



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission
 HPC Agenda Item #2
 July 26, 2016
 BZH-29220

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 201 Washington Avenue North
Project Name: Red Rabbit
Prepared By: Hilary Dvorak, Principal Planner, (612) 673-2639
Applicant: Luke Shimp
Project Contact: Adam Meyer with Studio M Architects
Ward: 3
Neighborhood: Downtown West; adjacent to North Loop
Request: To construct an addition to the existing building located at 201 Washington Avenue North

Required Applications:

Certificate of Appropriateness	To allow an addition to the existing building located at 201 Washington Avenue North in the Warehouse Historic District
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HISTORIC PROPERTY INFORMATION

Current Name	Imported Car Service
Historic Name	Imported Car Service
Historic Address	201 Washington Avenue North
Original Construction Date	1967
Original Architect	Unknown
Original Builder	Unknown
Original Engineer	Unknown
Historic Use	Auto repair
Current Use	Vacant
Proposed Use	Restaurant

Date Application Deemed Complete	July 5, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	September 3, 2016	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

Local Historic District	Warehouse Historic District
Period of Significance	1865 - 1930
Criteria of Significance	<p><i>Criteria 1:</i> The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.</p> <p><i>Criteria 4:</i> The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.</p> <p><i>Criteria 6:</i> The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.</p>
Date of Local Designation	2009
Date of National Register Listing	1989
Applicable Design Guidelines	<u>Minneapolis Warehouse District Design Guidelines</u> (2010)

SUMMARY

BACKGROUND. The site is located on the southwesterly corner of Washington Avenue North and North 2nd Street. The existing building on the site was constructed in 1967. The building is a one-story concrete block building. The building has housed an auto repair facility. The building is now vacant. Stucco covers the North 2nd Street and rear elevations of the building. There is an existing lean-to located on the rear of the building. This portion of the building is constructed out of plywood with a plaster finish.

APPLICANT'S PROPOSAL. The applicant is proposing to construct a 990 square-foot addition to the rear of the existing building. To accommodate the addition the existing lean-to would be removed. The addition would be one-story in height and would have a stucco exterior. The applicant would be adding additional windows in the existing building and the entire building would be painted. Two wall signs and a projecting sign are proposed to be hung on the building. The proposed signs meet the requirements of the *Design Guidelines for On-Premise Signs and Awnings*. In addition, the applicant is also proposing to create an outdoor patio, construct a trash enclosure and landscape the parking lot.

RELATED APPROVALS. Not applicable.

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

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow an addition to the existing building located at 201 Washington Avenue North based on the following findings:

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

The Minneapolis Warehouse Historic District is historically significant as an early example of commercial growth as the city's warehouse 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 Warehouse 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 period of significance for the district is identified as 1865 through 1930.

The building was constructed in 1967, outside of the period of significance for the Warehouse Historic District. The building is non-contributing. As part of the project, the existing lean-to located on the rear of the building will be removed. The lean-to is constructed out of plywood with a plaster finish. It is not clear from the building permit records when the lean-to was constructed but like the building, it was outside of the period of significance for the Warehouse Historic District. With the recommended conditions of approval, the alterations proposed are compatible with the designation of the Warehouse Historic District, including the period and criteria of significance.

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

With the recommended conditions of approval, the alterations will not impact integrity of location, design, setting, materials, workmanship, feeling, or association of the building within the district. The proposed addition will be located towards the rear of the building. The exterior materials of the addition will match those of the existing building and both the existing building and the addition will be painted similarly. Overall, the alterations proposed will ensure the continued integrity of the Warehouse Historic District.

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

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

DESIGN FOR NEW BUILDINGS

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

Massing:

Requirement:

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

Other Considerations:

- 3.22. Building facades or portions of facades that are stepped back will be considered if the proposed massing for the overall buildings is demonstrated to be compatible

with the design of surrounding historic buildings within the district. The proposed massing shall be superior in design to the required singular rectangular volume.

Staff Comment

The existing building measures 66.5 feet by 61 feet. The proposed building addition measures 27.6 feet by 36 feet. The addition will be located towards the rear of the building; set back 36 feet from North 2nd Street. CPED is recommending that the addition be allowed to be set back from the street as the addition is located towards the rear of the building. In addition, between the building addition and the street there will be an outdoor patio enclosed with a three-foot tall cast-in place concrete screen wall that will help define the street edge.

Scale:

Requirement:

Nineteenth Century Warehouse:

- 3.23. Height of buildings shall be between two (2) and six (6) stories.
- 3.24. The first floor height shall be between 14 and 18 feet and upper story height between 10 and 14 feet.

Staff Comment

The height of the existing building is one-story or 20.5 feet in height. The height of the proposed building addition is one-story or 17.5 feet. The height of the addition is proportional to the existing building.

Rhythm:

Requirement:

- 3.28. Building facades shall display a defined base, top and middle portions, differentiated by variations in architectural treatment, materials or details. An appropriate façade composition of base, middle and top is:
 - Base: The portion from grade level to the top of the first floor or to the top of the second floor if the second floor is designed as a mezzanine.
 - Top: The portion above the window of the upper most floor to the top of the parapet.
 - Middle: The portion between the base and the top.
- 3.29. Deeply modulated vertical or horizontal articulation shall not be allowed.
- 3.30. Fenestration shall be grouped into vertical bays.
- 3.31. Buildings shall have flat roofs.
- 3.32. Crenellated parapets, undulating roof lines, sloped (hip or gable) roofs are inappropriate and shall not be allowed.
- 3.33. Rooftop equipment, decks, or penthouse structures that project above the roof line including, antennas, or other service devices or equipment such as solar panels or wind turbines, shall be set back from the primary building facade(s) by one structural bay on all sides of the building. The equipment, decks, or penthouses shall not be visible from the right of way adjacent to the primary facade(s).

Advisory:

- 3.34. Simple facade articulation with a symmetrical arrangement of fenestration in recognizable groups is appropriate.

3.35. Flat roofs, with capped parapets and corbelled cornices are appropriate.

3.36. Green or living roofs are appropriate.

Staff Comment

The existing building is one story in height (20.5 feet) and has a flat roof. The proposed building addition will also be one story in height (17.5 feet) and will have a flat roof. There will be mechanical equipment located towards the center of the roof on the building addition. The applicant has indicated that the rooftop mechanical equipment will be approximately 42 inches tall. Given the placement of the equipment on the roof the visibility of it should be minimal. If the mechanical equipment is taller than 42 inches, CPED is recommending that screening be provided.

Fenestration:

Fenestration - Building Envelope:

Requirement:

3.37. The total first floor street facing facade glazed fenestration shall range between 50% and 75% of first floor facade area.

3.38. The total facade fenestration shall range between 35% and 60% of total facade area.

3.39. Louvers or other openings in the facades for mechanical equipment such as fireplace, heating ventilation air condition (HVAC) and laundry vents are not appropriate and shall not be permitted on primary (street facing) facades.

Advisory:

3.40. A simple rectangular fenestration pattern is appropriate.

Staff Comment

There is one horizontally aligned window located on the front façade of the building facing Washington Avenue North. The applicant is proposing to add three additional horizontally aligned windows on this façade. The total amount of windows on the Washington Avenue North façade will equal 19 percent of the total wall area. There is also one horizontally aligned window located on the secondary façade of the building facing North 2nd Street. The applicant is proposing to add four additional horizontally aligned windows on this façade. The total amount of windows on the North 2nd Street façade will equal 9 percent of the total wall area. The applicant is not proposing to have any fenestration in the addition facing North 2nd Street; however, the applicant is proposing to add fenestration to the rear façade of the existing building facing the proposed patio.

Additional fenestration could be achieved if vertically aligned windows were installed in the building. However, CPED is recommending that horizontally aligned windows be allowed to be installed in the existing building as that is what has always been in the building.

Fenestration – Windows:

Requirement:

3.41. Windows shall be compatible with the surrounding historic buildings in their alignment, type and proportion.

3.42. Window frames and mullions shall match the scale of the window opening and glazed area and be compatible with the color and materials of the facade.

3.43. Clear glass or non-reflective low emission glass or coatings shall be used.

3.44. Continuous horizontal or vertical bands of windows shall not be allowed.

Advisory:

- 3.45. Real single or double hung windows at regular intervals, and in a size and number that compliments the building are appropriate (see Fenestration- Building Envelope: guidelines 3.37 and 3.38)
- 3.46. The appropriate height to width proportion of individual windows is 4:1 to 3:1.
- 3.47. Twin windows or two windows separated by a minimum 4 inch wide mullion within a window opening are appropriate.
- 3.48. Commercial style divided light and contemporary interpretations of this style are appropriate.
- 3.49. Arched windows are appropriate.
- 3.50. Windows with details such as lintels and sills are appropriate and encouraged.
- 3.51. Windows are encouraged to be setback from the facade of the building.

Staff Comment

There is one horizontally aligned window located on the front façade of the building facing Washington Avenue North and there is one horizontally aligned window located on the secondary façade of the building facing North 2nd Street. CPED is recommending that horizontally aligned windows be allowed to be installed in the existing building as that is what has always been in the building. All of the windows in the building, existing and proposed, will be contemporary interpretations of commercial style windows with simulated division of light.

Fenestration – Entryways:**Requirement:**

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

Staff Comment

The existing entrances along Washington Avenue North will remain unchanged. A new entrance will be added along the rear façade of the building and another entrance will be added to the North 2nd Street façade of the addition. Both of these entrances will be rectilinear in shape and will be vertically proportioned.

Materials:**Requirement:**

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

Advisory:

- 3.71. Having one principal facade material and color on primary (street facing) facades and another material or color for secondary (non-street facing) facades is appropriate.

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

Other Considerations:

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

Staff Comment

The building is a one-story concrete block building. Stucco covers the North 2nd Street and rear elevations of the building. In addition, brick surrounds the principal entrance to the building located on the corner of Washington Avenue North and North 2nd Street. The applicant is proposing to clad the rear addition in stucco to match the existing building. Both the existing building and the addition will be painted.

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

The following standards apply to this proposal:

- 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 existing building is non-contributing to the Warehouse Historic District as it was built outside of the period of significance. The height of the proposed addition is proportional to the existing building and will have a similar exterior finish. The proposed windows, while not characteristic to the historic district, will be similar to the existing windows in the building. If the addition were removed in the future, the essential form and integrity of the existing building would be unimpaired. The proposed addition will not materially impair the significance and integrity of the historic district, as evidenced by the consistency of the alteration with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

5. *The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.*

The preservation ordinance is intended to promote the recognition, preservation, protection and reuse of historic districts, to promote the economic growth and general welfare of the city, to

further educational and cultural enrichment, and to implement the policies of the comprehensive plan. With the recommended conditions of approval, the proposal would be 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.

- 8.1.2 Require new construction in historic districts to be compatible with the historic fabric.

Heritage Preservation Policy 8.5: Recognize and preserve the important influence of landscape on the cultural identity of Minneapolis.

- 8.5.2 Encourage planting and maintenance of street trees and other natural elements in historic districts to promote livability.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Luke Shimp for the property located at 201 Washington Avenue North in the Warehouse Historic District:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow an addition to the existing building, subject to the following conditions:

1. If the rooftop mechanical equipment is taller than 42 inches, screening shall be provided.
2. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than July 26, 2018.
3. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. BZH Map
3. Plans
4. Photos
5. Correspondence

201 Washington Ave N – HPC

Statement of Proposed use and description of the project:

201 Washington Ave N is located in the Warehouse District in downtown Minneapolis. The tenant's intention is to remodel and expand a former auto repair facility into a restaurant & bar.

The existing building, built in 1967, replaced a vaudeville theater built in 1938, which had partially burned down. The 1967 building is non-contributing to the Historic Warehouse District where it is located.

The existing building main façade on Washington is decorative concrete masonry units with areas of newer CMU infill that matches the style, but not the color of the older CMU. The tenant intends to create more openings along Washington by adding windows. An existing glass door will be removed and infilled with CMU to match existing.

The tenant intends to paint the existing CMU, replace the glass door at the main entrance, repair the concrete stoop and remove the existing sign panels on Washington Ave and 2nd Street North.

The main business door faces Washington, but the recessed entrance is accessible from both Washington & 2nd Street North through an open brick vestibule; the vestibule will be painted.

On 2nd Street side, windows will be added and an existing glass door will be partial filled and a window will be added in its place. The façades on 2nd Street N and rear are plaster that will be painted.

The most noticeable feature on the property is a massive billboard on top of the building, which will remain.

The lot has approximately 16 unmarked parking spaces and half of the parking spots are enclosed with wood and a chain link fence. There is a small addition at the back of the building that provides shelter for ramp access to the building. There is no man door access into the existing shed from the exterior. The current grade of the asphalt lot is higher than the building floor and slopes away from the ramp to keep water from entering the building at the ramp.

The tenant will remove the existing fences and the existing addition. A new 990 SF addition will be built to house the kitchen prep and storage areas. Grading will be done to allow the new building and patio area to be flush with the existing building floor. A new ramp will be built to access the patio and new building from the lot. The style of the new building will match the style from 1967.

New openings into the existing building will occur at the patio. A window bar with seating will be added as well as two doors to be used by staff and patrons.

The parking lot will have 11 spaces plus one HC space. The trash enclosure will be constructed of wood and be located at the rear of the new addition.

Applicable findings

1. The building is a non-contributing use and is not compatible with the 19th Century Warehouse District in which it is located. It was built in 1967 and does not conform to the historic nature of the district which is between 1865-1930.
2. Although the building is non-contributing, efforts will be made to maintain the style of the era the building was built. The building contains no resemblance to the existing warehouse building styles around it, and no effort will be made to attempt to make it conform to the design guidelines for new buildings in the district.
3. The building is non-contributing and not historic. Building materials & placement of elements on the site will be as recommended in the applicable design guidelines.
4. Building is not historic but the recommendations of restoration as set forth in *The Secretary of the Interior's Standards for the Treatment of Historic Properties* will be followed in that we will attempt to maintain the construction and character of the era of when the building was built. The decorative concrete at the main façade will remain and all infill will be done with a matching material.
5. The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council; in that the changes will maintain the building style in the era in which it was built, create more green space, and add a pedestrian friendly facade in the district that has a busy vehicle intersection.

Partial Destruction

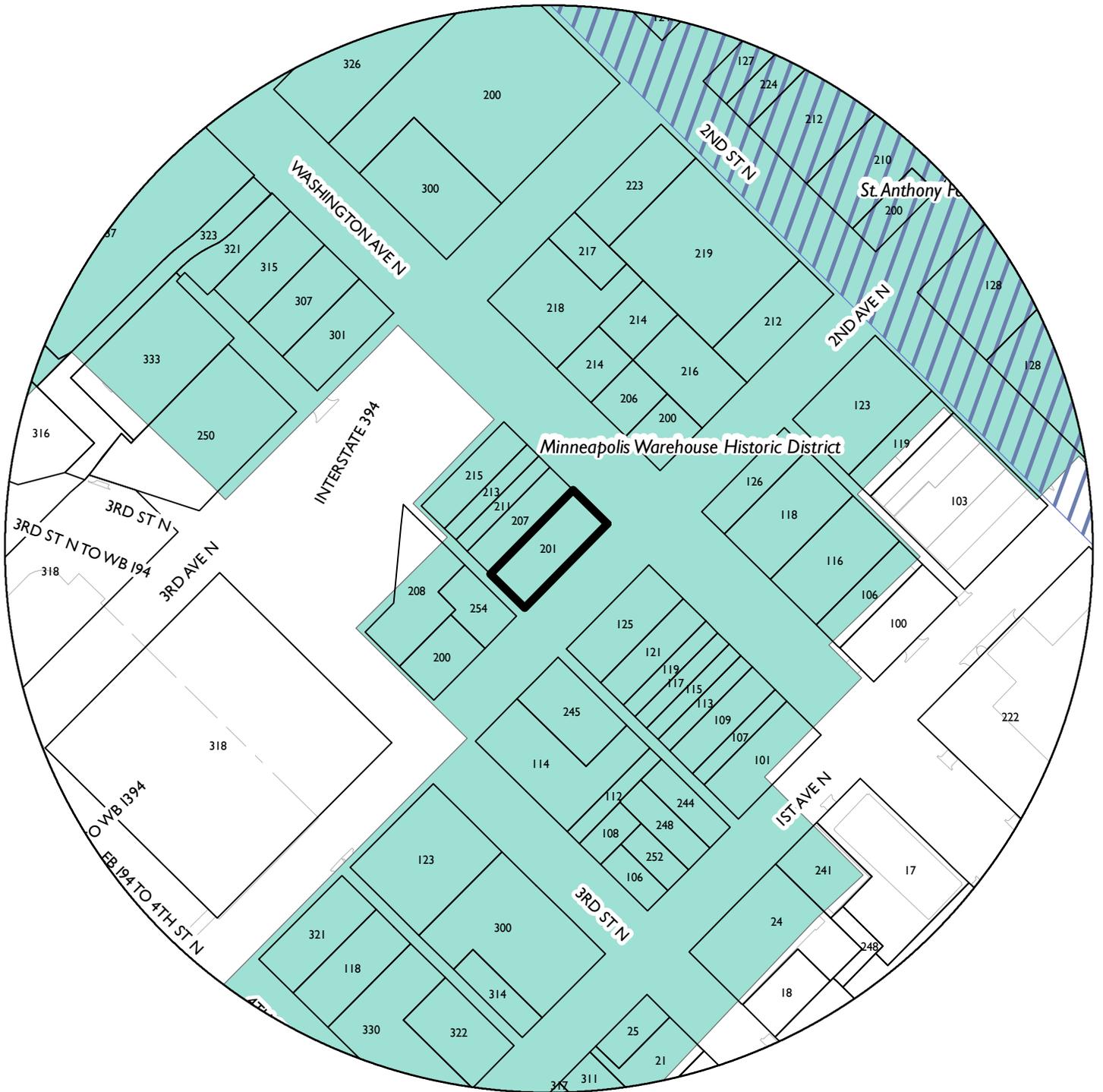
Destruction of a portion of the site is requested. The portion of the building to be demolished is an add-on to the existing non-conforming building and it does not add to the integrity of the property. The space has all unfinished walls, ceiling and floors. The roof crosses its property line by using the adjacent property's concrete masonry wall to support the roof structure. The neighbor's wall is the 4th wall of the shed and portions of the wall and roof are open to the elements.

Luke Shimp

3rd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

201 Washington Avenue North

FILE NUMBER

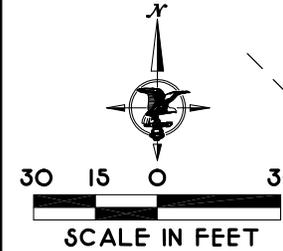
BZH-29220

LEGAL DESCRIPTION:

Lot 6, Block 56, TOWN OF MINNEAPOLIS, Hennepin County, Minnesota.

GENERAL NOTES:

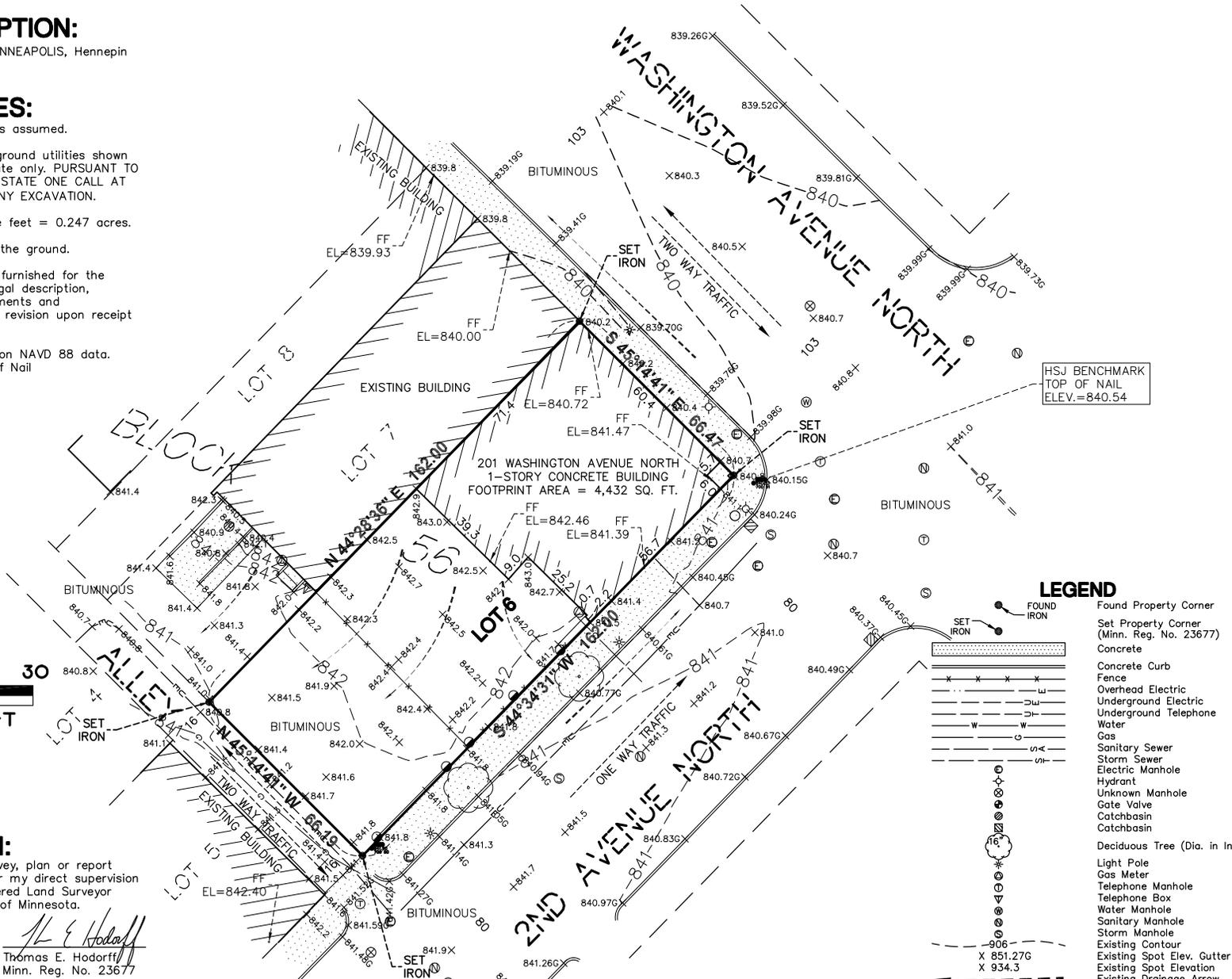
1. The bearing system used is assumed.
2. The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
3. Site area = 10,745 square feet = 0.247 acres.
4. This survey was made on the ground.
5. No current title work was furnished for the preparation of this survey, legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.
6. Elevation datum is based on NAVD 88 data. Bench mark is located Top of Nail (AS SHOWN ON SURVEY) Elevation = 840.54



CERTIFICATION:

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.

Date: June 17, 2016
 Thomas E. Hodorff
 Minn. Reg. No. 23677



HSJ BENCHMARK
 TOP OF NAIL
 ELEV.=840.54

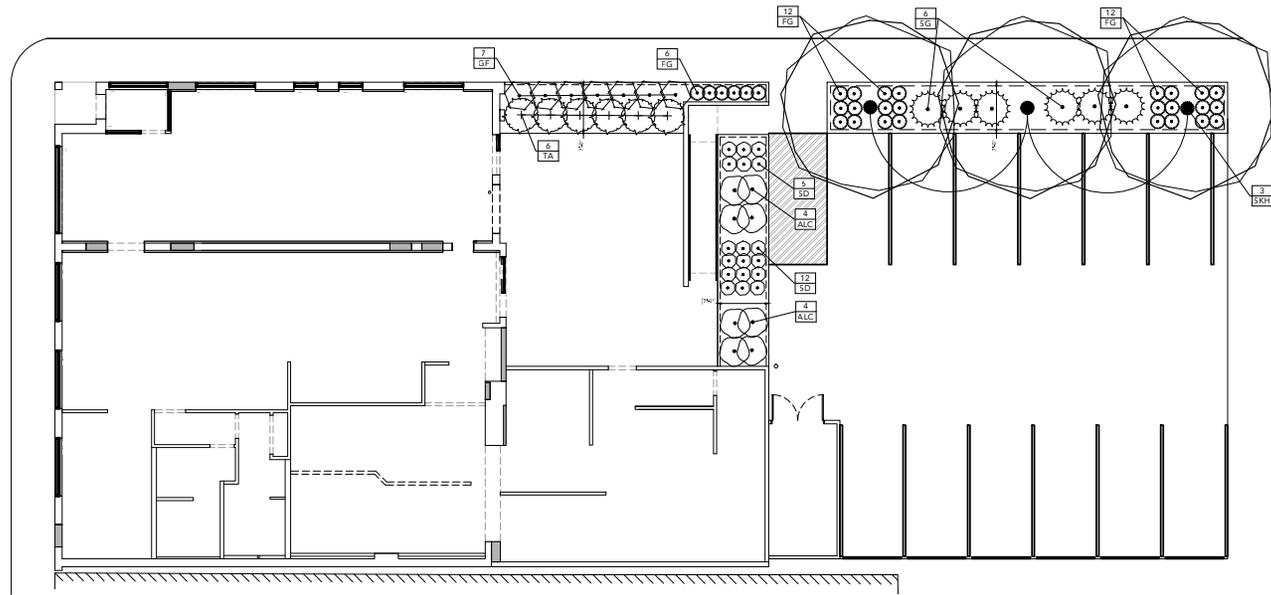
LEGEND

- Found Property Corner
- Set Property Corner (Minn. Reg. No. 23677)
- Concrete
- Concrete Curb
- Fence
- Overhead Electric
- Underground Electric
- Underground Telephone
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Electric Manhole
- Hydrant
- Unknown Manhole
- Gate Valve
- Catchbasin
- Catchbasin
- Deciduous Tree (Dia. in in.)
- Light Pole
- Gas Meter
- Telephone Manhole
- Telephone Box
- Water Manhole
- Sanitary Manhole
- Storm Manhole
- Existing Contour
- Existing Spot Elev. Gutter
- Existing Spot Elevation
- Existing Drainage Arrow

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 9063 Lyndale Avenue South
 Bloomington, Mn. 55420
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 (952) 884-5344 Fax
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 Web: www.hjsurveyors.com

LOT CERTIFICATION SURVEY WITH TOPOGRAPHY
 for:
RED COW
SITE: 201 WASHINGTON AVENUE NORTH
MINNEAPOLIS, MINNESOTA

File No.	1-3-9376M
Proj. No.	40
W.C. Number	2016283
Book	647
CAD. No.	CT
Sheet No.	1 OF 1



1 LANDSCAPE PLAN

LANDSCAPE INSTALLATION:

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SO/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SO/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SO/ ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SO/ SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SO/ SHALL BE STAKED TO THE GROUND.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERMEN. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT. ORNAMENTAL TREES SHALL HAVE NO V-CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL, STREET AND BOULEVARD. TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITH NO/OUT PRUNING.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE ALL STAKING OF PLANT MATERIAL PRIOR TO ANY AND ALL DIGGING.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL. OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20-20 OF 12 OZ PER 2.5" CALIPER PER TREE AND 4 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING, 1" GREATER IN CIRCUMFERENCE THAN THE TREE BEING PROTECTED OR QUALITY HEAVY WATERPROOF CREEP PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SO/SEED UNLESS NOTED OTHERWISE.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH AND FIBER MAT WEED BARRIER.

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DIA. TREE RING WITH 4" DEEP SHREDDED HARDWOOD MULCH. NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

SPREAD GRANULAR PRE-EMERGENT HERBICIDE (GREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED/INDICATED ON DRAWING OR IN SPECIFICATION.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

REPRODUCIBLE AS-BUILT DRAWING(S) OF ALL LANDSCAPE INSTALLATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SO/ PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SO/ODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15. DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND FALL DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

PROTECT ALL EXISTING OAKS ON SITE SCHEDULED TO REMAIN. IF EXISTING OAKS ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING. OAKS ARE NOT TO BE PRUNED, REMOVED OR TRANSPORTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVAILABLE.

LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

IRRIGATION NOTES:

VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SO/SEED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ADJUTING BUILDING FOUNDATION.

PROVIDE SIX (6) QUICK COUPLER LOCATIONS AROUND THE SITE.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE CROSS SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

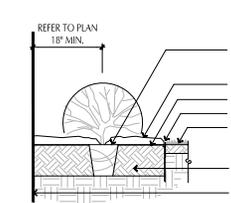
CONTRACTOR IS NOT TO SPRINKLE ACROSS PAVEMENT.

CONTRACTOR TO INCORPORATE RAIN SENSOR INTO IRRIGATION SYSTEM.

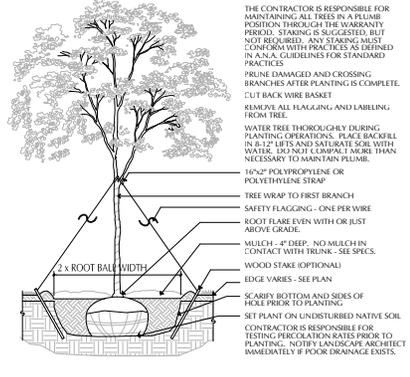
PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING/SO/SEED HAS BEEN ESTABLISHED.

CONTRACTOR TO PROVIDE IRRIGATION FOR TWO YEARS FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY. PERMANENT IRRIGATION IS NOT REQUIRED FOR STREET TREES LOCATED IN THE PUBLIC RIGHT OF WAY.

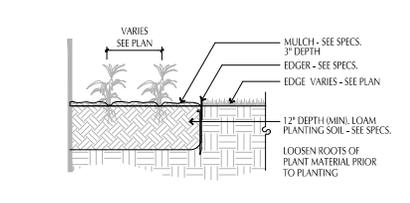
2 SHRUB PLANTING DETAIL
SCALE: 3/4" = 1'-0"



1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



3 PERENNIAL PLANTING
SCALE: 3/4" = 1'-0"



DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
SKH	3	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skycole'	B & B	2.5" Cal

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
ALC	8	ALPINE CURRANT	Ribes alpinum	5 gal	24" HGT	48" o.c.
GF	7	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	5 gal	24" SPRD	48" o.c.

CONIFEROUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
SG	6	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	5 gal	18" SPRD	60" o.c.
TA	6	TECHNY ARBORVITAE	Thuja occidentalis 'Techny'	10 gal	36" HGT	60" o.c.

GRASSES	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
FG	30	FEATHER REED GRASS	Calamagrostis x acutiflora 'Karl Foerster'	1 gal		24" o.c.

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
SD	18	STELLA D'ORO DAYLILY	Hemerocallis x 'Stella de Oro'	1 gal		24" o.c.

GENERAL NOTES

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO CONTACT CRAIG PINKALLA (612-499-9233, CPINKALLA@MINNEAPOLISPARIS.ORG) REGARDING ANY QUESTIONS RELATED TO PLANTING, REMOVAL OR THE PROCESS FOR PROTECTION OF TREES DURING CONSTRUCTION IN THE CITY RIGHT OF WAY.

WORKING TITLE
 201 N. WASHINGTON AVE.
 MINNEAPOLIS, MN 55401

SHEET TITLE:

LANDSCAPE PLAN

PROJECT # 1374
 DRAWN BY: GML
 CHECKED BY: AM
 ISSUE DATE:
 PROGRESS 05.17.18

STUDIO N ARCHITECTS, INC.
 1100 W. WASHINGTON AVE. SUITE 100
 MINNEAPOLIS, MN 55401
 P: 612.684.4370
 F: 612.684.1340
 WWW.STUDIONARCHITECTS.NET



I hereby certify that this plan specification or report was prepared by me or under my direct supervision and that I am a duly registered professional in the state of Minnesota.

DATE: 05.17.18
 SIGNATURE: [Signature]
 TITLE: [Title]

L1-1

CONSULTANT:

SHEET TITLE:
 FLOOR PLAN

PROJECT #: 1374
 DRAWN BY: GMJ
 CHECKED BY: AM
 ISSUE: DATE:

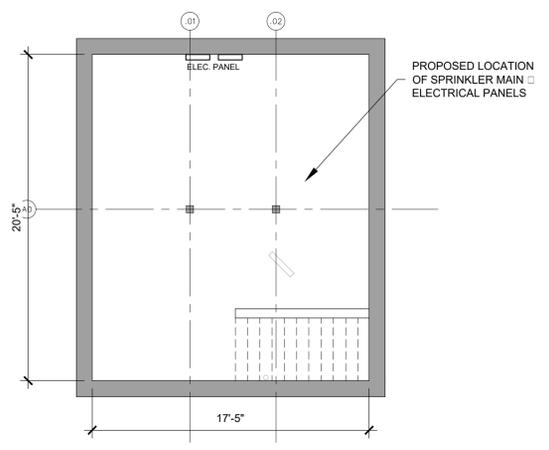


STUDIO M ARCHITECTS, INC.
 530 NORTH 3RD STREET, SUITE 230
 MINNEAPOLIS, MINNESOTA 55401
 P. 612.524.5375
 F. 612.544.1240
 WWW.STUDIOMARCHITECTS.NET

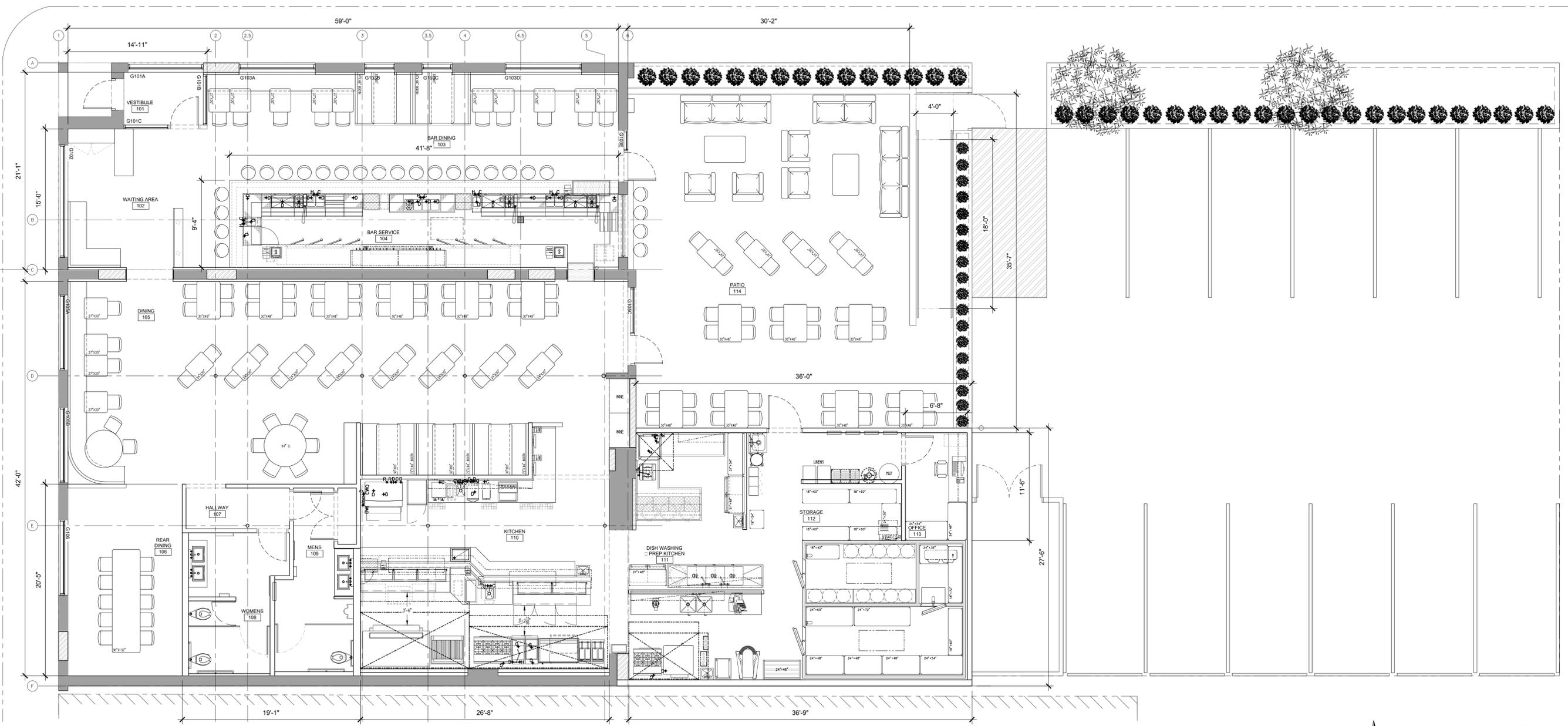
I hereby certify that this plan specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the law of the state of:

name: _____
 date: _____ reg. no. _____

HPC2



2 201 WASHINGTON AVE N - CRAWL SPACE
 Scale: 3/16" = 1'-0"



1 201 WASHINGTON AVE N - FLOOR PLAN
 Scale: 3/16" = 1'-0"



CONSULTANT:

SHEET TITLE
DEMOLITION PLAN
-NOTES

PROJECT # 1314
DESIGN BY GJM
CHECKED BY AM
DATE



STUDIO M ARCHITECTS, INC.
1000 W. WASHINGTON AVENUE, SUITE 200
MINNEAPOLIS, MINNESOTA 55401
P: 612.338.8120
WWW.STUDIOMARCHITECTS.COM



I hereby certify that the plan information is true and correct and that I am a duly registered architect under the laws of the State of Minnesota.

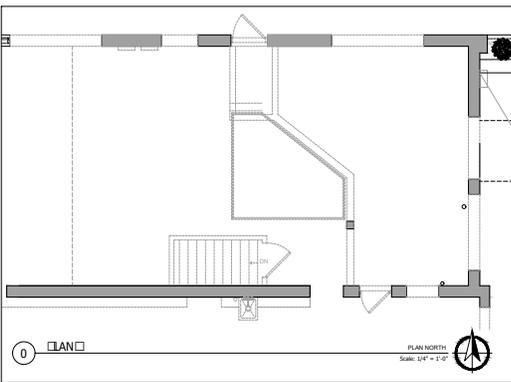
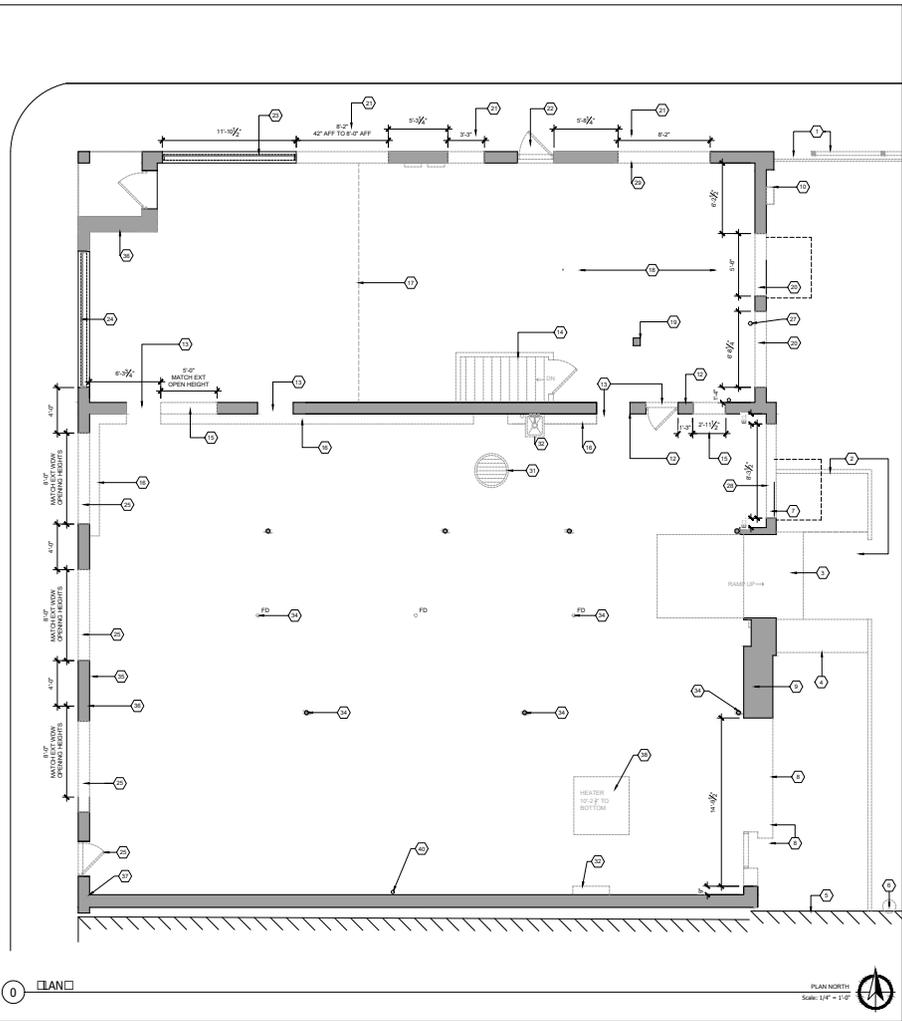
D1.1

DEMOLITION LEGEND

- EXISTING CONSTRUCTION AND STRUCTURAL ELEMENTS TO REMAIN. PATCH AND REPAIR SURFACES AFFECTED BY DEMOLITION AS REQUIRED FOR NEW FINISHES.
- NEW CONSTRUCTION. SEE SHEET FOR WALL TYPE DETAILS.
- EXISTING DOOR TO REMAIN.
- NEW DOOR AND FRAME.

DEMOLITION KEYNOTES

- 1) DEMOLISH EXIST WOOD FENCE AND CHAIN LINK FENCE. SEE CIVIL FOR INFILL AT POSTS.
- 2) DEMOLISH EXISTING SHED AND OVERHEAD DOOR. PROTECT EXISTING CONCRETE.
- 3) DEMOLISH EXISTING RAMP AT SHED.
- 4) DEMOLISH EXISTING CONCRETE AND FILL AT SHED. SEE CIVIL PLANS.
- 5) REPAIR EXISTING BUILDING WHERE SHED WAS ATTACHED.
- 6) EXISTING STUMP - REMOVE. SEE CIVIL.
- 7) DEMO OPENING AT EXISTING WALL TO BOTTOM OF CONC. HEADER. PROTECT HEADER AND HISTORIC SIGN FROM CRASHING DURING CONSTRUCTION.
- 8) DEMOLISH EXISTING DOOR AND WALL IN THIS AREA. SEE STRUCTURAL FOR NEW HEADER AND HEIGHT.
- 9) EXISTING DOUBLE WALL. SEE STRUCTURAL FOR DEMOLITION.
- 10) MOVE EXISTING GAS METER 12" IN DIRECTION SHOWN TO AVOID NEW PLANTER WALL. SEE LANDSCAPE PLAN FOR LOCATION.
- 11) SEE LANDSCAPE AND CIVIL PLAN FOR DEMOLITION AT PERKING LOT.
- 12) REMOVE PATCHES EXISTING PLASTER AT BRICK WALL TO REVEAL BRICK. CLEAN PLASTER AND BRICK.
- 13) PREP EXISTING OPENING TO BE FILLED WITH EXISTING BRICK ON SITE.
- 14) DEMO START AT CEILING SPACE. INFILL FLOOR AND PREP OPENINGS FOR NEW TRAP DOOR.
- 15) NEW OPENING IN BRICK AND PLASTER WALL. SEE STRUCTURAL FOR HEADER SUPPORT.
- 16) DEMOLISH EXISTING CONCRETE CURBS TO TIME OUT WITH EXISTING CONC FLOOR.
- 17) REMOVE FALSE FLOOR IN THIS AREA. PREP SUBSTRATE FOR NEW CORE FLOORING. SEE A DETAIL. ----- FOR NEW CONCRETE PAD.
- 18) VERIFY VENT IN THIS AREA.
- 19) EXISTING WOOD COLUMN TO REMAIN. SCRAPE AND PREP FOR NEW MATERIAL.
- 20) NEW OPENING TO PATIO SEE STRUCTURAL FOR NEW HEADER.
- 21) HEADER HEIGHT OF EXISTING A-33 WINDOW SILL HEIGHT UNLESS SEE PLAN.
- 22) EXISTING DOOR TO BE REMOVED. SEE ALL FOR INFILL AND NEW WINDOW TYPE.
- 23) DEMOLISH EXISTING WINDOW IN THIS AREA. SEE A1.1 FOR INFILL AND NEW WINDOW TYPE.
- 24) DEMOLISH EXISTING WINDOW. SEE A4.2 FOR NEW WINDOWS.
- 25) CREATE NEW OPENING IN CMU WALL. USE BLOCK METER LINES CLOSEST TO WINDOW DIMENSIONS SLAVAGE CML BLOCK IF POSSIBLE FOR INFILL AND USE AT PATIO.
- 26) EXISTING VENT. DETERMINE IF IT CAN BE REVISED.
- 27) EXISTING WATER MAIN DETERMINE IF IT CAN BE REVISED.
- 28) DEMO EXISTING GAS LINES IN THIS AREA.
- 29) DEMO TO UNCOVER EXISTING WINDOW OPENING FOR REUSE.
- 30) DEMOLISH EXISTING STUOP TO LEVEL TO ACCEPT NEW TILE.
- 31) EXISTING MONILLE CORNER. DETERMINE IF TANK SHOULD BE ABANDONED. VERIFY CONDITION PRIOR TO REMOVAL OR INFILL. VERIFY WITH CITY FOR BE USES/NOTES FOR ABANDONMENT.
- 32) DEMOLISH EXISTING SINK. CAP PLUMBING.
- 33) EXISTING POSTS AND COLUMN. CLEAN AND PREP FOR NEW PAINT.
- 34) EXISTING OPEN FLOOR DRAINS - DETERMINE IF PIPES CAN BE FILLED AND ABANDONED.
- 35) RELOCATE EXISTING METER.
- 36) REMOVE EXCESS GROUT, MANTIC AND OTHER DETRIS FROM CMU AND PREP FOR PAINT.
- 37) REMOVE EXCESS GROUT, MANTIC AND OTHER DETRIS FROM BRICK AND PREP FOR PAINT.
- 38) VERIFY LOCATION OF EXISTING ROOF PENETRATOR AND DETERMINE IF IT CAN BE REUSED.
- 39) DEMOLISH EXIST ABANDONED CHIMNEY



CONSULTANT:

SHEET TITLE:
EXTERIOR
ELEVATIONS

PROJECT #: 1374
DRAWN BY: DAA GMJ
CHECKED BY: AM
ISSUE: DATE:
PROGRESS 05.17.16
HPC 07.05.16

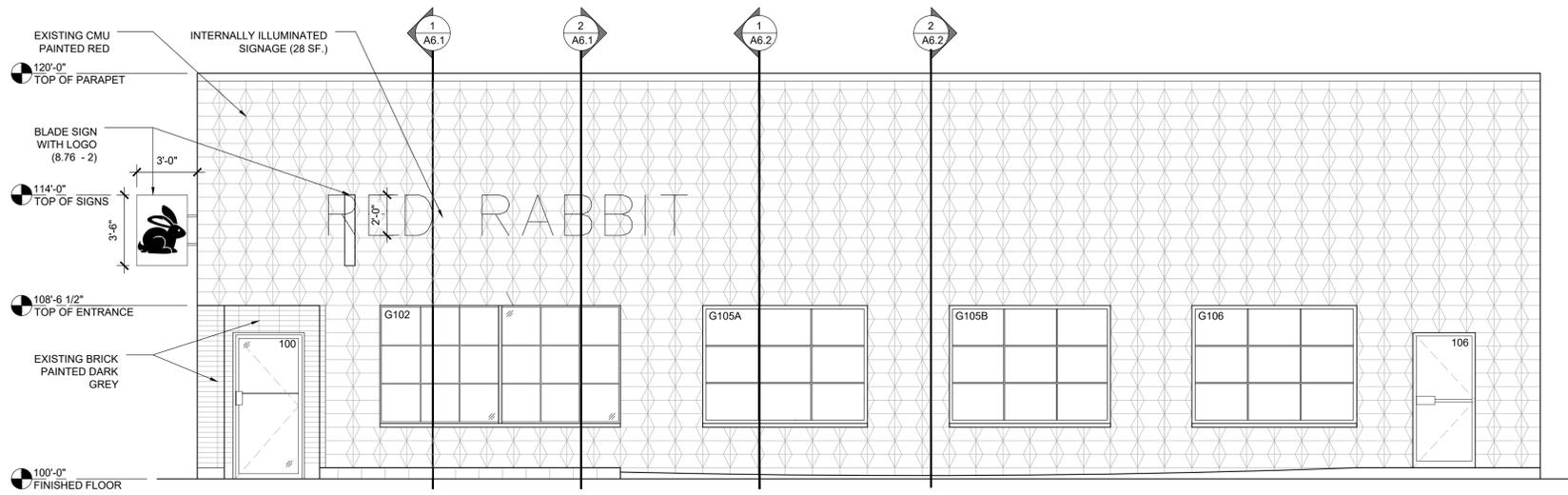


STUDIO M ARCHITECTS, INC.
530 NORTH 3RD STREET, SUITE 230
MINNEAPOLIS, MINNESOTA 55401
P. 612.924.5375
F. 612.944.1240
WWW.STUDIOMARCHITECTS.NET



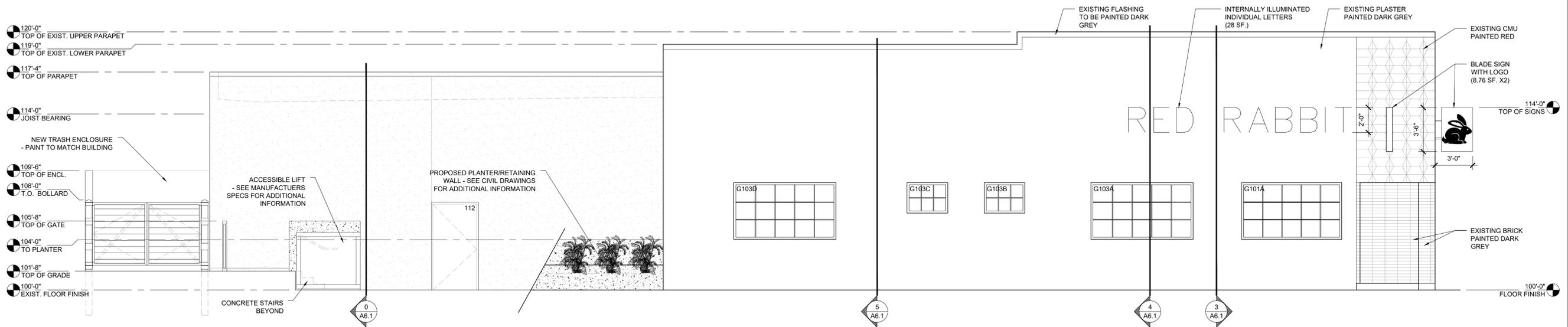
I hereby certify that this plan specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the law of the state of:

name: _____
date: _____ reg. no. _____



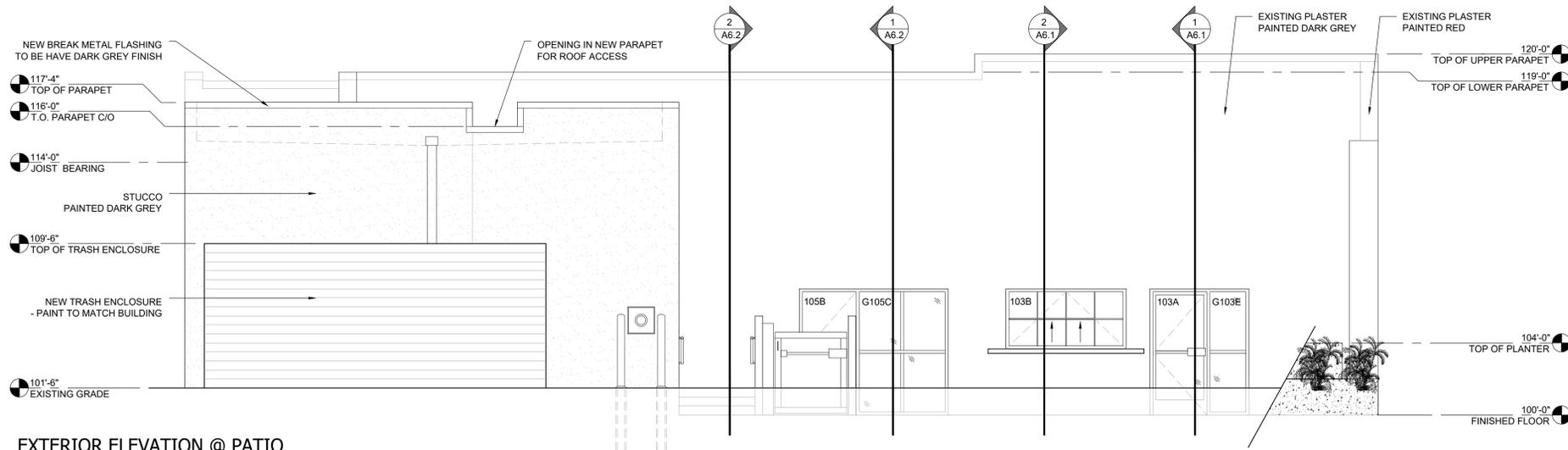
1 EXTERIOR ELEVATION @ WASHINGTON AVE N

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



2 EXTERIOR ELEVATION @ 2ND STREET

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



3 EXTERIOR ELEVATION @ PATIO

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



201 WASHINGTON AVE N - WASHINGTON AVE NORTH ELEVATION

RED RABBIT





201 WASHINGTON AVE N - REAR ELEVATION

RED RABBIT

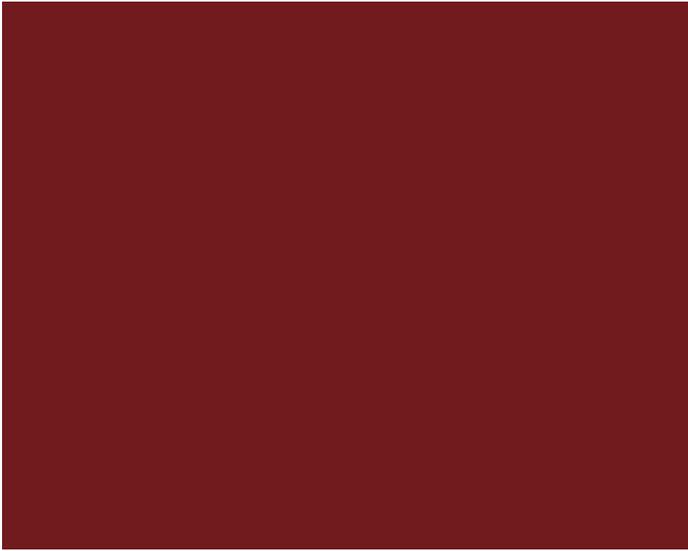




201 WASHINGTON AVE N - 2ND AVE NORTH ELEVATION

RED RABBIT





Valspar Posh Red



Sherwin Williams Iron Ore

RED RABBIT
materials





2ND STREET NORTH VIEW



WASHINGTON AVE VIEW



PARKING LOT VIEW



REAR OF BUILDING

RED RABBIT

201 N WASHINGTON AVE





THE TENANT INTENDS TO DEMOLISH THE EXISTING ADDITION AT THE REAR OF THE BUILDING.

THE INTERIOR WALL IS EXPOSED BRICK. THE ADDITION IS STICK CONSTRUCTION WITH PLYWOOD SHEATHING ON TWO SIDES WITH THE 4TH SIDE EXPOSED TO THE EXISTING NEIGHBOR'S WALL. THE EXTERIOR WALLS ARE COVERED WITH PLASTER TO MATCH THE ADJACENT WALLS OF THE BUILDING.

CHRIS 612.524.5375

INTERIOR OF SHED ADDITION ABUTTING CMU WALL AT ADJACENT BUILDING

INTERIOR OF SHED ADDITION LOOKING TOWARDS 2ND STREET



EXTERIOR VIEW SHOWING EXISTING ADDITION @ REAR OF PROPERTY

201 N WASHINGTON AVE



Greta Johnson

From: Chris Guerrero [chris@studiomarchitects.net]
Sent: Friday, July 01, 2016 3:17 PM
To: jacob.frey@minneapolismn.gov; info@northloop.org
Cc: Adam Meyer; Greta Johnson; Hilary.Dvorak@minneapolismn.gov
Subject: 201 North Washington Avenue - Submittal Application
Attachments: Community Notification Letter HPC.docx

Sirs,
Attached is the required letter concerning the proposed remodeling and addition to the existing building located at 201 North Washington Avenue for your reference as required. Please feel free to contact me if you have any questions and/or comments or if you require additional information. Thank you for your input.

Chris

Chris Guerrero
Architect | Project Manager
chris@studiomarchitects.net

Studio M Architects, Inc.
530 N 3rd Street, Suite 230
Minneapolis, MN 55401



June 8, 2016

RE: 201 Washington Ave N. HPC Application

Applicant:
Luke Shimp
3624 W 50th Street
Minneapolis, MN 55410
651.336.2179
luke@redcowmn.com

Hello Neighbor.

This letter is to inform you that an application is being filed with the Heritage Preservation Commission on June 14, 2016 regarding the pending remodel of the property located at 201 Washington Ave N.

Luke Shimp, owner of Red Cow, will be remodeling the former Imported Auto at the corner of Washington Ave N and 2nd Street, into a new restaurant & bar.

The existing building, built in 1967, has been deemed non-contributing, so the design elements of the 19th Century Warehouse era of the Warehouse/North Loop District do not apply.

The building's façade on Washington has decorative concrete masonry units with areas of newer CMU infill that matches in style, but not in color. The tenant will repair & maintain the decorative concrete façade and infill with matching material.

The tenant intends to paint the existing CMU, replace the door at the main entrance, infill a glass door, remove the concrete stoop and remove the existing sign panels on Washington Avenue and 2nd Street.

The existing glass door on 2nd Street will be partially infilled, and a window will take its place. Additional openings will be added along 2nd Street to add views into the space from the sidewalk. Damaged plaster will be repaired & painted.

At the rear of the property, the chain link & wood fences and the existing shed will be removed. A new 990 square foot addition housing the restaurant kitchen, office & storage room will be added. The property slopes, so a ramp will be added to access an outdoor patio and the new addition. The patio will be surrounded by green space. Three new openings will be added in the existing building to provide access to the new patio.

The new plan allows for 11 standard parking spaces and 1 HC space. This will be shielded by landscape that extends 7' into the parking lot. The trash will be shielded and will be tucked away in the back.

The most noticeable feature is a massive billboard on the top of the building. This will remain.

All renovations will be designed in a way to match the style, spirit and intent of the era in which the building was originally built.

Thank you for your consideration,

Adam C Meyer