

## CPED STAFF REPORT

Prepared for the Heritage Preservation Commission  
HPC Agenda Item #2  
September 29, 2015  
BZH-28772

### HERITAGE PRESERVATION APPLICATION SUMMARY

*Property Location:* 729 & 753 Washington Avenue North and 425 ½ 8th Avenue North  
*Project Name:* 729 & 753 Washington Avenue Redevelopment  
*Prepared By:* Becca Farrar-Hughes, Senior Planner, (612) 673-2639  
*Applicant:* Greco, LLC, Attn: Josh Brandsted  
*Project Contact:* Preservation Design Works, Attn: Meghan Elliott  
*Ward:* 3  
*Neighborhood:* North Loop Neighborhood Association  
*Request:* To construct a new mixed-use structure.  
*Required Applications:*

<b>Certificate of Appropriateness</b>	To construct a new 10 floor (11-story), mixed-use structure that includes 139 dwelling units, nearly 10,000 square feet of ground level commercial space occupied by two tenants, a coffee shop and restaurant, and a total of 281 off-street parking stalls on the vacant properties located at 729 & 753 Washington Avenue North and 425 ½ 8th Avenue North.
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### HISTORIC PROPERTY INFORMATION

<b>Current Name</b>	N/A
<b>Historic Name</b>	N/A
<b>Historic Address</b>	N/A
<b>Original Construction Date</b>	N/A
<b>Original Architect</b>	N/A
<b>Original Builder</b>	N/A
<b>Original Engineer</b>	N/A
<b>Historic Use</b>	Warehouse, barn, shed
<b>Current Use</b>	Surface parking
<b>Proposed Use</b>	Mixed use residential building with ground level commercial

<b>Date Application Deemed Complete</b>	August 20, 2015	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	October 19, 2015	<b>End of 120-Day Decision Period</b>	Not applicable

**CLASSIFICATION**

<b>Local Historic District</b>	Warehouse Historic District
<b>Period of Significance</b>	1865 – 1930
<b>Criteria of Significance</b>	<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>
<b>Date of Local Designation</b>	1978
<b>Date of National Register Listing</b>	1989
<b>Applicable Design Guidelines</b>	<u>Minneapolis Warehouse District Design Guidelines</u> (2010 )

**SUMMARY**

**BACKGROUND.** The subject properties are non-contributing sites that are located in the Minneapolis Warehouse Historic District, specifically in the Twentieth Century Warehouse character area. The Twentieth Century Warehouse Area represents the later history of the district when width of the buildings grew up to half a city block and their heights were typically between four and ten stories tall. The proposal is subject to the Minneapolis Warehouse Historic District Design Guidelines which were adopted by the City Council in 2010.

The property is currently covered in pavement and is being used for surface parking. Historically, building permit/property records indicate that a warehouse, barn and sheds were located on the subject properties.

**APPLICANT’S PROPOSAL.** Preservation Design Works, on behalf of Greco, proposes to construct a new 10 floor (11-story), mixed-use structure that includes 139 dwelling units, nearly 10,000 square feet of ground level commercial space occupied by two tenants, a coffee shop and restaurant, and a total of 281 off-street parking stalls on the vacant properties located at 729 & 753 Washington Avenue North and 425 ½ 8th Avenue North. Combined, the lot area of the site is 49,935 square feet. The proposed building would have a footprint of 33,199 square feet and would have a gross floor area of approximately 181,059 square feet. The building would be ten floors (approximately 122 feet, 9 inches) in height or 11 stories tall. Access to the site would be via two curb cuts from Washington Avenue North. There is no dedicated public alley on the block. Cross access easements would need to be secured at the rear of the site prior to building permit issuance.

The building is generally rectangular at the base, transitioning to an L-shaped building with a top story that is recessed at the corners of the building. The primary façade along Washington Avenue North has a subtle bookend massing with east and west ends projecting slightly in front of the central portion of the building. Parking is proposed below grade and on the first through fourth levels located above-grade towards the rear of the building. The applicant is also proposing four at grade parking spaces that are awkwardly oriented under the building adjacent to the internal driveway off of Washington Avenue North.

The building would have a flat roof with mechanical systems and an elevator overrun. These mechanical units would be screened but are proposed to be composed of fiber cement based material. The residential areas of the building would be served by heat pumps located within each unit; therefore, no magic-paks are proposed. On a portion of the roof at the fifth floor of the building the roof would be used as an active space with outdoor amenities including a pool, pergola and landscaping.

The primary exterior material on the proposed building would be masonry with limited uses of wood and metal at the balconies and canopies. The base and the middle of the eastern bookend of the building is clad in reddish brick, with the rest of the building clad in buff brick. A darker red brick is proposed for the top floor of the building. The rear or southwest elevation of the building would be a larger format masonry material matching the buff brick on the primary facade. The rear elevation, with recesses, murals, black painted steel detailing, and windows, would have a similar rhythm to the other façades.

Recessed balconies and the roof decks would have aluminum railings with woven wire mesh infill. Interior balcony walls would have horizontally oriented cedar board cladding. On the top floor of the building, canopies would be incorporated.

Windows throughout the building would be inset the width of one brick and would be four-by-four divided light with black aluminum frames. The upper eight lights of each window would form an operable awning window.

An exterior galvanized metal fire stair would be incorporated into the rear façade of the building. It is a modern interpretation of the exterior steel fire stairs common throughout the district.

The southwest and northwest facades would incorporate public art to be commissioned from local artists. The art would be incorporated into the established rhythm of the building facades replacing some windows. Smooth finished architectural masonry units would be used at these locations, and the public art would be painted directly onto that surface.

Rectangular fabric awnings are proposed to be incorporated at all windows associated with the proposed commercial spaces on the first level.

A courtyard area would extend the full depth of the lot and would include outdoor seating for the restaurant, plantings and a free-standing pergola on the southeast side of the building. A public pathway would be incorporated into the courtyard allowing mid-block access from the Washington Avenue North public right-of-way to the rear of the site.

No signage is proposed at this time.

**RELATED APPROVALS.** Not applicable.

**PUBLIC COMMENTS.** No official correspondence has been received from the North Loop Neighborhood Association prior to the printing of this report. An email from a neighborhood resident has been attached. Any additional correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

## ANALYSIS

### CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow a new 10 floor (11-story) mixed use building based on the following findings:

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

The proposed mixed use building is compatible with and supports the criteria of significance and period of significance for the Warehouse Historic District. The proposed placement of the building would reinforce the strong building presence along Washington Avenue North and the building design (base-middle-top configuration, exterior materials, and fenestration design) would be compatible with the surrounding buildings and the *Minneapolis Warehouse Historic District Design Guidelines*.

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

The proposed mixed use building is compatible with and supports the exterior designation of the Warehouse Historic District. The proposed placement, massing, scale, fenestration, materials and architectural details of the building would be compatible with other buildings in the surrounding area. In addition, the building design would be compatible with the *Minneapolis Warehouse Historic District Design Guidelines*.

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

Both the City of Minneapolis Heritage Preservation Regulations and the National Register of Historic Places identify integrity as the authenticity of historic properties and recognize seven aspects that define a property's integrity: location, design, setting, materials, workmanship, feeling, and association.

The proposed mixed use development is compatible with and would ensure continued integrity of the Warehouse Historic District for which the districts were designated based on the evidence below.

**Location:** The proposed project would not impair the historic district's integrity of location, as the applicant is not proposing to change the location of any contributing resources.

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

**Setting:** The proposed mixed use building would replace a surface parking lot with a 10 floor or 11-story building, which would have a positive impact on the setting of the area. The placement of the building would reinforce, contribute to and improve the strong building presence along Washington Avenue North and the massing and scale of the building would be compatible with other buildings in the surrounding area.

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

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

**Feeling:** Any new construction in a historic district would have an impact on the integrity of feeling. New construction would inevitably stand out as modern and different from the historic surroundings, though it is also important that new construction not create a false sense of history. In the case of the proposed mixed use development, the placement of the building would reinforce and

strengthen the district's context and character along Washington Avenue North and the massing, scale and materiality of the building would be compatible with other buildings in the surrounding area.

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

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

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

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

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

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

**Street Wall - Building Placement on Site:**

*Requirement:*

- 3.1. The building shall be built to the property line adjacent to the public right-of-way (zero setback). A maximum setback of five feet is allowed for recessed entryways.

*Other Considerations:*

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

**Staff Comment:**

Much of the building would be built up to the front property line along Washington Avenue North except for the central portion of the building which is recessed approximately 4.9 feet. There are three entryways as well which are recessed. The entrance to the lobby of the residential building is located within the central portion of the building that is recessed; the entrance is 4.9 feet from the property line. The two entryways to the two tenant spaces are recessed 3 feet from the property line.

The applicant is proposing to incorporate a side courtyard area that extends the full depth of the lot and would include outdoor seating for the restaurant, plantings and a free-standing pergola on the southeast side of the building. A public pathway would be incorporated into the courtyard allowing mid-block access from the Washington Avenue public right-of-way to the rear of the site.

**Access Points - Pedestrian Interface:**

*Requirement:*

- 3.7. Buildings shall be oriented such that principal facades and entrances face public streets.
- 3.8. Primary building entrances shall be located along commercial or mixed streets.

**Staff Comment:**

The principal façade and the main entryways to the building face Washington Avenue North.

**Access Points - Vehicular Interface & Parking:**

*Requirement:*

- 3.11. Vehicular access to a site shall be obtained using existing alleys.
- 3.12. New vehicular access to a site shall not be made from commercial or mixed streets.
- 3.13. Parking shall be located below grade or to the rear of the buildings.
- 3.14. Off-street parking shall not be located along a principal facade or between the building and the right-of-way.
- 3.15. Opportunities for shared parking and vehicular access shall be explored to the greatest extent possible.

**Staff Comment:**

There are no existing alleys on the entire block. There are currently five curb cuts to the subject site. The applicant proposes to reduce the number of curb cuts to two off of Washington Avenue North, which is a commercial street. As previously mentioned, parking is proposed below grade and on the first through fourth levels located above-grade towards the rear of the building. The applicant is also proposing four at grade parking spaces that are awkwardly oriented under the building adjacent to the internal driveway off of Washington Avenue North. Cross access easements would need to be secured at the rear of the site prior to building permit issuance.

**Access Points - Loading Areas:**

*Requirement:*

- 3.17. Loading areas shall be located to the rear of the property, accessed through alleys or by freight streets.

**Staff Comment:**

The designated loading area would be located at the rear of the building. There is no dedicated public alley. Cross access easements would need to be secured at the rear of the site prior to building permit issuance.

**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 building is generally rectangular at the base, transitioning to an L-shaped building with a top story that is recessed at the corners of the building.

**Scale:**

*Requirement:*

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

*Advisory:*

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

**Staff Comment:**

The building would be 10 floors or 11-stories (approximately 122 feet, 9 inches) in height with a footprint of roughly one quarter of a block. The height of the first floor would be approximately 21 feet, 4 inches (it includes a mezzanine level at the interior/rear of the building). The upper floors vary between 10 feet, 8 inches and 11 feet, 8 inches tall. The building heights in the area are varied with 3 to 7 stories present in the immediate vicinity (as well as some taller building elements up to 11 stories in height) and buildings up to 10-stories tall in the broader vicinity.

**Rhythm:**

*Requirement:*

- 3.28. Building facades shall display a defined base, top and middle portions, differentiated by variations in architectural treatment, materials or details. An appropriate façade composition of base, middle and top is:

Base: The portion from grade level to the top of the first floor or to the top of the second floor if the second floor is designed as a mezzanine

Top: The portion above the window of the upper most floor to the top of the parapet

Middle: The portion between the base and the top

- 3.29. Deeply modulated vertical or horizontal articulation shall not be allowed.
- 3.30. Fenestration shall be grouped into vertical bays.

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

*Advisory:*

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

**Staff Comment:**

The building has a distinguished base, middle and top. The proposed building exhibits a tripartite composition, where the base is differentiated from the middle by the inclusion of fabric awnings, taller windows, and public uses, while the top is differentiated through the use of a different color of brick cladding. Vertical bays of windows located at each façade give the building an overall vertical orientation. The building has a flat roof. All roof top mechanical units are centrally located on the roof and recessed appropriately from the sides of the building. All mechanical units are proposed on the roof and would be screened. However, the applicant has proposed the screening to be a fiber cement material which is not an appropriate material. Staff will condition that all mechanical screening and roof top elements be composed of metal materials. A portion of the 5<sup>th</sup> floor roof incorporates outdoor amenity space including landscaping, and a wood pergola – which is also recessed from the edges of the building and not visible from Washington Avenue North.

**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:**

Vertical bays of windows are located at each façade and give the building an overall vertical orientation. The windows are inset the width of one brick from the face of the building wall. The windows are commercial style four-by-four divided light with black painted aluminum sash and frame. The first floor and the total façade comply with the required fenestration requirements. No louvers or vents are proposed on the street facing facades.

**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:*

- 3.48. Commercial style divided light and contemporary interpretations of this style 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:**

Windows throughout the building would be inset the width of one brick and would be four-by-four divided light with black aluminum frames. The upper eight lights of each window would form an operable awning window. All of the glass will be clear glass.

**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:**

As previously mentioned, the central portion of the building is recessed approximately 4.9 feet. There are three entrance points to the building off of Washington Avenue North. The main entryway to the lobby and leasing office is approximately 6 feet deep and eight feet wide. The entryway is rectangular in shape. The side windows on the central portion of the building near the principal entrance to the residential lobby are decorative and fritted in nature.

**Fenestration – Balconies:**

*Requirement:*

- 3.57. Balconies shall maintain the entryway and window fenestration patterns of the building.
- 3.58. Projecting balconies on secondary facades shall be set back one structural bay from the primary (street facing) facade(s).

*Advisory:*

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

*Other Considerations:*

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

**Staff Comment:**

There are fully recessed balconies on the front façade of the building facing Washington Avenue North as well as on the secondary elevations of the building. The placement of the balconies maintains the window pattern of the building. The balcony railings are proposed to be aluminum railings with wire mesh infill. The interior balcony walls would have horizontally-oriented rough sawn stained cedar board cladding.

### **Fenestration - Canopies & Awnings:**

#### *Requirement:*

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

#### *Advisory:*

- 3.67. Metal canopies, compatible with the industrial heritage of the area are considered appropriate.
- 3.68. Solid fabric awnings associated with first floor entryways or windows and above or below transom windows are appropriate.

### **Staff Comment:**

Fabric awnings are proposed to be incorporated at all windows associated with the proposed commercial spaces on the first level of the building. The awnings would be rectangular to match the form of the window openings. Further, a metal canopy that is internally lit extends to the property line at the first level and is proposed where the central portion of the building is recessed. Although the district guidelines do not prohibit the illumination of the canopy, the sign guidelines do not allow for any type of illumination. Given this juxtaposition, CPED is recommending that the canopy lighting be internal or downcast and not allowed to illuminate from the top of the canopy.

Upper level metal canopy structures are incorporated into the roof top terrace areas on the top floor of the structure. A ground level decorative metal pergola and a wood pergola on the 5<sup>th</sup> floor amenity deck are also incorporated into the design. Details of these elements were not provided in the submittal. Staff will recommend that the final design be subject to staff review and approval.

### **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 primary exterior material on the proposed building would be masonry with limited uses of wood and metal at the balconies and canopy elements. The base and the middle of the eastern bookend of the building is clad in reddish brick, with the rest of the building clad in buff brick. A darker red brick is proposed for the top floor of the building. Staff's position is that given the length of the building wall and the overall height of the structure, it is appropriate to allow two primary colors of materials. The top floor of the building is a third color but it helps to define the top of the building as required in the design guidelines. The sides and back of the building are similar to the front of the building. The rear or southwest elevation of the building would be a larger format masonry material matching the buff brick on the primary facade. The rear elevation, with recesses, murals, black painted steel detailing, and windows, would have a similar rhythm to the other façades.

**Architectural Details:**

*Advisory:*

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

**Staff Comment:**

The fabric and metal canopy elements, as well as the fritted windows on the front facade are intended to create architectural interest on the front façade of the building.

5. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

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

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
6. *The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.*

The proposed development would conform to all applicable regulations of this preservation ordinance and would be consistent with the following policies of the comprehensive plan:

**Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.**

- 8.1.2 Require new construction in historic districts to be compatible with the historic fabric.
7. *Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.*

Not applicable. The property is currently utilized as a surface parking lot.

Before approving a Certificate of Appropriateness, and based upon the evidence presented in each application submitted, the Commission shall make findings that alterations are proposed in a manner that demonstrates that the Applicant has made adequate consideration of the following documents and regulations:

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

The applicant has demonstrated adequate consideration for the description and statement of significance in the original nomination upon which the Warehouse Historic District was based. The proposed development would be compatible with the *Minneapolis Warehouse Historic District Design Guidelines*.

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

This development would require land use approvals, including site plan review.

10. *The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.*

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

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

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

The proposed mixed-use development is compatible with and would ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for the Warehouse Historic District. The proposed placement of the building would reinforce, contribute to and improve the strong building presence along Washington Avenue North and the building design would be compatible with the surrounding buildings and the *Minneapolis Warehouse Historic District Design Guidelines*.

12. *Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.*

The spirit and intent of the City of Minneapolis' Heritage Preservation Regulations is to preserve historically significant buildings, structures, sites, objects, districts, and cultural landscapes of the community while permitting appropriate changes to be made to these properties. Granting the certificate of appropriateness would be in keeping with the spirit and intent of the ordinance and would not negatively alter the essential character of the historic district.

13. *The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.*

Granting the certificate of appropriateness would not be injurious to the significance and integrity of other resources in the historic district. The proposed mixed use development would be compatible with the *Minneapolis Warehouse Historic District Design Guidelines*.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Preservation Design Works, on behalf of Greco, for the properties located at 729 & 753 Washington Avenue North and 425 ½ 8th Avenue North:

### A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow a new 10 floor (11-story) mixed use building, subject to the following conditions:

- I. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than September 29, 2017.

2. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.
3. Any future building signage must meet the applicable *Design Guidelines for On-Premise Signs and Awnings*.
4. All roof top mechanical elements shall be screened and clad in metal.
5. Staff shall review and approve the final design of the ground level decorative metal pergola as well as the wood pergola on the 5<sup>th</sup> floor amenity deck.
6. The front canopy lighting shall be internal or downcast and shall not be allowed to illuminate from the top of the canopy.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Historic District map
3. Plans
4. Correspondence

# PRESERVATION DESIGN WORKS, LLC

## MEMORANDUM

Date: July 2, 2015; *revised August 18, 2015*

To: Becca Farrar-Hughes  
City of Minneapolis - Community Planning and Economic Development,  
Development Services, Land Use Design & Preservation  
250 S. Fourth Street - Room 300  
Minneapolis, MN 55415

Regarding: Application for Certificate of Appropriateness  
729 + 753 Washington Avenue North  
729 Washington Avenue North, 753 Washington Avenue North  
Minneapolis, MN 55413

Written By: Laurel Fritz, Preservation Design Works (PVN), [fritz@pvnworks.com](mailto:fritz@pvnworks.com)  
Reviewed By: Meghan Elliott, Preservation Design Works, [elliott@pvnworks.com](mailto:elliott@pvnworks.com)  
(612)-843-4140

Greco Development, LLC is submitting this application for a Certificate of Appropriateness (COA) per Section 599.160 of the Minneapolis Code of Ordinances. The purpose of this letter is to provide a written statement of the required findings. In addition, the following items are also enclosed for your review and reference in considering of the application:

- 1) Application Worksheet
- 2) Property owner application authorization letters
- 3) Property owner cross easement authorization letter
- 4) Photos of the property
- 5) Scaled and dimensioned elevations, SEE ARCHITECTURAL DRAWINGS
- 6) Colored renderings, SEE ARCHITECTURAL DRAWINGS
- 7) Scaled and dimensioned floor plans SEE ARCHITECTURAL DRAWINGS
- 8) Scaled and dimensioned site plans, SEE CIVIL DRAWINGS
- 9) Context Shadow Studies, SEE ARCHITECTURAL DRAWINGS
- 10) Window Details, SEE CUT SHEET
- 11) Lighting Details, SEE CUT SHEET
- 12) ADDITIONAL DETAIL DRAWINGS, SEE ARCHITECTURAL DRAWINGS
- 13) Rear block material, SEE ARCHITECTURAL DRAWINGS + MATERIAL SAMPLE BOARD
- 14) Landscaping plan, SEE LANDSCAPE DRAWINGS
- 15) Existing Site Images, SEE ARCHITECTURAL DRAWINGS
- 16) Material sample board

## Statement of Proposed Use and Description of the Project

This application is for a Certificate of Appropriateness for a new Type-1 mixed-use apartment building to be located at 729 and 753 Washington Avenue North. The site is bordered by Washington Avenue North to the northeast, the property at 701 Washington Avenue North to the southeast, an alley to the southwest, and 8<sup>th</sup> Avenue North to the northwest. The proposed building would occupy both lots, replacing the surface parking lot that currently occupies the site. The site is located within the City of Minneapolis Warehouse District, specifically within the Twentieth Century Warehouse section of the District. Both 729 and 753 Washington are considered non-contributing properties to the district.

This written application follows a series of meetings that have taken place with Becca Farrar-Hughes during May and June 2015, and an informational presentation at the Heritage Preservation Commission hearing on June 9, 2015.

The scope of work associated with the project is described below.

- The project consists of a mixed-use apartment building with commercial occupancy (a prospective restaurant and coffee shop) at the first story and residential occupancy on the upper stories (139 units). The building is generally rectangular at the base, transitioning to an L-shaped middle section, with a single story at the top. The first floor is 21'-4" while the upper floors vary between 10'-8" and 11'-8." The primary façade along Washington Avenue north has a subtle bookend massing with east and west ends projecting slightly in front of the central portion of the building. Parking, located below grade and on the first through fourth levels, is located at the rear of the building.
- The building will have a flat roof. Limited mechanical systems and an elevator overrun will be located on the roof – these include small make-up air units serving the building's common spaces and a grease shaft that will serve the first floor restaurant. These mechanical units will not be visible from the public right-of-way, and will not significantly alter the massing of the building. The maximum proposed footprint for the make-up air units is 18' x 12'; the maximum proposed height for the unit is 16'. The residential areas of the building will be served by heat pumps located within each unit. At the five story portion of the building, the roof will be used as active space, incorporating a pool and plantings.
- Exterior building materials are primarily masonry, with limited uses of wood and metal at the balconies. The base and middle of the eastern "bookend" of the building is clad in reddish brick, with the rest of the building in buff brick. The tenth story of the building is consistent and continuous across the top with a darker red brick veneer. The change in materials serves to break up the mass of the building. The simple palette also matches the utilitarian nature of existing properties in the Minneapolis Warehouse District. The asymmetric arrangement of the primary brick colors is similar to the use-driven growth of surrounding warehouse buildings with additions, and avoids a formal appearance that is inappropriate for this historically industrial setting. The secondary southwest façade will be clad with a smooth finish architectural masonry unit. The color of the architectural masonry unit will match the buff brick located at the primary façades.

- Recessed balconies and roof decks will have aluminum railings with woven wire mesh infill. Interior balcony walls will have horizontally-oriented stained 8” cedar board cladding. At the top level, canopies will be incorporated at the balconies.
- Windows throughout the project will be four-by-four divided light with aluminum frames. The frames will be factory-finished with black paint. The upper eight lights of each window will form an operable awning window. Windows are set back from the façade by the width of one brick, which creates context-appropriate shadow lines.
- An exterior galvanized metal fire stair will be located at the rear façade. The stair will feature simple, industrial railings. The stair is a modern interpretation of the exterior steel fire stairs that are common throughout the Minneapolis Warehouse District.
- The southwest and northwest façades will incorporate public art, to be commissioned from local artists. The art will be incorporated into the established rhythm of the building façades, replacing some windows. Smooth finished architectural masonry units will be used at these locations, and the public art will be painted directly on the architectural masonry units.
- Fabric awnings will be incorporated at all windows associated with the proposed retail spaces on the first level. The awnings will be rectangular to match the form of the window openings.
- A courtyard area with outdoor seating, plantings, and a free standing pergola will be located to the southeast of the building. The patio will stretch the full length of the lot from Washington Avenue to the alley. A public path will be incorporated into the courtyard, allowing mid-block access from the Washington Avenue public right-of-way to the alley.
- The project will reduce the number of existing curb cuts from five to two. One curb cut is associated with entrance to a pass-through drop off area, which will be accessible from Washington Avenue near the center of the building; the pass-through will outlet at the alley side of the building. The second curb cut is located at the northwest side of the building and will provide access to the residential parking.

Signage will be submitted at a later date under a separate application.

## Specific Application Requirements – Written Statement

### Required Findings

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

This district is historically significant as an “area of early commercial growth fueled by access to markets and goods created by the expansion of the railroads during the development of the City of Minneapolis and as the city’s warehouse and wholesaling district.” The district is also architecturally significant for its “concentration of commercial buildings designed by the city’s leading architects.” The period of significance for this district is 1865-1930. The proposed new construction is compatible with and continues to support the criteria of significance and period of significance for which the historic district was designated and the nature of the construction is in keeping with the character and context of the district. No changes to existing buildings are associated with this project. Specifically, the base-middle-top configuration, exterior materials, and fenestration design were developed to reflect the character-defining features of the surrounding warehouse district buildings.

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

The City of Minneapolis Warehouse District is an exterior designation. The proposed new construction including the street wall, massing, scale, rhythm, fenestration, materials, and architectural details have been selected to be compatible with and support the exterior designation of the district.

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

The City of Minneapolis Warehouse District uses seven “key measures of design” to develop an understanding of the collective vocabulary of design within the district. In order to preserve the integrity of the district, the proposed new construction was designed with these key measures in mind.

**Street Wall:** The proposed building will be built to the front of the property line. The construction of this building, which will replace an existing surface parking lot, will repair an existing gap in the Washington Avenue street wall.

**Massing:** The proposed building is generally rectangular at the base, transitioning to an L-shaped middle section, with a single story at the top.

**Scale:** The proposed building is located within the Twentieth Century Warehouse portion of the district. The Twentieth Century Warehouse portion of the district is characterized by buildings of four to ten stories with a footprint of up to half a block. The proposed building is ten stories with a footprint of roughly one quarter of the block.

**Rhythm:** The proposed building exhibits a tripartite composition, where the base is differentiated from the middle by the inclusion of fabric awnings, taller windows, and public uses, while the top is differentiated through the use of a different color of brick cladding. Vertical bays of windows located at each façade give the building an overall vertical orientation. The building has a flat roof, which incorporates green space.

**Fenestration:** Vertical bays of windows located at each façade give the building an overall vertical orientation. Windows are set back the width of one brick from the face of the building wall. The windows are commercial style four-by-four divided light with painted aluminum sash and frame.

**Materials:** The northeast, northwest, and southeast façades will be clad with brick. The secondary southwest façade will be clad with a smooth finish architectural masonry unit. Window sash and frames will have a painted finish.

**Architectural Details:** Architectural details incorporated into the proposed building include a modern interpretation of an exposed steel fire stair at the secondary southwest façade and simple, utilitarian aluminum balcony railings.

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

The proposed new construction follows the Minneapolis Warehouse Historic District Design Guidelines, which were adopted by the Minneapolis Heritage Preservation Commission on March 2, 2010. Specifically, the project follows the Design Guidelines for New Buildings on Infill Sites, and the guidelines for the Twentieth Century Warehouse Area.

- (5) *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The proposed new construction is in keeping with The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. The two Standards that are most applicable are 9 & 10, which relate to new construction.

Standard 9:

"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

The proposed new construction meets Standard 9 because it does not destroy materials, features, or spatial relationships within the district. The new work will be differentiated from

the surrounding existing construction through its more modern cladding materials and simple architectural details. The building is compatible with the historic materials, features, size, scale and proportion, and massing typical of the historic district.

Standard 10:

“New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

The proposed new construction meets Standard 10 because it does not affect the form of any existing historic buildings and could be removed without impairing them or the overall historic district.

*(6) The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.*

Minneapolis Preservation Ordinance - The proposed scope of work will follow all applicable regulations of Title 23, Chapter 599 of the Minneapolis Code of Ordinances “Heritage Preservation.” The proposed scope of work is consistent with the Heritage Preservation Ordinance.

The proposed scope of work is also consistent with the goals of the Downtown East/North Loop Master Plan, which was adopted by the Minneapolis City Council in October 2003 and the North Loop Small Area Plan (and update to the Downtown East/North Loop Master Plan), which was adopted by the Minneapolis City Council on April 16, 2010. The objectives of these plans include:

- Promoting ground level retail. The building proposes two retail spaces at the ground level.
- Designing buildings to eliminate long stretches of blank, inactive buildings walls. The design proposes two retail spaces at the ground level; retail spaces will activate the building walls.
- Encourage tree planting. The design proposes plantings at the ground level patio area and at the roof.
- Redevelopment of existing surface parking lots. The project will replace what is currently a surface parking lot.

The proposed scope of work is also consistent with the goals of the Minneapolis Plan for Sustainable Growth, which was adopted by the Minneapolis City Council in 2007. Objectives of this plan met by the project include:

- Promoting collaborations among artists, the City, and other partners. The project proposed to incorporate public art into the design of the building façade at the parking ramp.
- Discouraging surface parking as a viable land use. The project will replace what is currently a surface parking lot.

## **Consideration of Documents and Regulations**

- (8) *The description and statement of significance in the original nomination upon which designation of the landmark was based.*

The proposed scope of work has been developed after consideration of the description and statement of significance in the “Minneapolis Warehouse District Designation Study,” which was prepared for the HPC by City of Minneapolis Community Planning & Economic Development Planning Division, on October 28, 2009. This is the original nomination upon which designation of the landmark was based.

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

According to Table 530-1, “Buildings and Uses Subject to Site Plan Review” of Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review, the proposed use the site **is** subject to Site Plan Review.

- (10) *The typology of treatments delineated in the Secretary of Interior’s Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic properties.*

The proposed new construction was designed after consideration of the Secretary of the Interior’s Standards for the Treatment of Historic Properties, as is discussed previously in Item # 5.

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

The proposed new construction will replace what is now a surface parking lot – a feature that does not support the significance or integrity of the historic district – with a contemporary and compatible mixed-use apartment building.

- (12) *Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.*

The proposed new construction will replace what is currently a surface parking lot – a feature decidedly uncharacteristic of the historic district – returning an active use to this stretch of Washington Avenue and filling in a gap in the existing street wall. This work is in keeping with the spirit and intent of the ordinance and will support the essential character of the historic district.

*(13) The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.*

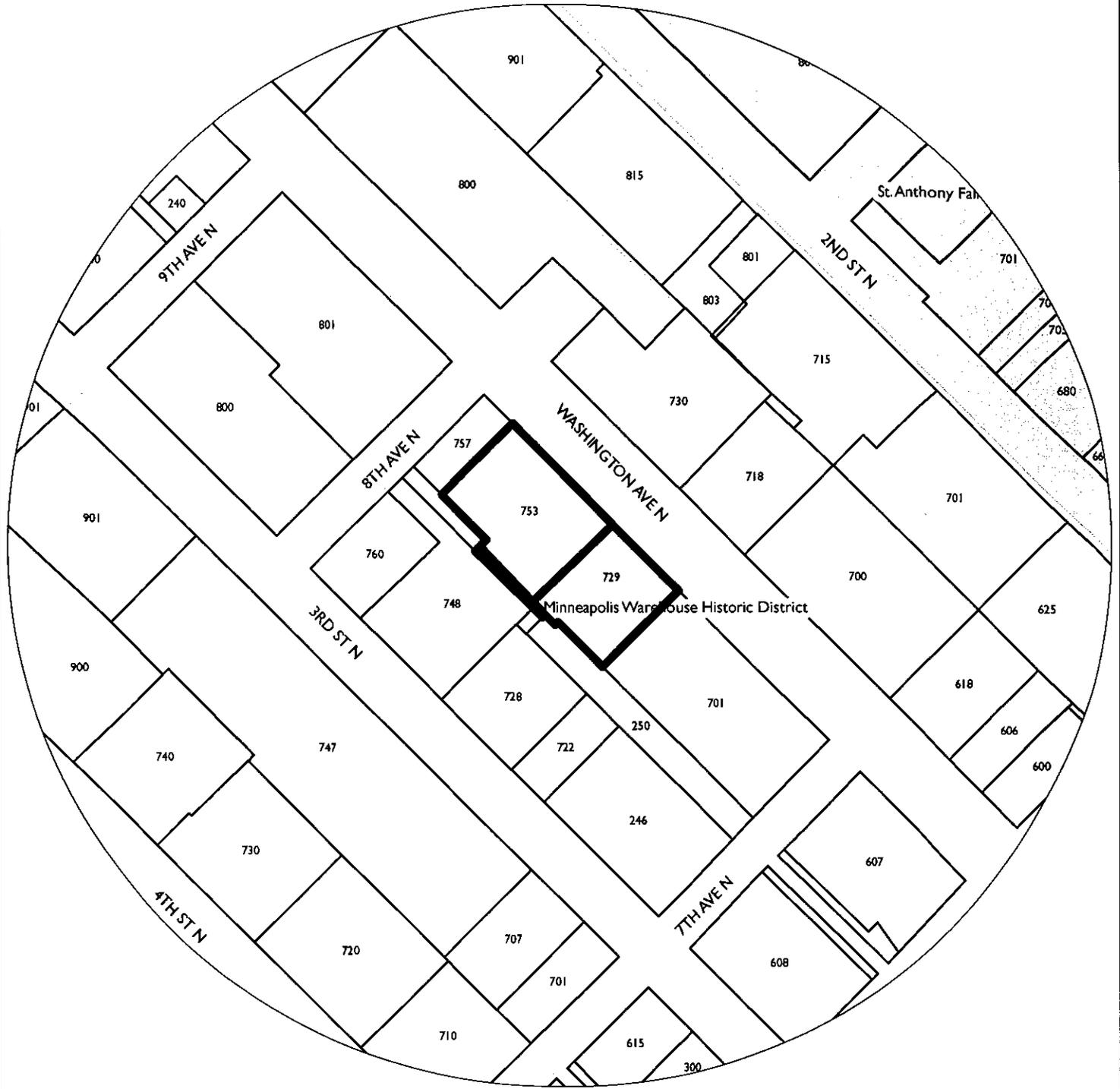
The new construction will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as it follows both the Minneapolis Warehouse District Design Guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties, is not physically connected to any existing historic resources, and could be removed without effecting any of the surrounding resources.

**Greco, LLC**

**3rd**

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

**729 & 753 Washington Avenue North and 425 1/2 8th Avenue North**

FILE NUMBER

**BZH-28772**





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I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.  
Signature: \_\_\_\_\_  
Typed or Printed Name: \_\_\_\_\_  
License # Date: \_\_\_\_\_

**NOT FOR CONSTRUCTION**

### Narrative

Greco Development and United Properties is working with ESG Architects to redevelop the 729 and 753 Washington Ave N sites in the North Loop neighborhood of Minneapolis. The 47,770 square foot site is currently covered entirely with surface parking.

A new Type I, 10-story mixed-use apartment building will transform the surface parking lots and activate the Washington Avenue corridor in what is currently a major gap in the street façade. A proposed restaurant and coffee shop will anchor both corners of the building with residential uses above. Curb cuts will be reduced from five to two. All parking is stacked to the rear and below the building, with active uses along Washington and wrapping each side of the building.

The design is sensitive to the Warehouse guidelines, yet modern in aesthetic. The primary material will be brick—one buff color, one deep red color, and a dark brick at the top. The back façade will be a larger format masonry material matching the buff brick. This back façade, with recesses, murals, black painted steel detailing, and windows, will have a similar rhythm to the other façades. The building will be animated and brought to an intimate scale by large divided lite windows, warm wood tones behind balcony openings, vibrant street awnings, and mural recesses.

HPC RESUBMITTAL  
8/19/2015

ORIGINAL ISSUE: 7/6/2015

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No.	Description	Date
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215508  
PROJECT NUMBER

ESG  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

KEY PLAN

729+753 Washington Ave N

PROJECT NARRATIVE

**T1.2**



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I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed ENGINEER under the laws of the State of Minnesota.

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8/19/2015

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No. Description Date

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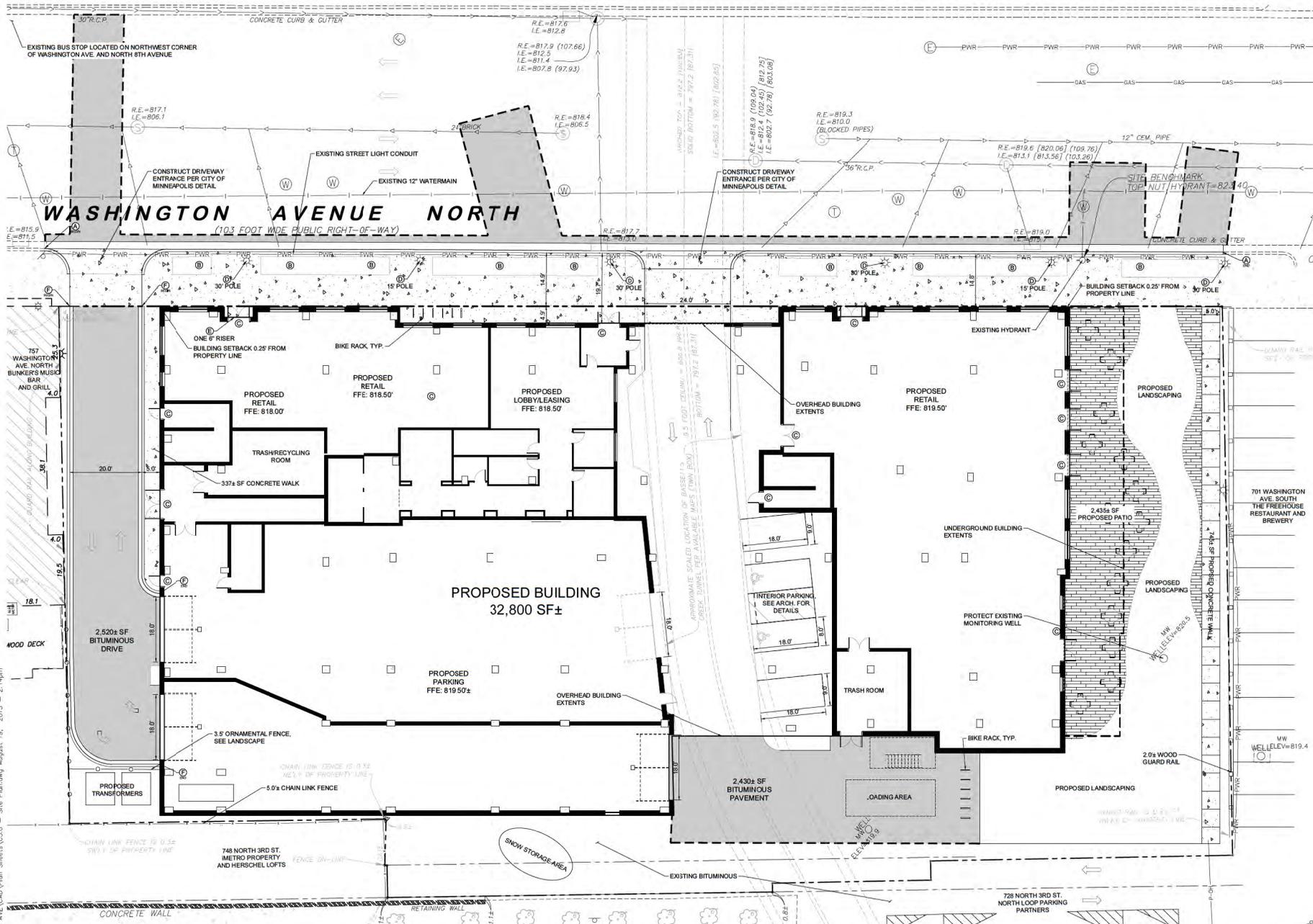
KEY PLAN



729+753 Washington Ave N

SITE PLAN

C3.0



SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKE FROM A SURVEY BY EGAN, FIELD & NOWAK, INC.
8. TOTAL LAND AREA IS 1.15 ACRES.
9. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
10. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

- BID.
- PROPERTY LINE
  - - - PROPOSED FENCE
  - FULL DEPTH SAWCUT
  - SETBACK LINE
  - RETAINING WALL
  - PROPOSED CURB AND GUTTER

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

KEYNOTE LEGEND

- B&24 CURB AND GUTTER
- BOULEVARD PLANTER
- BUILDING ENTRANCES
- EXISTING LIGHT POLE
- RISERS/STAIRS
- B&12 CURB AND GUTTER

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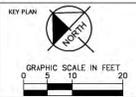
**Kimley-Horn**  
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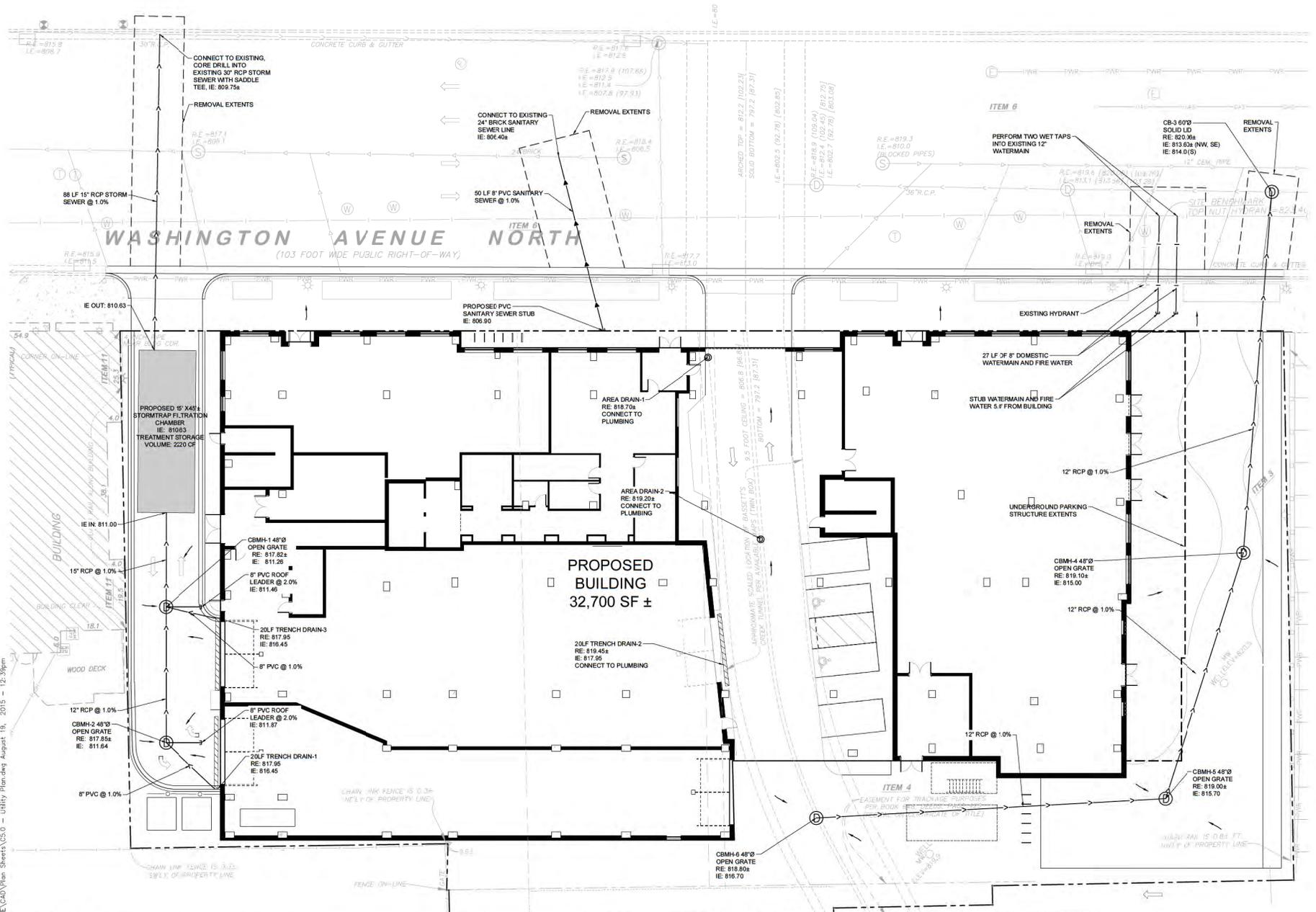
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729+753 Washington Ave N

UTILITY PLAN

**C5.0**



**UTILITY PLAN NOTES**

- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- SANITARY SEWER PIPE SHALL BE AS FOLLOWS:  
8" PVC SDRW PER ASTM D 3034, FOR PRESSURES LESS THAN 12" DEEP  
8" PVC SDR11 PER ASTM D 3034, FOR PRESSURES MORE THAN 12" DEEP  
8" PVC SCHEDULE 40 DUCTILE IRON PIPE PER ANWWA C150
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
- ALL UTILITIES SHOULD BE KEPT TEN (10) FEET (PARALLEL) OR WHEN CROSSING BY VERTICAL CLEARANCE, OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7" COVER ON ALL WATERLINES.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SIX (6) INCHES ABOVE THE OTHER LINE. AT LEAST 18 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 90).
- ALL CONCRETE FOR ENCASUREMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH AT 3000 P.S.I.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF MINNEAPOLIS WITH RESPECT TO MATERIALS AND
- INSTALLATION OF THE WATER AND SEWER LINES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR
- INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- BACKFLOW DEVICES (DCCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING REF. ARCH PLANS.
- ALL ON-SITE WATER MAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
- ALL WATER MAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

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KEY PLAN

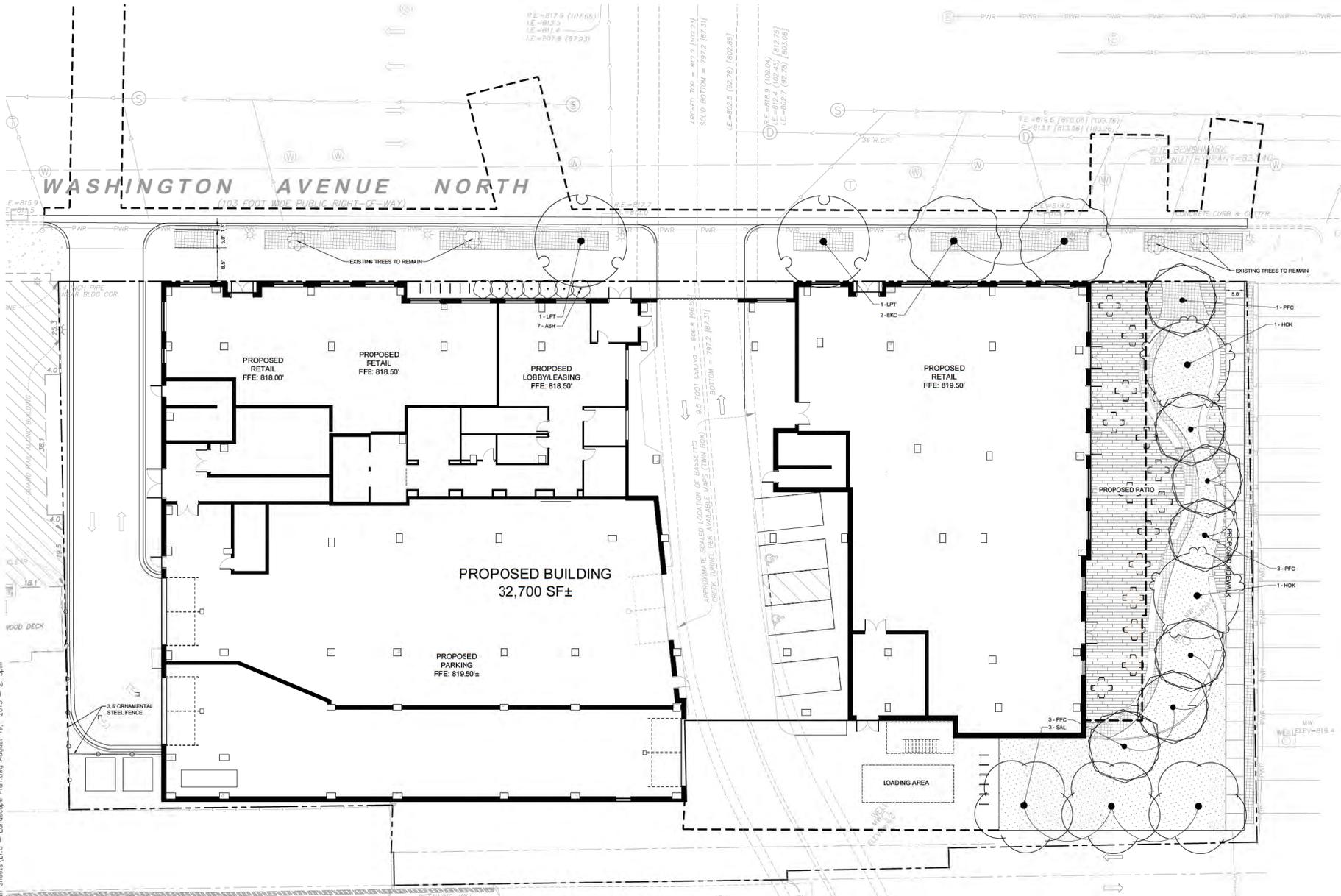


GRAPHIC SCALE IN FEET  
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729+753 Washington Ave N

LANDSCAPE PLAN

L1.0



LANDSCAPE SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CM.
ERC	2	DYWIDAGUS BUCKA ESPRESSO	ESPRESSO KENTUCKY COFFEETREE	9.8.8	2.5' CAL.
HOK	2	QUERCUS X MACDONALDI CLEMENS	HERITAGE OAK	9.8.8	2.5' CAL.
LPT	2	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	9.8.8	2.5' CAL.
PFC	7	MALUS X PRUNIFERA	PRUNIFERA CRATAEGUS	9.8.8	2.5' CAL.
SAL	3	TELA AMERICANA 'MCKENSTRY'	SENTRY AMERICAN LINDEN	9.8.8	2.5' CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
ASH		HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE SMOOTH HYDRANGEA		
		PERENNIALS (LITTLE BLUESTEM, CONFLOWER, DAYLIES, BLACK EYED SUSAN)			
		BOG			

LANDSCAPE NOTES

- ALL TURF AREAS TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE DURING AND AFTER INSTALLATION.
- LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY, SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR SELECTED SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- INSTALL LAWN SOO. PER SPECIFICATIONS, CONSISTING PRIMARILY OF POA PRATENSIS (KENTUCKY BLUEGRASS), IN AREAS SHOWN ON PLAN.
- ALL PLANTING AREAS SHALL HAVE IRRIGATION.
- COORDINATE ALL PLANTINGS WITH IRRIGATION CONTRACTOR. PROTECT ALL IRRIGATION SYSTEM COMPONENTS DURING PLANTING.
- INSTALL 1/2" x 4" STEEL EDDER (BLACK) STAKED AT 4' O.C. ANYWHERE SOO ADJUS PER PERENNIAL BEDS.

K:\TWC\DEV\ESG\729 WASHINGTON AVE\CAD\Plan\_Sheets\L1.0 - Landscape Plan.dwg August 19, 2015 - 2:15pm



ehessnerston graham architects  
500 Washington Avenue South  
Minneapolis, Minnesota 55415  
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License # 506 \_\_\_\_\_

**Kimley»Horn**

2500 UNIVERSITY AVE. WEST, SUITE 230N  
ST. PAUL, MINNESOTA 55114  
TEL. NO. (612) 645-4197

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CONSTRUCTION**

**HPC RESUBMITTAL  
8/19/2015**

ORIGINAL ISSUE: 7/6/2015

REVISIONS  
No. Description Date

160573008  
PROJECT NUMBER



GRAPHIC SCALE IN FEET  
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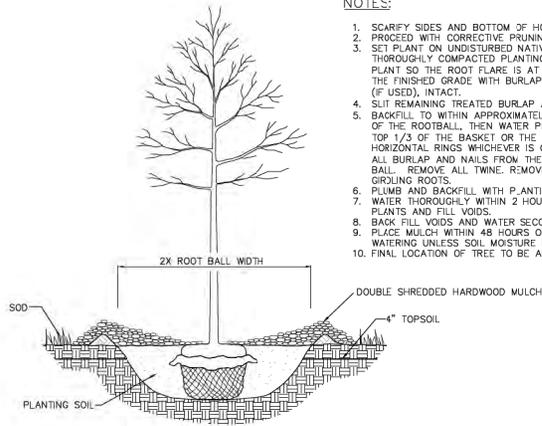
729+753 Washington Ave N

LANDSCAPE DETAILS

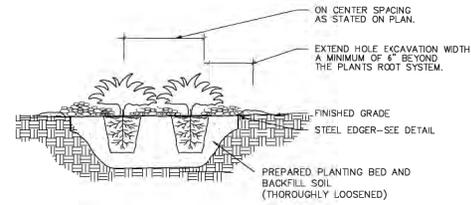
**L1.1**

**NOTES:**

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM CIRCLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



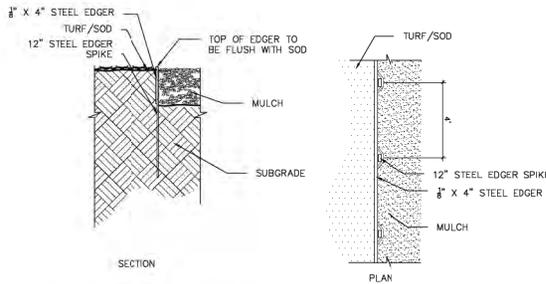
**1 TREE PLANTING DETAIL**



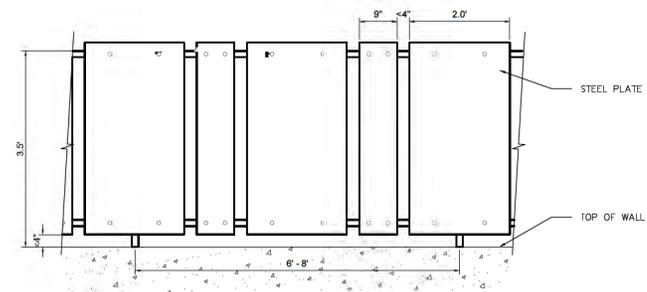
**NOTES:**

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM CIRCLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

**2 SHRUB PLANTING DETAIL**



**3 LANDSCAPE EDGER DETAIL**



**4 FENCE DETAIL**

729+753  
Washington Ave N  
Minneapolis, MN

greco  
BUILDING FORWARD

ON THE PROPERTIES

esg

elness swenson graham architects  
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8/19/2015

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KEY PLAN

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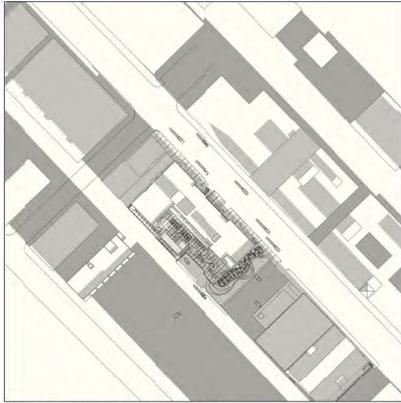
EXISTING CONTEXT SITE  
IMAGES

A0.1





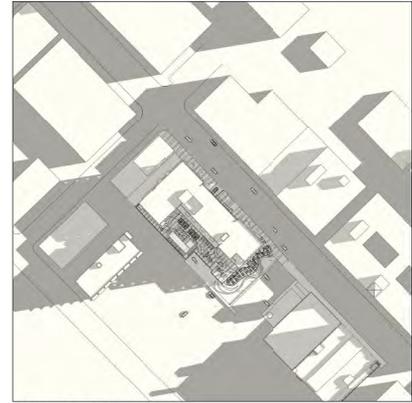




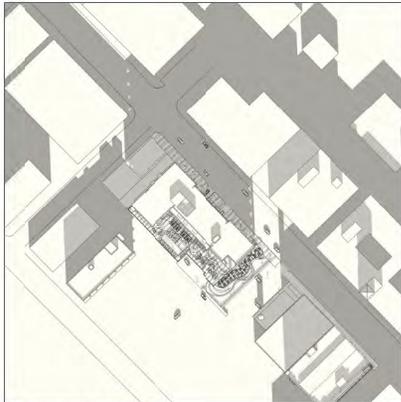
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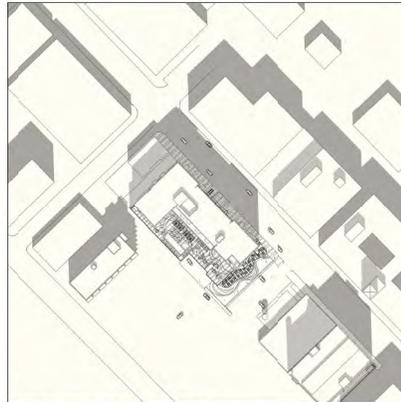
MARCH / SEPTEMBER MORNING 8AM



JUNE MORNING 7AM



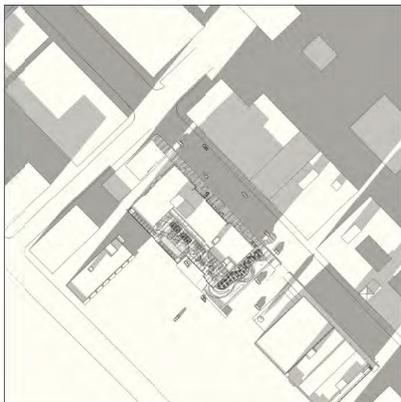
DECEMBER NOON



MARCH / SEPTEMBER NOON



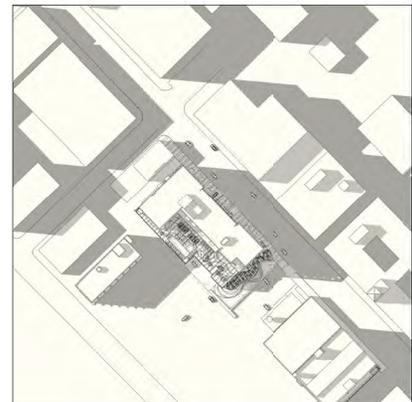
JUNE NOON



DECEMBER EVENING 3PM



MARCH / SEPTEMBER EVENING 4PM



JUNE EVENING 5PM

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SHADOW STUDY

**A0.4**



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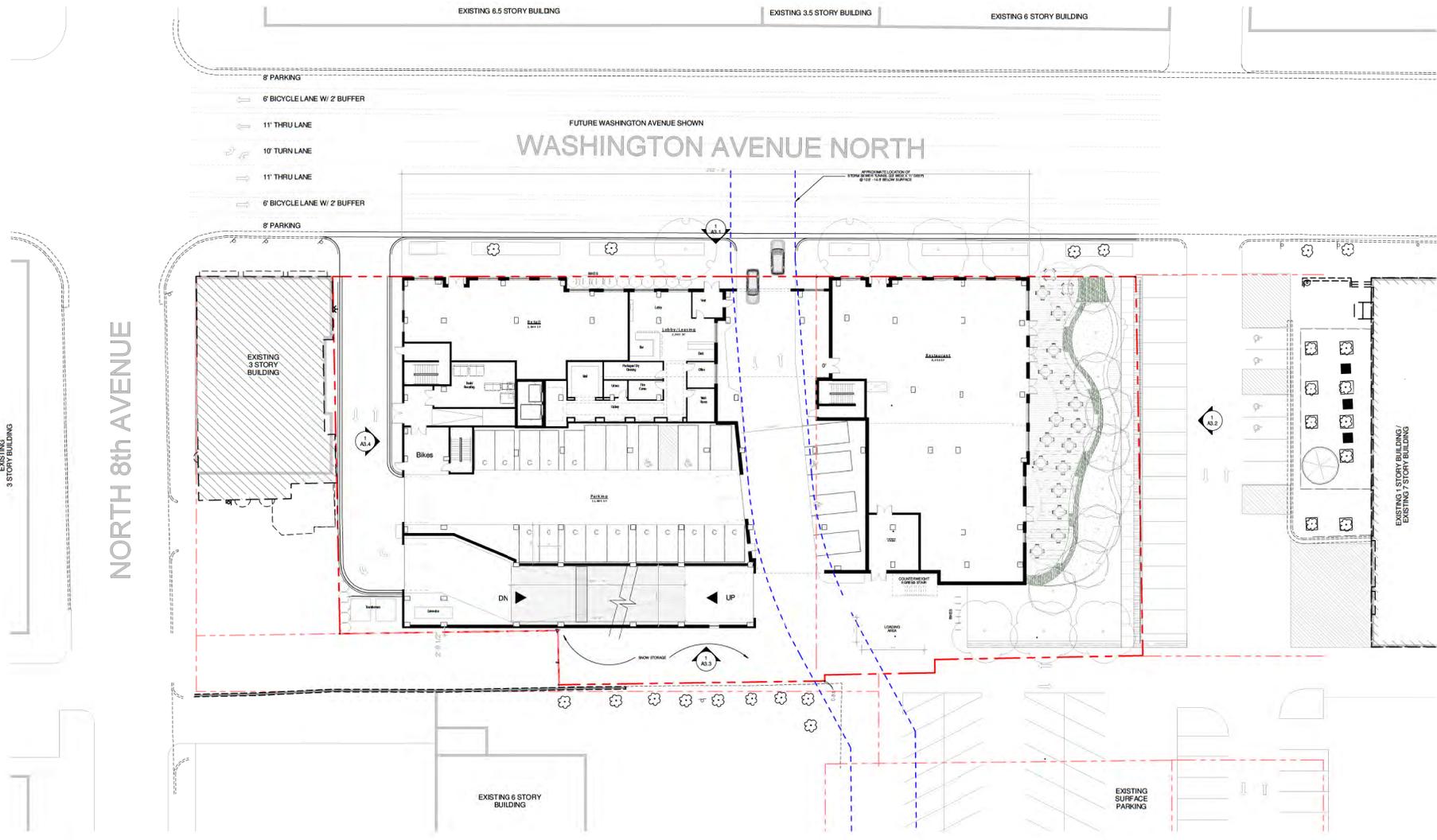
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FIRST LEVEL PLAN  
**A1.0**

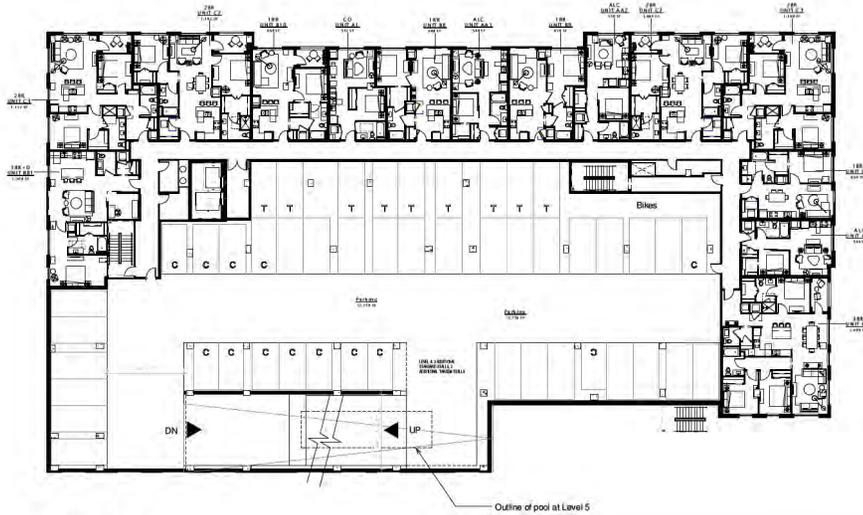


**1** LEVEL 1 PLAN  
 11/6-11/7

Scale: 1/16"=1'  
 0 5 10 25 50'



**NOT FOR CONSTRUCTION**



**LEVELS 2-4 PLAN**  
1/8" = 1'-0"



**LEVEL 5 PLAN**  
1/8" = 1'-0"

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LEVELS 2-4 AND 5 PLANS

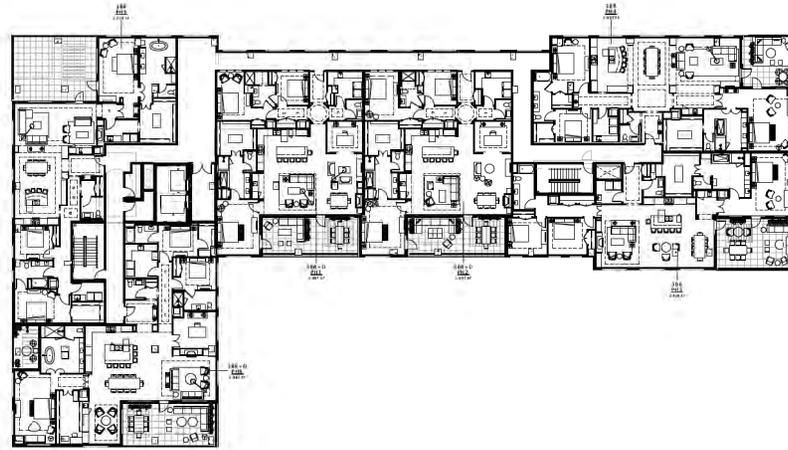
**A1.2**

Scale: 1/16"=1'

0 5' 10' 25' 50'

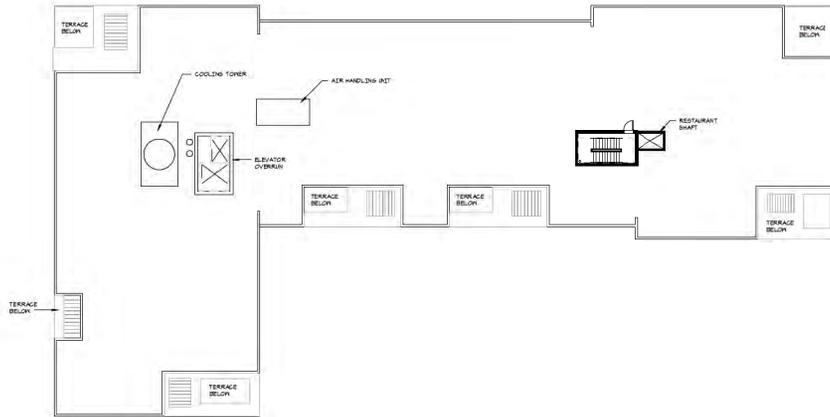






1 LEVEL 10 PLAN  
1110'-1110'

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2 ROOF LEVEL PLAN  
1110'-1110'

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LEVEL 10 AND ROOF LEVEL PLAN

**A1.4**

Scale: 1/16"=1'  
0' 5' 10' 25' 50'





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KEY PLAN

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EXTERIOR ELEVATIONS

**A3.1**

EXTERIOR MATERIAL KEYNOTES

- 1A BRICK 3/16 NOMINAL SIZE - BUFF COLOR
- 1B BRICK 3/16 NOMINAL SIZE - DARK COLOR
- 1C BRICK 3/16 NOMINAL SIZE - DARK RED (FLAKED) COLOR
- 1D BRICK 3/16 NOMINAL SIZE - LIGHT BUFF COLOR
- 2A ARCHITECTURAL MASONRY UNIT - SMOOTH FACE FINISH - TO MATCH BRICK COLOR 1A
- 2B ARCHITECTURAL MASONRY UNIT - SMOOTH FACE FINISH - TO MATCH BRICK COLOR 1D
- 5A FIBER CEMENT - BLACK
- 5B LIGHT STAINED CEDAR BOARD OR SIMILAR
- 5C DARK STAINED CEDAR BOARD OR SIMILAR
- 6A PRE-FINISHED FIBERGLASS WINDOWS - BLACK
- 6B BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM
- 12 PRE-FINISHED METAL GRILLE - BLACK
- 16 FABRIC AWNING
- 17 PREFINISHED METAL GRILLE - BLACK
- 18 FIBERGLASS SCREEN
- 19 FRITTED GLASS PATTERN
- 20 ANTIKNOCK AT MASONRY JOISTS - TBD
- 23 PENTHOUSE BALCONY CANOPY



1 NORTH ELEVATION  
A3.1 1/8" = 1'-0"

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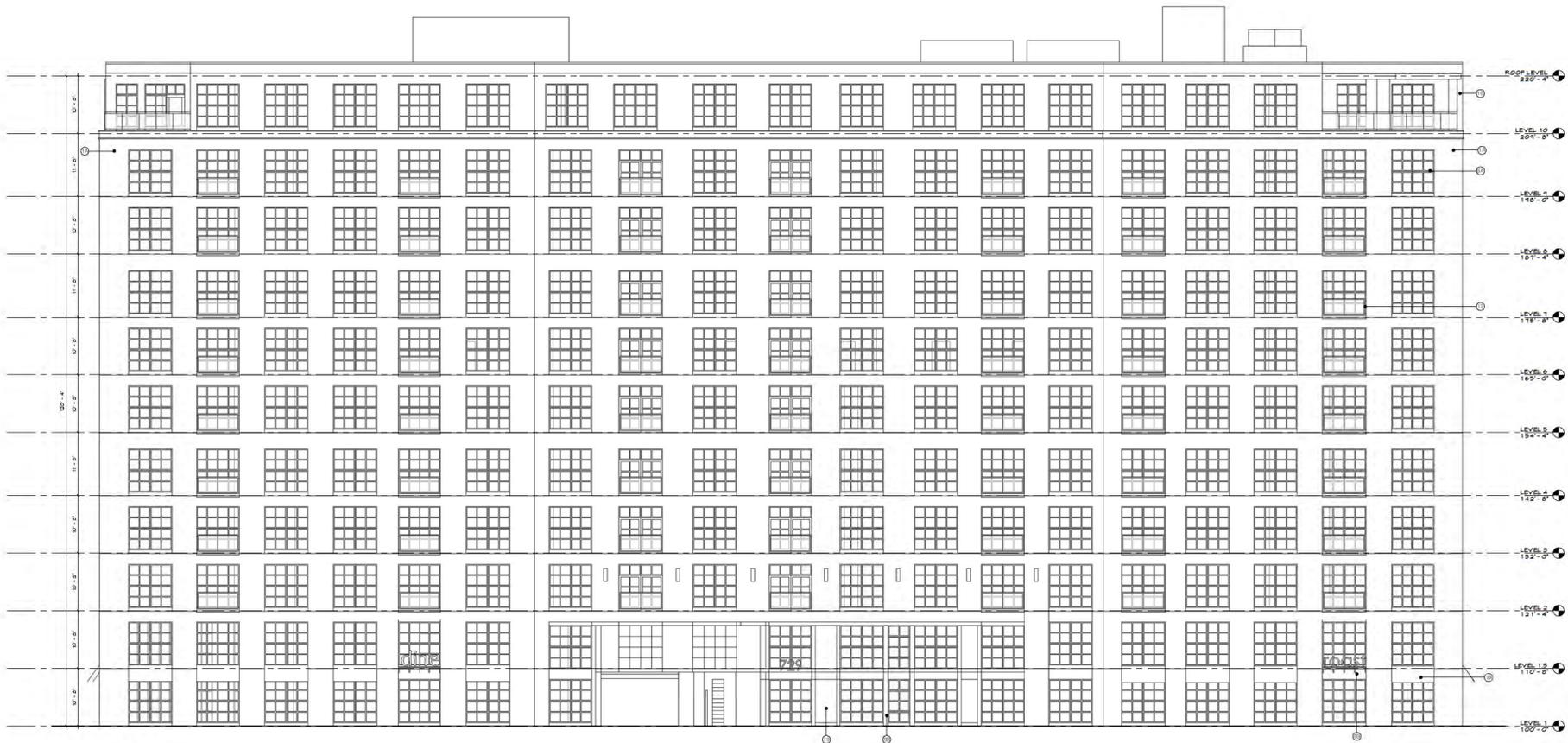
729+753 Washington Ave N

EXTERIOR ELEVATIONS

**A3.1X**

EXTERIOR MATERIAL KEYNOTES

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- 6B BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM
- 12 PRE-FINISHED METAL GRILLE - BLACK
- 16 FABRIC AWNING
- 17 PRE-FINISHED METAL GRILLE - BLACK
- 18 CYCLOPS SCREEN
- 19 FRITTED GLASS PATTERN
- 20 ANTIKNOCK AT MASONRY JOISTS - TBD
- 23 PENTHOUSE BALCONY CANOPY



**1 NORTH ELEVATION**  
1/8" = 1'-0"

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- EXTERIOR MATERIAL KEYNOTES**
- 1A BRICK 3/8" NOMINAL SIZE - BUFF COLOR
  - 1B BRICK 3/8" NOMINAL SIZE - DARK COLOR
  - 1C BRICK 3/8" NOMINAL SIZE - DARK RED (FLAMED) COLOR
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  - 5C DARK STAINED CEDAR BOARD OR SIMILAR
  - 6A PRE-FINISHED FIBERGLASS WINDOWS - BLACK
  - 6B BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM
  - 12 PRE-FINISHED METAL RAILING WITH METAL MESH INFILL
  - 16 FABRIC AWNING
  - 17 PRE-FINISHED METAL GRILLE - BLACK
  - 18 PLYSCREEN SCREEN
  - 19 FRITTED GLASS PATTERN
  - 20 ARTWORK AT MASONRY JOINTS - TBD
  - 23 PENTHOUSE BALCONY CANOPY



1 EAST ELEVATION  
ALZ 1/8" = 1'-0"

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8/19/2015

ORIGINAL ISSUE: 7/8/2015

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KEY PLAN

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EXTERIOR ELEVATIONS  
**A3.2**



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500 washington ave n, south  
minneapolis minnesota 55415  
p. 6 1 2 . 3 3 9 . 5 5 8 8  
f. 6 1 2 . 3 3 9 . 5 8 2  
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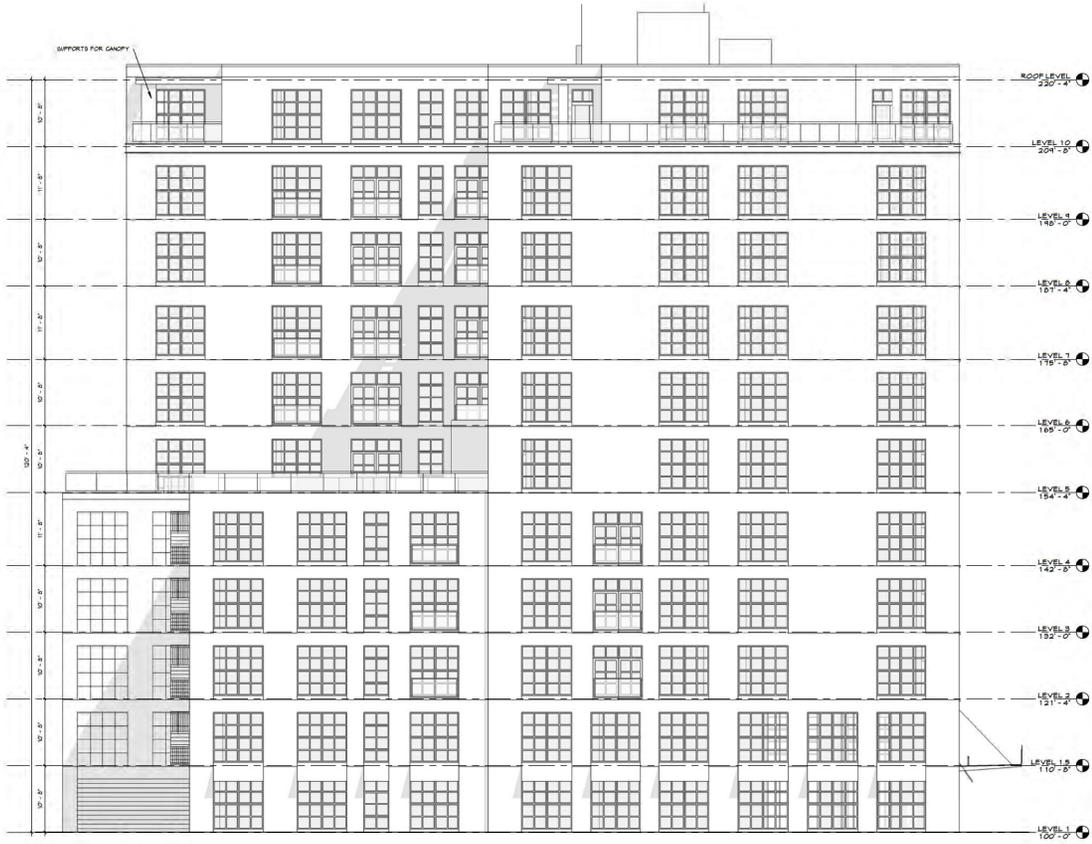
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**EXTERIOR MATERIAL KEYNOTES**

- 1A BRICK 3/16 NOMINAL SIZE - BUFF COLOR
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- 5A FIBER CEMENT - BLACK
- 5B LIGHT STAINED CEDAR BOARD OR SIMILAR
- 6B DARK STAINED CEDAR BOARD OR SIMILAR
- 8A PRE-FINISHED FIBERGLASS WINDOWS - BLACK
- 8B BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM
- 12 PRE-FINISHED METAL RAILING WITH METAL MESH INFILL
- 16 FABRIC AWNING
- 17 PREFINISHED METAL GRILLE - BLACK
- 18 POLYURETHAN SCREEN
- 19 FINISHED GLASS PATTERN
- 20 ARTWORK AT MASONRY JOISTS - TBD
- 23 PENTHOUSE BALCONY CANOPY



**EAST ELEVATION**  
1/8" = 1'-0"

**HPC RESUBMITTAL**  
8/19/2015

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EXTERIOR ELEVATIONS  
**A3.2X**

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**EXTERIOR MATERIAL KEYNOTES**

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- 17 PRE-FINISHED METAL GRILLE - BLACK
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- 23 PENTHOUSE BALCONY CANOPY



**1 SOUTH ELEVATION**  
1/8" = 1'-0"

**HPC RESUBMITTAL**  
8/19/2015

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EXTERIOR ELEVATIONS  
**A3.3**

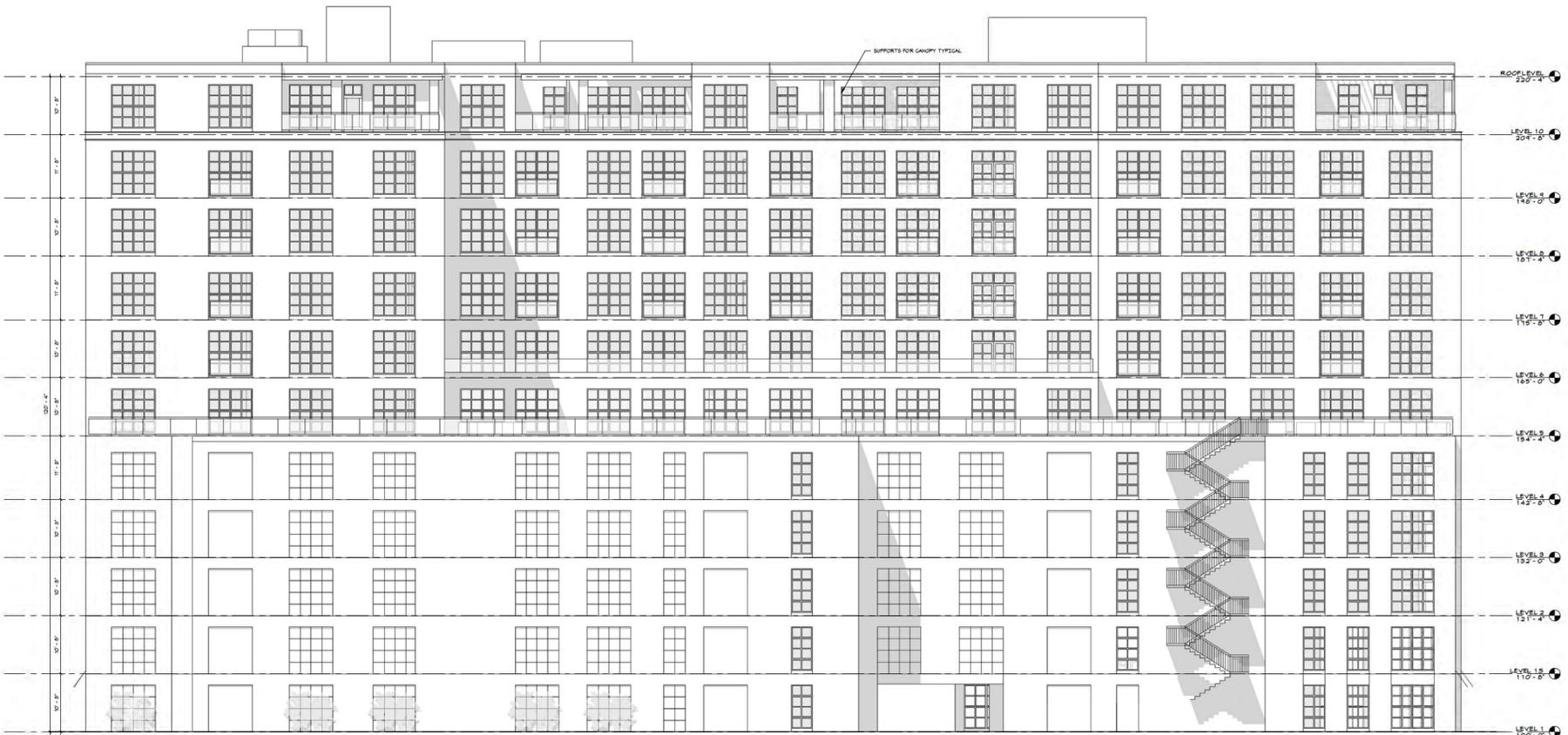
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**EXTERIOR MATERIAL KEYNOTES**

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- 5D PRE-FINISHED FIBERGLASS WINDOWS - BLACK
- 5E BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM
- 12 PRE-FINISHED METAL RAILING WITH METAL MESH INFILL
- 16 FABRIC FINISH
- 17 PREFINISHED METAL GRILLE - BLACK
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- 23 PENTHOUSE BALCONY CANOPY



**1 SOUTH ELEVATION**  
1/8" = 1'-0"

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EXTERIOR ELEVATIONS  
**A3.3X**



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**EXTERIOR MATERIAL KEYNOTES**

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- 5C DARK STAINED CEDAR BOARD OR SIMILAR
- 6A PRE-FINISHED FIBERGLASS WINDOWS - BLACK
- 6B BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM
- 12 PRE-FINISHED METAL RAILING WITH METAL MESH INFILL
- 16 FABRIC AWNING
- 17 PREFINISHED METAL GRILLE - BLACK
- 18 DYE GREEN SCREEN
- 19 FRITTED GLASS PATTERN
- 20 ARTWORK AT MASONRY RECESS - TBD
- 23 PENTHOUSE BALCONY CANOPY



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

**HPC RESUBMITTAL**  
8/19/2015

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EXTERIOR ELEVATIONS  
**A3.4**





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ESG CHECKED BY  
KEY PLAN

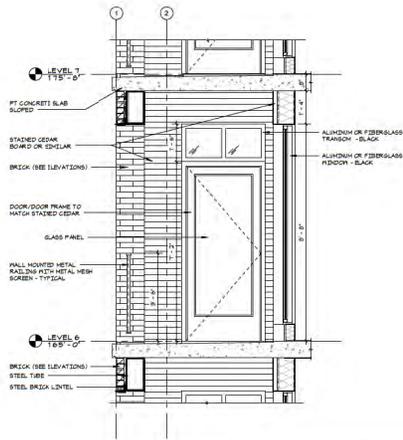
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EXTERIOR DETAILS  
**A6.1**



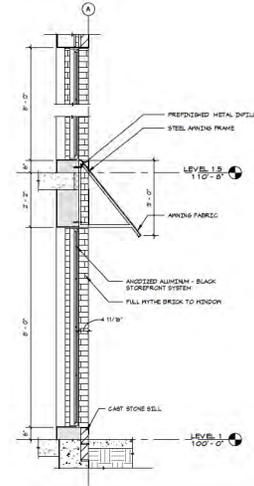
4/A6.1

4 DETAIL @ RECESSED BALCONY  
1/2" = 1'-0"



3/A6.1

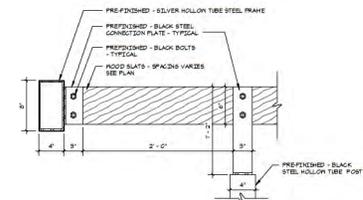
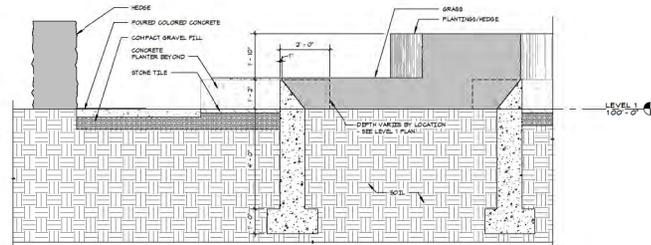
3 DETAIL @ AWNING  
1/2" = 1'-0"



1/A6.1

2/A6.1

2 SECTION DETAIL @ CIP PLANTER BOX @ PAVILION  
1/2" = 1'-0"



1 SECTION @ PERGOLA DETAIL  
1/2" = 1'-0"

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

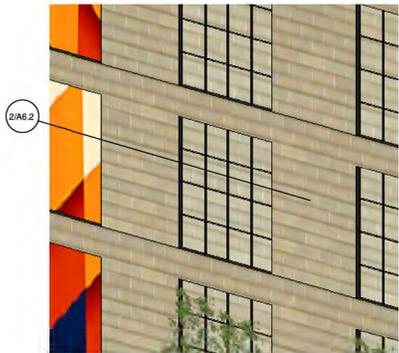
Signature \_\_\_\_\_  
Typed or Printed Name \_\_\_\_\_  
License # Date \_\_\_\_\_

**NOT FOR CONSTRUCTION**

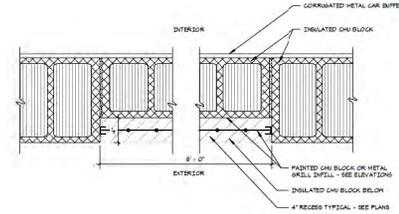


- SPACED CEDAR SLATS
- METAL PANEL OVER PT CONCRETE SLAB - UNDERSIDE OF SLAB EXPOSED - TYPICAL
- SLIPED TO EDGE
- CONCRETE COLUMN
- 42" HIGH BALCONY RAILING - POLYFINISHED METAL FRAME PAINTED BLACK WITH METAL HIGH SWIRL - PAINTED BLACK TO MATCH FRAME

1 PT CONCRETE CANOPY @ PENTHOUSE BALCONY.



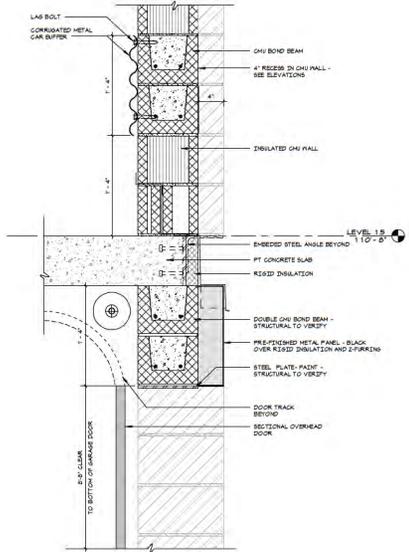
2/A6.2



2 EXTERIOR INSULATED CMU WALL @ RECESS - PLAN  
1/12" = 1'-0"



1/A6.2



1 OH GARAGE DOOR @ PARKING ENTRY - SECTION  
1/12" = 1'-0"

<b>HPC RESUBMITTAL</b>		
8/19/2015		
ORIGINAL ISSUE:	08/19/15	
REVISIONS	No.	Description Date
215508	PROJECT NUMBER	
ESG	ESG	DESIGNED BY CHECKED BY
KEY PLAN		
729+753 Washington Ave N		
EXTERIOR DETAILS		
<b>A6.2</b>		



- ORNAMENTAL LIGHTING
- FRETTED SLABS PANELS
- ANODIZED ALUMINUM STOREFRONT PAINTED - BLACK
- CANTILEVERED PREFINISHED STEEL FRAME CANOPY - PAINTED BLACK
- ORNAMENTAL LIGHT FIXTURES
- ARCHITECTURAL CAST STONE SILL TO MATCH STOREFRONT COLOR

3 METAL STOREFRONT CANOPY  
A6.2



- METAL ROD SUPPORTS
- METAL FLASHING TYPICAL
- STAINED CEDAR GLAZED STEEL CANOPY FRAME (TYPICAL SECTIONS)

2 WOOD STOREFRONT CANOPY  
A6.2

NOT FOR CONSTRUCTION



- PREFINISHED METAL EXTERIOR STAIR WITH GALVATED PNE-PANCHED METAL TREADS AND PREFINISHED METAL RISER/RAILING - PAINTED BLACK
- PREFINISHED METAL STAIR LANDINGS WITH CHANNEL SUPPORT STRUCTURE PREFINISHED AND PAINTED BLACK TO MATCH STAIR
- COUNTER-WEIGHTED BRASS STAIR

1 EXTERIOR STAIR  
A6.3

HPC RESUBMITTAL  
8/19/2015

ORIGINAL ISSUE: 08/19/15

REVISIONS

No.	Description	Date

215508  
PROJECT NUMBER

Author: \_\_\_\_\_ Checker: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

KEY PLAN

729+753 Washington Ave N

EXTERIOR DETAILS  
**A6.3**



18



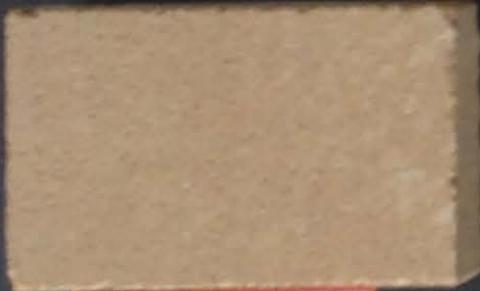
18  
BRICK 2 1/8" NOMINAL  
(DARK)



25  
ARCH MASONRY UNIT - SMOOTH FACE  
FINISH - MATCH BRICK COLOR 10



10  
BRICK 2 1/8" NOMINAL  
(LIGHT BUFF)



2A  
ARCH MASONRY UNIT - SMOOTH FACE  
FINISH - MATCH BRICK COLOR 1A



1A  
BRICK 2 1/8" NOMINAL  
(BUFF)



10  
BRICK 2 1/8" NOMINAL  
(DARK RED - FLASHED)



40  
STONE FINISH  
IN ACCORDANCE WITH ARCHITECT

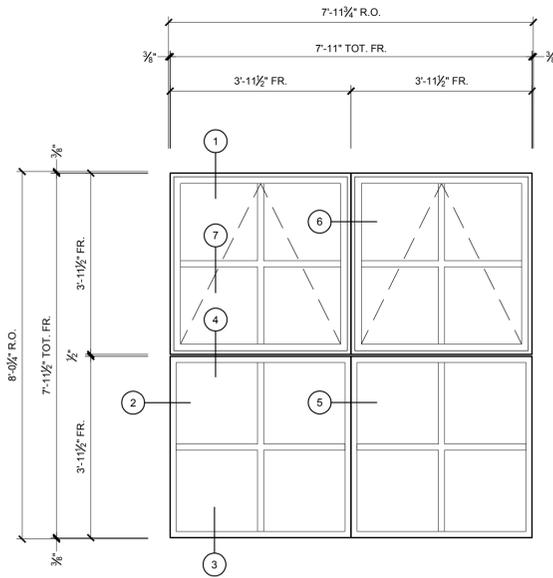
45  
PINK GRANITE FLOOR AND  
WALLS (BLACK)



47  
LIGHT STAINED HARDWOOD FLOOR (OAK)

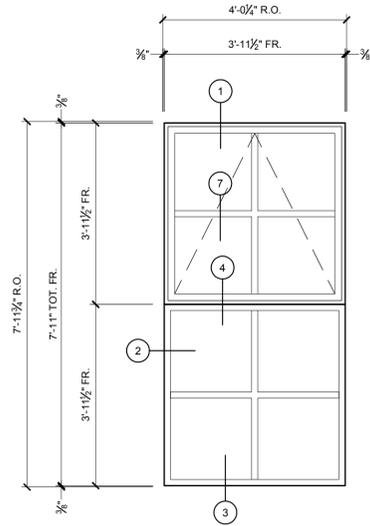


48  
DARK STAINED HARDWOOD FLOOR (OAK)



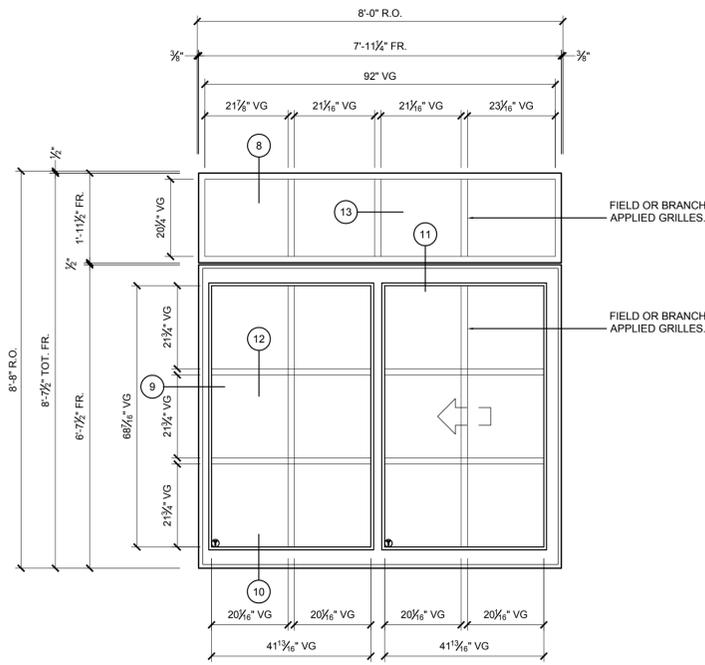
**W1** **369**  
 LINE # 50 QTY

Special Impervia, 2-Wide Awning, Impervia, Direct Set, Impervia, Direct Set, 95 X 95.5, Brown



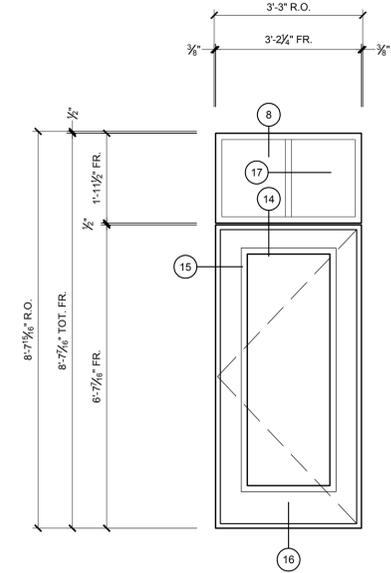
**W2** **44**  
 LINE # 60 QTY

Special Impervia, Awning, Impervia, Direct Set Fixed Frame Rectangle, 47.5 X 95.5, Brown



**Line 65** **44**  
 LINE # 65 QTY

ProLine, Double Sliding Door, Contemporary, Support Product, Direct Set, 95.25 X 103.5, Brown

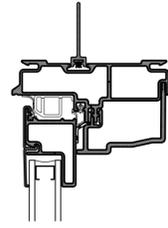


**Line 80** **87**  
 LINE # 80 QTY

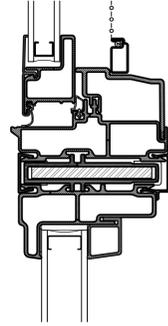
Pella Brand, Outswing Entry Door Left, 38.25 X 97.437, Brown, 4 9/16"

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

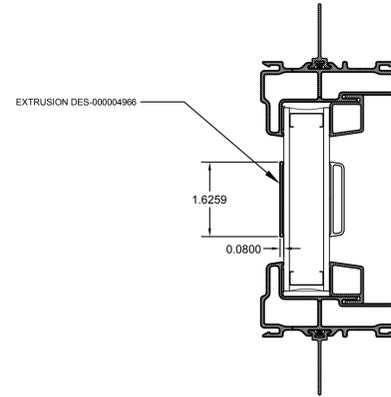
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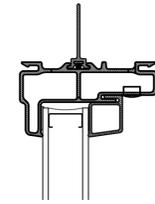
1 HEAD  
REF. ARCH. DWG.:-



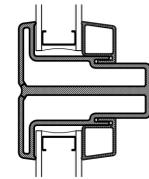
4 1/2" HORIZONTAL MULLION  
REF. ARCH. DWG.:-



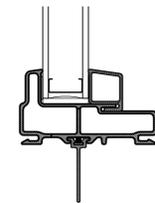
7 GRILLE SECTION  
REF. ARCH. DWG.:-



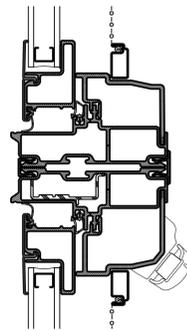
2 JAMB  
REF. ARCH. DWG.:-



5 INTEGRAL MULLION  
REF. ARCH. DWG.:-



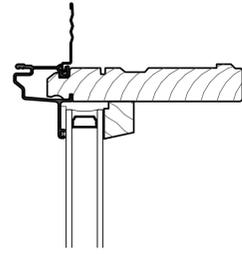
3 SILL  
REF. ARCH. DWG.:-



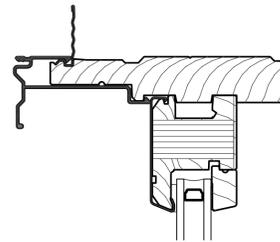
6 MULLION  
REF. ARCH. DWG.:-

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

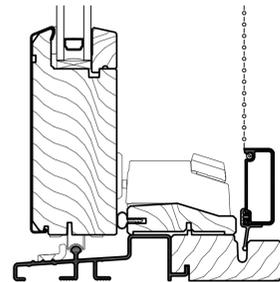
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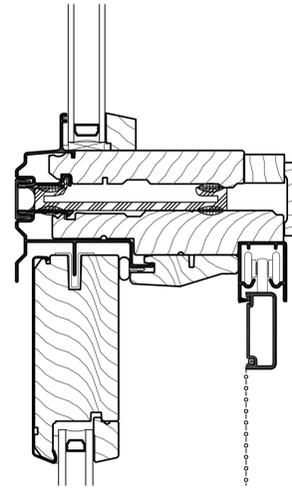
8 HEAD  
REF. ARCH. DWG.:-



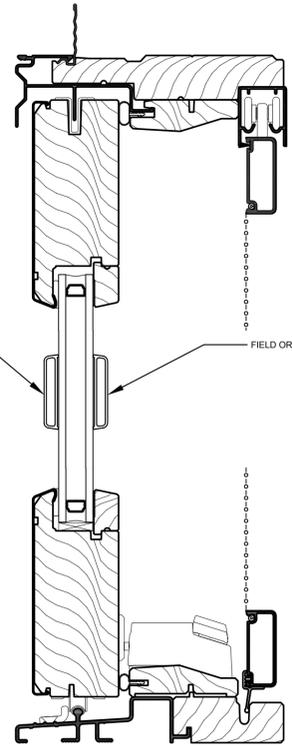
9 JAMB  
REF. ARCH. DWG.:-



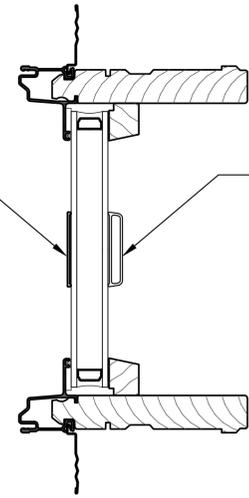
10 SILL  
REF. ARCH. DWG.:-



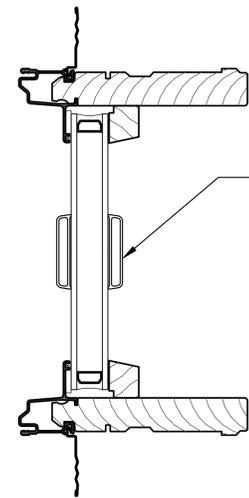
11 1/2" HORIZONTAL MULLION  
REF. ARCH. DWG.:-



12 GRILLE SECTION  
REF. ARCH. DWG.:-



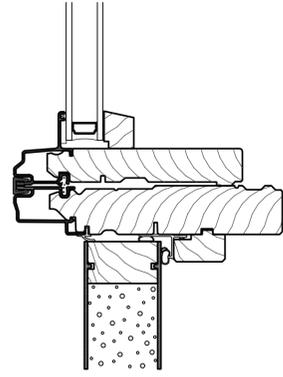
13 GRILLE SECTION  
REF. ARCH. DWG.:-



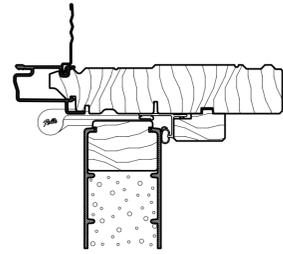
17 GRILLE SECTION  
REF. ARCH. DWG.:-

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

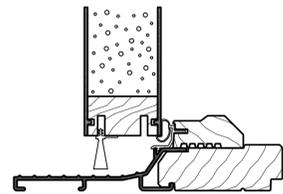
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△		△		△	



14 HEAD  
REF. ARCH. DWG.:-



15 JAMB  
REF. ARCH. DWG.:-



16 SILL  
REF. ARCH. DWG.:-

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

REV.	DATE	REV.	DATE
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PRELIMINARY DRAWINGS FOR  
**729 735 WASHINGTON AVE**  
LOCATION: ----  
ARCHITECT: ----

ORIGINAL: 7-29-15  
DRAWN BY: SL  
CHECKED BY: ----  
Project No.:  
**137894.8**  
SHEET:  
**04 OF 04**

## Wall luminaires with two-sided light output

**Housing:** Extruded and die cast aluminum. Mounts directly to a BEGA 537 box (provided). Die castings are marine grade, copper free ( $\leq 0.3\%$  copper content) A360.0 aluminum alloy.

**Enclosure:** Tempered clear glass, the bottom and top diffuser are flush to the die casting to prevent water accumulation. Fully gasketed for weather tight operation using a 'U' channel molded silicone rubber gasket.

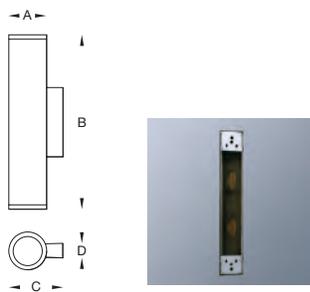
**Electrical:** Ballasts are electronic, universal voltage 120V through 277V. Lampholders are G12, bi-pin, pulse rated 4KV.

**Finish:** All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations. Protection class: IP65.

### Mounting options:

**547** Surface-mount wiring box



These luminaires mount over a custom BEGA recessed box. This box can be shipped ahead of the luminaire.

**Narrow beam** in both directions

	Lamp	$\beta$	Lumen	A	B	C	D	Wiring box*
	<b>6623 MH.537</b>	2	39W T6 G12 MH	14°	6600	6	21 5/8 7 7/8 1 5/8	<b>537</b>

$\beta$  = Beam angle \*Small opening wiring box included.

Type:  
 BEGA Product:  
 Project:  
 Voltage:  
 Color:  
 Options:  
 Modified:



## LED wall luminaires with two sided light output

**Housing:** One piece die-cast aluminum provided with a bracket for attachment to a BEGA 538 small opening wiring box. Die castings are marine grade, copper free ( $\leq 0.3\%$  copper content) A360.0 aluminum alloy.

**Enclosure:** One piece die-cast aluminum cover frame secured by two (2) captive, stainless steel set screws threaded into stainless steel inserts. Matte safety glass. Fully gasketed for weather tight operation using a molded silicone rubber gasket.

**Electrical:** 8.4W LED luminaire, 10.8 total system watts,  $-30^{\circ}\text{C}$  start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an  $>80$  CRI. Available in 4000K ( $>80$  CRI); add suffix K4 to order.

**Note:** LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to [www.bega-us.com](http://www.bega-us.com).

**Finish:** All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

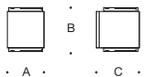
**CSA** certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP64

**Weight:** 1.4 lbs.

**Luminaire Lumens:** 290

Tested in accordance with LM-79-08

Type:  
 BEGA Product:  
 Project:  
 Voltage:  
 Color:  
 Options:  
 Modified:



	Lamps	A	B	C	Wiring box*
<b>3505LED.538*</b> <b>ADA</b>	8.4W LED	3 $\frac{1}{2}$	4 $\frac{3}{4}$	4	<b>538</b>

\*Small opening wiring box included.

**BEGA-US** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 [www.bega-us.com](http://www.bega-us.com)

©copyright BEGA-US 2014 Updated 05/14

August 4, 2015

Greco, LLC  
Attn: Arnie Gregory  
607 Washington Ave N #100  
Minneapolis, MN 55401

**RE: Entitlements for Redevelopment of 753 Washington Ave N & 425 ½ 8<sup>th</sup> Ave N in  
Minneapolis, MN**

Mr. Gregory:

Please accept this letter as authorization for Greco, LLC and consultants to appropriately entitle 753 Washington Avenue North and 425 ½ 8<sup>th</sup> Avenue North in Minneapolis, MN for a proposed mixed-use development that will include market rate apartments and commercial retail. This entitlement authorization shall in no way bind United Properties or its property at 753 Washington Avenue N to proceed with any development of the property.

Sincerely,



William P. Katter  
President  
**United Land, LLC**

July 23, 2015

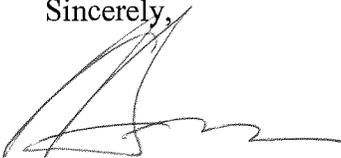
Greco, LLC  
607 Washington Ave N #100  
Minneapolis, MN 55401

**RE: Entitlements for Redevelopment of 729 Washington Avenue N in Minneapolis, MN**

To whom it may concern:

As Chief Manager of 729 Washington, LLC please accept this letter as authorization for Greco, LLC and consultants to take all steps necessary to appropriately entitle 729 Washington Avenue North in Minneapolis, MN for redevelopment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Arnie Gregory', with a stylized flourish at the end.

Arnie Gregory  
Chief Manager  
**729 Washington, LLC**

August 4, 2015

Greco, LLC  
607 Washington Ave N #100  
Minneapolis, MN 55401

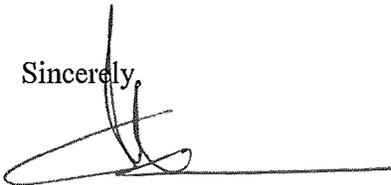
**RE: Cross Access Easements for Redevelopment Project**

To whom it may concern:

Please let this letter serve as notice that 701 Washington Investment, LLC and North Loop Parking Partners, LLC will work with Greco, LLC in obtaining the appropriate cross access easements in conjunction with the proposed redevelopment at 753 & 729 Washington Ave N in Minneapolis, MN, at the time development of these properties would occur.

We look forward to having further discussions as the project progresses.

Sincerely,



William P. Katter  
President  
701 Washington Investment, LLC



Arnie Gregory  
Chief Manager  
North Loop Parking Partners, LLC

# PRESERVATION DESIGN WORKS, LLC

July 2, 2015

Council Member Frey  
Minneapolis Ward 3  
350 S. 5<sup>th</sup> Street, Room 306  
Minneapolis, MN 55415  
jacob.frey@minneapolismn.gov

Regarding: Application for Certificate of Appropriateness  
729 + 753 Washington Avenue North  
729 Washington Avenue North, 753 Washington Avenue North  
Minneapolis, MN 55413

Dear Council Member Frey:

This letter is to inform you of the proposed project at 729 and 753 Washington Avenue North. The site is located within the locally designated Minneapolis Warehouse Historic District and all exterior work within the historic district is subject to review by the Minneapolis Heritage Preservation Commission (HPC). 729 and 753 Washington Avenue North are currently occupied by a surface parking lot and are considered non-contributing properties to the historic district. Greco Development, LLC is currently in the process of applying to the HPC for a Certificate of Appropriateness for the following scope of work:

- The project consists of a mixed-use apartment building with commercial occupancy (a prospective restaurant and coffee shop) at the first story and residential occupancy on the upper stories (139 units). The building is generally rectangular at the base, transitioning to an L-shaped middle section, with a single story at the top. The primary façade along Washington Avenue north has a subtle bookend massing with east and west ends projecting slightly in front of the central portion of the building. Parking, located below grade and on the first through fourth levels, is located at the rear of the building.
- The building will have a flat roof. Limited mechanical systems and an elevator overrun will be located on the roof – these include small make-up air units serving the building's common spaces and a grease shaft that will serve the first floor restaurant. The residential areas of the building will be served by heat pumps located within each unit. At the five story

portion of the building, the roof will be used as active space, incorporating a pool and plantings.

- Exterior building materials are primarily masonry, with limited uses of wood and metal at the balconies. The base and middle of the eastern “bookend” of the building is clad in reddish brick, with the rest of the building in buff brick. The tenth story of the building is consistent and continuous across the top with a darker red brick veneer. The change in materials serves to break up the mass of the building. The simple palette also matches the utilitarian nature of existing properties in the Minneapolis Warehouse District. The asymmetric arrangement of the primary brick colors is similar to the use-driven growth of surrounding warehouse buildings with additions, and avoids a formal appearance that is inappropriate for this historically industrial setting. The secondary southwest façade will be clad with masonry block. The color of the masonry block will match the buff brick located at the primary façades.
- Recessed balconies and roof decks will have aluminum railings with wire mesh infill. Interior balcony walls will have horizontally-oriented rough sawn stained cedar board cladding.
- Windows throughout the project will be four-by-four divided light with aluminum frames. The frames will be factory-finished with black paint. The upper eight lights of each window will form an operable awning window. Windows are set back from the façade by the width of one brick, which creates context-appropriate shadow lines.
- An exterior steel fire stair will be located at the rear façade. The stair will feature simple, industrial railings. The stair is a modern interpretation of the exterior steel fire stairs that are common throughout the Minneapolis Warehouse District.
- The southwest and northwest façades will incorporate public art, to be commissioned from local artists. The art will be incorporated into the established rhythm of the building façades, replacing some windows.
- Fabric awnings will be incorporated at all windows associated with the proposed retail spaces on the first level. The awnings will be rectangular to match the form of the window openings.
- A courtyard area with outdoor seating, plantings, and a free standing pergola will be located to the southeast of the building. The patio will stretch the full length of the lot from Washington Avenue to the alley.
- The project will reduce the number of existing curb cuts from five to three. A drop off loop will be integrated at the Washington Avenue façade.

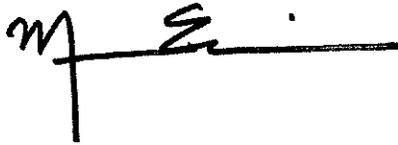
Preservation Design Works is Greco's authorized representative for this project. Please contact us with any questions or concerns you have regarding the project.

Sincerely,

**PRESERVATION DESIGN WORKS**

575 9<sup>th</sup> St SE. Ste. 215

Minneapolis, MN 55414

A handwritten signature in black ink, appearing to read 'MEGHAN ELLIOTT', written over a horizontal line.

Meghan Elliott, Principal and Founder  
elliott@pvnworks.com  
(612) 843-4140

A handwritten signature in black ink, appearing to read 'LAUREL FRITZ', written in a cursive style.

Laurel Fritz, Architectural Historian  
fritz@pvnorks.com  
(612) 843-4140

# PRESERVATION DESIGN WORKS, LLC

July 2, 2015

North Loop Neighborhood Association  
207 5<sup>th</sup> Avenue North  
Minneapolis, MN 55401  
info@northloop.org

Regarding: Application for Certificate of Appropriateness  
729 + 753 Washington Avenue North  
729 Washington Avenue North, 753 Washington Avenue North  
Minneapolis, MN 55413

Dear North Loop Neighborhood Association:

This letter is to inform you of the proposed project at 729 and 753 Washington Avenue North. The site is located within the locally designated Minneapolis Warehouse Historic District and all exterior work within the historic district is subject to review by the Minneapolis Heritage Preservation Commission (HPC). 729 and 753 Washington Avenue North are currently occupied by a surface parking lot and are considered non-contributing properties to the historic district. Greco Development, LLC is currently in the process of applying to the HPC for a Certificate of Appropriateness for the following scope of work:

- The project consists of a mixed-use apartment building with commercial occupancy (a prospective restaurant and coffee shop) at the first story and residential occupancy on the upper stories (139 units). The building is generally rectangular at the base, transitioning to an L-shaped middle section, with a single story at the top. The primary façade along Washington Avenue north has a subtle bookend massing with east and west ends projecting slightly in front of the central portion of the building. Parking, located below grade and on the first through fourth levels, is located at the rear of the building.
- The building will have a flat roof. Limited mechanical systems and an elevator overrun will be located on the roof – these include small make-up air units serving the building's common spaces and a grease shaft that will serve the first floor restaurant. The residential areas of the building will be served by heat pumps located within each unit. At the five story portion of the building, the roof will be used as active space, incorporating a pool and plantings.

- Exterior building materials are primarily masonry, with limited uses of wood and metal at the balconies. The base and middle of the eastern “bookend” of the building is clad in reddish brick, with the rest of the building in buff brick. The tenth story of the building is consistent and continuous across the top with a darker red brick veneer. The change in materials serves to break up the mass of the building. The simple palette also matches the utilitarian nature of existing properties in the Minneapolis Warehouse District. The asymmetric arrangement of the primary brick colors is similar to the use-driven growth of surrounding warehouse buildings with additions, and avoids a formal appearance that is inappropriate for this historically industrial setting. The secondary southwest façade will be clad with masonry block. The color of the masonry block will match the buff brick located at the primary façades.
- Recessed balconies and roof decks will have aluminum railings with wire mesh infill. Interior balcony walls will have horizontally-oriented rough sawn stained cedar board cladding.
- Windows throughout the project will be four-by-four divided light with aluminum frames. The frames will be factory-finished with black paint. The upper eight lights of each window will form an operable awning window. Windows are set back from the façade by the width of one brick, which creates context-appropriate shadow lines.
- An exterior steel fire stair will be located at the rear façade. The stair will feature simple, industrial railings. The stair is a modern interpretation of the exterior steel fire stairs that are common throughout the Minneapolis Warehouse District.
- The southwest and northwest façades will incorporate public art, to be commissioned from local artists. The art will be incorporated into the established rhythm of the building façades, replacing some windows.
- Fabric awnings will be incorporated at all windows associated with the proposed retail spaces on the first level. The awnings will be rectangular to match the form of the window openings.
- A courtyard area with outdoor seating, plantings, and a free standing pergola will be located to the southeast of the building. The patio will stretch the full length of the lot from Washington Avenue to the alley.
- The project will reduce the number of existing curb cuts from five to three. A drop off loop will be integrated at the Washington Avenue façade.

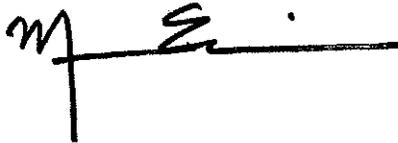
Preservation Design Works is Greco's authorized representative for this project. Please contact us with any questions or concerns you have regarding the project.

Sincerely,

**PRESERVATION DESIGN WORKS**

575 9<sup>th</sup> St SE. Ste. 215

Minneapolis, MN 55414

A handwritten signature in black ink, appearing to read 'MEGHAN ELLIOTT', written over a horizontal line.

Meghan Elliott, Principal and Founder  
elliott@pvnworks.com  
(612) 843-4140

A handwritten signature in black ink, appearing to read 'LAUREL FRITZ', written in a cursive style.

Laurel Fritz, Architectural Historian  
fritz@pvnorks.com  
(612) 843-4140

**Farrar, Rebecca D.**

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**From:** Emma Maddy <epmaddy@gmail.com>  
**Sent:** Friday, September 18, 2015 9:55 AM  
**To:** Farrar, Rebecca D.  
**Subject:** 729 & 753 Washington Ave. N., and 425 1/2 Eight Ave. N.

Ms. Farrar-Hughes,

I'm a resident of 700 Washington Ave. N., and will be unable to attend the planned meeting about this proposed project on September 29th. I appreciate the notice that we can submit comments by emailing you.

As an established resident of the neighborhood (6 years), I think that the general tone of the plan as described in the Minneapolis/St. Paul business journal ([link](#)) is a great idea. The key parts that stand out as positively contributing to the North Loop neighborhood are first, and most important, the inclusion of the neighborhood park, the provision for a parking ramp to accommodate the increased traffic (specifically that it is large enough, and that is located off Washington Ave. N., and will therefore not interfere with established business patterns), and the public businesses on the first floor.

I would like to emphasize that the park is an especially important part of the plan for me, and my neighbors that I have discussed this development with, as that area of Washington Ave. N. has a dearth of green space. Additionally, it would provide a needed public area for the rapidly increasing residents of our neighborhood, and would help to compensate for the loss of view caused by the addition of a building in what has been an open space.

My final note is that the proposed plans call for a 10 story building. As it currently stands, the area standard is 4 stories, and a variance is necessary for anything above that. The tallest buildings in the neighborhood are between 6 and 8 stories. I certainly understand the wish for a taller building, but would suggest that 10 stories goes too far beyond the character of the neighborhood, and would stick out as differing from the established neighborhood in a negative way.

Thank you for your consideration.

Emma Maddy

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Emma Maddy  
(608)345-7026  
[epmaddy@gmail.com](mailto:epmaddy@gmail.com)