

CPED STAFF REPORT

Prepared for the Heritage Preservation Commission
HPC Agenda Item #4
September 29, 2015
BZH-28333

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 200 3rd Avenue North
Project Name: Colonial Warehouse Master Sign Plan Update & Exterior Alterations
Prepared By: Lisa Steiner, City Planner, (612) 673-3950
Applicant: Transwestern
Project Contact: Emily Jacobs
Ward: 3
Neighborhood: North Loop
Request: To amend a previously approved multi-tenant sign plan and install a new door.
Required Applications:

Certificate of Appropriateness	To amend a previously approved multi-tenant sign plan and install a new door.
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HISTORIC PROPERTY INFORMATION

Current Name	Colonial Warehouse
Historic Name	The Minneapolis Street Railroad Company
Historic Address	200-218 3 rd Avenue North
Original Construction Date	1885 - 1909
Original Architect	Dunnell & Elliott
Original Builder	A.E. Fisher & Co (1885)
Original Engineer	Unknown
Historic Use	Office, warehouse, wholesale grocers
Current Use	Offices & Retail
Proposed Use	No change

Date Application Deemed Complete	August 31, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	October 30, 2015	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

Local Historic District	Minneapolis 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	<i>Minneapolis Warehouse Historic District Design Guidelines (2010)</i>

SUMMARY

BACKGROUND. The Minneapolis Street Railroad Company building, now called the Colonial Warehouse building, consists of a series of buildings built between 1885 and 1909 which are integrated within a common façade. The original Romanesque Style design created a series of two-story arched bays which contain multi-paned windows and a post placed in the center of each arch. Above each bay are three round arched windows. The top two stories resulted from a later addition and added three segmentally arched windows to each bay. The rear of the building had loading access to a Minneapolis & St. Louis rail line spur which curved around the rear of the building and accessed the neighboring building at 300 Washington Avenue N. The curved shape of a rear addition reflects this spur line alignment. A loading dock dating from before 1912 is present along a portion of the 3rd Avenue North façade. The windows have been replaced throughout the building and the masonry reconstructed in some locations. The building retains its integrity.

There are currently four tenants located at the ground level along the 3rd Avenue North façade of the building and the upper floors are used by office tenants. The principal building entrance for the offices is also located along 3rd Avenue North. There are currently no tenants with entrances on 2nd Street North, but one space is anticipated to be occupied soon.

APPLICANT’S PROPOSAL.

Master sign plan: The applicant is proposing to amend a previously approved master sign plan for the building which was approved by the HPC in 2007. The previous plan allowed for one projecting sign per first floor tenant on the 3rd Avenue North and 2nd Street South elevations of the building, as long as the total number of signs on the 3rd Avenue North façade did not exceed seven. This signage was to be 2 foot by 4 foot projecting signs hanging from brackets. The previously approved master sign plan also allowed for one illuminated projecting sign on the corner of the building approximately placed 24 feet high on the building.

The applicant is now requesting to amend the master sign plan to include:

- Two additional non-illuminated 2 foot by 4 foot projecting signs along 3rd Avenue North for first floor tenants with a principal entrance on 3rd Avenue North. This would bring the total of these projecting signs along the 3rd Avenue façade to 9.
- Retain the existing illuminated sign at the corner of 3rd Ave N and 2nd St N that is 24 inches wide and 62 inches tall and located above the brick corbel, not higher than 24 feet.
- One new non-illuminated projecting sign on 3rd Avenue North with 4 placards hanging from one current bracket at the corner to direct people from 3rd Avenue N to retailers on 2nd Street N.
- Five new non-illuminated 2 foot by 4 foot projecting signs for first floor tenants on 2nd Street North. (Note that these signs on 2nd Street North would have previously been allowed with the adopted master sign plan.)

Per the *Design Guidelines for On-Premise Signs and Awnings* adopted by the HPC in 2003, the building would only be allowed two signs per street frontage. The applicant is requesting a total of 10 signs on 3rd Avenue North, 5 signs on 2nd Street North, and one sign at the corner, for a total of 16 signs.

The property is not currently in compliance with the approved master sign plan from 2007. None of the signs that have been installed since the master sign plan was approved (with the exception of the “Space 150” sign at the 2nd floor) have received any required sign permits or administrative preservation approval. Presently, there are 4 tenants with entrances on 3rd Avenue North; compliance with the existing master sign plan would only allow 4 projecting signs for the tenants and one projecting sign for the primary building entrance. There are currently 8 projecting signs installed on the 3rd Avenue North façade. There are no current tenants with entries facing 2nd Street North and no signs are installed but three sign brackets do exist along 2nd Street. Per the previously approved master sign plan, each tenant on either façade would be permitted one projecting sign.

The building currently has many window signs as well, but these are not regulated by the HPC and are permitted by the zoning code provided the building does not exceed its maximum size allocation of signs per façade and the windows signs do not block views into and out of the building.

Door: The applicant is also proposing to replace existing wood infill at the back of the private alley with a large black aluminum storefront and door with clear glass. The historic condition of this doorway is unknown as no photographic evidence has been found of this portion of the building. The current tenant, Martin Patrick 3, is undergoing interior alterations and plans to utilize the alley for a “VIP entrance” to their store. The proposed storefront and door would look into a new conference room area. The new storefront and door would be installed in the existing opening and would not alter the opening.

RELATED APPROVALS. The existing master sign plan was adopted by the HPC on June 19, 2007. It states the following:

Colonial Warehouse Multi-Tenant Signage Package: 212 3rd Avenue North

In addition to the “Design Guidelines for On-Premise Signs and Awnings” the Colonial Warehouse Multi-Tenant Signage Package includes the following guidelines:

1. *First floor tenants with a principal entrance on 3rd Avenue North and 2nd Street North are permitted one projecting sign as long as the number of signs along 3rd Avenue North does not exceed seven. The projecting signs shall be consistent with the existing signage and shall not exceed 2 feet in height and 4 feet in width and shall not be illuminated.*
2. *One illuminated projecting sign will be permitted on the southeast corner of the building. The sign shall be no larger than 24 inches wide and 62 inches tall. The sign must be located above the brick corbel at the base of the arch on the east corner of the building, but shall not exceed 24 feet in height.*

Staff also recommended, and the HPC approved, the following amendments to the master sign plan and conditions of approval:

Amendments to Master Sign Plan:

3. *Once a projecting sign is installed, subsequent tenants shall re-use the same location for the sign and mounting plate.*
4. *Tenants shall comply with any and all rules and regulations as legally adopted by the authority having jurisdiction over the issuance of sign permits, including the Minneapolis Zoning Code and all applicable Heritage Preservation Commission design guidelines.*

Condition of Approval:

1. *CPED Planning Preservation Staff may approve future signage administratively provided the signage follows the Colonial Warehouse multi-tenant signage package adopted herein and the Design Guidelines for On-Premise Signs and Awnings.*

PUBLIC COMMENTS. No public comments were received by the time this report was written. 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 an amendment to an approved master sign plan and the installation of a new door 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 period of significance for the district is identified as 1865 through 1930. The Minneapolis Warehouse Historic District is historically significant as an early example of commercial growth as the city's warehousing and wholesaling district. The district expanded during the late nineteenth and early twentieth centuries and helped transform Minneapolis into a major distribution and jobbing center. The buildings, structures, and industrial landscape of the Minneapolis Warehouse Historic District reflect the genesis and evolution of these industries. The district is also architecturally significant for its remarkably intact concentration of commercial buildings designed by the city's leading architects which demonstrate every major architectural style from the late nineteenth to early twentieth century.

The Colonial Warehouse building, according to Sanborn maps, appears to have historically accommodated multiple tenants or uses on the ground floor. There have been multiple entries into the building from 3rd Avenue North since at least the 1980s (see photos in appendix). The

amendment to the master sign plan and the installation of a new door in the existing private alley will be compatible with and continue to support the criteria and period of significance of the Minneapolis Warehouse Historic District.

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

The proposed door in the existing opening at the back of the private alley is compatible with and supports the designation of the Colonial Warehouse building within the Minneapolis Warehouse Historic District. The proposed multi-placard projecting sign is compatible with and supports the designation of the building, as does the retention of the previously approved 2nd story projecting sign.

Staff finds that the number of signs proposed in the amended master sign plan is excessive and will overwhelm the important design features of the primary 3rd Avenue North façade. The applicant is requesting a total of sixteen signs on the building where a total of four signs would be allowed per the HPC's adopted *Design Guidelines*, 11 of which would be located on or visible from the 3rd Avenue North façade. Considering the fact that this building has multiple ground floor tenants, an increase in the maximum number is reasonable to request; however, staff does not find that the requested number of signs will be compatible with or support the designation of the property within the district.

Staff recommends that the master sign plan instead be amended to allow each ground floor tenant to have one projecting sign per operable and utilized entrance into their space along that façade. There are 9 current entrances on the 3rd Avenue façade; however, these entrances are not evenly distributed per tenant and not all are utilized. For example, two of the tenant spaces incorporate 6 of those entrances but only 3 of them are operable and utilized. Therefore, it is not reasonable to have one sign per entrance as not all entrances are utilized for different businesses. One sign per entrance would result in sign clutter on the building that would overwhelm the design of the building itself.

There are four tenants on 3rd Avenue North. One tenant, Martin Patrick 3, currently has 4 signs that were all installed without sign permits or preservation approval. With the applicant's proposed amendment to the sign plan, this single tenant would have a fifth projecting sign for their business. This tenant also has window signage, floor mats with their logo at their two entrances, and portable signage as well. There are no unique identification needs that necessitate five separate signs, in addition to these other forms of signage, along more than half of the façade of the building. The other three current tenants have only one projecting sign each.

With the recommended condition of approval, the tenants on 2nd Street North would also be limited to one projecting sign per operable and utilized entry. Considering that many of the entries on this side of the building are within a few feet of each other, one sign per entry would not be necessary and would clutter the façade with signage. By limiting the amount of signage to one sign per operable and utilized entrance, the potential for sign clutter on this elevation would be reduced but adequate signage could still be provided to guide customers to the retailers.

With the recommended conditions of approval, the alterations proposed are compatible with and will ensure continued integrity of the subject building within the Minneapolis Warehouse Historic District.

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

The proposal would not negatively impact the location, setting, workmanship, feeling, or association of the Colonial Warehouse building. The proposed signage would be 2 feet by 4 feet consistently designed projecting signs hanging from identical brackets. Staff is recommending conditions of approval reducing the amount of signage compared to what was proposed by the applicant in order to ensure that the design of the building's primary façade is not overwhelmed with excessive sign clutter. The design of the new door at the back of the private alley is simple and would be compatible with the rest of the historic building.

Staff is also recommending a condition of approval related to sign installation to ensure the protection of the historic masonry material on the building. Some of the existing brackets have been drilled directly into the brick. (See photo in the appendix.) Where possible, the existing sign brackets should be reused to limit drilling new holes into masonry. All projecting signs shall be attached to a permanent mounting plate and any future plates shall be drilled into mortar joints rather than directly into the brick.

With the recommended conditions of approval, the amended master sign plan and new door will be compatible with and ensure continued integrity of the Colonial Warehouse building within the Minneapolis Warehouse Historic 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.*

Warehouse Historic District Design Guidelines

The *Warehouse Historic District Design Guidelines* were adopted in 2010. The following design guidelines for existing buildings are applicable to the proposal:

General Guidance

Requirement

- 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.
- 2.5. Building entrances shall not be reoriented so that freight entrances and loading docks are used as primary building entrances.
- 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.

Staff Comment: The plans indicate that the new door would not be utilized as a primary entrance as it would lead to a conference room area. The current tenant, Martin Patrick 3, has two utilized and operable primary entrances on 3rd Avenue North. The doorway that is planned to be utilized as a “VIP entrance” already exists in the private alley area. The alterations proposed meet the intent of the guidelines.

Fenestration – Entryways:

Requirement

- 2.34. Original or historically significant entryways and doorway configurations shall be retained.
- 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.

Staff Comment: The proposal for the installation of a new door in an existing opening that is currently infilled with wood will retain the original entryway. This will not be a new opening. No historic photographs could be found to identify the original condition of the doorway. Sanborn maps indicate that this portion of the building was utilized as an auto repair shop during the period of significance. As there was a rail spur to the north of this portion of the building which likely limited access to that portion of the building, it can be assumed that the existing opening at the end of the private alley was utilized to access the auto repair shop.

Design Guidelines for On-Premise Signs and Awnings

The adopted *Design Guidelines for On-Premise Signs and Awnings* state that a Certificate of Appropriateness is required for sign or awning proposals that do not conform to the design guidelines. The guidelines also allow for multiple tenant buildings to apply for approval of a master sign plan. Following approval of the master sign plan by the HPC, staff can administratively approve Certificates of No Change for signs that are consistent with the approved plan, but may be inconsistent with the adopted *Design Guidelines*. The proposal does not comply with the general design guidelines limiting number of signs as discussed below.

In determining whether to approve a Certificate of Appropriateness for a sign proposal, the guidelines state that the HPC will consider special situations including building condition, building orientation, historic precedence and exceptional design proposals. The following guidelines apply to this proposal:

I. In General:

- c. *Number of signs:* Each principal building entrance that faces a public street, or each ground floor principal use, whichever is less, is allowed two signs. A corner lot with a principal entrance on each street is allowed two signs per street frontage.

4. Guidelines for Specific Types of Signs:

b. *Projecting Signs:*

i. Location. Projecting signs should be located near a building entrance and should not be higher than fourteen (14) feet. Projecting signs should not conceal architectural features or obstruct openings, and should not be suspended from the soffit.

ii. Size. Projecting signs should be no more than twelve (12) square feet in area and should not project more than four (4) feet from the building. The thickness of a projecting sign should not exceed eight (8) inches.

iii. Materials. Projecting signs may be constructed of wood, metal, painted fiberglass or painted plastic.

iv. Installation. Projecting signs should always use a single permanent mounting plate.

m. *Signs for multiple tenant buildings:*

An application for approval of a master sign plan for a multiple tenant building may be submitted to the HPC for review and approval. Following approval by the HPC, staff will issue a Certificate of No Change for signs that are consistent with the approved plan.

Staff Comment: The proposed master sign plan would allow for a total of sixteen signs on the two street-facing facades of the building where a maximum of four signs would be permitted by the *Design Guidelines*. Staff finds the number of proposed signs to be excessive. The applicant is proposing nine signs as there are nine entrances to the building along 3rd Avenue North. However, not all entrances are currently utilized by separate tenants; two tenants have six of the nine entries on 3rd Avenue North but do not utilize all of them for access into their space. The corner tenant has three entries on 2nd Street North but does not appear to utilize them as their main entrance faces 3rd Avenue North. Guidance for projecting signs recommends that the signs be located near entrances. The proposed signs would be non-illuminated 8 square foot signs which otherwise meet the design guidelines.

The applicant is also proposing a projecting sign along 3rd Avenue North closest to 2nd Street North which would have four 1 foot by 4 foot signs listing the tenants on 2nd Street North. This sign would be a total of 16 square feet in area. Staff understands the intent to draw people from the primary façade on 3rd Avenue North to retailers along 2nd Street North. There are unique identification needs for these tenants as their entries are largely hidden by the 2nd Street viaduct crossing the railroad tracks (see photo in appendix). However, the *Design Guidelines* state that projecting signs should be no more than 12 square feet in area. Considering that the master sign plan will allow for considerably more signage than is typically allowed, staff recommends that this sign be in compliance with the size guidelines for projecting signs and therefore be limited to 12 square feet in area. Additionally, the applicant has indicated that the height of the existing bracket for the sign is approximately 11 feet high. It should be noted that per 543.130 of the Minneapolis Zoning Code, a sign that projects over a public sidewalk must be at least eight feet from the ground.

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 following standards are most applicable to this proposal:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 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.
- 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.

The Colonial Warehouse was historically utilized for offices, warehouses, and a wholesale grocery. It has been utilized for office and retail tenants for many decades. The proposal does not change the use of the building. No historic materials are proposed to be removed. Features and spaces that characterize the Colonial Warehouse building will not be altered. With the recommended conditions of approval related to the installation of the signage, future signage will not destroy the historic brick material as brackets will be installed into mortar joints only. Signage proposed would be removable and would not significantly impact the essential form and integrity of the historic property.

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 proposal conforms to all applicable regulations of the preservation ordinance and is consistent with the following applicable 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.

The *North Loop Small Area Plan* was adopted by the City Council in 2010. The Colonial Warehouse is located in the “Old Warehouse” land use district identified in the plan which is intended to maintain and enhance the historic character of the district. The plan also promotes pedestrian-friendly streetscapes and street-facing retail. The proposal is consistent with this guidance.

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.*

This proposal does not constitute destruction.

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 application submitted demonstrates that the applicant has made adequate consideration of the designation of the Colonial Warehouse building within the Minneapolis Warehouse Historic District.

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

This project would not trigger Site Plan Review.

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.*

Alterations proposed demonstrate that the applicant has made adequate consideration of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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.*

The amended master sign plan, with the conditions recommended by staff, and the proposed door at the back of the private alley will be compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance of 1865 – 1930.

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 proposed door at the back of the private alley is in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the district.

The proposal for nine signs on the 3rd Avenue North facade, plus one multi-placard projecting sign and one second-story illuminated sign, will result in sign clutter that overwhelms the historic character of the primary façade of the building. The adopted design guidelines were established to allow for effective signage that is appropriate to the character of the city's historic districts and landmarks, and preserve the integrity of historic structures. Staff is therefore recommending limiting the amount of signage allowed per tenant based on their number of operable and utilized entries per façade. Staff is also recommending conditions of approval related to installation of the signs to ensure the continued integrity of the historic materials. With the recommended conditions of approval, 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 Minneapolis Warehouse Historic District.

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.*

With the conditions of approval recommended by staff, the certificate of appropriateness will not be injurious to the significance and integrity of other resources in the Minneapolis Warehouse Historic District and will not impede the normal and orderly preservation of surrounding resources.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Transwestern for the property located at 200 3rd Avenue North in the Warehouse Historic District:

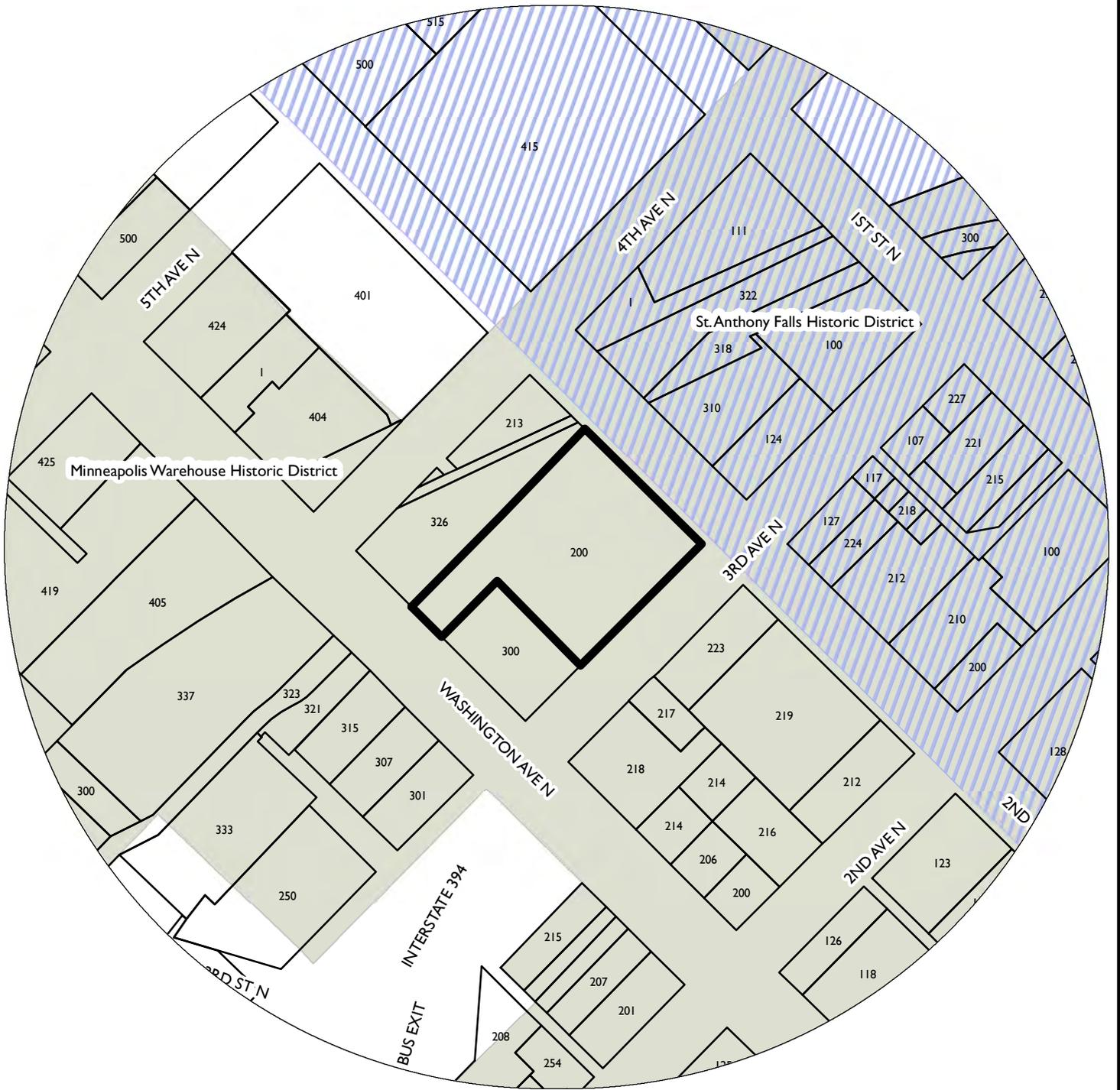
A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow amendments to a previously approved multi-tenant sign plan and the installation of a new door, subject to the following conditions:

1. All unpermitted signs installed shall retroactively apply for a sign permit prior to the approval of any sign permit for new signs.
2. Existing sign brackets should be reused for new signs to limit drilling new holes into masonry. All projecting signs shall be attached to a permanent mounting plate and all future plates shall be drilled into mortar joints rather than directly into the brick.
3. Each ground floor tenant is permitted to have one (1) projecting sign per operable and utilized entrance into their space along that façade. These projecting signs shall be designed consistently with existing projecting signs, shall be non-illuminated, and shall be no larger than eight (8) square feet in area.
4. A projecting sign which lists the 2nd Street North tenants may be installed at the existing bracket closest to 2nd Street North on the 3rd Avenue North elevation. This sign shall be no larger than twelve (12) square feet in area and shall be designed consistently with the other projecting signs on the building.
5. CPED staff may approve future signage administratively, provided the signage follows the Colonial Warehouse multi-tenant signage package adopted herein and the *Design Guidelines for On-Premise Signs and Awnings*.
6. 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 September 29, 2017.
7. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

ATTACHMENTS

1. BZH Map
2. Written description and findings submitted by applicant
3. Site plan
4. Site survey
5. Plans
6. Photos
7. Correspondence



PROPERTY ADDRESS
200 3rd Avenue North

FILE NUMBER
BZH-28833



1912 - The Heart of Minneapolis



c. 1930 - Minnesota Historical Society



c. 1930 - Minnesota Historical Society



1974 - Minnesota Historical Society



1985 - City of Minneapolis

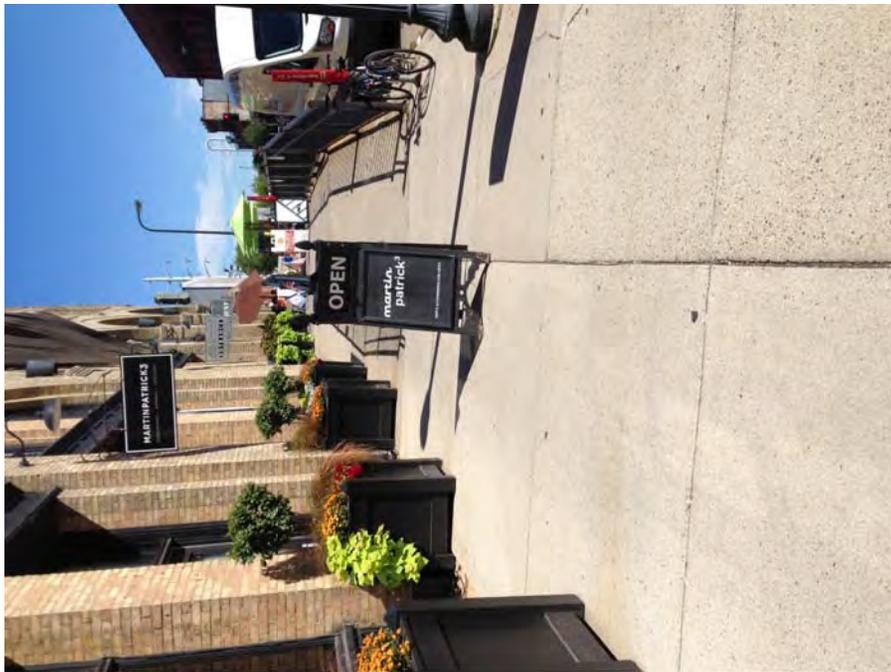
LOWE
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HABS no. MN-110-12-3



1990 - HABS

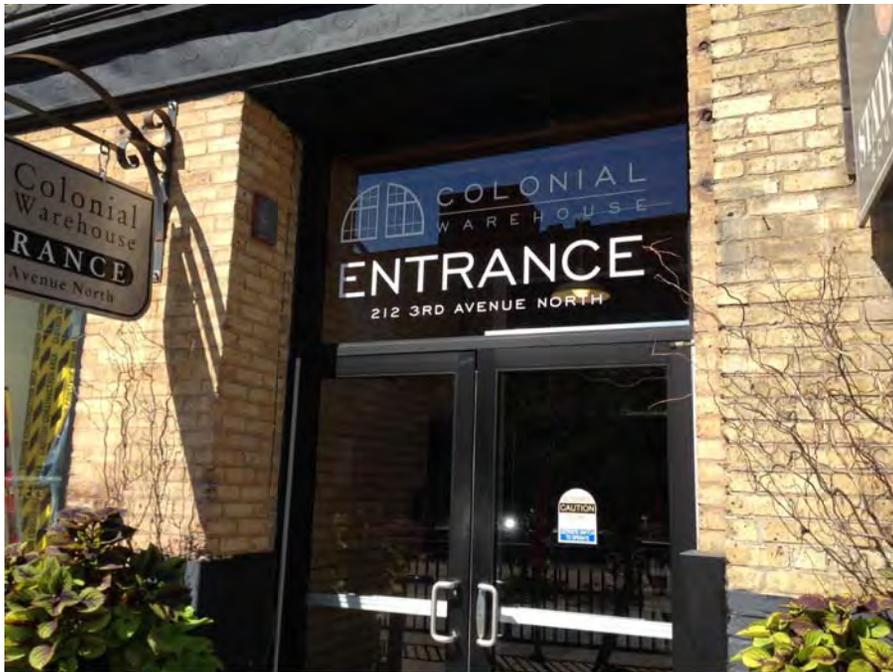
Existing signage - 3rd Avenue North



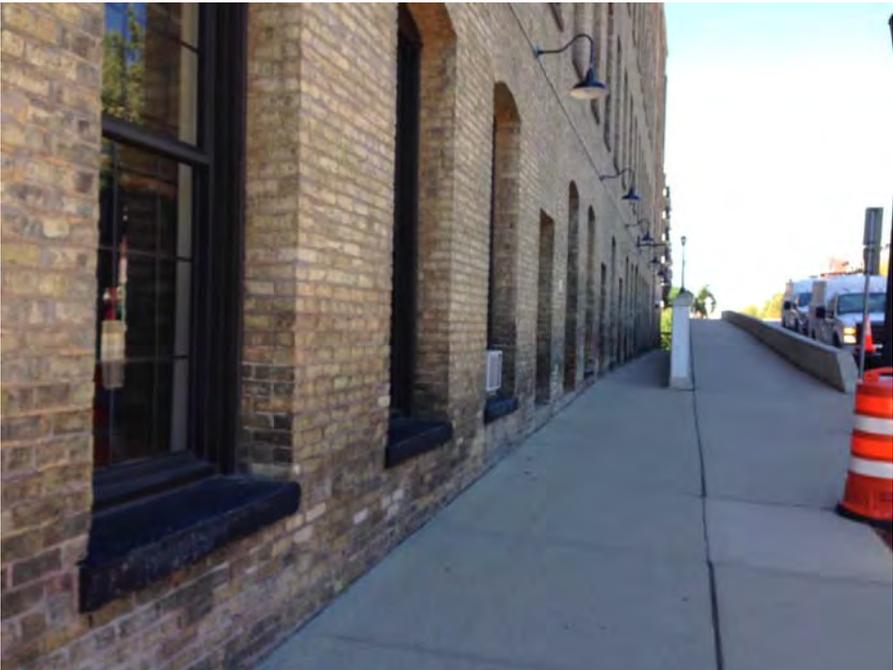
Existing signage - 3rd Avenue North



Existing signage - 3rd Avenue North



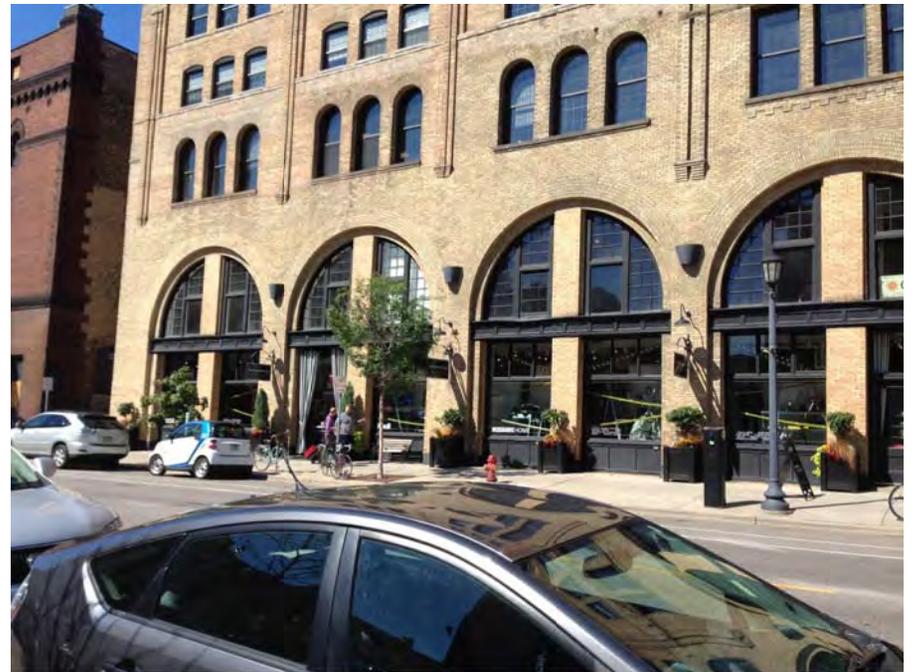
2nd Street North elevation

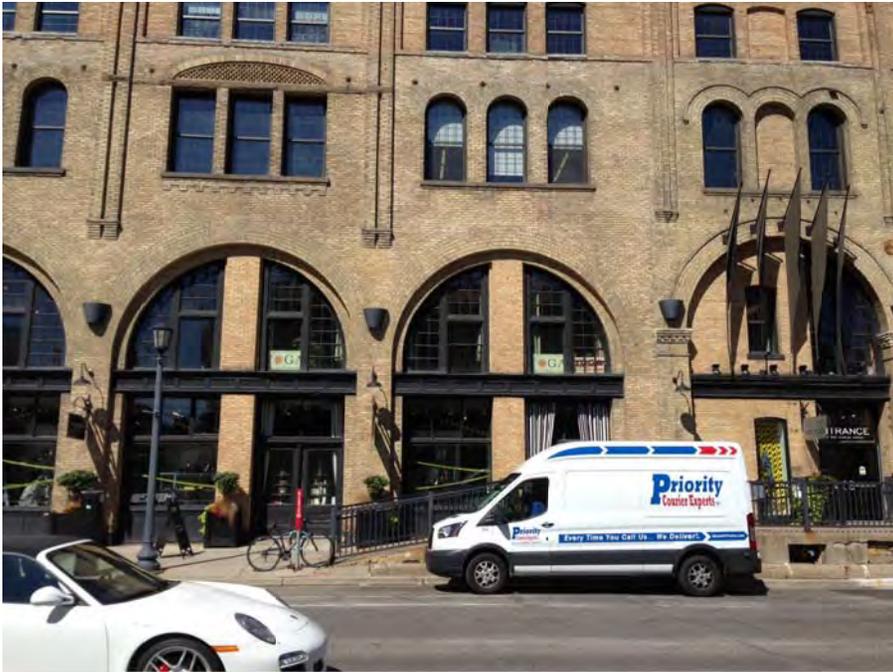
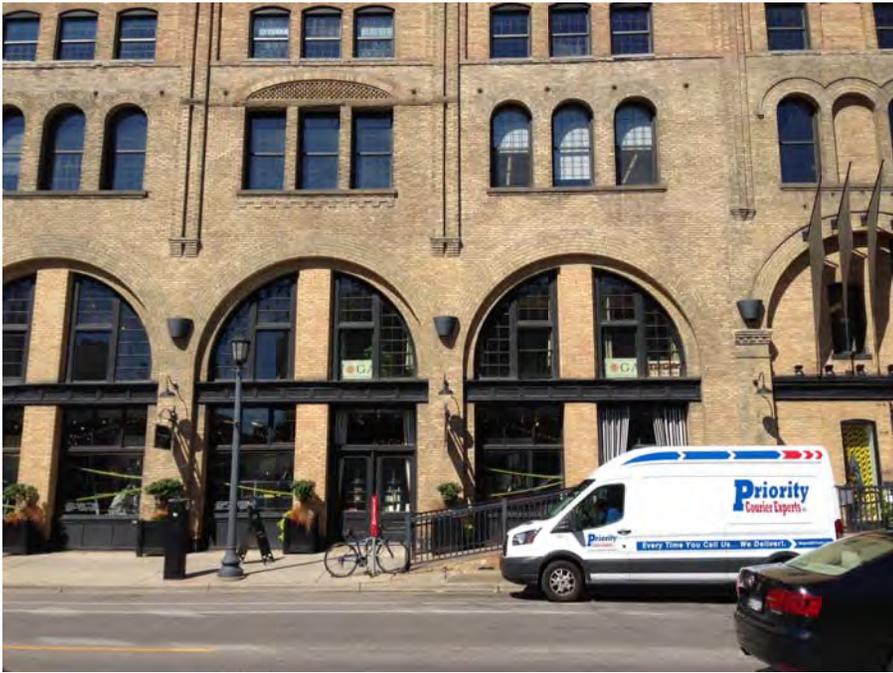


Back elevation facing parking lot and railroad tracks



Existing bracket - top drilled directly into brick





Third Avenue facade

August 19, 2015

- Property: Colonial Warehouse Building
200 3rd Avenue North Minneapolis, Minnesota 55401
- 200 3rd Ave N is part of the Warehouse Historic District
 - 200 3rd Ave N, the Colonial Warehouse Building, is a contributing property to the District
 - The property was built in 1885 with major additions completed in 1889, 1890, 1902, and 1909
 - The district's period of significance is 1865-1930
 - Exterior Designation
 - Street Frontage on 3rd Avenue North and 2nd Street North
 - The building is approximately 240,000 square feet, six stories in height and is a multi-tenant building with office and retail tenants

Application: Revising Existing Master Sign Plan for the building along 3rd Avenue North and 2nd Street North

The current master sign plan for the Colonial Warehouse Building, located at 200 3rd Ave N in Minneapolis Minnesota, only addresses signage for the 3rd Avenue North portion of the building. All four sides of the building (3rd Avenue North, 2nd Street North, Rear Parking Lot and Alley) are utilized by ground floor retail tenants. Following is a proposed addendum to the signage to include 2nd Street signage and promote tenancy in the current vacant retail suites.

The Colonial Warehouse Building currently contains retail and service businesses on the ground floor with office and other uses located on the second through fifth floors. The ground floor retail and service businesses along 3rd Avenue North, 2nd Street North and the Alley currently have separate entrances with non-illuminated projecting signs that are approximately two feet high by four feet wide mounted to the exterior of the structure with similar mounting brackets.

The current master sign plan allows for:

- Seven (7) projecting signs not to exceed 2 feet in height and 4 feet in width and shall not be illuminated on 3rd Ave North.
- One (1) illuminated sign on the southeast corner (3rd Ave N & 2nd Street N) and shall not be larger than 24 inches wide and 62 inches tall and must be located above the brick corbel at the base of the arch on the east corner of the building, and shall not exceed 24 feet in height.

The proposed master sign plan would allow:

- Two (2) additional projecting signs, for a total of nine (9), not to exceed 2 feet in height and 4 feet in width and shall not be illuminated on 3rd Ave N for first floor tenants with a principal entrance on 3rd Avenue North.

- One (1) illuminated sign on the southeast corner (3rd Ave N & 2nd Street N) and shall not be larger than 24 inches wide and 62 inches tall and must be located above the brick corbel at the base of the arch on the east corner of the building, and shall not exceed 24 feet in height.
- Four (4) projecting signs; hanging from one current bracket to match the others; located on 3rd Ave N side of the building and on the far corner closest to 2nd Street N not to exceed 1 foot in height and 4 feet in length and shall not be illuminated; directing people from 3rd Ave N to the retailers on 2nd Street N (See Exhibit B).
- Five (5) projecting signs not to exceed 2 feet in height and 4 feet in width and shall not be illuminated on 2nd Street N for first floor tenants with a principal entrance on 2nd Street North.
- Install glass and aluminum garage door at rear of alley off 3rd Ave N; door to be placed in existing wood wall, not to damage brickwork (See Exhibit E for plans/elevations and Exhibit F for photos).

Please reference Exhibit A for pictures of the existing building from 3rd Avenue North and 2nd Street North, as well as pictures of all the entrances and existing signage at the Colonial Warehouse Building. Exhibit B is a rendering of the four (4) projecting signs hanging on the corner of 3rd Ave N and 2nd Street N from the existing bracket. Exhibit C reflects a floor plan of the 1st floor of Colonial Warehouse displaying each tenant's suite, entrance and signage as well as an aerial of the building. Exhibit D reflects the building from the street view on 3rd Avenue North and 2nd Street North for reference as well.

On 3rd Avenue North the Colonial Warehouse Building currently has five tenants, and a common area building entrance. There are nine existing entrances along 3rd Avenue North, and could serve as the primary entrance for nine tenants (if existing suites are downsized). Therefore, we request the master sign plan for the building includes nine projecting signs not to exceed 2 feet in height and 4 feet in width and shall not be illuminated on 3rd Ave N for first floor tenants with a principal entrance on 3rd Avenue North. The current plan allowing for seven projecting signs is not sufficient to accommodate long term occupancy in the historic building, should the aforementioned scenario occur.

The corner of 3rd Avenue North and 2nd Street North has two signs. The first is included in the current master sign plan: one illuminated sign on the southeast corner and shall not be larger than 24 inches wide and 62 inches tall and must be located above the brick corbel at the base of the arch on the east corner of the building, and shall not exceed 24 feet in height. The second is one proposed additional sign located on the 3rd Avenue North side of the building, closest to 2nd Street North. The purpose of this sign is to direct people walking along 3rd Avenue North, the primary thoroughfare, to the retailers located on 2nd Street North. As the walkway along 2nd Street North dead ends due to the bridge, retailers cannot benefit from walk-ins as people do not directly pass the entrances. The signage will include a matching existing bracket for the building, yet include four signs. Please reference Exhibit B for a rendering of the sign. This corner sign would include four projecting signs; hanging from the one existing bracket to match the others; each sign not to exceed 1 foot in height and 4 feet in length and shall not be illuminated. The additional signage is imperative for the spaces along 2nd Street North to be viable to retail tenants.

The current master sign plan does not include any signage on 2nd Street North. There are six primary entrances on 2nd Street for retail tenants, and three existing brackets, which conform to the building standard. Although there are six entrances, two entrances are located extremely close to each other, therefore we predict there will not be more than five tenants on the 2nd Street side of the building, which results in the proposed five projecting signs not to exceed 2 feet in height and 4 feet in width and shall not

be illuminated on 2nd Street North for first floor tenants with a principal entrance on 2nd Street North. Currently two suites are occupied (which have four primary entrances), and two suites have been vacant for a year. The 2nd Street North entrances are challenging as 2nd Street elevates above the entrances to accommodate the 2nd Street North Bridge. Signage is necessary to promote the businesses occupying these suites. In order to maintain and preserve this historic building, it is vital the spaces along 2nd Street North remain viable for retail tenants.

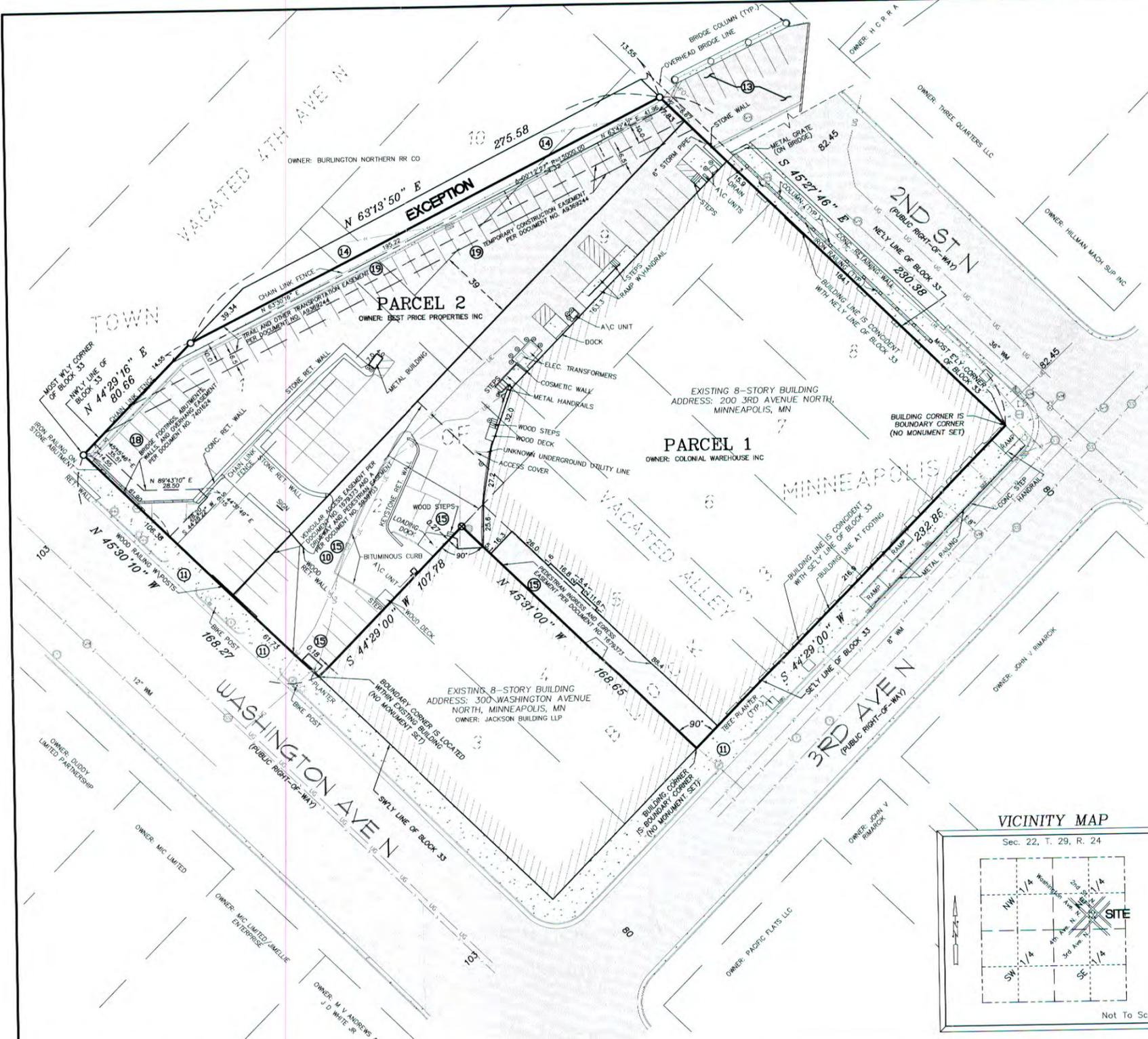
The signage for each tenant will be reviewed and approved by the management company for Colonial Warehouse in order to ensure requirements are consistently met and all building signage complies with the master plan. We are proud to manage such a vibrant and dynamic property in the North Loop, and strive to maintain the historic value while ensuring occupancy remains high. Please review below the answers to the certificate of appropriateness questions.

We are also seeking approval for installation of an exterior door for a current tenant expansion. The door is not in an area that requires any damage/change to original brickwork of the building. Please reference Exhibits E and F for attached elevations, plans and photographs of the proposed exterior changes.

Certificate of Appropriateness Responses:

1. The alteration of additional signage along 3rd Avenue North and 2nd Street North is compatible and continues to support the criteria of significance for which the north loop and warehouse historic district was designated. We ensure the brackets are in common for all exterior building signage, and the signage is standard. Our proposed sign additions do not seek to change the style or location of current building signage, only to increase the number of signs in accordance with the number of entrances.
The addition of a garage door at the rear of the alley off of 3rd Avenue North is to a portion of the building added later. As a current tenant expands, they seek to utilize more of the rear part of the building and continue their tradition of balancing the building's history with practical design for their business.
2. The alteration of additional signage is compatible with and supports the exterior designation, of the historic Colonial Warehouse Building. The additional signage complies with the requirements of the existing signage.
The garage door will efficiently expand the existing tenant's space and allow them to fully utilize the back portion of the building without compromising the original designation.
3. The alteration of additional signage is compatible with and will ensure continued integrity of the Colonial Warehouse Building, a designated historic building. The additional signage will help sustain the building with retail tenants, providing income in order to properly maintain the historic building.
The proposed garage door is to be installed in a wooden wall that will not compromise the integrity of the original brickwork of the historic property.
4. The alteration of additional signage will not materially impair the significance and integrity of the Colonial Warehouse Building under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.
As a warehouse building, the proposed addition of a garage door is in line with the integrity of the historic property.

5. The alteration of additional signage and exterior garage door will not materially impair the significance and integrity of the Colonial Warehouse Building 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.
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 Minneapolis City Council.
7. N/A (No destruction in whole or in part is requested)
8. In proposing the additional signage on 3rd Avenue North and 2nd Street North and the addition of a garage door at the rear of the alley in order to promote tenancy for 1st floor retailers with primary entrances on these street within the Colonial Warehouse Building, Transwestern the property management company for the Colonial Warehouse Building has made adequate consideration of the description and statement of significance in the original nomination upon which designation of the historic district was based. We will always hold the Colonial Warehouse building to the high standards as a historic building, of which we are proud to manage and maintain.
9. N/A (Title 20 of the Minneapolis Code of Ordinances Review)
10. The Colonial Warehouse Building has made adequate consideration of 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.
11. The alteration of additional signage for tenants with primary entrances on the 3rd Ave N and 2nd street entrances and the garage door at the rear of the alley 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. As the proposal only seeks to increase the number of signs, not change the style, additional signage will comply with the current standards.
12. Granting the certificate of appropriateness for the Colonial Warehouse Building will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic warehouse district. The current signage has been approved by the Historic Preservation Committee and any additional signage would comply with the aforementioned approved guidelines. The addition of the garage door aligns with the building's original use and will not alter the essential character of the historic warehouse district.
13. The approval of 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.
14. N/A (No demolition is necessary)
15. N/A (a historic variance is not required)



LEGEND:

	Set 1/2 inch by 14 inch Iron Pipe with Plastic Cap Inscribed with License No. 46566		Underground Electric Line		Catch Basin
	Found Iron Pipe		Underground Telephone Line		Water Valve
	Found/Set P.K. Nail		Underground Cable/TV Line		Fire Hydrant
	Boundary Line		Underground Fiber Optic Line		Roof Drain
	Right-of-Way Line		Underground Gas Line		Electric Meter
	Building Line		Sanitary Sewer Line		Gas Meter
	Bituminous Surface		Storm Sewer Line		Bollard/Guard Post
	Concrete Surface		Water Utility Line		Light Pole
	Curb Line		Unknown Manhole		Parking Meter
	Fence Line		Water Utility Manhole		Note Number
			Hand Hole		
			Sanitary Sewer Manhole		
			Storm Sewer Manhole		
			Catch Basin Manhole		

FLOOD ZONE:
 According to FEMA Flood Insurance Rate Map, No. 27053C0357E (Effective Date: September 2, 2004), the subject property is located entirely with the following zone:
 Zone: X (areas determined to be outside the 0.2% annual chance floodplain)

ZONING AND SETBACKS:
 According to the City of Minneapolis Planning Department, the subject property is zoned as follows:
 Parcel 1: Zone B4C-1 (Downtown Commercial District) and DP (Downtown Parking) Overlay District
 Parcel 2: Zone I2 (Medium Industrial District), IL (Industrial Living) Overlay District, and DP (Downtown Parking) Overlay District

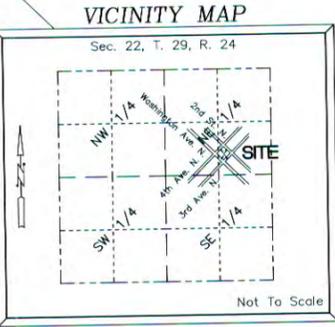
PARKING SUMMARY:

PARCEL 1:	Regular Parking Stalls	18 ct.
	Handicap Parking Stalls	0 ct.
PARCEL 2:	Regular Parking Stalls	59 ct.
	Handicap Parking Stalls	0 ct.
Total Regular Parking Stalls		77 ct.
Total Handicap Parking Stalls		0 ct.

AREA SUMMARY:
 Parcel 1 - 60,371 sq. ft. or 1.39 acres more or less
 Parcel 2 - 24,790 sq. ft. or 0.57 acres more or less
 Total - 85,161 sq. ft. or 1.96 acres more or less

- GENERAL NOTES:**
- Background information is based on a survey on the ground performed by Clark Engineering Corporation on July 17, 2009, exclusively for this project.
 - All dimensions depicted on this survey are in feet and decimals of a foot, unless otherwise indicated.
 - At the time of this survey, all existing building dimensions are measured to the exterior finished face, unless otherwise indicated.
 - For the purposes of this survey, Commercial Partners Title, LLC (as Agent for Stewart Title Guaranty Company) title insurance loan policy, Policy No. M-9302-000183579 (Policy Date: April 14, 2009) and Commercial Partners Title, LLC (as Agent for Chicago Title Insurance Company) commitment for title insurance, Commitment No. 32081 (Effective Date: June 15, 2009), were relied upon as to matter of record.
 - For the purposes of this survey, the northeasterly line of Block 33 has an assumed bearing of South 45 degrees 27 minutes 46 seconds East.
 - For the purposes of this survey, a Gopher State One-Call public utility locate ticket (No. 90299219) was prepared. Private utility locations were not identified as part of this survey. The contractor must verify all utility locations prior to construction/excavation. GOPHER STATE ONE-CALL: (651) 454-0002
 - Property is subject to an easement for driveway purposes per Document No. 5939703. As shown on this survey.
 - Property benefits from access to public right-of-way. As shown on this survey.
 - This survey represents an indication of the zoning restrictions that may apply to the selected property and does not represent a zoning evaluation or decision. For a definitive zoning decision, you must contact the City of Minneapolis Planning Department.
 - At the time of this survey, no documentation was provided covering usage rights for the parking area under the 2nd Street North bridge. As shown on this survey.
 - At the time of this survey, no documentation was provided covering storm sewer/drainage rights in the EXCEPTION area. As shown on this survey.

- SCHEDULE B NOTES:**
 (Per Policy No. M-9302-000183579)
 (Per Commitment No. 32081)
- Property is subject to easements for pedestrian ingress/egress, vehicular access, and encroachment allowance purposes per Document No. 1679373. The Jackson Building, LLP building is allowed to encroach onto the subject property provided the building remains. As shown on this survey. (Item No. 11, Schedule B - Part II - Exceptions, of the referenced loan policy)
 - Item Nos. 9, 10, and 11, Schedule B - Part II - Exceptions, of the reference title commitment are not survey related.
 - Property is subject to easements and rights reserved in Quit Claim Deed per Document No. 5774654. The stated easements and rights are blanket in nature and cannot be accurately shown on this survey with any certainty. (Item No. 12, Schedule B - Part II - Exceptions, of the reference title commitment)
 - Property is subject to an easement for bridge footings, abutments, walls, and overhang purposes per Document No. 7401624. As shown on this survey. (Item No. 13, Schedule B - Part II - Exceptions, of the reference title commitment)
 - At the time of this survey, Document No. A9369244 (Notice of Lis Pendens) is a notice only, therefore, the described easements therein are shown on this survey for reference purposes only. (Item No. 14, Schedule B - Part II - Exceptions, of the reference title commitment)
 - Property is subject to a Parking Lease Agreement per Document No. A9364512. The rights agreed upon therein are blanket in nature and cannot be accurately shown on this survey with any certainty. (Item No. 15, Schedule B - Part II - Exceptions, of the reference title commitment)



LEGAL DESCRIPTION:

PARCEL 1:
 That part of Block 33, TOWN OF MINNEAPOLIS, including vacated alleys in said Block, described as follows: Beginning at the most Easterly corner of said Block 33; thence Southwesterly, along the Southeastly line of said Block 33, a distance of 232.85 feet; thence at a right angle Southwesterly to the Southwesterly line of said Block 33; thence Northwesterly, along the Southwesterly line of said Block 33, a distance of 61.73 feet; thence Northeastly, parallel with the Southeastly line of said Block 33, to the Northeastly line of said Block 33; thence Southeastly, along the Northeastly line of said Block 33, to the point of beginning. (Torrens Property)

PARCEL 2:
 That portion of Block 33, TOWN OF MINNEAPOLIS, Minnesota, together with the 16.0 foot wide alley within said Block, described as follows:
 Beginning at the most Westerly corner of said Block 33; thence Northeastly along the Northwesterly line thereof a distance of 120.00 feet; thence Northeastly along a straight line to a point on the Northeastly line of said Block 33 distant 75.00 feet Southeastly of the most Northerly corner of said Block 33, as measured along the Northeastly line of said Block 33; thence Southeastly along said Northeastly line of said Block 33 distant 15.00 feet to a line drawn parallel with and distant 24.00 feet Southeastly of, as measured at right angles to the Northwesterly line of Lot 9, said Block 33; thence Northwesterly along said Southwesterly line to the point of beginning. Excepting therefrom; that portion of Block 33, TOWN OF MINNEAPOLIS, Minnesota, together with the 16.0 foot wide alley within said Block 33 distant 80.66 feet Northeastly from the most Westerly corner of Block 33; thence Northeastly along said Northwesterly line to the True Point of Beginning.

Commencing at the most Westerly corner of said Block 33; thence Northeastly along the Northwesterly line thereof a distance of 120.00 feet to the True Point of Beginning of the parcel to be described; thence Northeastly along a straight line to a point on the Northeastly line of said Block 33 distant 75.00 feet Southeastly of the most Northerly corner of said Block 33, as measured along the Northeastly line of said Block 33; thence Southeastly along said Northeastly line a distance of 13.55 feet; thence Southeastly along a straight line to the point of intersection with said Southwesterly line of Northeastly line thereof; thence Southeastly along said Northwesterly line a distance of 13.55 feet; thence Southeastly along said Northwesterly line to the True Point of Beginning.

AND
 All that portion of Lots 2 and 9, Block 33, TOWN OF MINNEAPOLIS, Hennepin County, Minnesota lying between two lines drawn parallel with and distant respectively 24 feet and 39 feet Southerly of the Northwesterly line of said lots. (Abstract Property)

CERTIFICATION:
 To C.W., Inc.; Best Price Properties, Inc.; and Commercial Partners Title, LLC:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b-1), 8, 9, 10, 11(b) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification. The undersigned further certifies that this plan, specification, or report was prepared by me or under my direct supervision and that in my professional opinion, as a duly Licensed Land Surveyor under the laws of the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Jordan R. Gustafson, PLS
 Minnesota License No. 46566
 Date: 07-27-09
 Clark Engineering Corporation
 621 Lilac Dr.
 Minneapolis, MN 55422
 (763) 545-9196

REVISIONS:

DATE	DESCRIPTION

DRAWN BY: DSB
 CHECKED BY: JRG
 DATE: JULY 27, 2009
 PROJECT NO: C09719
 SHEET NO: 1

1 inch = 30 ft (SCALE IN FEET)

621 Lilac Drive North
 Minneapolis, MN 55422
 (763) 545-9196
 Fax (763) 525-1666
 www.clark-eng.com

CLARK
 ENGINEERING CORPORATION

SEC. 22, T. 29, R. 24
 HENNEPIN COUNTY, MN

ALTA/ACSM LAND TITLE SURVEY
 FOR COLLIERS TURLEY MARTIN TUCKER
 PROJECT COLONIAL WAREHOUSE & BEST PRICE PROPERTIES
 MINNEAPOLIS, MINNESOTA

1 of 1

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 Architect under the laws of the State of Minnesota.

Steven P. Mueller - License No. 11783 Date

SEAL

Consultant:

Tenant Approval: I have reviewed the plans for pertinent information pertaining type, location and quantity in relation to: Construction, Millwork, Electrical, Data, Reflected Ceiling, Wall and Floor Finish items. All revisions or changes I would like to incorporate into the final Construction Drawings Set are indicated on these included plans. I understand that changes to this revised plan may impact the construction schedule and costs.

Company: _____

Approved by (Name and Title): _____

Date: _____

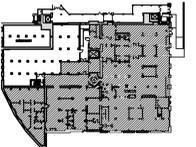
Client:

Project Title & Address:

MARTIN PATRICK 3

212 3RD AVE. N
 MINNEAPOLIS, MN 55401

AREA OF CONSTRUCTION SHOWN HATCHED



KEY PLAN - FIRST FLOOR

Description: _____ By: _____ Key: _____ Date: _____

ISSUED FOR PERMIT/REV. #1 _____ AW _____ 8-3-15

CODE ANALYSIS

Sheet Title: _____

Proj. No.: 14.01040.11 Scale: AS NOTED

Date: 08/3/15 P.M.: KMM

Drawn By: AW Checked: SM

Plan North: _____ Sheet No.: _____



AN.2

ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON-SITE BY THE CONTRACTOR AND SUB-CONTRACTORS. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

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PROJECT CODE ANALYSIS

CODES REFERENCED:	2012 IBC & IEBC-AS ADOPTED-STATE OF MN 2015	
CONSTRUCTION TYPE:	TYPE IV, NON-COMBUSTIBLE EXTERIOR, HEAVY TIMBER INTERIOR.	
FIRE SPRINKLER SYSTEM:	YES	
SPRINKLER SYSTEM APPLICATION:	FOR 1-HR CONSTRUCTION	
FOR AREA INCREASE		
PROJECT AREA (U.S.F.):	11,467 S.F. (EXISTING)	6,998 S.F. (EXPANSION)
FLOOR AREA (U.S.F.):	18,465 S.F. (TOTAL)	
NUMBER OF FLOORS:	5	

OCCUPANCY AREAS:	TYPE	AREA	SF/OCCUP	NUM. OCCUP.	ACCESS USE	% FLOOR AREA
MERCANTILE:	M	16013	30	534	NO	88%
OFFICE:	B	2052	100	21	YES	12%
TOTAL:		18065		555		100%

MAXIMUM ALLOWABLE AREAS BY OCCUPANCY GROUPS:	TYPE	AREA	ALLOWED AREA:	SPRINKLER INCREASE	FRONTAGE INCREASE	ALLOWED W/INCREASE
OFFICE:	B	2052	36000	+x2		108,000
MERCANTILE:	M	16013	20500	+x2		61,500

OCCUPANCY SEPARATIONS WITHIN SUITE:	TYPE	TO TYPE:	REQUIRED SEPARATION:	NOTES:
MERCANTILE TO OFFICE:	M	B	N	

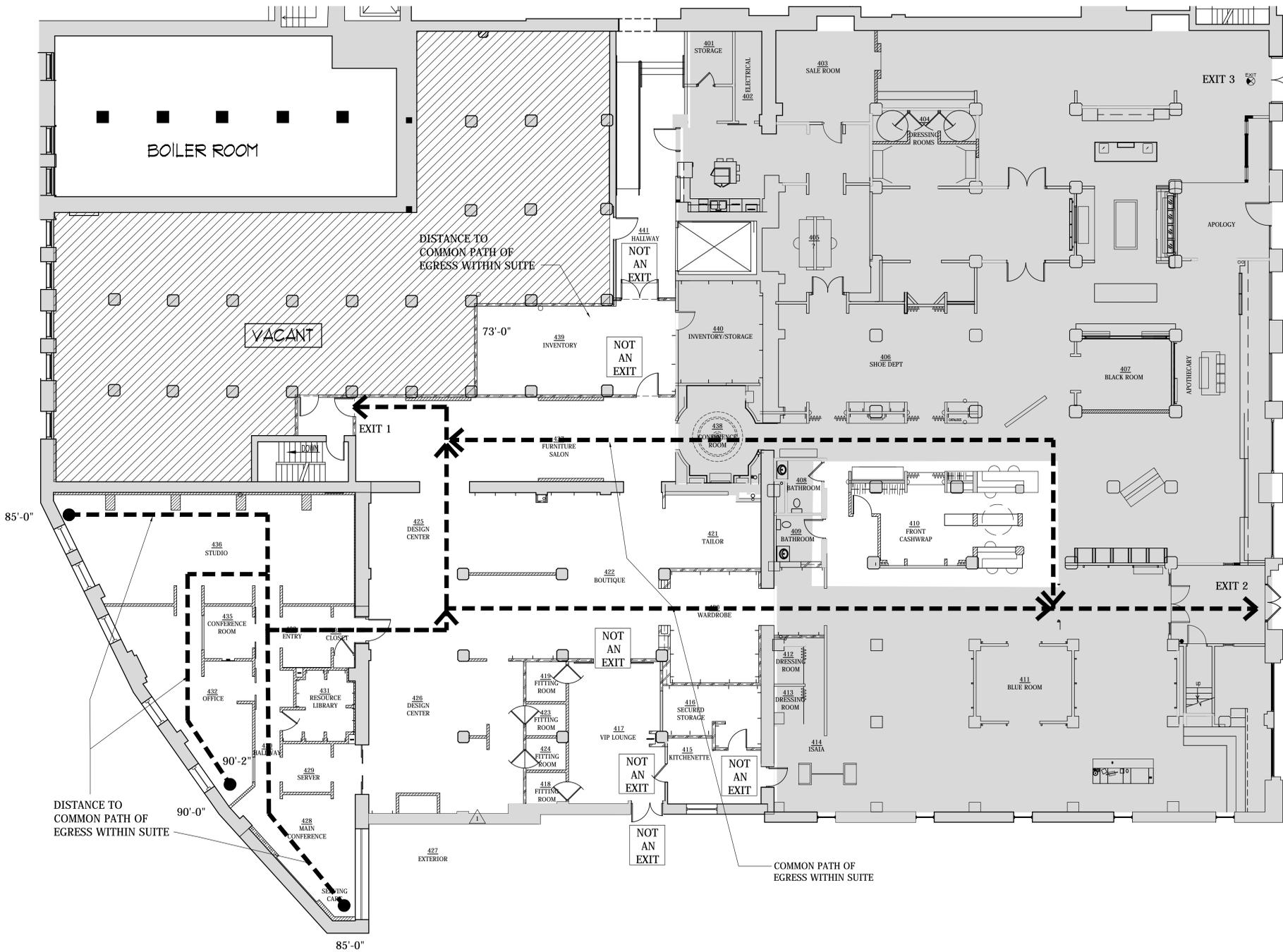
OCCUPANCY SEPARATIONS W/ADJACENT SUITES:	TYPE	TO TYPE:	REQUIRED SEPARATION:	NOTES:
MERCANTILE TO OFFICE:	M	B	N	
MERCANTILE TO CORRIDOR:	M	M	N	SEE NOTE #7

EXITING 'M' MERCANTILE	PROVIDED	REQUIRED
NUMBER REQUIRED:	3	3
EXIT SEPARATION:	YES	GREATER THAN 1/2 OF DIAGONAL
EXIT WIDTH:	(1) 36" (2) 70"	(3) 32"
DOOR SWING DIRECTION:	OUT	OUT
EXIT ACCESS TRAVEL DISTANCE:	YES	≤ 250'
COMMON PATH OF EGRESS DISTANCE:	YES	≤ 75'
MAXIMUM DEAD-END CORRIDOR:	YES	≤ 50'

EXITING 'B' OFFICE	PROVIDED	REQUIRED
NUMBER REQUIRED:	1	1
EXIT SEPARATION:	N/A	GREATER THAN 1/2 OF DIAGONAL
EXIT WIDTH:	(1) 36"	(1) 32"
DOOR SWING DIRECTION:	OUT	OUT/IN
EXIT ACCESS TRAVEL DISTANCE:	YES	≤ 300'
COMMON PATH OF EGRESS DISTANCE:	YES (MAX 90'-0")	≤ 100'
MAXIMUM DEAD-END CORRIDOR:	N/A	≤ 50'

SUITE ACCESSIBILITY:	YES	NO
SUITE CIRCULATION:	YES	
SUITE DOOR CLEARANCES:	YES	
SUITE COAT CLOSETS:	N/A	
SUITE RESTROOMS:	YES	
SUITE ACCESSIBLE WORKROOM MILLWORK:	N/A	
SUITE SINKS:	YES	

- NOTES:
- NON-SEPARATED USES - OCCUPANCIES - SEC. 508.3.2
 - FIRE RATING REDUCED BY 1 HOUR FOR SPRINKLER SYSTEM. (TABLE 508.3.3)
 - STORAGE AREAS IN FULLY SPRINKLERED BUILDING LESS THAN 3000 SQUARE FEET NEED NOT BE SEPARATED. (TABLE 508.3.3)
 - EXCEPT WHEN REQUIRED BY TABLE 508.2, ACCESSORY AREAS OCCUPYING 10% OR LESS OF THE AREA OF ANY FLOOR AND NOT MORE THAN THE AREA OR HEIGHT LISTED IN TABLE 503 ARE NOT REQUIRED TO BE SEPARATED. (SEC. 508.3.1)
 - SQUARE FEET PER OCCUPANT DETERMINED BY TABLE 1004.1.1.
 - EXIT WIDTH DETERMINED BY TABLE 1005.1.
 - TABLE 1017.1 CORRIDOR FIRE-RESISTANCE RATING



1 CODE ANALYSIS

AL.1



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

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 Architect under the laws of the State of Minnesota.

Steven P. Mueller - License No. 11783 Date

SEAL

Consultant:

Tenant Approval: I have reviewed the plans for pertinent information pertaining type, location and quantity in relation to: Construction, Millwork, Electrical, Data, Reflected Ceiling, Wall and Floor Finish items. All revisions or changes I would like to incorporate into the final Construction Drawings Set are indicated on these included plans. I understand that changes to this revised plan may impact the construction schedule and costs.

Company: _____

Approved by (Name and Title): _____

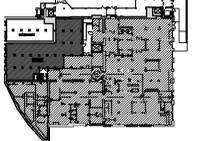
Date: _____

Client:

Project Title & Address:

MARTIN PATRICK 3
 212 3RD AVE. N
 MINNEAPOLIS, MN 55401

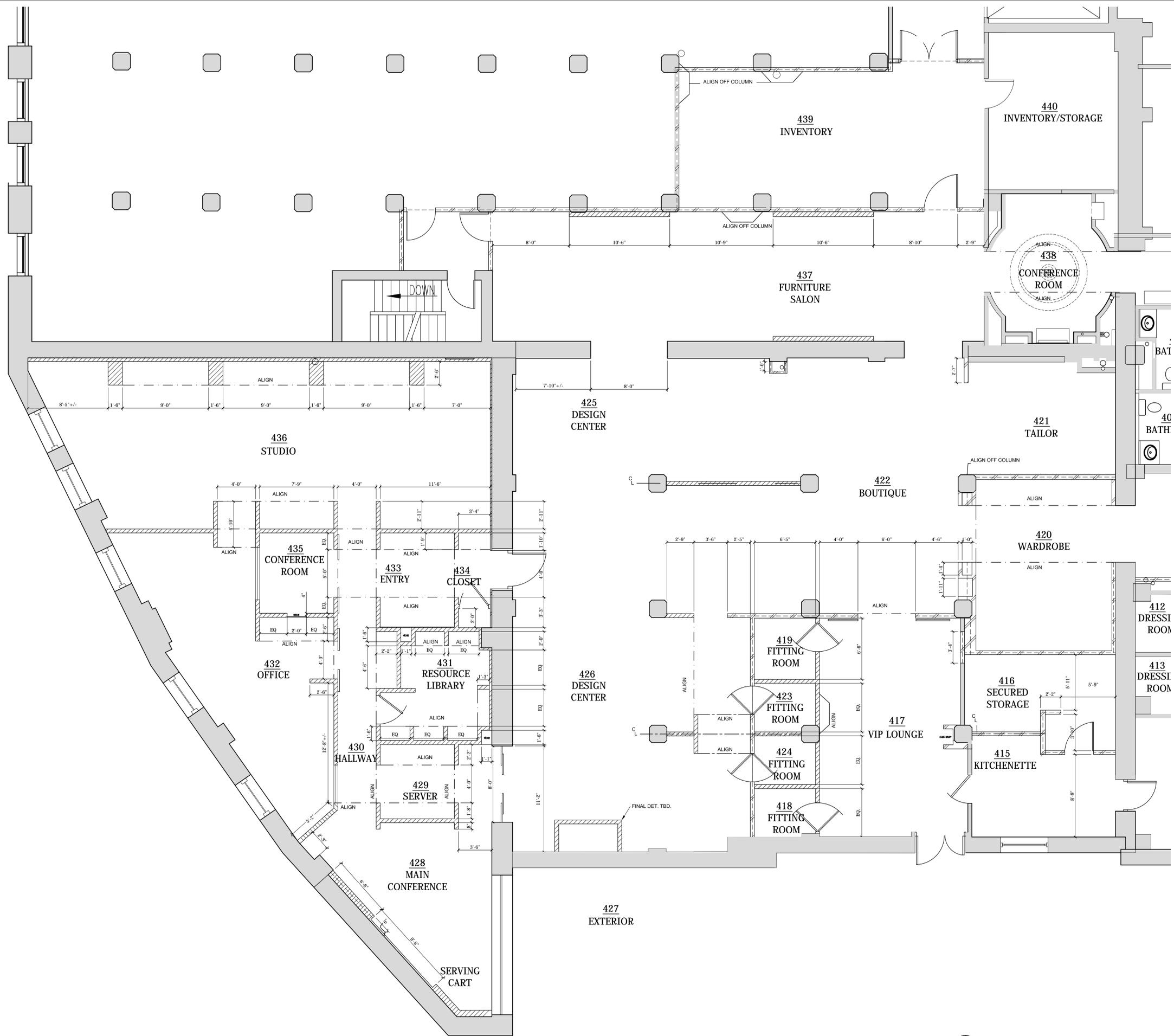
AREA OF CONSTRUCTION SHOWN HATCHED



KEY PLAN - FIRST FLOOR

Description: _____ By: _____ Key: _____ Date: _____

ISSUED FOR PERMIT REV. #1 AW 08/3/15 8-3-15



1 FLOOR PLAN-DIMENSIONS
 A1.2



SCALE: 1/4" = 1'-0"

ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON-SITE BY THE CONTRACTOR AND SUB-CONTRACTORS. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

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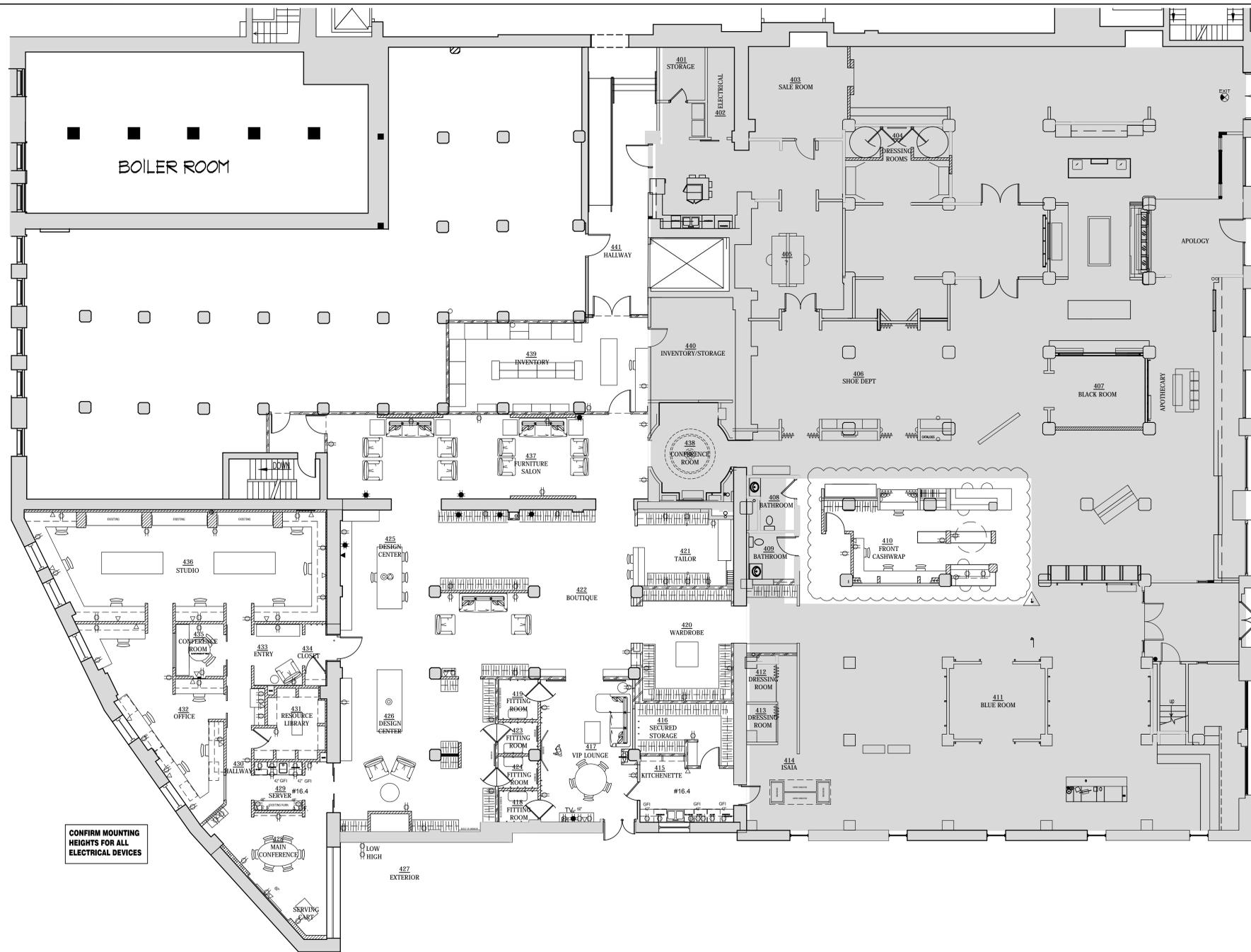
A1.2

GENERAL NOTES

- DIVISION 15: MECHANICAL**
PLUMBING
 HVAC
 15.41 EXISTING BUILDING STANDARD HVAC EQUIPMENT. MODIFY FOR NEW LAYOUT. ASSUMING GENERAL OFFICE HEAT LOAD WITH ADDITIONAL COOLING LOADS AT CONFERENCE ROOMS. PROVIDE CERTIFIED PLANS SHOWING LOCATIONS OF THERMOSTATS AND ROOMS TO BE CONTROLLED.
 15.42 PROVIDE NEW 4 TON RTU AND DUCT WORK ALONG THE PERIMETER FOR EXPANSION SPACE.
 15.43 PROVIDE THREE (3) MITSUBISHI CITY MULTI CASSETTES TO SERVE CENTER AREA.
 15.44 PROVIDE TRANSFER FAN AT ROOM 415.
FIRE PROTECTION
 15.71 EXISTING SPRINKLER SYSTEM HEADS TO REMAIN. MODIFY SYSTEM. RELOCATE AND PROVIDE NEW HEADS TO MATCH EXISTING AS REQUIRED.
DIVISION 16: ELECTRICAL
POWER/ LOW VOLTAGE
 16.1 RECONNECT EXISTING DEVICES DISRUPTED BY DEMOLITION.
 16.2 N/A
 16.3 NEW DEVICES AND COVERS TO MATCH EXISTING. REPLACE ALL BROKEN, DAMAGED, CRACKED ETC. ELECTRICAL DEVICES IE: OUTLETS, SWITCHES AND COVER PLATES.
 16.4 CONTRACTOR SHALL PROVIDE REQUIRED 20A DEDICATED CIRCUITS FOR THE APPLIANCES.
 16.5 N/A
 16.6 N/A
 16.7 EXISTING WALL FLOOR AND CEILING ELECTRICAL, COMMUNICATION DEVICES, AND WALL PLUG MOLDING NOT INDICATED TO REMAIN SHALL BE REMOVED. TERMINATE WIRING AND PATCH OPENING FOR NEW FINISH UNLESS NOTED OTHERWISE.
 16.8 ALL COMPUTER, TELEPHONE AND AUDIO/VISUAL EQUIPMENT, CABLING (TEFLON COATED/ PLENUM RATED), INSTALLATION AND FINAL CONNECTIONS SHALL BE PROVIDED BY THE TENANTS VENDOR AND ARE N/C. ALL EXISTING LOW VOLTAGE VOICE/ DATA CABLING TO BE ABANDONED SHALL BE REMOVED BY CONTRACTOR.
 16.9 EACH OFFICE AND MODULAR WORKSTATION (WS) TO HAVE A COMPUTER FOR ELECTRICAL CALCULATIONS.

SYMBOL LEGEND

- NOTE:**
 SHADED DEVICES ARE EXISTING TO REMAIN. BLANK COVER ANY ABANDONED OR UNUSED DEVICE OPENINGS.
- NEW DUPLEX OUTLETS. (D-20A DEDICATED)
- NEW TELEPHONE/DATA MUD RING (CABLING & FACE PLATES BY OTHERS). PROVIDE PULL STRING TO CEILING AT INSULATED WALLS.
- PROVIDE FLOOR BOX FULLY RECESSED IN FLOOR FOR POWER (20A DEDICATED) AND COMMUNICATION/DATA WIRING (UNO) IN EACH BOX. XRAY FLOOR BEFORE DRILLING AS APPLICABLE TO FLOOR CONSTRUCTION ASSEMBLY.
- NOTE:**
 ALL DEVICES MOUNTED VERTICALLY AT 15" A.F.F. TO CENTER UNLESS NOTED OTHERWISE ON PLAN. SEE PLAN FOR SPECIAL POWER AND MOUNTING REQUIREMENTS.
- ELEC DEVICES TO BE LUTRON - COLOR WHITE. CONFIRM TO SWITCH OUT ANY EXISTING E.O. DEVICES TO LUTRON.



CONFIRM MOUNTING HEIGHTS FOR ALL ELECTRICAL DEVICES

1 POWER & COMMUNICATION PLAN
 A3.1

NELSON

The NELSON Upper Midwest Operating Company, LLC

1201 Marquette Avenue South - Suite 200
 Minneapolis, MN 55403
 Phone: (612) 822-1211
 Fax: (612) 822-1006

SEAL

Consultant:

Tenant Approval: I have reviewed the plans for pertinent information pertaining type, location and quantity in relation to: Construction, Millwork, Electrical, Data, Reflected Ceiling, Wall and Floor Finish items. All revisions or changes I would like to incorporate into the final Construction Drawings Set are indicated on these included plans. I understand that changes to this revised plan may impact the construction schedule and costs.

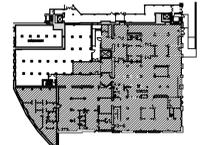
Company: _____
 Approved by (Name and Title): _____
 Date: _____

Client:

Project Title & Address:

MARTIN PATRICK 3
 212 3RD AVE. N
 MINNEAPOLIS, MN 55401

AREA OF CONSTRUCTION SHOWN HATCHED



KEY PLAN - FIRST FLOOR

Description:	By:	Key:	Date:
ISSUED FOR PERMIT/ REV. #1	AW	△	8-3-15



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

POWER AND COMMUNICATIONS PLAN

Proj. No.:	14.01040.11	Scale:	AS NOTED
Date:	08/3/15	P.M.:	KMM
Drawn By:	AW	Checked:	SM
Plan North:		Sheet No.:	



A3.1

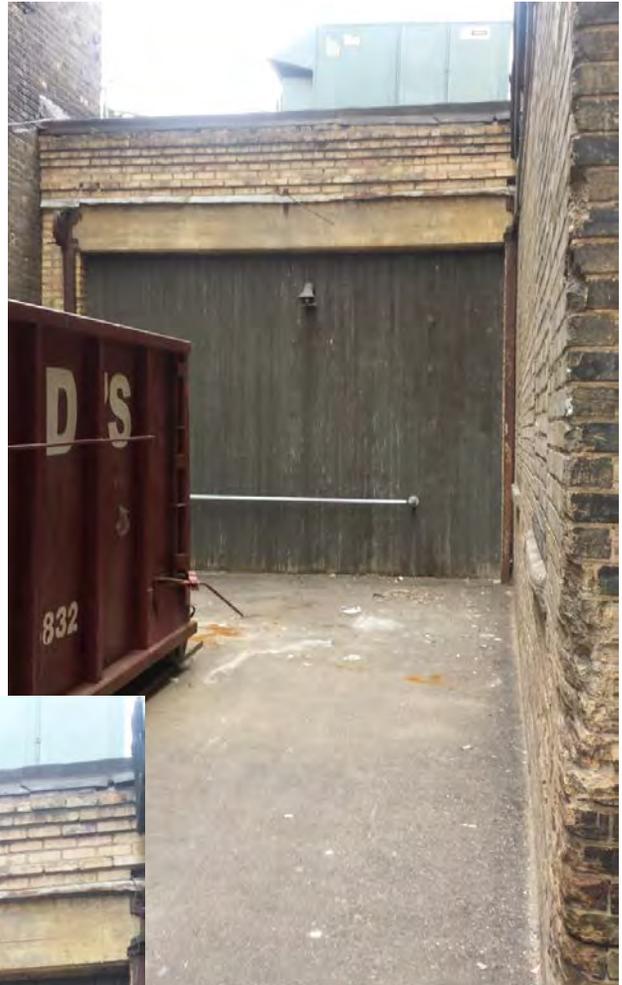
ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON-SITE BY THE CONTRACTOR AND SUB-CONTRACTORS. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

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Exhibit F

Photos of Colonial Warehouse Alley and Proposed Garage Door Location

Garage door location at rear of alley from exterior:



Garage door location at rear of alley from interior:



Exhibit A

Photos of Colonial Warehouse Entrances and Signage

3rd Ave North Exterior Building Photos:



Martin Patrick3 Entrances on 3rd Avenue North:



Martin Patrick3 Signage:



Common Building Entrance and Signage on 3rd Ave N:



Statement Boutique Entrance and Signage on 3rd Ave N:



Moose & Sadie's, Grethen House & Space 150 Shared Entrance and Signage on 3rd Ave N:



Moose & Sadie's Three Private Entrances on 3rd Ave N:



Corner of 3rd Avenue North and 2nd Street North:



(This location is the proposed additional 4 projecting signs hanging from the above bracket, not to exceed 1 foot in height and 4 feet in width; non-illuminated; reference Exhibit B for a rendering)

2nd Street North – Colonial Warehouse:



Grethen House Three Entrances on 2nd Street North:



Flirt Boutique (new tenant in Suite 108) 2nd Street North Entrance:



Vacancy Suite 104B Entrance on 2nd Street North:



Vacancy Suite 140A Entrance on 2nd Street North:



Exhibit B

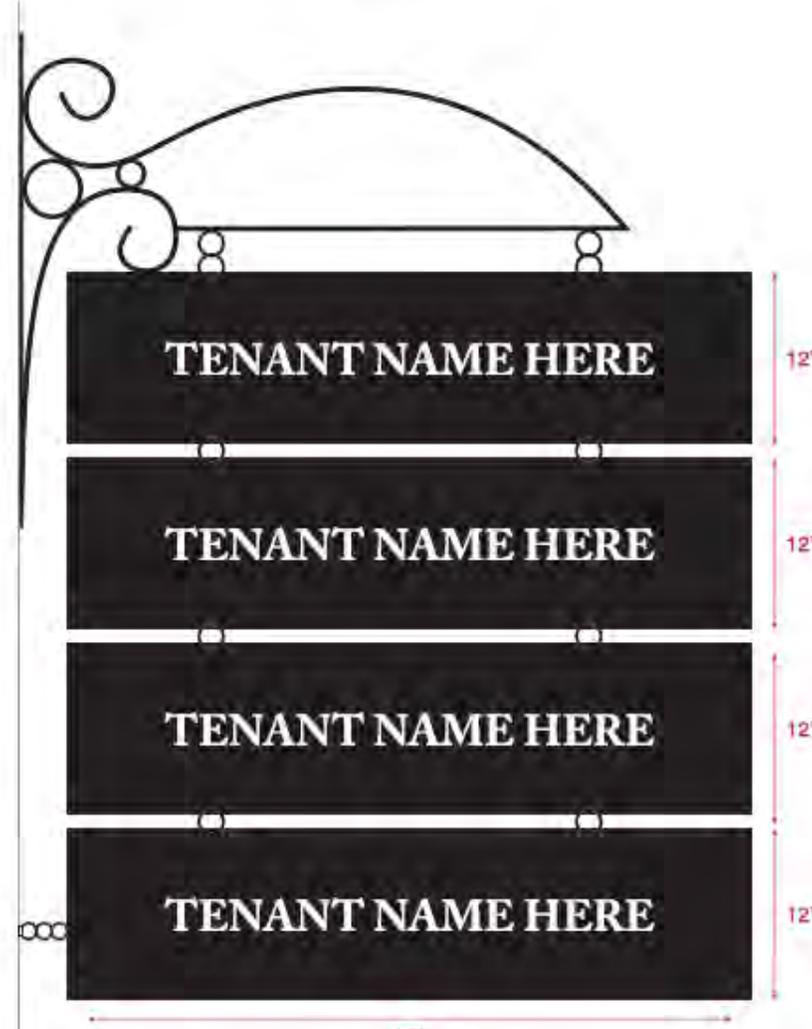
Rendering of the proposed signage located on the corner 3rd Avenue North and 2nd Street North.



DESIGNERS • BUILDERS • INSTALLERS of interior & exterior sign systems

17420 113th Avenue North • Suite E • Maple Grove, MN 55369 • Fax: 428-1597 • www.signimages.com

8-11-15 Colonial Tenant Plaque System



4 - 12"X 48"D/F Hanging Tenant Plaque System Budget: \$2,150 Each + Copy/Install/Permit

Angela Samargoia, LEED AP, RPA, CPM
Senior Property Manager
TRANSWESTERN
Phone 612.333.7996 | Direct 612.746.1170
Angela.Samargoia@transwestern.com

Emily Jacobs
Assistant Property Manager
TRANSWESTERN
Phone 612.746.1172
emily.jacobs@transwestern.com

PRODUCTION QUESTIONS PLEASE CONTACT YOUR SALES REPRESENTATIVE

REVIEW CAREFULLY, THIS REFLECTS FINISHED PRODUCT!		<i>Client Approval Required</i>	
Please Approve, sign and return by: _____			
Color	Approve	Change	Sign Off _____
Spelling	<input type="checkbox"/>	<input type="checkbox"/>	YOU MUST SIGN AND DATE BEFORE PRE-PRODUCTION RELEASES TO PRODUCTION
Size	<input type="checkbox"/>	<input type="checkbox"/>	

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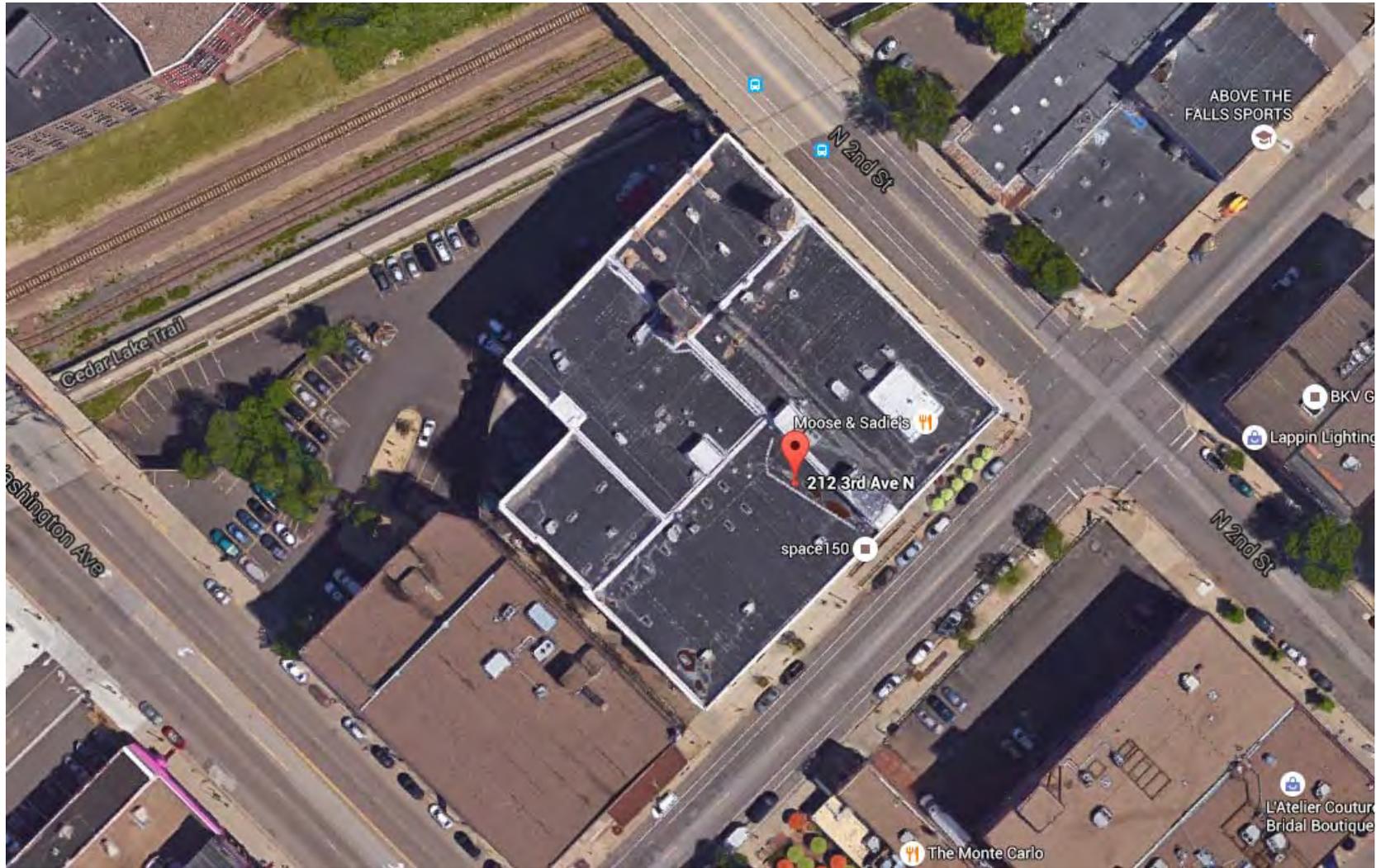


Exhibit D

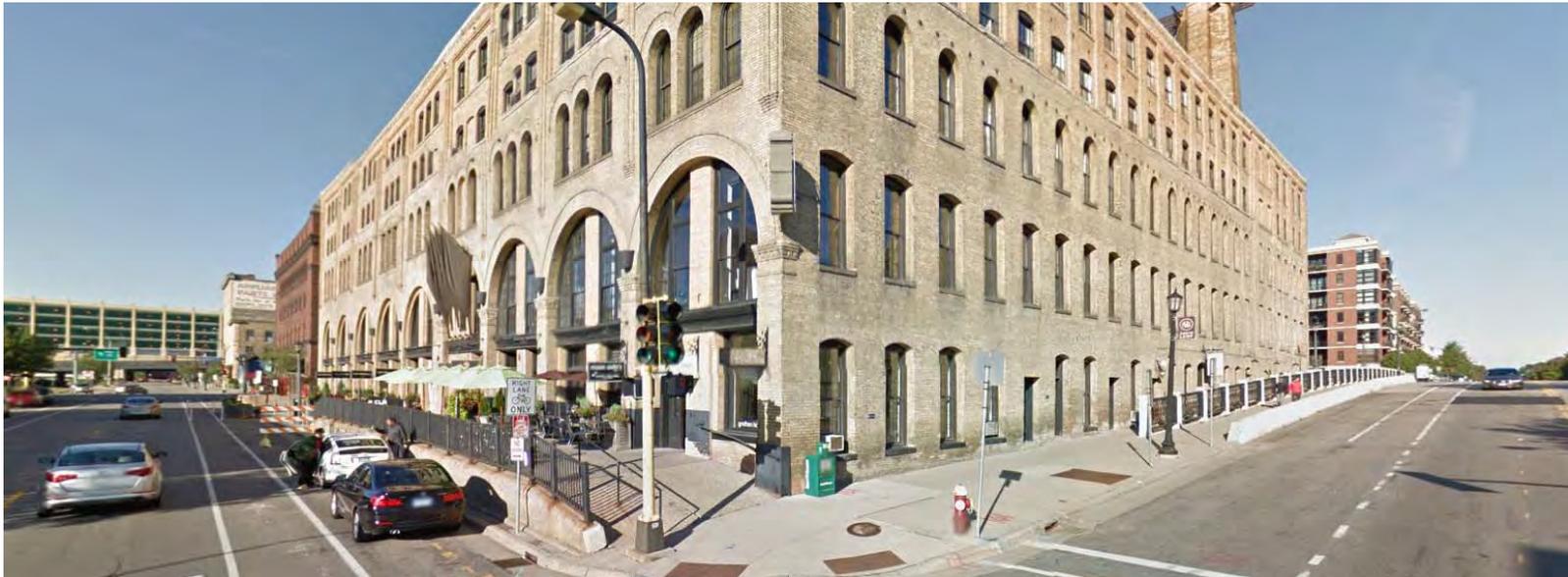
Street View of Colonial Warehouse on 3rd Avenue North:



Street View of Colonial Warehouse on 2nd Street North:



Street View of Colonial Warehouse Corner of 3rd Avenue N and on 2nd Street North:



August 19, 2015

Sent via email

Mr. Jacob Frey, Ward 3 Minneapolis Council Member: Jacob.Frey@minneapolismn.gov

Mr. DJ Heinle, co-chair of the North Loop Neighborhood Association Planning and Zoning Committee:
DJ.Heinle@tkda.com

RE: Proposed Changes to the Master Sign Plan for the historic Colonial Warehouse Building

Dear Mr. Jacob Frey and Mr. DJ Heinle:

Thank you for your service to the City of Minneapolis and, more specifically, the North Loop neighborhood. The Colonial Warehouse is a dynamic, historic multi-tenant office and retail building located at 200 3rd Avenue North in Minneapolis, on the corner of 3rd Avenue North and 2nd Street North.

The current master sign plan for Colonial Warehouse filed with the City of Minneapolis is not supportive to maintaining long term tenancy on the first floor of the building, specifically regarding retail tenants, which are necessary to maintain this community's vitality and walkability. Current retail tenants include Martin Patrick3, Statement Boutique, Moose & Sadie's, Grethen House, and as of September 1st, Flirt Boutique. Currently, 7,500 square feet remain vacant along 2nd Street North and have been for about a year.

With the new arrival of Flirt Boutique, I discovered that no signage is allowed on 2nd Street North in our current master sign plan, which prompted Transwestern, as the manager for the Colonial Warehouse building to propose the attached update.

Please find attached the application for this proposal, including photos of our current signage and renderings for the proposed additions along 2nd Street North.

The goal of the proposed master sign plan is to promote the viability of Colonial Warehouse to retail tenants, while maintaining the integrity and vitality of the historical building, as well as the North Loop neighborhood.

Please contact me with any questions regarding the signage for the building. Thank you for your time and consideration.

Sincerely,



Emily Jacobs
Assistant Property Manager
Agent to the Colonial Warehouse Building
612-746-1172
emily.jacobs@transwestern.com

cc: Katie Clark, Property Manager katie.clark@transwestern.com