applicable, vacant land
Historic Address	602 ½ North 1 st Street
Original Construction Date	Vacant land
Original Architect	Vacant land
Original Builder	Vacant land
Original Engineer	Vacant land
Historic Use	Vacant land
Current Use	Vacant land
Proposed Use	Future residential building

Current Name	606 North 1st Street
Historic Name	Unknown
Historic Address	614 North 1 st Street and 620 North 1 st Street
Original Construction Date	1958
Original Architect	Liebenberg and Kaplan
Original Builder	Adolphson and Peterson
Original Engineer	Unknown
Historic Use	Parking and storage
Current Use	Parking and storage
Proposed Use	Demolition (for future residential building)

CLASSIFICATION

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

Local Historic District	St. Anthony Falls Historic District
Period of Significance	1848-1941
Criteria of Significance	Criteria 1: The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history. Criteria 4: The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
Date of Local Designation	1971
Date of National Register Listing	1971
Applicable Design Guidelines	St. Anthony Falls Historic District Design Guidelines (2012)

SUMMARY

BACKGROUND. The site is located in both the Warehouse Historic District and the St. Anthony Falls Historic District. In the Warehouse Historic District the site is located in the Twentieth Century Warehouse character area and in the St. Anthony Falls Historic District the site is located in the Warehouse District character area. These two character areas overlap one another. Given this, the adopted Minneapolis Warehouse Historic District Design Guidelines apply.

The original period of significance for the St. Anthony Falls Historic District was 1858-1930 but was adjusted in 1992 to 1848-1941. The period of significance for the Warehouse Historic District is 1865-1930. The Security Warehouse building, located at 602 North 1st Street, was constructed in 1936. The building is non-contributing to the Warehouse Historic District as it was constructed outside of the period of significance. The building is also non-contributing to the St. Anthony Falls Historic District. Although the building was constructed during the period of significance for the St. Anthony Falls Historic District, the State Historic Preservation Office (SHPO) determined that the building is non-contributing to this district as the district's period of significance was revised to include properties located around the falls and not to properties located along this portion of North 1st Street.

The Security Warehouse building was occupied by R. A. Reiners, a wholesaler of food products, between 1940 and 1965 and then by Dasco, Inc., an office, between 1970 and 1978. The property is currently occupied by an art studio.

The Security Warehouse building is a one-story concrete block building with a brick façade facing the street. There is an overhead garage door located on the front of the building in addition to five window openings and a service door. Visual evidence indicates that the windows and the doors have been replaced over time; however, the pattern of them remains the same. The one-story building measures 60 feet wide by approximately 100 feet long.

The property located at 602 ½ North 1st Street is a vacant parcel of land. There is no evidence that there have been any structures located on this property. The property is currently covered in pavement and is being used for surface parking.

The building located at 606 North 1st Street was constructed in 1958. The building is non-contributing to both the Warehouse Historic District and the St. Anthony Falls Historic District. The building was originally built as an annex to the existing Gaar, Scott & Company Warehouse located at 614 North 1st Street. This building was rehabilitated and converted to housing in the early 2000's. It is a contributing building to both historic districts; however, the annex is non-contributing because it was built after the period of significance for both districts. The building was used for automobile parking and the storage of

other goods when it was first constructed. Today it continues to serve as off-street parking for the residents who live in the Garr Scott Lofts.

The building located at 606 North 1st Street is a two-story concrete block building. The building has a metal canopy that extends along the entire front and back façades. There is an overhead garage door located on the front of the building and there is a transformer situated on the public sidewalk in front of the building. Visual evidence does not indicate that there have been any modifications made to the building since it was constructed. The two-story building measures 40 feet wide by 99 feet long.

APPLICANT'S PROPOSAL. The applicant is proposing to demolish the existing buildings located at 602 and 606 North 1st Street in order to construct a new 30-unit residential building on the properties located at 602, 602 ½ and 606 North 1st Street. Combined, the lot area of the site is 15,136 square feet. The new building will have a footprint of 14,692 square feet and will be approximately 132,000 square feet in size. The building will be eight stories (approximately 92 feet) in height. The eighth floor of the building will be stepped back from the front, sides and rear of the building. The building will have three levels of parking; one level will be at grade and the other two levels will be underground. Both of the parking areas will be accessed via the public alley on the block however, each level will have its own drive approach. The building will be constructed out of brick, stone, metal and glass.

RELATED APPLICATIONS. In 2000 and 2001, Brighton Development Corporation applied for a demolition permit to tear down the exiting building located at 606 North 1st Street. In both instances the applicant was proposing to demolish the building in order to construct a surface parking lot. In both cases, the Heritage Preservation Commission denied the application stating that if an infill development were proposed that they would reconsider the demolition of the building at that time.

PUBLIC COMMENTS. Official correspondence from the North Loop Neighborhood Association and additional comments letters are attached for reference. Any additional 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 demolition of the buildings located at 602 and 606 North 1st Street and to permit the construction of a new 8-story residential building 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.*

Neither of the buildings that are proposed to be demolished are contributing to either the Warehouse Historic District or the St. Anthony Falls Historic District given when they were constructed. The demolition of the two buildings would be compatible with and support the criteria of significance and period of significance for both the Warehouse Historic District and the St. Anthony Falls Historic District.

The proposed residential development is compatible with and supports the criteria of significance and period of significance for both the Warehouse Historic District and the St. Anthony Falls Historic District. The proposed placement of the building will reinforce the strong

building presence along North 1st Street and the building design will be compatible with the surrounding buildings and the Minneapolis Warehouse Historic District Design Guidelines.

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

Neither of the buildings that are proposed to be demolished are contributing to either the Warehouse Historic District or the St. Anthony Falls Historic District given when they were constructed. The demolition of the two buildings would be compatible with and support the exterior designation for both the Warehouse Historic District and the St. Anthony Falls Historic District.

The proposed residential development is compatible with and supports the exterior designation of both the Warehouse Historic District and the St. Anthony Falls Historic District. The proposed placement, massing and scale of the building will be compatible with other buildings in the surrounding area. In addition, the building design will be compatible with the Minneapolis Warehouse Historic District Design Guidelines.

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

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.

The request to demolish two buildings that are non-contributing in both the Warehouse Historic District and the St. Anthony Falls Historic District is compatible with and will ensure continued integrity of the historic district for which the districts were designated.

The proposed residential development is compatible with and will ensure continued integrity of both the Warehouse Historic District and the St. Anthony Falls Historic District for which the districts were designated based on the evidence below.

Location: The proposed project will not impair the historic districts integrity of location, as the applicant is not proposing to change the location of any contributing resources.

Design: The proposed design is compatible with the Minneapolis Warehouse Historic District Design Guidelines. The proposed placement of the building will reinforce the strong building presence along North 1st Street and the massing and scale of the building will be compatible with other buildings in the surrounding area.

Setting: The proposed residential development would replace a one-story and a two-story building with an eight-story building, which will have a positive impact on the setting of the area. The placement of the building will reinforce the strong building presence along North 1st Street and the massing and scale of the building will be compatible with other buildings in the surrounding area.

Materials: The proposed building will be constructed out of brick, stone, metal and glass. These materials are compatible with the Minneapolis Warehouse Historic District Design Guidelines.

Workmanship: The proposed building would not alter any historic buildings in the district and would not impair the integrity of workmanship.

Feeling: Any new construction in a historic district will have an impact on the integrity of feeling. New construction will inevitably stand out as modern and different from the historic surroundings. In the case of the proposed residential development, the placement of the building will reinforce the strong building presence along North 1st Street and the massing and scale of the building will be compatible with other buildings in the surrounding area.

Association: The proposed project would not impair the district's integrity of association.

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

The Minneapolis Warehouse Historic District Design Guidelines were adopted in 2010. The design guidelines were created to protect the integrity of the historic district. The design guidelines allow for sensitive and compatible changes that will allow the district to maintain its growth as an urban neighborhood that supports a variety of commercial, industrial and residential uses.

Three distinctive character areas of the historic district, differentiated based on the development patterns and scale of the buildings, were identified in the design guidelines: nineteenth century warehouse, twentieth century warehouse, and rail yards. The subject property is located in the twentieth century warehouse character area. The twentieth century warehouse buildings were large rectilinear boxes built specifically for warehousing and manufacturing. These buildings were workhorses designed for an industrial purpose, but the wealth generated by the businesses and industries that built these buildings often afforded the architects who designed these boxy buildings to embellish their buildings with ornate details.

The intent of the Design Guidelines for New Buildings on Infill Sites section is to encourage compatible design that reinforces key character defining features of the district. Compatibility is the ability of different components, whether similar or dissimilar, to function together and stand together. New buildings shall not replicate existing buildings. These design guidelines establish a framework for making design decisions that will reinforce the key character defining elements of the district while allowing for creativity and flexibility in new designs.

The following design guidelines for new buildings on infill sites are applicable to the applicant's proposal:

Street Wall - Building Placement on Site:

Requirement:

- 3.1. The building shall be built to the property line adjacent to the public right-of-way (zero setback). A maximum setback of five feet is allowed for recessed entryways.
- 3.2. Fences and grade separations between the building and public right-of-way are inappropriate and shall not be allowed.

Other Considerations:

- 3.6. Side courtyards, seating areas and spaces that support pedestrian activities will be considered as long as they do not interrupt the historic rhythm of the block face. A setback of up to 20 feet will be considered.

Staff Comment:

The building will be built up to the front property line along North 1st Street except where the main entryway is set back two-and-a-half feet to allow for the doors to open without crossing the property line. In addition, the emergency egress door, located at the northern end of the property, is set back three feet to allow for the door to open without crossing the property line.

There is approximately a one-and-one-quarter foot grade change from the property line to the back of curb along North 1st Street. This is an existing condition that exists along North 1st Street beginning at this property and to the north along the street. To accommodate for the grade change the applicant is proposing to construct a raised planter mid-way between the curb line and the front of the building. The front of the planter will align with the railing at the outer edge of the raised platform that exists for the remainder of the block north of this site. The overall depth of the planter will be approximately five feet.

Access Points - Pedestrian Interface:

Requirement:

- 3.7. Buildings shall be oriented such that principal facades and entrances face public streets.

Staff Comment:

The principal façade and the main entryway to the building face North 1st Street.

Access Points - Vehicular Interface & Parking:

Requirement:

- 3.11. Vehicular access to a site shall be obtained using existing alleys.
- 3.13. Parking shall be located below grade or to the rear of the buildings.
- 3.15. Opportunities for shared parking and vehicular access shall be explored to the greatest extent possible.

Staff Comment:

The building will have three levels of parking; one level will be at grade and the other two levels will be underground. Both of the parking areas will be accessed via the public alley on the block however, each level will have its own drive approach. The one level of at-grade parking will be leased to the residents who reside in the adjacent Gaar Scott Lofts.

Massing:

Requirement:

- 3.20. Buildings shall have a singular rectangular shape and volume.
- 3.21. Building facades or portions of facades that are stepped back along street facing facades are not allowed.

Other Considerations:

- 3.22. Building facades or portions of facades that are stepped back will be considered if the proposed massing for the overall buildings is demonstrated to be compatible with the design of surrounding historic buildings within the district. The proposed massing shall be superior in design to the required singular rectangular volume.

Staff Comment:

The proposed building reads as a singular rectangular shape. The proposed building measures approximately 98 feet wide by approximately 153 feet long. There are two stacks of recessed balconies on the front façade of the building. One of the balcony stacks is located above the main entryway to the building. The recess for these balconies is only two feet deep. The railing for the balconies will be located six inches back from the front wall of the building. The other balcony stack is located on the north corner of the building adjacent to the Gaar Scott Lofts. The balconies themselves are nine feet wide and 14 feet deep. The railing for the balconies will be located two feet back from the front wall of the building. The entire eighth floor of the building will be stepped back from the front, sides and rear of the building.

There are two stacks of balconies on the southeast side of the building and one stack of balconies on the northwest side of the building. The western most stack of balconies on the southeast side of the building is located on the southwest corner of the building. The railing for all of these balcony stacks will be located six inches back from the wall of the building.

Scale:

Requirement:

- 3.25. Height of buildings shall be between two (2) and ten (10) stories.
- 3.26. The first floor height shall be between 14 and 21 feet and upper story height between 10 and 14 feet.

Advisory:

- 3.27. Consider the footprints of the adjacent buildings along the block face to develop a design for a new building that is compatible with the scale of surrounding buildings.

Staff Comment:

The building will be eight stories (approximately 92 feet) in height. The height of the first floor will be 12 feet and the overall height of the first two floors will be 23 feet four inches. The building has been designed so the first two floors read as a single volume of space. The floor to ceiling heights of the proposed building is similar to the floor to ceiling heights of the adjacent Gaar Scott Lofts building.

Rhythm:

Requirement:

- 3.28. Building facades shall display a defined base, top and middle portions, differentiated by variations in architectural treatment, materials or details. An appropriate façade composition of base, middle and top is:
 - Base: The portion from grade level to the top of the first floor or to the top of the second floor if the second floor is designed as a mezzanine
 - Top: The portion above the window of the upper most floor to the top of the parapet
 - Middle: The portion between the base and the top
- 3.29. Deeply modulated vertical or horizontal articulation shall not be allowed.
- 3.30. Fenestration shall be grouped into vertical bays.
- 3.31. Buildings shall have flat roofs.

- 3.33. Rooftop equipment, decks, or penthouse structures that project above the roof line including, antennas, or other service devices or equipment such as solar panels or wind turbines, shall be set back from the primary building facade(s) by one structural bay on all sides of the building. The equipment, decks, or penthouses shall not be visible from the right of way adjacent to the primary facade(s).

Advisory:

- 3.34. Simple facade articulation with a symmetrical arrangement of fenestration in recognizable groups is appropriate.
- 3.35. Flat roofs, with capped parapets and corbelled cornices are appropriate.

Staff Comment:

The building has a distinguished base (first and second floor), middle (third through seventh floors) and top (eighth floor). The top and middle of the building are broken up into vertical bays. The vertical columns that break up the fenestration are comprised of brick on the base and metal on the middle portion of the building. The top of the seventh floor is capped with metal and there is a metal and glass railing system that extends along the majority of the building perimeter defining the roof terraces for the penthouse units on the eighth floor.

The top of the building is comprised of glass with a metal parapet. The parapet on the top of the building is simple in design and is comprised of metal with a four-foot sunshade projecting from it. The top of the building is set back one structural bay from the front, sides and rear of the building. The building has a flat roof.

Fenestration - Building Envelope:

Requirement:

- 3.37. The total first floor street facing facade glazed fenestration shall range between 50% and 75% of first floor facade area.
- 3.38. The total facade fenestration shall range between 35% and 60% of total facade area.
- 3.39. Louvers or other openings in the facades for mechanical equipment such as fireplace, heating ventilation air condition (HVAC) and laundry vents are not appropriate and shall not be permitted on primary (street facing) facades.

Advisory:

- 3.40. A simple rectangular fenestration pattern is appropriate.

Staff Comment:

The first floor of the building facing North 1st Street has 71 percent glazing and the overall front façade of the building facing North 1st Street has 68 percent glazing. There are no louvers or openings for mechanical equipment on the front façade of the building. The southeast side of the building has 61 percent glazing, the northeast side of the building has 57 percent glazing and the northwest side of the building, that is exposed, has 42 percent glazing. The front and southeast sides of the building have more glazing than what is allowed by the guidelines. This amount of glazing is not typical of a warehouse style building. However, CPED believes that for a modern warehouse style building the ratio of fenestration to non-fenestration is appropriate.

Fenestration – Windows:

Requirement:

- 3.41. Windows shall be compatible with the surrounding historic buildings in their alignment, type and proportion.
- 3.42. Window frames and mullions shall match the scale of the window opening and glazed area and be compatible with the color and materials of the facade.
- 3.43. Clear glass or non-reflective low emission glass or coatings shall be used.
- 3.44. Continuous horizontal or vertical bands of windows shall not be allowed.

Advisory:

- 3.45. Real single or double hung windows at regular intervals, and in a size and number that compliments the building are appropriate.
- 3.46. The appropriate height to width proportion of individual windows is 4:1 to 3:1.
- 3.47. Twin windows or two windows separated by a minimum 4 inch wide mullion within a window opening are appropriate.
- 3.48. Commercial style divided light and contemporary interpretations of this style are appropriate.
- 3.49. Arched windows are appropriate.
- 3.50. Windows with details such as lintels and sills are appropriate and encouraged.
- 3.51. Windows are encouraged to be setback from the facade of the building.

Staff Comment:

The proposed windows are a contemporary interpretation of commercial style divided light windows. The proposed windows are a series of seven vertically aligned windows. Interspersed between the windows are bays of four vertically aligned floor to ceiling patio doors. Within the window bays, four of the windows are awning windows and the remaining three windows are fixed. While the predominate window type in the area are double hung windows, the proposed windows are compatible in alignment and proportion to other buildings within the area. The window frames will be made out of a dark bronze metal that will match the building colors. The window frames will also match the scale of the window opening and glazed area.

All of the glass will be clear glass except for certain windows on the southeast and northeast sides of the building. For building code purposes, only a percentage of openings is allowed on a façade when adjacent to a public alley. To meet the building code on the two alley facing sides of the building certain windows are proposed to be backed by spandrel glass. Renderings showing the daytime and nighttime views of the building, with and without the spandrel glass, have been provided. The location of the spandrel glass has been organized in a pattern on both sides of the building. The spandrel glass could be replaced with a different material but then the symmetry of the building would be thrown off.

The eighth floor of the building is a continuous wall of floor to ceiling windows. As required by the design guidelines, the eighth floor of the building is set back one structural bay from the front, sides and rear of the building.

The first and second floor windows are set back seven inches from the façade of the building and the upper floor windows are set back three inches from the façade of the building.

Fenestration – Entryways:

Requirement:

- 3.52. Entryways shall be in scale with the building
- 3.53. Entryways shall have a design that is rectilinear or arched in shape.
- 3.54. Doors and entryways shall be vertically proportioned.

Staff Comment:

The main entryway is 25 feet wide and 12 feet high. The entryway is rectangular in shape and the doors and side windows that make up the remainder of the entryway are vertical in proportion.

The doors and side windows that make up the remainder of the entryway are proposed to be fritted. The fritting would be applied to the glass in a manner that would look like curving railroad tracks (Historical Imagery Concept). The doors and sidelight windows would be clear fritted glass and the windows next to the sidelights would be clear fritted glass with a red wall behind it which would help showcase the pattern.

Fenestration – Balconies:

Requirement:

- 3.57. Balconies shall maintain the entryway and window fenestration patterns of the building.

Advisory:

- 3.60. Simple, functional, rectilinear balconies are appropriate.

3.61. Other Considerations:

- 3.62. Fully recessed balconies will be considered for primary and secondary facades of new construction if evidence is provided that the building wall maintains the feeling of a solid building wall.

Staff Comment:

There are rectangular shaped balconies on all four sides of the building. All of the balconies are recessed into the building. The placement of the balconies maintains the window pattern of the building. The balcony railings are made of metal and glass and will be located six inches back from the wall of the building. The placement of the balcony railings help to maintain the feeling of a solid building wall.

Fenestration - Canopies & Awnings:

Requirement:

- 3.63. Canopies and awnings shall complement the fenestration patterns of the building.
- 3.64. Awnings shall be attached above the fenestration but below the cornice, sign panel, or below the transom of the storefront.
- 3.65. The awning area, in elevation, shall not exceed 20% of the first floor facade elevation area.
- 3.66. Curved and back-lit awnings or canopies shall not be allowed.

Advisory:

- 3.67. Metal canopies, compatible with the industrial heritage of the area are considered appropriate.

Staff Comment:

A glass and metal canopy is proposed to be located over the main entryway along North 1st Street. The canopy will be supported by a structural steel frame. The canopy will be located between the first and second floor. The canopy is 25 feet long and will project approximately seven feet from the building wall. The area of the canopy will be approximately seven percent of the area of the first floor façade.

The canopy is proposed to be fritted. The fritting would be applied to the glass in a manner that would look like curving railroad tracks (Historical Imagery Concept). The canopy would be clear fritted glass with a red treatment applied to it which would help showcase the pattern. The canopy would also be internally lit. Although the district guidelines do not prohibit the illumination of the canopy, the sign guidelines do not allow for any type of illumination. Given this juxtaposition, CPED is recommending that the canopy lighting be internal or downcast and not allowed to illuminate from the sides or top of the canopy.

There are three canopies on the back side of the building. There is a canopy located over the pedestrian entrance and one over each of the vehicular entrances. The canopies are all metal and extend approximately two-and-a-half feet from the building wall.

Materials:

Requirement:

- 3.69. Building facades that face a public street shall have one principal material, excluding door and window openings, and may have up to one additional material for trims and details. Permitted materials include, but are not limited to brick, stone, terracotta, painted metal, hardy board panels, poured concrete and precast concrete.
- 3.70. Vinyl, wood, and hardy board lap siding, stucco, EIFS, exposed metals and materials with shiny finishes shall not be allowed for facade materials.

Advisory:

- 3.71. Having one principal facade material and color on primary (street facing) facades and another material or color for secondary (non-street facing) facades is appropriate.
- 3.72. One color is appropriate per building facade and one secondary color is appropriate for accents, trims and details.
- 3.73. Painted (non-shiny metallic colors) metal, wood and glass are appropriate for windows, doors and entryways.
- 3.74. Base facade colors that match standard brick colors namely terracotta red, grey, brown and tan are appropriate.
- 3.75. Appropriate colors for building accents, trims and details are shades of native sandstone or limestone, tan, beige or grey.
- 3.76. Appropriate trim colors for door frames, window frames handrails and external metal features, are black, and dark tones of blue, red, brown, or green.

Other Considerations:

- 3.77. Glass curtain wall will be considered as a principal material.
- 3.78. Exposed metals will be considered as a principal material.

Staff Comment:

The building will be constructed out of brick, stone, metal and glass. The vertical columns that break up the fenestration are comprised of brick on the base and metal on the middle portion of the building. The remainder of the elevations will be primarily glass. The sides and back of the building are similar to the front of the building. On the first floor of the building brick will be used in between the columns on the southeast, northeast and northwest sides of the building. Also on the southeast side of the building, a living wall system will be applied between the columns to help break up the elevation. The top of the building is comprised of glass with a metal parapet.

The color of the brick that will be used on the columns will be “White Plaines” and the color of the brick that will be used between the columns on the first floor will be “Ebony”. The color of the metal on the middle portion of the building will be “Medium Bronze” and the color of the metal on the top portion of the building will be “Champagne Metallic”. The color of the window frames and the balcony railings will be “Dark Bronze”.

Architectural Details:

Advisory:

- 3.79. Architectural details and features are encouraged to create interest to the facade of new buildings.

Staff Comment:

The fritted doors and side windows that make up the entryway and the fritted canopy over the entryway are intended to create architectural interest on the front façade of the building.

The following design guidelines for on-premise signs and awnings are applicable to the applicant’s proposal:

In General:

Location of building signs: Wherever possible, signs should be placed in traditional sign locations including the storefront sign band area. Signs should not obscure or damage architectural features including windows, doors, pilasters, columns and historic signs. Building signs should be located only on the primary façade of the building adjacent to the street and should be no higher than fourteen (14) feet, except as otherwise provided in the specific guidelines for wall signs.

Wall Signs:

- i. Location. Wall signs should be located between the first and second floor and should not be higher than fourteen (14) feet, except where the historic sign band is higher. Wall signs should not conceal architectural features or obstruct openings.
- ii. Size. Wall signs should be no more than two (2) feet high and thirty-two (32) square feet in area and should not extend outward from the building more than eight (8) inches.
- iii. Materials. Wall signs may be constructed of wood, metal, painted fiberglass or painted plastic.

iv. Installation. Wall signs should be attached to the building through the mortar joints. If illuminated, a wall sign should be placed adjacent to or over a permanent mounting plate for electrification. Electrical conduit and lighting fixtures should be attached to the top of the wall sign, and should not be attached to the building. Wall signs should not be painted directly on the surface of the building, except as part of the maintenance or restoration of an existing historic sign.

Staff Comment:

Two wall signs are proposed for the building. One above the main entryway and one next to the door on the back of the building. Both of the signs would read "602 RESIDENCES". Both of the signs meet the design guidelines except that the sign next to the back door is not located on a primary building façade. The residents of the Gaar Scott Lofts will be utilizing the back door to access their parking spaces. CPED finds that this is a unique situation and that the sign is warranted in this location.

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 proposed development will be consistent with the following Secretary of the Interior's Standards for Rehabilitation:

9. 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.
 10. 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.
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 proposed development 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.
 - 8.1.2 Require new construction in historic districts to be compatible with the historic fabric.
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.

The buildings located at 602 and 606 North 1st Street are proposed to be demolished. Neither of the buildings that are proposed to be demolished are contributing to either the Warehouse Historic District or the St. Anthony Falls Historic District given when they were constructed. The applicant does not contend that the demolition of the subject properties is necessary to correct an unsafe or dangerous condition. Reasonable alternatives to demolition exist. The buildings could be maintained as they currently are or they could be converted to housing. However, the applicant has indicated that while the buildings could be maintained as they currently are or converted to housing, it would not be economically feasible given the size of the existing buildings, today's cost of construction and the rising value of property in this area of Minneapolis.

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.*

The applicant has demonstrated adequate consideration for the description and statement of significance in the original nomination upon which both the Warehouse Historic District and the St. Anthony Falls Historic District was based. Neither of the buildings that are proposed to be demolished are contributing to either the Warehouse Historic District or the St. Anthony Falls Historic District given when they were constructed. In addition, the proposed residential development will be compatible with the Minneapolis Warehouse Historic District Design Guidelines.

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

This development will require land use approvals, including site plan review. The land use applications have not been submitted at this time.

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.*

Demolition of a non-contributing building is not prohibited by the Secretary of the Interior's Standards for the Treatment of Historic Properties. Given this, the demolition of the buildings located at 602 and 606 North 1st Street will not materially impair the significance and integrity of the Warehouse Historic District or the St. Anthony Falls Historic District.

The proposed development will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for new construction.

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

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

Neither of the buildings that are proposed to be demolished are contributing to either the Warehouse Historic District or the St. Anthony Falls Historic District given when they were constructed. The demolition of the two buildings would be compatible with and support the criteria of significance and period of significance for both the Warehouse Historic District and the St. Anthony Falls Historic District.

The proposed residential development 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 both the Warehouse Historic District and the St. Anthony Falls Historic District. The proposed placement of the building will reinforce the strong building presence along North 1st Street and the building design will be compatible with the surrounding buildings and the Minneapolis Warehouse Historic District Design Guidelines.

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.*

The spirit and intent of the City of Minneapolis' Heritage Preservation Regulations is to preserve historically significant buildings, structures, sites, objects, districts, and cultural landscapes of the community while permitting appropriate changes to be made to these properties. Granting the certificates 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 districts.

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.*

Granting the certificates of appropriateness will not be injurious to the significance and integrity of other resources in the historic districts. Neither of the buildings that are proposed to be demolished are contributing to either the Warehouse Historic District or the St. Anthony Falls Historic District given when they were constructed. In addition, the proposed residential development will be compatible with the Minneapolis Warehouse Historic District Design Guidelines.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Certificate of Appropriateness:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the above findings and **approve** the Certificate of Appropriateness application for the demolition of the building located at 602 North 1st Street, subject to the following conditions:

- I. By ordinance, approvals are valid for a period of two years from the date of the decision. 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 2, 2016.

Recommendation of the Department of Community Planning and Economic Development for the Certificate of Appropriateness:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the above findings and **approve** the Certificate of Appropriateness application for the demolition of the building located at 606 North 1st Street, subject to the following conditions:

1. By ordinance, approvals are valid for a period of two years from the date of the decision. 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 2, 2016.

Recommendation of the Department of Community Planning and Economic Development for the Certificate of Appropriateness:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the above findings and **approve** the Certificate of Appropriateness to allow for the construction of a new 8-story residential building located at 602, 602 ½ and 606 North 1st Street, subject to the following conditions:

1. 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 2, 2016.
2. 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.
3. The front canopy lighting shall be internal or downcast and not allowed to illuminate from the sides or top of the canopy.

ATTACHMENTS

1. Report for 602 North 1st Street submitted by the applicant
2. August 30, 2006, letter from the SHPO regarding 602 North 1st Street
3. Zoning map for 602 North 1st Street
4. Report for 606 North 1st Street submitted by the applicant
5. Zoning map for 606 North 1st Street
6. Report for the new residential development submitted by the applicant
7. Notifications to Council Member Frey and the North Loop Neighborhood Association
8. August 27, 2014, letter from the North Loop Neighborhood Association
9. Letters from surrounding residents
10. Zoning map for 602-602 ½ and 606 North 1st Street
11. Architectural drawings
12. Exterior perspectives
13. Exterior context images
14. Daytime and nighttime renderings of the building, with and without the spandrel glass
15. Window details
16. Fritted glass image



**602 North First Street
Minneapolis, Minnesota**

**Certificate of Appropriateness Application
for Demolition of Building
Minneapolis Heritage Preservation Commission**

**Submitted October 17, 2014
For Public Hearing December 2, 2014**

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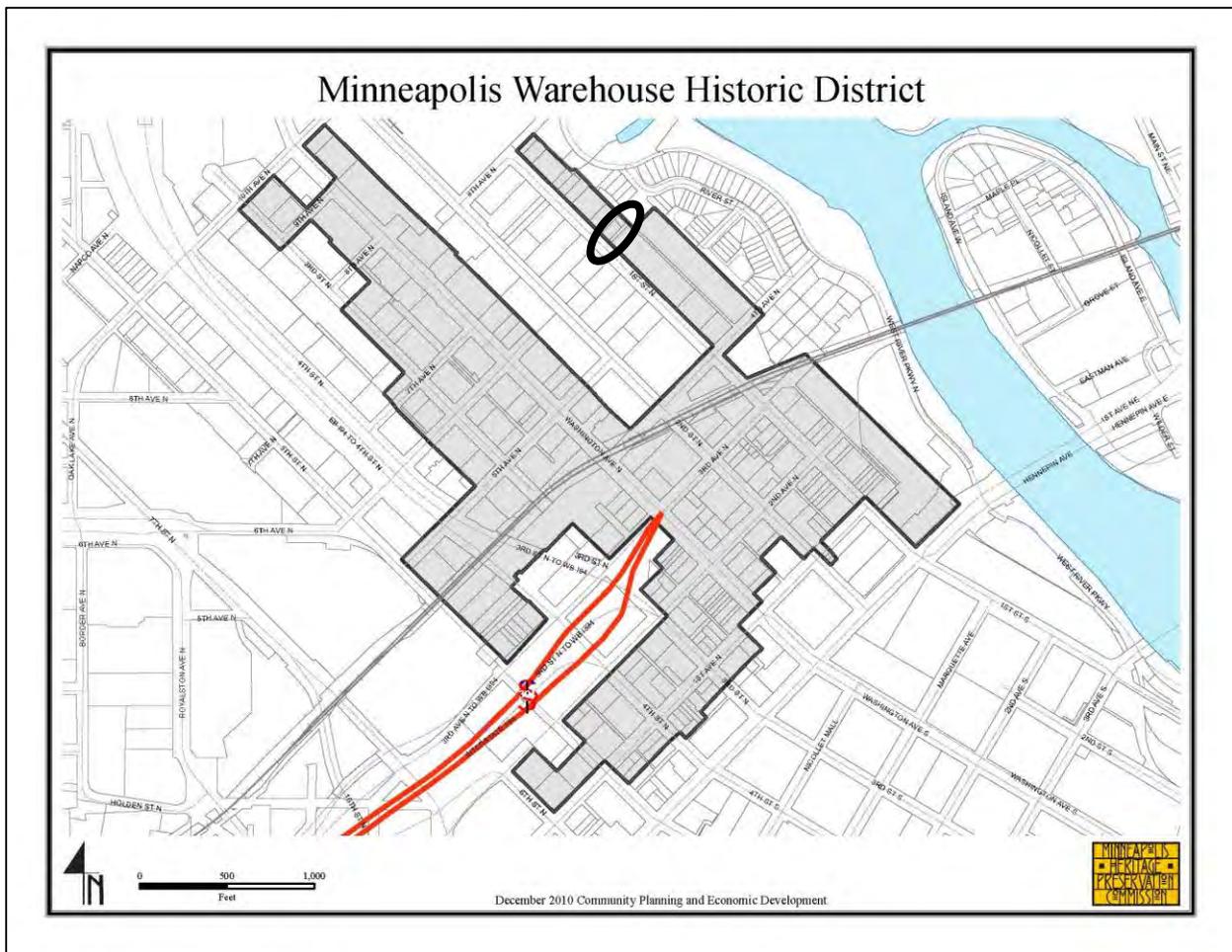
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Project Overview

602 North First Street Demolition (for Construction of 602 Condominiums)

Developer: Solhem LLC (Curt Gunsbury and Robert T. Miller)
Historian: Hess, Roise and Company

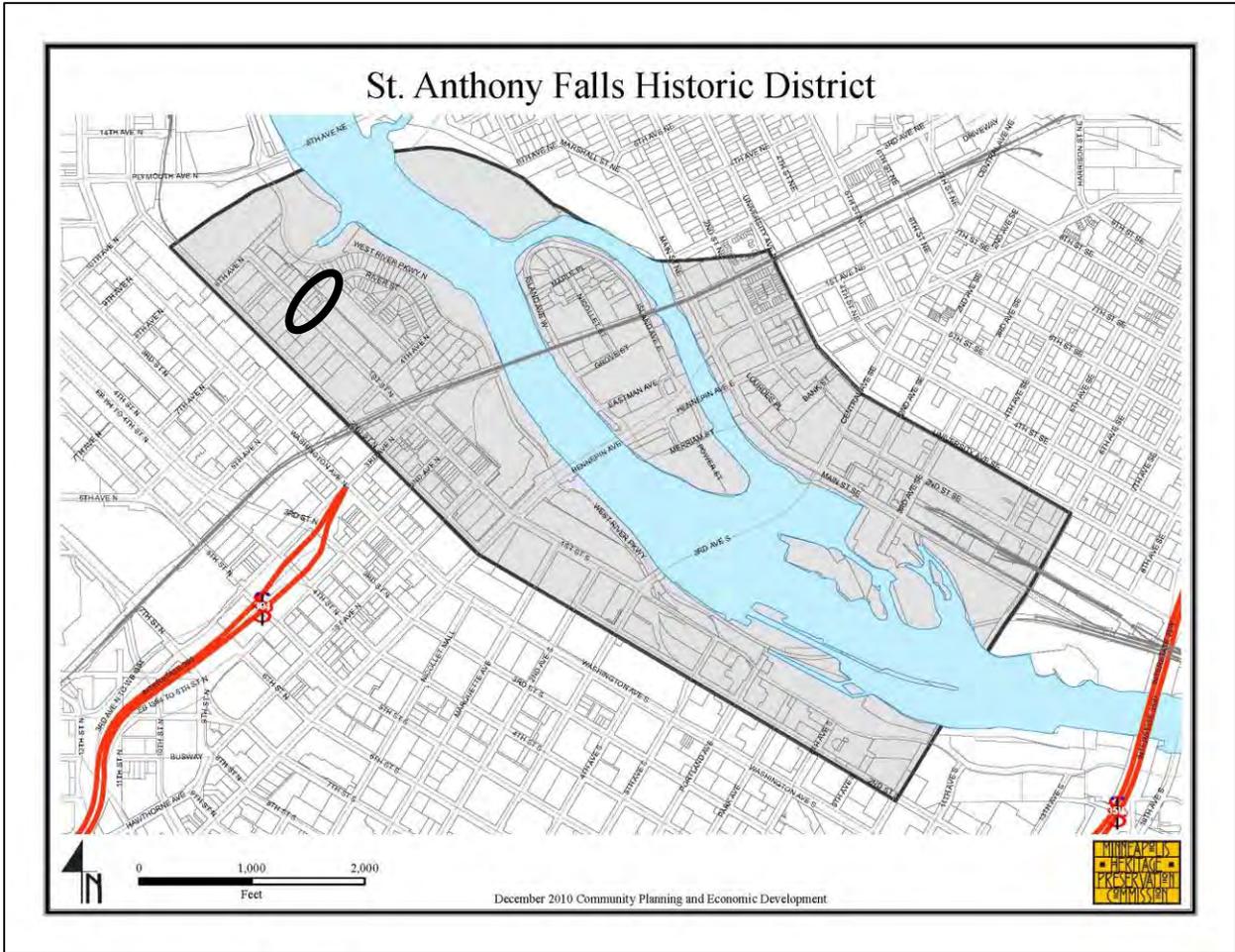
Designation status: Noncontributing property in Minneapolis Warehouse Historic District;
built during period of significance of Saint Anthony Falls Historic District
(both are local and National Register districts)



*Minneapolis Warehouse Historic District.
Location of 602 North First Street is circled.*

(Map from Minneapolis Heritage Preservation Commission website:

http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/convert_275513.pdf)



*Saint Anthony Falls Historic District.
Location of 602 North First Street is circled.*

(Map from Minneapolis Heritage Preservation Commission website:

http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert_284813.pdf)

Historical Information

Property records for this area are often confusing because address numbers changed over time and properties were occasionally combined and divided for industrial and warehouse use. The Star Elevator complex was developed at First Street and Sixth Avenue in the 1880s, and 602 First Street was one of the addresses associated with that complex. (The alley southeast of 602 First appears to be a vestige of Sixth Avenue.) Building permit records list construction of a 22' x 90' brick warehouse in 1888 and a 20' x 86' concrete addition in 1926, but these dimensions do not come near to matching those of the subject building. As late as 1939, the building permit index for 602 North First includes a permit for an elevator shaft and man lift, which seems unlikely to have been installed in the single-story building now claiming that address.

There is no building on this site on a 1912 Sanborn map updated to 1930. While city directories indicate that there was a vacant building at 602 North First from 1930 to 1934, that might refer to another building in the vicinity that was related to the Star Elevator. The same could be true of the freight-line operation that the directories list at 602 North First in the last half of the 1930s.¹

In the next decade, however, there is sounder evidence that the existing building was in place. City directories have R. A. Reiners, a wholesaler of food products, at this address between 1940 and 1965. This correlates with information on a Sanborn map updated to 1951, which showed a cheese warehouse in this location. Although the dimensions of the footprint were not given, the outline is very similar to the configuration of the present building. The Sanborn map identified the construction as being “CB” (concrete block), and indicated that the building had 12-foot-high walls and wood trusses supporting the roof. After being vacant from 1966 to 1969, the building had a new tenant, Dasco, Inc., in 1970, which remained there until at least 1978. More recently, the building was converted into an art studio.²

When the Minneapolis Warehouse Historic District was listed in the National Register in 1989, it included the following information on 602 North First Street:

Historic Name: Security Warehouse

Common Name: Dasco Inc.

Architect: unknown

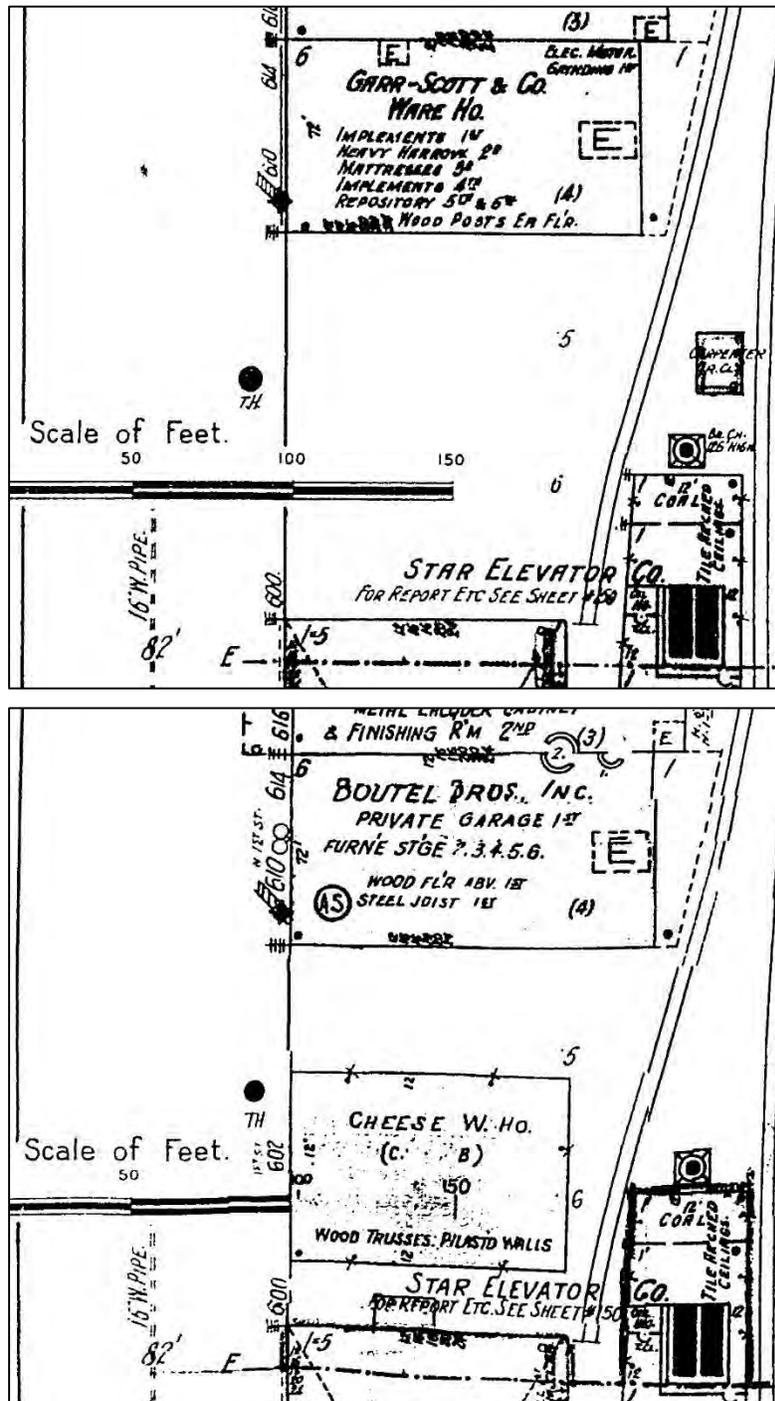
Date: 1936

The Security Warehouse is a one-story concrete block building with the principle facade sheathed in brick. It does not date within the district’s period of significance and is considered noncontributing.

The source of the 1936 date is not cited. Given the design of the building, a construction date of 1936 or 1940 seems reasonable. In either case, it dates from the end of the period of significance of the Saint Anthony Falls Historic District but was not built during the period of significance of the Minneapolis Warehouse Historic District.

¹ It is difficult to conduct research in the Minneapolis city directories prior to the introduction of reverse entries (with listings by address) in 1930. Other sources were in Hess Roise research files.

² Ibid.



Detail of Sanborn maps: Top: 1912 updated to 1930; Bottom: 1912 updated to 1951

The site of 602 North First is near the center of the maps.
 The 602 building does not appear on the 1912-1930 map but is shown as a cheese warehouse
 on the 1951 map.



602 North First in 1978 (Hess Roise files) and today.





Current Views

Top: Looking northwest on First Street just southeast of 602 North First Street. The building is edged by an alley to the right and North First to the left.

Bottom: Looking north on First Street at the southwest (front) and southeast (side) facades of 602 North First Street.



Current Views

Top: Looking northeast at front facade.

Bottom: Looking southwest at southeast and rear (northeast) facades.

Project Description

The building at 602 North First Street, along with the neighboring 606 North First Street, will be demolished for the construction of the 602 Condominiums. A separate Certificate of Appropriateness application has been filed for the new construction, which was initially discussed at a joint meeting of the Heritage Preservation Commission and the Planning Commission's Committee of the Whole on July 31, 2014. The developers are expecting to break ground in spring 2015 and complete construction in summer 2016.



Certificate of Appropriateness Findings per Section 599.350

(a) General

(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 proposed project is located in both the Minneapolis Warehouse Historic District and the Saint Anthony Falls Historic District. The Minneapolis Warehouse Historic District was listed in the National Register in 1989. The local district has been expanded to match the boundaries of the National Register district. The district is significant under Criterion A in the area of commerce, trade and Criterion C in the area of architecture. Its period of significance is 1865–1930. The Saint Anthony Falls Historic District was listed in the National Register of Historic Places and given local designation in 1971 for its significance in the areas of architecture, commerce, industry, and transportation (National Register Criteria A and C). The district is now considered to be eligible under Criterion D (archaeology) as well. Although a period of significance was not delineated when the nomination was prepared, the HPC has adopted the period of 1848–1941.

The HPC design guidelines place the site in the “Twentieth Century Warehouse” character area of the Warehouse Historic District and the “Warehouse District” character area of the Saint Anthony Falls Historic District. These character areas overlap, so HPC staff has determined that Minneapolis Warehouse Historic District Design Guidelines will serve as the standard for the review.

The building at 602 North First dates from after the end of the period of significance of the Warehouse Historic District and is considered noncontributing. The building is probably within the period of significance that the HPC has established for the Saint Anthony Falls Historic District. As a result, its demolition does not affect the Warehouse district’s criteria of significance and period of significance but it could potentially affect the Saint Anthony Falls district. In replacing this structure with a new building that follows the HPC’s design guidelines for the Warehouse Historic District, the proposed construction will be compatible with and continue to support the criteria of significance and period of significance for that district was designated.

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

Demolition of the building is compatible with the Warehouse designation because it dates from after the period of significance and is noncontributing, but is incompatible with the Saint Anthony Falls designation, where it is a contributing building.

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

Demolition of the building will ensure the continued integrity of the Warehouse district because it dates from after the period of significance and is noncontributing, but it is detrimental to the integrity of the Saint Anthony Falls designation, where it is a contributing 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.

The design guidelines do not prohibit the demolition of a noncontributing building, so the loss of 602 North First Street will not materially impair the significance and integrity of the Warehouse district. HPC guidelines prohibit the demolition of a contributing resource unless it is a threat to public safety or there is no economical alternative for the building's use. While 602 North First contributes to the Saint Anthony Falls district, it is a small building in an area where the historic warehouses are typically of a larger scale. In addition, the building is almost completely surrounded by new or noncontributing structures. As a result, its loss will not materially impair the significance and integrity of the Saint Anthony Falls district. The district will continue to qualify for National Register and local designation after the building has been demolished.

(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.

Demolition of a noncontributing building is not prohibited by the Secretary of the Interior's Standards for the Treatment of Historic Properties, so the loss of 602 North First will not materially impair the significance and integrity of the Warehouse district. The demolition of the 602 North First building conflicts with the Standards but, as indicated in item 4, this loss does not materially impair the Saint Anthony Falls district. The district will continue to qualify for National Register and local designation after the building has been demolished.

(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 North Loop Small Area Plan, an update to the Downtown East/North Loop Master Plan, was approved by the Minneapolis City Council on April 16, 2010. The land use of the property at 602 North First is in classified as "Residential Enclave": "Limited opportunities for new large-scale development exist in this district. The majority of new development should maintain the residential character of the area with limited opportunities for retail if small and accessory to the residential uses. New projects should maintain and enhance the district's historic character" (page 69).

The building at 602 North First is currently used for an office/studio. Demolishing the building for a new residential development conforms to the plan.

(b) Destruction of any property.

The demolition of 602 North First is not necessary to correct an unsafe or dangerous condition, and there are some reasonable alternatives to the destruction of the property. However, the HPC can take into account the significance of the structure and its economic value or usefulness. It does not contribute to the Warehouse district, which is its strongest association. The building contributes to the Saint Anthony Falls district, but is somewhat isolated from other historic buildings. There is a noncontributing building directly adjacent to the northwest (606 North First) and new construction to the southeast and southwest. A former freight house, a historic building, is diagonally behind to the east, but the buildings are separated by a corridor that once held rail tracks. Like most of the other historic buildings in this area, the freight house has been converted to residential use. While it would be physically feasible to adapt 602 North First for housing, it would not likely be economically feasible given today's costs of construction and the rising value of the property in this high-demand neighborhood.

(c) Adequate consideration of related documents and regulations.

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

The materials submitted with this application demonstrate an understanding of the significance of the property and the Minneapolis Warehouse and Saint Anthony Falls Historic Districts. The Minneapolis Warehouse Historic District is significant under Criterion A in the area of commerce, trade and Criterion C in the area of architecture. Its period of significance is 1865–1930. The Saint Anthony Falls Historic District is significant in the areas of architecture, commerce, industry, and transportation (National Register Criteria A and C). The district is now considered to be eligible under Criterion D (archaeology) as well. Although a period of significance was not delineated when the nomination was prepared, the HPC has adopted the period of 1848–1941. The building at 602 North First was probably erected around 1936-1940, after the end of the period of significance of the Warehouse district, and is a noncontributing property. It dates from the period of significance of the Saint Anthony Falls district and is contributing in that district.

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

For the new construction, the Applicant plans to meet the requirements of Chapter 530 within the City of Minneapolis Zoning Code.

(3) 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.

See Section (a)(5) above.



**606 North First Street
Minneapolis, Minnesota**

**Certificate of Appropriateness Application
for Demolition of Building
Minneapolis Heritage Preservation Commission**

**Submitted October 17, 2014
For Public Hearing December 2, 2014**

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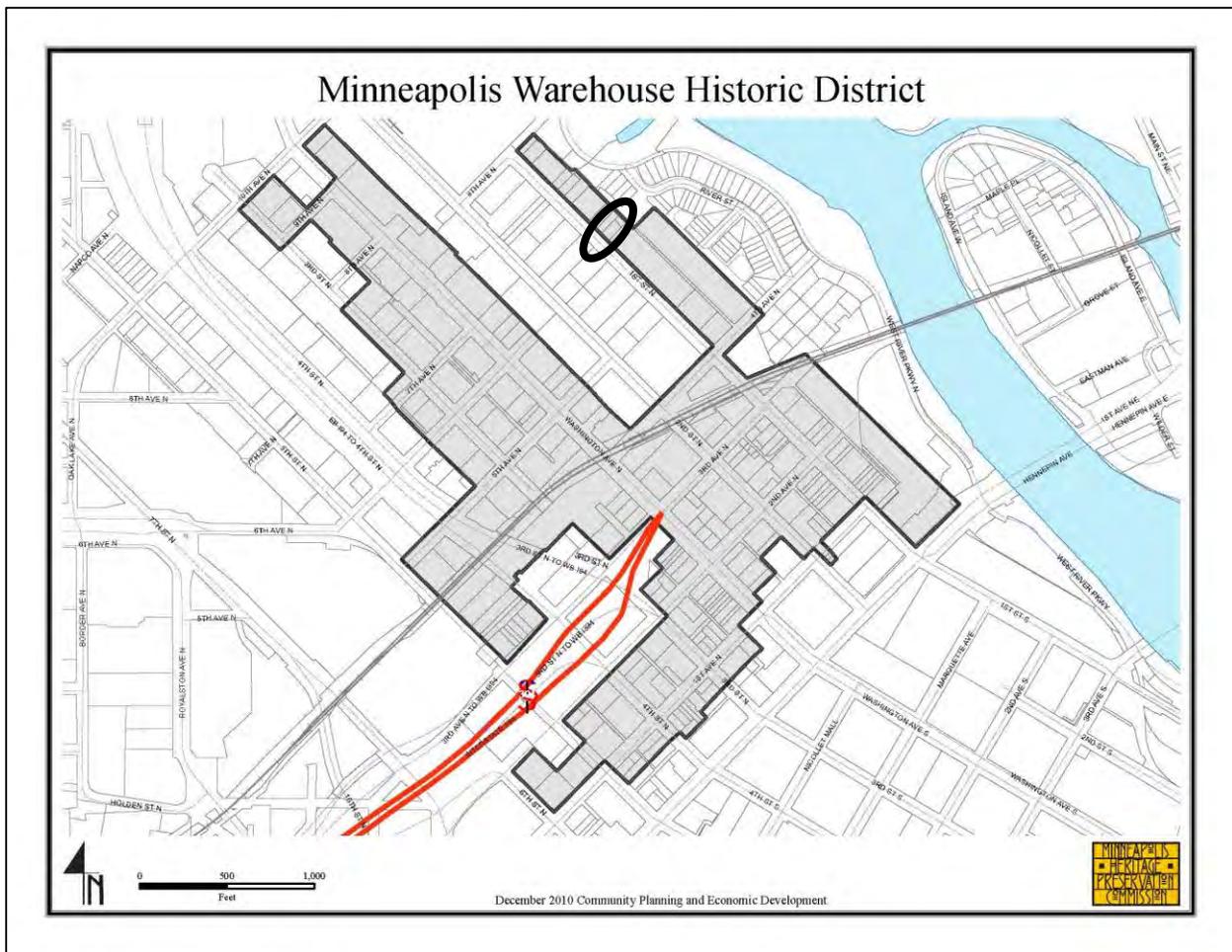
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Project Overview

606 North First Street Demolition (for Construction of 602 Condominiums)

Developer: Solhem LLC (Curt Gunsbury and Robert T. Miller)
Historian: Hess, Roise and Company

Designation status: Noncontributing property in Minneapolis Warehouse Historic District and Saint Anthony Falls Historic District (both local and National Register designations)



*Minneapolis Warehouse Historic District.
Location of 606 North First Street is circled.*

(Map from Minneapolis Heritage Preservation Commission website:

http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/convert_275513.pdf)

Historical Information

Property records for this area are somewhat confusing because address numbers changed over time and properties were occasionally combined and divided for industrial and warehouse use. There are two entries for this address on a historic permit index card. They indicate that an 18' x 32' shed was erected on the site in 1896 by the Star Elevator Company, which was just to the southeast, and that a frame storage shed measuring 40' x 86' x 16' was built on the site in 1915. If these structures were actually on this site, they were demolished by 1930 when the lot was shown as vacant on a Sanborn map updated from 1912. The property was subsequently associated with the building at 610-614 North First to the northwest, which was erected in 1892 and occupied by the Garr-Scott and Company Warehouse on the 1930 map. When the map was updated in 1951, the building was the property of the Boutel (or Boutell) Brothers, which used the first floor as a garage and stored furniture on the upper stories. The 606 site remained vacant.¹

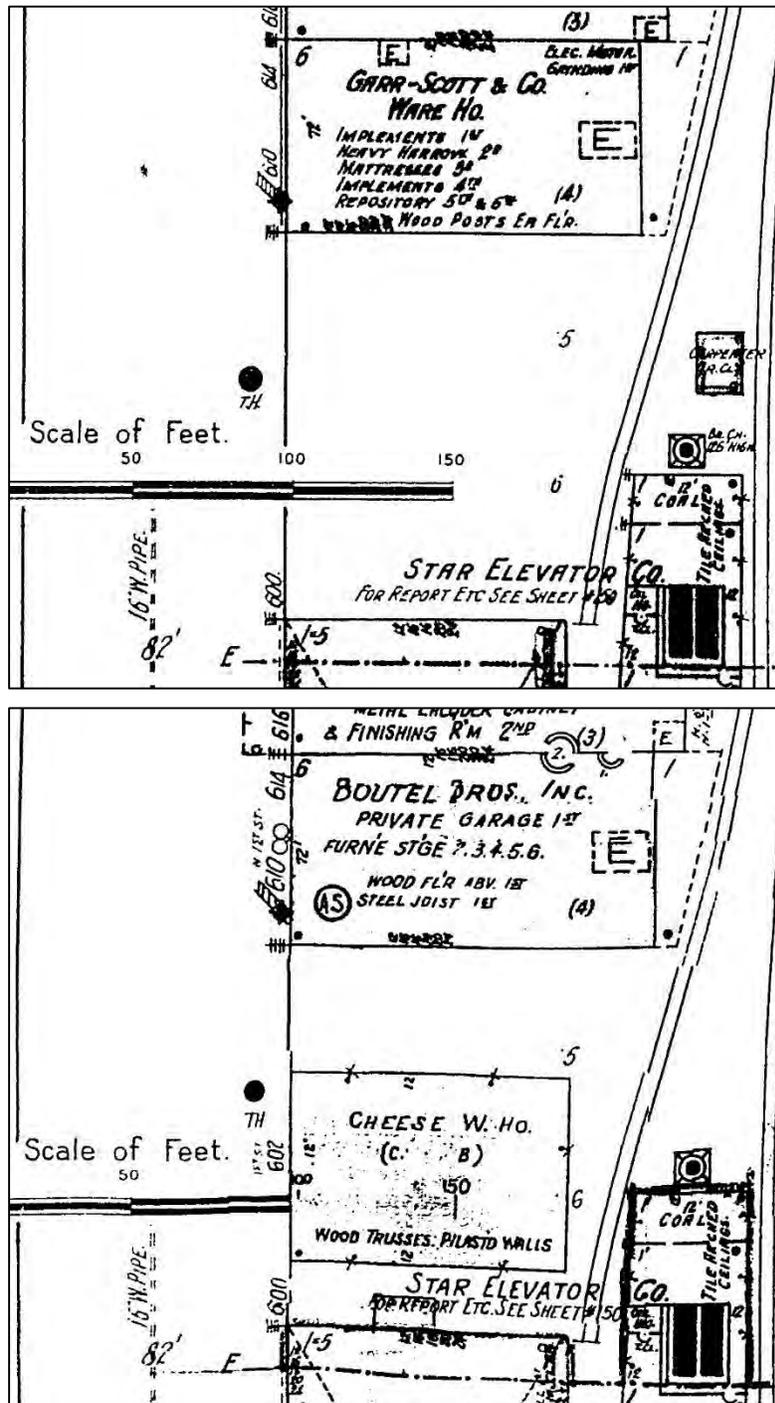
The structure that is now on the site apparently dates to 1958. In that year, a building permit was taken out under the address of 620 North First for a warehouse addition measuring 39.95' x 99' and rising 32'. This correlates with property description information in the Hennepin County Assessor's database, which indicates that the parcel measures 40' x 158'. The building covers about two-thirds of the depth of the parcel. The architect for the addition was Liebenberg and Kaplan, and the contractor was Adolphson and Peterson.²

When the Minneapolis Warehouse Historic District was listed in the National Register in 1989, the structure at 606 North First Street was included in the description for 614 North First Street, which the nomination said was historically known as the S. G. Cook Company: "The S.G. Cooke warehouse is a six-story brick building with the original facade intact but obscured by a metal screen. **A modern one-story concrete brick addition was constructed on the eastern facade [606 North First].** This is a noncontributing building." (emphasis added)

In 2000, the Minnesota State Historic Preservation Office submitted additional information to the National Park Service indicating that 614 North First, also known as the Garr, Scott and Company Implement Warehouse, should be considered a contributing building in the historic district. The National Park Service concurred. The concrete-block addition, however, remained noncontributing because it was constructed after the period of significance.

¹ Building permit index for 606 North First Street, entries for permits B37728 (October 8, 1896) and B114611 (April 15, 1915); historic building permit records are at Special Collections, Minneapolis Public Library.

² Building permit index for 614-622 North First, entry for A33193 (April 23, 1958).



Detail of Sanborn maps: Top: 1912 updated to 1930; Bottom: 1912 updated to 1951

The site of 606 North First is adjacent to the Garr-Scott/Boutel Bros. Building.
The 606 building does not appear in either map.



606 North First in 1978 (Hess Roise files) and today.





Current Views

Top: Looking northwest on First Street just southeast of 606 North First Street. The building is flanked by 602 to the right and the Garr-Scott Building to the left.

Bottom: Looking north on First Street at the southwest (front) and southeast (side) facades of 606 North First Street.



Current Views
Top: Looking northeast at front facade.
Bottom: Looking southwest at rear facade.

Project Description

The building at 606 North First Street will be demolished, along with neighboring 602 North First, for the construction of the 602 Condominiums. A separate Certificate of Appropriateness application has been filed for the new construction, which was initially discussed at a joint meeting of the Heritage Preservation Commission and the Planning Commission's Committee of the Whole on July 31, 2014. The developers are expecting to break ground in spring 2015 and complete construction in summer 2016.



Certificate of Appropriateness Findings per Section 599.350

(a) General

(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 proposed project is located in both the Minneapolis Warehouse Historic District and the Saint Anthony Falls Historic District. The Minneapolis Warehouse Historic District was listed in the National Register in 1989. The local district has been expanded to match the boundaries of the National Register district. The district is significant under Criterion A in the area of commerce, trade and Criterion C in the area of architecture. Its period of significance is 1865–1930. The Saint Anthony Falls Historic District was listed in the National Register of Historic Places and given local designation in 1971 for its significance in the areas of architecture, commerce, industry, and transportation (National Register Criteria A and C). The district is now considered to be eligible under Criterion D (archaeology) as well. Although a period of significance was not delineated when the nomination was prepared, the HPC has adopted the period of 1848–1941.

The HPC design guidelines place the site in the “Twentieth Century Warehouse” character area of the Warehouse Historic District and the “Warehouse District” character area of the Saint Anthony Falls Historic District. These character areas overlap, so the Minneapolis Warehouse Historic District Design Guidelines will serve as the standard for the review.

The building at 606 North First dates from after the end of the period of significance of both the Warehouse Historic District and the Saint Anthony Falls Historic District and is considered noncontributing. As a result, its demolition does not affect the district’s criteria of significance and period of significance. In replacing this structure with a new building that follows the HPC’s design guidelines for the Warehouse Historic District, the proposed construction will be compatible with and continue to support the criteria of significance and period of significance for which the district was designated.

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

Demolition of the noncontributing building is compatible with the designation. The design of the new building will conform to the district’s design guidelines for new construction will support the integrity of the National Register and local historic districts.

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

The new building will conform to the Warehouse Historic District’s design guidelines, ensuring the continued integrity of the district.

(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 design guidelines do not prohibit the demolition of a noncontributing building, so the loss of 606 North First Street will not materially impair the historic districts' significance and integrity.

(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.*

Demolition of a noncontributing building is not prohibited by the Secretary of the Interior's Standards for the Treatment of Historic Properties, so the loss of 606 North First will not materially impair the significance and integrity of the historic districts.

(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 North Loop Small Area Plan, an update to the Downtown East/North Loop Master Plan, was approved by the Minneapolis City Council on April 16, 2010. The land use of the property at 606 North First is in classified as "Residential Enclave": "Limited opportunities for new large-scale development exist in this district. The majority of new development should maintain the residential character of the area with limited opportunities for retail if small and accessory to the residential uses. New projects should maintain and enhance the district's historic character" (page 69).

The building at 606 North First is currently used for parking and storage. Demolishing the building for a new residential development conforms to the plan.

(b) Destruction of any property.

The demolition of 606 North First is not necessary to correct an unsafe or dangerous condition, and there are reasonable alternatives to the destruction of the property. However, the HPC is authorized to consider the significance of the property in its decision, and the property does not contribute to the National Register historic districts. It seems highly unlikely that the property contains any significant archaeological sites given the disruption of the land since the late nineteenth century.

(c) Adequate consideration of related documents and regulations.

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

The materials submitted with this application demonstrate an understanding of the significance of the property and the Minneapolis Warehouse and Saint Anthony Falls Historic Districts. The Minneapolis Warehouse Historic District is significant under Criterion A in the area of commerce, trade and Criterion C in the area of architecture. Its period of significance is 1865–1930. The Saint Anthony Falls Historic District is significant in the areas of architecture, commerce, industry, and transportation (National Register Criteria A and C). The district is now considered to be eligible under Criterion D (archaeology) as well. Although a period of significance was not delineated when the nomination was prepared, the HPC has adopted the period of 1848–1941. The building at 606 North First was erected in 1958, after the end of the period of significance of both districts, and is a noncontributing property.

(2) *Where applicable, Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.*

For the new construction, the Applicant plans to meet the requirements of Chapter 530 within the City of Minneapolis Zoning Code.

(3) *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.*

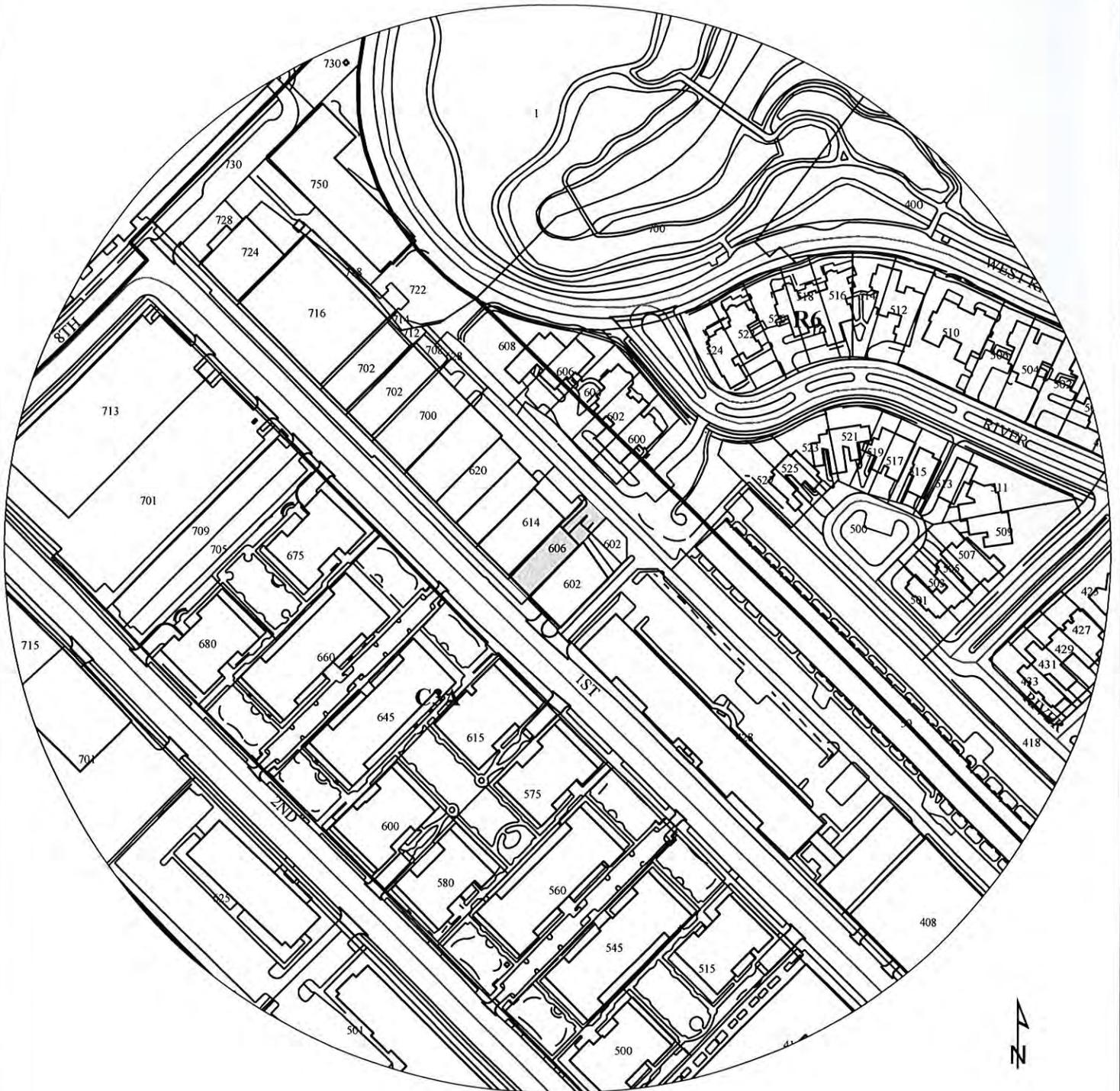
See Section (a)(5) above.

Curt Gunsbury

3rd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
606 North 1st Street

FILE NUMBER
BZH-28449



602 Condominiums
602–606 North First Street
Minneapolis, Minnesota

Certificate of Appropriateness Application
Minneapolis Heritage Preservation Commission

Submitted October 16, 2014
For Public Hearing December 2, 2014

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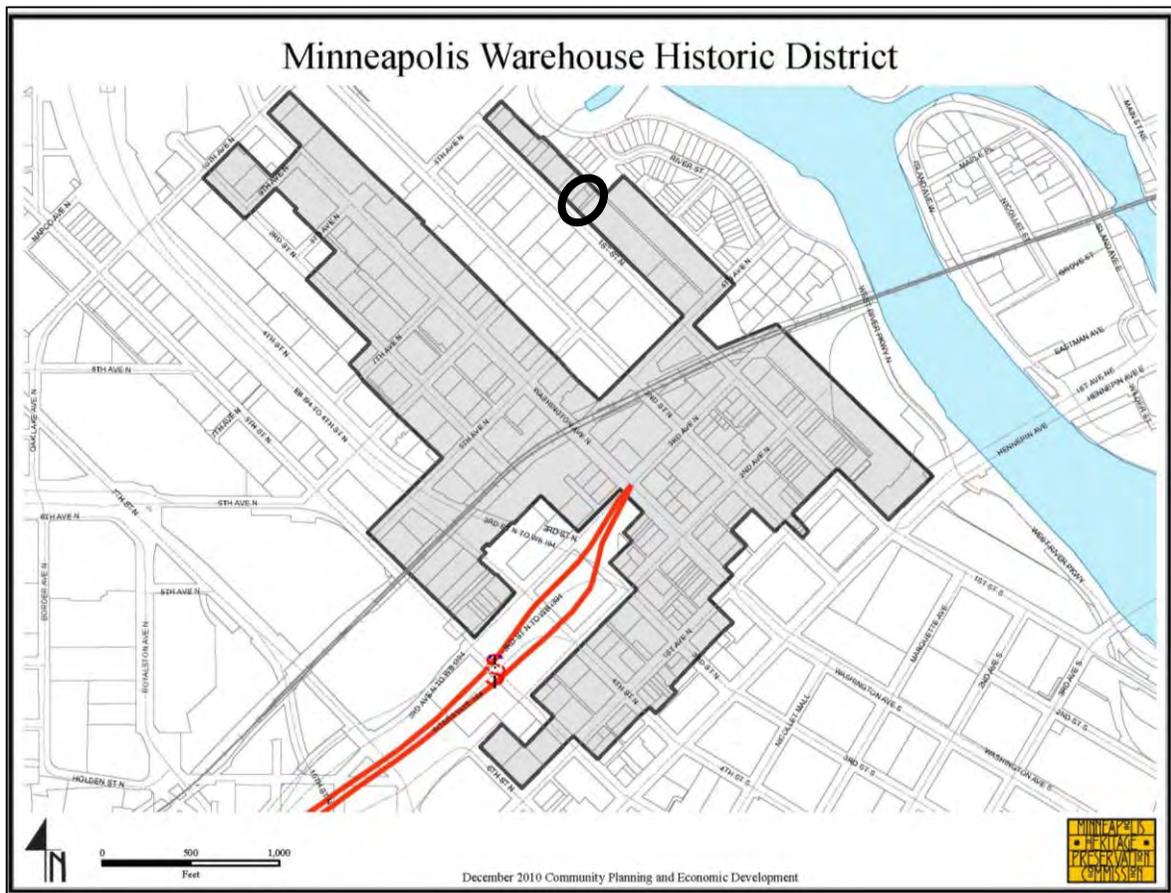
Project Overview

602 Condominiums at 602-606 North First Street

Developer: Solhem LLC (Curt Gunsbury and Robert T. Miller)
Architect: Tushie Montgomery Architects / U + B Architecture and Design
Historian: Hess, Roise and Company

Historic District: Minneapolis Warehouse Historic District and Saint Anthony Falls Historic District (both local and National Register designations)

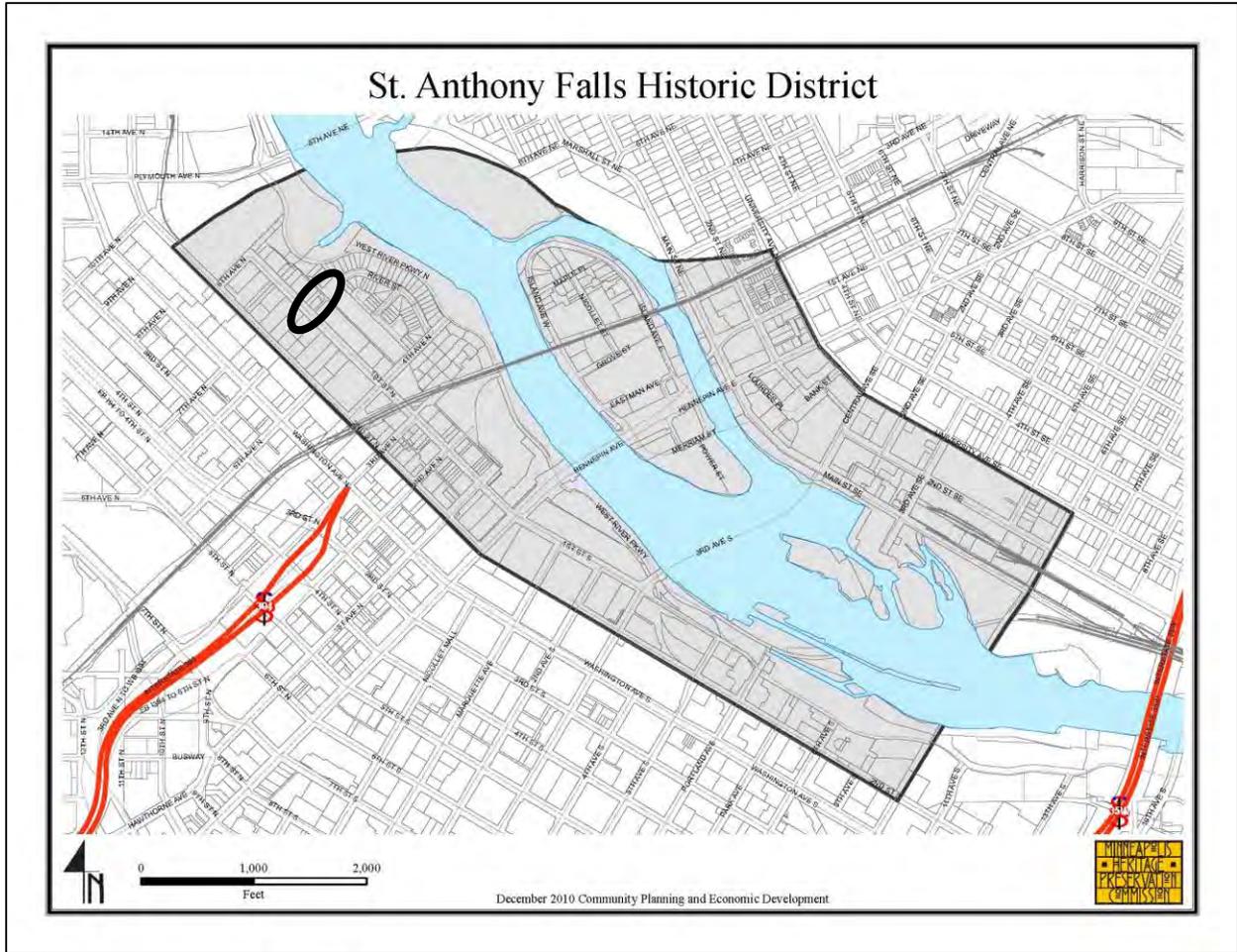
Site status: Buildings at 602 and 606 are noncontributing to the Warehouse district; 602 dates from the period of significance of the Saint Anthony Falls district. Certificate of Appropriateness applications for the demolition of these buildings has been submitted separately.



*Minneapolis Warehouse Historic District.
Location of 602-606 North First Street is circled.*

(Map from Minneapolis Heritage Preservation Commission website:

http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/convert_275513.pdf)



*Saint Anthony Falls Historic District.
Location of 602-606 North First Street is circled.*

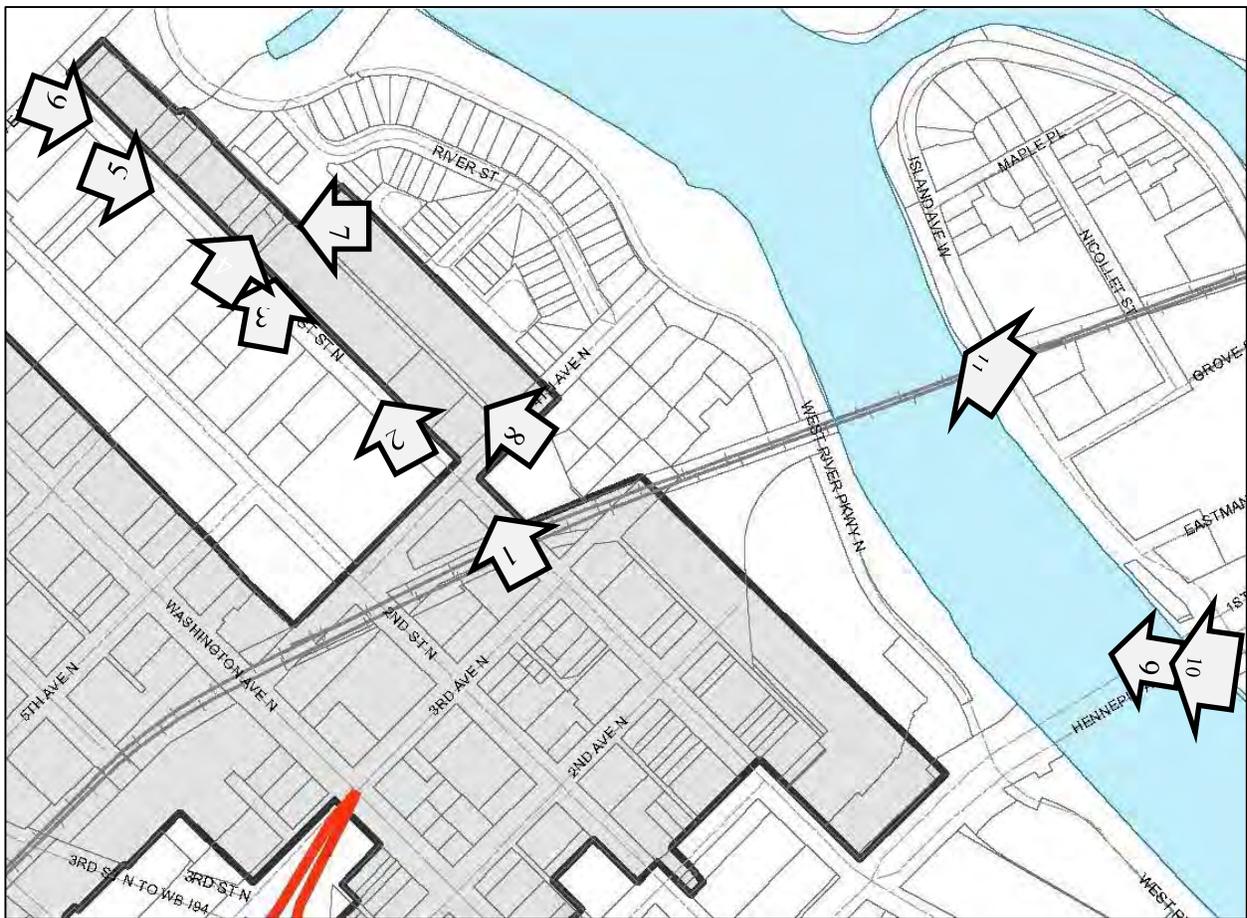
(Map from Minneapolis Heritage Preservation Commission website:

http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert_284813.pdf)

Photographs

The following photographs show the existing buildings on the property and examine the visibility of the new structure from various perspectives. With the exception of the views on First Street and from the Hennepin Avenue Bridge, the visibility of the new structure is blocked by trees, buildings, and other structures.

Key to current views on the following pages





1 (top): Looking northwest on First Street from the bridge over the rail corridor.

2 (bottom): Looking northwest on First Street, standing across the street from the Creamette building.



3 (top): Looking northwest on First Street just east of 602-606 North First Street.

4 (bottom): Looking north on First Street at the south facades of 602-606 North First Street and the alley east of the property.

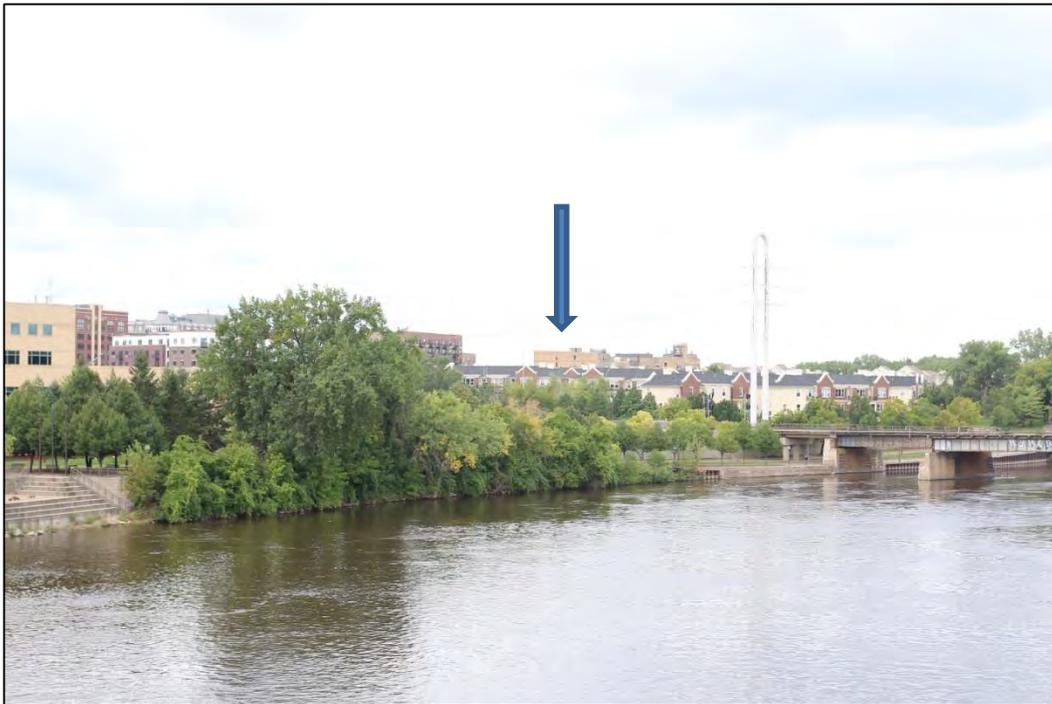


5 (top): Looking southeast on First Street about half a block west of 602-606 North First Street.

6 (bottom): Looking southeast on First Street, standing across the street from the Itasca Building.



- 7 (top): Looking west at rear facades. The Gaar-Scott and Itasca buildings are visible to the right.*
- 8 (bottom): Looking northwest down alley behind Lindsay Brothers warehouse; photo taken from Fourth Avenue.*



*9 (top): Looking west from Hennepin Avenue Bridge with a wide-angle lens.
10 (bottom): Looking west from Hennepin Avenue Bridge with a telephoto lens.*

*In both views, the arrow points to the Gaar-Scott Building.
The location of the proposed project is just to the left of Gaar-Scott.*



11: Looking west from Nicollet Island.

Project Description

At a joint meeting with the Planning Commission's Committee of the Whole on July 31, 2014, the Heritage Preservation Commission reviewed preliminary designs for this project. The developers and architects modified the design in response to comments at this meeting, as well as code issues that were discovered as plans were refined.

The project will consist of an eight-story, approximately 131,286 square-foot building with 30 residential condominium units. The new building will replace two mid-twentieth-century buildings that do not contribute to the Minneapolis Warehouse Historic District; one of the buildings dates from the period of significance of the Saint Anthony Falls Historic District. The developers expect to break ground in spring 2015 and complete construction in summer 2016.

The Site

The site is bounded by North First Street to the southwest, alleys to the southeast and northeast, and the historic Gaar-Scott Building to the northwest. The project will occupy three lots, all zoned C3A, at 602, 602½, and 606 North First Street. The site is located in the North Loop Neighborhood, Ward 3, the Minneapolis Warehouse Historic District, and the Saint Anthony Falls Historic District. The existing neighborhood is rapidly transitioning from industrial to residential and commercial uses; there are presently many residential properties surrounding this site including several new construction projects and one historic rehabilitation project. The



proposed project will replace two existing buildings. The one-story, 5,160 square-foot building at 602 North First was probably constructed around 1936-1940 and has most recently been used as an art studio. The one-story, 5,100 square-foot warehouse at 606 North First, apparently dating from 1958, is now used for parking. Both structures are made of concrete block; the front facade of the 602 building is faced with brick. The third parcel at 602½ North First (behind the 602 building) holds a paved parking area. The combined site is approximately 15,136 square feet (0.347 acres). Most areas not covered by buildings are paved with concrete or asphalt. The existing buildings and pavement will be removed for construction of the proposed building.

Proposed Site Work

The site is 15,136 square feet and the first-floor footprint of the proposed building is 14,692 square feet. The building's public entrance will be on First Street North, with a private entrance off the northeast alley. Two parking entrances will also be oriented to the northeast alley. There will be green walls along the southeast and northeast alleys. Additional landscaping will include boulevard trees, boulevard plantings, and a wide pedestrian-friendly sidewalk, consistent with other buildings along First Street North.

The Proposed Building

The 30-unit, market-rate condominium building will rise eight stories (seven stories plus a penthouse), with two additional levels underground for parking. The parking will consist of two separate parking areas with two separate entrances at the rear of the building. One parking area will contain 16 spaces for the residents of the neighboring Gaar-Scott Apartments. The second parking area will contain 55 spaces for the proposed condominium building. The total proposed building square footage is 131,286 square feet. The building's structure will be post-tensioned concrete.

Relationship of Building to Historic District

The height and front facade of the proposed building will align with the historic Gaar-Scott Building that is adjacent to the northwest. The active-use first and second floors will appear as a one-story base that lines up with the Gaar-Scott Building, creating a consistent street front. This area of the new building will feature a steel and glass window system. Where the two buildings meet, the new building will step back to highlight the of the Gaar-Scott's historic facade. The lobby entry awning will reflect the tradition of sheltered loading docks in the district, following the pattern of similar awnings along the street. The building design follows the historic typology of warehouses throughout the district, with the structural frame being expressed on the exterior. This frame and the walls that fill the voids will be of brick, stone, metal, and glass—materials historically used throughout the neighborhood. The eighth story will step back significantly and not be visible from street level.

Design Statement

Prepared by Paul Udrys, U+B Architecture and Design

Our building has been designed to be compatible with the North Loop Warehouse District and its context of historical warehouse buildings. These buildings in the North Loop Warehouse District were based on the commercial, functional and structural demands of their time, and while our building is based on a different set of requirements, we feel that it captures the spirit of those historic buildings with a direct, simple and functional design that echoes the past without reproducing it.

Our building is a condominium with a precast concrete structural system. This structural system is expressed as part of the facade like its historic counterparts but it is lighter and thinner than the load bearing facades of the past and allows for the larger amount of glazing required by the condominium market. We have also specifically addressed all of the Measures of Design described in the North Loop Warehouse District requirements, specifically:

- Street Wall
The building is built to the property line with its entry on the principal street (First Street); the garage entrances have been confined to the alley at the back of the property.
- Massing
The building is a single, rectangular volume with balconies that have been carved away into this primary rectangular volume.
- Scale
The top of the principal facade matches the height of adjacent Gaar-Scott Building. While the penthouse level exceeds the height of the Gaar-Scott Building, this level has been set back from the principal facade so as not to be visible from street level. Like the adjacent Gaar-Scott and Minnesota Opera buildings, the first two floors of the facade have been differentiated and the entry canopy has been located at the top of the first story.
- Rhythm
The building has a clearly defined base, middle, and top. Vertical bays of windows divide the facade in a tripartite pattern similar to the adjacent buildings.
- Fenestration
Windows are tall verticals set back one brick width (4") from primary facade. Balconies are set back one structural bay.
- Materials
The exterior materials are brick, metal, and glass in keeping with the material palette of the neighboring historic buildings.

Certificate of Appropriateness Findings per Section 599.350

(a) General

(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 proposed project is located in both the Minneapolis Warehouse Historic District and the Saint Anthony Falls Historic District. The Minneapolis Warehouse Historic District was listed in the National Register in 1989. The local district has been expanded to match the boundaries of the National Register district. The district is significant under Criterion A in the area of commerce, trade and Criterion C in the area of architecture. Its period of significance is 1865–1930. The Saint Anthony Falls Historic District was listed in the National Register of Historic Places and given local designation in 1971 for its significance in the areas of architecture, commerce, industry, and transportation (National Register Criteria A and C). The district is now considered to be eligible under Criterion D (archaeology) as well. Although a period of significance was not delineated when the nomination was prepared, the HPC has adopted the period of 1848–1941.

The proposed building generally follows the HPC’s design guidelines for the Warehouse Historic District. As a result, it will be compatible with and continue to support the criteria of significance and period of significance for which the district was designated.

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

The design of the new building will conform to the district’s design guidelines for new construction will support the integrity of the National Register and local historic districts.

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

The new building will conform to the Warehouse Historic District’s design guidelines, ensuring the continued integrity of the district. Granting the certificate of appropriateness for the proposed work will help to reactivate the historic district, while not altering its essential character. In doing so, the project will ultimately protect the integrity of the entire district.

(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 Heritage Preservation Commission adopted design guidelines for the Warehouse Historic District in March 2010. The proposed project is in the Twentieth Century Warehouse character area. When developing the project’s design, the architects considered the general district design guidelines, specifically those addressing the Twentieth Century character area, as well as the Infill Site Design and the Design New Buildings on Infill Sites.

Specifically:

Street Wall: The new building maintains the front alignment established by the historic Gaar-Scott Building, which is adjacent to the northwest.

Access Points-Pedestrian: The primary entrance is on the principal (First Street) facade. The secondary entrance is at the rear of the building, where a rail corridor was once located.

Access Points-Vehicular: Entrances to the garages are at the rear of the building and the access uses existing alleys.

Access Points-Loading Areas: The loading area is at the rear of the property, accessed by existing alleys.

Accessory Structures: N/A

Massing: The building has a singular rectangular shape and volume. A stepped-back section on the end adjacent to the Gaar-Scott Building allows a visual break between the new and the old, reinforcing the visual presence of the historic building.

Scale: The building is eight stories, and the top story is a stepped-back penthouse that is minimally visible from the street. The height of the main mass of the building matches that of the Gaar-Scott Building. The height of the first floor is 10 feet, less than the 14 to 21 feet indicated in the guidelines, but the architectural treatment causes the first and second floors “read” as a single level of 23 feet, close to the upper range in the guidelines.

Rhythm: The building design features a distinguished base (first and second floors), middle third through seventh floors), and top (metal coping), with a flat roof. The articulation of the large, window-filled, vertically stacked bays is similar to that of historic concrete-frame buildings in the Warehouse district. The penthouse is set back one bay from the perimeter on three sides; the fourth side faces the side wall of the Gaar-Scott Building.

Fenestration: The fenestration pattern highlights the building structure, like the infill panels in the concrete structural grids of twentieth-century warehouses.

Fenestration-Building Envelope: On the First Street (southwest) facade, the first floor is 71.1% glazing; the overall glazing on that facade is 67.9% glazing. The southeast facade is 60.8% glazing, the northeast facade is 57.2% glazing, and the northwest facade (exposed surfaces only) is 41.6% glazing. These quantities conform to the design guidelines. There are no louvers or openings for mechanical on the front facade.

Fenestration-Windows: To meet code requirements while maintaining the frame/void articulation of the facades, some of the insulated glazing units on the side and rear

elevations will contain glazing that is backed by black spandrel glass (indicated by shaded, hatched panes on the elevation drawings). The front of all of the glazing panels will be clear. Clear glass looks black in daylight, so all of the infill glazing will “read” as regular glass during daylight hours. Window frames will be dark bronze metal, matching the dark bronze metal panels cladding the bays with balconies and used in the railing systems of the balconies.

Fenestration-Entryways: The front, side, and rear entryways are in scale with the building. At the front entry, back-lit glass with a decorative, repeating pattern will flank and edge the entry. The name of the building, 602 Residences, will be stenciled on clear glazing over the door (26.8 square feet). Halo-lit aluminum letters with standoffs will provide the same information at the rear person door (14.8 square feet).

Fenestration-Balconies: Balconies are recessed in three corners and on the southeast facade, with recessed Juliette balconies in the bays above the front entry.

Fenestration-Canopies: Canopies are over the front entry and the garage entries and secondary entry on the northeast facade. The front canopy is fritted, back-lit glass supported by an interior galvanized structural steel frame. While this varies from the guidelines, its design relates to the overall design of the building and the treatment of the adjacent back-lit glass bays. The rear canopies will be simple, flat-roofed projections clad in dark bronze metal.

Materials: The front facade has several materials and colors, but they are coordinated to create an elegant design. “White Plains” brick on the first two floors complements the medium-bronze metal panels on the floors above. Dark bronze panels and trim tie together the other bays, and the color is similar to the “Midnight Black” modular brick used in some first-floor locations and on the first and second floors of the recessed bay on the front facade. The dark bronze metal window mullions and framework of the glass balcony railing panels also repeat this color. The facades are dominated by windows; those backed with black spandrel glass will read as clear during the daytime. The penthouse walls are largely glazed. That visual lightness is reinforced by the “Champagne Metallic” cladding at the penthouse cornice and wall edges, and the steel sunshade canopy, which will hold cedar slats. This cladding is similar in tone to the “White Plains” brick at the building’s base.

Architectural Details: The proposed back-lit panels by the entry and back-lit canopy over the entry are intended to create interest on the facade of the building, adding an innovative twenty-first-century layer to the varied architectural character of the Warehouse district.

In conforming to the spirit of the design guidelines, the project will maintain the historic district’s significance and integrity.

(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 Rehabilitation Standard that is particularly relevant is Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. The design of the project relates to the historic district while clearly being a product of the twenty-first century. The proposed project does not contemplate destruction or alteration of any contributing historic structures.

In meeting the Standard for new construction, the project will avoid damaging the significance and integrity of other resources that have been identified in the Warehouse and Saint Anthony Falls districts. The project will not establish any precedents that might adversely affect the preservation of those districts.

(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 North Loop Small Area Plan, an update to the Downtown East/North Loop Master Plan, was approved by the Minneapolis City Council on April 16, 2010. The land use of the property at 602-606 North First is in classified as “Residential Enclave”: “Limited opportunities for new large-scale development exist in this district. The majority of new development should maintain the residential character of the area with limited opportunities for retail if small and accessory to the residential uses. New projects should maintain and enhance the district’s historic character” (page 69). The proposed development is consistent with these directives.

(b) Destruction of any property.

The construction of the project will require the demolition of two buildings (602 and 606 North First) that do not contribute to the Warehouse district. The 602 building contributes to the Saint Anthony Falls district but not to the Warehouse district. The loss of the 602 building, however, will not material impair the Saint Anthony Falls district; it will remain eligible for designation. It seems highly unlikely that the property contains any significant archaeological sites given the disruption of the land since the late nineteenth century.

(c) Adequate consideration of related documents and regulations.

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

The materials submitted with this application demonstrate an understanding of the significance of the properties and the Warehouse and Saint Anthony Falls districts. In meeting the design guidelines for the Warehouse Historic District, which are based on the Secretary of the Interior’s

Standards for the Treatment of Historic Properties, the project respects the architectural character and significance of the National Register and local historic districts.

(2) *Where applicable, Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.*

The Applicant plans to meet the requirements of Chapter 530 within the City of Minneapolis Zoning Code.

(3) *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 proposed project will follow the Rehabilitation Standard for new construction, as discussed in Section (a)(5) above. While the project will be residential, its design is inspired by the industrial buildings in the area—many of which have been rehabilitated for residential use. As a result, the project is compatible with the Warehouse Historic District, will not adversely affect the district's significance and integrity, and will add to the character of the district and celebrate the existing adjacent contributing buildings.

Appendices

Notification of Public Hearing:

- **Council Member Jacob Frey**
- **North Loop Neighborhood Association**

Notification to Council Member Frey

Sent by email on October 16, 2014

Dear Council Member Frey,

As we've discussed, we are proposing a condominium project at 602-606 N 1st St. We are sending an update to our previous project description.

As part of the approvals process for the project we need approval from the HPC and we are required to submit a Heritage Preservation Application. The application requires that we contact you to explain the proposed project as follows:

- 1) Description of the project: please see attached.
- 2) Preservation applications needed for the project: certificate of appropriateness for the proposed project and approval of demolition of the two existing buildings on the proposed site.
- 3) Address of the property for which zoning approval is sought: 602, 602 1/2, and 606 N 1st St.
- 4) Applicant's name, address, telephone number and email address:

Curt Gunsbury, Solhem LLC
3021 Holmes Ave S #101
Minneapolis MN 55408
612.598.9416
curt@solhemuptown.com

Please let us know if you have any questions or concerns.

Thanks,

Curt and Robb

--

Curt Gunsbury
Owner
Solhem Companies
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Notification to North Loop Neighborhood Association and Response

Sent by email on October 16, 2014

(D. J. Heinle is the Co-chair of the Planning and Zoning Committee)

Curt,

Thanks for keeping the neighborhood in the loop. Please let me know how the HPC proceedings go, and feel free to share our letter of support from the NLNA.

Thanks,



TKDA DJ Heinle, AIA | Education/Government Market Manager
444 Cedar Street, Suite 1500, Saint Paul, MN 55101 | P: 651-292-4481 | C: 612-387-6531 |
www.tkda.com

From: Curt Gunsbury [<mailto:curt@solhemuptown.com>]
Sent: Thursday, October 16, 2014 4:35 PM
To: DJ Heinle; Charlene Roise; Dvorak, Hilary A.; Robert Miller
Subject: 602-606 N 1st St Condominium Project Application

Dear DJ,

As we've discussed, we are proposing a condominium project at 602-606 N 1st St. We are sending an update to our previous project description.

As part of the approvals process for the project we need approval from the HPC and we are required to submit a Heritage Preservation Application. The application requires that we contact you to explain the proposed project as follows:

- 1) Description of the project: please see attached.
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Curt Gunsbury, Solhem LLC
3021 Holmes Ave S #101
Minneapolis MN 55408
612.598.9416
curt@solhemuptown.com

Please let us know if you have any questions or concerns.

Thanks,

Curt and Robb

--

Curt Gunsbury

Owner

Solhem Companies

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**NORTH
LOOP**
NEIGHBORHOOD

Curt Gunsbury
Solhem Companies

August 27, 2014

RE: Letter of Support – 602 Condo Project at 602 1st St N

Dear Curt,

Thank you for presenting the Solhem Project on August 20th. The proposed project would be a housing development of 27 condo units in a minimum of 3 bedroom configurations. The development would be an 8-story building, all residential, built of glass, concrete, and steel, with underground parking. The project falls within two historical districts, and current zoning is to 6-stories.

The North Loop Neighborhood Association (NLNA) supports the project team with their plans as presented. The NLNA also supports the developer in their efforts for a variance on height, area, and story increase. The neighboring buildings complement the context for greater height for an increased Floor-to-area ratio, and deem this height appropriate. The Gaar-Scott Building is an example of this adjoining the site within the neighborhood.

We support the parking variance to increase to nearly 2.11 per unit. This will allow for more families and multi-generational groups to occupy units in the neighborhood and in the development.

Sincerely,
North Loop Neighborhood Association

DJ Heinle

Digitally signed by DJ Heinle
DN: cn=DJ Heinle, o=TKDA,
ou=Architecture,
email=dj.heinle@tkda.com, c=US
Date: 2014.08.28 09:00:49 -05'00'

DJ Heinle, AIA
Co-Chair P+Z Committee

Dvorak, Hilary A.

From: Karen Lee Rosar <karen.rosar@comcast.net>
Sent: Thursday, November 20, 2014 3:46 PM
To: Dvorak, Hilary A.
Subject: Public Hearing Comments: 602-606 N 1st St.

Greetings

I have reviewed plans for the proposed development of 602-606 N 1st St. I support the plans and request that HPC grant applicable Certificates of Appropriates to the development.

Please provide receipt of this correspondence with your reply.

Thank you,

Karen Lee Rosar

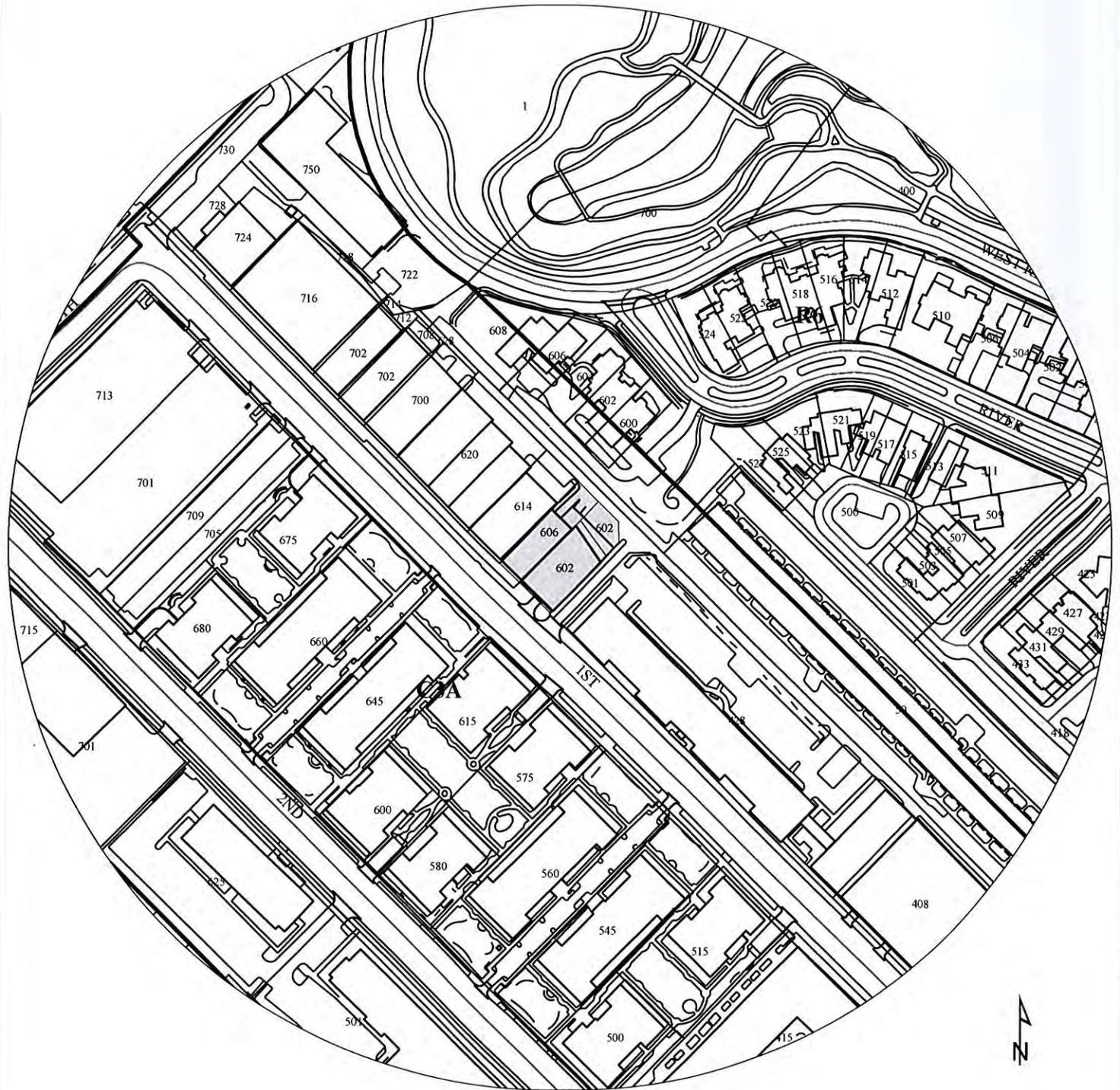
111 4th ave N
Minneapolis, 55401
612-220-5390
karen.rosar@comcast.net

Curt Gunsbury

3rd

NAME OF APPLICANT

WARD



200 100 0 200 400

PROPERTY ADDRESS

602, 602 1/2 and 606 North 1st Street

FILE NUMBER

BZH-28450



602 CONDOMINIUMS

602-606 1st Street North, Minneapolis, MN

ABBREVIATIONS

ABV	-ABOVE	EXH	-EXHAUST	MAT	-MATERIAL	ROW	-RIGHT OF WAY
ACC	-ACCESSIBLE	EXIST	-EXISTING	MH	-MANHOLE	RM	-ROOM
AFF	-ABOVE FINISHED FLOOR	EJ	-EXPANSION JOINT	MFR	-MANUFACTURE	RO	-ROUGH OPENING
ARCH	-ARCHITECT	EXP	-EXPANSION	MAS	-MASONRY	R4S	-ROD AND SHELF
ALUM	-ALUMINUM	EF	-EXHAUST FAN	MO	-MASONRY OPENING	SHTG	-SHEATHING
APPROX	-APPROXIMATE	ELEC PNL	-ELECTRICAL PANEL	MTL	-METAL	SHR	-SHOWER
BFL	-BEARING PLATE	EWC	-ELECTRIC WATER COOLER	MISC	-MISCELLANEOUS	SIM	-SIMILAR
BM	-BENCH MARK	EXT	-EXTERIOR	NIC	-NOT IN CONTRACT	SC	-SOLID CORE
BLKG	-BLOCKING	FFE	-FINISHED FLOOR ELEVATION	NTS	-NOT TO SCALE	SPEC	-SPECIFICATIONS
BOT	-BOTTOM	FPL	-FIREPLACE	NO	-NUMBER	SQ	-SQUARE
BOW	-BOTTOM OF WALL	FD	-FLOOR DRAIN	OC	-ON CENTER	S STL	-STAINLESS STEEL
CIP	-CAST-IN-PLACE	FTG	-FOOTING	OPNG	-OPENING	SD	-STORM DRAIN
CB	-CATCH BASIN	FND	-FOUNDATION	OPP	-OPPOSITE	STRUCT	-STRUCTURAL
CLG	-CEILING	FH	-FIRE HYDRANT	OPH	-OPPOSITE HAND	SYM	-SYMMETRY (ICAL)
CT	-CERAMIC TILE	GA	-GAGE, GAUGE	OD	-OUTSIDE DIAMETER	THK	-THICKNESS
CLR	-CLEAR (ANCE)	GALV	-GALVANIZED	OH	-OVERHEAD	TOC	-TOP OF CONCRETE
CONC	-CONCRETE	GC	-GENERAL CONTRACTOR	OHD	-OVERHEAD DOOR	TOS	-TOP OF SLAB
CMU	-CONCRETE MASONRY UNIT	GB	-GRAB BAR	PAR	-PARALLEL	TOW	-TOP OF WALL
CONST	-CONSTRUCTION	HDW	-HARDWARE	PART	-PARTITION	T	-TREAD
CONT	-CONTINUE (OUS)	HVAC	-HEATING / VENTILATION / AIR CONDITIONING	PVMT	-PAVEMENT	TYP	-TYPICAL
CRS	-COURSE	HT	-HEIGHT	P LAM	-PLASTIC LAMINATE	TOF	-TOP OF FOOTING
CJ	-CONTROL JOINT	HC	-HANDICAP	PL	-PLATE	UNF	-UNFINISHED
DTL	-DETAIL	HM	-HOLLOW METAL	PT	-PRESSURE TREATED	UR	-URINAL
DIA	-DIAMETER	HOR	-HORIZONTAL	PVC	-POLYVINYL CHLORIDE	UNO	-UNLESS NOTED OTHERWISE
DIM	-DIMENSION	HSB	-HOSE BIBB	PSF	-POUNDS PER SQUARE FOOT	VERT	-VERTICAL
DR	-DOOR	INCL	-INCLUDE	PSI	-POUNDS PER SQUARE INCH	VTR	-VENT THRU ROOF
DS	-DOWNSPOUT	ID	-INSIDE DIAMETER	PC	-PRECAST	WD	-WOOD
DWG	-DRAWING	INSUL	-INSULATION	PL	-PROPERTY LINE	WC	-WATER CLOSET
DF	-DRINKING FOUNTAIN	INT	-INTERIOR	PP	-POWER POLE	WH	-WATER HEATER
ELECT	-ELECTRIC (AL)	INV	-INVERT	QT	-QUARRY TILE	WP	-WATERPROOFING
EL	-ELEVATION	JST	-JOIST	R	-RADIUS	WR	-WATER RESISTANT
EQ	-EQUAL	LAM	-LAMINATE	RA	-RETURN AIR	WWF	-WELDED WIRE FABRIC
		LAV	-LAVATORY	RD	-ROOF DRAIN	W	-WIDTH, WIDE
		LH	-LEFT HAND	REF	-REFERENCE	YH	-YARD HYDRANT
		LT	-LIGHT	RF	-ROCK FACE	YD	-YARD DRAIN
				RH	-RIGHT HAND	YI	-YARD INLET

PROJECT TEAM

DEVELOPER:
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 MINNEAPOLIS, MN 55408

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(612) 861-9636
 FAX (612) 861-9632

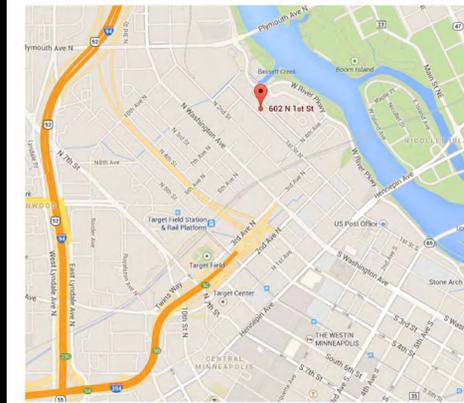
DAN PELLINEN
 danp@tmarchitects.com

CRAIG HARTMAN
 craigh@tmarchitects.com

CIVIL ENGINEER:
CIVIL SITE GROUP, INC.
 4931 W. 35TH ST, SUITE 200
 ST. LOUIS PARK, MN 55416

(763) 213-3944

MATT PAVEK, P.E.
 mpavek@civilsitegroup.com



GENERAL NOTES

ALL NECESSARY AND/OR REQUIRED TESTS, INSPECTIONS SHOP DRAWING REVIEWS AND DRAWING INTERPRETATIONS, REQUIRED BY THE GENERAL CONDITIONS, SHALL BE EXECUTED BY A REGISTERED ARCHITECT AND/OR BY A REGISTERED ENGINEER; IF NOT, THE ARCHITECT OF RECORD AND/OR THE ENGINEER OF RECORD SHALL BE HELD HARMLESS FOR THAT PORTION OF THE WORK IMPROPERLY EXECUTED. THE INSPECTION ARCHITECT AND/OR ENGINEER SHALL BECOME RESPONSIBLE FOR THOSE INSPECTIONS, DECISIONS AND/OR DOCUMENT INTERPRETATIONS MADE AS THEY RELATE TO THE CONTRACT DOCUMENTS AND THEIR INTENT.

- DIMENSIONS GIVEN FOR MASONRY ON ARCHITECTURAL DRAWINGS, ARE NOMINAL UNLESS OTHERWISE NOTED.
- SCALED MEASUREMENTS OF DRAWINGS SHALL NOT BE ALLOWED.
- DIMENSION FOR STUD WALLS ARE TO FACE OF STUD AND DIMENSIONS FOR MASONRY WALLS ARE TO FACE OF BLOCK, UNLESS STATED OTHERWISE.
- ALL CONSTRUCTION SHALL MEET ALL APPLICABLE CODES AND MOST STRINGENT SHALL APPLY.

PROJECT INFO

BUILDING GROSS AREA

LOWER GARAGE	9450 SF
UPPER GARAGE	14796 SF
FIRST FLOOR	14692 SF
SECOND FLOOR	13903 SF
THIRD FLOOR	13765 SF
FOURTH FLOOR	13757 SF
FIFTH FLOOR	13757 SF
SIXTH FLOOR	13757 SF
SEVENTH FLOOR	13757 SF
EIGHTH FLOOR	9652 SF
OVERALL TOTAL	131286 SF

PARKING

GAAR SCOTT PARKING	11 COMPACT 4 STANDARD 1 ACCESSIBLE
TOTAL	16 TOTAL PARKING STALLS
CONDOMINIUM PARKING	15 COMPACT 38 STANDARD 2 ACCESSIBLE
TOTAL	55 TOTAL PARKING STALLS

UNITS

30 CONDOMINIUM UNITS TOTAL

DRAWING INDEX

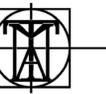
CS COVER SHEET
 SURVEY

SITE / LANDSCAPE

L1.0 SITE PLAN
 L2.0 PLANTING PLAN
 L2.1 ENLARGED PLANS / SECTIONS

ARCHITECTURAL

1 FLOOR PLAN
 2 FLOOR PLANS
 3 EXTERIOR ELEVATIONS / DETAILS
 4 EXTERIOR PERSPECTIVES
 5 EXTERIOR CONTEXT IMAGES - PROPOSED



TUSHIE MONTGOMERY ARCHITECTS
 7645 LYNDALE AVENUE SOUTH, #100
 MINNEAPOLIS, MINNESOTA 55423-4084
 612.861.9636 FAX: 612.861.9632
 WWW.TMIARCHITECTS.COM

602 Condominiums
 602 1st Street North, Minneapolis, MN

PREPARED FOR:



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214055A

COVER

CS

TAX LEGALS (HENNEPIN COUNTY)

PID: 22-029-24-12-0015

SELY 36 15/100 FT OF THAT PART OF LOT 5 LYING SWLY OF AUD SUBD NO 54 HENN CO AND NWLY 21 8/10 FT OF THAT PART OF LOT 6 LYING SWLY OF AUD SUBD NO 54 HENN CO MINN EX R R LAND. EXCEPT PUBLIC ALLEY PER DOC. NO. 3764453.

PID: 22-029-24-12-0407

THAT PART OF LOT 1 LYING NWLY OF FOL DESC LINE AND ITS EXT BEG AT A PT ON NELY LINE OF 1ST ST N DIS 23 FT SELY OF MOST WLY COR OF LOT 6 BLK 6 TOWN OF MPLS TH NELY PARALLEL WITH NWLY LINE OF SAID LOT 6 AND ITS EXT TO A PT DIS 20 FT SWLY OF SWLY LINE OF ALLEY AS PLATTED IN SAID BLK 6 TH NLY TO A PT ON SWLY LINE OF SAID ALLEY DIS 3 FT SELY OF MOST NLY COR OF SAID LOT 6 AS ORIGINALLY PLATTED AND SAID LINE THERE TERMINATING. EXCEPT PUBLIC ALLEY PER DOC. NO. 3764453.

PID: 22-029-24-12-0408

Lot 2, Block 1,
CREAMETTE 2ND ADDN



SCALE: 1 INCH = 20 FEET

REVISIONS

Date:	Description:

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota

Thomas E. Hodorff
Thomas E. Hodorff, L.S.
Minnesota Reg. No. 23677

Date: August 28, 2014

BOUNDARY AND TOPOGRAPHICAL SURVEY

For:

SOLHEM LLC

SITE:

602-606 1ST STREET NORTH

MINNEAPOLIS, MINNESOTA

HENNEPIN COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

9063 Lyndale Avenue South
Bloomington, MN. 55437
Tele. 952-884-5341 Fax 952-884-5344

www.hsjsurveyors.com

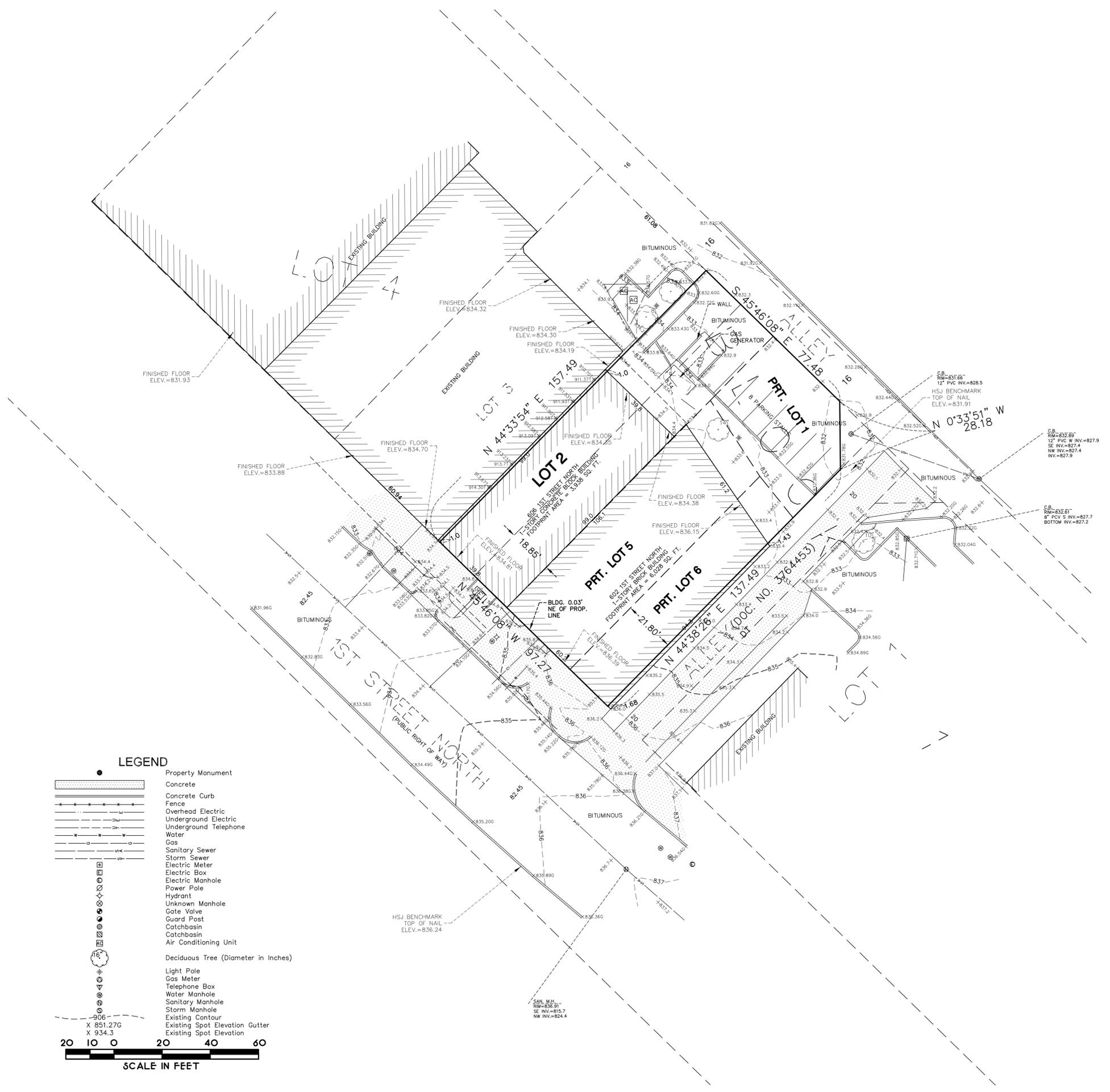
Book	File No.
638	1-3-8937
Page	W.O. Number
23	2014387
CAD Technician	CT
Sheet No.	1 OF 1

GENERAL NOTES:

- The bearing system used is assumed.
- The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
- Site area = 15136 square feet = 0.347 acres.
- There are a total of 8 striped parking stalls on said property, of which there are 0 designated as handicap.
- All field measurements matched recorded dimensions within the precision requirements of ALTA/ACSM specifications.
- This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and ACSM.
- There is no observable evidence of cemeteries in the field or of record.
- The surveyor was not provided zoning information by the client pursuant to Table A Item(s) 6a or 6b.
- There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
- There is no observable evidence of recent street or sidewalk construction or repairs.
- There is no visible above ground evidence of the site being used as a solid waste dump, sump or sanitary landfill.
- Distance to nearest intersection, approximately 600 feet northwesterly to 8th Avenue North.
- No current title work was furnished for the preparation of this survey. Legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.
- There are no party walls designated by the client or by recorded Party Wall Agreements on subject property pursuant to Table A Item 10a.
- There are no easements or servitudes of record or any observed during the field inspection that benefit subject property pursuant to Table A Item 20.
- Elevation datum is based on NAVD 88 data.
HSJ Benchmark is located Top of Nail (AS SHOWN ON SURVEY)
Elevation = 836.24

LEGEND

- Property Monument
- Concrete
- Concrete Curb
- Fence
- Overhead Electric
- Underground Electric
- Underground Telephone
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Electric Meter
- Electric Box
- Electric Manhole
- Power Pole
- Hydrant
- Unknown Manhole
- Gate Valve
- Guard Post
- Catchbasin
- Catchbasin
- Air Conditioning Unit
- Deciduous Tree (Diameter in Inches)
- Light Pole
- Gas Meter
- Telephone Box
- Water Manhole
- Sanitary Manhole
- Storm Manhole
- Existing Contour
- Existing Spot Elevation Gutter
- Existing Spot Elevation



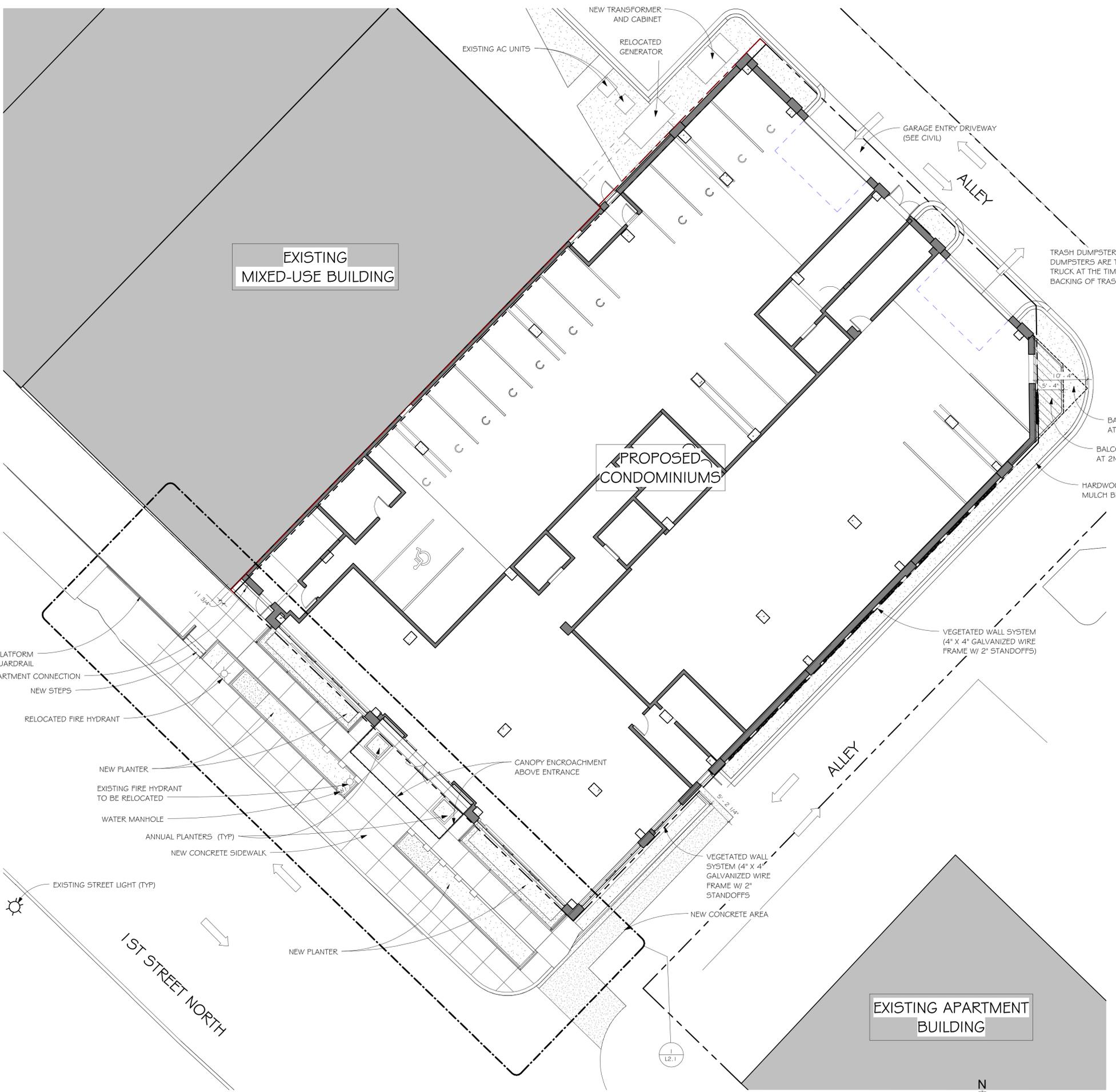
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PREPARED FOR:
TE Miller
 Development, LLC

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 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
 PRINT NAME: GARY TUSHIE
 SIGNATURE: _____
 DATE: _____ LICENSE #: 15146

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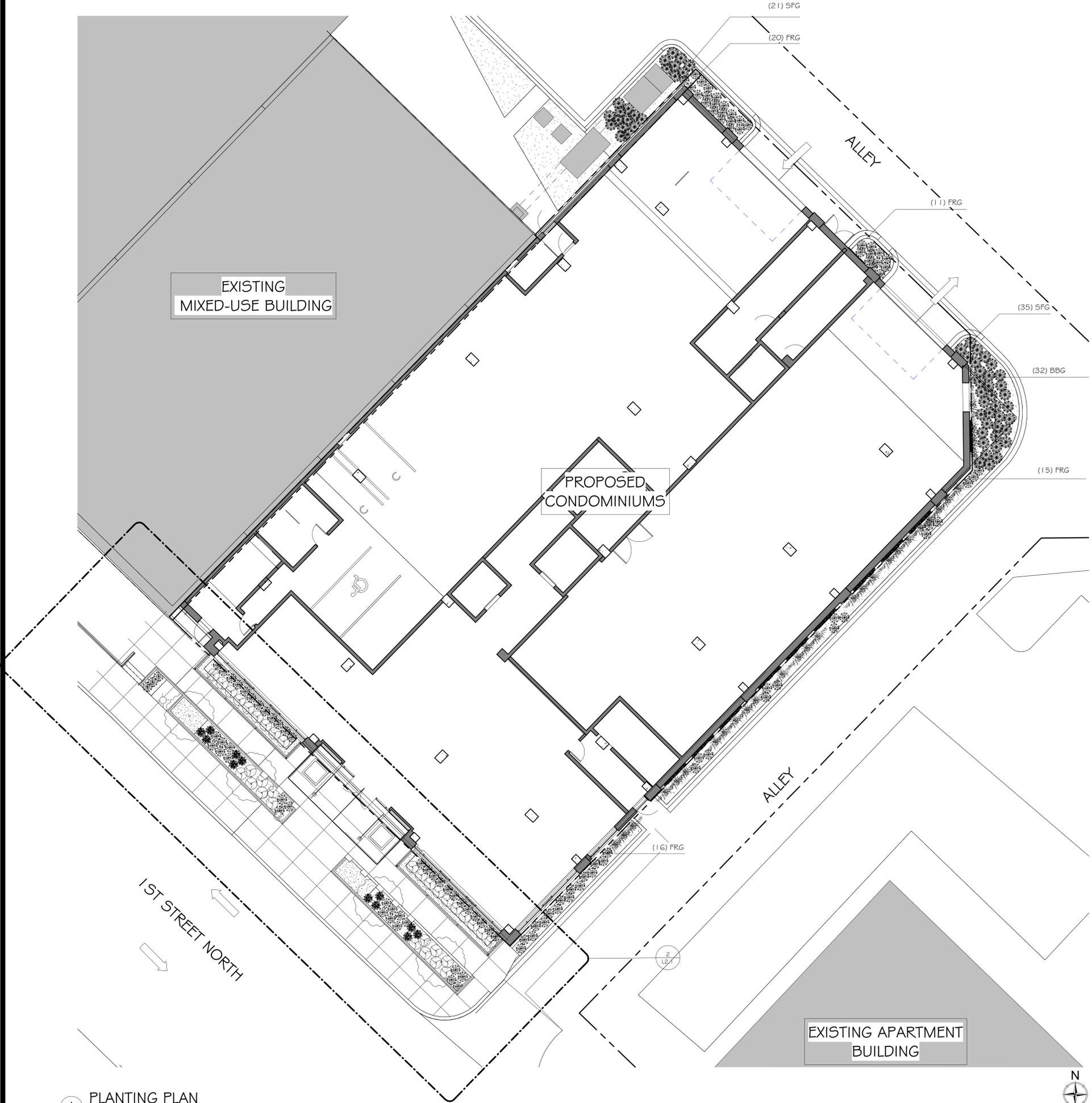
TRASH DUMPSTERS ARE WITHIN PARKING GARAGE. DUMPSTERS ARE TO BE ROLLED OUT TO GARBAGE TRUCK AT THE TIME OF PICK-UP. THERE WILL BE NO BACKING OF TRASH TRUCK AT THIS LOCATION.

SITE DEVELOPMENT SUMMARY
 TOTAL SITE AREA - 15,137 SF (0.34 ACRES)
 TOTAL BUILDING FOOTPRINT - 14,742 SF
 TOTAL IMPERVIOUS AREA - 15,016 SF (99.2%)
 TOTAL NON-BUILDING SITE AREA - 395 SF
 TOTAL IMPERVIOUS NON-BUILDING SITE AREA - 274 SF (1.8%)

- SITE NOTES:**
1. SEE CIVIL DRAWINGS, FOR GRADING PLAN.
 2. ALL PARKING LAYOUT DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED, EXCEPT DIMENSIONS ON SURMOUNTABLE CURBS, WHICH ARE 8" FROM THE BACK OF CURB.
 3. ALL ENTRIES INTO BUILDING TO HAVE STOOPS W/ FOUNDATIONS ALL ABUTTING WALKS SHOULD BE DOWELED INTO WALKS POURED ON STOOPS. SEE SHEET L2.0, FOR THE PLANTING PLAN.
 4. SEE SHEET L3.0, FOR SITE DETAILS.
 5. ALL CURBS ARE TO BE B6-12 UNLESS OTHERWISE NOTED. SEE CIVIL DRAWINGS FOR DETAIL.
 6. ALL SMALL RADIUS CURVES ARE 3' UNLESS OTHERWISE NOTED. THE CONTRACTOR MUST OBTAIN NECESSARY PERMITS.
 7. THE CONTRACTOR MUST HAVE ALL UNDERGROUND UTILITIES LOCATED AND PROTECTED DURING CONSTRUCTION.
 8. CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY IRONS.
 9. ADJACENT STREETS AND ALLEYS MUST BE SWEEPED TO KEEP THEM FREE OF SEDIMENT. CONTRACTOR MUST MONITOR CONDITIONS AND SWEEP DAILY.
 10. CONSTRUCTION PARKING SHALL BE PROHIBITED FROM CIRCULATION DRIVES, FIRE LANES AND OTHER AREAS AS DETERMINED BY CITY REGULATIONS.

Planting Schedule				
ID	Common Name	Count	Botanical Name	Size
1. Deciduous Tree				
QA	Quaking Aspen	4	Populus tremuloides	3" Caliper Ball and Burlap
3. Shrub				
BBG	Grape - Bluebell	32	Vitis 'bluebell'	#5 Container
4. Perennial				
SAF	Autumn Fire Sedum	33	Sedum x 'Autumn Fire'	#1 Container
BES	Black-Eyed Susan	12	Rudbeckia 'Goldstrum'	#1 Container
FRG	Karl Foerster Feather Reed Grass	109	Calamagrostis x acutiflora 'Karl Foerster'	#1 Container
SFG	Miscanthus Silver Feather Grass	56	Miscanthus sinensis 'Silberfeder'	#1 Container

- PLANTING NOTES:
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR, FROM THE DATE OF CERTIFICATION OF SUBSTANTIAL COMPLETION FOR THE PROJECT OR LATER IF INSTALLATION IS DELAYED BECAUSE OF PLANTING SEASON.
 - ALL PLANT MATERIAL SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE 'AMERICAN STANDARD FOR NURSERY STOCK' (ANSI Z60.1-2004).
 - NO PLANT OR MATERIAL, SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
 - TREES SHALL ONLY BE STAKED AND GUYED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT, IN CASES OF EXTREMELY WINDY LOCATIONS AND/OR WET CLAY OR VERY SANDY SOIL. REFER TO LANDSCAPE PLAN AND DETAILS FOR SPECIFIC PLANTING INSTRUCTIONS.
 - IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES IN THE PLANT LIST AND THOSE GRAPHICALLY REPRESENTED, THE GRAPHIC REPRESENTATION SHALL TAKE PRECEDENCE.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
 - IF PLANTS OR LANDSCAPE ELEMENTS CANNOT BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN, THE CONTRACTOR SHALL STAKE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO ANY EXCAVATION OR INSTALLATION.
 - UNLESS INDICATED OTHERWISE, ALL SITE AREAS NOT WITHIN PLANTING BEDS IN THE SITE BOUNDARY SHALL RECEIVE SOD. AREAS OUTSIDE THE SITE BOUNDARY WHICH HAVE BEEN DISTURBED SHALL RECEIVE SEED AND BE REPAIRED BACK TO THEIR ORIGINAL CONDITION.
 - ALL SOD AND LANDSCAPE INSTALLATIONS SHALL BE IRRIGATED, UNLESS NOTED OTHERWISE.
 - ALL PLANTING BEDS TO RECEIVE DOUBLE SHREDDED HARDWOOD MULCH.



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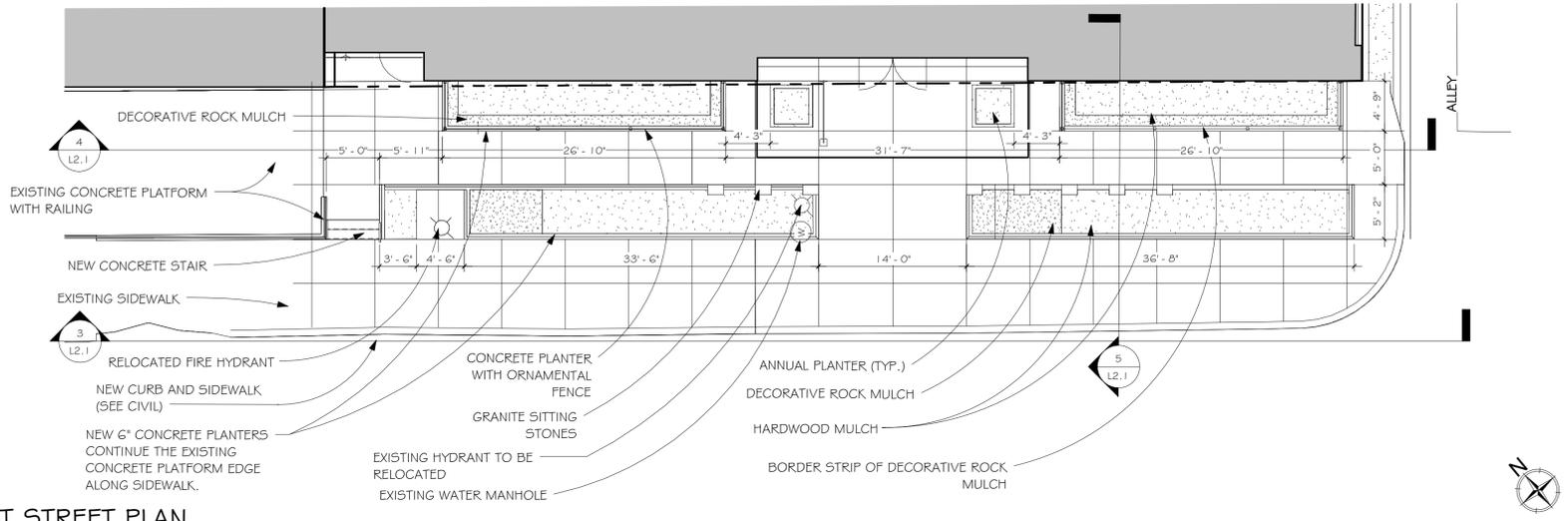
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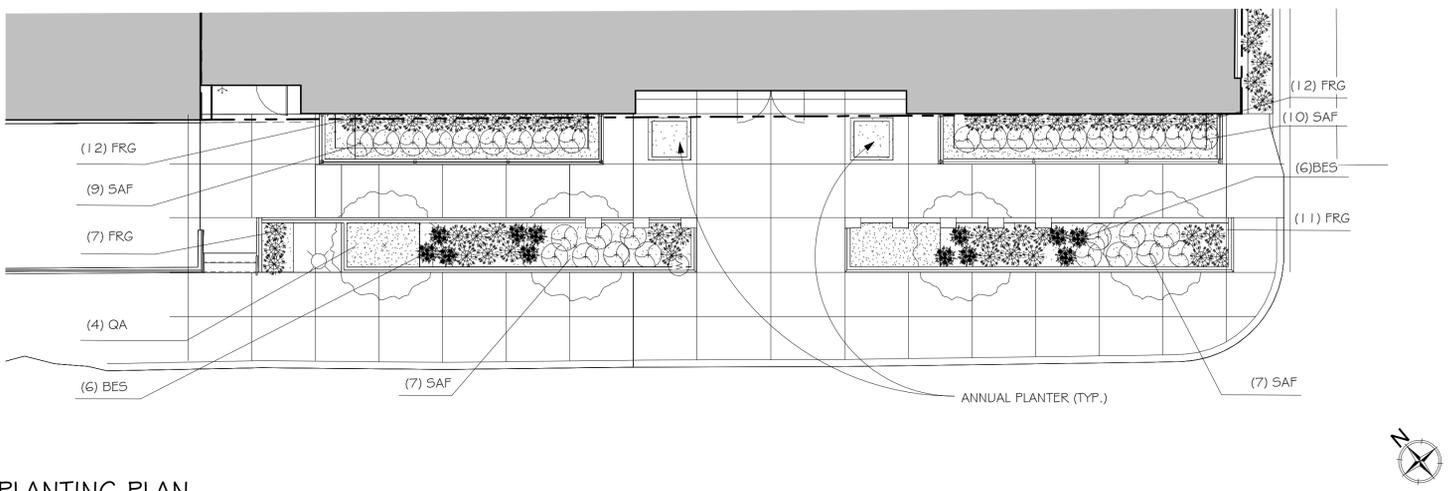
214055A

PLANTING PLAN

L2.0



1 1ST STREET PLAN
 SCALE 1/8" = 1'-0"



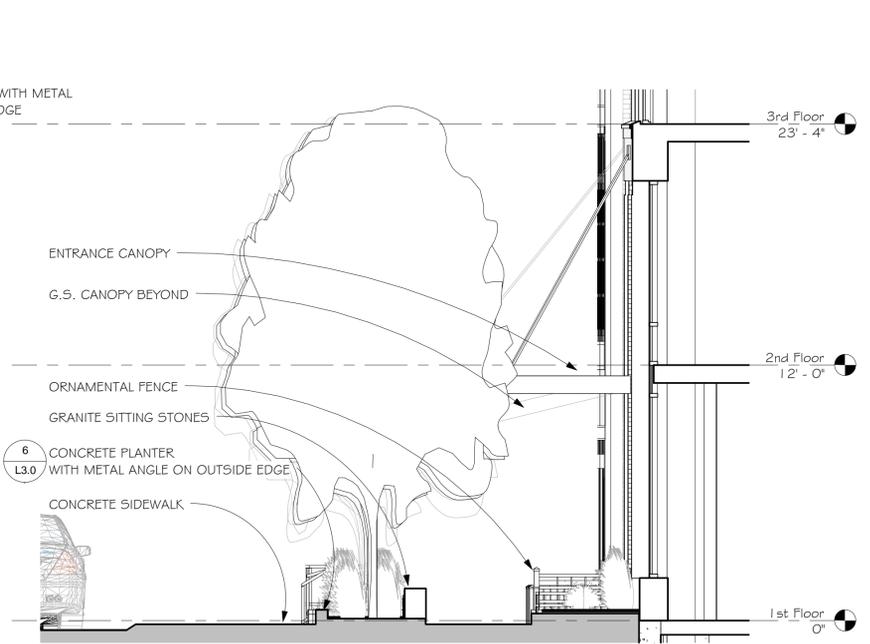
2 1ST STREET PLANTING PLAN
 SCALE 1/8" = 1'-0"



3 1ST STREET SECTION
 SCALE 1/8" = 1'-0"



4 SIDEWALK SECTION ALONG 1ST STREET
 SCALE 1/8" = 1'-0"



5 SIDEWALK SECTION AT 1ST STREET
 SCALE 1/4" = 1'-0"

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2 Lower Level 1 Plan
 SCALE 1/16" = 1'-0"



1 1st Floor Plan
 SCALE 1/16" = 1'-0"



3 Lower Level 2 Plan
 SCALE 1/16" = 1'-0"



4 BUILDING SECTION
 SCALE 1/16" = 1'-0"

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FLOOR PLANS
 2ND - 8TH FLOOR



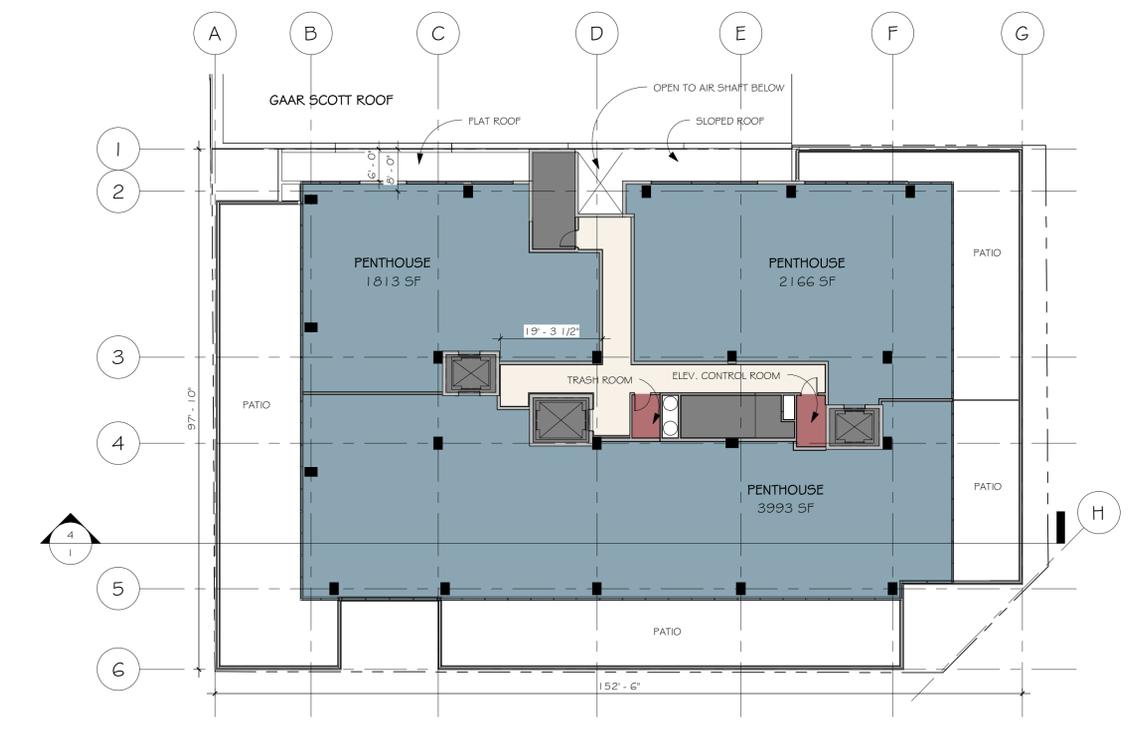
1 2nd Floor Plan
 SCALE 1/16" = 1'-0"



2 Typical 3rd - 6th Floors
 SCALE 1/16" = 1'-0"



3 7th Floor Plan
 SCALE 1/16" = 1'-0"



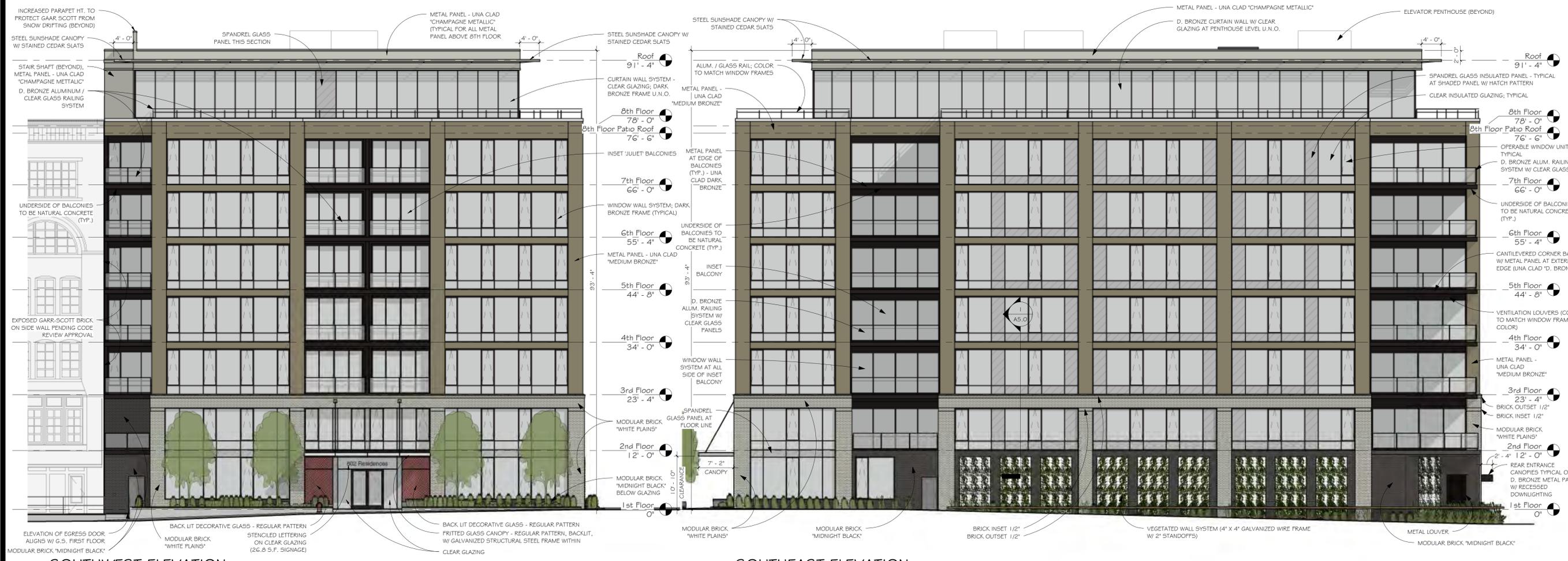
4 8th Floor Plan
 SCALE 1/16" = 1'-0"

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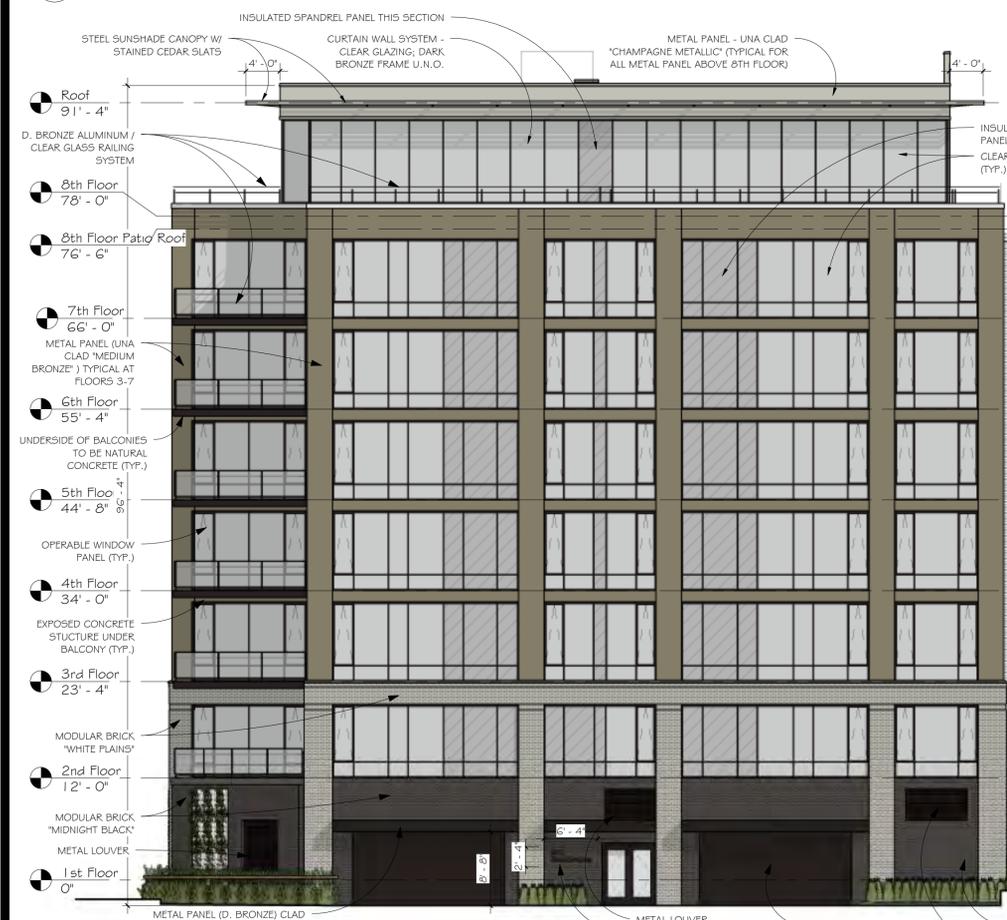
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EXTERIOR ELEVATIONS
 OPTION A

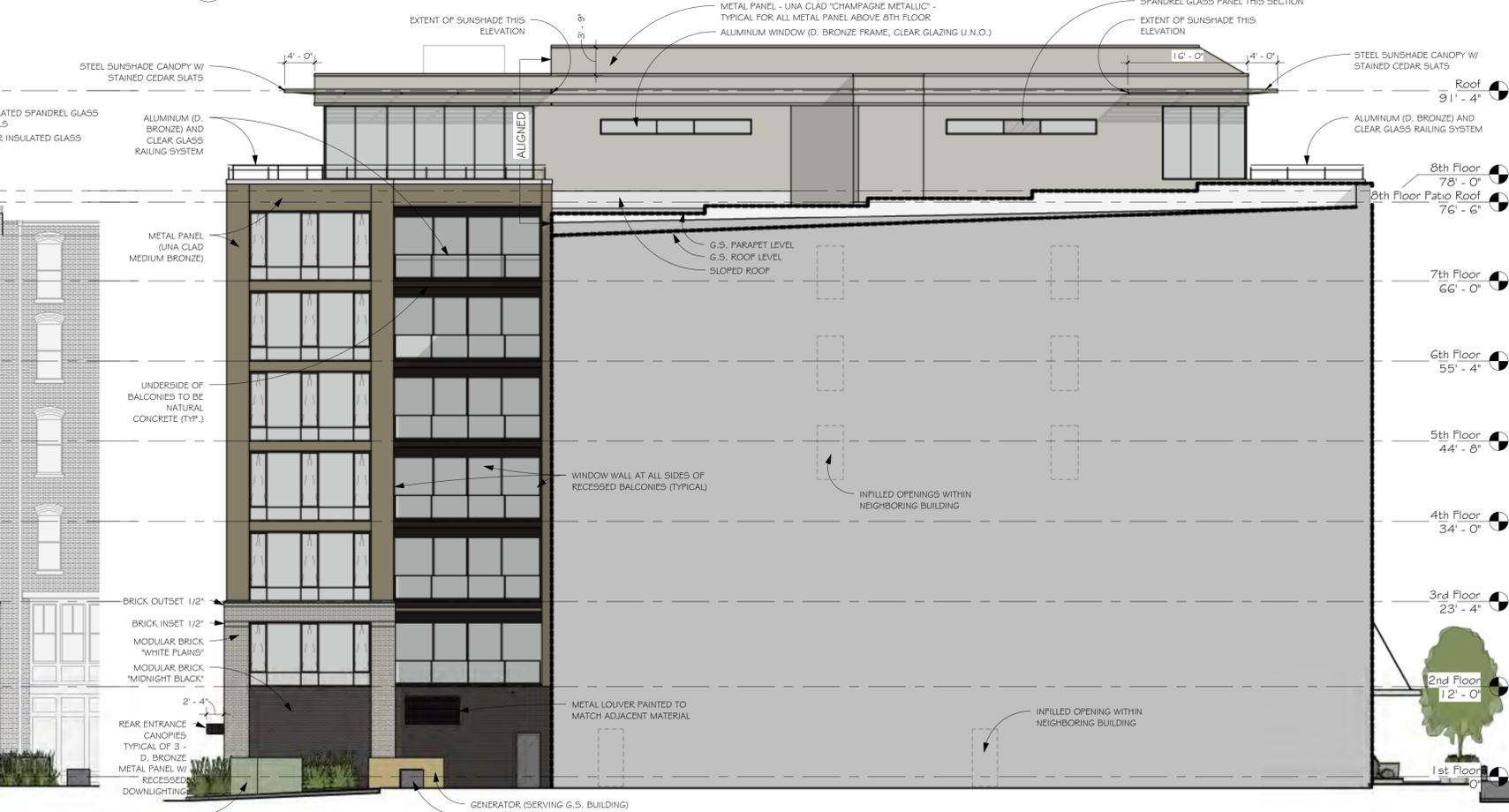


1 **SOUTHWEST ELEVATION**
 SCALE 1" = 10'-0"

2 **SOUTHEAST ELEVATION**
 SCALE 1" = 10'-0"



3 **NORTHEAST ELEVATION**
 SCALE 1" = 10'-0"



4 **NORTHWEST ELEVATION**
 SCALE 1" = 10'-0"

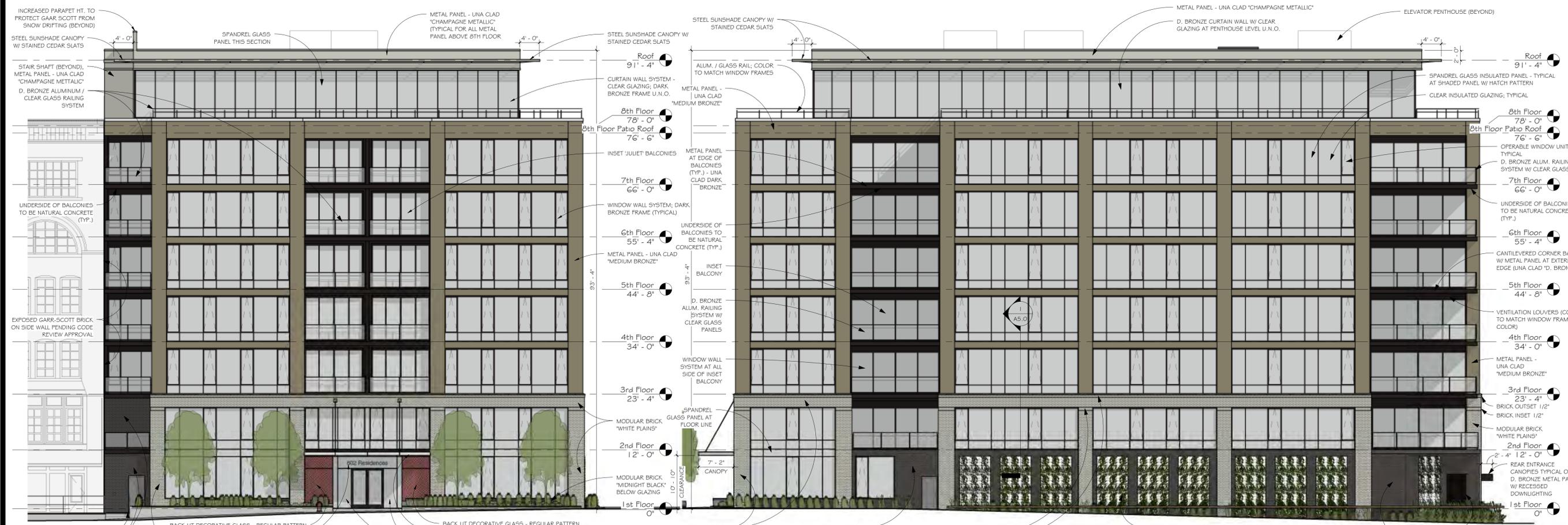
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EXTERIOR ELEVATIONS
 OPTION B

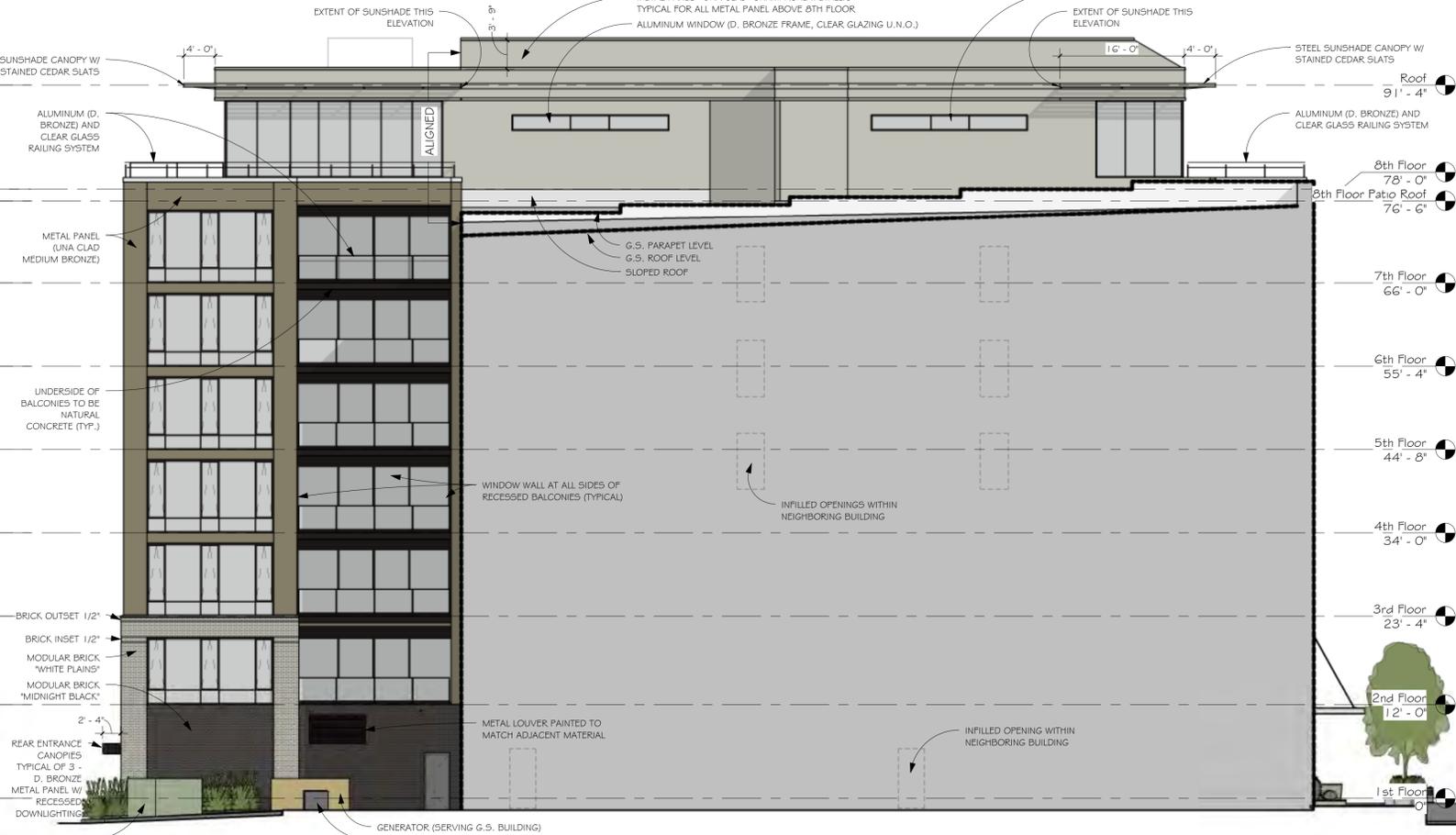


1 **SOUTHWEST ELEVATION**
 SCALE 1" = 10'-0"

2 **SOUTHEAST ELEVATION**
 SCALE 1" = 10'-0"



3 **NORTHEAST ELEVATION**
 SCALE 1" = 10'-0"



4 **NORTHWEST ELEVATION**
 SCALE 1" = 10'-0"



1 **SOUTHWEST FACADE**
SCALE

FROM GREENSPACE ACROSS 1ST STREET NORTH



2 **SOUTHEAST FACADE**
SCALE

FROM ACROSS 1ST STREET NORTH



3 **EAST FACADE**
SCALE

FROM ACROSS ALLEY LOOKING WEST



4 **NORTH FACADE**
SCALE

FROM NEIGHBORING TOWNHOMES LOOKING SOUTH

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EXTERIOR
PERSPECTIVES



1 VIEW LOOKING NORTHWEST
NOT TO SCALE



2 VIEW LOOKING SOUTHEAST
NOT TO SCALE



3 VIEW LOOKING NORTHEAST
NOT TO SCALE

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EXTERIOR CONTEXT
IMAGES - PROPOSED



MODIFICATIONS TO THE DESIGN HAVE BEEN REQUIRED BY BUILDING CODE, WHICH ALLOWS ONLY 45% OF THE OPENINGS ON THE ALLEY FACADES TO BE "UNPROTECTED" (I.E., REGULAR GLASS). SPANDREL GLASS "PROTECTS" THE OPENING WHILE PROVIDING A CLEAR GLASS APPEARANCE IN THE DAYTIME.

THE EXHIBITS ILLUSTRATE THE DAY AND NIGHT APPEARANCE OF THE BUILDING WITH:
1) ALL GLASS ON EVERY FACADE (EXHIBITS 2 AND 4),
2) AN ALL-GLASS FRONT FACADE WITH SOME SPANDREL GLASS ON THE ALLEY (SOUTHEAST AND NORTHEAST) FACADES (EXHIBITS 1 AND 3).

THE IMAGES REPRESENT IDEALIZED CONDITIONS THAT WILL NOT OCCUR IN REALITY: TO PROVIDE A COMPLETE VIEW OF THE SOUTHEAST FACADE, VISUAL OBSTRUCTIONS HAVE BEEN REMOVED. THE THUMBNAIL VIEW SHOWS THE ACTUAL SETTING.

WHEN THE BUILDING IS OCCUPIED, THE AMOUNT AND LEVEL OF LIGHTING IN THE UNITS WILL VARY.

WHEN THE BUILDING IS OCCUPIED, WINDOW TREATMENTS AND FURNISHINGS WILL AFFECT THE APPEARANCE OF THE OPENINGS.



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2) AN ALL-GLASS FRONT FACADE WITH SOME SPANDREL GLASS ON THE ALLEY (SOUTHEAST AND NORTHEAST) FACADES (EXHIBITS 1 AND 3).

THE IMAGES REPRESENT IDEALIZED CONDITIONS THAT WILL NOT OCCUR IN REALITY: TO PROVIDE A COMPLETE VIEW OF THE SOUTHEAST FACADE, VISUAL OBSTRUCTIONS HAVE BEEN REMOVED. THE THUMBNAIL VIEW SHOWS THE ACTUAL SETTING.

WHEN THE BUILDING IS OCCUPIED, THE AMOUNT AND LEVEL OF LIGHTING IN THE UNITS WILL VARY.

WHEN THE BUILDING IS OCCUPIED, WINDOW TREATMENTS AND FURNISHINGS WILL AFFECT THE APPEARANCE OF THE OPENINGS.



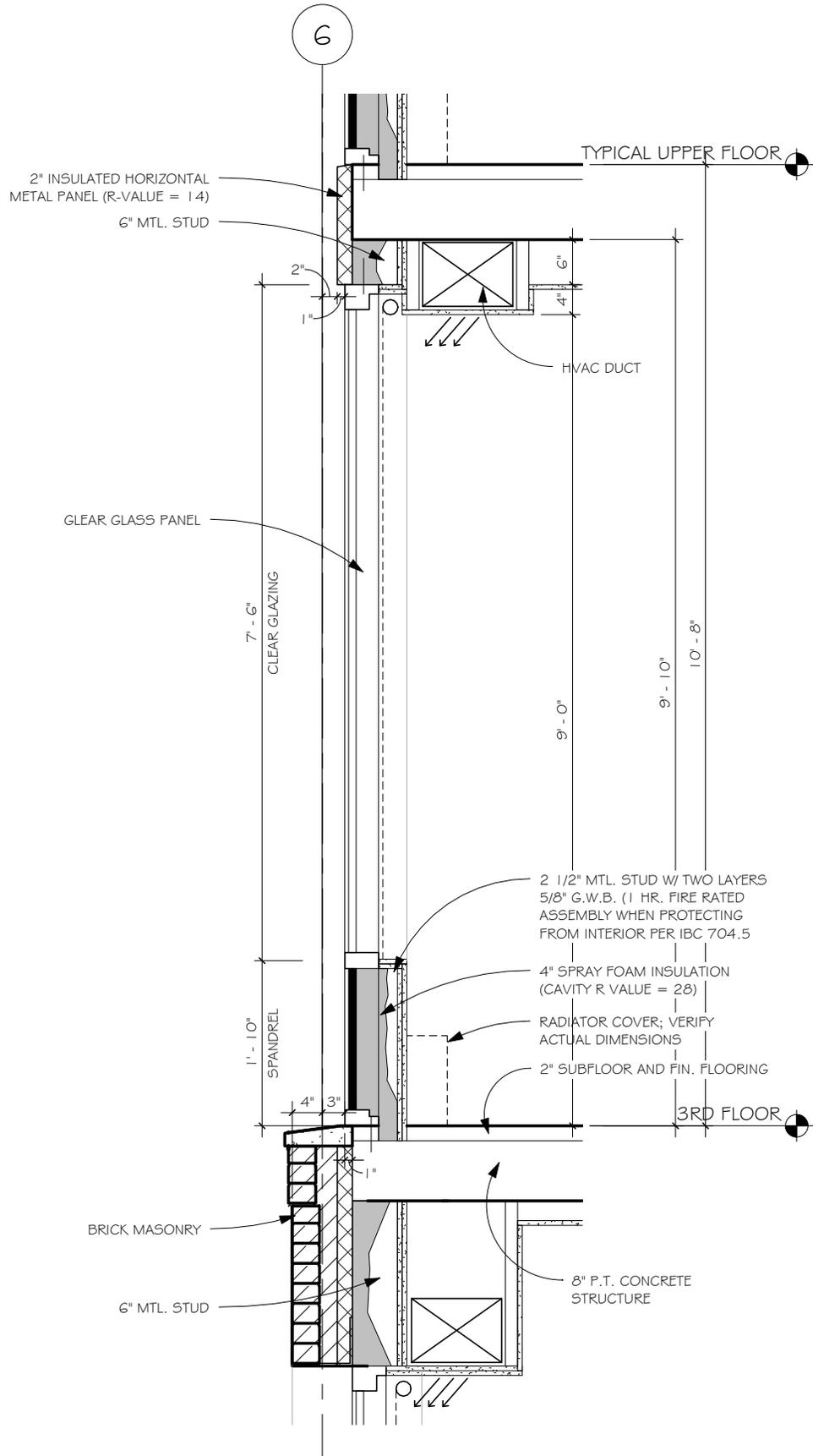
MODIFICATIONS TO THE DESIGN HAVE BEEN REQUIRED BY BUILDING CODE, WHICH ALLOWS ONLY 45% OF THE OPENINGS ON THE ALLEY FACADES TO BE "UNPROTECTED" (I.E., REGULAR GLASS). SPANDREL GLASS "PROTECTS" THE OPENING WHILE PROVIDING A CLEAR GLASS APPEARANCE IN THE DAYTIME.

THE EXHIBITS ILLUSTRATE THE DAY AND NIGHT APPEARANCE OF THE BUILDING WITH:
1) ALL GLASS ON EVERY FACADE (EXHIBITS 2 AND 4),
2) AN ALL-GLASS FRONT FACADE WITH SOME SPANDREL GLASS ON THE ALLEY (SOUTHEAST AND NORTHEAST) FACADES (EXHIBITS 1 AND 3).

THE IMAGES REPRESENT IDEALIZED CONDITIONS THAT WILL NOT OCCUR IN REALITY: TO PROVIDE A COMPLETE VIEW OF THE SOUTHEAST FACADE, VISUAL OBSTRUCTIONS HAVE BEEN REMOVED. THE THUMBNAIL VIEW SHOWS THE ACTUAL SETTING.

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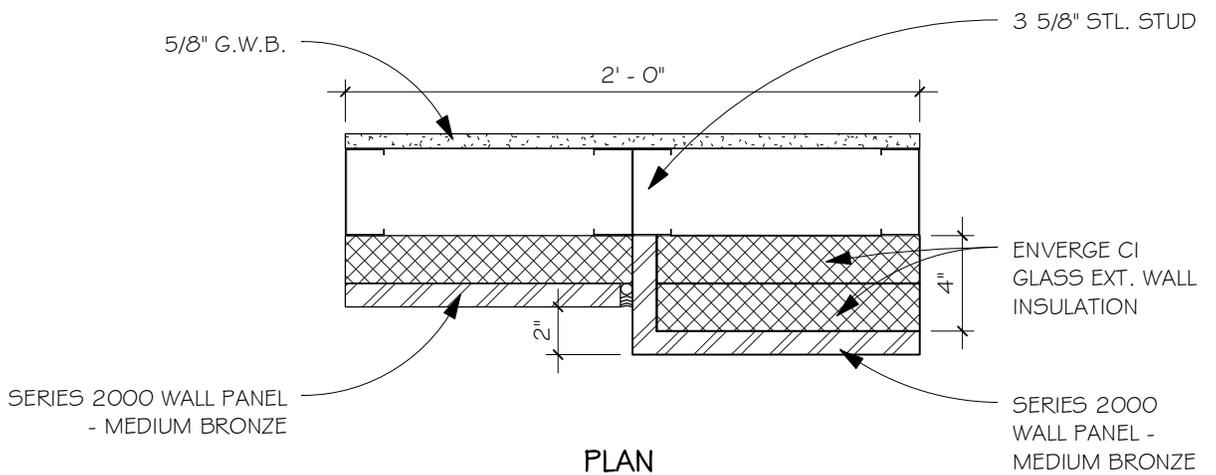
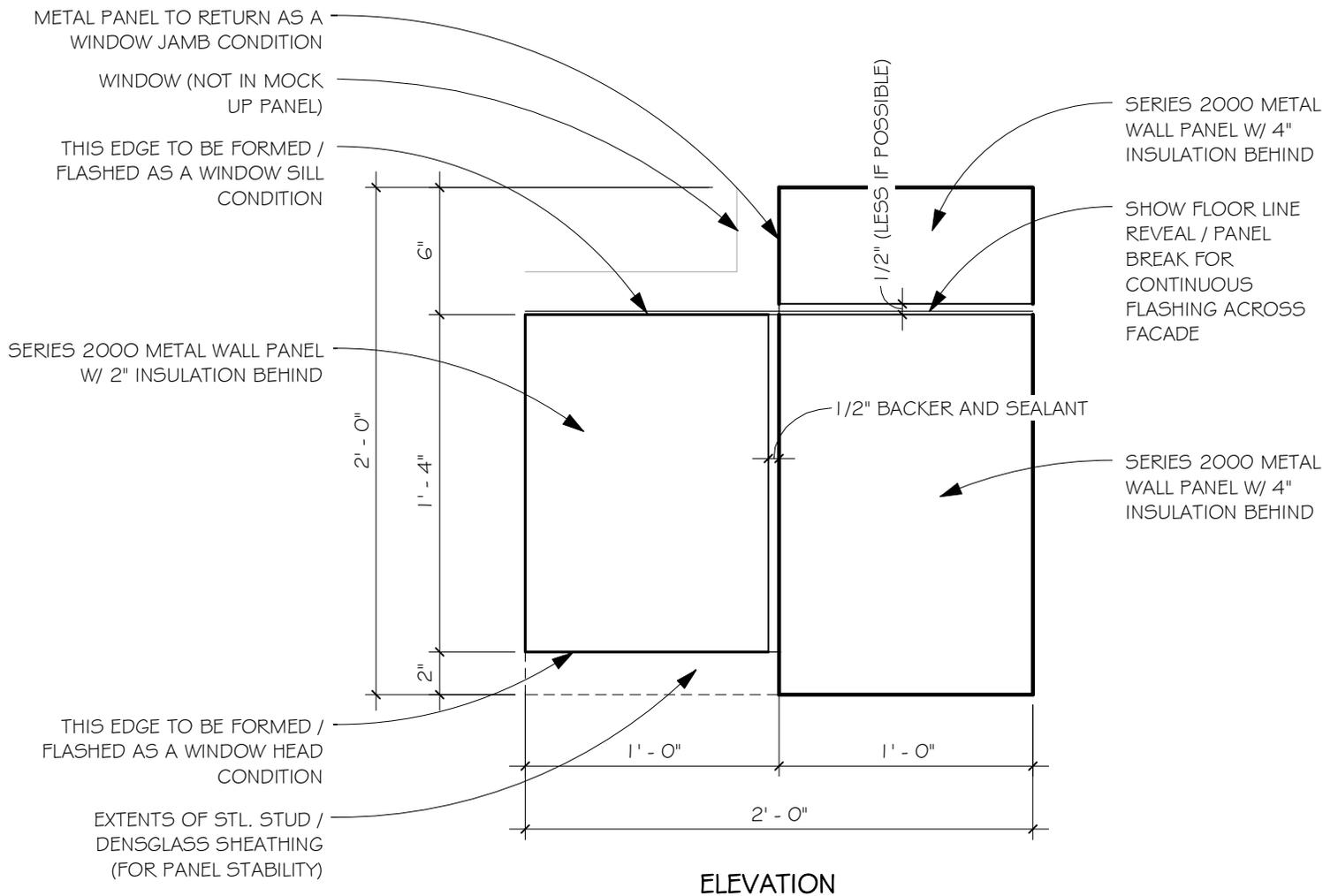
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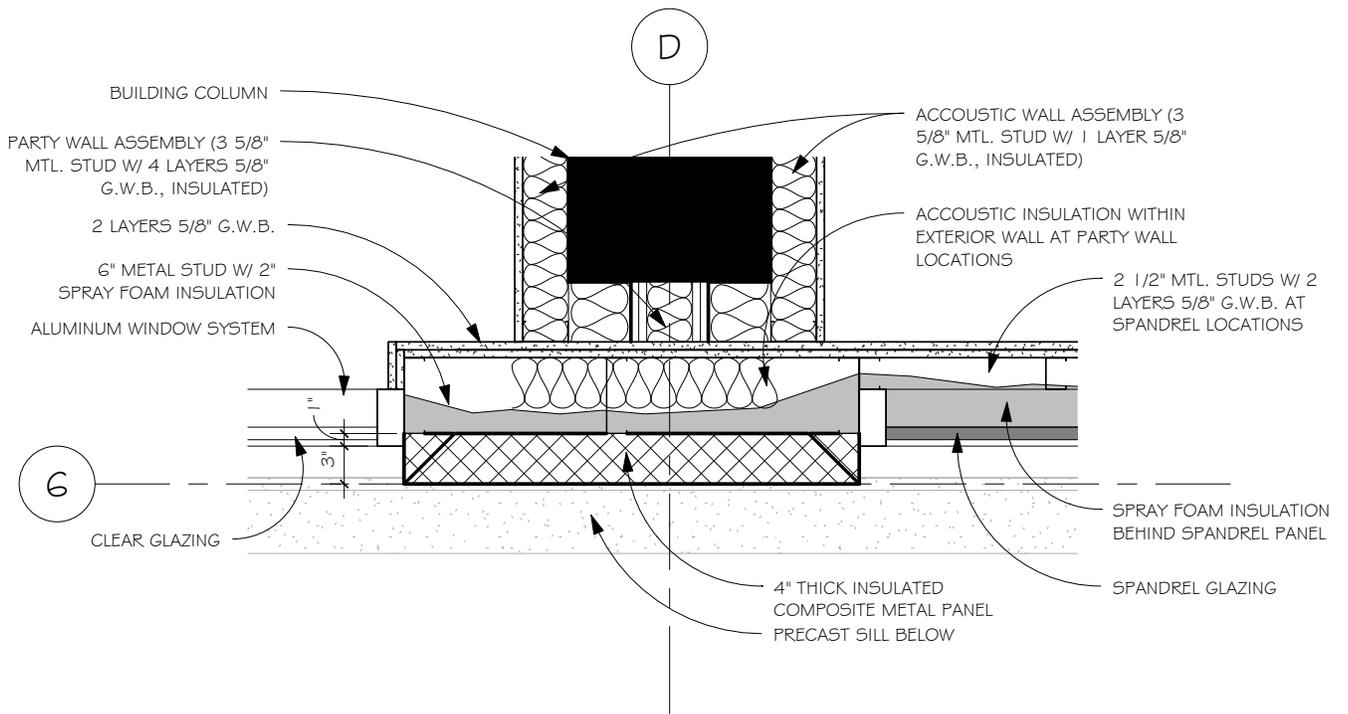


1

TYPICAL WINDOW SECTION

SCALE 3/4" = 1'-0"



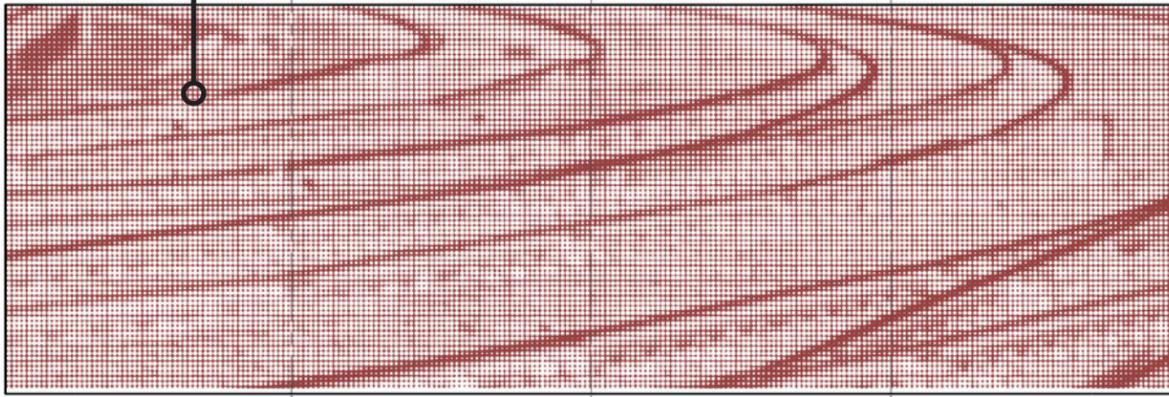


2

TYPICAL EXTERIOR METAL PANEL PILASTER

SCALE 1" = 1'-0"

BACK-PAINTED
FRIT GLASS



CEILING PLAN (UNDER SIDE OF CANOPY)

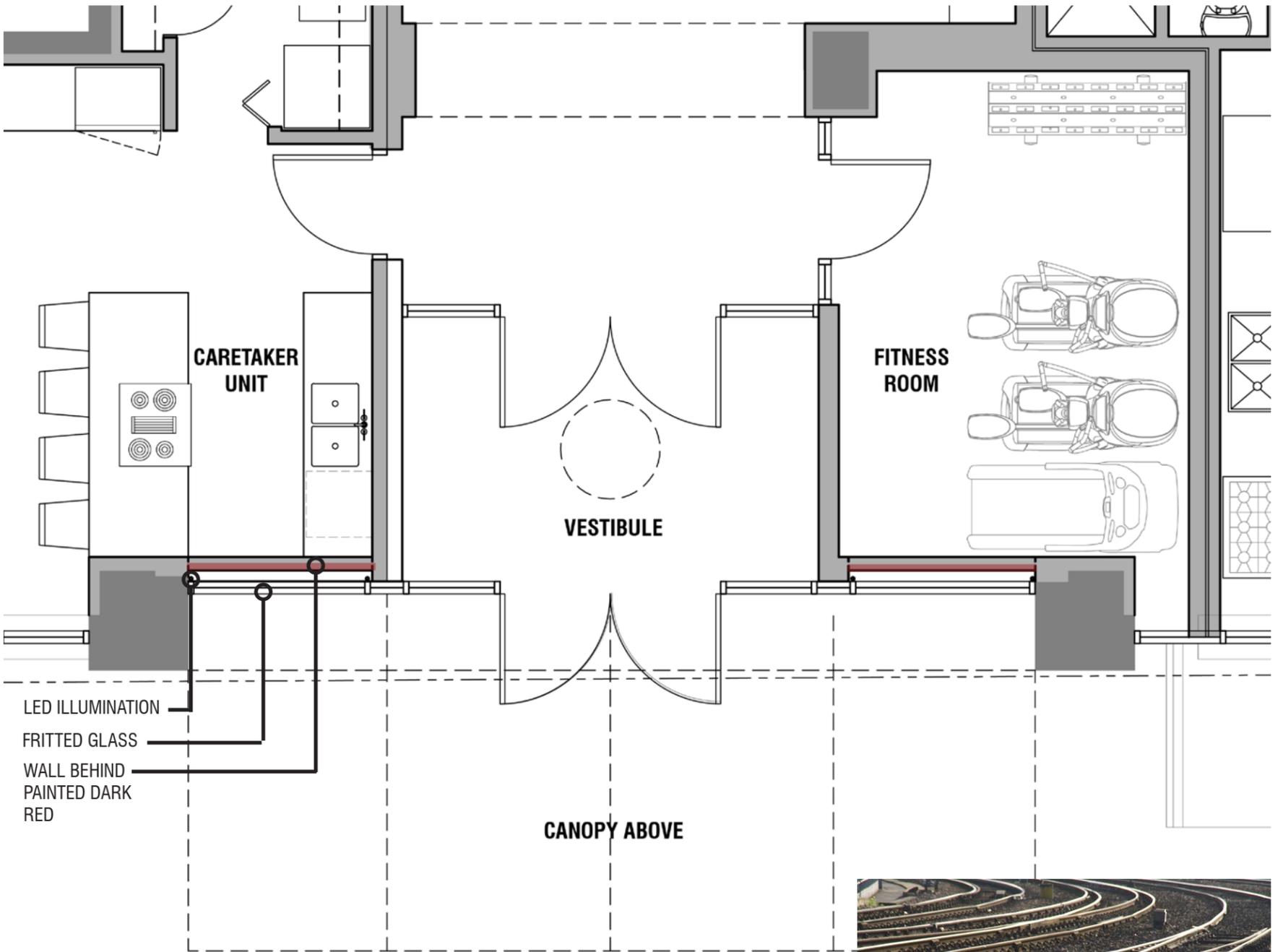


602 RESIDENCES

ELEVATION

CLEAR FRITTED
GLASS W/
RED WALL BEHIND
SPANDREL GLASS

CLEAR FRITTED
GLASS



CARETAKER
UNIT

VESTIBULE

FITNESS
ROOM

LED ILLUMINATION
FRITTED GLASS
WALL BEHIND
PAINTED DARK
RED

CANOPY ABOVE

FLOOR PLAN

