Minneapolis
City of Lakes

# CPED STAFF REPORT

Prepared for the Heritage Preservation Commission
HPC Agenda Item #7
August 11, 2015
BZH-28766

## HERITAGE PRESERVATION APPLICATION SUMMARY

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|---|---|
| *Property Location:* | 21 North Third Street (and 17 & 25 North Third Street) |
| *Project Name:* | Lakeland Building |
| *Prepared By:* | Becca Farrar-Hughes, Senior City Planner, (612) 673-3594 |
| *Applicant:* | Roman Gadaskin |
| *Project Contact:* | Karen Gjerstad |
| *Ward:* | 3 |
| *Neighborhood:* | Downtown Minneapolis Neighborhood Association (DMNA) |
| *Request:* | To renovate the existing building. |

*Required Applications:*

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|---|---|
| **Certificate of Appropriateness** | To allow for the renovation of an existing building for a new mixed-use development that includes residential uses on the upper floors and a commercial use on the ground floor of the building located at 21 North Third Street, also known as the Lakeland Building. The structure is a contributing building in the Minneapolis Warehouse Historic District. |

## HISTORIC PROPERTY INFORMATION

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|---|---|
| **Current Name** | Lakeland Building |
| **Historic Name** | Unknown |
| **Historic Address** | 21 North Third Street |
| **Original Construction Date** | 1885 |
| **Original Architect** | Unknown |
| **Original Builder** | Joseph Cohen |
| **Original Engineer** | Unknown |
| **Historic Use** | Initially warehousing; also a harness factory and various warehousing and businesses |
| **Current Use** | Vacant |
| **Proposed Use** | Unknown |

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|---|---|---|---|
| **Date Application Deemed Complete** | July 6, 2015 | **Date Extension Letter Sent** | N/A |
| **End of 60-Day Decision Period** | September 4, 2015 | **End of 120-Day Decision Period** | N/A |

## CLASSIFICATION

| | |
|---|---|
| **Local Historic District** | Minneapolis Warehouse Historic District |
| **Period of Significance** | 1865-1930 |
| **Criteria of Significance** | Commerce, Industry and Architectural Significance |
| **Date of Local Designation** | 1978 |
| **Date of National Register Listing** | 1989 |
| **Applicable Design Guidelines** | *Minneapolis Warehouse Historic District Design Guidelines*<br>*Secretary of the Interior Standards for the Treatment of Historic Properties* |

## SUMMARY

**BACKGROUND.** The structure located on the property at 21 North Third Street was constructed in 1885. It is a four-story brick and stone building, approximately 66 feet in width by 112 feet in length (the single story masonry loading building attached to the west elevation is 14 feet in width by 44 feet in length), 27,000 square feet in size and is an exuberant expression of the commercial Queen Anne Style. The façade is divided into three bays by brick pilasters with numerous decorative stone insets and stylized capitals. The window openings on the second floor are grouped in threes within recessed panels and capped by elliptical arches. Elaborate terra cotta panels with foliated designs are placed between the third and fourth floors. An unusual cornice with deep corbels completes the building. The ground floor storefront has been modified and in-filled with brick, stucco and glass block (non-historic features); however, the brick pilasters are intact. The structure retains its integrity and is a contributing building in the Minneapolis Warehouse Historic District. There are two associated parcels that are vacant and currently consist of commercial surface parking lots abutting the building on the west and east sides of the structure. The parking lot addressed as 25 North Third Street on the west side of the building is located within the Minneapolis Warehouse Historic District and is considered a noncontributing site, whereas the parking lot on the east side of the building addressed as 17 North Third Street is not located within the district.

Drawings and photographs of the original storefront constructed in 1885 are not available. Building permit records indicate that the storefront was initially replaced in 1910. A major fire destroyed the wood interior of the building and the storefront in 1916. The 1919 drawings for reconstruction developed by Buechner & Orth Architects included two storefront designs. One with a door on the east side of the east bay as well as a second door centered on the middle bay and the other with a door in each bay. Each depicts the storefront glazed with large glass windows and upper transoms in addition to a stone base between the sidewalk and the glazing. No photographic records are available of the 1919 construction to verify how the storefront was constructed; the 1919 drawings are however, used as a guide for the proposed design of the storefront.

Currently the building has a recessed entry door on the east side of the east bay. The door aligns with the interior stairway that connects all levels of the building. The entry door has been in this location since 1974.

**APPLICANT'S PROPOSAL.** Karen Gjerstad, on behalf of Roman Gadaskin, has applied for a Certificate of Appropriateness application to allow for the following modifications to the building:

Front elevation or north façade facing North Third Street: The applicant proposes to partially remove the non-historic masonry infill at the street level of the front (north) elevation of the building. A new enameled aluminum storefront with fixed windows is proposed as a replacement. The applicant proposes to retain the lower 3 feet of masonry and would clad it with fiber reinforced cementitious panels and associated trim. A horizontal member would separate the main windows from the existing upper stucco panels as this is proposed to be retained. All trim would be fiber-reinforced cementitious members.

The applicant proposes to replace all of the existing original double-hung windows with masonry mullions (sash and frame) in the upper floors of the building on this elevation with new wood clad double-hung windows. No new, reduced or enlarged window openings would be part of the front façade.

The masonry and stone facing at the upper stories and parapet are in good condition. Some repointing and miscellaneous repair may need to be performed. New mortar joints would replicate the existing in mortar strength, joint profile, mortar color and texture.

Secondary elevations – East and West: In general, the brick walls on the east and west elevation of the building are in good condition with some repointing required in specific locations. Various ghost brick infilled pockets would remain as applicable and the existing paint on brick in various areas would be retained. Some repointing and miscellaneous repair would be performed at general wall areas, with the bottom 8 to 10 courses requiring extensive repair, and isolated areas requiring new replacement brick. New brick would match the existing brick as closely as possible in color, unit dimensions and texture. New mortar joints would replicate existing in mortar strength, joint profile, mortar color and texture.

Both elevations would incorporate new window openings serving residential units with new wood clad double-hung windows. Several small openings would also be enlarged and a few openings would receive new windows within their current opening. The arrangement of the window openings is proposed to be as regular and consistent as possible while accommodating the new dwelling units located within the interior of the building.

Specifically on the west elevation of the building, the following alterations are proposed: a total of 4 existing window openings with a concrete sill would remain; 1 existing opening with concrete sill would remain with the head height raised; 4 existing openings would be enlarged with a new precast sill; 8 new openings would be added with a new precast sill; and an existing opening with sill to remain with a new door installed. In total, 17 windows would be located on the west elevation and 18 new vents for dryers within the units are proposed.

Specifically on the east elevation of the building, the following alterations are proposed: a total of 2 existing openings with a concrete sill would remain; 4 existing openings would be enlarged with a new precast sill; and 11 new window openings would be added with a new precast sill. In total, 17 windows would be located on the east elevation of the building and 11 new vents for dryers within the units are proposed.

Roof top: A portion of the roof would be developed into a new approximately 2,010 square foot roof deck. The addition of the new deck would involve some guardrails, although except at the front of the building where the deck is set back approximately 20 feet, most of the parapet heights are approximately 3 feet high, so minimal rails would need to be added. To accommodate the necessary accessibility requirements for this deck, the existing stucco elevator tower would be used and the height extended approximately 6 feet to accommodate the new roof stop. A small elevator lobby

approximately 56 square feet in size (7 feet by 8 feet) would be attached to the interior side (to the west) of the elevator structure; its façade would match the existing stucco structure; its height would be about 9 feet.

To accommodate the egress requirements for the roof, an existing light well opening, currently a low structure of about 3-4 feet high and 10 feet by 8 feet to the south of the elevator would contain one new stair which would extend from the 4th floor, extending the height of the opening to about 9 feet above the roof deck. The second egress stair would be a new structure along the south side of the roof, extending east from what is currently an existing stucco mechanical/service elevator structure. This structure is about 9'-6" high and the new stair would match in material and height.

The southern corner of the roof would accommodate some of the mechanical units within an existing service elevator/mechanical room that is approximately 280 square feet in size (20 feet by 14 feet). Some mechanical units to the west of the existing enclosure would not be in the enclosed mechanical room as they are proposed to be screened by a 6-foot high wood screening fence to shield it from the deck and the skylight next to it. The parapet in that area is 4'-9" so neither this screen nor the mechanicals would be visible from the street.

The roof currently has two large skylights, which will be retained with new glazing.

Basement: The applicant may attempt to either accommodate parking, storage or both within the lower level of the building. This will require additional excavation under the building and some interior demolition in the lower level. The lower level would be accessed via the single-story narrow brick clad loading structure off of First Avenue North. The feasibility and practicality of doing so may be difficult. The parking spaces would be substandard in terms of overall height clearance as well as width and length. No parking is required for the development. Any alterations to the lower level would not result in exterior modifications to the building or affect the historical character of the building.

Additional modifications: The existing single-story narrow brick clad flat roof loading structure with its south wall abutting the adjacent building would be retained. Masonry restoration treatment would be needed to maintain the walls. No alterations other than a new roof would be performed to the structure, and the existing garage door would be replaced with a new door of similar design.

The building does not have a south elevation as it fully abuts an adjacent masonry building.

The existing sign panel on the front elevation of the building containing the "Lakeland" letters is proposed to be retained and repaired. The billboard sign on the east elevation would be removed as well as other signage, vents, etc.

The design of the two adjacent parking lots will be finalized through the site plan review process that requires review and approval by the City Planning Commission.

**RELATED APPROVALS.** The most recent Certificate of Appropriateness application was approved in 2014. The scope of work was to allow for the removal of the non-historic masonry infill at the street level of the front (north) elevation of the building. A new wood storefront, wood entry door and stone wainscot to match with the existing stone on the building was proposed to be installed in the three front bays of the building. No other work was proposed for the building at that time; the HPC approved the proposal.

| Planning Case # | Application | Description | Action |
|---|---|---|---|
| C of A – 7/8/03 | Certificate of Appropriateness | New storefront, awning, and other miscellaneous repairs. | Approved in 2003. |
| BZH-28267 | Certificate of Appropriateness | To allow a new storefront. | Approved in 2014. |

**PUBLIC COMMENTS.** Staff has not received official correspondence from the Downtown Minneapolis Neighborhood Association (DMNA) or any neighborhood letters prior to the printing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

## ANALYSIS

### CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow for the renovation of an existing building for a new mixed-use development that includes residential uses on the upper floors and a commercial use on the ground floor based on the following findings:

1. *The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.*

   The Minneapolis Warehouse Historic District's period of significance is from 1865-1930. The district is historically significant as an area of commercial development during the early growth of the city and the region. The Minneapolis Warehouse Historic District developed during the late nineteenth and early twentieth centuries when Minneapolis became a major distribution and jobbing center for the upper Midwest. The district is also architecturally significant for its concentration of commercial buildings designed by the city's leading architects in styles that evolved from the Italianate Style of the 1860s to the curtain-wall structures of the early twentieth century. The subject building is located in the Twentieth Century Warehouse Area.

   In general, the proposed alterations are compatible with and support the criteria of significance and period of significance for the historic district. The proposal would enhance the building and allow it to more closely resemble its likely original appearance provided it complies with the suggested conditions of approval.

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

   The proposed alterations, with the suggested conditions of approval as noted below are compatible with and support the criteria of significance and period of significance for which the historic district was designated. The buildings in the Minneapolis Warehouse Historic District are significant for their association with commercial development and for their commercial/warehouse architecture. The subject building is a contributing resource in the historic district; and was formerly a warehouse and factory.

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

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 alterations, provided they comply with the suggested conditions of approval, would not materially impair the significance and integrity of the landmark or the historic district as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission. The proposed work would not affect the building's location, design, setting, materials, workmanship, feeling or 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 Heritage Preservation Commission adopted the *Minneapolis Warehouse Historic District Design Guidelines* in 2010. The applicable design guidelines for this project are evaluated below.

**Design Guidelines for Existing Buildings.**

**General Guidance:**

*Requirement:*

2.1. Character defining features such as loading docks, water towers, fire escapes and chimneys shall be preserved.

2.2. Distinctive architectural features shall be preserved.

2.3. Existing buildings in the district are oriented to provide two kinds of access: pedestrian access from the street and sidewalk and freight access from side streets, alleys, or rail spurs. The existing orientation of each building shall be maintained and preserved.

2.4. A building's original pedestrian entrance shall remain and shall be used as the building's primary entrance.

2.9. Only replace features that are missing or proven beyond repair with the same kind of materials. Replacement with a substitute material will be considered if the form and design of the substitute material is proven durable and conveys the visual appearance of the original material.

2.10. Original or historically significant painted signs (ghost signs) on the sides of building shall be retained.

*Staff comment*: The character defining features of the building, including the architectural features, are being preserved. Pedestrian access off of North Third Street would be maintained as would the orientation and loading extension out to North First Street. The ghost signs will be retained.

**Facade Materials:**

*Requirement:*

2.12. Abrasive cleaning techniques, such as sandblasting, soda blasting, or high-pressure water wash shall not be used under any circumstances.

2.13. Facade cleaning methods that are considered to be gentle, non-abrasive methods such as a low pressure (100 psi or less) water wash shall be used.

2.14. Painting of currently painted masonry facades is allowed.

2.15. Painting of unpainted masonry facades shall not be allowed.

2.16. Mortar joints shall only be repointed where there is evidence of a moisture problem or when a substantial amount of the mortar is missing.
2.17. Mortar joints shall be cleared with hand tools. The use of electric saws and hammers to remove mortar can seriously damage the adjacent brick and are inappropriate.
2.18. Replacement mortar shall duplicate the original mortar's composition, color, texture, joint width, and joint profile.
2.19. When patching an area of historic brick wall, the new brick and mortar shall match the original brick and mortar in material, color, profile, dimension, and texture.

*Staff comment*: The applicant has stated that abrasive cleaning techniques would not be used. Façade cleaning methods that are considered gentle, non-abrasive methods such as a low pressure water wash would be used. The east and west elevations of the building would be cleaned, not painted. Existing painted masonry would remain. The mortar joints would be evaluated and repaired consistent with the above guidelines. New brick and mortar use in any repair areas shall match the original brick and mortar in material, color, profile, dimension, and texture.

**Fenestration – Windows:**

*Requirement:*

2.21. Original and historically significant windows shall be retained and repaired.
2.22. All decorative trim around the windows shall be retained, including lintels, pediments, moldings or hoods and if replacements are proven necessary, the original profile shall be replicated.
2.23. Clear transparent glass shall be used to replace missing panes or in full window replacement unless historical documentations show other treatments. Low emission coatings will be considered if they are not reflective or tinted.
2.24. Windows on primary facades shall not be removed or blocked to install air conditioning, mechanical equipment, louvers, or for any other reason.
2.25. New or expanded window openings on primary facades are not allowed, unless it is to restore an historical window opening and evidence is provided to support the opening.

*Other Considerations:*

2.26. New window openings on secondary facades will be considered.
2.27. Replacement windows will be considered if evidence is provided that significant numbers of the historical or original windows have been previously removed. A survey of the existing windows is required to document their condition and type.
2.28. Replacement windows will be considered if evidence is provided that original or historically significant windows cannot be feasibly repaired. A survey of the existing windows is required to document their condition and type.
2.29. When considering the replacement of historically significant windows, new windows shall be compatible in material, type, style, operation, sashes, size of lights and number of panes of the existing windows in that location.
2.30. True divided lights are required when replacing a divided light window.
2.31. Where true divisions are not possible, applied muntins, with an interstitial spacer will be considered. Applied muntins shall be installed on both sides of the glass.
2.32. Internal muntins, sandwiched between two layers of glass, alone are not allowed.
2.33. Replacement windows shall be finished with a painted enamel finish. Anodized or other unfinished treatments are not allowed.

*Staff comment*: The applicant is proposing to remove all of the existing original double hung windows on the front façade or north elevation of the building, on floors 2-4. There are 9 windows on each floor for a total of 27 windows on the front façade. The applicant has not provided a thorough window survey but has provided a statement indicating that the windows are not in good shape. The developer met with two window restoration experts that determined most of the windows could be repaired. However, according to the developer the cost to repair the windows was unreasonable compared to installing new windows. The windows measure about 9 feet, 8 inches in height by 4 feet, 6 inches in width. As single-glazed north facing windows, the consultants felt that an additional storm/screen for both livability and heating efficiency would be necessary. The cost to building storm/screen combinations for windows of this size was estimated to be about $2,500 to $3,000 per window. The developer believes it is too costly to save the existing windows and is proposing a wood clad residential double hung window similar in size and profile. Staff would not support the removal of the existing windows and is instead recommending that the applicant restore the existing windows. No new window openings are proposed on the primary façade.

As previously noted, the applicant proposes to maintain, expand and create new window openings on the secondary facades of the building. All windows would be wood and double hung. Specifically on the west elevation of the building, the following alterations are proposed: a total of 4 existing window openings with a concrete sill would remain; 1 existing opening with concrete sill would remain with the head height raised; 4 existing openings would be enlarged with a new precast sill; 8 new openings would be added with a new precast sill; and an existing opening with sill to remain with a new door installed. In total, 17 windows would be located on the west elevation and 18 new vents for dryers within the units are proposed.

Specifically on the east elevation of the building, the following alterations are proposed: a total of 2 existing openings with a concrete sill would remain; 4 existing openings would be enlarged with a new precast sill; and 11 new window openings would be added with a new precast sill. In total, 17 windows would be located on the east elevation of the building and 11 new vents for dryers within the units are proposed.

While Staff understands that an adaptive reuse of the building will require new window openings on the secondary facades, the appearance of the structure will be significantly altered. The arrangement of the window openings is proposed to be as regular and consistent as possible while accommodating the new dwelling units located within the interior of the building. The proposed venting which creates numerous, unnecessary penetrations in the exterior building walls shall not be permitted. The applicant will need to locate and stack the necessary venting into common areas that vent out of the roof.

The proposed storefront alterations are described below.

**Fenestration – Entryways:**

*Requirement:*

> 2.36. When replacement is proven necessary, a door style that is similar in material and design to that used originally shall be used. If historic photos or models are not available, the new replacement door shall be of simple design, with an open transparent glass panel and a transom.

2.37. Original loading dock doors, which were typically overhead or sliding, shall be maintained when feasible. Filling the opening with glass or another treatment that preserves the wall opening will be considered.

2.38. New openings or entryways on elevations that face public streets are not allowed.

*Advisory:*

2.40. If original entryways were altered, the preferred treatment is to restore them to their original condition based on historic photos or other evidence.

*Other Considerations:*

2.41. Replacement doors will be considered if evidence is provided that original doors cannot be feasibly repaired.

2.42. Replacement features of the entryway and storefront such as trim that replicate existing features will be considered.

2.43. New openings or entryways on elevations that face a public street will be considered if evidence is provided that the new opening or entryway keeps with the original fenestration pattern and no other feasible alternative exists.

*Staff comment*: The applicant proposes to replace the existing non-historic storefront as well as a non-original door on the west elevation of the building and a new garage door in the loading segment of the structure. The 1919 reconstruction drawings included two storefront designs; one with a door on the east side of the east bay as well as a second door centered on the middle bay and the other with a door in each bay. No photographic records are available of the 1919 construction to verify how the storefront was constructed. Currently the building has a recessed entry door on the east side of the east bay. The door aligns with the interior stairway that connects all levels of the building. The entry door has been in this location since 1974 and the applicant proposes that it remain in the same location with the proposed renovations to the ground level of the building. Given that the applicant proposes to locate a commercial tenant in the ground floor of the building, Staff will recommend that another door be installed that is consistent with the 1919 reconstruction drawings and that the uses be separated inside the building. The new door and sidelight proposed on the west elevation of the building is proposed to be composed of the same materials as the new storefront door for consistency purposes. The new garage door would be insulated metal, and the header would need to be reconstructed with the same materials as the base of the storefront.

**Fenestration – Storefronts & Display Areas:**

*Requirement:*

2.44. Original or historically significant storefronts and display areas shall be retained.

2.45. The size of original storefronts or display areas shall not be altered.

2.46. Windows and doors shall not be blocked with opaque materials.

2.47. Original features such as the columns or piers that support the storefront framing, shall not be altered, obscured or removed.

*Advisory:*

2.49. If an original storefront has been altered, the preferred treatment is to restore them to their original condition based on historic photos or other evidence.

*Other Considerations:*

2.50. When the original design is not available through historic plans or photos for the replacement of a storefront, a contemporary profile will be considered, but existing

original storefronts in the district should be as a reference for materials, scale, size of members and proportion.

*Staff comment*: There is no photographic evidence of either the 1885 storefront or the 1919 reconstruction. On the front or north facing façade of the building, the applicant proposes to replace the non-historic glass block and brick infill that was installed in 1974 and restore the storefront. The applicant proposes a new enameled aluminum storefront with fixed windows, as well as a new door and sidelight as a replacement. The applicant proposes to retain the lower 3 feet of non-historic masonry and would clad it with fiber reinforced cementitious panels and associated trim. A horizontal member would separate the main windows from the existing upper stucco panels as this non-historic portion is proposed to be retained as well. Staff would recommend that the HPC allow the aluminum storefront but require full removal of the non-historic masonry infill that includes the base and the stucco above. Staff would recommend that the HPC require that with the full removal of the non-historic masonry infill that the approximate 3-foot base be composed of metal which is the same color or a stone base that is compatible and install transom windows as part of the storefront that are compatible with the 1919 reconstruction plans. No cementitious materials or trim shall be permitted on the building. The windows would need to be clear, insulated glazing with transom windows above compatible with the design guidelines.

**Roofs & Parapets:**

*Requirement:*

2.62. The original building roofline including the cornice, parapet, and other elements shall be retained and not altered.

2.63. Rooftop decks and equipment including HVAC, wind or solar power equipment that projects above the roofline shall be set back from the primary building elevation(s) one structural bay. They shall not be visible from the street. More visible locations will be considered if evidence is provided of structural load needs.

2.64. The repair of roofs with modern roofing materials, such as rolled rubber or asphalt, is allowed and shall not be visible from the street.

*Staff comment*: The original building including the cornice, parapet, and other elements would be retained. The proposed roof top deck is setback from the primary elevation a distance of 20 feet and the proposed mechanicals would not be visible from the public street as they would be located at the south and west corners of the roof and would be screened. Staff will recommend that the HPC require that the screening be metal as opposed to the proposed wood. The height of the screening should be minimized and would depend on the final mechanical units selected and their configuration. All roof repairs would comply with the above standard; the roof currently has two large skylights, which would be retained with new glazing.

**Rooftop Additions:**

*Requirement:*

2.68. A new rooftop addition shall be set back a minimum of one structural bay or 15 feet, whichever is greater, from all sides of the building. This setback does not constitute a standard right, but a baseline, additional setbacks may be required to meet the intent of the guidelines.

2.69. The height of the rooftop addition shall be limited to one story and shall not exceed 14 feet in height measured from the structural roof deck of the existing building. The height includes stair and elevator penthouses and rooftop mechanical equipment proposed on top of the addition.

2.70. The design of rooftop additions shall be clearly differentiated from the historic building in a way that does not detract from the character of the historic building or the district.

*Other Considerations:*

2.71. Roof top additions to contributing buildings are rarely appropriate. A rooftop addition will be considered if visibility and site line studies indicate that the addition is minimally visible from any public right-of-way.

*Staff comment*: There is no habitable space being proposed on the rooftop of the building. The modifications to the roof include a new approximately 2,010 square foot roof deck recessed 20 feet from the primary elevation. To accommodate the necessary accessibility requirements for this deck, the existing stucco elevator tower would be used and the height extended approximately 6 feet to accommodate the new roof stop. A small elevator lobby approximately 56 square feet in size (7 feet by 8 feet) would be attached to the interior side (to the west) of the elevator structure; its façade would match the existing stucco structure; its height would be about 9 feet. Further, an existing mechanical room would be used that is approximately 280 square feet in size (20 feet by 14 feet) and at a height of 9 feet along the south edge of the roofline or the rear of the building which is also composed of stucco. Lastly, an existing stair enclosure would be expanded for egress which is located adjacent to the south and east corner of the roof. The exterior material would be stucco and the approximate height would be 9 feet.

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.*

As conditioned, the project will not materially impair the significance and integrity of the historic district as evidenced by the consistency of alterations with the recommendations contained in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The following Secretary of the Interior's Standards for Rehabilitation are most applicable to the proposed project:

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

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.

Standard 10: New additions and adjacent or related new construction will 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 project would comply with Policy 8.1 which states that the City will, "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture," as well as implementation step, 8.1.1, which states: "Protect historic resources from modifications that are not sensitive to their historic significance." As conditioned, the project would not modify the building in ways that are insensitive to its historical character.

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:

7. *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 statement of significance in the original nomination upon which the historic district was based, per the attached statement of findings. By allowing the alterations and modifications to the building consistent with the recommended conditions of approval, the integrity of the building would be improved.

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

   The scope of work in this application does require site plan review under Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530. The design of the two adjacent parking lots will be addressed as part of this review.

9. *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 applicant submitted a statement indicating that the alteration makes adequate consideration for the treatments delineated in *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as the proposed scope of work is compatible and the project alterations are reversible. The application complies with the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as discussed in finding 5 above.

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:

10. *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.*

    The Minneapolis Warehouse Historic District is historically significant as an area of commercial development during the early growth of the city and the region. The district is also architecturally significant for its concentration of commercial buildings designed by the city's leading architects in styles that evolved from the Italianate Style of the 1860s to the curtain-wall structures of the early twentieth century. As conditioned, the proposed modifications to the property are compatible and will not affect its historical significance or integrity.

11. *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. The granting of the certificate of appropriateness to allow for the proposed modifications to the building would improve the appearance of the contributing historic structure provided it complies with the conditions of approval as noted below.

12. *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 certificate of appropriateness with the conditions of approval listed below would not be injurious to the significance and integrity of other resources in the historic district nor would it impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance. The request might set a precedent for future cases, but will not formally authorize changes to other landmarks, historic districts, or properties under interim protection. The proposed alterations would activate the building and improve the appearance of the structure consistent with the character of the district and it would further maintain the integrity of the building and the intent of the district guidelines.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Roman Gadaskin for modifications to the Lakeland Building located at 21 North Third Street (and 17 & 25 North Third Street) in the Minneapolis Warehouse Historic District:

**A. Certificate of Appropriateness.**

Recommended motion: **Approve** the certificate of appropriateness to allow for the renovation of an existing building for a new mixed-use development that includes residential uses on the upper floors and a commercial use on the ground floor of the building located at 21 North Third Street, also known as the Lakeland Building, 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 August 11, 2017.

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. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: http://www.nps.gov/history/hps/tps/standguide/.

4. Final plans shall comply with the *Minneapolis Warehouse Historic District Design Guidelines* as noted within this report and as indicated in the submitted plans.

5. The original windows located on the north elevation, or front façade of the building shall be retained and repaired. New storm/screen windows for both livability and heating efficiency shall be allowed. They shall match the profile of the existing windows.

6. The new storefront shall be a new enameled aluminum storefront with fixed windows, as well as a new door and sidelight as a replacement. The applicant shall fully remove all of the non-historic masonry infill. The approximate 3-foot base shall be composed of metal which is the same color or a stone base that is compatible and transom windows shall be incorporated as part of the storefront compatible with the 1919 reconstruction plans.

7. No cementitious materials or trim shall be permitted on the building.

8. The new door and sidelight proposed on the west elevation of the building shall be composed of the same materials as the new storefront door for consistency purposes.

9. The new garage door shall be insulated metal and match the color of the other doors on the building. The header shall be reconstructed with the same materials as the base of the storefront.

10. All venting shall occur through the roof. No penetrations in the exterior building walls shall be for venting purposes. The only penetrations in the secondary building walls shall be for new or expanded windows.

11. All windows on the east and west elevations of the building shall be wood clad, painted black and double-hung.

12. All new/expanded rooftop elements shall be clad in stucco.

13. All unenclosed rooftop mechanical units shall be screened with a metal screening. All railings and screen walls on the roof shall be composed of metal. The height of the screening shall be minimized and depends on the final mechanical units selected and their configuration.

14. Specifications for all rooftop mechanical equipment shall be submitted.

15. All roof repairs shall comply with the design guidelines as noted above.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. BZH map
3. Plans
4. Fixture details
5. Photos
6. Correspondence

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# Proposed Use, Building Description and Changes

## Lakeland Building

21 North 3rd Street, Minneapolis, MN

**Proposed Use:**

Renovation for multi-unit residential use on upper floors, commercial use on ground floor, on-site parking and possible basement auxiliary parking.

**Description of the Building:**

The Lakeland Building is a four story building with a basement in the Minneapolis Historic Warehouse District with full-wythe masonry walls, concrete floors and structural system, semi-flat roof with masonry parapets. Gross floor area is approximately 27,000 square feet.

Construction date is listed as 1919. The building was designed by Minneapolis architects Buechner and Orth. The building is listed on the National Register of Historic places, and is located in the Historic Minneapolis Warehouse District.

The north wall façade faces North 3rd Street; the two east and west side walls stand in open space from adjacent property boundaries and the rear of the building is fully attached to an adjacent building. Building dimensions are 66 feet by 112 feet. A narrow one level masonry building attached to the west elevation at the rear measures 14 feet wide and 44 feet long. Its west elevation is primarily a garage door facing First Avenue North.

The Lakeland building's façade is designed in the commercial Queen Anne Style, as have several other buildings in the historic district. The façade is divided into three bays with slightly projecting flat masonry pilasters at the corners and between bays with stylized capitals. Façade material is brick facing demarcated with warm beige stone bands alternating with brick on the first and second floors and at the tops of windows on the third and fourth floors.

The façade's ground floor storefront likely featured large windows between the piers and an entrance system presumably with wood casing. The upper story windows are large double hung units with masonry mullions. The parapet contains three sections divided by the pilasters that extend across the parapet up to its top with a series of brick corbelling fill between the piers.

Side walls as existing are mainly blank masonry walls with no architectural features. Each wall contains several small windows on the upper levels and three larger windows on the first level.

The site sections flanking the building are relatively flat and occupied with car parking, mostly surfaced with rudimentary asphalt. The east parking terminates with a public alley and the west parking lot's property boundary meets the sidewalk and First Avenue North.

**Changes and Replacement:**

**North Elevation:**

The ground floor façade will be revised to original architectural character. That area was altered in the 1950s or 60s with infill stacked brick courses, glass block units, doorway installed at the left-hand end of the façade and a large sign panel.

The project proposes new enameled aluminum storefront fixed windows. The top brick infill panels will be removed to allow these units while retaining the lower 3 feet of masonry that will be clad with fiber-reinforced cementitious panels with associated trim. A horizontal member will separate main windows from the existing upper panels containing the “Lakeland” letters, which will be retained. All trim material will be fiber-reinforced cementitious members.

The masonry and stone facing at the upper stories and parapet are in good condition with some repointing and miscellaneous repair possibly to be performed. New mortar joints will replicate existing in mortar strength, joint profile, mortar color and texture.

All window sash and frames shall be replaced with new wood clad single-hung windows. No new, reduced or enlarged window openings will be part of Third Street façade work.

**West, East Elevations:**

The brick walls are generally in good condition, requiring certain areas of repointing. Various ghost brick infilled pockets will remain. Existing paint on brick in various areas will be retained. Some repointing and miscellaneous repair will be performed at general wall areas, with the bottom 8-10 courses requiring extensive repair, and isolated areas requiring new replacement brick. New brick will match existing as closely as possible in color unit dimensions and texture. New mortar joints will replicate existing in mortar strength, joint profile, mortar color and texture.

Both elevations will receive new window openings serving residential units with new wood clad single-hung windows. Several very small window openings will be enlarged as required for above purposes. A few openings will receive new windows in the current opening. The arrangement of the window openings shall be regular to the extent possible while accommodating the needs of the residential units.

An existing one story narrow brick clad flat roof structure with its south wall abutting the adjacent building will be retained. Masonry restoration treatment will maintain the walls. No alterations will be performed, and the existing garage type door will be replaced with a new door of similar design.

This building has no south elevation as the structure fully abuts an adjacent masonry building typical to the warehouse district.

The existing sign panel on the front elevation containing the “Lakeland” letters will be retained and repaired as required. The “Lakeland” letters will be retained. The billboard sign on east elevation will be removed as well as other signage, vents, etc.

**Roof:**

A portion of the roof will be developed into a new roof deck. To accommodate the necessary accessibility requirements for this deck, the existing stucco elevator tower will be used and the height extended approximately 6 feet to accommodate the new roof stop. A small elevator lobby will be attached to the interior side (to the west) of the elevator structure; its façade will match the existing structure; its height will be about 9 feet.

To accommodate the exit requirements for the roof, an existing light well opening, currently a low structure of about 3-4 feet high and 10 feet by 8 feet to the south of the elevator, will contain one new stair which will extend from the 4th floor, extending the height of the opening to about 9 feet above the roof deck. The second exit stair will be a new structure along the south side of the roof, extending east from what is currently an existing stucco mechanical/service elevator structure. This structure is about 9'-6" high and the new stair will match this in material and height.

The existing service elevator/mechanical structure will house some of the new mechanical equipment, while the area to the west of this structure will accommodate some of the mechanical units for the both the commercial space and some unit mechanicals that will not be in the existing structure. This area will not be an enclosed area; there will be a 6 foot high metal screening fence to shield it from the deck and the skylight next to it. The parapet in that area is 4'-9" so neither this screen nor the mechanicals will be visible from the street.

The roof currently has two large skylights, which will be retained with new glazing.

The addition of the new deck will involve some guardrails, although except at the front of the building where the deck is set back, most of the parapet heights are approximately 3 feet high, so minimal rails will need to be added.

Revised 8/3/2015

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## Statements for Appropriateness

### Lakeland Building

21 North 3rd Street, Minneapolis, MN

1. The alteration of building will be compatible with its historic character. Incompatible elements added to the building outside of its criteria of significance and period of significance will be removed. No incompatible design elements will be part of this project. The proposed storefront architectural elements, although not replicating original elements in design and materials, will be a simple shape and black enamel in color to allow the decorative elements of the façade to be the main feature. The added new windows on the West and East elevations will not disturb the architectural character of those walls and will complement those elevations. The one story section at the rear of the West Elevation will retain its design and materials, including replacing the garage door. The exit door near the North wall of this structure will be compatible with the architectural design of the building.
2. The architectural documents as prepared will support continued compatibility with the historic integrity of the Minneapolis Warehouse Historic District.
3. The historic integrity of the Minneapolis Warehouse Historic District will be maintained by the proposed architectural design. No incompatible design elements will be part of this project that would impair the district's historic integrity. Removal of inappropriate elements and restoration of the building will enhance the historic character of the district.
4. The alterations will not materially impair the significance and integrity of the Minneapolis Warehouse Historic District. The architectural documents are prepared as required to follow the applicable design guidelines adopted by the Minneapolis Heritage Preservation Commission.
5. The alterations will not materially impair the significance and integrity of the Minneapolis Warehouse Historic District. No incompatible design elements will be part of this project that would impair the district's historic integrity. The proposed architectural design will comply with the Secretary of the Interior's Standards for treatment of historic properties.
6. The Certificate of Appropriateness as issued for this project will provide consistency with all regulations of the preservation ordinance, with the city's comprehensive plan including applicable preservation policies adopted by the Minneapolis City Council. Site Plan preparation has been prepared for Site Plan Review.
7. Not applicable.
8. We have examined the original nomination material in the archives of the Minnesota Historical Society pertaining to the Minneapolis Warehouse Historic District relating the Lakeland Floral Supply Building at 21 N 3rd Street. The architectural documents are prepared in accordance with that material. The Secretary of the Interior Standards for the Treatment of Historic Buildings have been taken into consideration with the plan preparation for this building.
9. The architectural documents meet the stipulations of Title 20 of the Minneapolis Code of Ordinances.
10. As a building within the Minneapolis Warehouse Historic District, the extensive proposed alterations and restoration will meet The Secretary of the Interior Standards for Treatment of Historic Buildings. The proposed work will extend the life of the building as a contributing role in the district. There will be no adverse effects on the essential character of the historic district or

other buildings within it – in fact the building's re-use will contribute to the wellbeing and vitality of the district.

11. Altering the North façade's existing non-compatible elements to return the façade to it's original architectural character and installing new appropriate windows to the side elevations will ensure continued integrity and significance for the historic district
12. Granting the certificate of appropriateness will not impair the spirit and intent of the ordinance. The proposed work will conform to and enhance the essential character of the historic district.
13. The certificate of appropriateness will provide the opportunity for the building to contribute to the ongoing historic character of the historic district and its overall sense of preservation integrity. The work will not result in any adverse effect to the district.

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# Notes concerning façade windows

## Lakeland Building

21 North 3rd Street, Minneapolis, MN

### Repair of existing windows:

The existing wood double hung windows on the front façade of this building are all there, but most are not in good shape. The developer met with two window restoration experts who determined that most could be repaired. The cost to repair the windows was reasonable as compared to new windows. However, the windows measure about 9'-8" high by 4'-6" wide and as single glazed north facing windows, he felt they would need an additional storm/screen for both livability and heating efficiency. The cost to build storm/screen combinations for windows this size was about $2500 to $3000 per window.

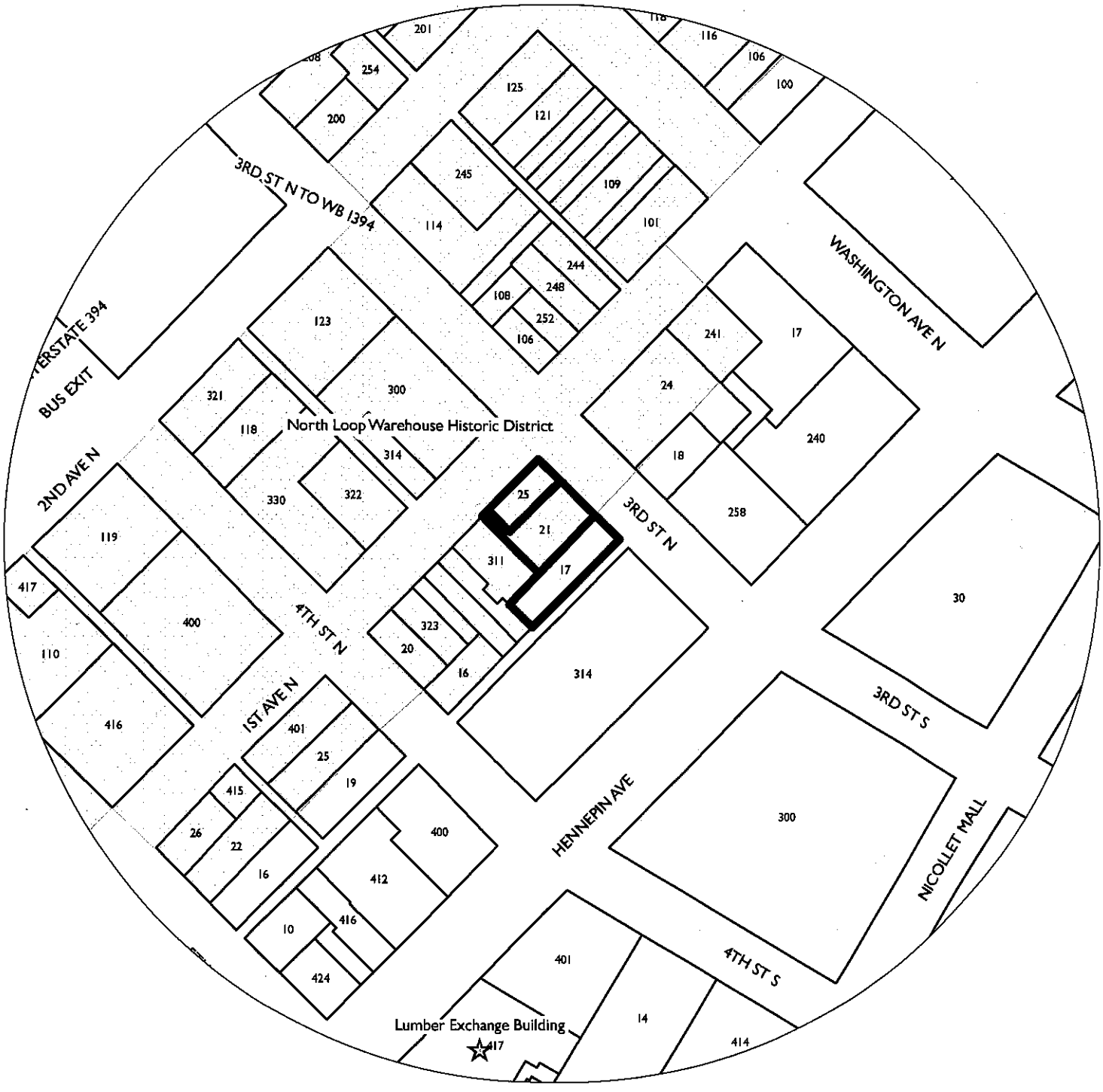
Therefore, a decision was made by the developer that saving the existing front double-hung windows would be too costly. He has chosen a wood clad residential double hung window which will be similar in size and profile.

**Roman Gadaskin**

NAME OF APPLICANT

**3rd**

WARD

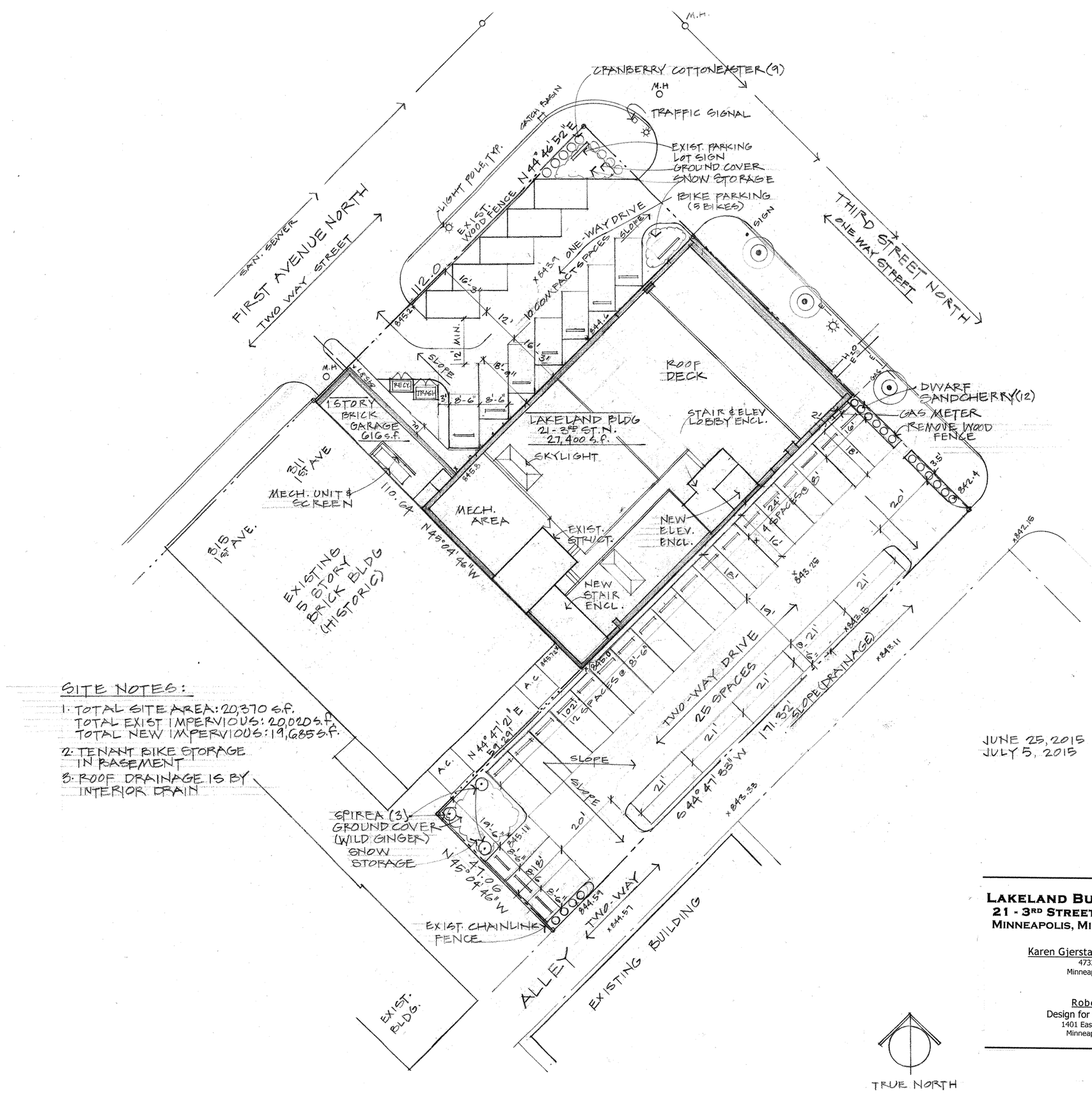



PROPERTY ADDRESS

**21 Third Street North and 17 & 25 Third Street North**

FILE NUMBER

**BZH-28766**




## SITE NOTES:

1. TOTAL SITE AREA: 20,370 S.F.
   TOTAL EXIST IMPERVIOUS: 20,020 S.F.
   TOTAL NEW IMPERVIOUS: 19,685 S.F.
2. TENANT BIKE STORAGE IN BASEMENT
3. ROOF DRAINAGE IS BY INTERIOR DRAIN

JUNE 25, 2015
JULY 5, 2015

**LAKELAND BUILDING**
**21 - 3RD STREET NORTH**
**MINNEAPOLIS, MINNESOTA**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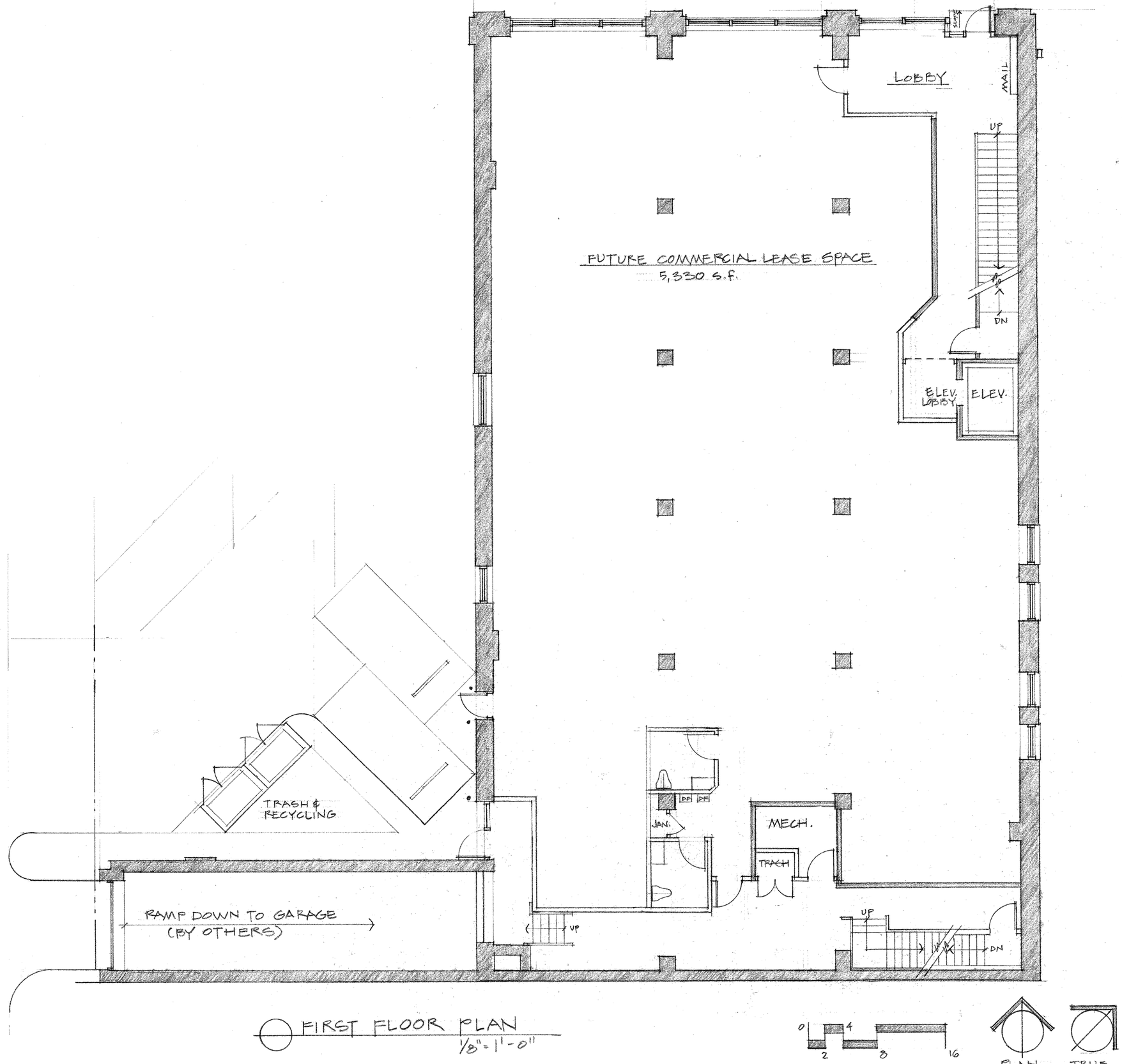


FIRST FLOOR PLAN
1/8" = 1'-0"

0 4 8 16
2

PLAN NORTH

TRUE NORTH

JUNE 25, 2015
JULY 2, 2015

**LAKELAND BUILDING**
**21 - 3RD STREET NORTH**
**MINNEAPOLIS, MINNESOTA**


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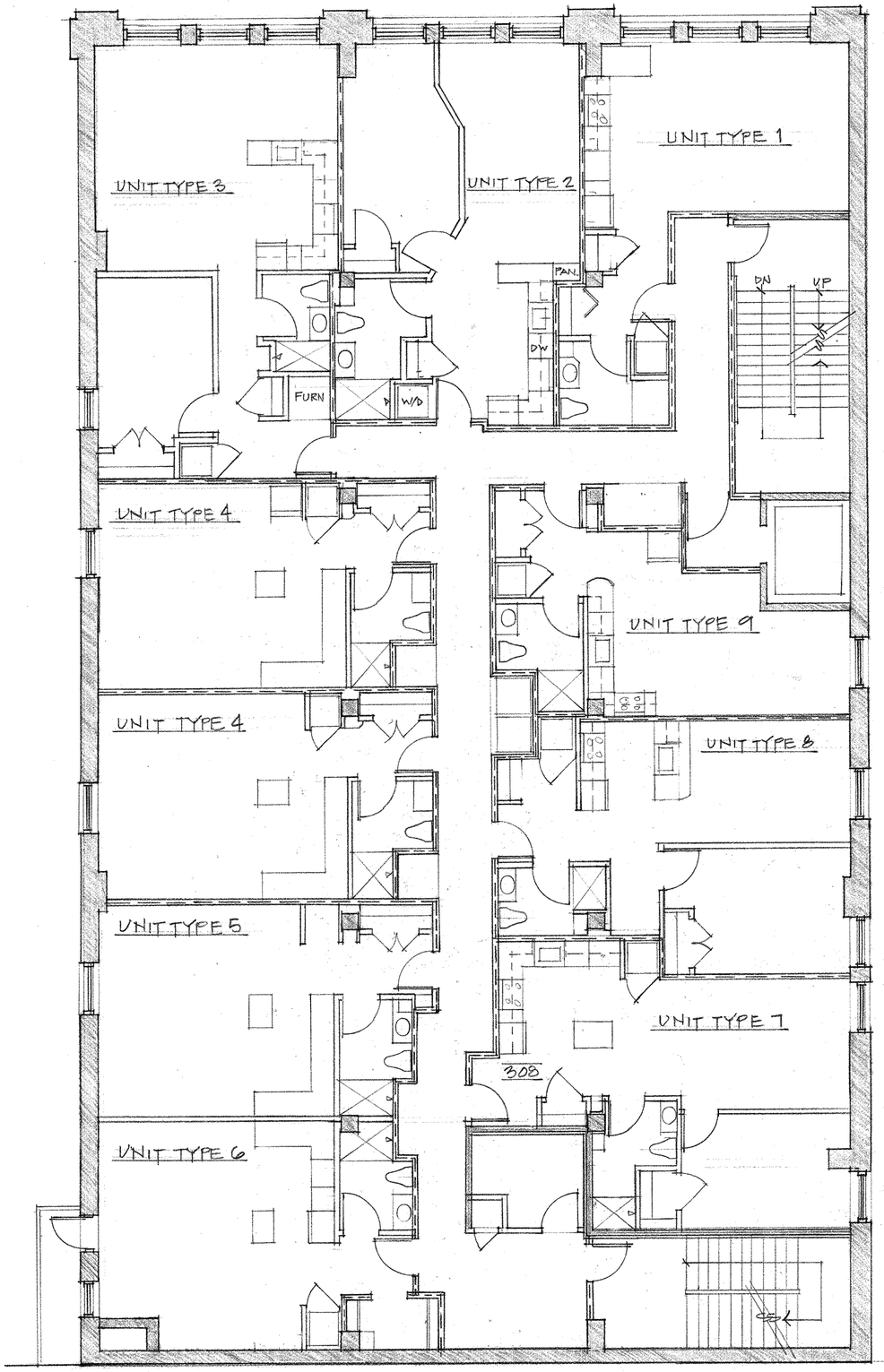
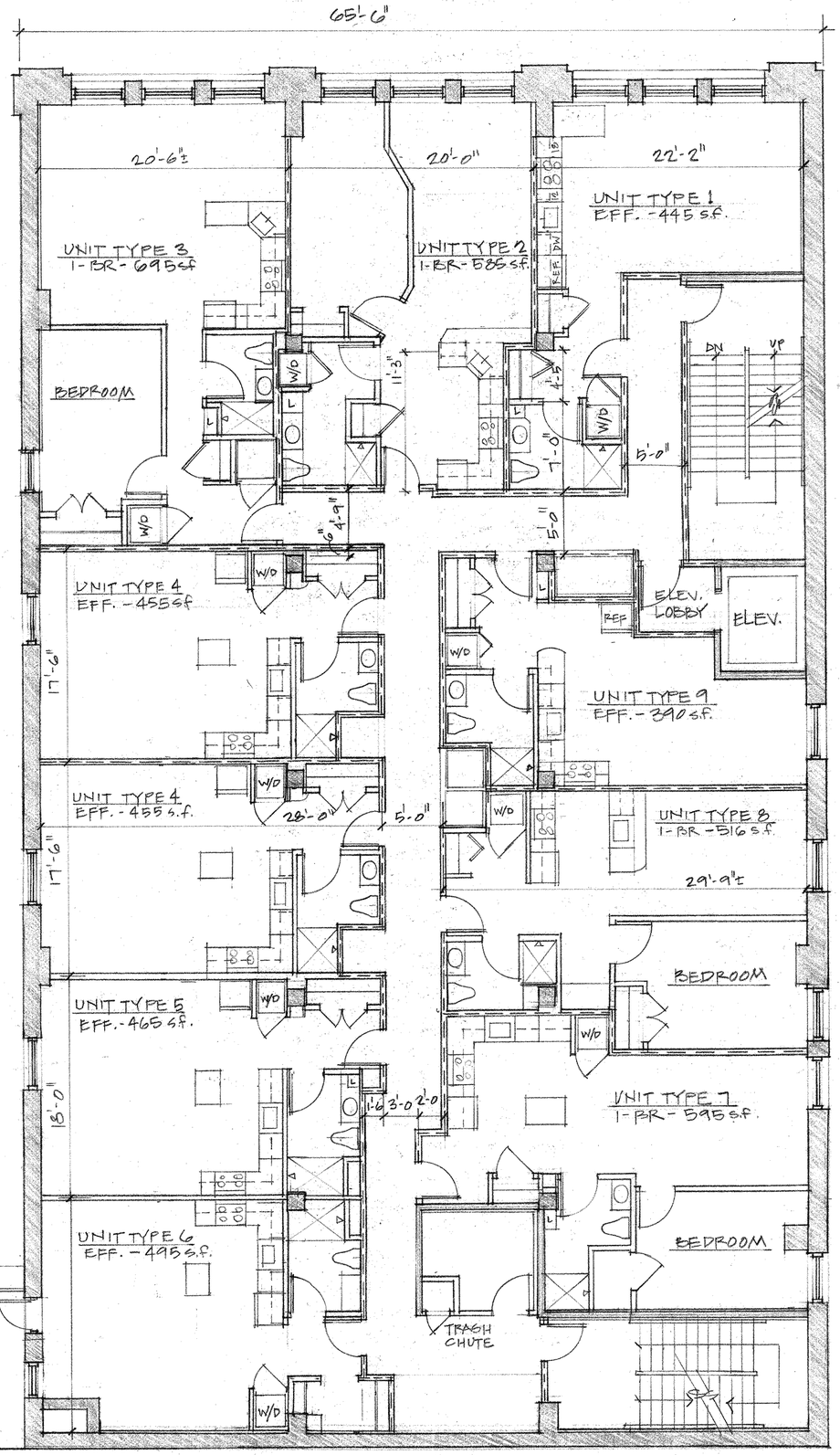



THIRD FLOOR PLAN
1/8" = 1'-0"




SECOND FLOOR PLAN
1/8" = 1'-0"

JUNE 25, 2015
JULY 2, 2015

**LAKELAND BUILDING**
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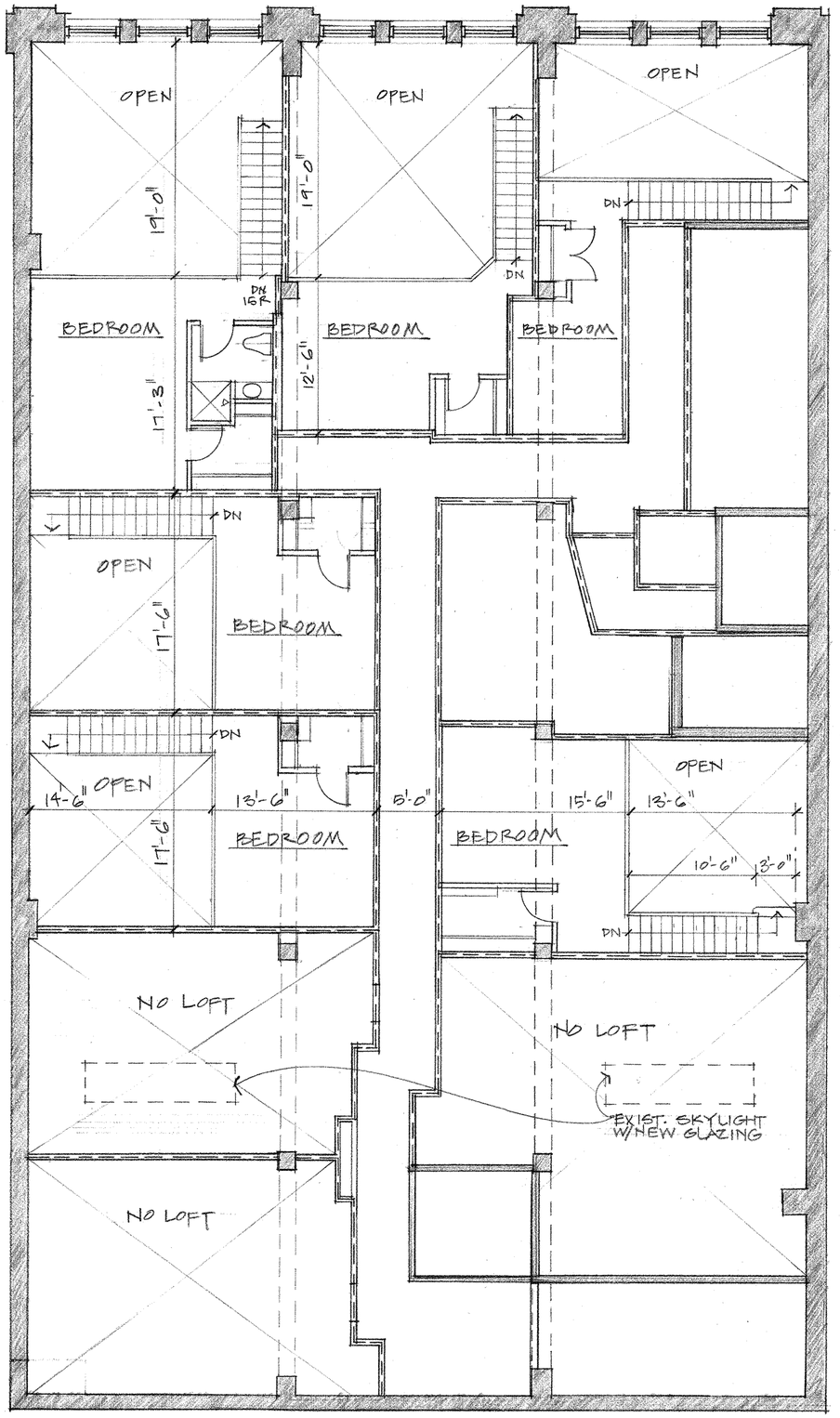
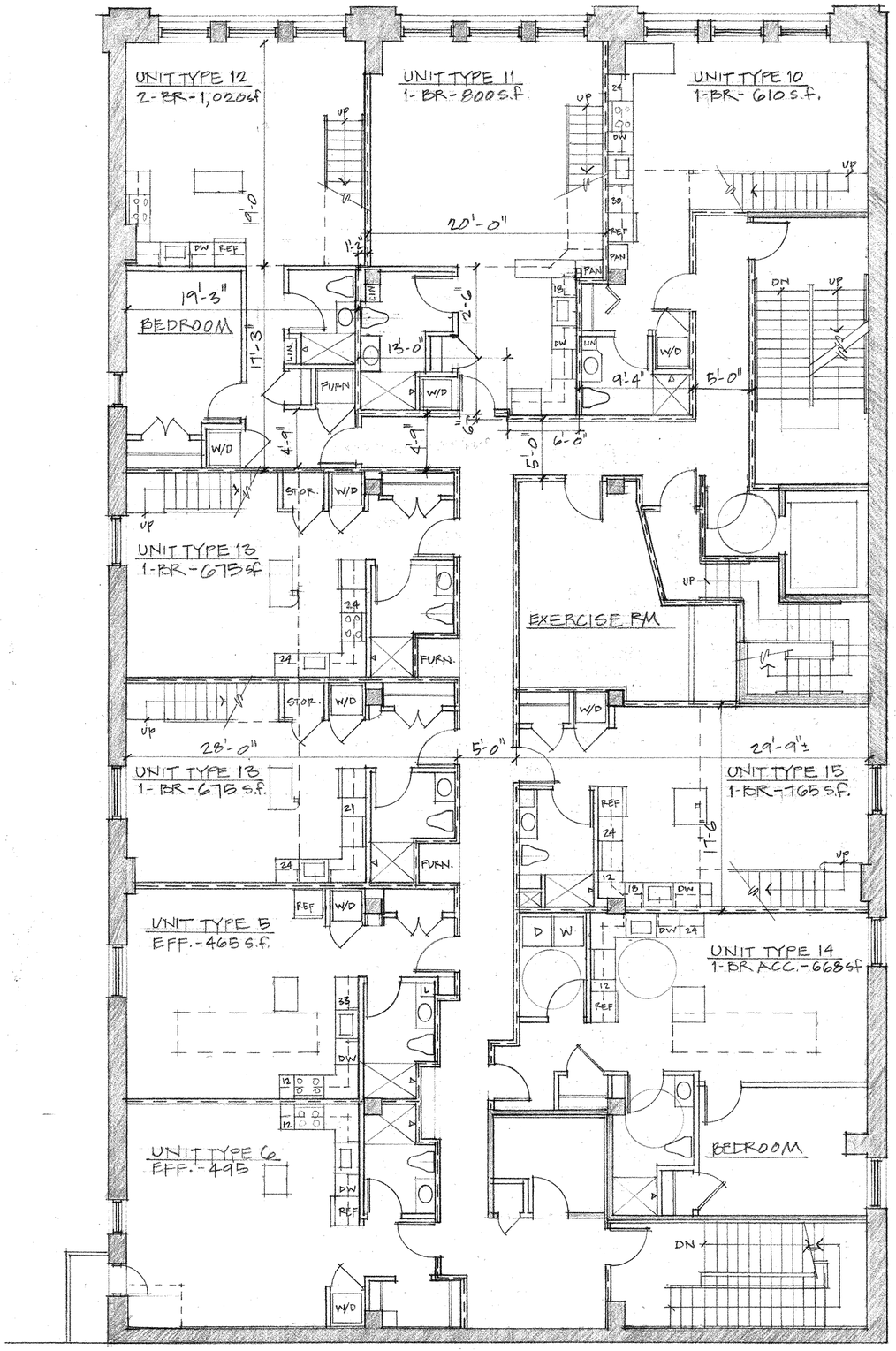
PLAN NORTH




LOFT LEVEL PLAN

1/8" = 1'-0"




FOURTH FLOOR PLAN

1/8" = 1'-0"

PLAN NORTH

JUNE 25, 2015
JULY 2, 2015

**LAKELAND BUILDING**
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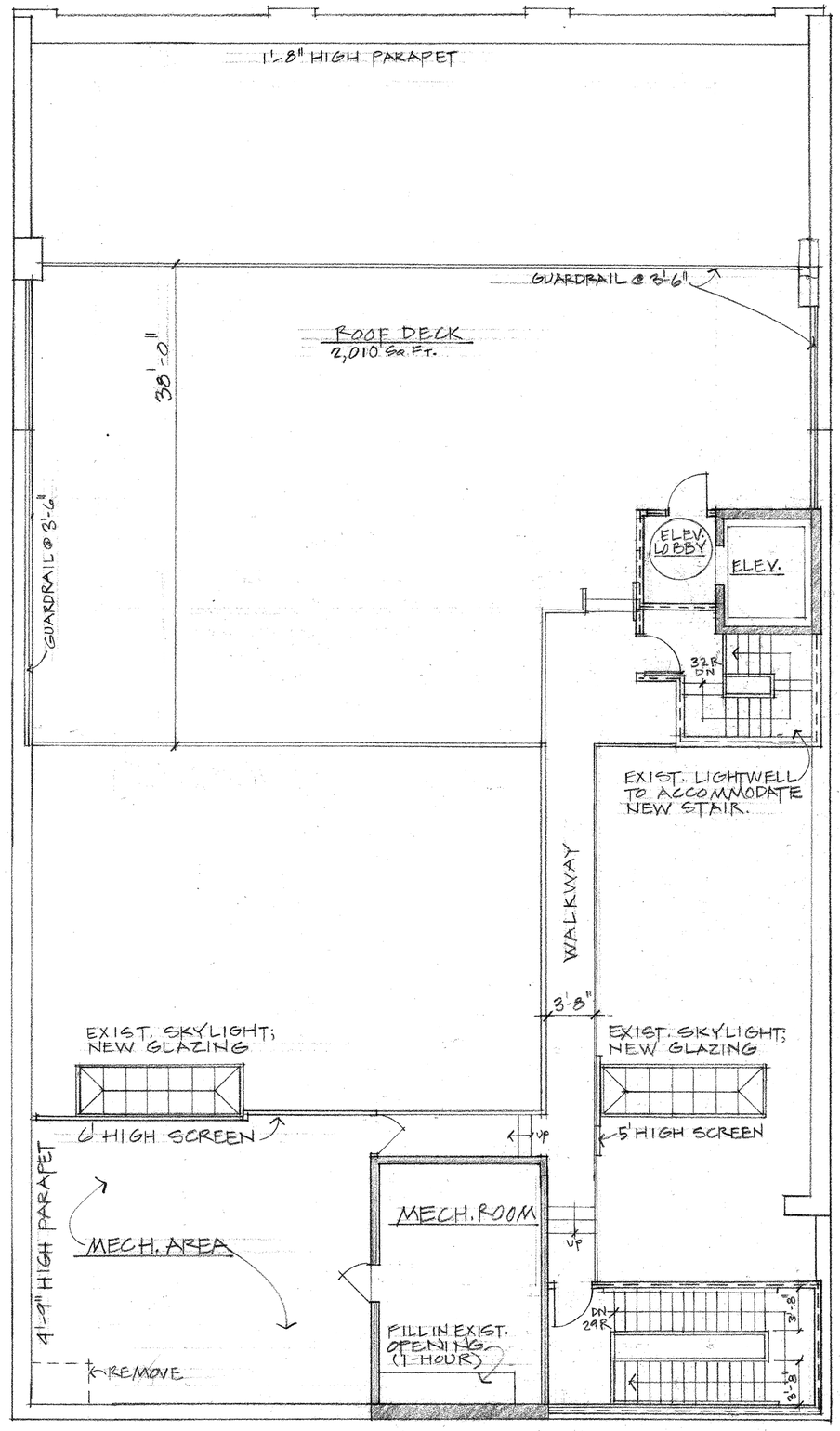


ROOF PLAN

1/8" = 1'-0"

JULY 2, 2015

**LAKELAND BUILDING**
**21 - 3RD STREET NORTH**
**MINNEAPOLIS, MINNESOTA**


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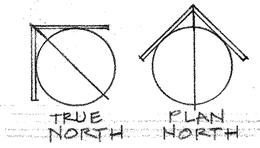
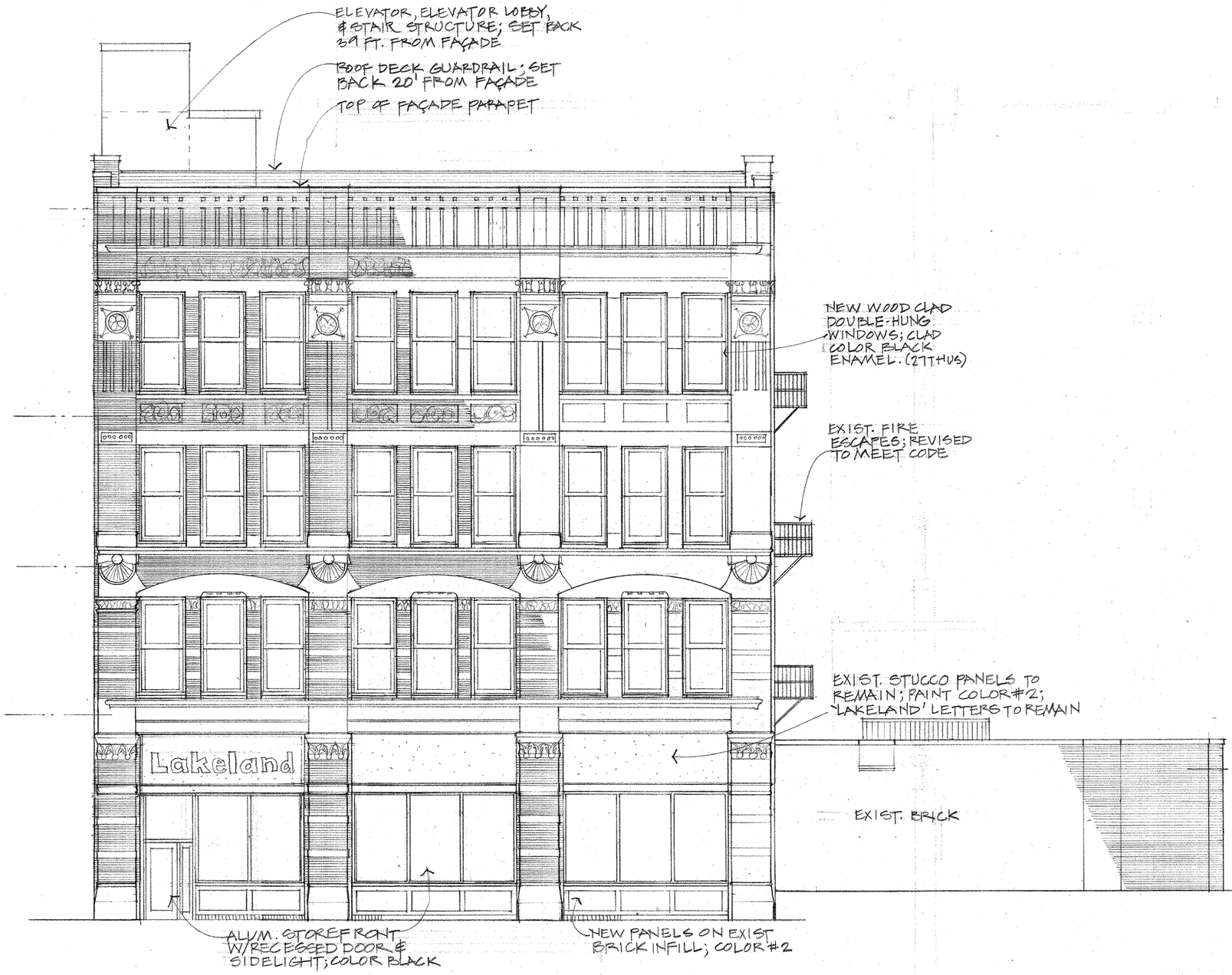
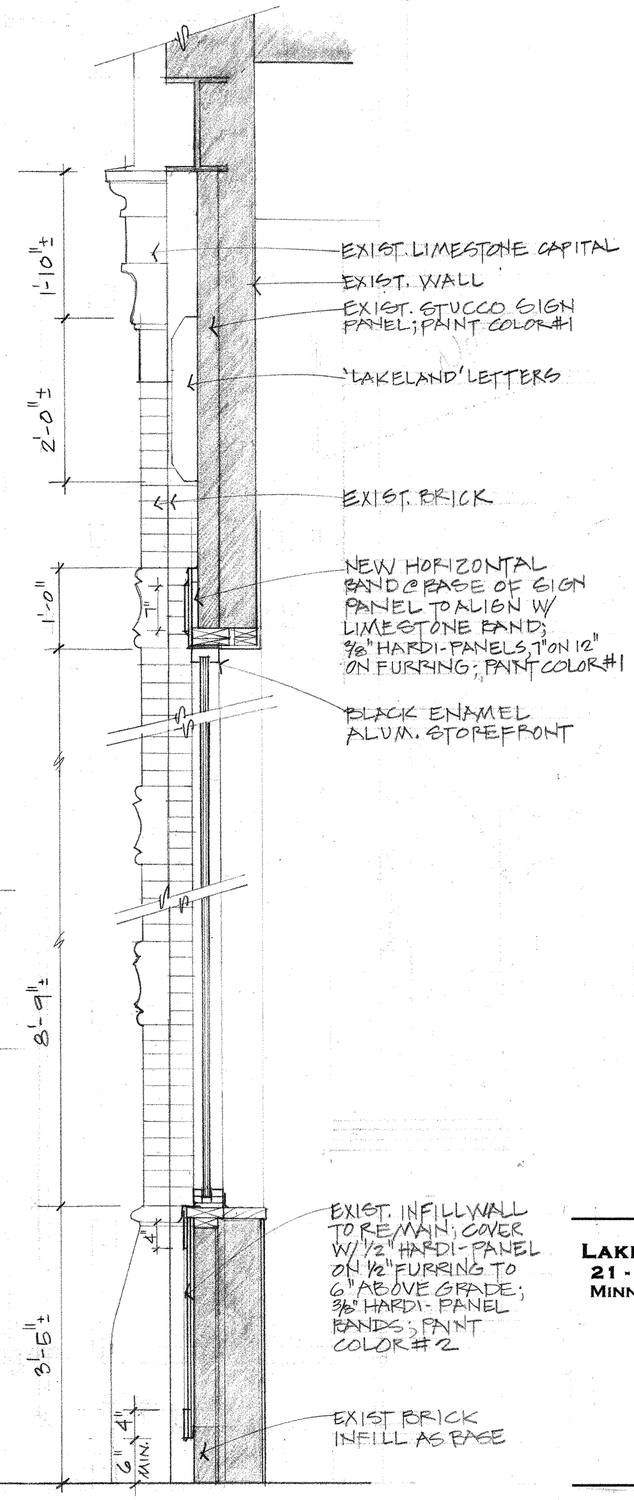





1/6 THIRD STREET (NORTH) ELEVATION
1/8"=1'-0"




STOREFRONT SECTION
3/4"=1'-0"

**BRICK REPAIR NOTES:**

1. Waterproofing and water repellent coatings shall not be used.
2. Abrasive cleaning techniques, such as sandblasting, soda blasting, or high-pressure water wash shall not be used.
3. Facade cleaning methods that are considered to be gentle, non-abrasive methods such as a low pressure (100 psi or less) water wash shall be used.
4. East and West facades to be cleaned, not painted. Existing paints to remain.
5. Mortar joints to be repointed if there is evidence of a moisture problem or if a substantial amount of the mortar is missing. Mortar joints shall be cleared with hand tools. Replacement mortar shall duplicate the original mortar's composition, color, texture, joint width, and joint profile.
6. New brick and mortar use in any repair areas shall match the original brick and mortar in material, color, profile, dimension, and texture.

JUNE 25, 2015
JULY 2, 2015

**LAKELAND BUILDING**
**21 - 3RD STREET NORTH**
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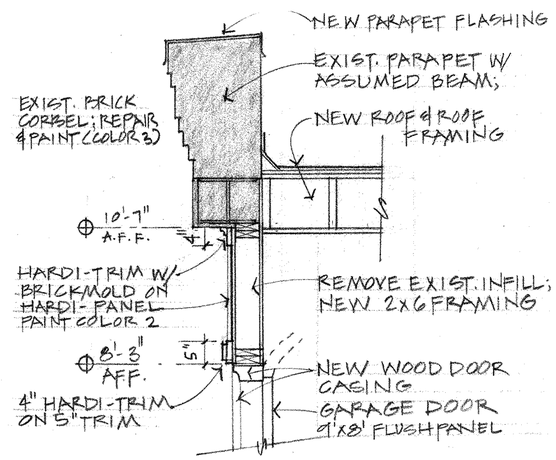
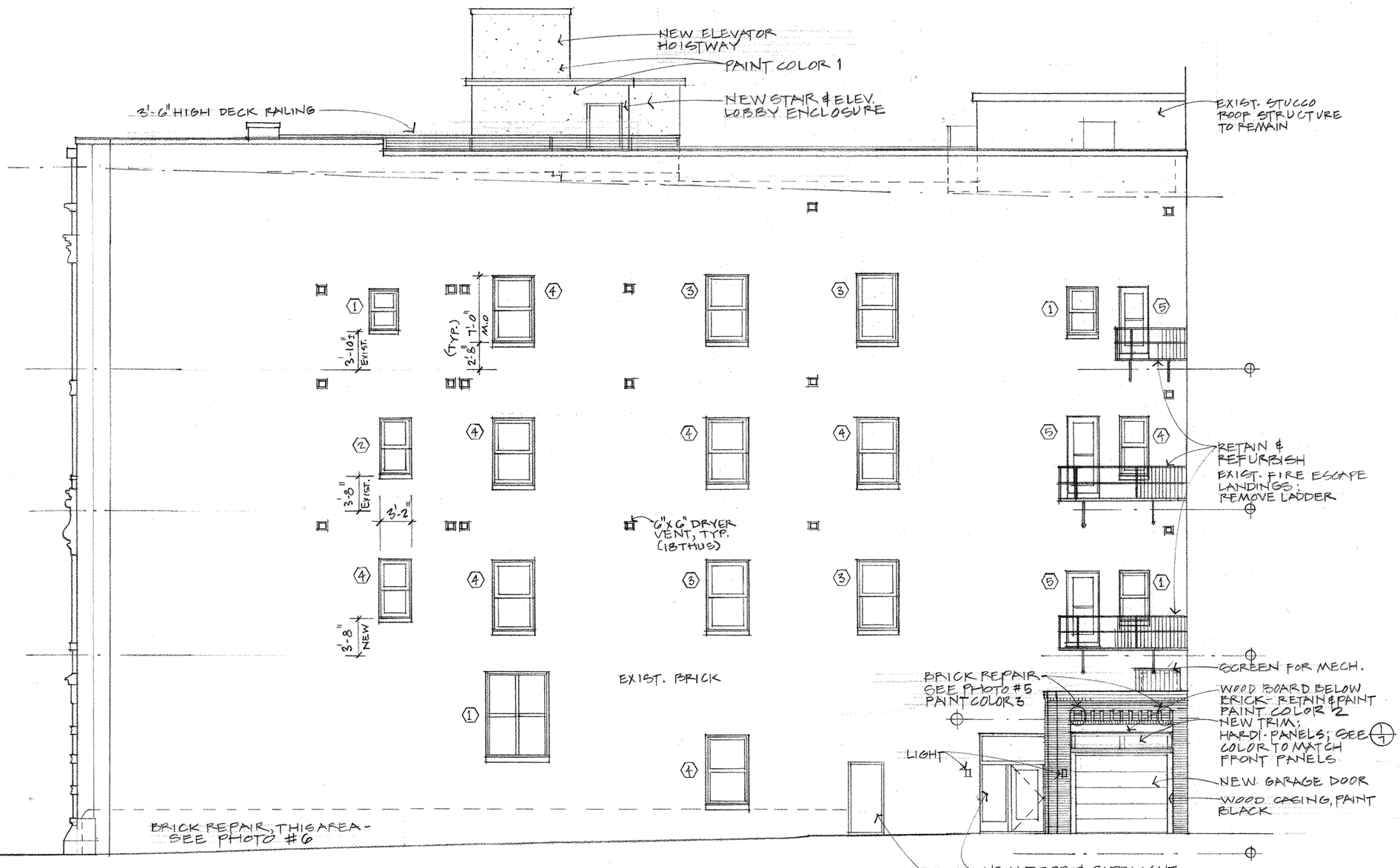
## WEST ELEVATION WINDOW NOTES:

1. Existing opening with concrete sill to remain; new window.
2. Existing opening with concrete sill to remain; head height raised; new window.
3. Existing opening enlarged, new precast sill; new window.
4. New opening, new precast sill; new window.
5. Existing opening with sill to remain; door installed.




1/7 GARAGE DOOR HEAD
1/2" = 1'-0"




WEST ELEVATION
1/8" = 1'-0"

JUNE 25, 2015
JULY 3, 2015


**LAKELAND BUILDING**
**21 - 3RD STREET NORTH**
**MINNEAPOLIS, MINNESOTA**

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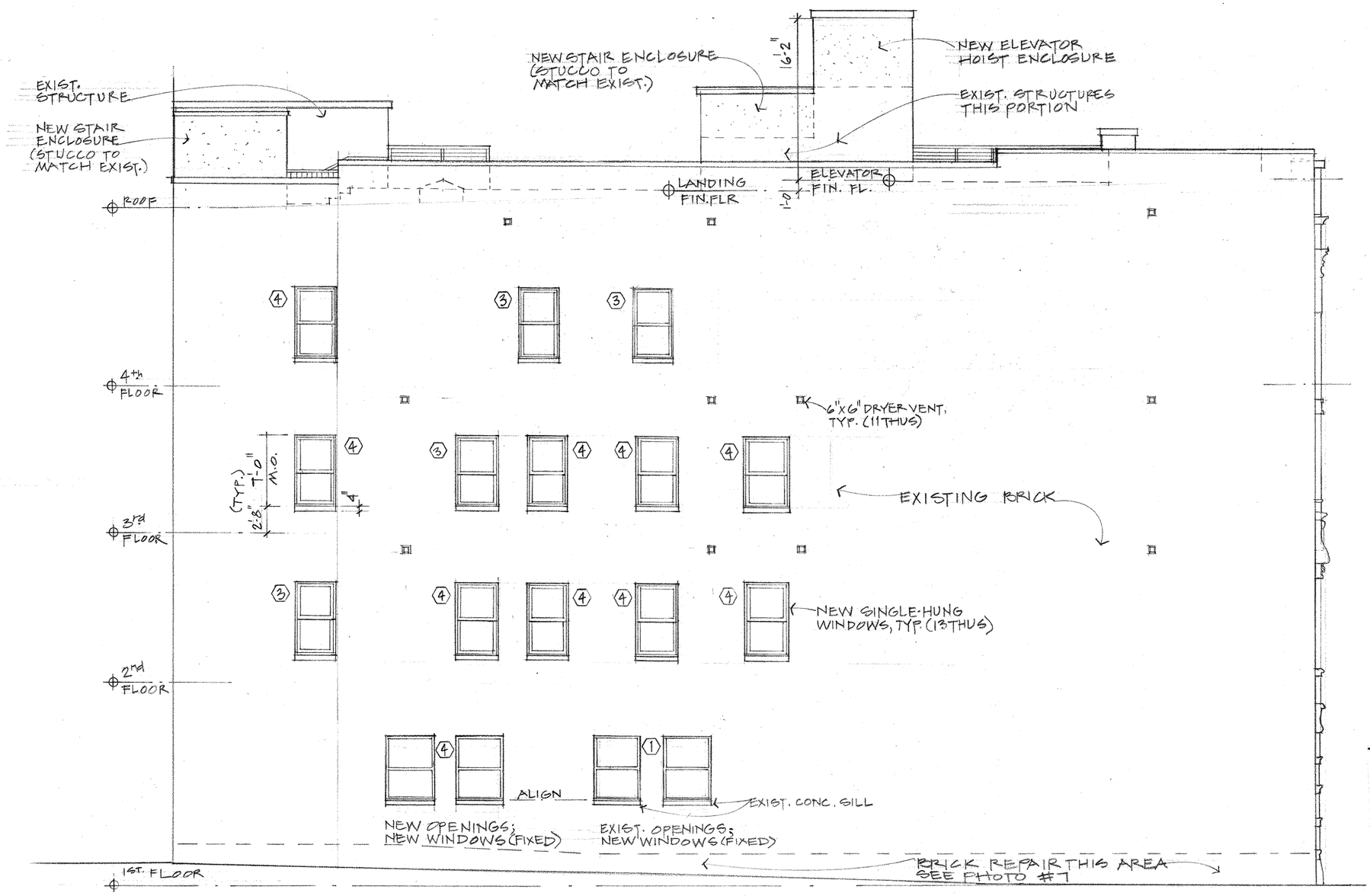
## EAST ELEVATION WINDOW NOTES:

1. Existing opening with concrete sill to remain; new window.
2. Existing opening with concrete sill to remain; head height raised; new window.
3. Existing opening enlarged, new precast sill; new window.
4. New opening, new precast sill; new window.




EAST ELEVATION

1/8" = 1'-0"

JUNE 25, 2015
JULY 2, 2015

**LAKELAND BUILDING**
**21 - 3RD STREET NORTH**
**MINNEAPOLIS, MINNESOTA**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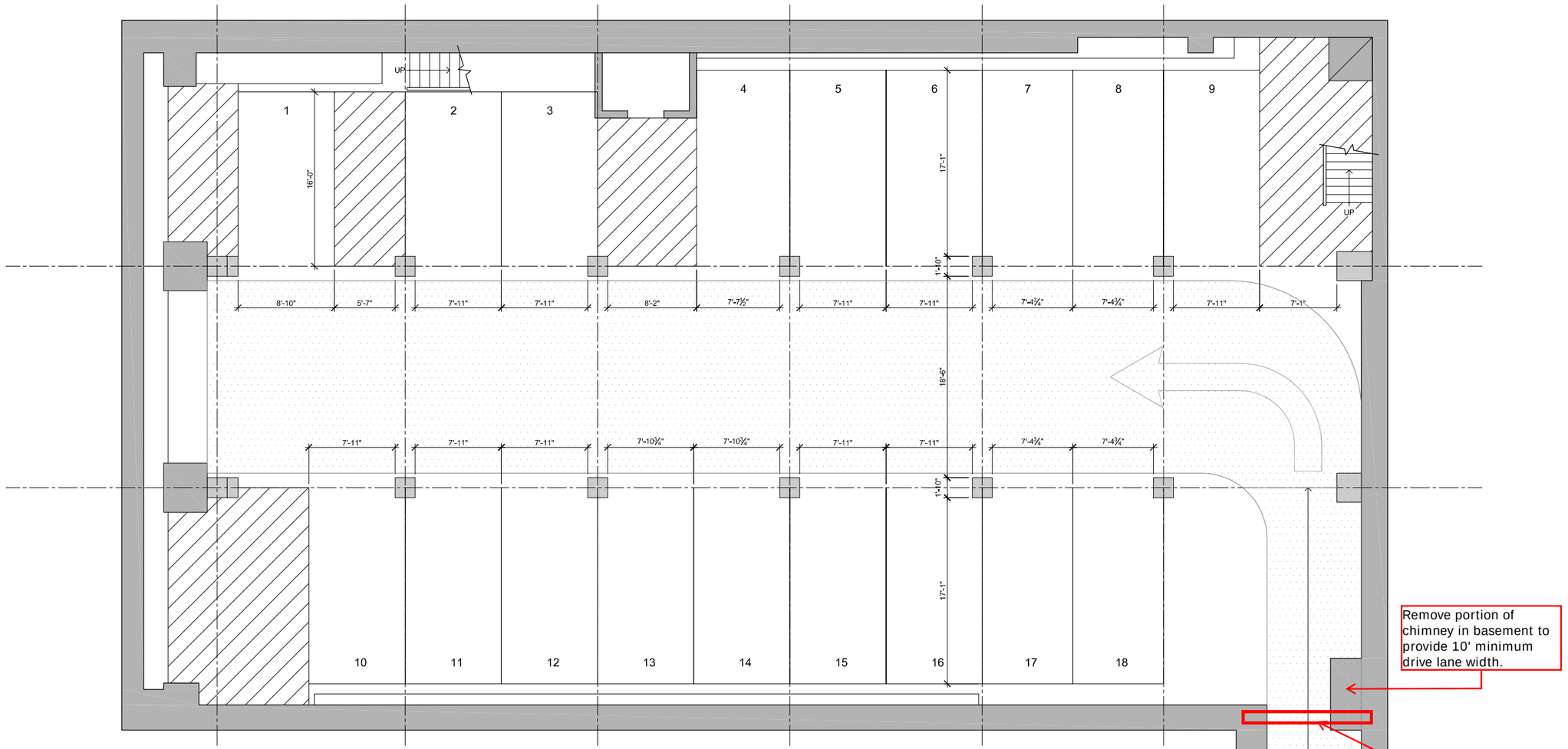
1/6 THIRD STREET (NORTH) ELEVATION

1/8"=1'-0"




1 A201 PARKING SCHEME #1 (18 SPACES)

SCALE: 3/16" = 1'-0"

**PARKING SCHEME #1**

- 18 PARKING SPACES
- 18% ENTRANCE SLOPE
- NARROW SPACES (COMPACT CARS ONLY)
- MINIMUM OVERHEAD CLEARANCE 6'-7"

COLLABORATIVE DesignGroup, inc.
100 Portland Avenue South, Suite 100
Minneapolis, Minnesota 55401
p 612.332.3654 f 612.332.3626
www.collaborativedesigngroup.com

# Parking Schemes

21 3rd Street North
Minneapolis, Minnesota 55401

**OWNER REVIEW SET**
**June 9, 2015**

REVISION LOG

| NO. | DATE | DESCRIPTION |
|---|---|---|

15049.00
PROJECT NUMBER

DRK — DRAWN BY
XXX — CHECKED BY
CAM — PROJECT MANAGER
CAM — PROJECT ENGINEER

**PARKING SCHEME #1**

**A201**

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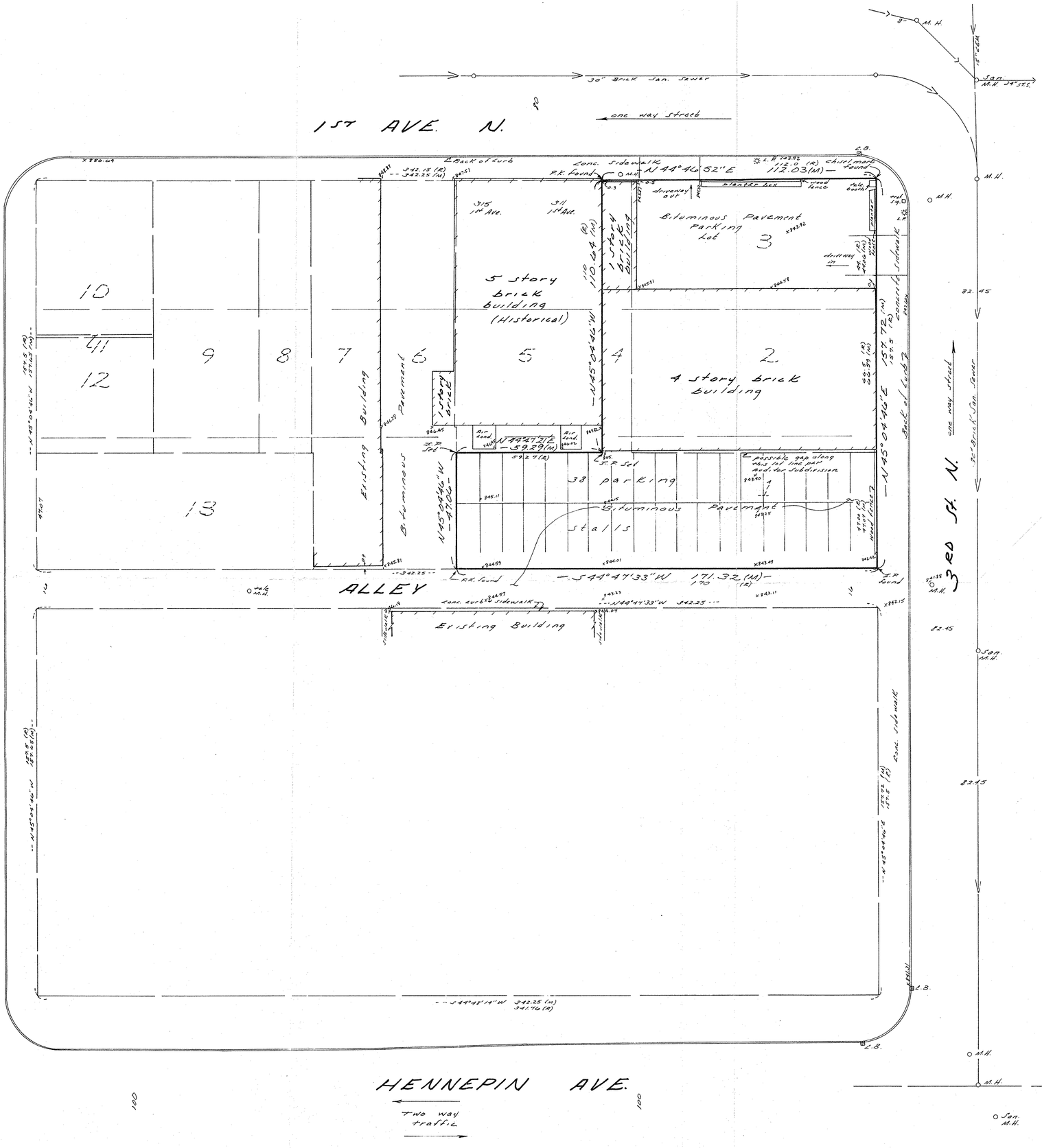
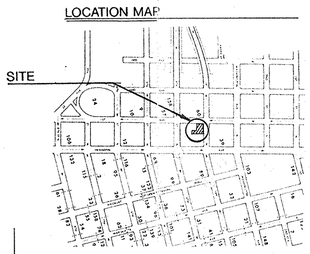



LOCATION MAP




SCALE IN FEET 0 20 40 NORTH

**LEGEND**

| | EXISTING |
|---|---|
| CONTOURS: INDEX | |
| INTERMEDIATE | |
| SPOT ELEVATION | |
| DIRECTION OF FLOW | |
| MANHOLE | ○ |
| HYDRANT | ◇ |
| VALVE | ⊠ |
| CATCH BASIN | ▣ |
| SANITARY SEWER | |
| WATERMAIN | |
| STORM SEWER | |
| WATER SERVICE | |
| SANITARY SERVICE | |
| SILT FENCE | |
| SOIL BORINGS | |
| CURB & GUTTER | |
| RETAINING WALL | |
| (M) | measured |
| (R) | recorded |

Legal Description

Lots 1, 2, 3 and 4, AUDITOR'S SUBDIVISION NUMBER 152, Hennepin County, Minnesota.

Subject to easements, reservations and restrictions of record, if any.

NOTE: THE LOCATION OF THE UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE VERIFIED BY CALLING "GOPHER STATE ONE CALL" LOCATION SERVICE AT 612-454-0002 AT LEAST 48 HOURS BEFORE BEGINNING ANY ON SITE EXCAVATION.

MERILA & ASSOCIATES
ENGINEERING SURVEYING PLANNING
8401 73rd Ave. No. Suite 63
Brooklyn Park, MN 55428-1293
Telephone (612) 533-7595
Fax (612) 533-1937

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.

Walter A. Merila Date 3/16/93

Reg. No. 12880

| DATE | REVISION DESCRIPTION | BY |
|---|---|---|

BOUNDARY SURVEY MAP
FOR:
CROSSTOWN BANK c/o TOM DOLPHIN

DATE 3/4/93
DESIGNED:
DRAWN:
CHECKED:
FILE NO. 93-012

SHEET of

93-012

Lake
SUPP Y
FLOWERS
FOR SALE or LEASE
Restaurant/Club
Parking available

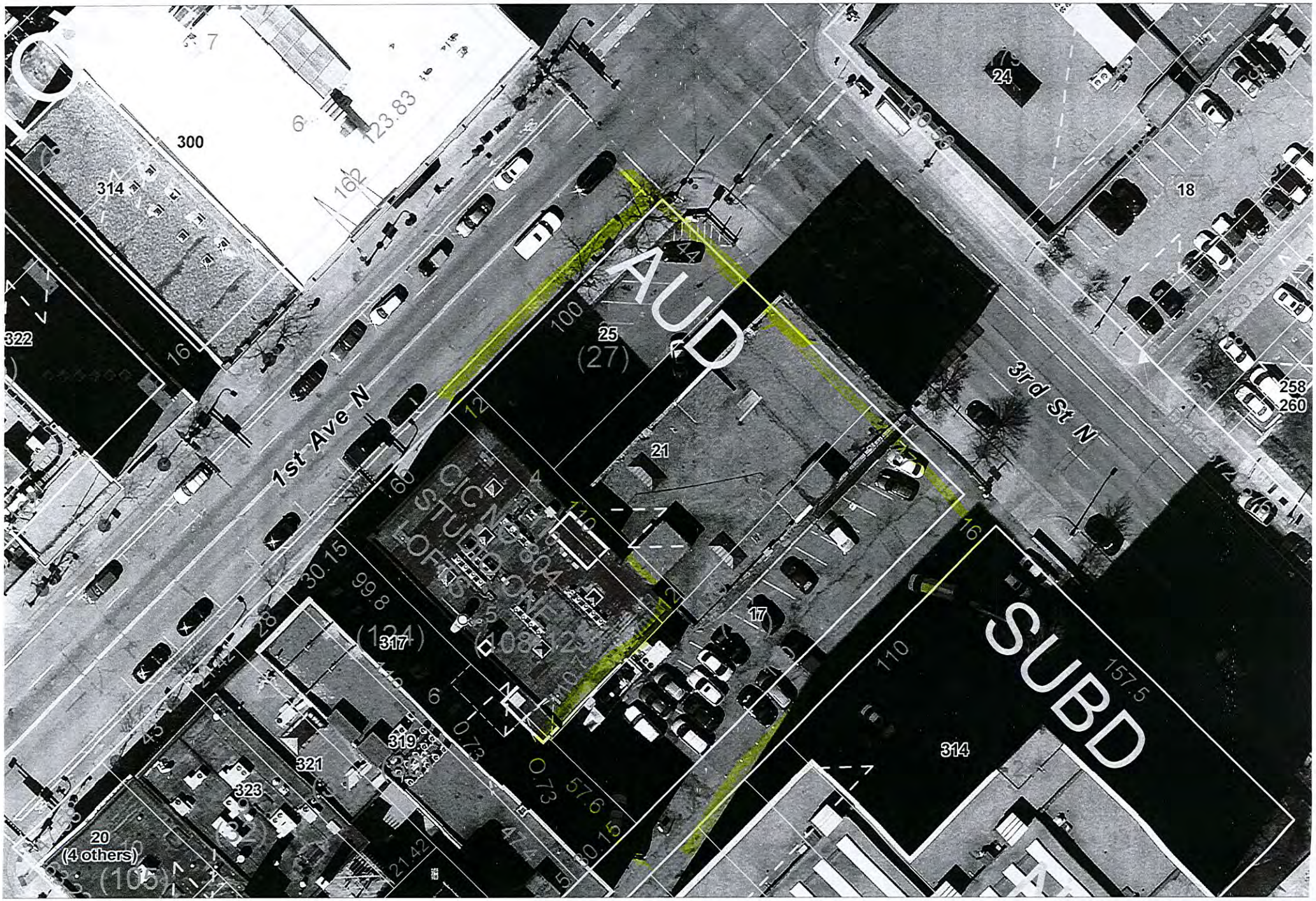
Acorn, Inc.
PARKING
AFTER 6PM
FOR SALE or LEASE
Restaurant/Club
Parking Available
952-906-0333
PARKING
FULL
$20.00
PARKING
RED SPOT PARKING

Elegance is an attitude
jb hudson
JEWELERS
Conquest Classic Moonphase
PARKING
EVENTS • $8 -
RED SPOT PA
612-339-2404

PLEASE PARK
WITH-IN THE
LINES

PUBLIC
PAY
PARKING

CONTRACT
PARKING
M-F
6 am - 6 pm
16
PAY LOT
6 pm - 2 am
CONTRACT
PARKING
M-F
6 am - 6 pm
17
PAY LOT
6 pm - 2 am



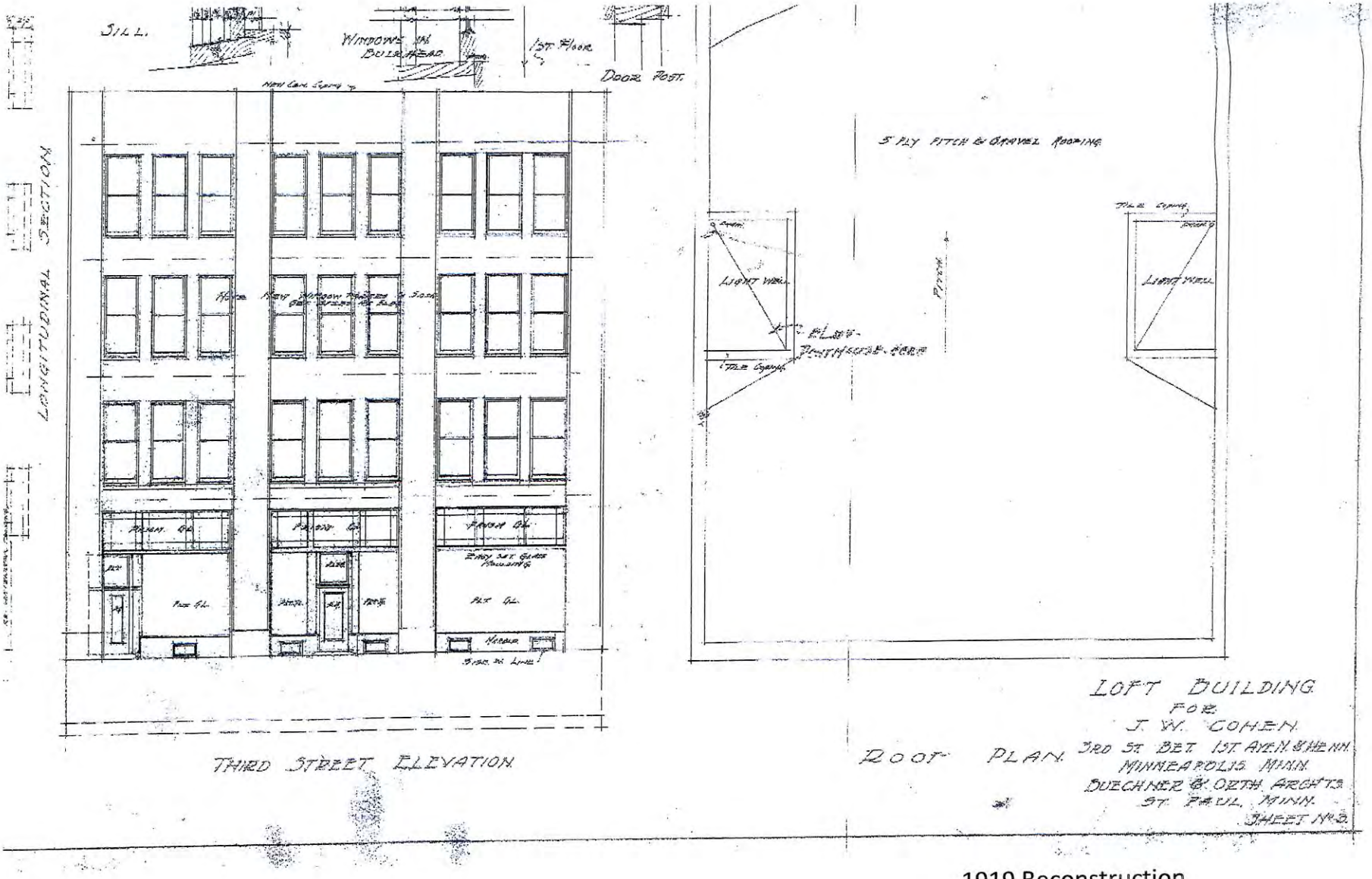

THE CITY ASSUMES NO LEGAL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION REPRESENTED HERE
COPYRIGHT © 2015 CITY OF MINNEAPOLIS

GeoMaster version 34i (build 143) at 2015-06-10 08:13

Fire at First Avenue North & Third St. 1916

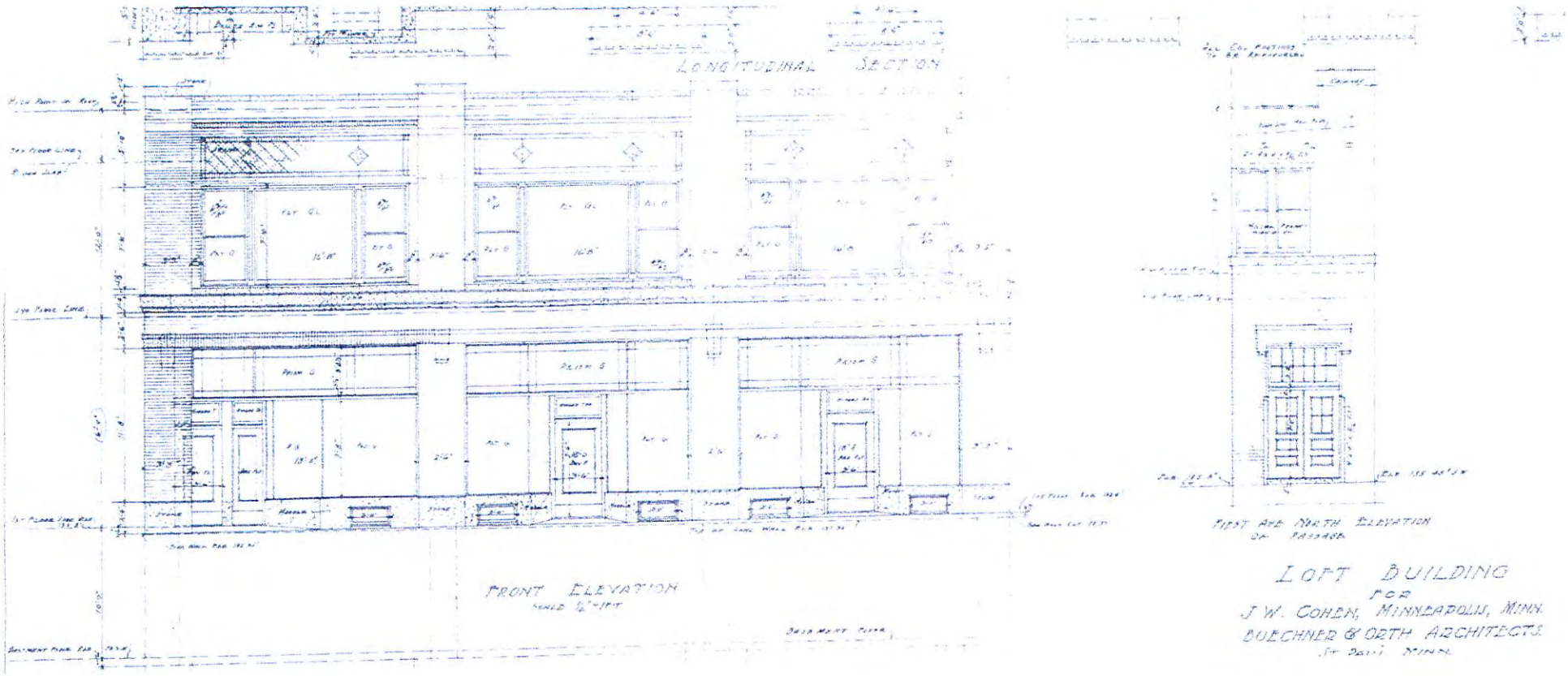
Photographer C.J. Hibbard

MHS Image Collection




1919 Reconstruction

Front Elevation Alternation 1




1919 Reconstruction

Front Elevation Alternate 2

Lakeland Florist Supply Building 1974

Photographer Charles Nelson

MHS Image Collection

Karen Gjerstad, Architect & Design For Preservation
4733 Isabel Avenue, Minneapolis, MN 55406 1401 East River Pkwy Minneapolis, MN 55414
612-724 7258 k2radius@gmail.com 612-317-0989 bobroscoe@me.com

July 5, 2015

Lakeland Building
Specifications

Main entry door: Mastercraft steel flush panel 3'-0" x 6'-8" x 1 ¾"thickness, with insulated core, custom fabricated, 24" x 60" light with plain glazing, 1 ½ pair hinges, dull brass hardware

Storefront section: Harditrim facing and trim

Windows: Jeld-Wen wood clad, fixed glazing, insulated glazing at all openings

Garage door: Overhead Door Company, flush steel panel, Thermacore type #495, 1 ¾" thickness

Replacement brick where required : selected from local sources to match existing brick.

Roof: EPDM membrane for semi-flat roof – manufacturer to be selected.

Lighting fixtures. See attached cut sheets

Karen Gjerstad Architect & Design For Preservation

4733 Isabel Avenue, Minneapolis, MN 55406
612-724 7258 k2radius@gmail.com

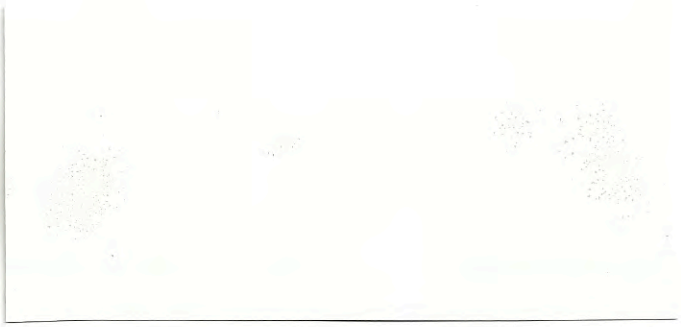
1401 East River Pkwy, Minneapolis, MN 55414
612-317-0989 bobroscoe@me.com

# Paint Colors

## Lakeland Building

21 North 3rd Street, Minneapolis, MN

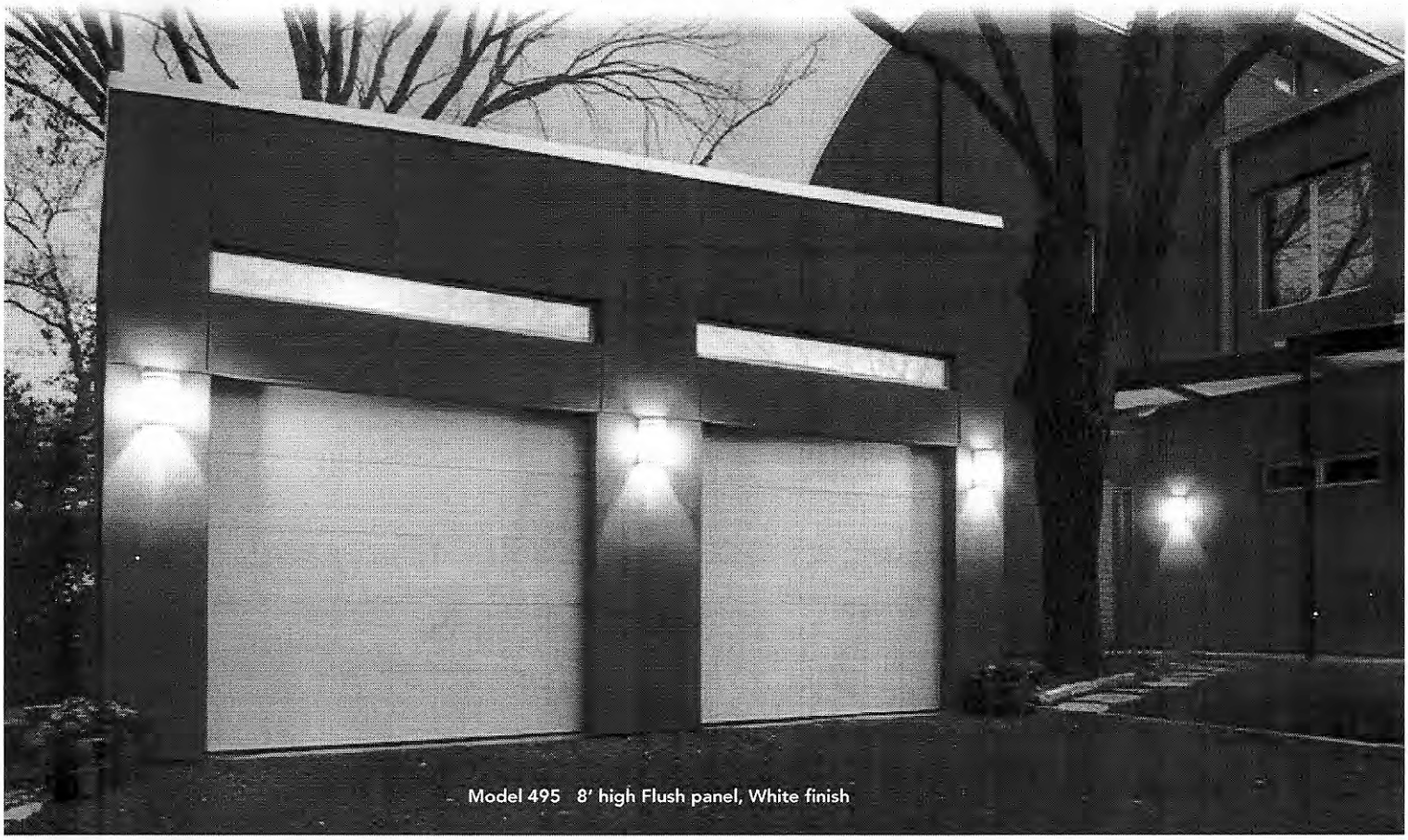
**Paint color #1:**



**Paint color #2:**

**Paint color #3:**

*The Thermacore® Collection keeps design in mind and adds comfort to your home by providing protection from air infiltration and temperature changes.*



Model 495 8' high Flush panel, White finish

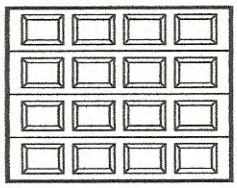
Thermacore® Collection

# *Door Designs*

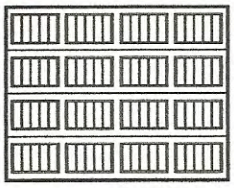
Select your door panel style and color

## 1 Choose a panel style:

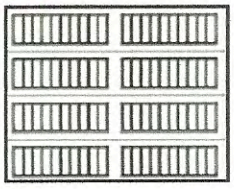
**Model 297, 194, 494**
Standard (S)



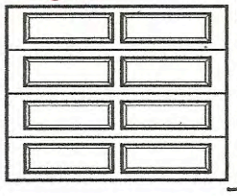
**Model 296, 199, 497**
V5



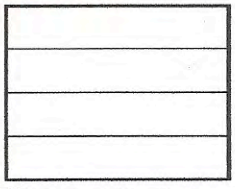
**Model 192**
V10



**Model 295, 198, 496**
Long (L)



**Model 298, 195, 495**
Flush (F)



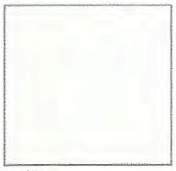
Doors shown above are 7' tall. 8' doors are five sections tall.

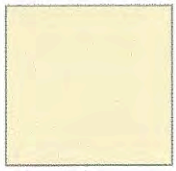
| Models | 295(L) 296(V5) 297(S) 298(F) | 192(V10) 194(S) 195(F) 198(L) 199(V5) | 494(S) 495(F) 496(L) 497(V5) |
|---|---|---|---|
| **Polyurethane insulation** | • | • | • |
| **R-value*** | 9.31 | 12.76 | 17.5 |
| **Steel backing†** | • | • | • |
| **Warranty** | 20-year limited | Limited lifetime | Limited lifetime |

*R-value is a measure of thermal efficiency. The higher the R-value the greater the insulating properties of the door. Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

## 2 Choose a color:

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Distributor for accurate color matching. To custom paint your door see instructions in the owner's manual.


White


Almond

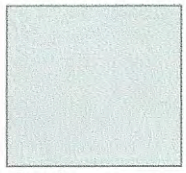
Desert Tan

Sandstone

Terra Bronze*

Brown**

Hunter Green*


Gray*

Black**

**Textured wood grain finishes**
Available in 192, 194, 198 and 199 models only.

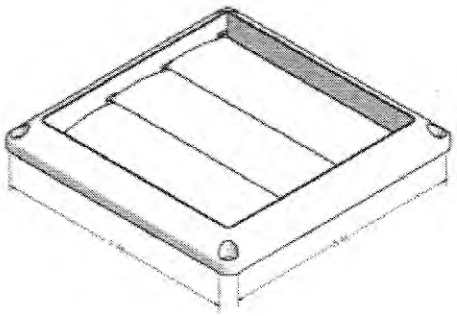
Golden Oak

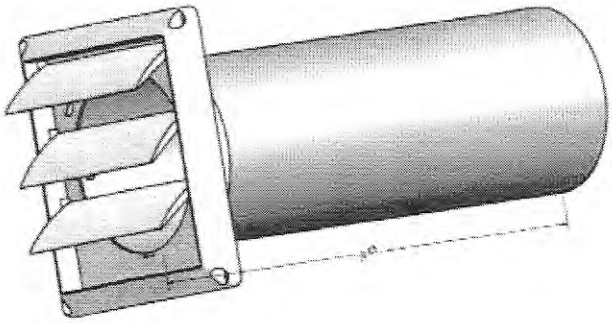
Walnut

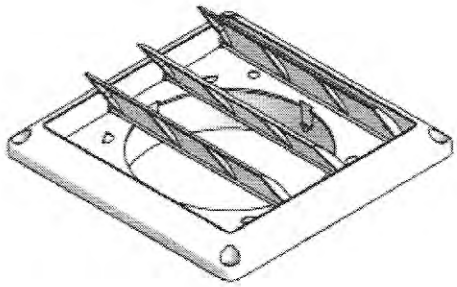
Mission Oak†

**†Available second half of 2015**

*Available in 190 series only.
**Available in 190 and 490 series only.







| | | |
|---|---|---|
| DRAWN: GEORGE AWAD | 5/21/2013 | LAMBRO |
| CHECKED: | | |
| QA: | | TITLE: 4" Louvered Vent w/ Tail Pipe |
| MFG: | | |
| APPROVED: | | SIZE: C / DWG NO: 26JW / REV: |
| | | SCALE: / SHEET 1 OF 1 |

## One Light Architectural Bronze Outdoor Wall Light

Item Number 49344AZ

Vendor Kichler

Price $129.80

Dimensions 10.50" Tall x 6.00" Wide

Sockets 1 Medium Bulb, 75 watts

Description This One Light Outdoor Wall Light is part of the Pacific Edge Collection and has an Architectural Bronze Finish.

# TUBELITE®

**DEPENDABLE**

*LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS*

**EcoLuminum** by Tubelite

*More recycled content, eco-efficient finishes*

## Anodized Finishes

Clear Class 2 **C2**
Clear Class 1 **C1**

Champagne
**CH**

Light Bronze
**LB**

Medium Bronze
**MB**

Dark Bronze
**DB**

Extra Dark Bronze
**EB**

Black
**BL**

Copper
**CA**

## Standard Painted Colors – 70% PVDF



Bone White **1P**
LT609-70



Colonial White **NP**
LT640-70

Sandstone **5P**
LT607-70



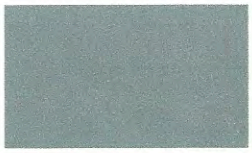
Burnt Sun **7P**
LT612-70

Antique Bronze **ZP**
LT641-70

Beige **BP**
LT603-70

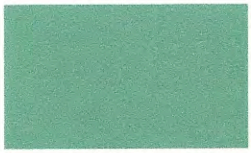
Light Seawolf Beige **CP**
LT614-70

Dove Gray **VP**
LT615-70



Slate Gray **WP**
LT604-70

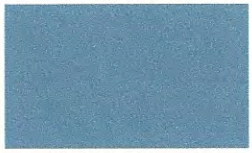
Charcoal Gray **XP**
LT605-70



Patina Green **SP**
LT616-70

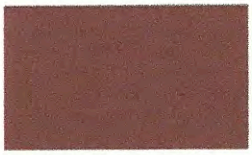
Dark Ivy **TP**
LT617-70

Hartford Green **2P**
LT606-70



Military Blue **DP**
LT610-70

Black **3P**
LT601-70



Colonial Red **RP**
LT622-70

Boysenberry **9P**
LT608-70

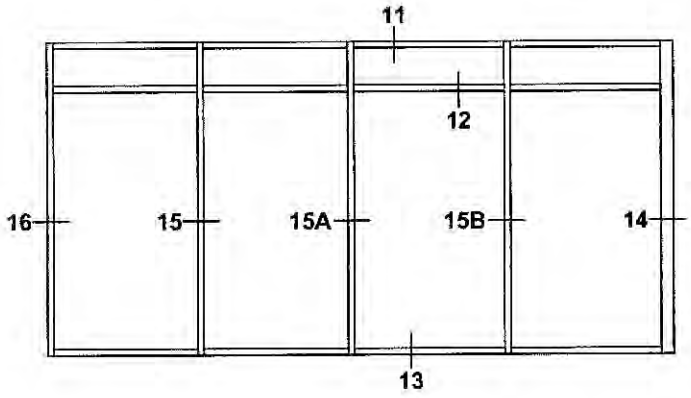
Sage Brown **8P**
LT620-70

Quaker Bronze **6P**
LT602-70

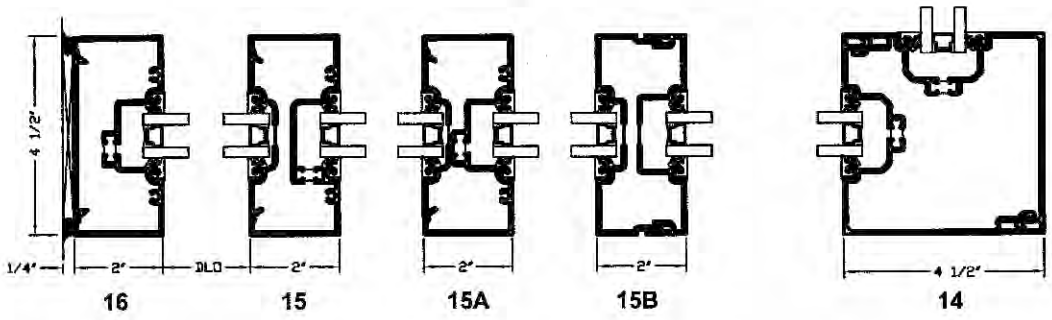
**NOTE** Colors shown are not exact and are intended for planning purposes. For actual job, Tubelite® will supply Linetec color chips.

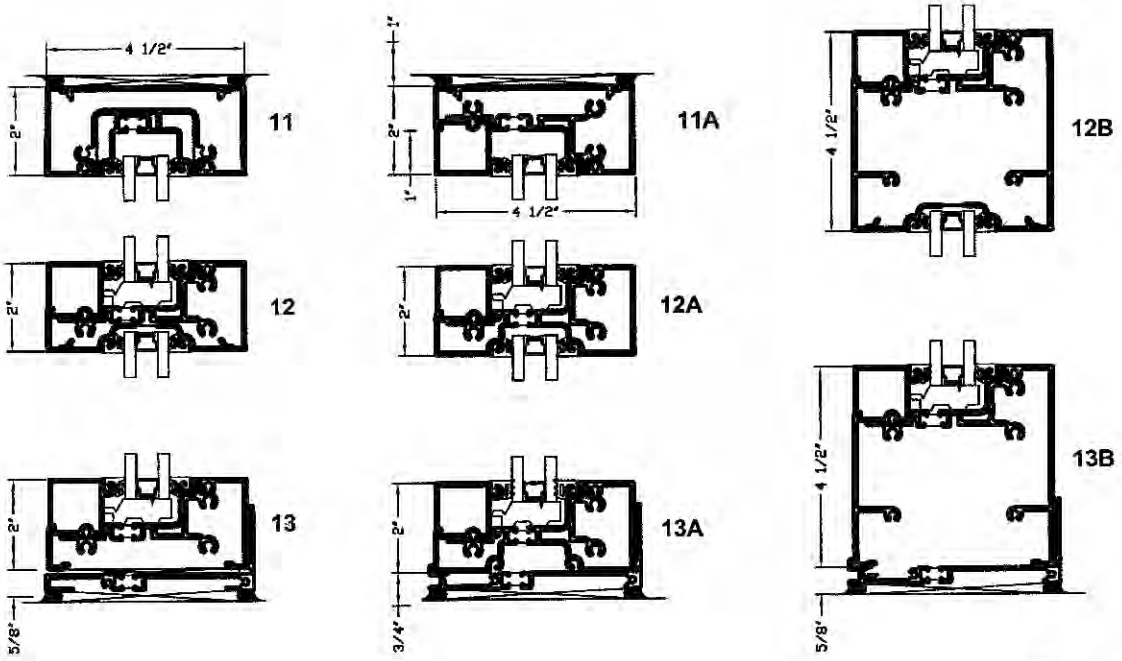
www.tubeliteinc.com • 800-866-2227 • Fax 877-299-2414 • 3056 Walker Ridge Drive NW, Suite G, Walker, Michigan 49544

# 14.05
# T14000 Series Flush Glaze
## Elevation & 1/4 Size Details




CAD DETAIL FILE NO.
180ELEVB




*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

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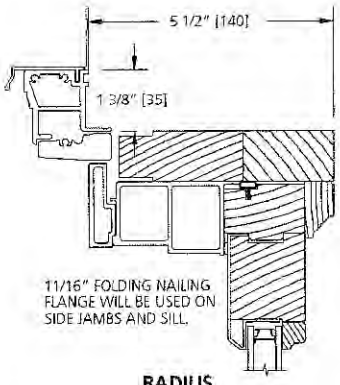
DEPENDABLE
LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS
2013

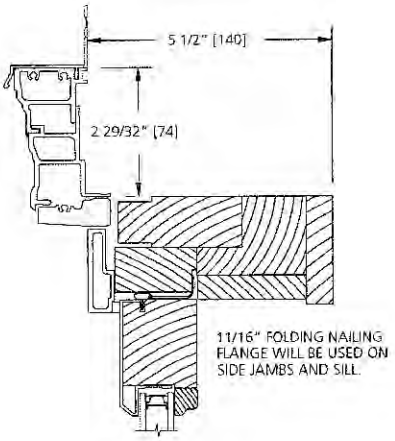
## TRIM OPTIONS
## RADIUS

### RADIUS PICTURE/TRANSOM HEAD JAMB

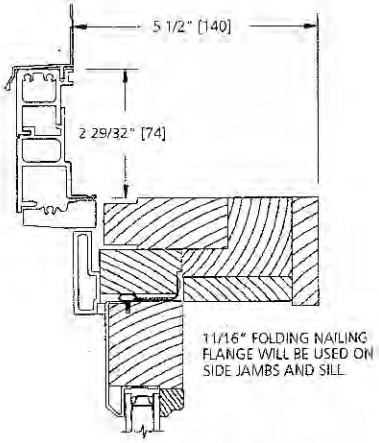



**RADIUS BRICKMOULD**

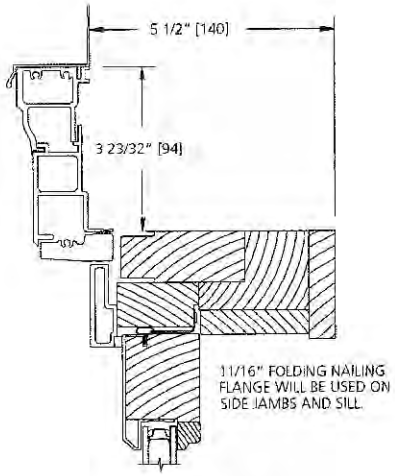
### RADIUS SINGLE HUNG HEAD JAMB




**RADIUS 2-PIECE ADAMS CASING**




**RADIUS 2-PIECE FLAT CASING**



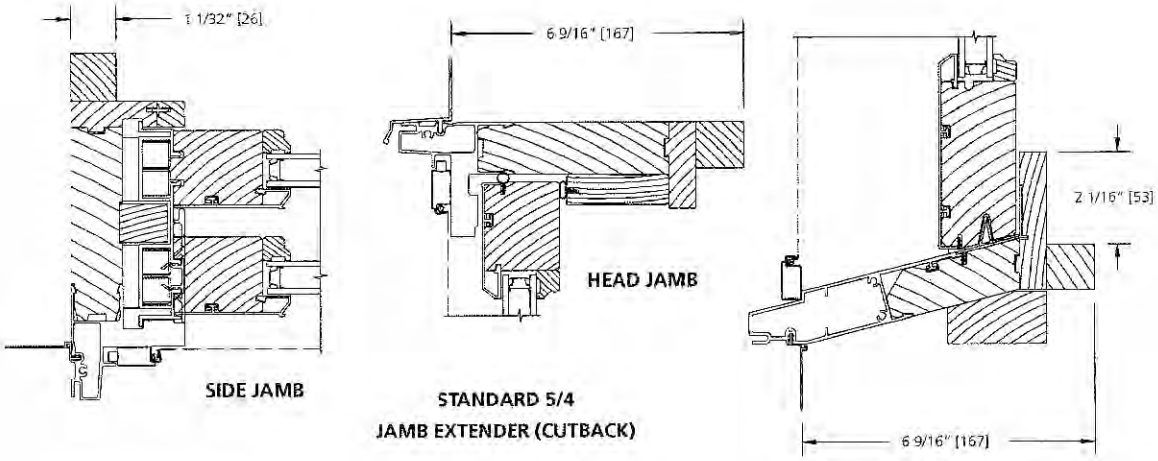

**MANCHESTER CASING**

SCALE: 3" = 1'

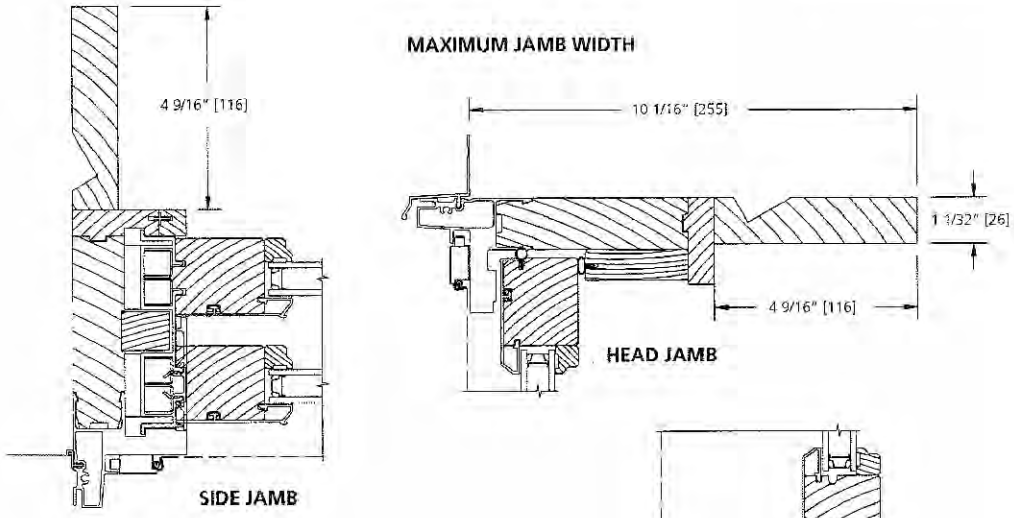

JELD-WEN reserves the right to change specifications without notice.

## JAMB EXTENDER OPTIONS

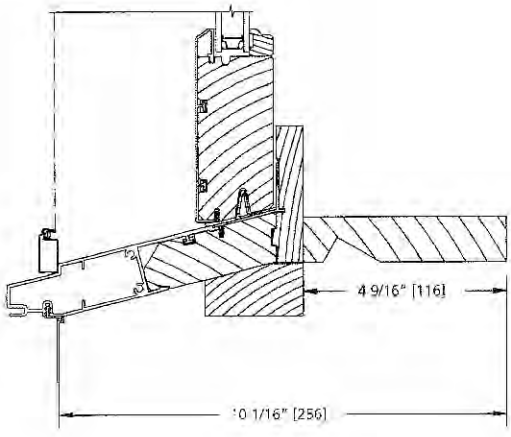
### 6 9/16" WALL




### MAXIMUM JAMB WIDTH




STANDARD 5/4
JAMB EXTENDER




SCALE: 3" = 1'


JELD-WEN reserves the right to change specifications without notice.

Date: June 25, 2015

From:

John Rimarcik

To:

Staff,

Community Planning and Economic

Development, City of Minneapolis

Re: 21-3 North 3rd Street, Minneapolis

To whom it may concern:

I hereby authorize Karen Gjerstad, Architect and Bob Roscoe to prepare a Heritage Preservation Application to apply for a building permit for 21-3 North 3rd Street, Minneapolis, MN for a certificate of appropriateness from the Minneapolis Heritage Preservation Commission.

John Rimarcik

Sole Owner

612-747-1141

JR2180@Gmail.com

Karen Gjerstad Architect & Design For Preservation

4733 Isabel Avenue, Minneapolis, MN 55406
612-724 7258 k2radius@gmail.com

1401 East River Pkwy, Minneapolis, MN 55414
612-317-0989 bobroscoe@me.com

July 2, 2015

Downtown Minneapolis Neighborhood Association
40 South 7th Street, Suite 212, PMB 172
Minneapolis, MN 55402

Re: Lakeland Building, 21 - 3rd Street North

To whom it may concern:

Karen Gjerstad, Architect and Bob Roscoe, Design for Preservation, are submitting architectural documents for restoration and renovation of the Lakeland building at 21 - 3rd Street North to the Minneapolis Heritage Preservation Commission.

The building will be converted into ground floor commercial use with upper floors to be used for housing.

Karen has been in full collaboration with Becca Farrar-Hughes at CPED, as has the building's developer, Roman Gadaskin, throughout the process. The building's exterior will be restored in accordance with all applicable historic guidelines. No variances will be requested.

You will be notified when public meetings will be scheduled to consider this action. Please contact me if you have any questions.

Sincerely,

Bob Roscoe

Karen Gjerstad Architect & Design For Preservation

4733 Isabel Avenue, Minneapolis, MN 55406
612-724 7258 k2radius@gmail.com

1401 East River Pkwy, Minneapolis, MN 55414
612-317-0989 bobroscoe@me.com

July 2, 2015

Councilmember Jacob Frey
Third Ward, Minneapolis City Council
City Hall, Room 307
350 South Fifth Street
Minneapolis, MN 55415

Re: Lakeland Building, 21 - 3rd Street North

Dear Jacob,

Karen Gjerstad, Architect and Bob Roscoe, Design for Preservation, are submitting architectural documents for restoration and renovation of the Lakeland building at 21 - 3rd Street North to the Minneapolis Heritage Preservation Commission.

The building will be converted into ground floor commercial use with upper floors to be used for housing.

Karen has been in full collaboration with Becca Farrar-Hughes at CPED, as has the building's developer, Roman Gadaskin, throughout the process. The building's exterior will be restored in accordance with all applicable historic guidelines. No variances will be requested.

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Sincerely,

Bob Roscoe