CPED STAFF REPORT

Prepared for the Heritage Preservation Commission
HPC Agenda Item #3
September 29, 2015
BZH-28845

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 708 1st Street North
Project Name: Rooftop access and deck reconstruction
Prepared By: Aaron Hanauer, Senior City Planner, (612) 673-2494
Applicant: Margo Tolins and John Mejia
Project Contact: Mark Tambornino
Ward: 3
Neighborhood: North Loop Neighborhood Association
Request: To allow for a roof deck and penthouse rebuild.
Required Applications:

Certificate of Appropriateness	To allow for a roof deck and penthouse rebuild.

HISTORIC PROPERTY INFORMATION

Current Name	The Itasca
Historic Name	Itasca C and D Warehouse
Historic Address	708-722 1st Street North
Original Construction Date	1906
Original Architect	Edwin and Halden
Historic Use	Warehouse
Current Use	Commercial, office, and residential
Proposed Use	Commercial, office, and residential

Date Application Deemed Complete	September 8, 2015	**Date Extension Letter Sent**	N/A
End of 60-Day Decision Period	November 7, 2015	**End of 120-Day Decision Period**	N/A

CLASSIFICATION

Local Historic District	Warehouse Historic District
Period of Significance	1865-1930
Criteria of Significance	*Criteria 1:* The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history. *Criteria 4:* The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction. *Criteria 6:* The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
Date of Local Designation	1978 original designation 2009 boundaries expanded
Date of National Register Listing	1989
Applicable Design Guidelines	*Minneapolis Warehouse Historic District Design Guidelines* (2010)

CLASSIFICATION

Local Historic District	St. Anthony Falls Historic District
Period of Significance	1848-1941
Criteria of Significance	*Criteria 1:* The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history. *Criteria 4:* The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
Date of Local Designation	1971
Date of National Register Listing	1971
Applicable Design Guidelines	*St. Anthony Falls Historic District Design Guidelines* (2012)

SUMMARY

BACKGROUND. The Itasca C and D Warehouse Buildings are nearly identical straightforward six-story red brick warehouses that retain a high level of integrity. They are modest in architectural detail compared to the Itasca A and B Warehouses to the southeast and the Security Warehouse to the northwest. The building details on the front elevation include red brick, cream colored window sills and a flared cornice.

The buildings are contributing structures to the Minneapolis Warehouse Historic District and the Saint Anthony Falls Historic District. Within the Saint Anthony Falls Historic District, the Itasca C and D Warehouse Buildings are a part of the Warehouse District Subdistrict.

The building was converted into office and commercial space on the first floor and residential units on the upper floors in 1985. Balconies were added to the rear of the structure during the 1985 conversion.

APPLICANT'S PROPOSAL. The applicants are proposing to demolish and reconstruct the existing rooftop penthouse and deck. The existing rooftop deck is 183 square feet, located 7'6" from the interior of the northeastern building wall (along West River Parkway North), and is located about six inches from the interior of the southeastern building wall. The parapet is approximately 1'-8" tall (measured from the top of the proposed rooftop deck) and is 18 inches thick. The new rooftop deck would be 230 square feet in area, located four inches from the interior of the northeastern building wall, and 1'-10" from the interior of the southeastern building wall. The existing rooftop deck platform is approximately 1'-4" above the structural deck at the existing penthouse and 10 inches above the structural deck at the West River Parkway North parapet; the difference is due to the sloping roof. The new decking platform would be approximately 2'-2" above the structural deck at the proposed penthouse and 1'10" above the structural deck at the West River Parkway North parapet. The rooftop deck would also have a 42-inch tall tube-steel railing that would be painted dark bronze along the deck perimeter. The railing would project approximately 1'-10" above the parapet.

The existing stair penthouse is 35 square feet in area and approximately 10'-8" tall measured from the structural roof deck. It is located 17'-9" from the interior of the northeastern building wall and approximately 4'-10" from the interior of the southeastern building wall. The proposed penthouse would be approximately 66 square feet in area, 11 feet in height measured from the structural roof deck (approximately 8'-6" feet in actual height) and maintain the distance from the interior of the northeastern and southeastern building walls (17'-9" and 4'-10" respectively). A spiral staircase, which provides access to the rooftop deck and penthouse, would be retained as part of the rooftop deck and penthouse rebuild. Therefore, the penthouse is proposed to be in the same location as it is currently. The slightly larger penthouse would be expanded to the north (interior of the building). It is proposed to be clad in fiber cement panels painted dark bronze to match the neighboring rooftop structures. It will also include dark bronze powder coated windows on the northeast and southeast elevations to match neighboring rooftop structures.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZH-25358	Certificate of Appropriateness	Rooftop deck and sunroom built along the northeastern elevation	Approved

There are five residential units on the building's upper floor that face West River Parkway North; four of these units have a rooftop deck, including the applicant's existing rooftop deck. It is likely that three of them were built when the building was converted in the 1980s; two of them were built up to the northeastern elevation (the tower deck and the rooftop deck at the building's northeast corner). In 2008, the Minneapolis Heritage Preservation Commission approved the construction of a sunroom and rooftop deck on the subject building to the northwest of the proposed rooftop deck. This rooftop deck was built within a foot of the northeastern building wall and the railing is visible from West River Parkway North. At that time, the project site was only locally designated as a contributing building to the Saint Anthony Falls Historic District. The Saint Anthony Falls Historic District Design Guidelines at that time did not require rooftop decks to be located one structural bay or 15 feet, whichever is greater, from the façade.

PUBLIC COMMENTS. No public comments were received prior to the publication of the report. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow for the reconstruction of a rooftop deck and penthouse based on the following findings:

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

   The Minneapolis Warehouse Historic District is historically significant as an early example of commercial/industrial growth within the city's warehousing and wholesaling district, which expanded during the late 19th and early 20th centuries when Minneapolis became a major distribution and jobbing center for the northwest. The Minneapolis Warehouse Historic District is also significant for its architecture and engineering significance. The period of significance is identified as 1865–1930.

   In the designation study, individual resources were evaluated for their ability to convey the significance of the district. The Itasca C and D Warehouses at 708 1st Street North were identified as contributing resources in the historic district. The buildings were constructed during the period of significance and are quality examples of the larger concrete column warehouses that were built in the first part of the 20th century. As conditioned, the proposed alterations will be compatible with and continue to support the criteria and period of significance for the historic district.

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

   The property is a contributing building to the Minneapolis Warehouse Historic District and is designated for its social, architectural and engineering significance. As conditioned, the project would be compatible with the exterior designation in which the property was designated. The recommended conditions of approval will help limit the visibility of the contemporary rooftop deck and penthouse on the historic resource which will be a benefit to the appearance of the building and the historic district.

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

   The proposal will not significantly impact location, design, materials, workmanship, feeling or association of the building. As proposed, the rooftop deck would have an impact on the physical setting of the building and the historic district as it will be visible from some vantage points along West River Parkway North. As conditioned, the visibility of the rooftop deck railing will be reduced which will be beneficial to the original building design and other contributing buildings within the historic district.

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

   The subject property is located in the Saint Anthony Falls Historic District and the Minneapolis Warehouse Historic District. The boundaries of the Saint Anthony Falls Warehouse District Subdistrict overlaps the Minneapolis Warehouse Historic District. As stated by the *Saint Anthony Fall's Historic District Design Guidelines*, "In areas that overlap the Minneapolis Warehouse Historic District, the adopted *Minneapolis Warehouse Historic District Design Guidelines* apply." The *Minneapolis*

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

General Guidance

Preservation is the preferred treatment for improving existing buildings from the period of significance. No matter the proposed treatment, maintaining and preserving original materials is preferred over introducing new materials. The exception is when original materials are too deteriorated to provide a sound building envelope.

Requirement

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

2.2 Distinctive architectural features shall be preserved.

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

Staff Comment

The applicant's proposed rooftop deck and penthouse will not adversely impact distinctive architectural features of the building. The roof currently has a non-original rooftop deck and penthouse. The project would only be looking to replace these features.

Roofs and Parapets

Requirement

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

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

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

Staff Comment

The applicant's proposal will not impact the existing building's cornice, parapet or other historic elements, nor will it be visible from the primary building elevation along 1st Street North. However, as proposed, the rooftop deck and railing would be located less than one structural bay from the northeastern and southeastern building elevations and be visible from West River Parkway North; the building's first structural bay is located approximately 10'-8" from the interior of the northeastern building wall and 18'-3" from the interior of the southeastern building wall. The deck railing would be located approximately four inches from the interior of the northeastern building wall and 1'-10" from the interior of the southeastern building wall. The top of the deck railing would be 42 inches above the rooftop deck. The building's northeastern elevation contains a 1'-8" tall parapet (measured from the top of the rooftop deck). Therefore, the railing would project approximately 1'-10" above the parapet. The *Minneapolis Warehouse Historic District Design Guidelines* state the following in the Guidelines for Existing Buildings-Rooftop Addition section: "In cases where a rooftop addition is allowed the guidelines are intended to minimize visibility of the addition from the public street by limiting its footprint, scale, height and mass." If the applicant maintained the 7'-6" setback from the interior

of the northeastern building wall, as is currently the case with the existing rooftop deck, the deck railing would not be visible from West River Parkway North. In addition, if the applicant stepped the rooftop deck back 2'-6" form the interior of the southeast building wall, the deck railing would be less visible from West River Parkway North as it would be behind existing mechanical equipment. Therefore, CPED is recommending that the rooftop deck and railing be located 7'-6" feet from the interior of the northeastern building wall and 2'-6" from the interior of the southeastern building wall.

It should be noted that West River Parkway North was constructed in the 1980s; outside the period of significance. This area was formerly a rail yard. However, West River Parkway North provides an impressive rear view of the Itasca Warehouse Buildings.

Rooftop Additions

Buildings from the period of significance had flat roofs with a parapet wall. Most roofs have small penthouses for stairs or elevators. The roofs of many of the buildings contain water towers, tanks, and chimneys, which should be retained. Rooftop additions are rarely appropriate on buildings. Rooftop additions on buildings that are less than four stories are not allowed due to their visibility. In cases where a rooftop addition is allowed the guidelines are intended to minimize visibility of the addition from the public street by limiting its footprint, scale, height and mass. This minimizes alterations to the historic character of the building, the surrounding historic district, streetscape or other adjacent structures.

Requirement

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

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

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

Staff Comment

The proposed penthouse will be set back 17.9 feet from the interior of the northeastern building wall. This exceeds the 15 foot or one structural bay requirement, as the first structural bay from the interior of the northeastern building wall is approximately 10.8 feet. The penthouse will also be less than 14 feet in height measured from the structural roof deck of the existing building; the proposed penthouse would be 11 feet in height measured from the structural roof deck. In addition, the design and materials of the rooftop penthouse, which would be clad in fiber cement panels painted dark bronze to match the neighboring rooftop structures, will help the penthouse be clearly differentiated from the historic building in a way that does not detract from the character of the historic building or the district. It is recognized that the penthouse will be set back only 4'-10" from the interior of the southeastern building wall, which is less than one structural bay; however, this is an existing condition and requiring the applicant to move the penthouse one structural bay would require significant interior building and exterior roof alternations.

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.*

   With conditions, the applicant is proposing a sensitive rehabilitation of the Itasca C and D Warehouses at 708 1st Street North by not impacting the historic fabric of the building, limiting the visibility of new construction, and proposing a sensitive contemporary structure. Staff finds that the proposal, subject to the recommended conditions, meets *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

   1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
   2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
   3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
   4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
   5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

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.*

   With the recommended conditions, the proposed alterations would conform to the preservation ordinance and applicable preservation policies, 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.

   8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.

   Heritage Preservation Policy 8.10: Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality.

   8.10.5 Prioritize the reuse of the city's historic buildings as a strategy for sustainable development.

   8.10.7 Use planning tools, such as transfer of development rights and historic variances, as well as economic incentives, such as tax increment financing and tax abatements, to retain historic structures while compensating for the loss of development potential.

7. *Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or*

dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.

This proposal does not constitute the destruction of property.

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.*

   Evidence presented in the application submitted and the alterations proposed demonstrate that the applicant has made adequate consideration of the description and statement of significance of the nomination of the Warehouse Historic District.

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

   The proposed project will not require 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 applicant has adequately considered the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, though some of the recommended conditions of approval will help to ensure that the proposal meets those standards.

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.*

    With the recommended conditions of approval, the alterations will be compatible with and will ensure continued significance and integrity of all the contributing properties in the historic district based on the period of significance of 1865 – 1930. See findings 1-4 for more detailed analysis.

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.*

    With the recommended conditions of approval, granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the 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 significance and integrity of other resources in the district will not be negatively impacted by the certificate of appropriateness. These alterations will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Margo Tolins and John Mejia for the property located at 708 1st Street North in the Saint Anthony Falls Historic District and Warehouse Historic District:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow for the construction of a rooftop deck and penthouse, subject to the following conditions:

1. The rooftop deck and railing shall be located 7'-6" feet from the interior of the northeastern building wall and 2'-6" from the interior of the southeastern building wall.
2. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than September 29, 2017.
3. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

ATTACHMENTS

1. BZH Map
2. Written description and findings submitted by applicant
3. Plans: Existing plans, roof and elevations, floor plans
4. Aerials and images

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Project Contact: Mark Tambornino
Ward: 3
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Date of National Register Listing	1989
Applicable Design Guidelines	*Minneapolis Warehouse Historic District Design Guidelines* (2010)

CLASSIFICATION

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Criteria of Significance	*Criteria 1:* The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history. *Criteria 4:* The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
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SUMMARY

BACKGROUND. The Itasca C and D Warehouse Buildings are nearly identical straightforward six-story red brick warehouses that retain a high level of integrity. They are modest in architectural detail compared to the Itasca A and B Warehouses to the southeast and the Security Warehouse to the northwest. The building details on the front elevation include red brick, cream colored window sills and a flared cornice.

The buildings are contributing structures to the Minneapolis Warehouse Historic District and the Saint Anthony Falls Historic District. Within the Saint Anthony Falls Historic District, the Itasca C and D Warehouse Buildings are a part of the Warehouse District Subdistrict.

The building was converted into office and commercial space on the first floor and residential units on the upper floors in 1985. Balconies were added to the rear of the structure during the 1985 conversion.

APPLICANT'S PROPOSAL. The applicants are proposing to demolish and reconstruct the existing rooftop penthouse and deck. The existing rooftop deck is 183 square feet, located 7'6" from the interior of the northeastern building wall (along West River Parkway North), and is located about six inches from the interior of the southeastern building wall. The parapet is approximately 1'-8" tall (measured from the top of the proposed rooftop deck) and is 18 inches thick. The new rooftop deck would be 230 square feet in area, located four inches from the interior of the northeastern building wall, and 1'-10" from the interior of the southeastern building wall. The existing rooftop deck platform is approximately 1'-4" above the structural deck at the existing penthouse and 10 inches above the structural deck at the West River Parkway North parapet; the difference is due to the sloping roof. The new decking platform would be approximately 2'-2" above the structural deck at the proposed penthouse and 1'10" above the structural deck at the West River Parkway North parapet. The rooftop deck would also have a 42-inch tall tube-steel railing that would be painted dark bronze along the deck perimeter. The railing would project approximately 1'-10" above the parapet.

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RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZH-25358	Certificate of Appropriateness	Rooftop deck and sunroom built along the northeastern elevation	Approved

There are five residential units on the building's upper floor that face West River Parkway North; four of these units have a rooftop deck, including the applicant's existing rooftop deck. It is likely that three of them were built when the building was converted in the 1980s; two of them were built up to the northeastern elevation (the tower deck and the rooftop deck at the building's northeast corner). In 2008, the Minneapolis Heritage Preservation Commission approved the construction of a sunroom and rooftop deck on the subject building to the northwest of the proposed rooftop deck. This rooftop deck was built within a foot of the northeastern building wall and the railing is visible from West River Parkway North. At that time, the project site was only locally designated as a contributing building to the Saint Anthony Falls Historic District. The Saint Anthony Falls Historic District Design Guidelines at that time did not require rooftop decks to be located one structural bay or 15 feet, whichever is greater, from the façade.

PUBLIC COMMENTS. No public comments were received prior to the publication of the report. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

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   In the designation study, individual resources were evaluated for their ability to convey the significance of the district. The Itasca C and D Warehouses at 708 1st Street North were identified as contributing resources in the historic district. The buildings were constructed during the period of significance and are quality examples of the larger concrete column warehouses that were built in the first part of the 20th century. As conditioned, the proposed alterations will be compatible with and continue to support the criteria and period of significance for the historic district.

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

   The property is a contributing building to the Minneapolis Warehouse Historic District and is designated for its social, architectural and engineering significance. As conditioned, the project would be compatible with the exterior designation in which the property was designated. The recommended conditions of approval will help limit the visibility of the contemporary rooftop deck and penthouse on the historic resource which will be a benefit to the appearance of the building and the historic district.

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

   The proposal will not significantly impact location, design, materials, workmanship, feeling or association of the building. As proposed, the rooftop deck would have an impact on the physical setting of the building and the historic district as it will be visible from some vantage points along West River Parkway North. As conditioned, the visibility of the rooftop deck railing will be reduced which will be beneficial to the original building design and other contributing buildings within the historic district.

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

   The subject property is located in the Saint Anthony Falls Historic District and the Minneapolis Warehouse Historic District. The boundaries of the Saint Anthony Falls Warehouse District Subdistrict overlaps the Minneapolis Warehouse Historic District. As stated by the *Saint Anthony Fall's Historic District Design Guidelines*, "In areas that overlap the Minneapolis Warehouse Historic District, the adopted *Minneapolis Warehouse Historic District Design Guidelines* apply." The *Minneapolis*

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

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Requirement

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

2.2 Distinctive architectural features shall be preserved.

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Staff Comment

The applicant's proposed rooftop deck and penthouse will not adversely impact distinctive architectural features of the building. The roof currently has a non-original rooftop deck and penthouse. The project would only be looking to replace these features.

Roofs and Parapets

Requirement

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

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

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

Staff Comment

The applicant's proposal will not impact the existing building's cornice, parapet or other historic elements, nor will it be visible from the primary building elevation along 1st Street North. However, as proposed, the rooftop deck and railing would be located less than one structural bay from the northeastern and southeastern building elevations and be visible from West River Parkway North; the building's first structural bay is located approximately 10'-8" from the interior of the northeastern building wall and 18'-3" from the interior of the southeastern building wall. The deck railing would be located approximately four inches from the interior of the northeastern building wall and 1'-10" from the interior of the southeastern building wall. The top of the deck railing would be 42 inches above the rooftop deck. The building's northeastern elevation contains a 1'-8" tall parapet (measured from the top of the rooftop deck). Therefore, the railing would project approximately 1'-10" above the parapet. The *Minneapolis Warehouse Historic District Design Guidelines* state the following in the Guidelines for Existing Buildings-Rooftop Addition section: "In cases where a rooftop addition is allowed the guidelines are intended to minimize visibility of the addition from the public street by limiting its footprint, scale, height and mass." If the applicant maintained the 7'-6" setback from the interior

of the northeastern building wall, as is currently the case with the existing rooftop deck, the deck railing would not be visible from West River Parkway North. In addition, if the applicant stepped the rooftop deck back 2'-6" form the interior of the southeast building wall, the deck railing would be less visible from West River Parkway North as it would be behind existing mechanical equipment. Therefore, CPED is recommending that the rooftop deck and railing be located 7'-6" feet from the interior of the northeastern building wall and 2'-6" from the interior of the southeastern building wall.

It should be noted that West River Parkway North was constructed in the 1980s; outside the period of significance. This area was formerly a rail yard. However, West River Parkway North provides an impressive rear view of the Itasca Warehouse Buildings.

Rooftop Additions

Buildings from the period of significance had flat roofs with a parapet wall. Most roofs have small penthouses for stairs or elevators. The roofs of many of the buildings contain water towers, tanks, and chimneys, which should be retained. Rooftop additions are rarely appropriate on buildings. Rooftop additions on buildings that are less than four stories are not allowed due to their visibility. In cases where a rooftop addition is allowed the guidelines are intended to minimize visibility of the addition from the public street by limiting its footprint, scale, height and mass. This minimizes alterations to the historic character of the building, the surrounding historic district, streetscape or other adjacent structures.

Requirement

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

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

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

Staff Comment

The proposed penthouse will be set back 17.9 feet from the interior of the northeastern building wall. This exceeds the 15 foot or one structural bay requirement, as the first structural bay from the interior of the northeastern building wall is approximately 10.8 feet. The penthouse will also be less than 14 feet in height measured from the structural roof deck of the existing building; the proposed penthouse would be 11 feet in height measured from the structural roof deck. In addition, the design and materials of the rooftop penthouse, which would be clad in fiber cement panels painted dark bronze to match the neighboring rooftop structures, will help the penthouse be clearly differentiated from the historic building in a way that does not detract from the character of the historic building or the district. It is recognized that the penthouse will be set back only 4'-10" from the interior of the southeastern building wall, which is less than one structural bay; however, this is an existing condition and requiring the applicant to move the penthouse one structural bay would require significant interior building and exterior roof alternations.

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.*

   With conditions, the applicant is proposing a sensitive rehabilitation of the Itasca C and D Warehouses at 708 1st Street North by not impacting the historic fabric of the building, limiting the visibility of new construction, and proposing a sensitive contemporary structure. Staff finds that the proposal, subject to the recommended conditions, meets *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

   1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
   2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
   3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
   4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
   5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

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.*

   With the recommended conditions, the proposed alterations would conform to the preservation ordinance and applicable preservation policies, 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.

   8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.

   Heritage Preservation Policy 8.10: Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality.

   8.10.5 Prioritize the reuse of the city's historic buildings as a strategy for sustainable development.

   8.10.7 Use planning tools, such as transfer of development rights and historic variances, as well as economic incentives, such as tax increment financing and tax abatements, to retain historic structures while compensating for the loss of development potential.

7. *Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or*

dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.

This proposal does not constitute the destruction of property.

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.*

   Evidence presented in the application submitted and the alterations proposed demonstrate that the applicant has made adequate consideration of the description and statement of significance of the nomination of the Warehouse Historic District.

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

   The proposed project will not require 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 applicant has adequately considered the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, though some of the recommended conditions of approval will help to ensure that the proposal meets those standards.

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.*

    With the recommended conditions of approval, the alterations will be compatible with and will ensure continued significance and integrity of all the contributing properties in the historic district based on the period of significance of 1865 – 1930. See findings 1-4 for more detailed analysis.

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.*

    With the recommended conditions of approval, granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the 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 significance and integrity of other resources in the district will not be negatively impacted by the certificate of appropriateness. These alterations will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Margo Tolins and John Mejia for the property located at 708 1st Street North in the Saint Anthony Falls Historic District and Warehouse Historic District:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow for the construction of a rooftop deck and penthouse, subject to the following conditions:

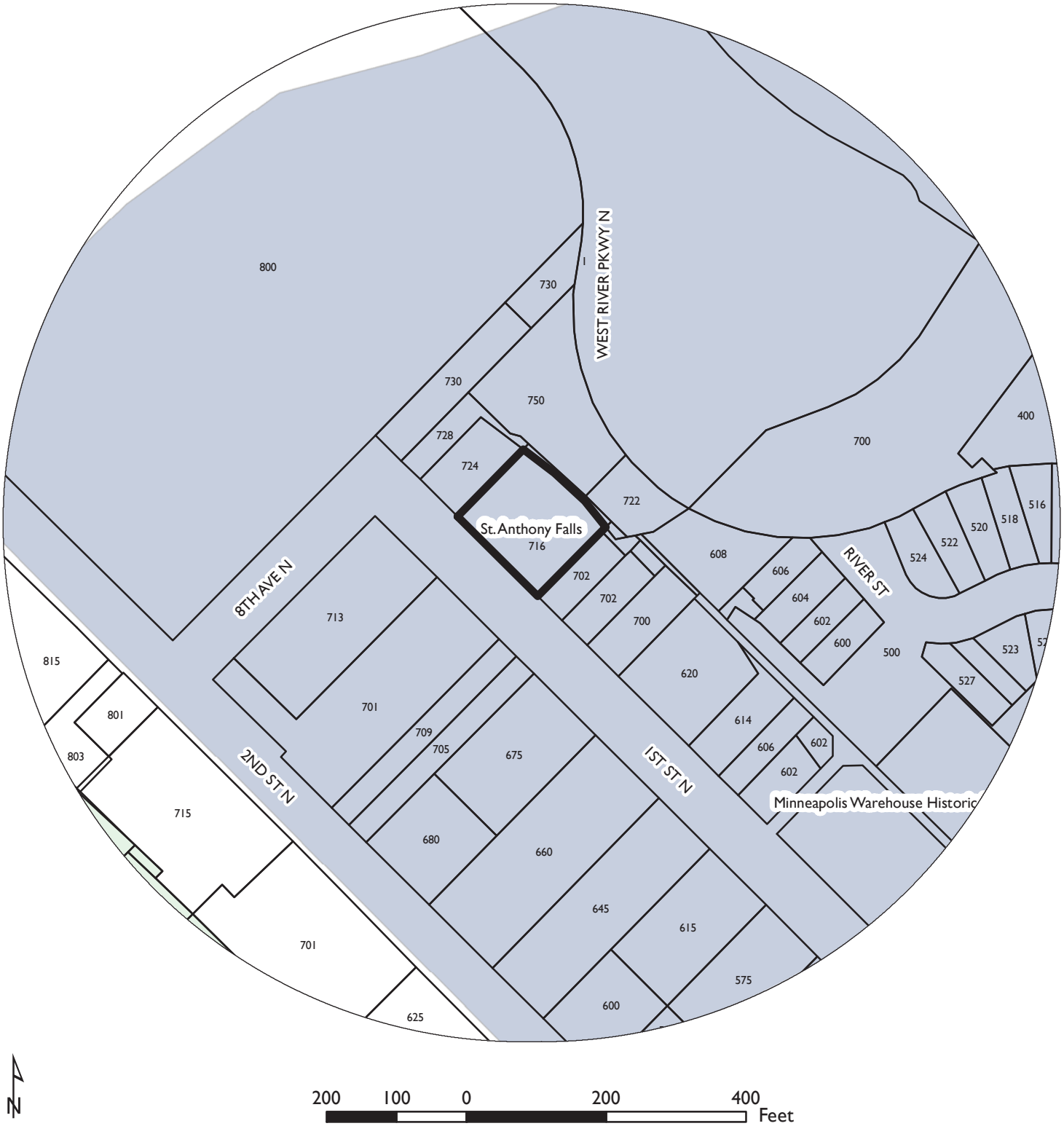
1. The rooftop deck and railing shall be located 7'-6" feet from the interior of the northeastern building wall and 2'-6" from the interior of the southeastern building wall.
2. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than September 29, 2017.
3. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

ATTACHMENTS

1. BZH Map
2. Written description and findings submitted by applicant
3. Plans: Existing plans, roof and elevations, floor plans
4. Aerials and images

Margo Tolins and John Mejia **3rd**

NAME OF APPLICANT WARD



PROPERTY ADDRESS

708 1st Street North

FILE NUMBER

BZH-28845

Christine L. Albertsson AIA / Todd P. Hansen AIA

Albertsson Hansen Architecture, Ltd.
2800 Lyndale Avenue South Suite 220
Minneapolis, MN 55408

tel 612 823 0233 / fax 612 823 4950

Project Description

The project at 708 first street north unit 634 is a demolition and reconstruction of an existing rooftop access and rooftop deck. The project is designed to replace existing dilapidated and poorly maintained structures with new slightly expanded, structurally sound and weathertite structures.

The rooftop access will be 6' x 11' and reconstructed in the same location as the existing 6' x 6' rooftop access. The 20 square foot expansion extends to the northwest away from the building edges to minimize the visibility from the surrounding streets. The rooftop access will be clad in fiber cement trim and panels and painted dark bronze to match neighboring rooftop structures. The windows and doors will be dark bronze powder coated aluminum, same as adjacent structures. The roofing will be black single ply EPDM with dark bronze powder coated aluminum coping.

The reconstructed deck is will expanded to the northeast parapet in the same manner as neighboring rooftop decks. The building parapet is 20-inches above the proposed deck elevation requiring a guardrail per building code that will project 22-inches above the parapet. There will be an 11-foot section of rail parallel to the southeast parapet in the same location and height as the existing deteriorating wood railing and a new 12-foot section of rail parallel to the northeast parapet. The rails will be anchored to the new deck just inside the parapets and made from 1 ½" powdercoated steel pipe and painted dark bronze. The design, fabrication, and, color of the rails will match railings of neighboring rooftop decks and stairs to the northwest. The new deck itself will consist of a Class A fire rated natural material which will sit below the existing parapet.

Findings for a property within a Historic District

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

a. The Itasca Building located at 708 – 722 1st Street North are contributing structures located within the Warehouse Historic District. The connected structures historically known as the Itasca C and D Warehouse were originally built in 1906 by the architectural firm of Edwin and Halden. The buildings were converted to residential condominiums and office space in 1985.

The proposed rebuilt roof access, deck, and railing will have minimal impact on the surrounding properties. The roof access and railing are located at the rear of the building and will not be visible from the primary 1st Street North Façade. The rebuilt roof access and railing will be visible on the southeast building wall from West River Parkway North and the Mississippi River to the same degree the existing structures are visible. A new 12 foot section of railing will be visible along the northeast building wall from West River Parkway North and the Mississippi River to the same and lesser degree as other rooftop railings and balcony railings on the same building. The proposed rebuilt roof access is located in its original location and minimally expanded to facilitate deck access away from street views. The roof access is setback 17'-10" feet from the northeast parapet and 4'-10" feet from the southeast parapet. The southeast section of deck railing is setback 16" from the adjacent parapet further back than the existing railing. The new northeast section of railing is setback 8-inches from the parapet.

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

a. The proposed alterations to the contributing building are compatible with the Warehouse Historic District. The building is not individually designated for its interior or exterior. The rebuilt and new deck railing will be made of the same dark bronze colored pipe rail identical to other adjacent railings. The rebuilt roof access will be clad in fiber cement panel and painted a dark bronze to match adjacent rooftop access structures. The materials are neutral and distinct enough to separate to separate the alterations from the buildings history and maintain the consistency with other alterations on the building.

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

a. The proposed roof deck will not material impact the integrity of the historic district. The location, overall design, and setting of the historic building remain unchanged. There will be no loss of historic materials from the

building and the historic parapet will not be touched. The new materials are distinct and consistent with materials used on adjacent recent rooftop alterations on the building. The proposed work will not impact the integrity of the structures workmanship and the feeling of the building will remain the same. The project rebuilds and improves an existing use and will not impair the structures 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.

a. Roof and Parapets (2.62 – 2.63) There are no alterations proposed to the existing parapets complying with requirement 2.62. The proposed rebuilt roof access is located in the existing location and the proposed rebuilt roof deck and railing is located in its current location. The new section of railing is minimally visible from the street and is consistent with adjacent alterations and the requirements of guideline 2.63.

b. Rooftop Additions (2.68 – 2.71): In general the proposed project is not a new addition and replaces an existing use with the same use. The additional area of roof access is setback greater than 15 feet from the northeast parapet and expanded away from the existing southeast parapet to comply with guideline 2.68. The rebuilt roof access is 10'-2" in height to comply with guideline 2.69. The proposed project is clearly differentiated from the character of the building in the same manner as neighboring rooftop alterations, complying with guideline 2.70. Lastly, guideline 2.71 is addressed by designing the project to be only minimally visible from the public right of way to the same degree as the existing structures and adjacent recent alterations.

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

a. The proposed alteration does not "destroy historic materials, features, and spatial relationships that characterize the property" as set forth in #9 of the Standards for Rehabilitation in The Secretary of the Interior's Standards for the Treatment of Historic Properties.

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

a. The proposed project sensitively rebuilds an existing use without altering the buildings character and allows for adaptive reuse while respecting the buildings historic character conforming to the Minneapolis Plan for Sustainable Growth, Section 8 – Heritage Preservation.

Findings that involve destruction, in whole or in part, of property in an historic district.

(7) 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 sand the economic value or usefulness of the existing structure, including its current use, cost of renovation and feasible alternatives 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.

a. The project deconstructs and replaces non-original, dilapidated and poorly maintained structures on the property and replaces them with new structures of the same use. The historic parapet will not be impacted in the reconstruction of the roof access, deck and railings.

Findings that alterations are proposed in a manner that demonstrates adequate consideration of applicable documents and regulations

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

a. The Itasca Building located at 708 – 722 1st Street North are contributing structures located within the Warehouse Historic District. The connected structures historically known as the Itasca C and D Warehouse were originally built in 1906 by the architectural firm of Edwin and Halden. The buildings were converted to residential condominiums and office space in 1985. We have given consideration to the statement of significance in the original nomination upon which the historic district is based.

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

a. The scope of work in this application does not require site plan review under Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530.

(10) The typology of treatments delineated in The Secretary of the Interiors Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing and restoring historic buildings.

a. The proposed project falls under the scope of rehabilitation. The alteration to the property does not impact the integrity or character of the original building.

Findings addressing alterations within a historic district

(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 property was designated

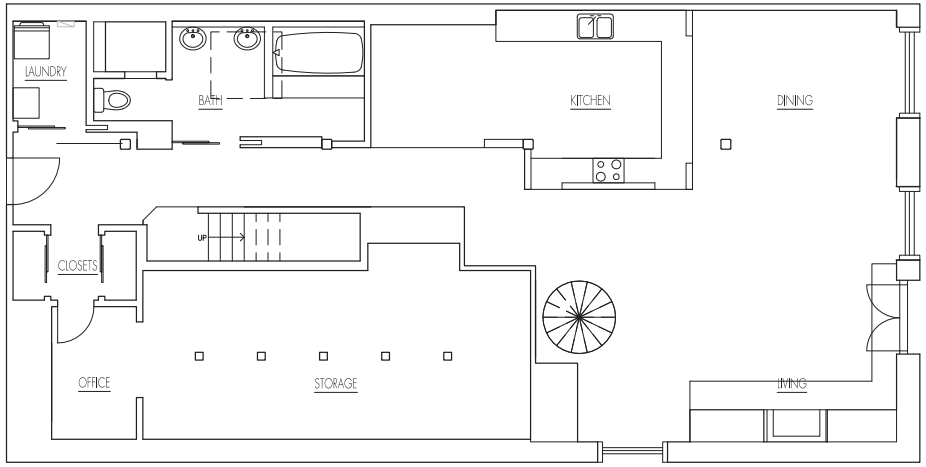
a. The proposed rebuilt roof access and deck are compatible with and will ensure continued significance and integrity of the Historic Warehouse District. See findings 1 to 4 for additional detail.

(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 district.

a. The proposed project maintains The Itasca Buildings presence in the district and is consistent with other recent roof top alterations. See findings 1 to 4 for additional detail.

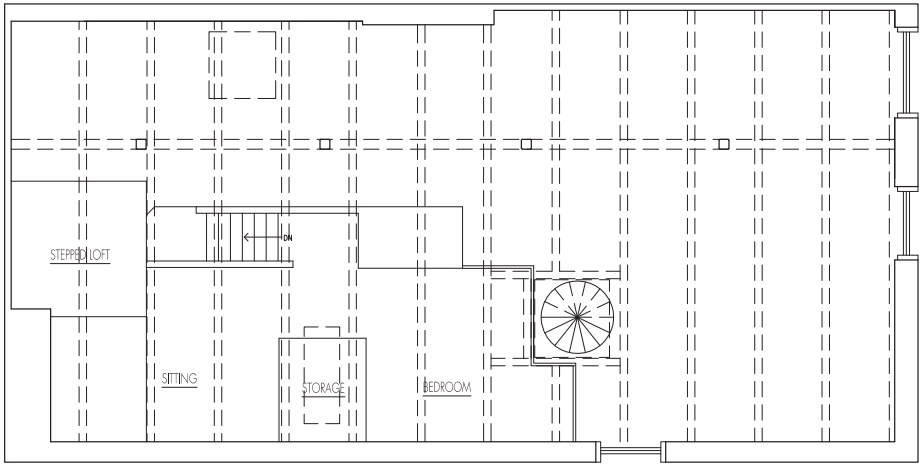
(13) The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of the surrounding resources as allowed by regulations in the preservation ordinance.

a. The proposed project rebuilds and existing use and is not injurious to the significance and integrity of other resources in the historic district and does not impede the normal and orderly preservation of surrounding resources.



1 AB1.0 Existing Main Level Plan

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



2 AB1.0 Existing Loft Level Plan

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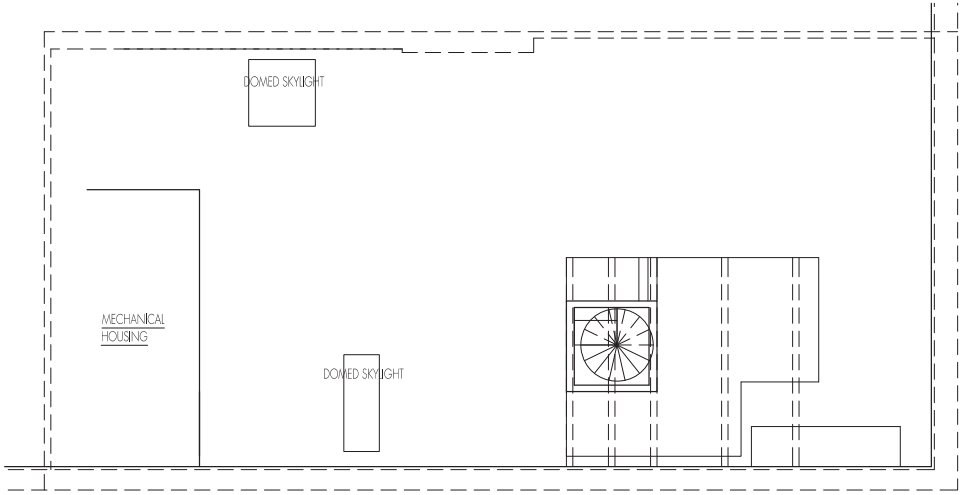

3 AB1.0 Existing Roof Level Plan

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

a&h

Tolins-Mejia Remodeling 702 1st Street, Unit 634, Minneapolis, MN 55401

As-Built Floor Plans

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

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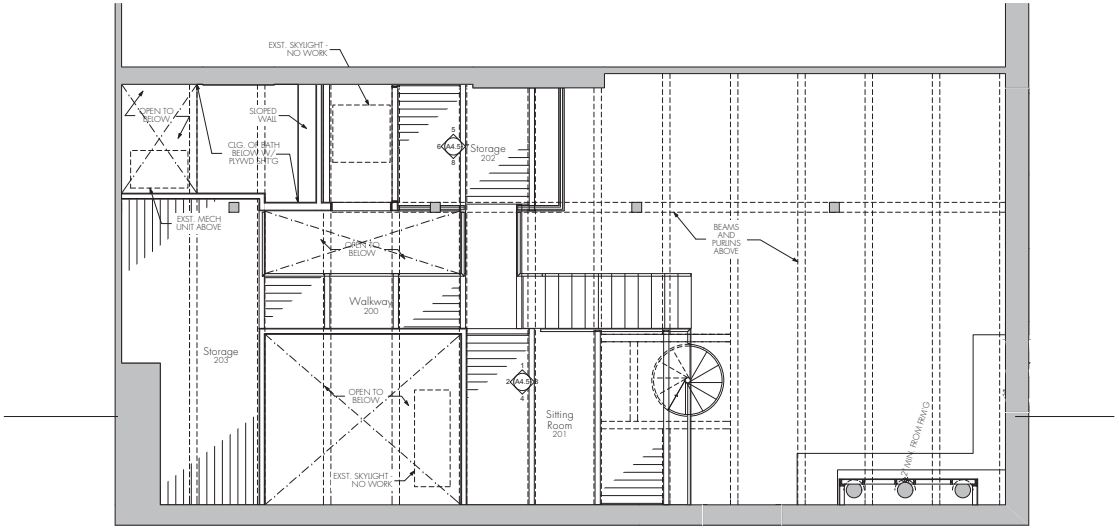
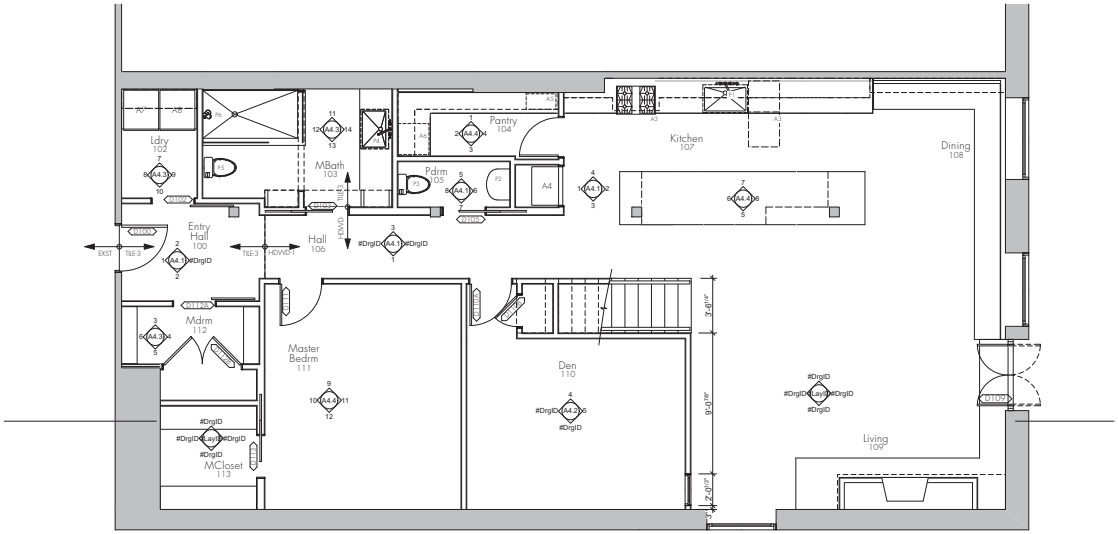
Issue Dates:
02/27/2015

AB1.0



1 A1.1 Upper Level

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



2 A1.1 Main Level

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

a&h

Albertsson Hansen Architecture, Ltd.

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

Name_____ Date_____

Registration #_____

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Tolins-Mejia Loft Remodeling

702 1st Street, Unit 634, Minneapolis, MN 55401

Issue Date:

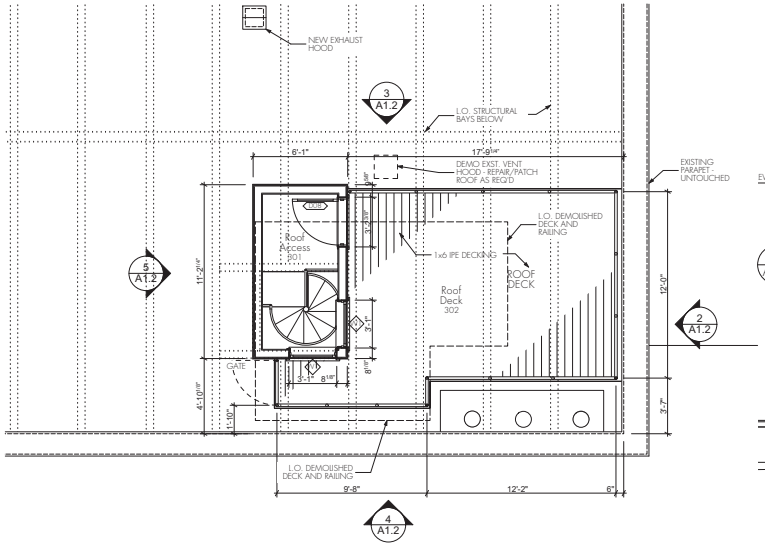
06/24/15 DD Review
07/21/15 Pricing Review
07/29/15 DD2 Review
08/26/15 HPC Review

NOT FOR CONSTRUCTION

Design Development
Loft Remodeling Plans

A1.1

File: 15-0727_TolinsMejiaPermit.pln • Printed: 8/26/2015



1 A1.2 Roof
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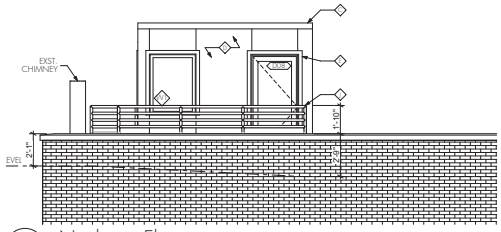

2 A1.2 Northeast Elevation
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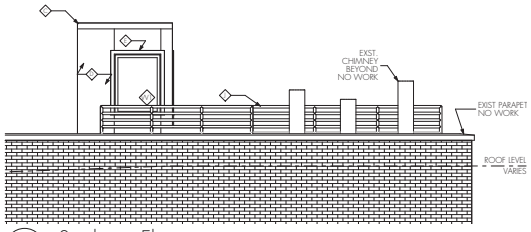
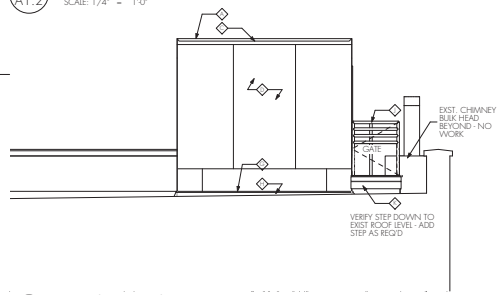


4 A1.2 Southeast Elevation
SCALE: 1/4" = 1'-0"



5 A1.2 Southwest Elevation
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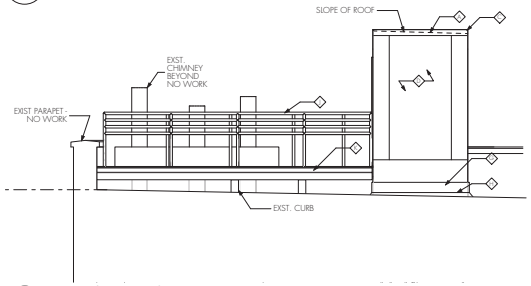
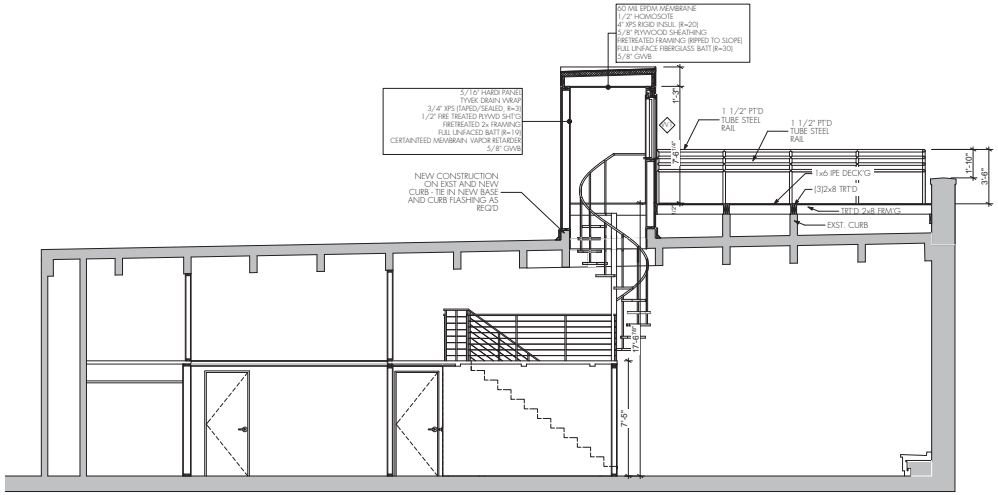
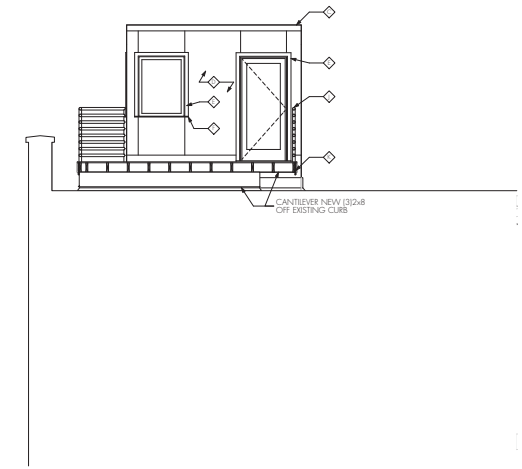


3 A1.2 Northwest Elevation
SCALE: 1/4" = 1'-0"



6 A1.2 Section looking Northwest
SCALE: 1/4" = 1'-0"



8 A1.2 Section looking Southeast
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES:

- 60 MIL EPDM ROOFING
- PREFIN. 0.19 ALUMINUM DRIP EDGE (2.5-YR DETAIL)
- PREFIN. 0.19 ALUMINUM ROOF EDGE FASCIA
- HARDIPANEL FIBER CEMENT PANEL (SMOOTH)
- 1x4 HARDITRIM (SMOOTH)
- 5/4 x HARDITRIM SILL (RIPPED TO SLOPE)
- PREFIN. COUNTER FLASHING
- BASE FLASHING TEIN
- 1 1/2" GALVANIZED PAINTED TUBE RAIL
- 1x6 AND 1x6 IPE SKIRT OVER TREATED FRAMING

a&h
Albertsson Hansen Architecture, Ltd.

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

Name_____ Date_____
Registration #_____

Tolins-Mejia Loft Remodeling
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Issue Date:

06/24/15 DD Review
07/21/15 Pricing Review
07/29/15 DD2 Review
08/26/15 HPC Review

NOT FOR CONSTRUCTION

Design Development
Roof Access and Deck

A1.2

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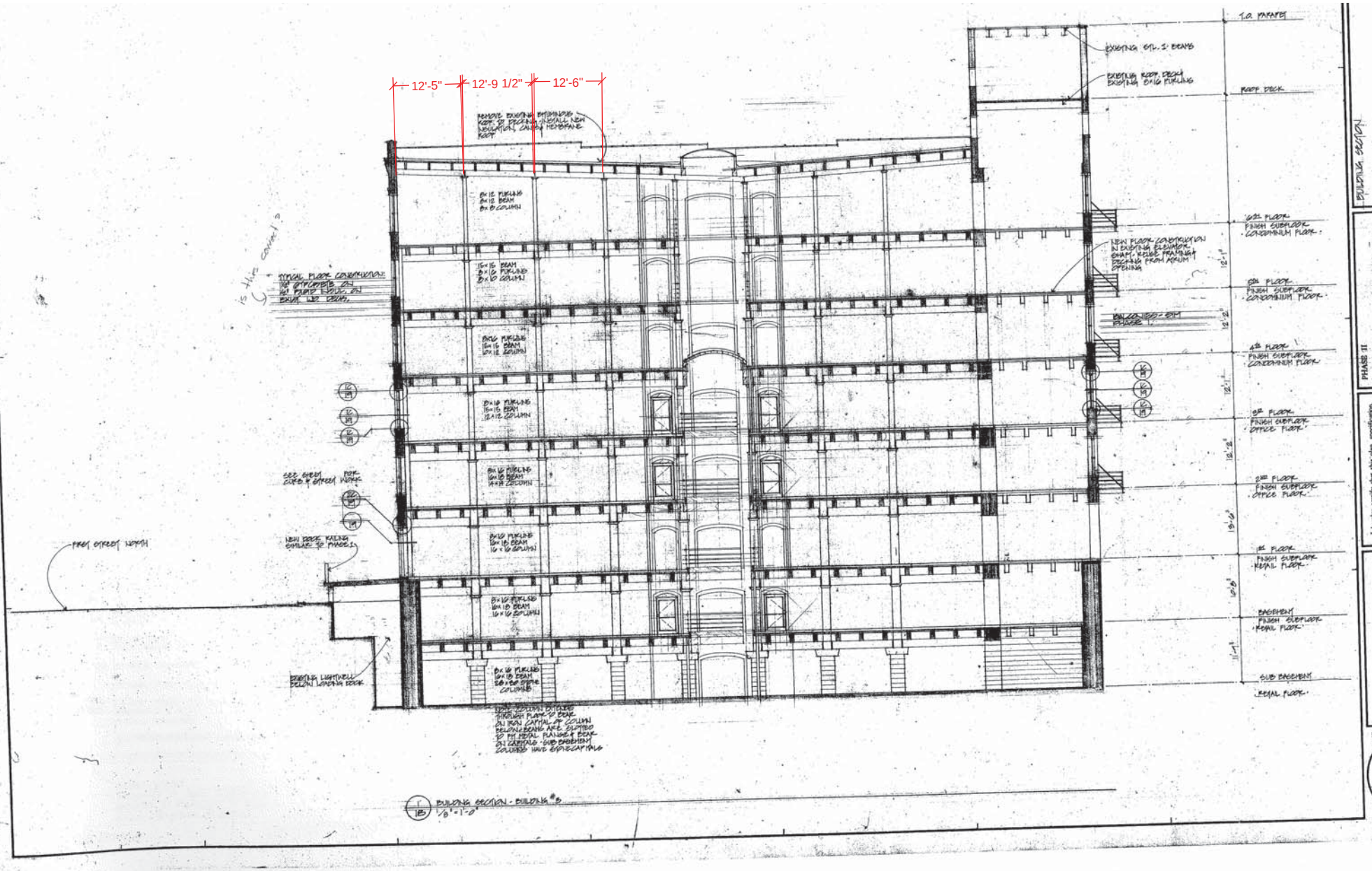
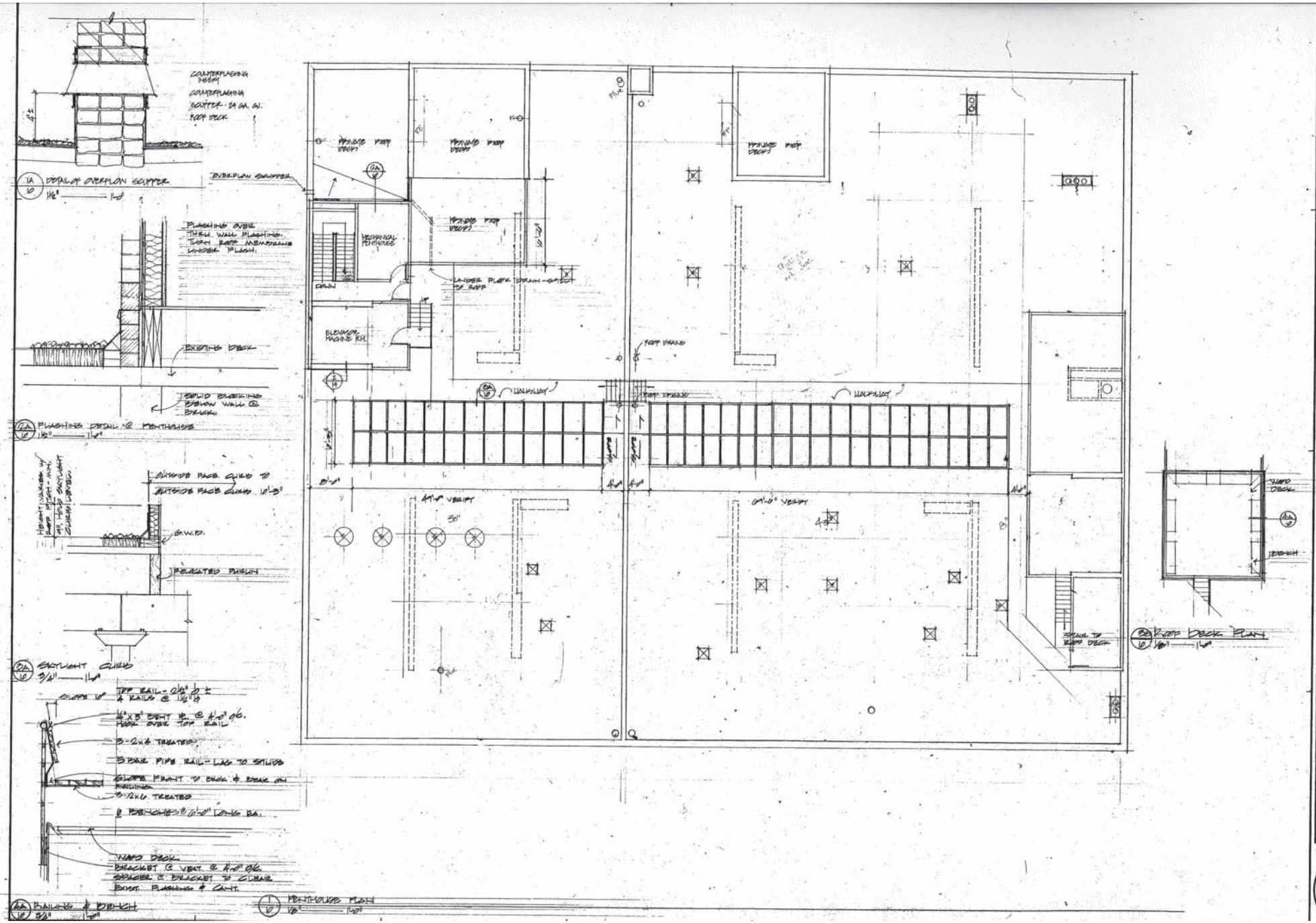

12'-5"
12'-9 1/2"
12'-6"
T.O. PARAPET
EXISTING STL. I-BEAMS
EXISTING ROOF DECK
EXISTING 8x16 PURLINS
ROOF DECK
REMOVE EXISTING BITUMINOUS ROOF & DECKING, INSTALL NEW INSULATION, COVER & MEMBRANE ROOF
8x12 PURLINS
8x12 BEAM
8x8 COLUMN
15x15 BEAM
8x16 PURLINS
8x16 COLUMN
3rd FLOOR
FINISH SUBFLOOR
CONDOMINIUM FLOOR
NEW FLOOR CONSTRUCTION IN EXISTING ELEVATOR SHAFT - REUSE FRAMING & DECKING FROM ABOVE OPENING
2nd FLOOR
FINISH SUBFLOOR
CONDOMINIUM FLOOR
8x16 PURLINS
15x15 BEAM
12x12 COLUMN
4th FLOOR
FINISH SUBFLOOR
CONDOMINIUM FLOOR
8x16 PURLINS
15x15 BEAM
12x12 COLUMN
1st FLOOR
FINISH SUBFLOOR
OFFICE FLOOR
8x16 PURLINS
10x10 BEAM
14x14 COLUMN
2nd FLOOR
FINISH SUBFLOOR
OFFICE FLOOR
8x16 PURLINS
8x18 BEAM
16x16 COLUMN
GROUND FLOOR
FINISH SUBFLOOR
RETAIL FLOOR
8x16 PURLINS
8x18 BEAM
16x16 COLUMN
BASEMENT
FINISH SUBFLOOR
RETAIL FLOOR
8x16 PURLINS
8x18 BEAM
24x24 STONE COLUMNS
SUB BASEMENT
RETAIL FLOOR
TYPICAL FLOOR CONSTRUCTION:
1ST STORIES ON
1ST FLOOR DECK ON
EXIST. 1ST COLS.
SEE SHEET C1.0 & SHEET C2.0 FOR WORK
NEW DECK, RAILING SIMILAR TO PHASE 1
FROM STREET NORTH
EXISTING LIGHTWELL BELOW LOADING DOCK
BUILDING SECTION - BUILDING #B
1/8" = 1'-0"
BUILDING SECTION
PHASE II
THE ITASCA
700 NORTH FIRST STREET
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly registered
under the laws of the State of
CUNINGHAM ARCHITECTS
218 SECOND AVENUE NO.
18



REVISIONS

NO	DATE	DESCRIPTION

PENTHOUSE PLAN

PHASE II

THE ITASCA

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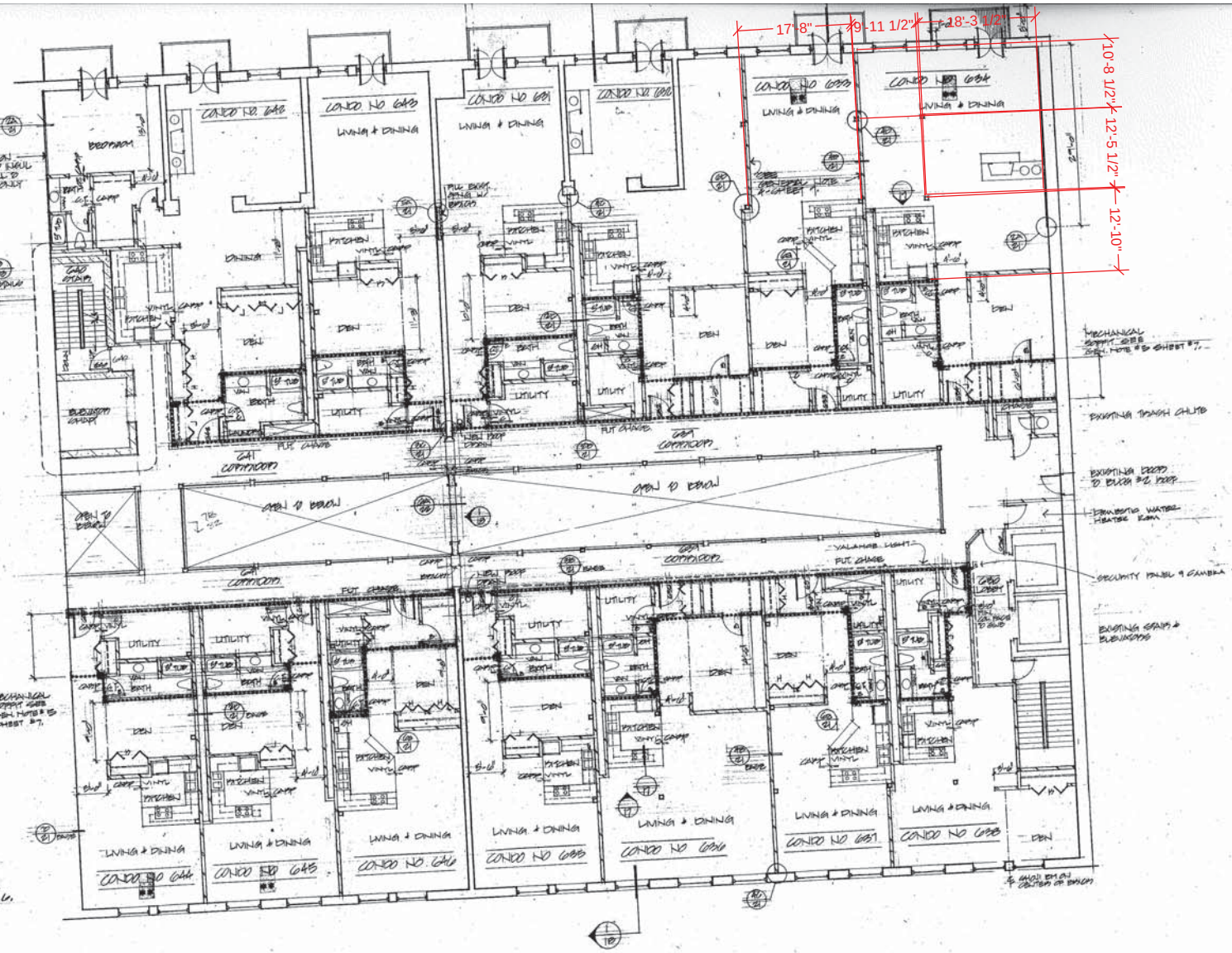
CUNINGHAM ARCHITECTS



ROOM NO.	ROOM NAME	FLOOR COVER	WALLS	CEILING	BASE	HEIGHT	REMARKS
600	LOBBY						
601	COMMON		1/2				
640	STAIR		1/2				
641	COMMON		1/2				

ROOM FINISH CODE

FLOOR / BASE	WALLS	CEILING
1 CARPET	1 GYP. BD.	1 EXST. JOIST
	2 BRICK	

DOOR SCHEDULE

DOOR NO.	ROOM NO.	SIZE	TYPE	FRAME	HARDWARE	REMARKS
600	LOBBY					
601	CONDO 601	8'-1"	1 3/4"	WD		20 MIN 'B'
602	CONDO 602	8'-1"	1 3/4"	WD		20 MIN 'B'
603	CONDO 603	8'-1"	1 3/4"	WD		20 MIN 'B'
604	CONDO 604	8'-1"	1 3/4"	WD		20 MIN 'B'
605	CONDO 605	8'-1"	1 3/4"	WD		20 MIN 'B'
606	CONDO 606	8'-1"	1 3/4"	WD		20 MIN 'B'
607	CONDO 607	8'-1"	1 3/4"	WD		20 MIN 'B'
608	CONDO 608	8'-1"	1 3/4"	WD		20 MIN 'B'
640	STAIR	8'-1"	HM	HM		1½ HR 'B'
642	CONDO 642	8'-1"	1 3/4"	WD		20 MIN 'B'
643	CONDO 643	8'-1"	1 3/4"	WD		20 MIN 'B'
644	CONDO 644	8'-1"	1 3/4"	WD		20 MIN 'B'
645	CONDO 645	8'-1"	1 3/4"	WD		20 MIN 'B'
646	CONDO 646	8'-1"	1 3/4"	WD		20 MIN 'B'

GENERAL NOTES

1- ALL KITCHEN/DEN WALLS & DEN/BEDROOM WALLS TO STOP 7'-0" A.F.F. TYP FLOORS A,B,C.

2- DENOTES CUSTOM UNITS - CUSTOM UNITS SUBJECT TO CHANGE.

4- ALL G.W.B. WALL TO CLEAR WINDOW CO. BY 2'-3" @ DEN WALLS TYPICAL FLOORS A,B,C - ALL CORNER UNITS.

5- G.W.B. CEILING AT MECHANICAL SUPPLY, UTILITY ROOMS, BATH, ENTRY HALL - TIGHT TO UNDERSIDE OF BEAM.

1/9 SIXTH FLOOR PLAN
1/8" = 1'-0"

REVISIONS

NO.	DATE	DESCRIP

SIXTH FLOOR PLAN

PHASE II

THE ITASCA

702 NORTH FIRST STREET
MINNEAPOLIS MN 55401

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly registered ARCHITECT under the laws of the State of MINNESOTA.

Reg. No.

Date

CUNINGHAM ARCHITECTS
2116 SECOND AVENUE SO.
MINNEAPOLIS, MN 55404
612 871 6980

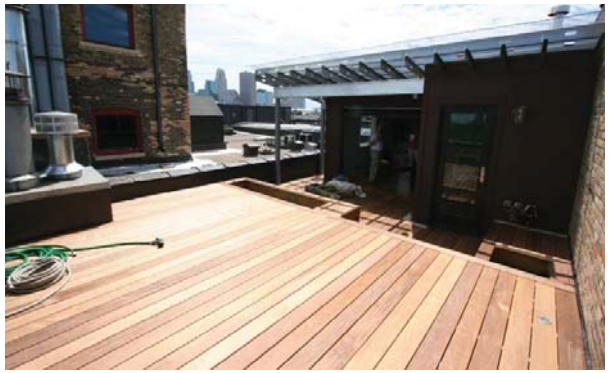
9

Existing Structure on Unit 634

Existing Structure on Unit 634

Existing Structure on Unit 634

Decking and Railing Materials to be Used, to Match Neighboring Unit



Window/Door Units, Siding and Color to be Used, to Match Neighboring Unit (Not Including Roof Structure)

Albertsson Hansen Architecture, Ltd.
2800 Lyndale Avenue South, Suite 220
Minneapolis, Minnesota 55408
tel 612 823 0233 / fax 612 823 4950

Site Photos, Unit 634 and Neighboring Unit

Tolins Mejia Loft Remodeling
716 N 1st Street, #634
Minneapolis, Minnesota 55401
06/24/15

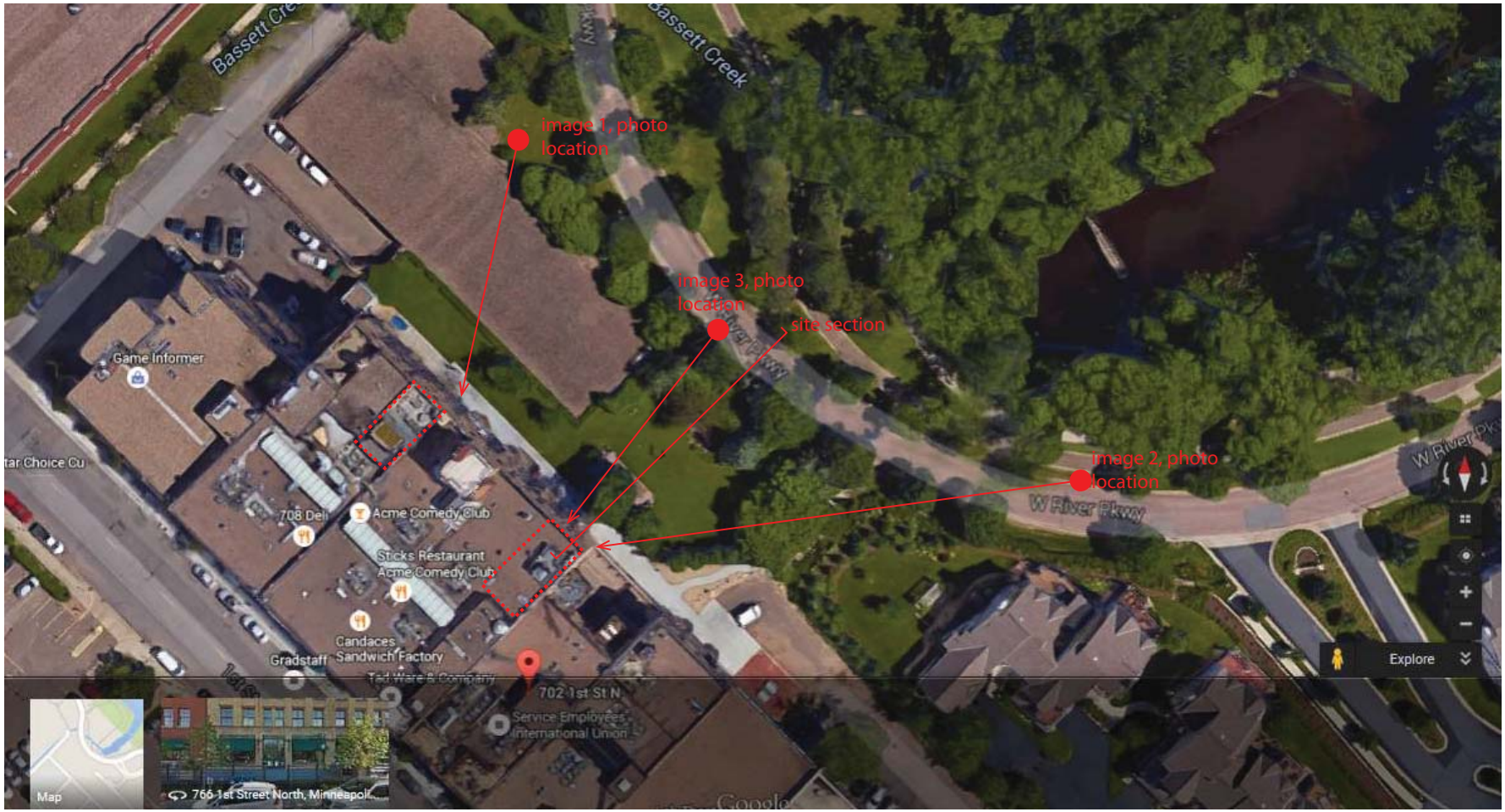


Diagram of Location/Direction of Photo Points-of-View

a&h	Albertsson Hansen Architecture, Ltd. 2800 Lyndale Avenue South, Suite 220 Minneapolis, Minnesota 55408 tel 612 823 0233 / fax 612 823 4950	Diagram of Point-Of-View Locations	Tolins Mejia Loft Remodeling 716 N 1st Street, #634 Minneapolis, Minnesota 55401 06/24/15

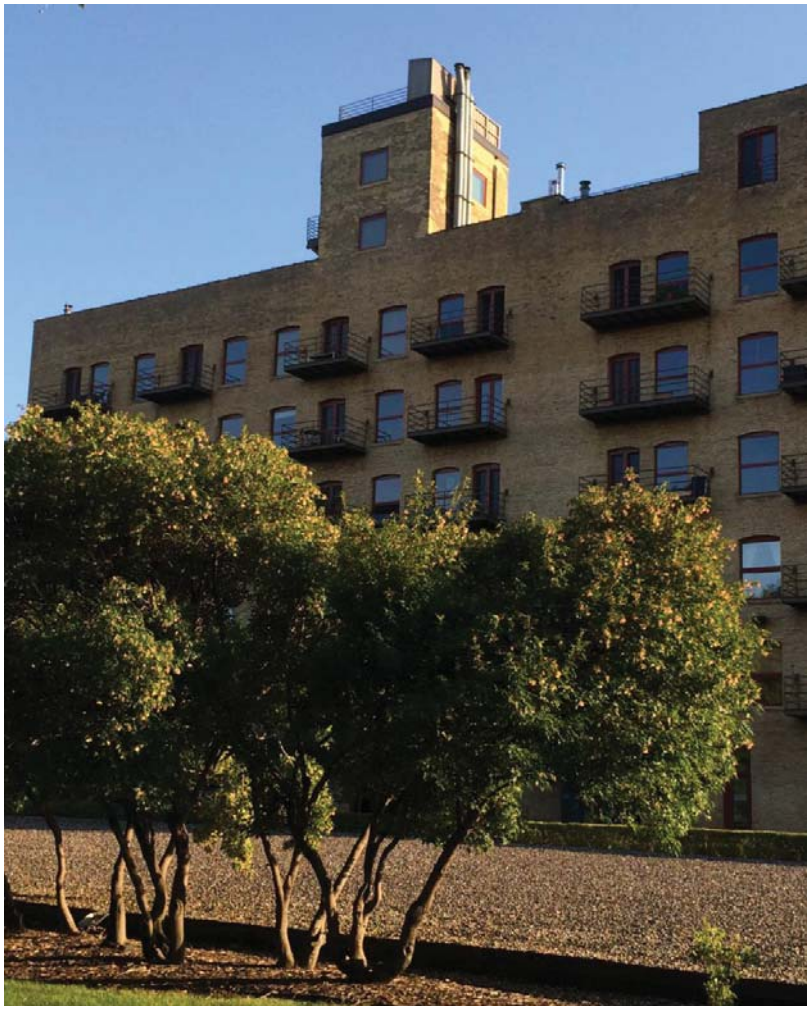


Image 1: Current Building Conditions

Image 1A: Proposed Railing Addition, Unit

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Minneapolis, Minnesota 55408
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Photos of Proposed Additions
As Viewed from Ground

Tolins Mejia Loft Remodeling
716 N 1st Street, #634
Minneapolis, Minnesota 55401
06/24/15

Image 2: Current Building Conditions

Image 2A: Proposed Railing/Vestibule Addition, Unit

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2800 Lyndale Avenue South, Suite 220
Minneapolis, Minnesota 55408
tel 612 823 0233 / fax 612 823 4950

Photos of Proposed Additions
As Viewed from Ground

Tolins Mejia Loft Remodeling
716 N 1st Street, #634
Minneapolis, Minnesota 55401
06/24/15

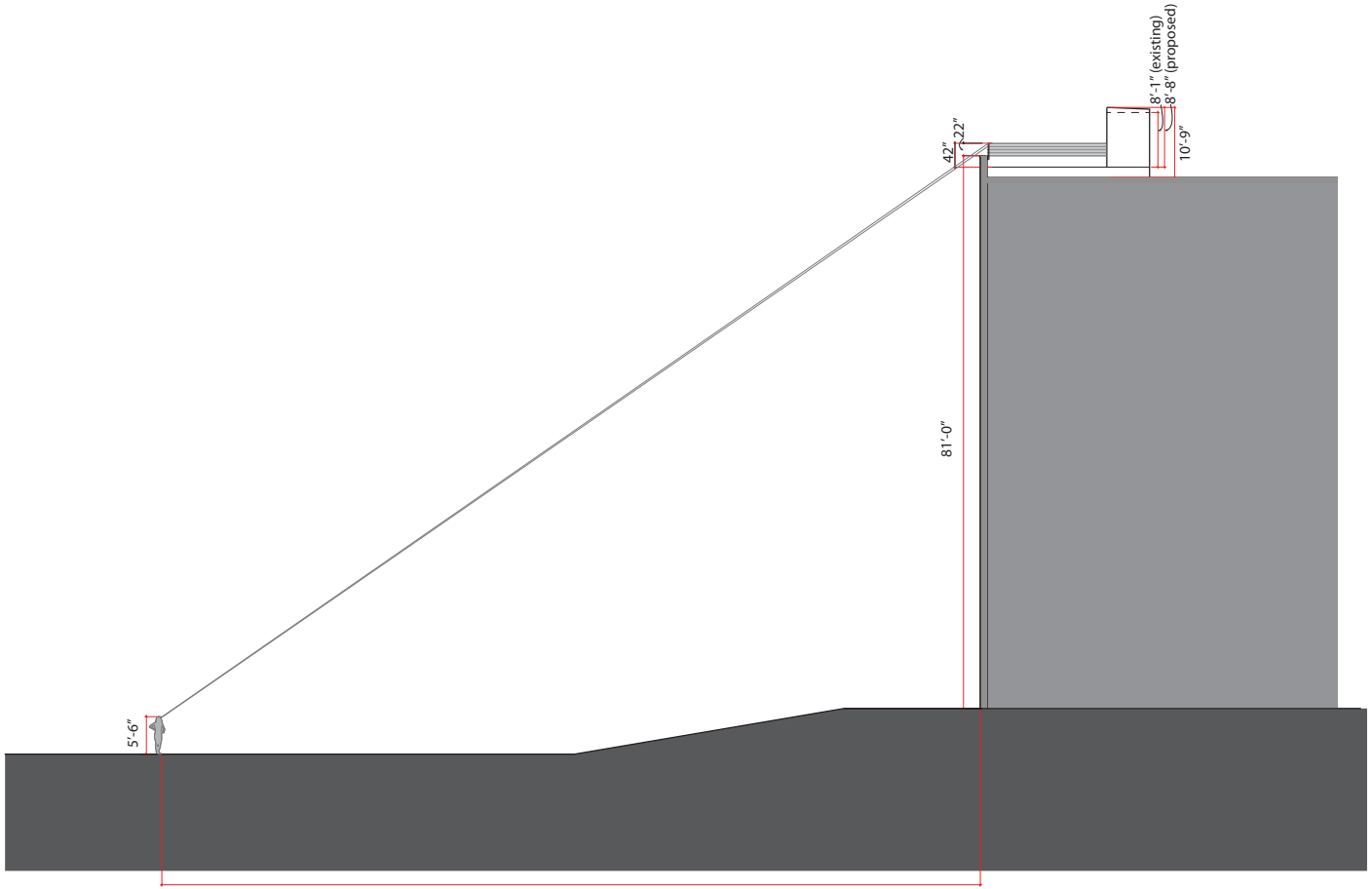

Diagram of Location/Direction of Photo Points-of-View

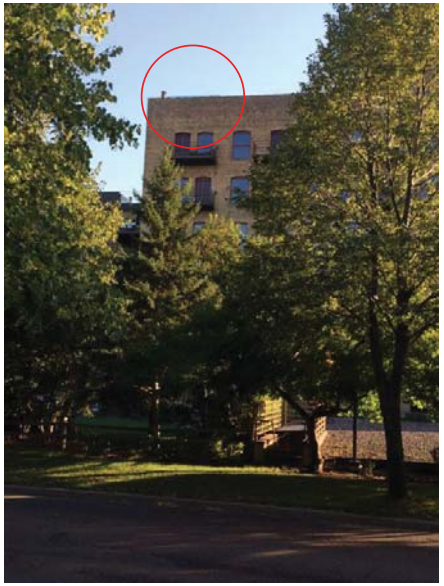

Image 3A: Proposed Railing Addition, Unit 634

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Minneapolis, Minnesota 55408
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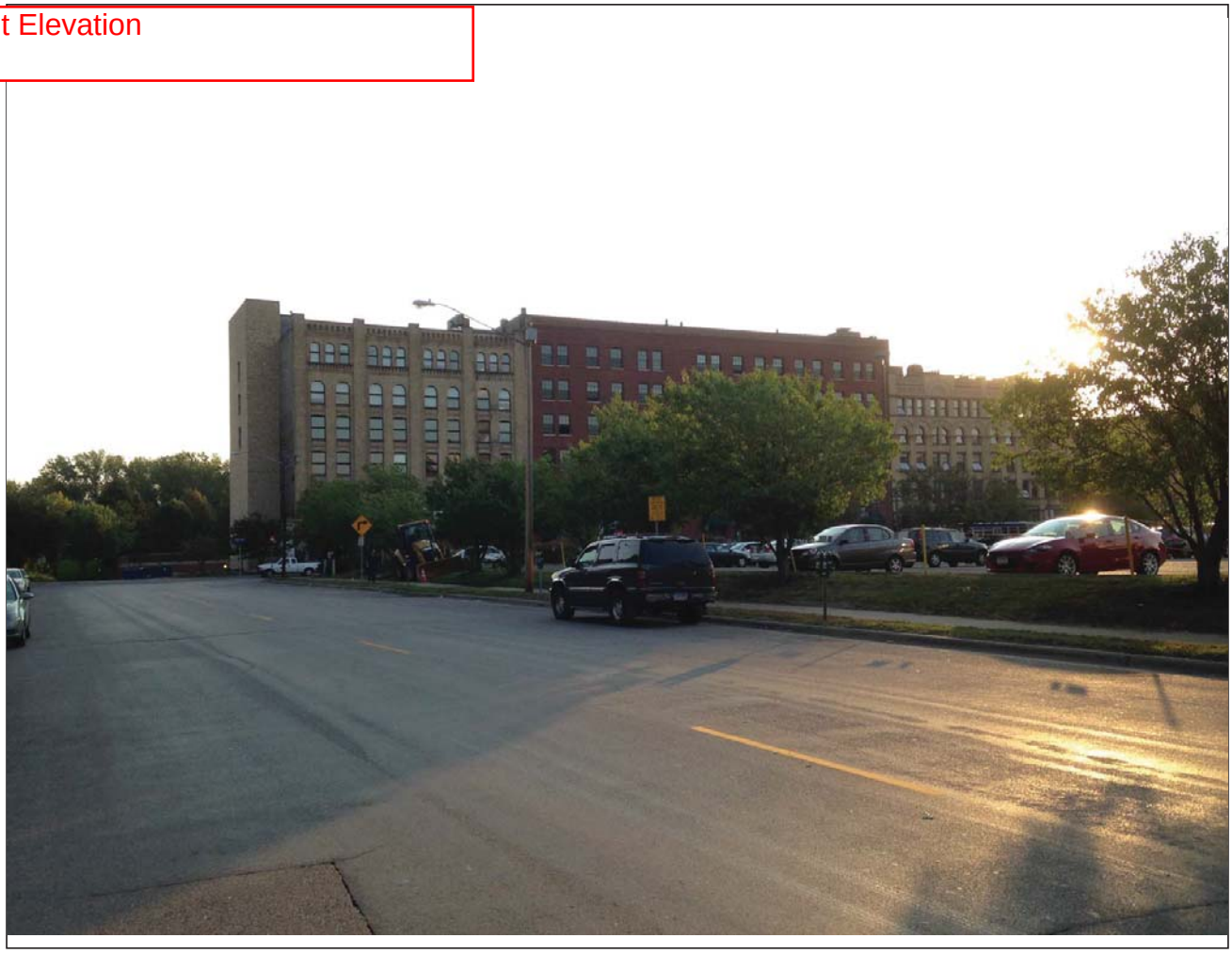
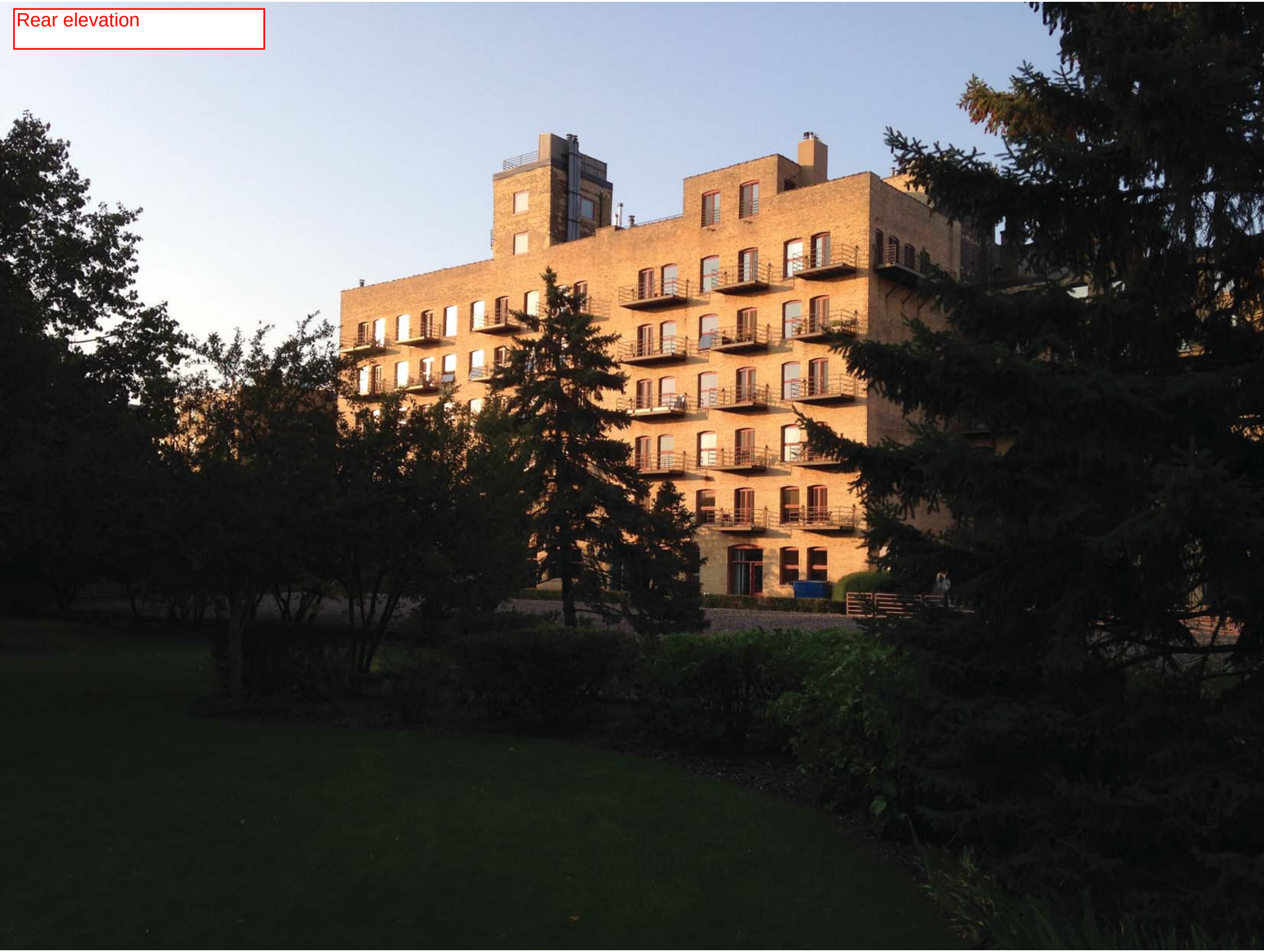
Building Section/Photo of Proposed Addition

Tolins Mejia Loft Remodeling
716 N 1st Street, #634
Minneapolis, Minnesota 55401
06/24/15

Front Elevation

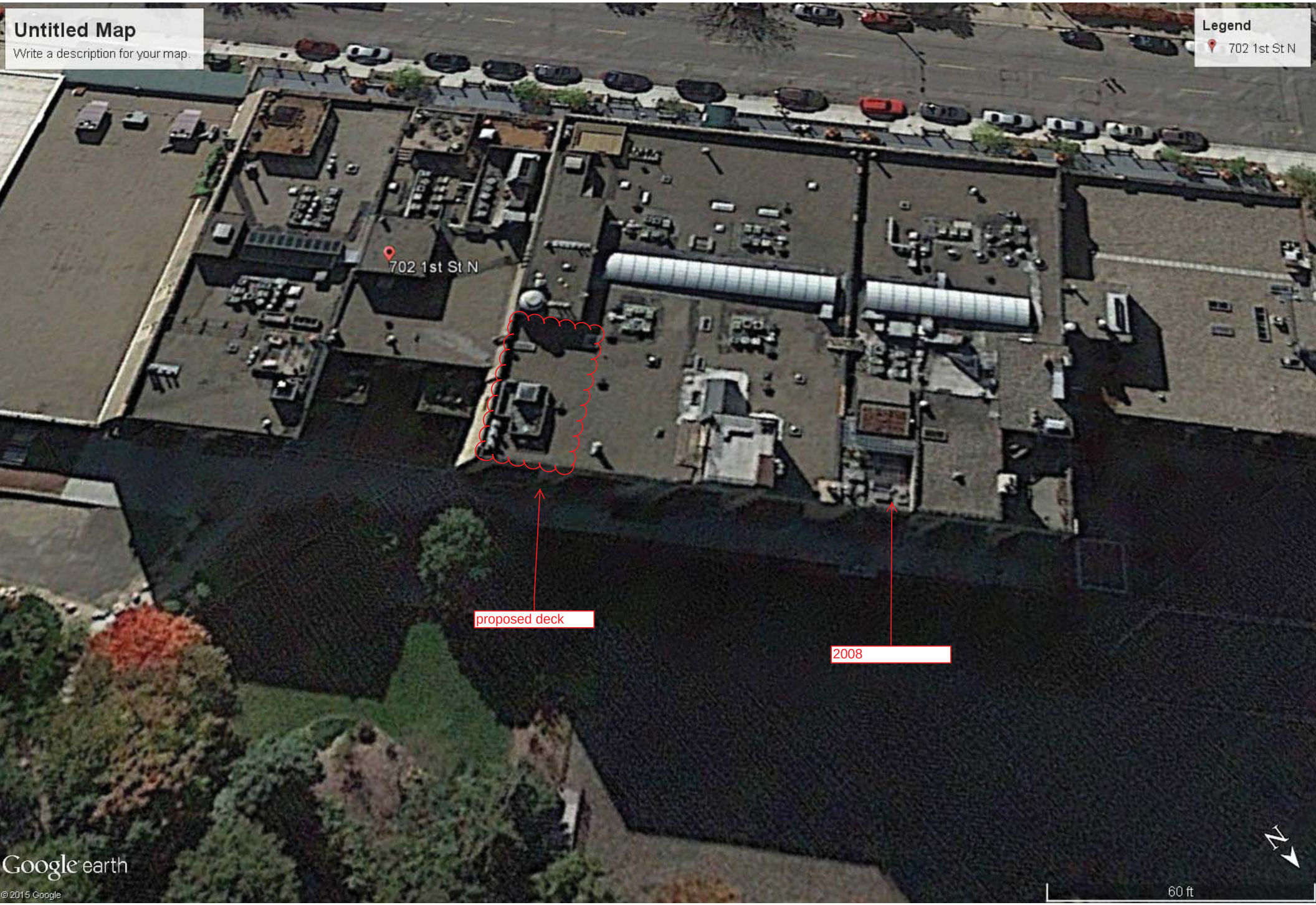


Rear elevation



Rear elevation

Rear elevation


Untitled Map
Write a description for your map.
Legend
702 1st St N
702 1st St N
proposed deck
2008
Google earth
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60 ft
N

1938 and 2012 Aerial Comparison