



MEMORANDUM

TO: City Planning Commission Committee of the Whole
FROM: [Shanna Sether](#), Senior City Planner, (612) 673-2307
DATE: March 19, 2015
SUBJECT: 4041 Hiawatha Avenue – Adaptive Reuse

The subject property at 4041 Hiawatha Avenue is approximately 1.82 acres (79,321 square feet). The existing 3-story building is of heavy timber construction with exterior masonry bearing walls with punched openings and wood windows. The shed buildings are wood post construction with wood trusses supporting a sloped structure with clerestory windows above in three rows. There is an existing asphalt parking area to the east. The property is adjacent to the Soo Line railroad tracks to the east.

The property consists of two buildings historically referred to as Factory 2 and the Lumber Shed(s). The applicants are seeking a nomination for the National Register of Historic Places. Part I of the National Park Service Historic Preservation Certificate Application has been reviewed by the State Historic Preservation Office (SHPO) and is currently being reviewed by the National Park Service (NPS). The Lake Street Sash and Door Company expanded their operations to the subject property in 1926.

The subject property is zoned II Light Industrial District and IL Industrial Living Overlay District. The *Minneapolis Plan for Sustainable Growth* designates the future land use as Transitional Industrial. The subject parcel was identified in the 38th Street Station Area Plan as a building that has the potential for adaptive re-use for office, housing or light industrial.

The applicant is proposing to add 75-80 affordable dwelling units with approximately 73 parking stalls (19 located in the shed buildings and 54 surface stalls at the rear). The proposed parking interior to the shed buildings are dependent on approval by SHPO and NPS, due to the partial removal of the existing concrete columns to allow for parking and vehicle access. A club room, green roof and roof deck are proposed to be added to the south end of the existing 3-story building.

Formal applications for land use reviews have not been submitted; however staff has identified the following potential applications:

- Variance to reduce the required off-street parking requirement.
- Conditional use permit to allow for dwellings in the IL Industrial Living Overlay District.
- Site Plan Review.

Staff and the applicant are seeking feedback on the conceptual review of the proposed project.

ALTA/ACSM LAND TITLE SURVEY FOR:
DOMINIUM DEVELOPMENT & ACQUISITION
 2905 Northwest Blvd., Suite 150
 Plymouth, MN 55441

Legal Description

A tract of land comprising Lots 8 to 19, inclusive and those parts of Lots 6 and 7, all in Block 34, Palmer's Addition to Minneapolis, bounded and described as commencing at the most easterly corner of said Block 34; thence Westerly along the Southerly line of said Block 34 to the Southwesterly corner of said Block 34; thence Northwesterly along the Southwesterly line of said Block 34 to a point distant 214.24 feet Southeastery, measured along said Southwesterly line from the most Westerly corner of said Block 34; thence Northwesterly deflecting to the right at an angle of 89 degrees, 52 minutes, 107.5 feet; thence Northwesterly at right angles 4.4 feet; thence Northwesterly at right angles 13.84 feet; thence Northwesterly at right angles 5.36 feet; thence Northwesterly at right angles 5.65 feet; thence Southeastery at right angles 5.36 feet; thence Northwesterly in a straight line to a point in the Northeastery line of said Block 34 distant 131.72 feet Southeastery, measured along said Northeastery line from the Northeastery corner of said Block 34; thence Southeastery along said Northeastery line to the point of commencement.

Excepting therefrom that part of Lot 17, Block 34, Palmer's Addition to Minneapolis which lies Southwesterly of the following described line:

Beginning at a point on the Southwesterly line of said Lot 17, distant 3 feet Northwesterly of the Southeast corner thereof; thence run Southeastery to a point on the South line of said Lot 17, distant 12 feet East of the Southwest corner thereof and there terminating.

Note Corresponding to Schedule B, Part II

- ① Items 1 and 2 - Are not a survey issue or not to our knowledge.
- ② Item 3 - Encroachments, if any, as shown hereon.
- ③ Items 4 thru 10 - Are not a survey issue or not to our knowledge.
- ④ Item 11 - Portion of property at the southwest corner conveyed to the State of Minnesota per doc. no. 5363276 as shown hereon. Read Miscellaneous note (MN 5)
- ⑤ Items 12, 13 and 14 - Building location as shown hereon.
- ⑥ Item 15 - Spur track easement per doc. no. 3524290 as shown hereon.

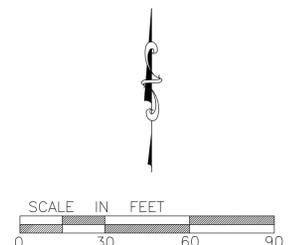
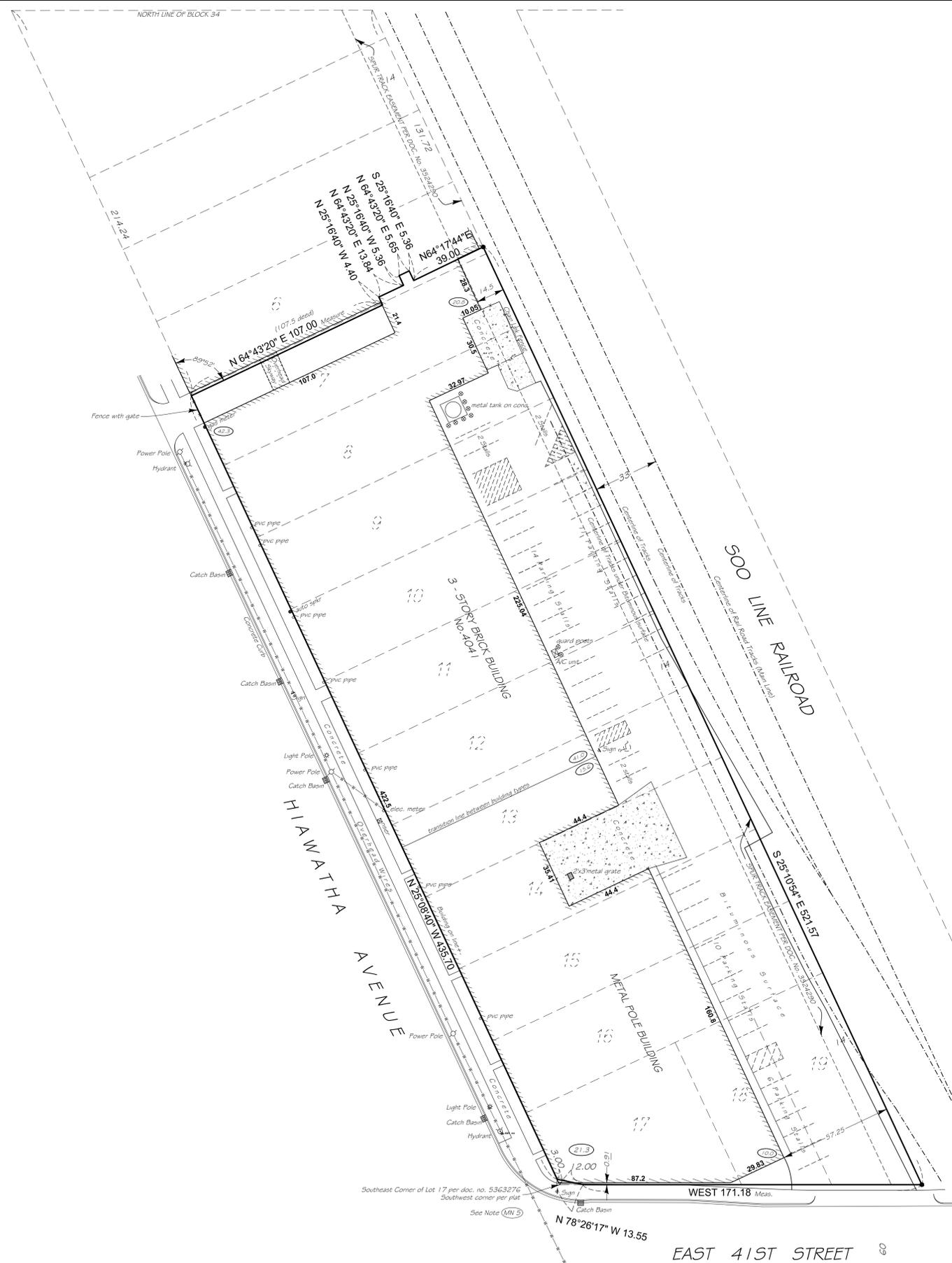
MISCELLANEOUS NOTES

- (MN 1) Legal description and easements per title commitment from Commercial Partners Title, LLC, Commitment No. 39375, dated November 16, 2014.
- (MN 2) Property Address: 4041 Hiawatha Ave., Minneapolis, MN
PID No. : 07-028-23-23-0014
- (MN 3) Area of Parcel = 79437 sq.ft (1.82 acres)
- (MN 4) Property is in Flood Zone "X" (area of minimal flooding) per FEMA panel map number 27053C0386E, dated September 2, 2004.
- (MN 5) Note: That portion of the legal description that describes the exception lying southwesterly of a line says 3 feet northwesterly of the "Southeast corner thereof" we believe should read "southwest corner thereof".

Current Zoning Information

Source of Information: City of Minneapolis Zoning web site			
Address: 250 S. 4th St. Room 300 Minneapolis, MN 55415			
Phone: (612) 673-3000 or 311			
Zoning District(s): I-1			
Zoning Definition: I1/Light Industrial District with Industrial Living Overlay District			
Building Setback Requirements			
	Observed	Required	Notes
Front Yard Setback	see survey	none	Unless property is adjacent to residential or office uses located in the industrial district, shall not be subject to minimum yard requirements.
Side Yard Setback	see survey	none	
Rear Yard Setback	see survey	none	
Parking Tabulation			
	Observed	Required	Notes
Regular Spaces	47	see note	1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. of GFA in excess of 20,000 sq. ft.
Handicapped Spaces	1	see note	
Total Parking Spaces	48	see note	
Height Restrictions			
	Observed	Max. Allowed	Notes
Maximum Height	42.3 feet	56 feet	4 stories or 56' whichever is less
Bulk Restrictions			
	Observed	Required	Notes
Lot Area	79437 Sq. Ft.	none	The minimum lot area for residential uses in the IL Overlay District shall be five thousand (5,000) square feet.
Coverage Ratio	0%	0%	
Other:	N/A	N/A	

NOTE: Because there may be a need for further interpretation of the applicable zoning codes, we refer you to the above referenced municipality and the applicable zoning codes.



LEGEND

- ⊙ Steel Post
- Denotes Iron Monument Set
- Denotes Iron Monument Found
- ★ Light
- ⊕ Hydrant
- ⊙ Power Pole
- ⊙ Catch Basins
- Manhole
- x — x — Fence
- o — o — Overhead Wires
- s — s — Sanitary Sewer
- st — st — Storm Sewer
- w — w — Watermain
- g — g — Gas Main
- e — e — Easement Line
- b — b — Building Line
- (12) Denotes height of building to adjacent ground

ALTA/ACSM Land Title Survey

The undersigned, being a registered surveyor of the State of Minnesota, certifies to Dominion Acquisitions, LLC, Commercial Partners Title, LLC an Old Republic National Title Insurance Company as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, and NSPS in 2011, and includes Items 1, 2, 3, 4, 6(b), 7(a), 8, 9 and 11(a) of Table A thereof.

Dated this 15th day of December, 2014.

Prepared by:
 The Gregory Group, Inc. d.b.a.
 Lot Surveys Company
 7601 73rd Avenue N.
 Brooklyn Park, MN 55428
 phone 763-560-3093
 fax 763-560-3522

Signed: *Gregory R. Frauch*
 Gregory R. Frauch Registration No. 24992

SITE PLAN KEYNOTES

BKV
GROUP
Architecture
Interior Design
Landscape Architecture
Engineering

Boaman
Kroos
Vogel
Group
Inc.

www.bkvgroup.com
EOE

CONSULTANTS

PROJECT TITLE
4041 Hiawatha
Apartments

KEY PLAN

ISSUE # DATE DESCRIPTION

NOT FOR
CONSTRUCTION

CERTIFICATION
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 Professional Architect under the laws of the State of Minnesota

License Number	Date
DRAWN BY	08-07-15
CHECKED BY	Editor
COMMISSION NUMBER	138184

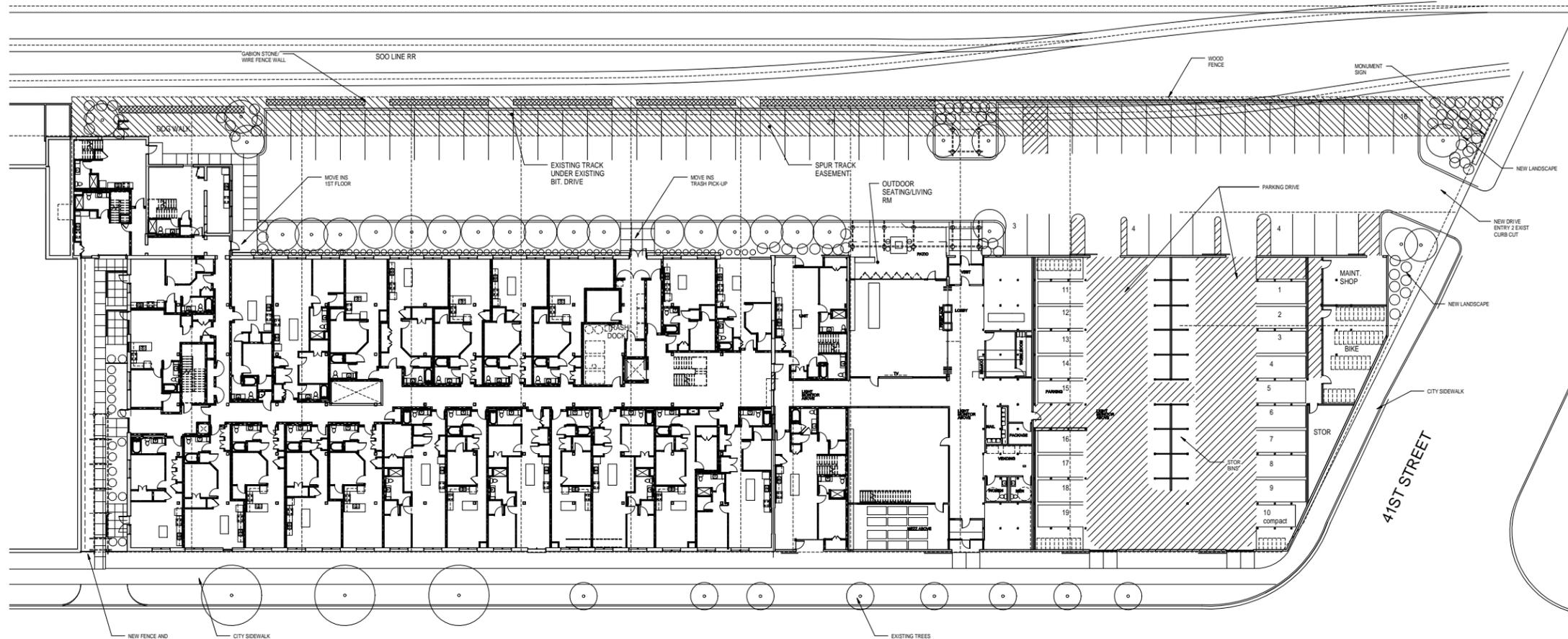
SHEET TITLE

SITE PLAN

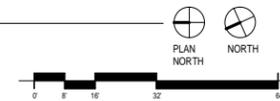
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A010

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1 Site Plan
A010 1/8" = 1'-0"



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CONSULTANTS

PROJECT TITLE
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Apartments**

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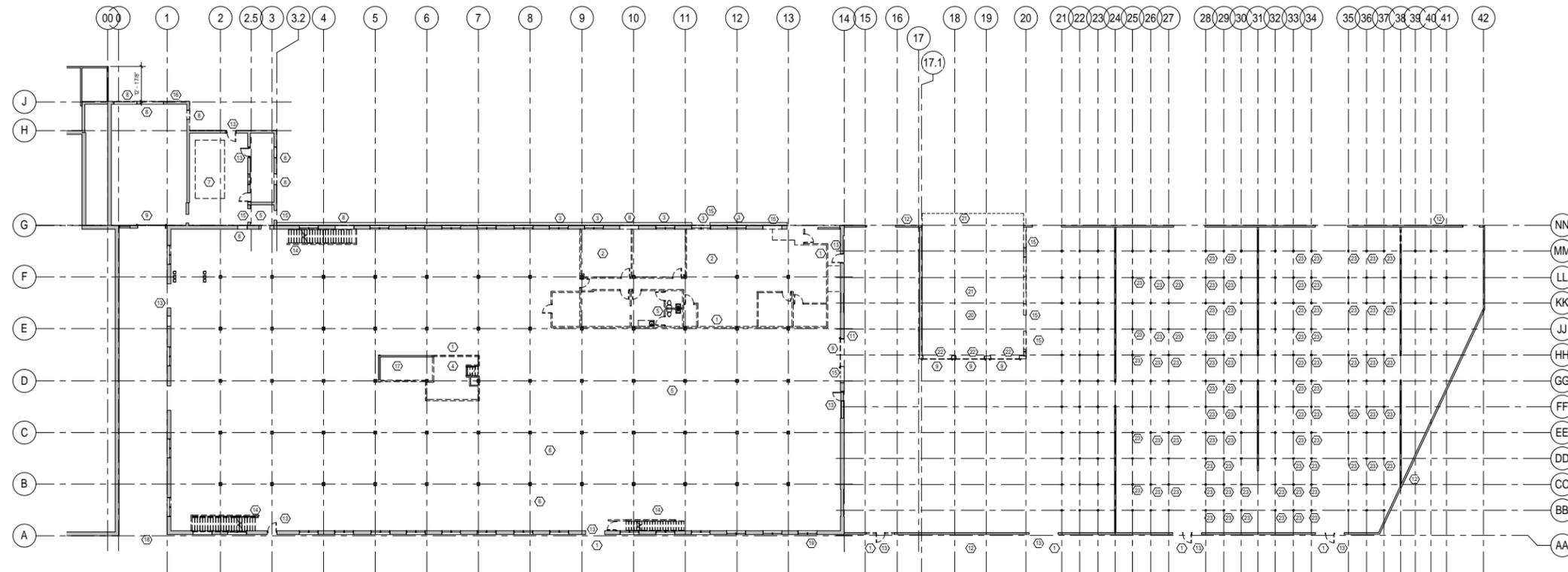
License Number	12/16/2013	Date
DATE	08-07-15	
DRAWN BY	Editor	
CHECKED BY	Checker	
COMMISSION NUMBER	138184	

SHEET TITLE

**FIRST FLOOR
DEMOLITION
PLAN**

SHEET NUMBER

AD201



1 DEMO LEVEL 1 FLOOR PLAN
1/16" = 1'-0"

Floor Plan Demolition Notes

- REMOVE ALL CONDUIT, DUCTWORK AND MISC. SYSTEMS THAT ARE NO LONGER IN USE.
- COORDINATE DEMO & NEW WORK BETWEEN DEMO AND NEW WORK PLANS.
- DEMO ALL ITEMS TO FACE OF FLOOR. REMOVED RESIDUE (SUCH AS SEALANT, ETC.) WHERE DEMOD ITEMS MEET ITEMS TO BE KEPT.
- DEMOLITION TO INCLUDE ALL EXISTING ELEMENTS AS REQUIRED TO INSTALL FINAL CONSTRUCTION, REGARDLESS IF ELEMENT IS DOCUMENTED OR NOT.
- PROTECTION, REPAIR OF EXISTING ADJACENT CONSTRUCTION TO REMAIN IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL TEMPORARY BRACING REQUIRED IS TO BE PROVIDED & DESIGNED BY THE CONTRACTOR.
- VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION. IF CONFLICT WITH THE PLANS OCCUR, CONTACT THE ARCHITECT PRIOR TO CONTINUING WITH DEMOLITION.
- COORDINATE WITH MECHANICAL, ELECTRICAL, AND EQUIPMENT PLANS
- NOTIFY ARCHITECT AND OWNER OF ANY UNDOCUMENTED DAMAGE TO SUBSTRATE FROM WATER INFILTRATION OR MOLD AFTER FINISH HAS BEEN REMOVED.
- REMOVE FIRE SPRINKLERS SYSTEM. COORDINATE WITH FINAL PLANS AND FIRE SPRINKLER SUPPLIER.
- REMOVE, REPAIR, REFINISH, AND REINSTALL ALL EXISTING STEEL FIRE BARN DOORS
- EXISTING WOOD WINDOWS AND FRAMES TO REMAIN IN PROJECT. CAREFULLY REMOVE AND SALVAGE FOR RESTORATION AS DIRECTED IN DOCUMENTS

2 FLOOR PLAN DEMOLITION NOTES-1
1/16" = 1'-0"

Demolition KEYNOTES

- NON- HISTORIC GYP BOARD AND STUD WALLS.
- REMOVE ALL NON-HISTORIC FLOORING TO TOP OF EXISTING CONC., WOOD FLOOR, OR FINISHED WOOD FLOORING.
- REMOVE ALL STEEL GUARDS FROM WINDOWS
- DEMOLISH RAISED PLATFORM INCLUDING ALL SUPPORTS AND STAIRS.
- DEMOLISH PLUMBING FIXTURES AND ALL CONNECTING PIPES
- REMOVE GRATES OR HATCHES IN CONCRETE FLOORING
- REMOVE BOILER. VERIFY ALL HAZARDOUS MATERAILS REMOVED AND REMOVE.
- DEMO MASONRY INFILL AT HISTORIC OPENINGS
- DEMOLISH EXISTING OVERHEAD DOORS
- REMOVE EXISTING FLOOR SYSTEM (FLOORING, T&G PLANK, PURLINS) AS REQUIRED FOR NEW OPENING IN THE FLOOR. SEE STRUCTURAL
- REMOVE, REPAIR, REFINISH, AND REINSTALL ALL EXISTING STEEL FIRE BARN DOORS
- CAREFULLY REMOVE METAL CLADDING FROM LAP SIDING OF WOOD SHED BUILDING.
- DEMOLISH DOORS AND FRAMES
- DEMOLISH EXISTING WOOD STAIRS, RAILINGS, SUPPORTING WALLS, ETC.
- CAREFULLY SAWCUT NEW OPENING INTO MASONRY WALL. SALVAGE EXISTING BRICK. SEE STRUCTURAL
- DEMOLISH STUCCO FINISH ON EXTERIOR WALL.
- REMOVE ELEVATOR AND EQUIPMENT.
- DEMOLISH EXISTING CHAIN LINK FENCE
- REMOVE ALUM SASHES AT FIRST FLOOR WINDOWS. EXISTING WOOD FRAMES TO BE
- DEMOLISH CONC. SLAB OF SLOPED DRIVE OF EXISTING DRIVE-UP DOCK
- DEMOLISH LIFTS DRIVE-UP DOCK LIFTS
- SHORE STRUCTURE AND REMOVE LOWER 10-12' OF COLUMN. SEE STRUCTURE.

3 DEMOLITION KEYNOTES-1
1/16" = 1'-0"

CONSULTANTS

PROJECT TITLE
**4041 Hiawatha
Apartments**

KEY PLAN

ISSUE #	DATE	DESCRIPTION

**NOT FOR
CONSTRUCTION**

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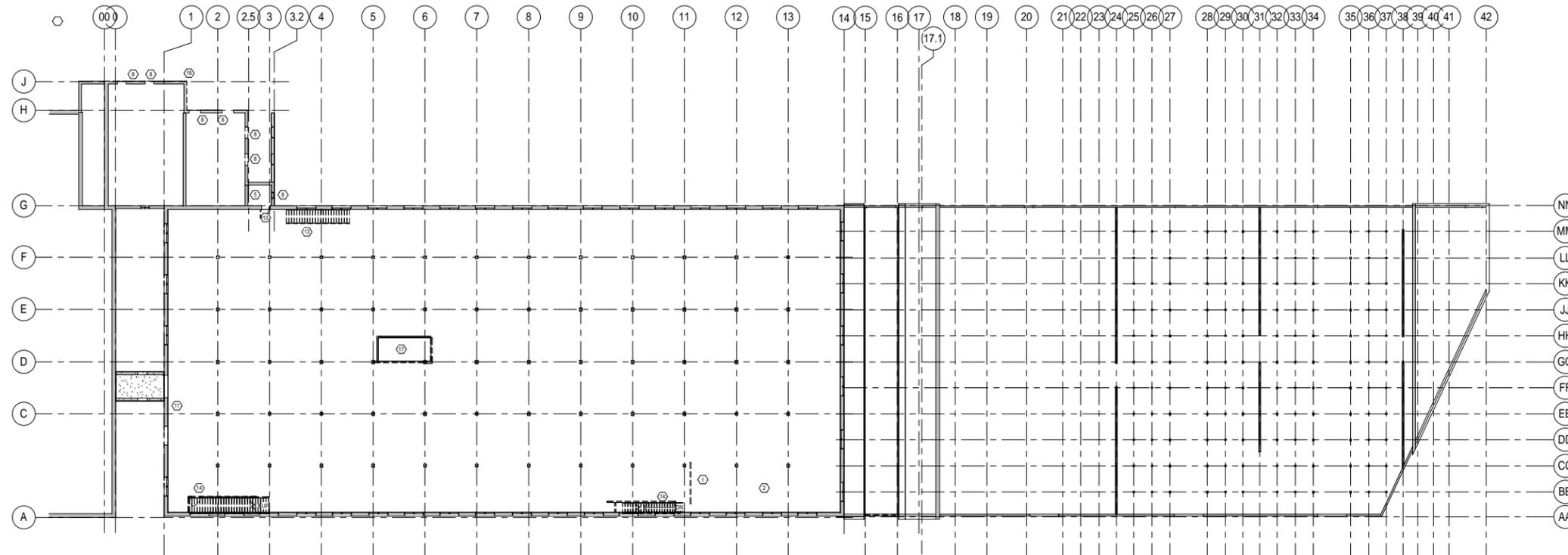
License Number	Date
DATE	09-07-15
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	138184

SHEET TITLE

**SECOND FLOOR
DEMOLITION
PLAN**

SHEET NUMBER

AD202



1 DEMO LEVEL 2 FLOOR PLAN
AD202 1/16" = 1'-0"

Floor Plan Demolition Notes

1. REMOVE ALL CONDUIT, DUCTWORK AND MISC. SYSTEMS THAT ARE NO LONGER IN USE.
2. COORDINATE DEMO & NEW WORK BETWEEN DEMO AND NEW WORK PLANS.
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9. NOTIFY ARCHITECT AND OWNER OF ANY UNDOCUMENTED DAMAGE TO SUBSTRATE FROM WATER INFILTRATION OR MOLD AFTER FINISH HAS BEEN REMOVED.
10. REMOVE FIRE SPRINKLERS SYSTEM. COORDINATE WITH FINAL PLANS AND FIRE SPRINKLER SUPPLIER.
11. REMOVE, REPAIR, REFINISH, AND REINSTALL ALL EXISTING STEEL FIRE BARN DOORS
12. EXISTING WOOD WINDOWS AND FRAMES TO REMAIN IN PROJECT. CAREFULLY REMOVE AND SALVAGE FOR RESTORATION AS DIRECTED IN DOCUMENTS

3 FLOOR PLAN DEMOLITION NOTES-2
AD202 1/16" = 1'-0"

Demolition KEYNOTES

1. NON- HISTORIC GYP BOARD AND STUD WALLS.
2. REMOVE ALL NON-HISTORIC FLOORING TO TOP OF EXISTING CONC., WOOD FLOOR, OR FINISHED WOOD FLOORING.
3. REMOVE ALL STEEL GUARDS FROM WINDOWS
4. DEMOLISH RAISED PLATFORM INCLUDING ALL SUPPORTS AND STAIRS.
5. DEMOLISH PLUMBING FIXTURES AND ALL CONNECTING PIPES
6. REMOVE GRATES OR HATCHES IN CONCRETE FLOORING
7. REMOVE BOILER. VERIFY ALL HAZARDOUS MATERIALS REMOVED AND REMOVE.
8. DEMO MASONRY INFILL AT HISTORIC OPENINGS
9. DEMOLISH EXISTING OVERHEAD DOORS
10. REMOVE EXISTING FLOOR SYSTEM (FLOORING, T&G PLANK, PURLINS) AS REQUIRED FOR NEW OPENING IN THE FLOOR. SEE STRUCTURAL
11. REMOVE, REPAIR, REFINISH, AND REINSTALL ALL EXISTING STEEL FIRE BARN DOORS
12. CAREFULLY REMOVE METAL CLADDING FROM LAP SIDING OF WOOD SHED BUILDING.
13. DEMOLISH DOORS AND FRAMES
14. DEMOLISH EXISTING WOOD STAIRS, RAILINGS, SUPPORTING WALLS, ETC.
15. CAREFULLY SAWCUT NEW OPENING INTO MASONRY WALL. SALVAGE EXISTING BRICK. SEE STRUCTURAL
16. DEMOLISH STUCCO FINISH ON EXTERIOR WALL.
17. REMOVE ELEVATOR AND EQUIPMENT.
18. DEMOLISH EXISTING CHAIN LINK FENCE
19. REMOVE ALUM SASHES AT FIRST FLOOR WINDOWS. EXISTING WOOD FRAMES TO BE REFERUBISHED

2 DEMOLITION KEYNOTES-2/IVE-UP DOCK.
AD202 1/16" = 1'-0"

21. DEMOLISH CONC. SLAB OF SLOPED DRIVE OF EXISTING DRIVE-UP DOCK
22. DEMOLISH LIFTS DRIVE-UP DOCK LIFTS
23. SHORE STRUCTURE AND REMOVE LOWER 10'-12" OF COLUMN. SEE STRUCTURE.

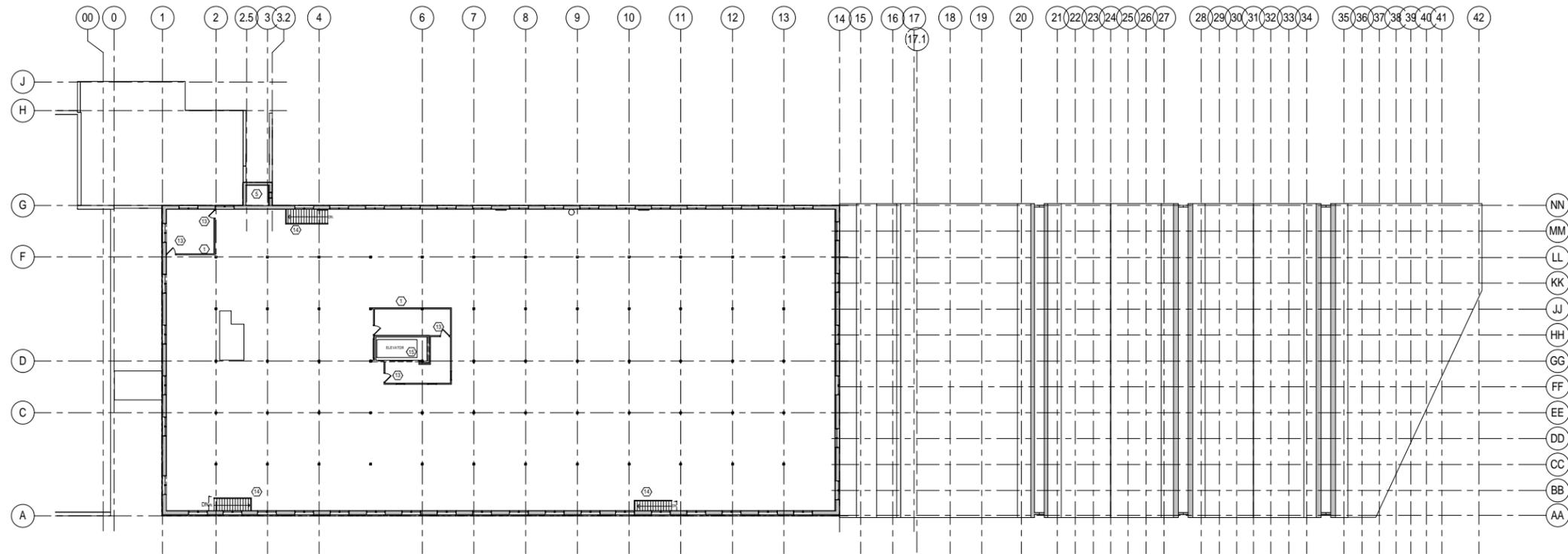
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CONSULTANTS

PROJECT TITLE
4041 Hiawatha
Apartments

KEY PLAN

ISSUE #	DATE	DESCRIPTION
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1 DEMO LEVEL 3 FLOOR PLAN
1/8" = 1'-0"

Floor Plan Demolition Notes

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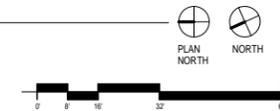
2 FLOOR PLAN DEMOLITION NOTES
1/12" = 1'-0"

Demolition KEYNOTES

- NON- HISTORIC GYP BOARD AND STUD WALLS. (1)
- REMOVE ALL NON-HISTORIC FLOORING TO TOP OF EXISTING CONC., WOOD FLOOR, OR FINISHED WOOD FLOORING.
- REMOVE ALL STEEL GUARDS FROM WINDOWS
- DEMOLISH RAISED PLATFORM INCLUDING ALL SUPPORTS AND STAIRS.
- DEMOLISH PLUMBING FIXTURES AND ALL CONNECTING PIPES
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- REMOVE BOILER. VERIFY ALL HAZARDOUS MATERIALS REMOVED AND REMOVE.
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- DEMOLISH DOORS AND FRAMES
- DEMOLISH EXISTING WOOD STAIRS, RAILINGS, SUPPORTING WALLS, ETC.
- CAREFULLY SAWCUT NEW OPENING INTO MASONRY WALL. SALVAGE EXISTING BRICK. SEE STRUCTURAL

3 DEMOLITION KEYNOTES (INTERIOR WALL)
1/12" = 1'-0"

- REMOVE ELEVATOR AND EQUIPMENT.
- DEMOLISH EXISTING CHAIN LINK FENCE
- REMOVE ALUM SASHES AT FIRST FLOOR WINDOWS. EXISTING WOOD FRAMES TO BE REFERUBISHED
- DEMOLISH CEILING OF EXISTING DRIVE-UP DOCK.
- DEMOLISH CONC. SLAB OF SLOPED DRIVE OF OF EXISTING DRIVE-UP DOCK
- DEMOLISH LIFTS DRIVE-UP DOCK LIFTS
- SHORE STRUCTURE AND REMOVE LOWER 10'-12" OF COLUMN. SEE STRUCTURE.



NOT FOR
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COMMISSION NUMBER	138184

SHEET TITLE
THIRD FLOOR
DEMOLITION
PLAN

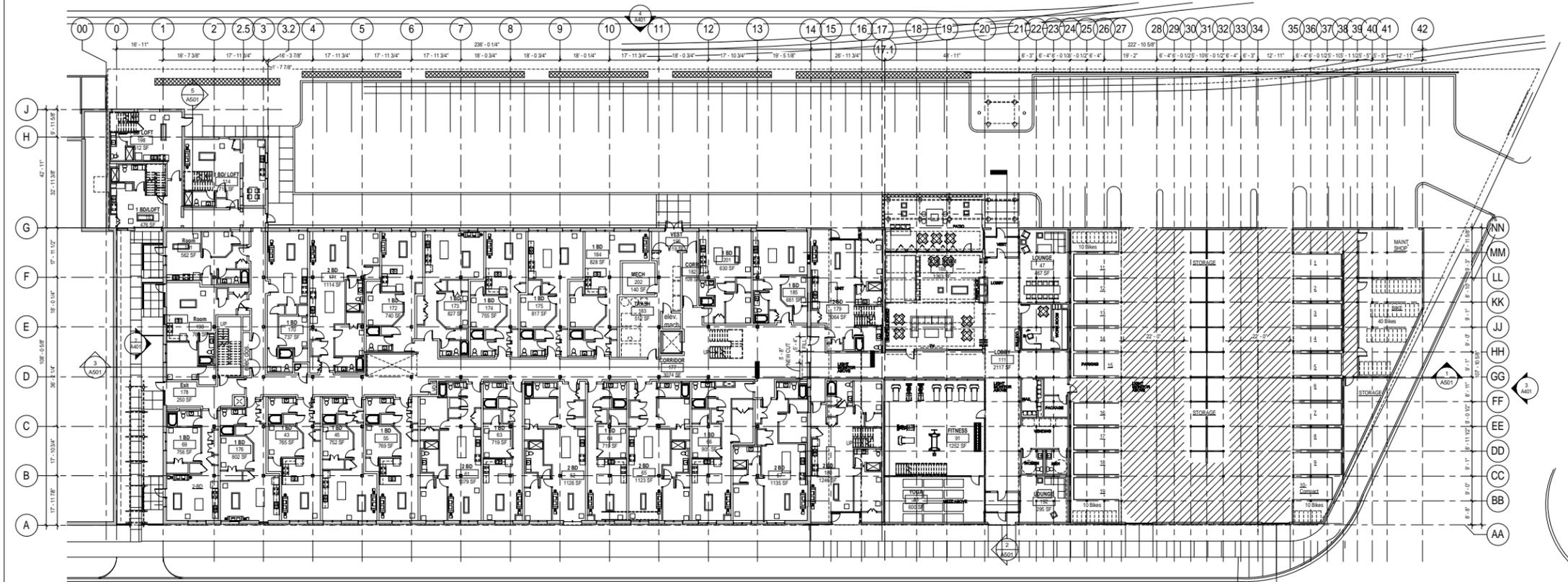
SHEET NUMBER
AD203

CONSULTANTS

PROJECT TITLE
4041 Hiawatha
Apartments

KEY PLAN

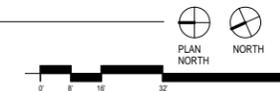
ISSUE #	DATE	DESCRIPTION



↑ A01
HIAWATHA AVE.

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

LEVEL	NO. OF UNITS	180	280
1	28	21	7
2	25	19	6
3	25	19	6
TOTAL	78	59	19



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CHECKED BY	CHECKER
COMMISSION NUMBER	138184

SHEET TITLE

REFERENCE -
LEVEL 1 FLOOR
PLAN

SHEET NUMBER

A091

CONSULTANTS

PROJECT TITLE
4041 Hiawatha
Apartments

KEY PLAN

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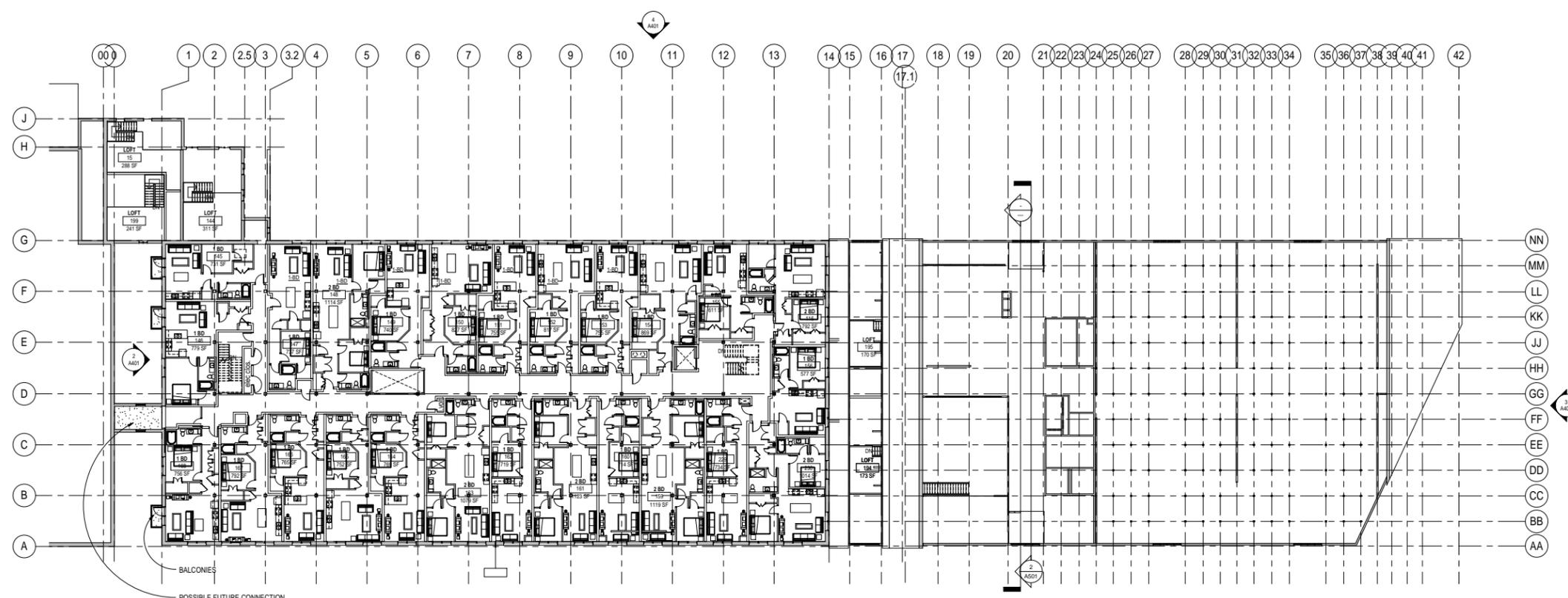
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CHECKED BY	Checker
COMMISSION NUMBER	138184

SHEET TITLE

REFERENCE -
LEVEL 2 FLOOR
PLAN

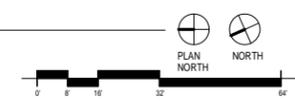
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A092



LEVEL 2 FLOOR PLAN
1/16" = 1'-0"

LEVEL	NO. OF UNITS	1 BD	2 BD
1	28	21	7
2	25	19	6
3	25	19	6
TOTAL	78	59	19



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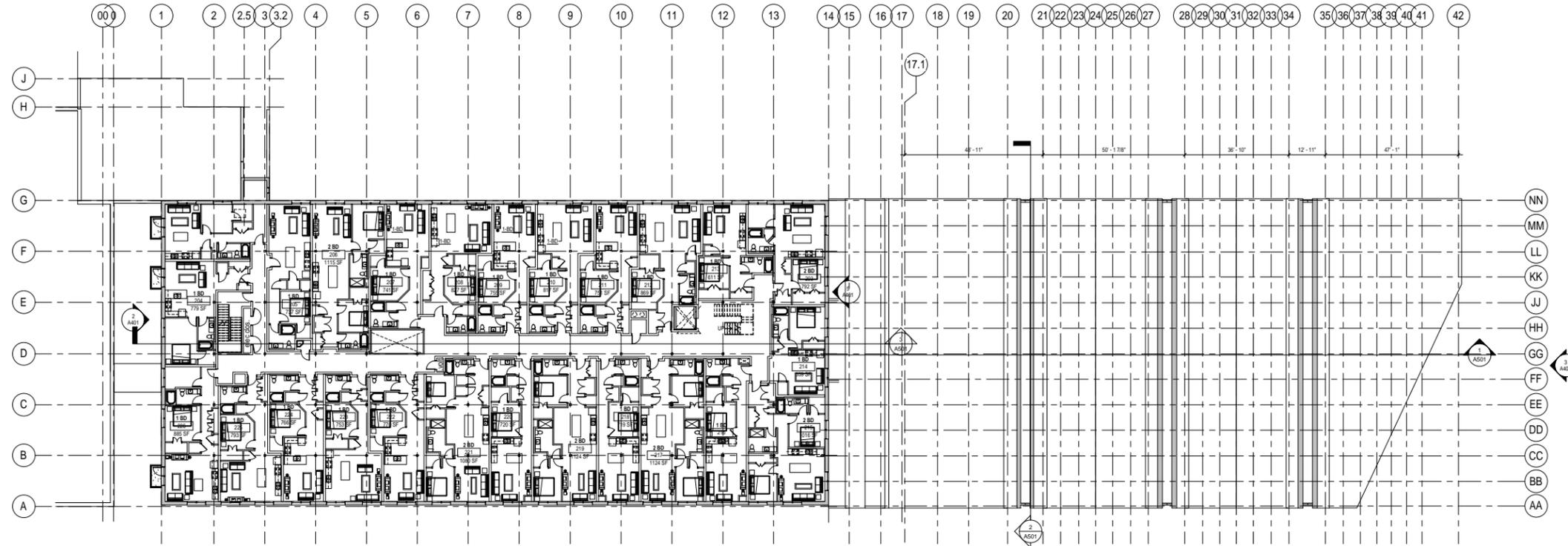
License Number	Date
DRAWN BY EJL	08-07-15
CHECKED BY CJL	
COMMISSION NUMBER 138184	

SHEET TITLE

REFERENCE -
LEVEL 3 FLOOR
PLAN

SHEET NUMBER

A093



1 LEVEL 3 FLOOR PLAN
1/16" = 1'-0"



LEVEL	NO. OF UNITS	1 BD	2 BD
1	28	21	7
2	25	19	6
3	25	19	6
TOTAL	78	59	19

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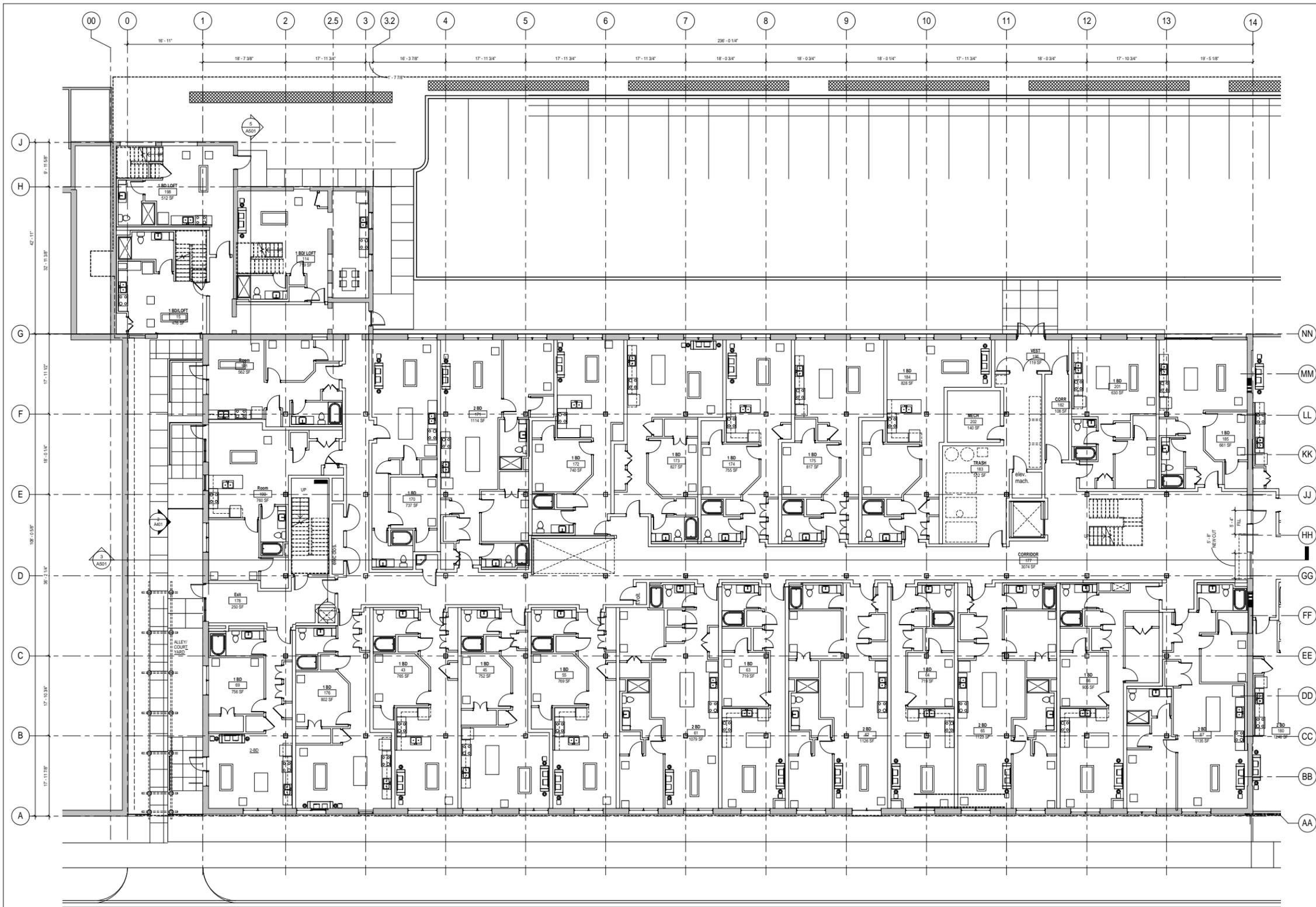
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CHECKED BY	Checker
COMMISSION NUMBER	138184

SHEET TITLE

FIRST FLOOR
 PLAN - NORTH

SHEET NUMBER

A101A



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 3/10/2015 3:21:27 PM

1 LEVEL 1 FLOOR PLAN-NORTH
 1/8" = 1'-0"



CONSULTANTS

PROJECT TITLE
 4041 Hiawatha
 Apartments

KEY PLAN

ISSUE #	DATE	DESCRIPTION

**NOT FOR
 CONSTRUCTION**

CERTIFICATION
 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 Professional Architect under the laws of the State of Minnesota

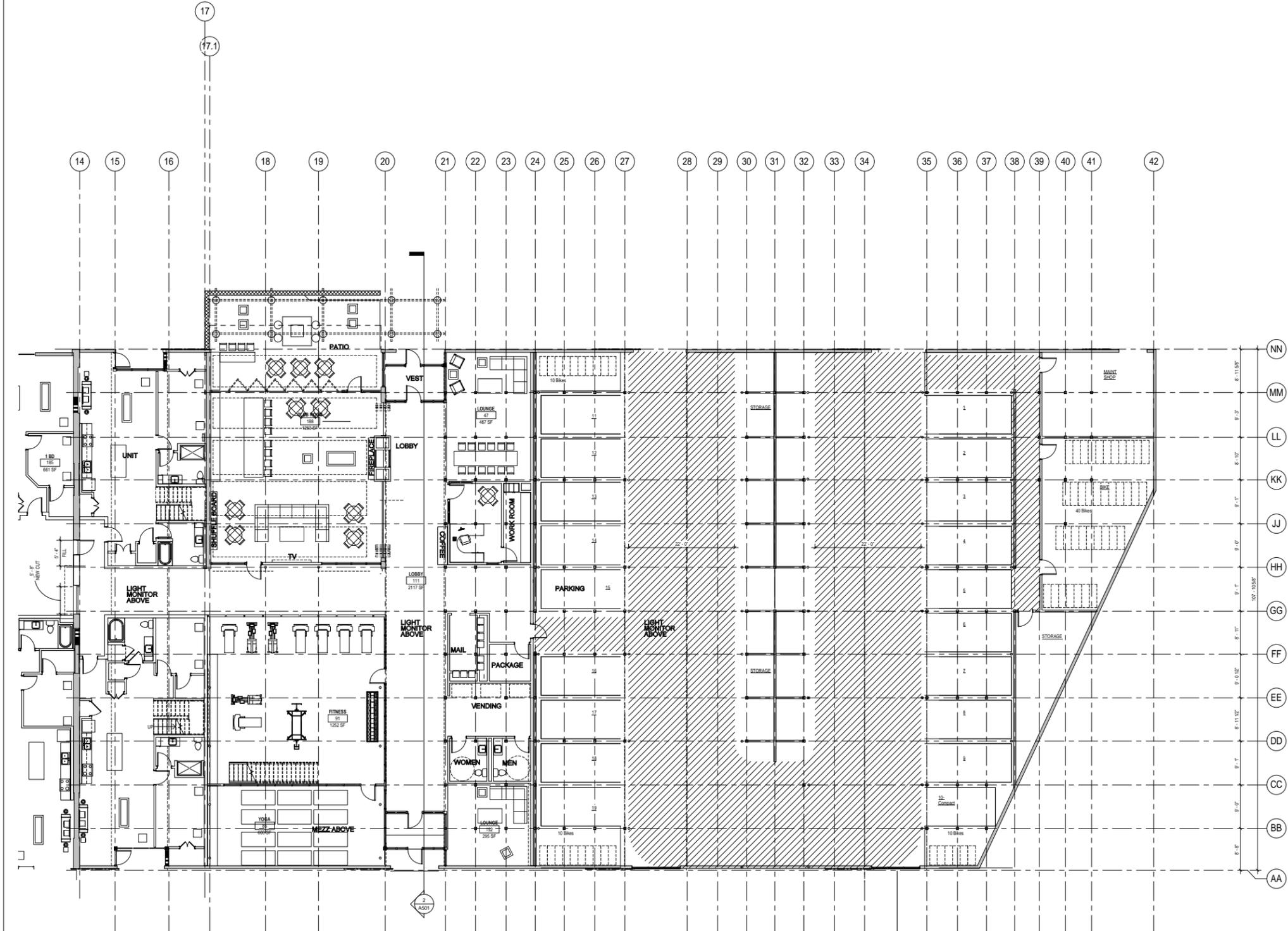
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SHEET TITLE

FIRST FLOOR
 PLAN - SOUTH

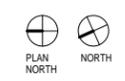
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A101B



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1 LEVEL 1 FLOOR PLAN-SOUTH
 1/8" = 1'-0"



CONSULTANTS

PROJECT TITLE
4041 Hiawatha
Apartments

KEY PLAN

ISSUE #	DATE	DESCRIPTION

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CERTIFICATION
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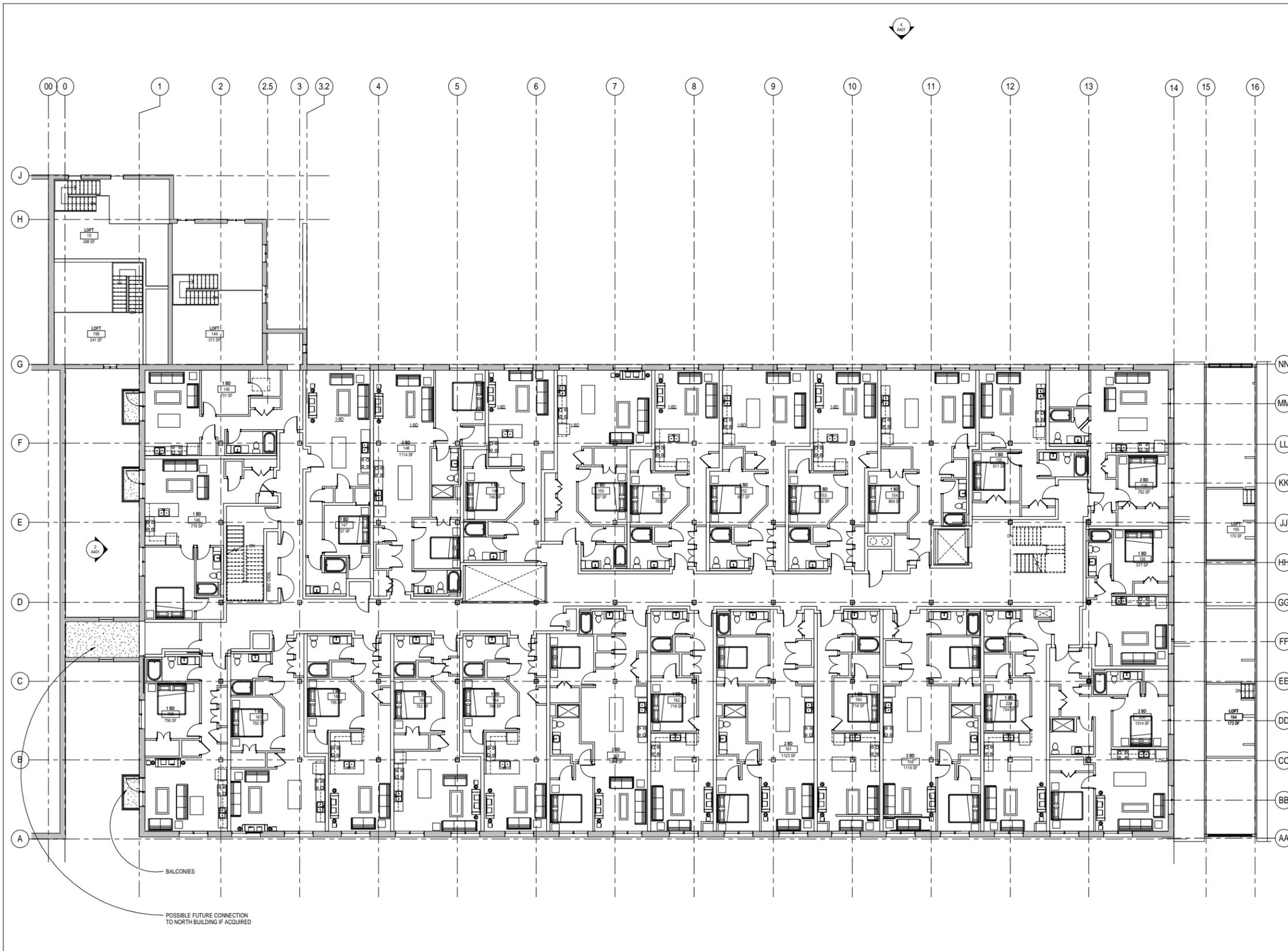
License Number	Date
DATE	09-07-15
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COMMISSION NUMBER	138184

SHEET TITLE

SECOND FLOOR
PLAN - NORTH

SHEET NUMBER

A102A



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3/10/2015 3:21:53 PM

LEVEL 2 FLOOR PLAN-NORTH
1/8" = 1'-0"

CONSULTANTS

PROJECT TITLE
4041 Hiawatha
Apartments

KEY PLAN

ISSUE #	DATE	DESCRIPTION
3	AS07	

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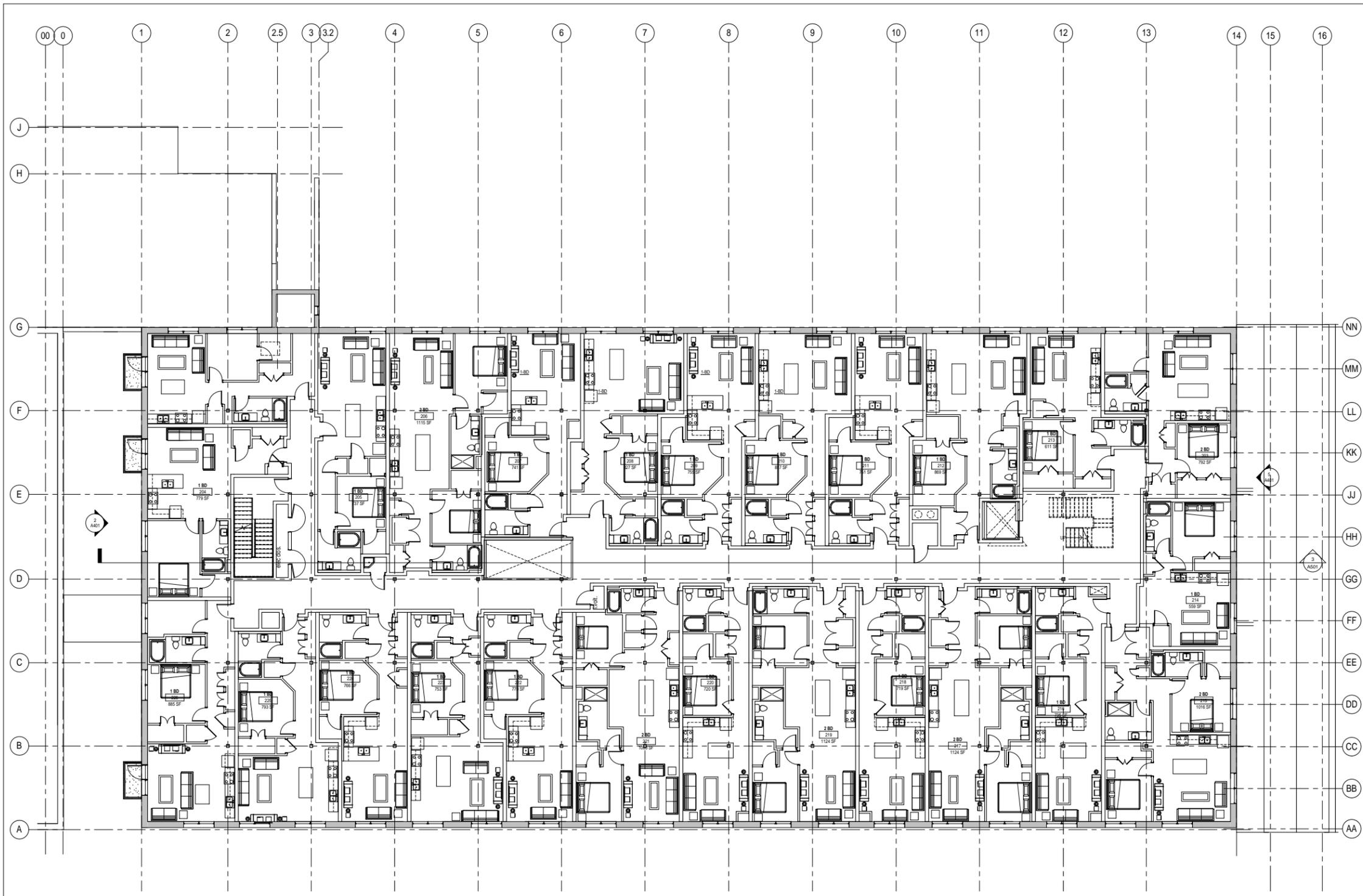
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DATE	09-07-15
DRAWN BY	Kantor
CHECKED BY	Chicker
COMMISSION NUMBER	138184

SHEET TITLE

THIRD FLOOR
PLAN - NORTH

SHEET NUMBER

A103A



1 LEVEL 3 FLOOR PLAN- NORTH
1/8" = 1'-0"

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CONSULTANTS

PROJECT TITLE
4041 Hiawatha
Apartments

KEY PLAN

ISSUE #	DATE	DESCRIPTION
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CERTIFICATION
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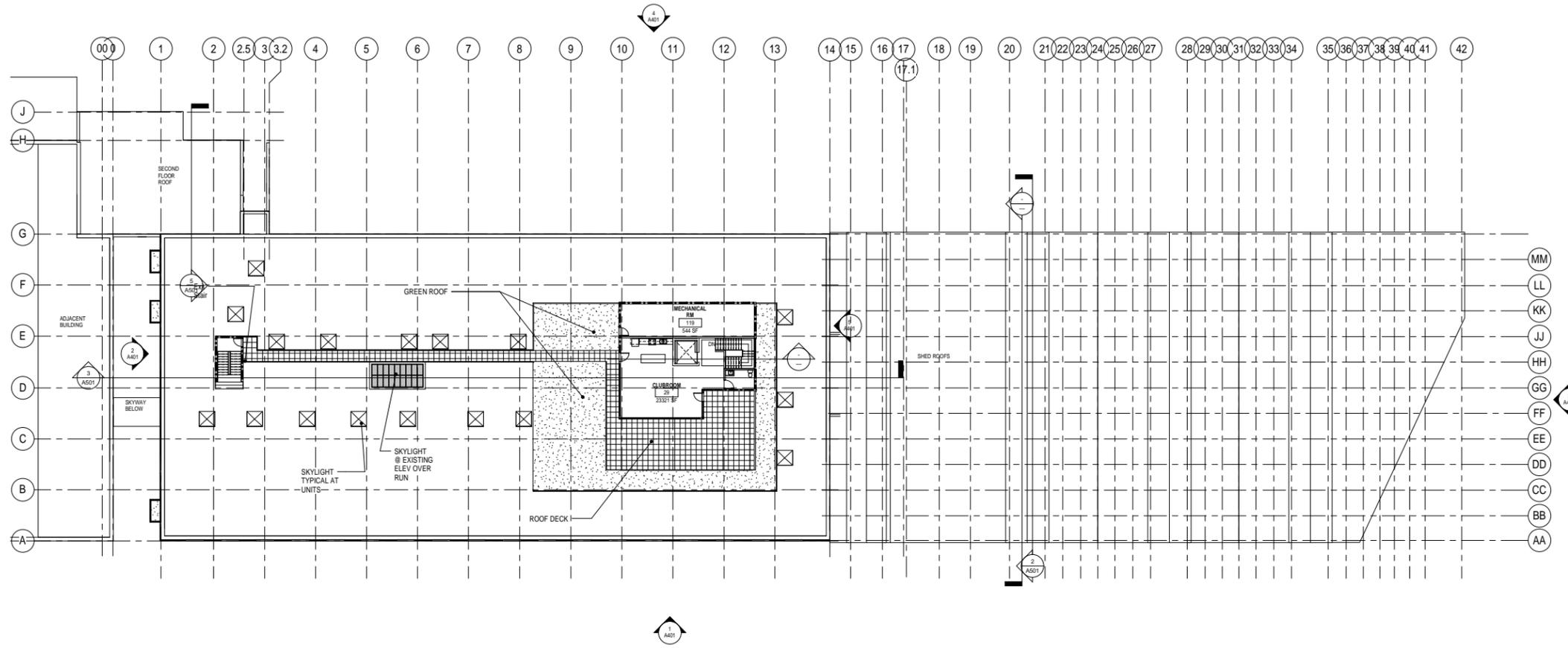
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DATE	08-07-15
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1381.84

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A104



1 ROOF PLAN - CLUB ROOM
1/8" = 1'-0"

CONSULTANTS

PROJECT TITLE
4041 Hiawatha
Apartments

KEY PLAN

ISSUE #	DATE	DESCRIPTION

NOT FOR
CONSTRUCTION

CERTIFICATION
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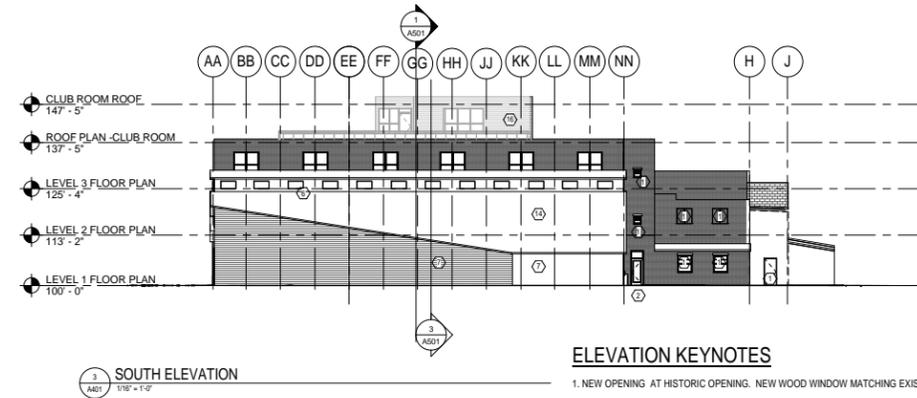
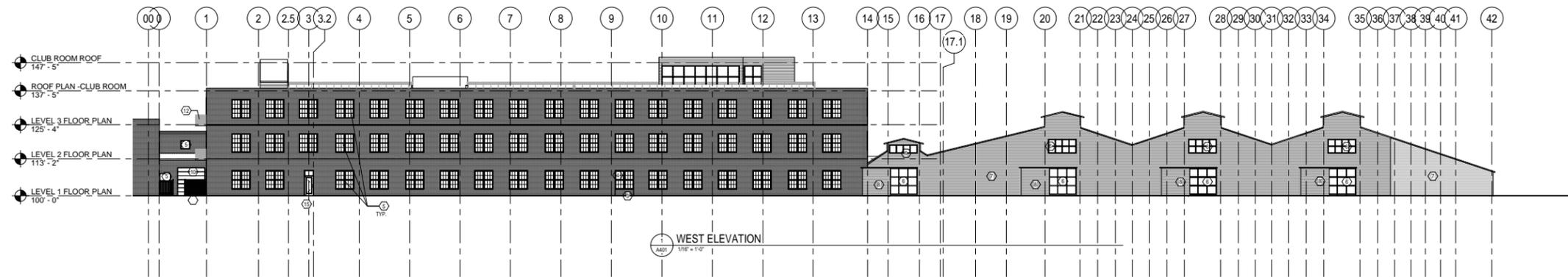
License Number	Date
DATE	09-07-15
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CHECKED BY	Checker
COMMISSION NUMBER	138184

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

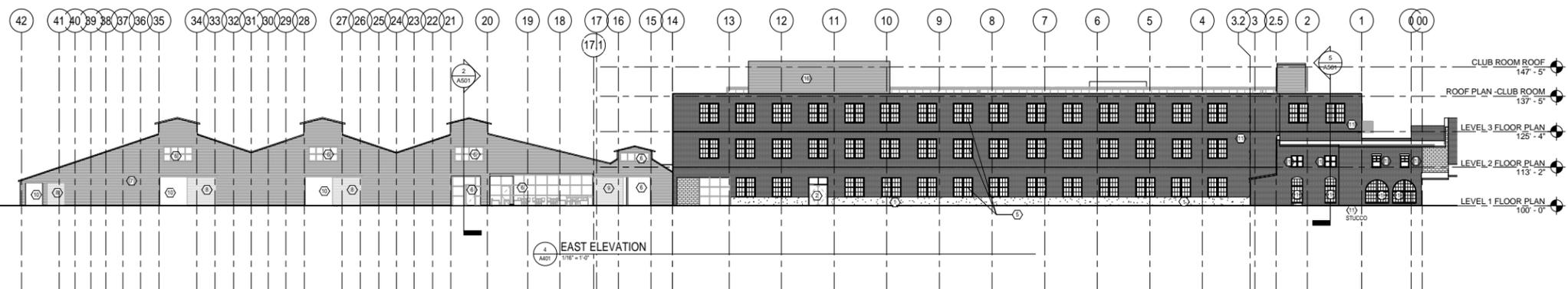
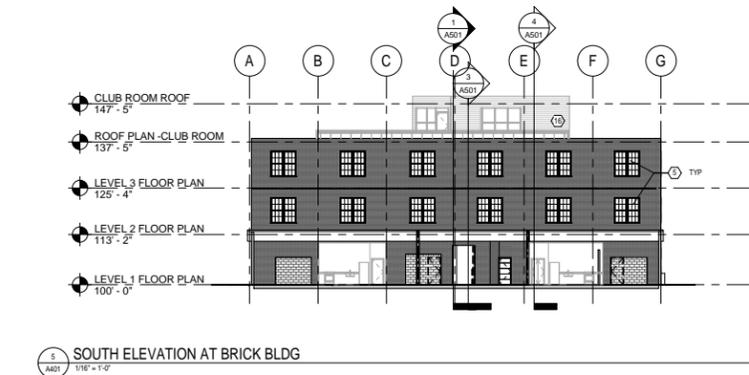
A401



ELEVATION KEYNOTES

- NEW OPENING AT HISTORIC OPENING. NEW WOOD WINDOW MATCHING EXISTING.
- NEW OPENING IN MASONRY. NEW WOOD WINDOWS/ DOORS MATCHING EXISTING
- NEW MASONRY INFIL MATCHING EXISTING
- NEW WOOD WINDOWS MATCHING EXISTING
- REFURBISHED EXISTING WINDOW FRAMES. REFURBISH EXISTING SASHES WHEN EXIST. PROVIDE NEW INSULATED SASHES MATCHING EXISTING WHERE SASHES ARE MISSING OR BEYOND REPAIR.
- NEW WOOD WINDOWS AT WOOD SHED AT HISTORIC OPENING.
- REMOVE METAL COVER ON WOOD SHED. NEW LAP SIDING.
- EXISTING BARN DOORS TO BE STRIPPED OF METAL AND REFURBISHED. FIX IN PLACE OPEN.
- NEW BARN DOORS TO MATCH EXISTING. FIX IN PLACE.
- OVERHEAD DOORS- ALUMINUM WITH GLASS OR TRANSLUCENT PANELS
- REMOVE PAINT ON BRICK AND REPOINT BRICK
- NEW BALCONY WITH METAL RAILINGS. NEW OPENING IN MASONRY FOR ACCESS DOOR.
- NEW METAL FENCE
- NEW DOOR
- NEW BUILDING AT ROOF

ELEVATION KEYNOTES



CONSULTANTS

PROJECT TITLE
4041 Hiawatha
Apartments

KEY PLAN

ISSUE #	DATE	DESCRIPTION

NOT FOR
CONSTRUCTION

CERTIFICATION
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License Number	Date
DRAWN BY	09-07-15
CHECKED BY	Editor
COMMISSION NUMBER	130184

SHEET TITLE

BUILDING
SECTIONS

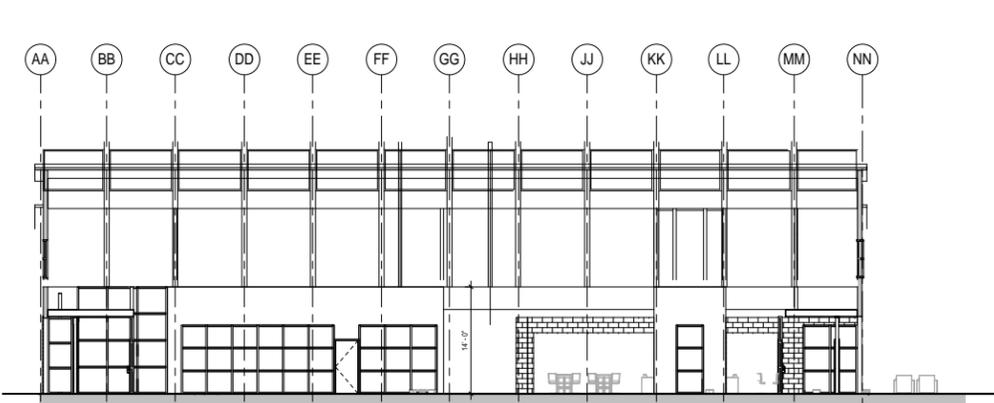
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A501

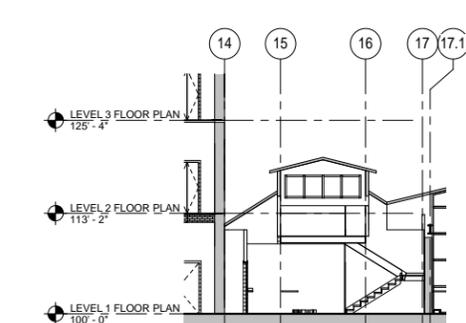
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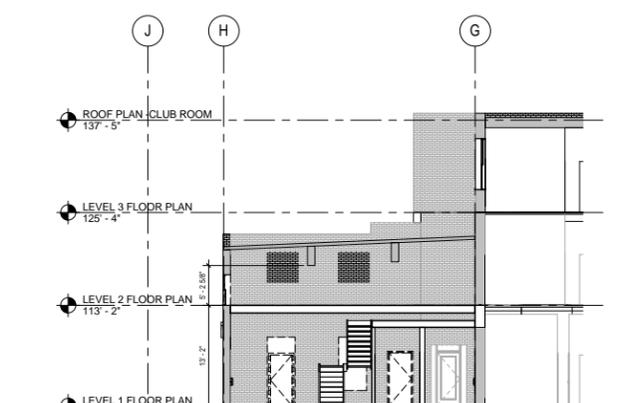
1 SHED BUILDING SECTIONS - EAST
A501 1/8" = 1'-0"



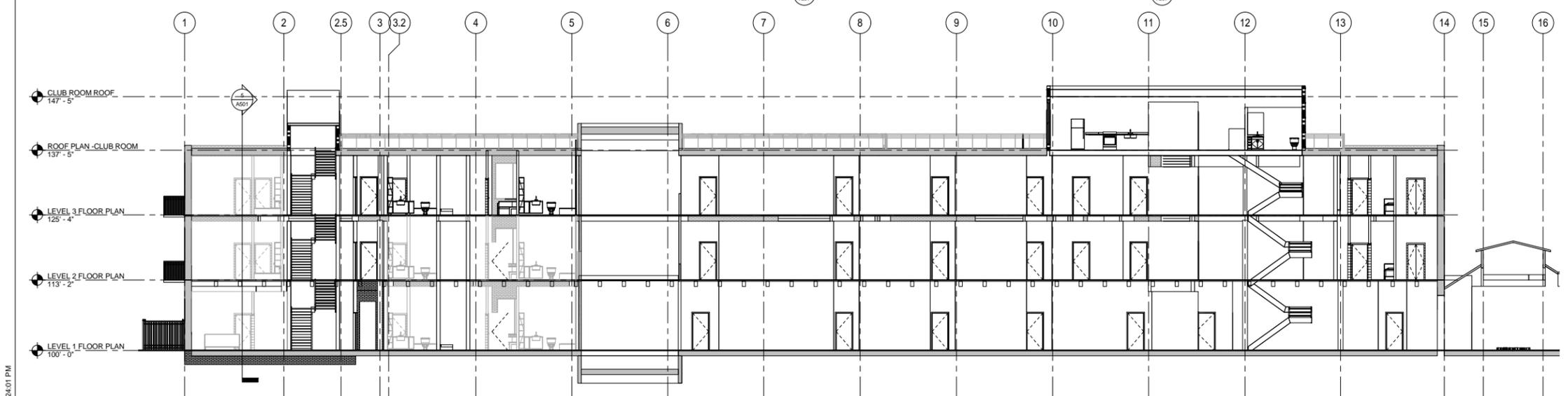
2 EAST WEST SECTION
A501 1/8" = 1'-0"



4 LOFT UNIT AT SHED ROOF
A501 1/8" = 1'-0"



5 UNITS AT EXIST BOILER RM
A501 1/8" = 1'-0"



3 WAREHOUSE SECTION - EAST
A501 1/8" = 1'-0"

**Lake Street Sash and Door Company Complex,
4001-4041 Hiawatha Avenue
Minneapolis, MN 55406**

A multiple-building complex comprised of:

- 1) Warehouse @ 4001 Hiawatha Avenue;
and
- 2) Factory 2, includes Boiler Room and 3) Lumber Shed,
both @ 4041 Hiawatha Avenue

MAP, showing location

(Entire Complex Proposed for Individual Listing in National Register)



**National Park Service
Historic Preservation Certification Application
Part 1 – Evaluation of Significance**

*4041 Hiawatha
of the
Lake Street Sash & Door Company Complex
4001-4041 Hiawatha Ave
Minneapolis, Minnesota*



Submitted for:

*Dominium Acquisition, LLC
2905 Northwest Blvd., Suite 150
Plymouth, MN 55441*



January 2015

Prepared by:
*MacRostie Historic Advisors LLC
1400 16th St., NW, Suite 420
Washington, DC 20036*

January 5, 2015

Mr. Denis Gardner
National Register Coordinator
State Historic Preservation Office
Minnesota Historical Society
345 Kellogg Blvd. W
St. Paul, MN 55102

Ms. Karen Brandt
Technical Preservation Services
National Park Service-org-2255
1849 C Street, NW
Washington, DC 20240

RE: 4041 Hiawatha Avenue, Minneapolis MN 55406

Dear Mr. Gardner and Ms. Brandt:

This letter is to advise you that we understand that Dominion Acquisitions, LLC &/or its assigns is applying for historic preservation tax credits for the rehabilitation of 4041 Hiawatha Avenue, located at 4041 Hiawatha Avenue, Minneapolis, Minnesota as the Developer.

Please be advised that Hiawatha Partners, LLC, owner of these premises, grants permission for Dominion Acquisitions, LLC to make such an application.

Yours truly,

A handwritten signature in blue ink, appearing to read "Kevin Doyle", with a long, sweeping underline.

Kevin Doyle
Partner
Hiawatha Partners, LLC



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Project Number

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Property Name** 4041 Hiawatha Avenue

Street 4041 Hiawatha Avenue

City Minneapolis County Hennepin State MN Zip 55406-3328

Name of Historic District _____

National Register district certified state or local district potential district

2. **Nature of request** (check only one box)

certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.

certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.

certification that the building does not contribute to the significance of the above-named district.

preliminary determination for individual listing in the National Register.

preliminary determination that a building located within a potential historic district contributes to the significance of the district.

preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)

Name Jennifer Hembree Company MacRostie Historic Advisors LLC

Street 1400 16th St NW Suite 420 City Washington State DC

Zip 20036 Telephone (202) 483-2020 Email Address jhembree@mac-ha.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Mark Moorhouse Signature Date 01/06/2015

Applicant Entity Dominium Acquisition, LLC SSN _____ or TIN 41-1895927

Street 2905 Northwest Blvd., Ste 150 City Plymouth State MN

Zip 55441-2644 Telephone (763) 354-5638 Email Address m Moorhouse@dominiuminc.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:

contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.

contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.

does not contribute to the significance of the above-named district.

Preliminary Determinations:

appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.

does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.

appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.

appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.

does not appear to qualify as a certified historic structure.

Date _____ National Park Service Authorized Signature _____

NPS comments attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE**

Property name 4041 Hiawatha Avenue NPS Project Number _____

Property address 4041 Hiawatha Avenue Minneapolis Hennepin MN 55406-3328

5. Description of physical appearance

See attached Continuation Sheets.

Date(s) of building(s) 1926-1928 Date(s) of alteration(s) ca. 1930; 1947; 1965

Has building been moved? no yes, specify date _____

6. Statement of significance

See attached Continuation Sheets.

7. Photographs and maps. Send photographs and map with application.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT SHEET**

Property name 4041 Hiawatha Avenue

NPS Project Number _____

Property address 4041 Hiawatha Avenue, Minneapolis, MN

This HPCA Part 1 is for the buildings located at 4041 Hiawatha Avenue in Minneapolis. 4041 Hiawatha is comprised of two buildings, known historically as:

- 1) Factory 2, which includes the Boiler Room; and
- 2) Lumber Shed.

These buildings are two contributing buildings of the three-building Lake Street Sash and Door Company Complex.

The third contributing building of the historic factory complex is the Warehouse, located at 4001 Hiawatha and under separate ownership. The Warehouse is therefore not part of the current proposed historic tax credit project. It is understood that the entire historically and functionally-related complex must be nominated to the Register.

Therefore, the Lake Street Sash and Door Company Complex in its entirety is presented here for a preliminary determination for individual listing in the National Register.

Additionally, this Part 1 requests certification that Factory 2 and the Lumber Shed are contributing components to the historic Lake Street Sash and Door Complex for the purposes of rehabilitation.

5. Description of Physical Appearance

4041 Hiawatha (Factory 2 and Lumber Shed) are contributing buildings of the historic Lake Street Sash and Door Company Complex.

Overview

The Lake Street Sash & Door Company complex is a three-building complex located at 4001-4041 Hiawatha Avenue in South Minneapolis, bounded to the north by E. 40th Street, to the south by E. 41st Street, to the west by Hiawatha Avenue, and to the east by the railroad tracks owned by the Soo Line Railroad (a subsidiary of the Canadian Pacific Railway). To the east of the complex and the rail-lines and hence along the west side of Dight Avenue is another industrial property (unrelated to Lake Street Sash and Door). Beyond Dight Avenue, as well as to the west of Hiawatha Avenue are residential properties, primarily older single-family homes. Immediately north of E. 40th Street is an electrical substation; further north are situated a mixture of modern apartment homes and self-storage facilities, as well as historic grain elevator complexes. Southeast of the complex is another grain elevator complex, along with small-scale modern commercial infill directly south.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT SHEET**

Property name 4041 Hiawatha Avenue

NPS Project Number _____

Property address 4041 Hiawatha Avenue, Minneapolis, MN

The Lake Street Sash & Door Company is situated within the bounds of and has been determined a contributing structure to the Hiawatha Corridor Grain Industry Historic District, a district deemed eligible for listing in the National Register of Historic Places, but not pursued for listing. The district was documented for the purposes of the Minnesota Historic Properties Record in December of 2011 as part of a Memorandum of Agreement related to the demolition of the Purina Mills complex (located at 3815 Hiawatha Avenue and since replaced by modern apartment homes). This long and narrow transportation corridor on Hiawatha Avenue (formerly Fort Avenue) began to develop in the late 19th century, with industries attracted to it by the direct access to the railroad and the open land on Hiawatha.

Lake Street Sash & Door Company is a complex of three (3) historic buildings.

- 4041 Hiawatha Avenue, historically known as 'Factory 2' is the original and main factory building for the millwork company at this location. Constructed in 1926 and as indicated by the original building permit and historic Sanborn maps, the 236'Lx108'W brick and timber factory initially had only two stories, however historic newspaper accounts of the factory's completion indicate the new factory was three stories. In 1928, a building permit indicates construction of 236'x108'W brick addition, likely the third story. Concurrently during its initial construction, Factory 2 received the two-story volume height and fireproof Boiler Room attached to its northeast corner.
- The second component of the complex, which was constructed concurrently and to the south of Factory 2 is the firm's enclosed timber Lumber Shed, intended to accommodate lumber storage. Sanborn maps indicate that initially, a frame partition delineated the north side of the detached Shed, but by ca. 1930 the Shed was extended northward, sharing a party wall with Factory 2, as it continues to do today.
- The third component of the Lake Street Sash & Door Company is the Warehouse, located to the north of Factory 2 and today facing the corner of Hiawatha and E. 40th Street. A distinct parcel, the Warehouse, with an address of 4001 Hiawatha Avenue, is under separate ownership from the remainder of the complex. Permits and Sanborn maps indicate that the building was constructed in 1927 as a one-story brick and post warehouse (86'x 204') and located on the north side of Factory 2's Boiler Room, set-back substantially from Hiawatha. This warehouse component included the existing shed loading docks seen today on its east side. In 1928, at the same time Factory 2 received a third floor, the Warehouse was expanded westward at 53'x113' thereby establishing its current footprint. In 1947, a second story, along with the Moderne corner entry facade and a second story pedestrian bridge to Factory 2 was added.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT SHEET**

Property name 4041 Hiawatha Avenue

NPS Project Number _____

Property address 4041 Hiawatha Avenue, Minneapolis, MN

Lake Street Sash & Door Company utilized these buildings as its factory, warehouse, offices and storage from 1926 until 1964, when the company ceased operations. Since that time, subsequent and different light industrial firms have utilized the buildings, with Factory 2 and the Lumber Shed, for example, most recently serving the American Carton Polybag Company.

4041 Hiawatha (Factory 2, includes Boiler Room)

Factory 2 at 4041 Hiawatha, is a three-story mill building, six bays wide by eighteen bays long with a flat roof. Functional in design, it lacks ornamentation, with the exception of thin brick corbelling beneath its cornice line along the west elevation. The factory has a monochromatic brick façade (currently painted) and evenly-spaced paired window openings with thin brick sills. First floor windows are modern replacements, but upper floors at the primary façade and portions of secondary elevations retain historic six-over-six wood windows in varying condition.

The primary façade fronts Hiawatha to the west; a man-door is featured at the third bay from the north end. An additional man-door is located in the seventh opening from the south end; this opening appears to have been altered in the past from that of a window. The south elevation abuts the factory's Lumber Shed. Only portions of the second story and the third story are therefore visible; the window openings of these levels have been boarded. The north elevation fronts a narrow courtyard, approximately 15' wide and looks to the south side of the Warehouse. Window openings at the ground level are, for the most part, boarded. The rear or east side of Factory 2 fronts the paved lot associated with the property and the railroad tracks beyond. It is thus utilitarian in nature. First floor openings are for former dock door openings, now either infilled, or in the case of the two most-southern openings, altered to accommodate modern and pedestrian storefront entry systems. An approximate 24'-deep concrete loading platform otherwise remains along this side.

The interior of Factory 2 is mill construction with painted brick perimeter walls and exposed wood structure and posts. The first floor is concrete; it is an open plan, with the exception that some limited modern office space (with dropped ceiling) has been established in the southeast area of the floor. Two wood stairs to upper floors are located along the west side, one towards the north end and one at the south end. A third stair is located near to the northeast corner. An elevator has been installed towards the center north of the space. The second and third floors maintain the factory's light industrial appearance and open plan, with painted brick perimeter walls and exposed wood structure, wood posts, as well as wood flooring in some areas. The interior of Factory 2 appears to be in good to fair condition.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT SHEET**

Property name 4041 Hiawatha Avenue

NPS Project Number _____

Property address 4041 Hiawatha Avenue, Minneapolis, MN

The Boiler Room, attached to and interconnected with Factory 2 is located at the building's northeast corner. Sanborn maps indicate it was constructed concurrently with Factory 2 in 1926. It is delineated into three separate spaces, each defined by a masonry wall. The southernmost space is the narrowest and today holds limited restroom facilities. The middle space is noted on Sanborn maps as the Engine Room and today houses a boiler. The northern portion was historically noted as the Coal Room. The three rooms are interconnected to one another by single man-door openings in the Coal Room and Engine Room. Although all window openings are bricked in or blocked with cmu, most are segmentally arched. Three large round arched openings are featured at first floor level of the Coal Room on its east elevation. These have been bricked in as well. The Coal Room also features a square-shaped opening with garage door on its west side, which allows access to the recessed courtyard area between Factory 2 and the Warehouse. The interior of the Boiler Room spaces are similar; painted brick walls, concrete floors and painted concrete ceiling beams and structure.

Lumber Shed

The Lumber Shed, also built concurrently with Factory 2 and today (after a ca. 1930 expansion northward) shares a party wall with Factory 2. The Lumber Shed design reflects that specifically utilized for storage of lumber or millwork stock during the early 20th century. The shed is essentially divided into four main components. Each component consists of a center "alley" above which is featured a gabled monitor with windows (although some openings have been boarded). On either side of the elongated alleys are the lumber storage areas, which in most cases feature square timber posts every 16'. The areas are often delineated into "bins" at first floor by cross-braces that connect to the posts. At roughly 8'-0" above the concrete floor, a second level of storage is provided on a timber platform, although this platform is not evident in all locations. The southernmost portion of the Shed received an extension with shed roof in 1947, thus extending its footprint to E. 41st Street. The northern portion of the Shed has received the most modifications; 1965 permits indicate interior alterations were made to establish the sloped cmu loading dock that enters into this portion of the Shed from the east. Thus at that time, in order to accommodate the new dock and to provide a more open storage area (likely due to the change in occupancy), it appears timber posts were removed and replaced with a minimal number of round steel columns, as well as trusses of both wood and steel; this space differs from the remainder of the Shed now in that it is essentially an open plan without the "bins" or a second level. More recently, in 1986 the entirety of the Shed was sheathed in a slipcover of metal. Despite these non-historic changes and in particular, the metal cladding, the Lumber Shed

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT SHEET**

Property name 4041 Hiawatha Avenue

NPS Project Number _____

Property address 4041 Hiawatha Avenue, Minneapolis, MN

retains its historic form and massing, as well as its horizontal clapboard siding, as is evident from the interior.

Warehouse

A distinct parcel, the Warehouse, with an address of 4001 Hiawatha Avenue, is under separate ownership from the remainder of the complex. Permits and Sanborn maps indicate that the building was constructed in 1927 as a one-story brick and post warehouse (86'x 204') and located on the north side of Factory 2's Boiler Room, set-back substantially from Hiawatha. This warehouse component included the existing shed loading docks seen today on its east side. In 1928, at the same time Factory 2 received a third floor, the Warehouse was expanded westward at 53'x113' thereby establishing its current footprint. In 1947, a second story, along with the Moderne corner entry facade and a second story pedestrian bridge to Factory 2 was added. The building's west elevation along Hiawatha spans 15 bays of paired window openings; windows that remain are a combination of one-over-one, or six-over-six wood windows. A number of first floor openings have been infilled as has a loading door entry. The north elevation fronting E. 40th is nine bays wide; the majority of the bays feature paired window openings of either one-over-one or six-over-six wood windows. First floor bays however are boarded. The two easternmost bays are delineated by brick pilasters with first floor garage door openings, thereby evidencing the original portion of the Warehouse. Attached to the north side of the Warehouse is a two-bay metal loading dock shed extension; it is recessed back substantially from the remainder of the north side. The rear of the Warehouse abuts the railroad tracks; the limited window openings the second story level are infilled. The Warehouse's character-defining feature is its Moderne corner entry facade of earth-toned concrete. This facade features four curved concrete steps to the paired entry doors (which appear to be the same design as those in historic images). The doors are flanked by thick, rounded and grooved pilasters. Above both and the doors is a projecting, undulating metal canopy. A stepped parapet rises above the canopy; it features a centered and vertical glass block window (4 blocks wide by 14 blocks high), partially obscured by a wood sign. The parapet is flanked by flat pilasters adorned with horizontal bands of concrete.

The Warehouse is under separate ownership and the interior was not made accessible at the time of this survey.

Historic images and maps indicate that the Lake Street Sash & Door Company complex also originally featured Dry Kilns (1926) at the rear of the site, detached and to the east of Factory 2 near to its south end. This small, one-story ancillary building had a rectangular footprint and

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT SHEET**

Property name 4041 Hiawatha Avenue

NPS Project Number _____

Property address 4041 Hiawatha Avenue, Minneapolis, MN

was of fire-proof construction with brick walls, a tile and concrete roof and held three kilns. It was demolished in 1965 according to permit records.

Alterations/ Integrity

Lake Street Sash & Door Company maintains a high degree of integrity in its original setting, with original design and appearance, and continues to convey its significance as a longstanding millwork manufacturer along the Hiawatha corridor of South Minneapolis. The complex occupies its historic footprint and continues to relate to the neighboring historic industrial buildings, such as the Hiawatha Lumber property on the corner of E. 40th and Dight streets, as well as Elevator M (historically, Minnehaha Elevator) situated to its southeast. It moreover continues to relate to the railroad, representing a light industrial factory complex that took full advantage of the transportation corridor. The scale and massing of the buildings remain, with primary façades facing the vehicular thoroughfare of Hiawatha Avenue, their substantial and continuous frontage along Hiawatha for a full city block resonating the Lake Street Sash and Door Company's longevity. The complex retains its historic form; the Moderne corner entry of the Warehouse and the Lumber Shed's undulating monitor roofs continue to be the most distinctive parts of the complex's exterior character. Brick facades of both Factory 2 and the Warehouse remain as do their historic fenestration patterns and a number of the historic windows, particularly on the primary façades. Although the Dry Kiln building was removed, it was a small ancillary structure at the rear of the property. Exterior changes are generally limited to the sheathing of the Lumber Shed or replacement of windows, as well the altering of some dock door openings or addition of a loading dock, changes which namely occurred at the rear of the property. Lake Street Sash & Door's exterior ornamentation, albeit limited, remains, reflecting both the functional 1920s aesthetic (Factory 2) and Moderne 1940s proclivities (Warehouse).

Although the interior of the Warehouse could not be evaluated, interior spaces of Factory 2, its Boiler Room addition and the Lumber Shed continue to reflect the light industrial use, evident by their current use as such, but also through their exposed ceiling structure, timber posts and brick walls. Despite that a portion of the Lumber Shed was modified to accommodate the non-historic loading dock, overall, the interior of 4041 Hiawatha has had very little alteration, as the recent office partitions at the east side of the first floor are easily reversible modifications.

The Lake Street Sash & Door Company complex retains sufficient integrity to qualify for individual listing in the National Register of Historic Places.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT SHEET**

Property name 4041 Hiawatha Avenue

NPS Project Number _____

Property address 4041 Hiawatha Avenue, Minneapolis, MN

6. Statement of Significance

4041 Hiawatha is significant as comprising the factory and lumber shed components of the historic Lake Street Sash & Door Company complex.

Summary Statement

The Lake Street Sash & Door Company complex is locally significant under National Register Criterion A in the area of industry for its association with Lake Street Sash and Door Company, a notable millwork company of the Hiawatha Avenue transportation corridor in South Minneapolis. Established in 1916, Lake Street Sash and Door Company quickly outgrew its original factory facilities at 3121-47 Hiawatha Avenue (razed) and relocated south to the current complex, at 4001-4041 Hiawatha Avenue. Constructed in what was essentially a successive building campaign from 1926 to 1928 on the undeveloped land between Hiawatha Avenue and the railroad, the complex soon spanned a full city block, evidencing its success, while also extending the Hiawatha corridor further south. As the only remaining millwork concern in South Minneapolis' Hiawatha Corridor today, the Lake Street Sash and Door complex also stands as an intact representative of Minneapolis' sash and door industry during the early-to-mid-20th century, consisting of its factory, warehouse and lumber shed. The period of significance for the complex is 1926 to 1964, reflecting the years Lake Street Sash and Door Company constructed the buildings until the firm ceased operations due to diminishing sales.

South Minneapolis – Hiawatha Corridor Development Context

As summarized in the proposed Hiawatha Corridor Grain Industry Historic District, the production of goods in Minneapolis began with Fort Snelling, a military fortification built in 1820 at the juncture of Mississippi and Minnesota Rivers, approximately seven miles southeast of Saint Anthony Falls. Recognizing the value of the waterpower, the soldiers built a sawmill on the west side of the falls that was shortly converted to a flour mill. The linear path used to traverse the area between the fort and the mill became a territorial road in 1849 – Fort Snelling Road, roughly corresponding to what is now Minnehaha Avenue. Although well-traveled, the land the road traversed remained unclaimed until after the organization of Hennepin County in 1852; by 1854 conversely, “nearly every desirable location south of the city, and within the present boundaries was taken” (albeit without legal claim).¹ The southern boundary of

¹ “Hiawatha Grain Corridor Industry Historic District,” Minnesota Property Record, HE-MPC-7199, Page 2. See also Carole S. Zellie and Amy M. Lucas, “Historic Context Development and Cultural Resources Evaluation for the Minnehaha

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT SHEET**

Property name 4041 Hiawatha Avenue

NPS Project Number _____

Property address 4041 Hiawatha Avenue, Minneapolis, MN

Minneapolis was extended south to E. 38th Street in 1883, and to E. 54th Street in 1887. During this period, beginning in 1864, the Minnesota Central Railway Company (the predecessor of the Chicago, Milwaukee, and Saint Paul Railroad, now the Soo Line Railroad) began construction of a route that connected Saint Anthony Falls and Fort Snelling before continuing on to Mendota and later Faribault, Owatonna and Austin. The rail line thus ran between and parallel to Minnehaha Avenue (to the east) and Hiawatha Avenue (to the west), establishing a transportation corridor. Because of the surrounding undeveloped land and due to the rail line's provision of service to any company that would build in the immediate area, industrial development along the corridor was spurred in the 1870s.² Minneapolis Harvester Works (ca. 1873) was one of the earliest companies to set up on the Hiawatha corridor. It was specifically located near E. 28th Street and Minnehaha Avenue and its success through the 1880s set a precedent for others in the corridor.³ The establishment of a major railroad maintenance and repair facility just north of the intersection of Hiawatha and Lake Street in the early 1880s, also boosted industrial investment in the Hiawatha Corridor, slowly pushing the corridor south.⁴

One of the first companies to venture south of Lake Street was the Minneapolis Glass Company in 1884 in the 3500-block of Hiawatha Avenue. The D.A. Martin Elevator Company (renamed J. N. Clark Elevator) was located between the 33rd and 34th Streets by 1892.⁵ Into the 1910s, additional grain companies, including Cargill added more elevators to the corridor between the 3400 and 4100 blocks of Hiawatha. "The once remote area [was hence converted] into a densely built industrial corridor dominated by towering grain elevators."⁶

Yet the flour milling industry was not the only industry seeking a presence in this valuable area. In 1902 the Minneapolis Steel and Machinery Company reactivated the former Minneapolis Harvester Works site, covering two blocks south of the railroad's maintenance facility. Foundries, such as the American Ball Company at 3104 Snelling Avenue (1915, absorbed by later additions) and the Modern Foundry at 3161 Hiawatha Avenue (1920, extant) appeared. Lumber and fuel yard businesses were also attracted due to their need for large land parcels and rail spurs.⁷ It is not surprising that wood product and millwork companies would follow and too play a role.

Hiawatha Community Works Strategic Development Framework, Minneapolis, Hennepin County," 2009, prepared by Landscape Research, LLC, for Hennepin County Community Works, 7.

² "Hiawatha Grain Corridor Industry Historic District," 5.

³ "Hiawatha Grain Corridor Industry Historic District," 6.

⁴ "Hiawatha Grain Corridor Industry Historic District," 5.

⁵ "Hiawatha Grain Corridor Industry Historic District," 9.

⁶ "Hiawatha Grain Corridor Industry Historic District," 10.

⁷ Zellie and Lucas, pp. 17-21.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT SHEET**

Property name 4041 Hiawatha Avenue

NPS Project Number _____

Property address 4041 Hiawatha Avenue, Minneapolis, MN

Minneapolis – Millwork / Sash and Door Industry Context

The Minneapolis millwork industry – plants that manufactured wood products such as blinds, sashes, doors, shingles, mouldings, stairs and even cabinetry grew out of the city’s booming lumber industry. The lumber industry began with the erection of the military’s sawmill at Saint Anthony Falls (described above). According to Marion Shutter’s History of Minneapolis, from that point forward until June 1921 when the Webster Lumber Company closed the last Minneapolis sawmill, scores of sawmills were built on both sides of the river and nearly every log cut in Northern Minnesota could be floated directly to the Saint Anthony. Minneapolis became the epicenter of the industry and in 1900 had an output of over 501 million feet sawed, valued over \$12 million – the largest in the United States.⁸ The availability of massive amounts of lumber, as well as the increased demand for finished wood products resulted in the city in fact becoming the leading producer of sashes, doors and other millwork in the country by 1910.⁹

Orrin Rogers is acknowledged as pioneering the sash and door industry in Minneapolis, having set up an exclusive factory for such in Saint Anthony on the west side of Hennepin Island in 1855. This establishment ran for only several years before closing and the property sold to a paper concern. The first sash and door factory built on the west side of the river was that which became Smith & Parker’s, constructed in 1857. Although this factory burned in 1876, the firm reorganized as Smith & Wyman and ultimately purchased and expanded existing buildings instead on the east bank at Eighth and Second Avenue, Southeast (extant); co-owner Alden H. Smith’s (d. 1906) substantial wealth is credited to the success of this sash and door firm. Isaac Atwater, in his The History of the City of Minneapolis confirms that the Smith & Wyman factory along with that of Jesse Copeland’s (est. 1865 and later known as Johnson & Hurd) on the west bank in the heart of the city (at Third Avenue, South and S. Third Street) as the oldest sash and door factories in the city in 1893. The success of the sash and door industry appears to have waxed and waned depending on supply and demand. Atwater, for instance, describes the years 1880-85 as very prosperous years for the sash, door and blind industry due to “high prices and large profit,” attributing such to an increased population in the Northwestern states, the Canadian province of Manitoba, as well as in Minneapolis. Atwater states that at the height of that period, twenty factories, large and small were in operation; “Minneapolis had more machinery engaged in the manufacture of sash, door and blinds than any other city on the continent.”¹⁰ It was during this period, too, that the Wholesale Sash Door and Blind

⁸ Marion Daniel Shutter, History of Minneapolis: Gateway to the Northwest, Vol. 1. (S. J. Clark Publishing Company, 1932), 327.

⁹ *Minneapolis Journal*, January 4, 1910; see also “Buildings-Minneapolis-Island Sash and Door Factory,” Vertical Files, Special Collections, Hennepin County Public Library, Minneapolis.

¹⁰ Isaac Atwater, The History of the City of Minneapolis, Vol. 2, 643.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT SHEET**

Property name 4041 Hiawatha Avenue

NPS Project Number _____

Property address 4041 Hiawatha Avenue, Minneapolis, MN

Manufacturers Association of the Northwest was established by manufacturers of the white pine lumber in Minnesota, Wisconsin and Michigan; this organization standardized millwork, establishing grading rules for quality, and set prices, thereby assuring builders and architects of the product they received.¹¹ Perhaps this contributed to the net result in Minneapolis, in which the supply of sash and door concerns soon outstripped demand resulting in an oversaturation. By 1893, only twelve such concerns remained. Yet, by 1910, the number had returned to twenty-two (as listed in the city directory under 'sash, door and blind manufacturers'), and included Smith & Wyman, and Bardwell-Robinson Co., both of which had survived the late-1890s industry decline. Several other nineteenth-century firms had remained too, but converted to acting solely as jobbers, including the Minneapolis Sash & Door Company and Fulton, Libbey & Co.¹²

The number of concerns continued to increase during the teens. By 1919, the total 'sash, door and screen manufacturers' as noted in the city directory had risen again to twenty-eight, and for the first time, included the Lake Street Sash and Door Company.¹³

Research indicates that the Lake Street Sash and Door Company was the first, and soon a significant and longstanding millwork industry player along the Hiawatha transportation corridor.

Lake Street Sash & Door Company

Founded by Helmar Knudsen (1881-1970), the Lake Street Sash and Door Company was organized in 1916-17 (reports of both years are provided as the year of organization in various articles).¹⁴ Two years later, the firm is listed in the city directory as having established its business at 3016 4th Avenue South, within the vicinity of several other sash and door concerns, including the Carr-Cullen Company (branch office) and Whitney Window Corp. (both at 132 E. Lake Street) and Smith Sash & Door at 112 E. Lake Street. However, this location seems to have been intended only as a temporary space, as Knudsen had his eyes on the railroad and likely the economic boost it would mean for his business. That same year, the firm applied for a building permit and henceforth redeveloped the former Northwestern Fuel Yard property for its first

¹¹ Brent Hull, *Historic Millwork: A Guide to Restoring and Recreating Doors, Windows, and Moldings of the Late-Nineteenth Through Mid-Twentieth Centuries*, (John Wiley & Sons: New York, 2003), 92. *Universal Design Book*, (Shattock & McKay, Publishers: Chicago. 1908).

¹² Minneapolis City Directory, 1910, pp. 2058-9.

¹³ Minneapolis City Directory, 1919, 2165.

¹⁴ "\$300,000 Factory Ready in 2 Weeks," *Minneapolis Journal*, October 2, 1926; "Sash Firm Will Close its Doors," *Minneapolis Star*, April 17, 1964. Knudsen's lifespan found in Zellie and Lucas, 22.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT SHEET**

Property name 4041 Hiawatha Avenue

NPS Project Number _____

Property address 4041 Hiawatha Avenue, Minneapolis, MN

factory at 3121-47 Hiawatha Avenue, north of the current Hiawatha location and in proximity to the railroad's maintenance and repair shop.¹⁵ An analysis of the city directories and locations of other sash and door companies during this time shows that although Westlund-Westerberg Lumber Company (est. 1912 and which also dealt in sash and doors) had its business at 2713 E. Lake Street, its location was east of Minnehaha, and hence, Knudsen's firm was the first sash and door manufacturer to establish itself in a purpose-built factory within direct proximity to the rails in the expanding Hiawatha transportation corridor.¹⁶

Almost immediately, Lake Street Sash and Door experienced increasing sales and in late 1922, Knudsen petitioned city council to construct a factory *and* to pile lumber further south upon Block 34 on the vacant lots between E. 40th and E. 41st streets, the railway and Hiawatha Avenue.¹⁷ Permission was ultimately granted. The *Minneapolis Journal* exclaimed on October 2, 1926, "\$300,000 Factory Ready in 2 Weeks." The announcement of the firms' new factory building (what would be known as Factory 2) included a promise of completion by October 15th with the additional employment of 100 men. The article indicated that the firm had recently increased its capitalization from \$100,000 to \$500,000 in order to accomplish the expansion program. Additionally, the firm would maintain operations at its original factory (Factory 1) with 75 employees. Construction of the new factory included construction of the firm's associated enclosed Lumber Shed. The importance of a lumber shed for retail dealers and related manufacturers was high at this time due to stiff competition and the need to avoid losses; recent advancements in the design also helped secure the lumber from the elements, while providing proper ventilation.¹⁸ A few short months after the firm's initial announcement, local newspapers reported yet another Lake Street Sash and Door Company expansion at the new site. This \$6,000 expansion comprised the construction of the Warehouse, which would be built as a one-story structure, but with "plans [calling] for another story later on."¹⁹ This second story would be completed just a year later. The goal, said T.T. Alness, secretary of the company, was to increase not only square footage, but also employment --to 140 individuals by end of year. At the time, Lake Street Sash and Door was utilizing the 4001-4041 Hiawatha location as its wholesale plant, offices and warehouse, with its retail location at the original factory further north.

¹⁵ Zellie and Lucas, 21; see also Minneapolis Building Permits B135228 and B140995.

¹⁶ *The Timberman*, Vol. 14 (M. Freeman Publications, April, 1913), 39; Minneapolis City Directory, 1919, 2165. Interestingly, Westlund-Westerberg eventually moved to 3105 Hiawatha by the late-1950s (or earlier); see *Popular Science*, September, 1959:276.

¹⁷ *Proceedings of the City Council of the City of Minneapolis*, Vol. 48, November 1922:536.

¹⁸ See Robert Y. Kerr, *Retail Lumber Sheds and Sales Equipment*, (American Lumberman, Chicago, 1917); see also Met L. Saley, *The Book of Lumber Shed Construction, For Retail Lumber Yards, Etc., Also Lime Houses, Coal Sheds, Sash and Door Rooms, Offices and Shed and Yard Conveniences*, (American Lumberman: Chicago, 1909). In 1920, in fact, the lumber trade association and organ, *American Lumberman* sponsored a design competition for the most efficient lumber shed.

¹⁹ "Expansion Planned by Sash Company," *Minneapolis Journal*, April 12, 1927.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT SHEET**

Property name 4041 Hiawatha Avenue

NPS Project Number _____

Property address 4041 Hiawatha Avenue, Minneapolis, MN

Building department records indicate that the firm continued to utilize Factory 1 until 1931 when E. E. Bach Millwork moved into the space.²⁰ (Factory 1 was subsequently destroyed by fire in 1948.²¹)

Despite vacating its original factory, Lake Street Sash and Door Company weathered the Depression at its second location at 4001-4041 Hiawatha, even expanding sales beyond Minneapolis. For example, the firm is credited as furnishing the door and millwork associated with the construction of the municipal hospital in Spencer, Iowa in 1938; it also furnished the millwork for the Reedsville post office in Wisconsin that same year.²² The company's physical expansion of the Warehouse, which received a second story, as well as the prominent Moderne corner façade in 1947 evidences continuing success in post-World War II.

In fact, according to newspaper accounts, the 1950s were the firm's "peak years," when it averaged \$3 million annually.²³ The firm's 1952 catalog indicates a variety of sash, door, blind and other millwork items including: entrance frames with pilasters and trim, a number of paneled entrance door styles, double-hung window units, inclusive of their balances, overhead garage doors, louvers, and decorative window blinds. The firm, too, sold stock interior trim, mouldings, as well as select interior wood furnishings such as stairways/stairwork, mantels, vanity cabinets, and kitchen cabinets. "Hi-Grade" indicates the company trademark at that time, with the catalog exclaiming the plant "is completely electrified and is equipped with the latest and most modern high-speed machines...producing the finest product of finished millwork available."²⁴ Despite the success in the 1950s, Lake Street Sash and Door Company closed its doors in 1964 due to a shrinking list of regular customers, especially among small contractors.²⁵

Sash and Door Company Competitors

Examination of other the Minneapolis sash and door manufacturers already described, indicate that Lake Street Sash and Door Company complex stands out as an intact, purpose-built sash and door plant in South Minneapolis. The former Smith & Wyman complex (one of the earliest such firms in the city), although extant and utilized by the Electric Machinery Company today,

²⁰ Minneapolis Building Permit 227980.

²¹ Minneapolis Inspector of Buildings Permit Index Card # 1 for 3121-47 Hiawatha.

²² "Forty-two Firms Furnished Work and Materials," *The News-Herald, Spencer, Iowa*, February 8, 1938; and "Government Seeks to Recover Payment Bond," *The Wisconsin State Journal*, December 30, 1938.

²³ "Sash Firm Will Close Its Doors," *Minneapolis Star Tribune*, April 17, 1964. No company records or other sources have yet been located to verify these numbers.

²⁴ *Millwork Price List*, (Lake Street Sash and Door Company: Minneapolis, MN, 1952).

²⁵ "Sash Firm Will Close Its Doors," *Minneapolis Star Tribune*, April 17, 1964.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT SHEET**

Property name 4041 Hiawatha Avenue

NPS Project Number _____

Property address 4041 Hiawatha Avenue, Minneapolis, MN

was an acquisition property by the prior sash and door firm, and furthermore is located in East Minneapolis. Bardwell-Robinson Company's factory at 24th and 1st avenues, also in Northeast has been razed or replaced by modern structures. Additionally, Lake Street Sash & Door Company's longtime competitor, Carr-Cullen (est. 1866 and which continued into at least the 1960s) had its factory production complex in Northeast Minneapolis, too. This has since replaced in 2007 (or earlier) by new Graco Co. headquarters.²⁶

In a review of National Register-listed sash and door factories in Minneapolis two have been designated. Both are located within the Saint Anthony Falls Historic District. They are the Island Sash and Door Company (1893) and Roman Alexander Sash and Door (1908) on Nicollet Island. The Island Sash and Door Company however only survived sixteen years (although the single building is extant today as a hotel), and is therefore not representative of the continuing 20th-century sash and door industry of which Lake Street Sash and Door was a major part. The Roman Alexander factory building has been razed to establish a park.²⁷

Conclusion

The Lake Street Sash & Door Company Complex thus continues to distinguish itself as an intact and purpose-built early-mid-20th-century sash and door complex, inclusive of factory, warehouse and lumber shed within the historically significant Hiawatha transportation corridor of South Minneapolis.

²⁶ Hennepin County Property Information Database; and Google Maps.

²⁷ Saint Anthony Falls National Register Historic District Nomination, listed 1971; see also "Buildings-Minneapolis-Island Sash and Door Factory," Vertical Files, Special Collections, Hennepin County Public Library, Minneapolis.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT SHEET**

Property name 4041 Hiawatha Avenue

NPS Project Number _____

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**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT SHEET**

Property name 4041 Hiawatha Avenue

NPS Project Number _____

Property address 4041 Hiawatha Avenue, Minneapolis, MN

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**Lake Street Sash and Door Company Complex,
4001-4041 Hiawatha Avenue
Minneapolis, MN 55406**

A multiple-building complex comprised of:

- 1) Warehouse @ 4001 Hiawatha Avenue;
and
- 2) Factory 2, includes Boiler Room and 3) Lumber Shed,
both @ 4041 Hiawatha Avenue

MAP, showing location

(Entire Complex Proposed for Individual Listing in National Register)



1013

E. 40TH ST.

ST.

HISTORIC MAP # 1

(Sanborn Map, updated to 1930)

Showing location and historic components

Lake Street Sash & Door Company Complex
4001-4041 Hiawatha Avenue
Minneapolis, MN 55406

ENTIRE COMPLEX PROPOSED FOR
INDIVIDUAL LISTING



541542VOL5

Warehouse (1927)
1928 expansion

Boiler Room (1926)

LAKE STREET SASH & DOOR CO. FACTORY (1925-28)

Lumber Shed expansion ca. 1900

H H BERGE LUMBER CO
LUMBER

Dr. Kline 1924-28 (razed)

E. 41ST

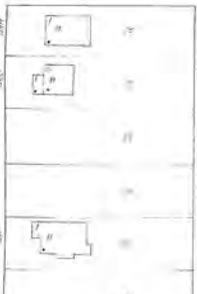
ST.

1014

012

AV. S.

23RD



ARTHUR McGUIRE
GRain Elevator M^o
CHUCK - GILBERT
Sash, door company
Manufactured by F. W. Gilchrist & Co.
No. 1000 1014 Ave. S. Minneapolis, Minn.

35

33

32

DICHT

HIAWATHA

AV.

AV.

AV.

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AV.

1013

4001 Hiawatha Avenue
(under separate ownership; not part of the HPCA Part 1)

ST.

HISTORIC MAP # 2
(Sanborn Map, updated to 1930)

Showing location and historic components
of 4041 Hiawatha which is applying for an
HPCA Part 1

Lake Street Sash & Door Company Complex
4001-4041 Hiawatha Avenue
Minneapolis, MN 55406



4041 Hiawatha Avenue
bounds of the complex applicable to
the HPCA Part 1

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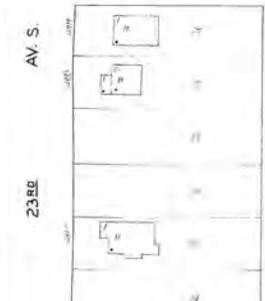
AV

012

E. 41ST

ST.

1014



ARTHUR McGUIRE
GRain Elevator M^o
CHUCK - GILBERT
Sash Door Company
MANUFACTURED BY T. GILBERT
1925-28

41



HISTORIC PHOTO # 1: Lake Street Sash and Door Company Complex
View SE towards corner of 40th and Hiawatha. (Left to right) Warehouse, Factory 2 and Lumber Shed
ca. late-1920s
(credit: Minnesota Historical Society)



HISTORIC PHOTO # 2: Lake Street Sash and Door Company Complex
View SE towards corner of 40th and Hiawatha. (Left to right) Warehouse, Factory 2 and Lumber Shed
1945
(Elevator M, ca. 1930, evident now in background)
(credit: Minnesota Historical Society)



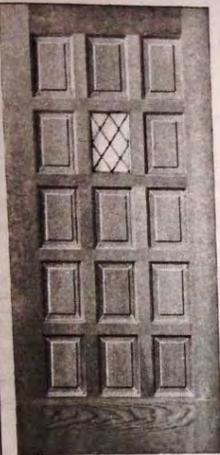
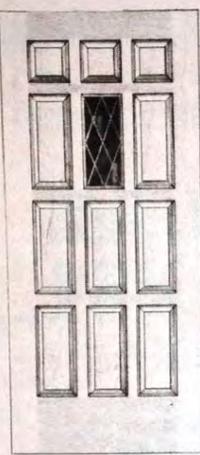
HISTORIC PHOTO # 3: Lake Street Sash and Door Company Complex
View SE towards corner of 40th and Hiawatha. (Left to right) Warehouse, Factory 2 and Lumber Shed
1950
Second story addition and Moderne façade evident on Warehouse
(credit: Minnesota Historical Society)



HISTORIC PHOTO # 4: Lake Street Sash and Door Company Complex
View NE towards Lumber Shed from across corner of 41st and Hiawatha.
1950
(credit: Minnesota Historical Society)

LAKE STREET SASH & DOOR CO.
LAKE STREET SASH & DOOR CO.
49

Exterior Doors

L-524

L-527

L-524	Unsel. Birch or Red Oak	Pine
2-8 x 6-8 x 1-3/4	\$ 54.80	\$ 42.00
3-0 x 6-8 x 1-3/4	57.70	34.40*
3-0 x 7-0 x 1-3/4	61.00	44.35

Solid Sticking 2 Sides -- Raised Panels 2 Sides
Glazed Leaded Glass

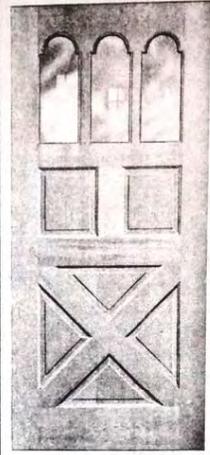
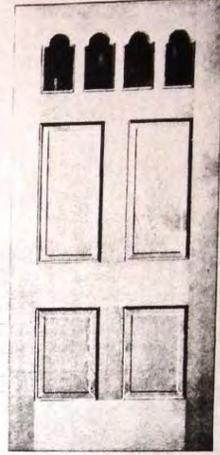
L-527	Unsel. Birch or Red Oak	Pine
2-8 x 6-8 x 1-3/4	\$ 54.80	\$ 42.00
3-0 x 6-8 x 1-3/4	57.70	34.40*
3-0 x 7-0 x 1-3/4	61.00	44.35

Solid Sticking 2 Sides -- Raised Panels 2 Sides
Glazed Leaded Glass

* Stock Items

Manufacturers of Hi-Grade Millwork

Exterior Doors

L-528

L-529

L-528	Unsel. Birch or Red Oak	Pine
2-8 x 6-8 x 1-3/4	\$ 78.65	\$ 64.60
3-0 x 6-8 x 1-3/4	81.60	66.70
3-0 x 7-0 x 1-3/4	83.75	70.60

Solid Sticking 2 Sides -- Raised Panels 2 Sides.
Glazed Double Strength Glass.

L-529	Unsel. Birch or Red Oak	Pine
2-8 x 6-8 x 1-3/4	\$ 68.65	\$ 54.60
3-0 x 6-8 x 1-3/4	71.60	56.70
3-0 x 7-0 x 1-3/4	73.75	60.60

Solid Sticking 2 Sides -- Raised Panels 2 Sides.
Glazed Double Strength Glass.

* Stock Items

Complete Stock — Prompt Shipment

HISTORIC PHOTO # 5: Exterior Doors, Extract from *Millwork Price List*, Lake Street Sash and Door Company

1952

(credit: Minnesota Historical Society)

Lake Street Sash and Door Company Complex,
4001-4041 Hiawatha Avenue
Minneapolis, MN 55406

A multiple-building complex comprised of:

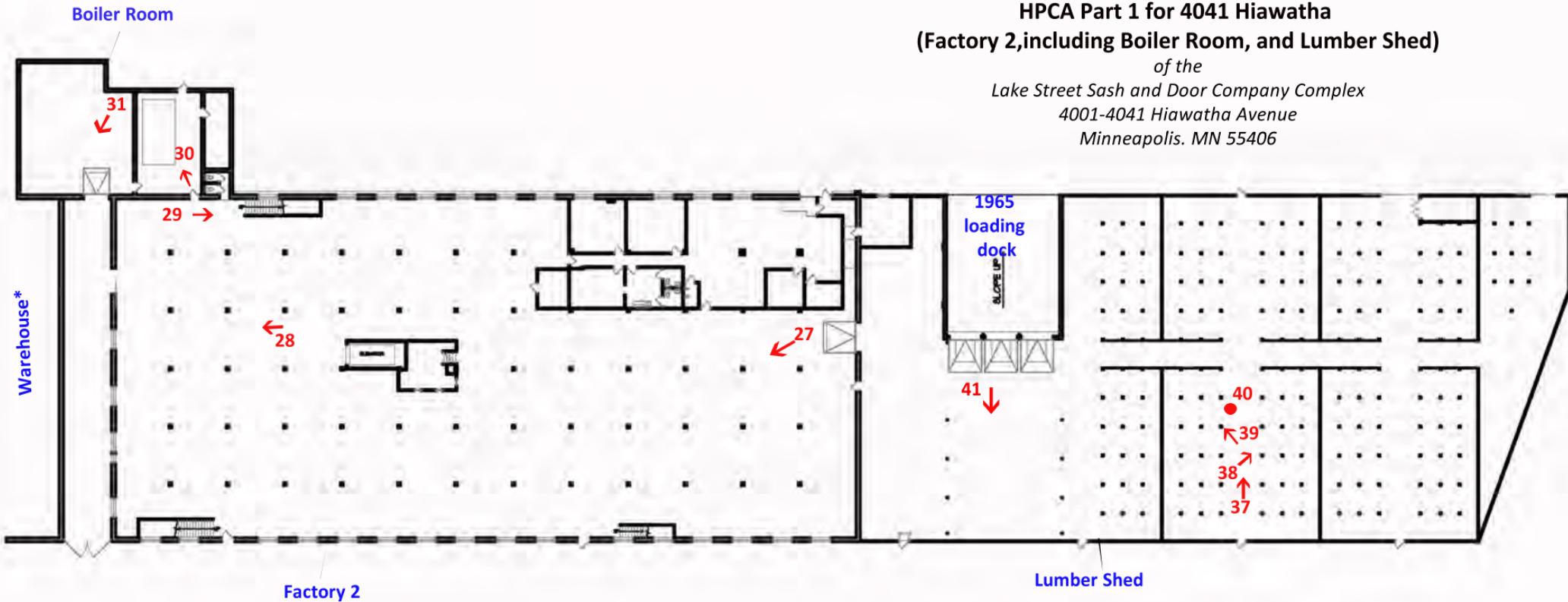
- 1) Warehouse @ 4001 Hiawatha Avenue;
and
- 2) Factory 2, includes Boiler Room and 3) Lumber Shed,
both @ 4041 Hiawatha Avenue

PART 1 PHOTO KEY - EXTERIOR



PHOTO KEY - FIRST FLOOR
HPCA Part 1 for 4041 Hiawatha
(Factory 2, including Boiler Room, and Lumber Shed)

of the
Lake Street Sash and Door Company Complex
4001-4041 Hiawatha Avenue
Minneapolis, MN 55406



Floor Plan
Scale: 1"=50'-0"



*The Warehouse is under separate ownership and although is proposed as part of the National Register listing is not part of the HPCA Part 1 application



1. View SE from 41st + Hiawatha. (L to R) Warehouse, Factory 2, Lumber Shed



2. View NE from Hiawatha to west
elevation of Warehouse

NPS HPCA Part 1 Photos for 4041 Hiawatha of the
Lake Street Sash and Door Company Complex
4001-4041 Hiawatha, Minneapolis MN

Photos dated, 12/14
MHA

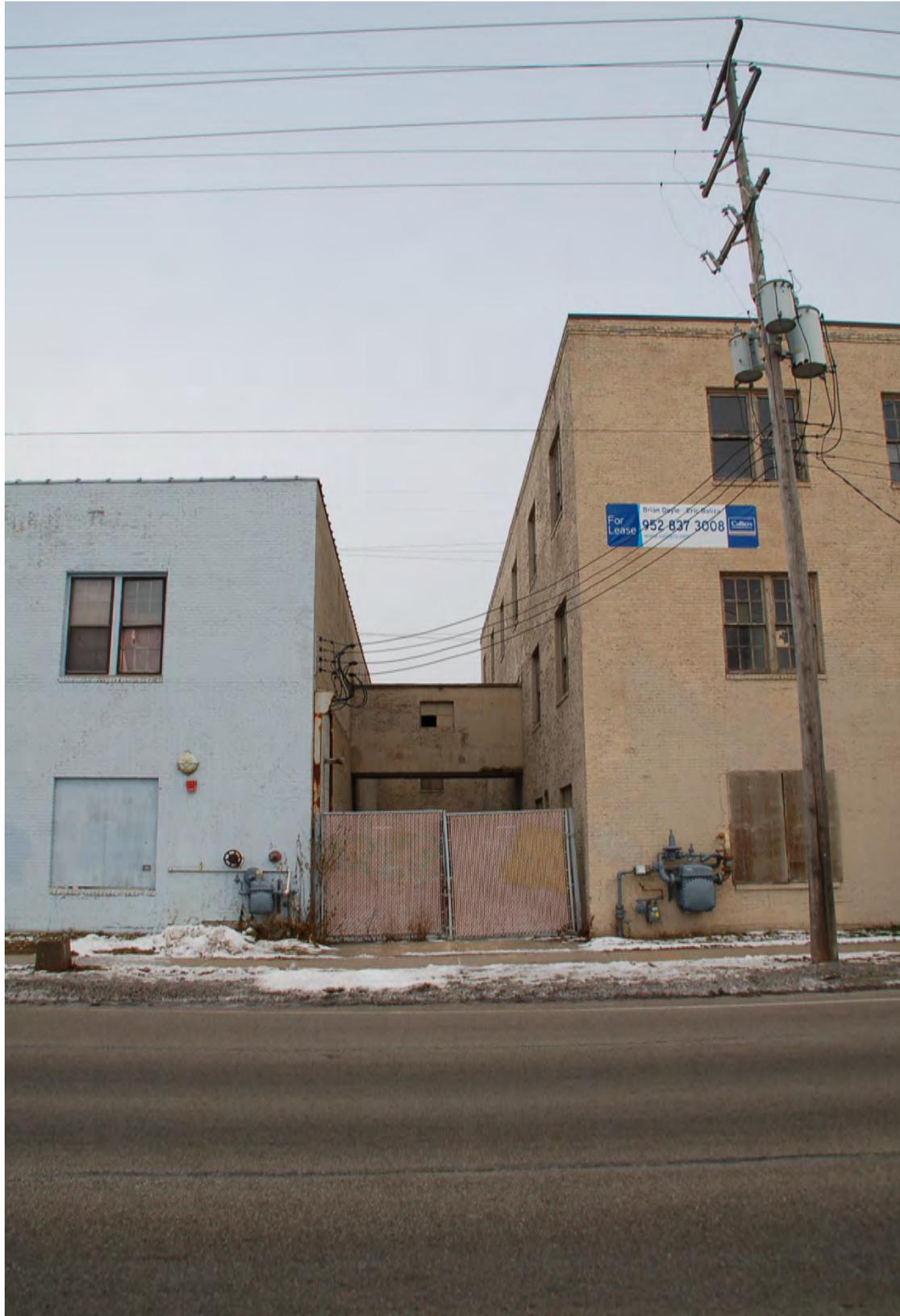


3. View SE from Hiawatha to north and west elevations of Factory 2



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4. View east to court and pedestrian bridge
between Warehouse (L) and Factory (R). Boiler
Room beyond



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to historic building development



5. West elevation Factory 2, north end



6. West elevation, center portion, Factory 2

NPS HPCA Part 1 Photos for 4041 Hiawatha of the
Lake Street Sash and Door Company Complex
4001-4041 Hiawatha, Minneapolis MN

Photos dated, 12/14
MHA



7. West elevation, center portion, Factory 2



8. West elevation, center portion, Factory 2



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9. West elevation, south end of Factory 2, Lumber Shed at far right



10. View NE to west and south elevations of Factory 2, Lumber Shed at far



11. Detail of historic wood window on
west elevation of Factory 2



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12. View NE up Hiawatha from across 40th. Lumber Shed at rt; Factory 2 and Warehouse beyond



13. South elevation of Lumber Shed,
view north from Hiawatha and 40th



14. South and east elevations of Lumber Shed, view west from 40th



15. East elevation of Lumber Shed,
view SW from adjacent to railroad
tracks



16. View south along railroad tracks showing context at rear of complex; Lumber Shed at right



17. East elevation of Lumber Shed and
Factory 2 juncture. Non-historic load-
ing dock and storefronts.



18. East elevation, south end of Factory 2,
view west



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19. East elevation of Factory 2, view SW;
concrete loading platform visible



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20. View to north elevation of Boiler Room
and tank; east elevation of Factory 2 at left



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21. Detail of Moderne facade of Warehouse, view NW at 41st and Hiawatha



22. North elevation and corner facade
of Warehouse, view south



23. North elevation of Warehouse, view SW from east end



24. North elevation of Warehouse,
view south showing loading sheds at
left



25. East elevation of Warehouse, view west from railroad tracks



26. View SW from railroad tracks to-
wards Factory 2 and Lumber Shed



27. Factory 2, first floor, looking north from south end (typical)



28. Factory 2, looking north from
north end (typical)



29. Factory 2, stair to second floor (typical)



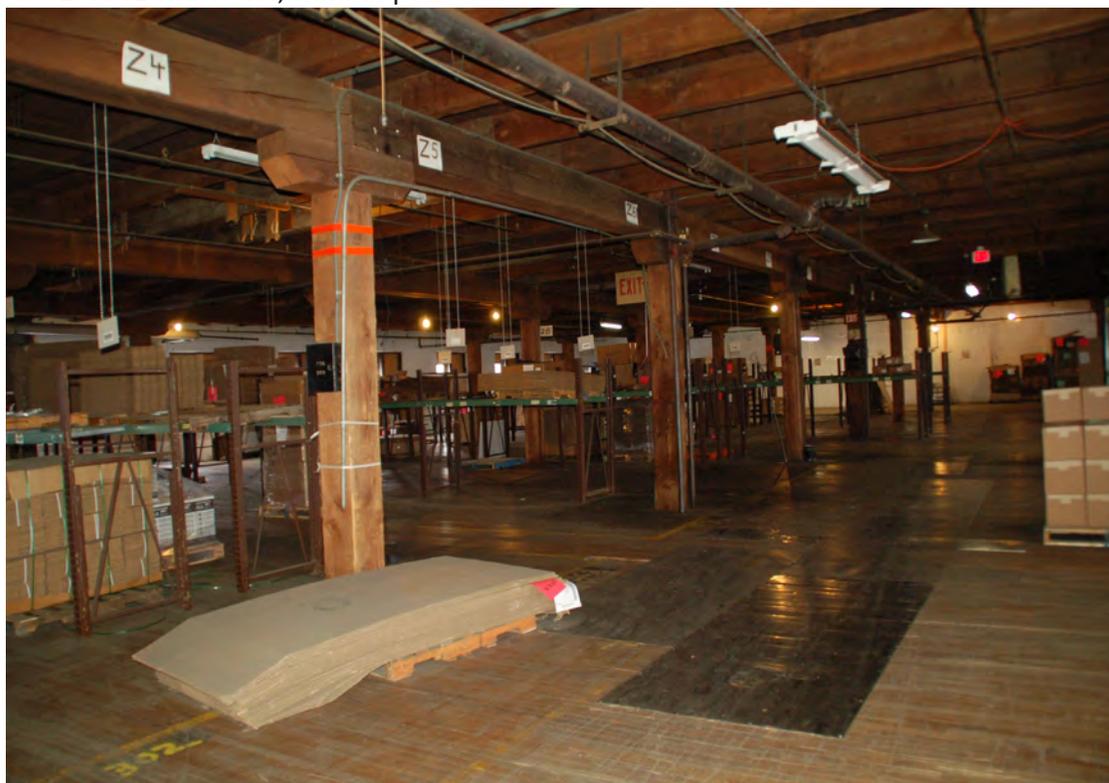
30. Factory 2, Boiler Room (center portion)



31. Factory 2, Boiler Room (north portion)



32. Factory 2, upper floor (typical)



33. Factory 2, upper floor (typical)



34. Factory 2, upper floor (typical)



35. Factory 2, wood column detail (typical)





36. Factory 2, detail of typical wood window on west elevation





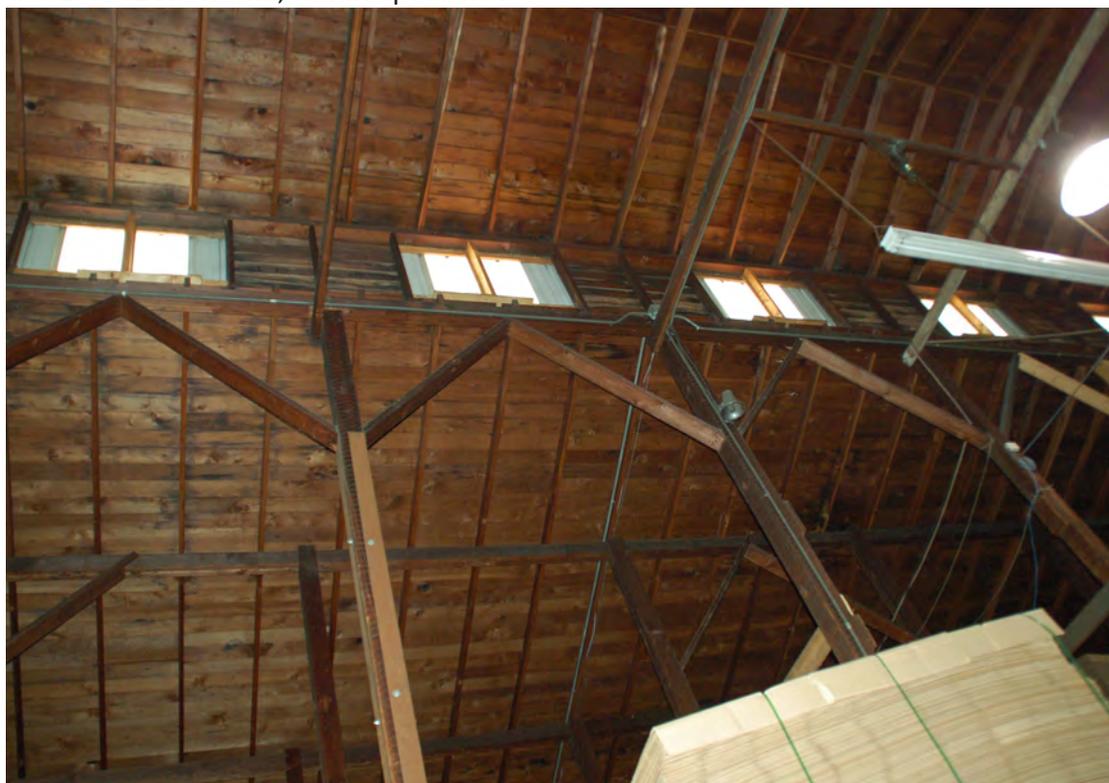
37. Lumber Shed (first floor), view east in
one of the center "alleys"



38. Lumber Shed, view SE in same alley
showing second level bins



39. Lumber Shed, view NE in same alley
showing second level bins



40. Lumber Shed, view up to monitor (typical)



41. Lumber Shed, view of steel bracing
in area altered to accommodate cmu
loading dock

1013

4001 Hiawatha Avenue
(under separate ownership; not part of the HPCA Part 1)

ST.

HISTORIC MAP # 2
(Sanborn Map, updated to 1930)

Showing location and historic components
of 4041 Hiawatha which is applying for an
HPCA Part 1

Lake Street Sash & Door Company Complex
4001-4041 Hiawatha Avenue
Minneapolis, MN 55406



4041 Hiawatha Avenue
bounds of the complex applicable to
the HPCA Part 1

33

DICHT

32

AV

Boif wide

37' 3" wide

30' 0" wide

012

E. 41ST

ST.

1014

