

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 1115 2nd Avenue South and 201 11th Street South
Project Name: Hotel Ivy Suites Renovation – Rooftop Deck
Prepared By: Hilary Dvorak, Principal Planner, (612) 673-2639
Applicant: Dave Walter, Heartland Realty, Inc.
Project Contact: Heather Whalen with ESG Architects
Ward: 7
Neighborhood: Downtown Minneapolis Neighborhood Association
Request: To add a door and a rooftop deck on the 10th floor of the historic Second Church of Christ Scientist building.

Required Applications:

Certificate of Appropriateness	To add a door and a rooftop deck on the 10 th floor of the historic Second Church of Christ Scientist building.
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HISTORIC PROPERTY INFORMATION

Current Name	Hotel Ivy and Ivy Residences
Historic Name	Second Church of Christ Scientist
Historic Address	1115 2 nd Avenue South
Original Construction Date	1930
Original Architect	Thomas R. Kimball
Original Builder	Naugle-Leck
Original Engineer	Unknown
Historic Use	Church administrative offices, classrooms and a Christian Science reading Room
Current Use	Hotel with a restaurant and spa and residences
Proposed Use	Hotel with a restaurant and spa and residences

Date Application Deemed Complete	October 2, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	December 1, 2015	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

Local Historic District	Not applicable
Period of Significance	1930-1965
Criteria of Significance	Architecture, Master Architect
Date of Local Designation	1986
Date of National Register Listing	Not applicable
Applicable Design Guidelines	<i>Secretary of the Interior Standards for the Treatment of Historic Properties</i>

SUMMARY

BACKGROUND. Reminiscent of an ancient Mesopotamian temple, the former Second Church of Christ Scientist Tower represents a rare example of the Ziggurat form of architecture in Minneapolis. Adapted to an urban setting, the Tower was constructed in 1930 to house the administrative offices, classrooms, and reading rooms for the Second Church of Christ Scientist. The Tower was originally the first phase of a master plan for a new church. It was intended to be one of four towers surrounding the main church building. The plan was abandoned and the tower subsequently sold in 1965. After conversion into office rental space, it was renamed the Ivy Tower.

The master plan was the design of the nationally prominent architect Thomas R. Kimball, known for his design of the Trans Mississippi and the International Exposition. Kimball chose exposed concrete with a “contex surfaced finish” for the exterior, one of the first architectural attempts in Minneapolis to give a textured finish to concrete. The arch systems of the roof lantern and the porte-cochere express a Midwestern influence, making the Ivy Tower unique to Minneapolis architecture. Boarded up for nearly a decade, the Ivy Tower underwent a restoration project in 2006 and is now the Hotel Ivy and Ivy Residences.

APPLICANT’S PROPOSAL. The applicant is proposing to renovate the hotel suite that occupies the 9th and 10th floors of the Hotel Ivy. This suite is located on the upper two floors of the historic Second Church of Christ Scientist building. As part of this project the applicant is proposing to replace an existing window with a door and add a roof deck on the 10th floor of the building. The window that would be replaced faces 2nd Avenue South. The door would be one foot wider than the existing window but would be as tall as the existing opening. The wider opening is needed in order to meet building code requirements. The deck would have non-combustible wood tiles for flooring and a glass railing with an overall height of four feet.

RELATED APPROVALS. In 2002, 2004, 2005 and 2006, the Heritage Preservation Commission approved Certificate of Appropriateness applications to allow for the rehabilitation of the Second Church of Christ Scientist building, the construction of a new residential tower and a new hotel tower on the site. The two towers were connected with a glass atrium and the historic Second Church of Christ Scientist building was connected to the hotel tower. Each of the developments was similar in design except that the height varied between proposals.

In March of this year, the applicant applied for and the Heritage Preservation Commission approved a Certificate of Appropriateness to allow renovations to the restaurant within the building. As part of this project, both the interior space and the exterior courtyard area along 2nd Avenue South were updated.

The changes that were made included the addition of a new door from the historic Second Church of Christ Scientist portion of the building to the existing courtyard, constructing a new freestanding outdoor bar, adding a new hand sink that was attached to the new portion of the building, installing a metal canopy over the bar area, constructing a new fence along 2nd Avenue South and the replacement and/or repair of the existing waterproofing membrane and concrete pavers in the courtyard.

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

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow alterations to the Second Church of Christ Scientist (Hotel Ivy) 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 designated landmark is significant for its architecture and the architect, Thomas R. Kimball, who was a Master Architect. The period of significance for which the landmark was designated was from 1930-1965. The proposed alterations are compatible with and will continue to support the criteria of significance and period of significance for which the landmark was designated. The proposed door and rooftop deck would be located on the 10th floor of the building. The door would replace an existing window that is similar in size. The proposed glass railing system would be anchored into the interior side of the existing concrete parapet wall. The overall height of the glass railing is lower than the decorative corners of the parapet wall. While the door and deck would be located on the primary façade of the building, it would be nearly impossible to see from the ground.

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

The proposed alterations are compatible with and will continue to support the exterior designation for which the landmark was designated. The Second Church of Christ Scientist is significant for its architecture and the architect, Thomas R. Kimball, who was a Master Architect. As noted above, the door would replace an existing window that is similar in size. In order to install the door, approximately seven square feet of the building wall will need to be removed. CPED has some concern with the removal of the existing exposed concrete as it is significant to the designation of the building and could not be easily replicated or restored if the door were to ever be converted back to a window. However, it is only approximately seven square feet of building wall that would need to be removed and it is on a portion of the building that is not readily visible to the general public given that it is located on the 10th floor of the building. Additionally, the existing opening is not currently visible from the public right-of-way below and the increased width of the opening would not be a noticeable change from street level. The glass railing would be minimally visible and would be a reversible change.

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

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 alterations would not materially impair the significance and integrity of the landmark for which it was designated. The proposed door and rooftop deck would be located on the 10th floor of the building. The door would replace an existing window that is similar in size. The proposed glass railing system would be anchored into the interior side of the existing concrete parapet wall. The overall height of the glass railing is lower than the decorative corners of the parapet wall. While the door and deck would be located on the primary façade of the building it is nearly impossible to see from the ground. The proposed scope of work would not affect the building's location, design, setting, workmanship, feeling or association.

While the proposed alterations will affect the exterior building material as approximately seven square feet of the building wall will need to be removed, this is a small amount of material that would be lost and it is on a portion of the building that is not readily visible to the general public given that it is located on the 10th floor of the building.

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.*

There are no applicable design guidelines that have been adopted for this landmark. See finding number 5, regarding the consistency of the alterations with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

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 will be consistent with the following *Secretary of the Interior's Standards for Rehabilitation*:

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.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
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.

The proposed alterations would not materially impair the significance and integrity of the landmark 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*.

As noted above, the door would replace an existing window that is similar in size. In order to install the door, approximately seven square feet of the building wall will need to be removed. CPED has some concern with the removal of the existing exposed concrete as it is significant to the designation of the building and could not be easily replicated or restored if the door were to ever be converted back to a window. However, it is only approximately seven square feet of building wall that would need to be removed and it is on a portion of the building that is not readily visible to the general public given that it is located on the 10th floor of the building. Additionally, the existing opening is not currently visible from the public right-of-way below and the increased width of the opening would not be a noticeable change from street level. The glass railing would be minimally visible and would be a reversible change.

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 will 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.

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

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.*

The project does not involve the destruction of the 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.*

The applicant has demonstrated adequate consideration for the statement of significance in the original nomination upon which the landmark was based, per the attached statement of findings. The Second Church of Christ Scientist is significant for its architecture and the architect, Thomas R. Kimball, was a Master Architect.

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

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 Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.*

The applicant has made adequate consideration for the treatments delineated in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The proposal complies with the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as discussed in finding #5 above.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Certificate of Appropriateness to allow alterations to the Second Church of Christ Scientist (Hotel Ivy) located at 1115 2nd Avenue South and 201 11th Street South:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow a door and a rooftop deck on the 10th floor of the historic Second Church of Christ Scientist building, subject to the following conditions:

1. 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 October 27, 2015.
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.

ATTACHMENTS

1. Project description and summary of the applicant's proposal
2. Written responses to the findings
3. BZH map
4. Architectural drawings
5. Door, deck and glass railing information
6. Photos
7. Notifications to Council Member Goodman and the Downtown Minneapolis Neighborhood Association

Project Description

Ivy Equity Partners, LLC propose to revitalize the historic Ivy Tower 9th & 10th floor suite (Suite 906) from its current, outdated space to a refreshed space. The updates will provide a modern stay while creating a greater connection to the preserved historic space. The proposed outdoor private roof deck addition will feature close-up views of the ziggurat-style of the Ivy Tower to further be experienced by the public.

The scope of work will provide enhanced patron experience and modern functional upgrades of the interior, while the added roof deck will highlight the spirit and character of the historic exterior. The two-story suite will receive all new interior finish updates offering a fresh experience for guests while maintaining and complementing the existing historic building. Through the addition of a private roof deck, the guests will be able to gain an increased sense of value for the historic building as it is situated in the downtown context.

The new interior update and design of the exterior roof deck will recreate and provide additional opportunities to experience the historic Ivy Tower site in a fresh and accommodating fashion. Exterior views and experience of the tower will be preserved as the mounting of cantilevered glass panels occur at the interior parapet and not visible from street level or neighboring buildings.

Summary of Applicant's Proposal:

The rehabilitation of the space creates the opportunity to experience the Ziggurat-Style and Art Deco quality and character of a well-known building of the past. Proposed work to include:

Exterior Modifications

- New private deck, structurally supported above the existing roof, accessed by hotel guests from the upper floor within the suite. Decking panels to be non-combustible 2'-0" x 2'-0" in size and coordinate with existing exterior materials.
- Provide new glass cantilevered panels to extend the existing concrete parapet to 48" guardrail height.
- Remove existing 2'-0" wide window to the west and enlarge opening to 3' clear for new 36" aluminum and glass swing door, which is the minimum width allowed by code.

Interior Modifications

- Removal of all flooring and wall covering and provide upgraded finishes

- Removal of enclosure around existing columns and acid wash concrete columns to expose natural concrete color.
- Removal of faux column in dining area
- Remove existing wet bar millwork
- Replace all plumbing fixtures and shower curb
- Open existing interior cupola space to allow for a new higher ceiling in this area. Supplemental structural support to be added as required to support new decorative light fixture.
- Provide new decorative lighting throughout the suite
- Provide HVAC modifications as required per new volume of cupola space.

Certificate of Appropriateness

- 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 exterior facade will remain the prominent character of the proposed outdoor patio. Modifications to enhance patron experience will be contemporary, but subtle, therefore compatible with the 1930's ziggurat-style structure and The Middle Eastern influence seen in the Moorish arches and stepped shape during Art Deco era of the 1930's for the historic district it was designated.

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

The proposed alteration for the private roof deck supports the property in which it was designated. Historically, the space has been used as roofing and integral rainwater drainage and the proposed alterations will maintain and enhance the previous function as the new deck will be elevated above the existing roof.

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

The modern functional upgrades to the private roof deck will have minimal visual impact to the historic Ivy Tower. The exterior materials marking the ziggurat-style structure, stepped with Moorish arches, will remain the design feature and backdrop of the outdoor patio roof deck. The preservation of the spirit and character of the facade at this property will serve as a guide to architecture history.

- 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 the commission.***

Refer to items #3 & 5.

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

The following changes are proposed in the reconstruction of the property.

Exterior Changes:

1. New private roof deck, structurally supported above the existing roof, accessed from the 2nd floor of the suite. Decking panels to be 2'-0" x 2'-0" in size and a wood

material to coordinate with existing exterior materials. Structural channels will be point anchored as minimally as required to the backside of the parapet wall. Location will be as close to the existing flashing detail as possible to not impact the current roof design. Anchorage locations will be verified in the field to confirm the parapet wall integrity will not be compromised.

2. Provide new glass cantilevered panels to extend the existing concrete parapet to 48" guardrail height. Support for the panels to be anchored to the back side of the existing parapet wall. Quantities to be as few and minimal as possible per structural requirements. Anchorage locations will be verified in the field to confirm the parapet wall integrity will not be compromised.
3. Remove one existing 2'-0" wide window (circa 2006) to the west side of the tower and enlarge the opening to 3'-0" clear for a new aluminum and glass swing door.

None of the changes listed above will affect the recommendation for exterior spaces listed in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*:

Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.

And, none of the changes listed above will affect the recommendation for windows listed in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*:

Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.

And, none of the changes listed above will affect the recommendation for entrances listed in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*:

Identifying, retaining, and preserving entrances and porches--and their functional and decorative features--that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilaster, entablatures, columns, balustrades, and stairs.

Interior Changes:

1. Removal of all flooring and wall covering and provide upgraded finishes
2. Removal of enclosure around existing columns and acid wash concrete columns to expose natural concrete color.

3. Removal of faux column in dining area
4. Replace existing wet bar millwork
5. Remove all plumbing fixtures and shower curb and provide new
6. Open existing interior cupola space to allow for a new higher ceiling in this area. Supplemental structural support to be added as required to support new decorative light fixture.
7. Provide new decorative lighting throughout the suite
8. Provide HVAC modifications are required per new volume of cupola space.

The interior of the Ivy tower is not designated and interior changes are provided for reference.

- 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.***

Heritage Preservation - Chapter 8

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.

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

- 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 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 – proposed work does not include the destruction of subject property.

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

Refer to items #1-3.

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

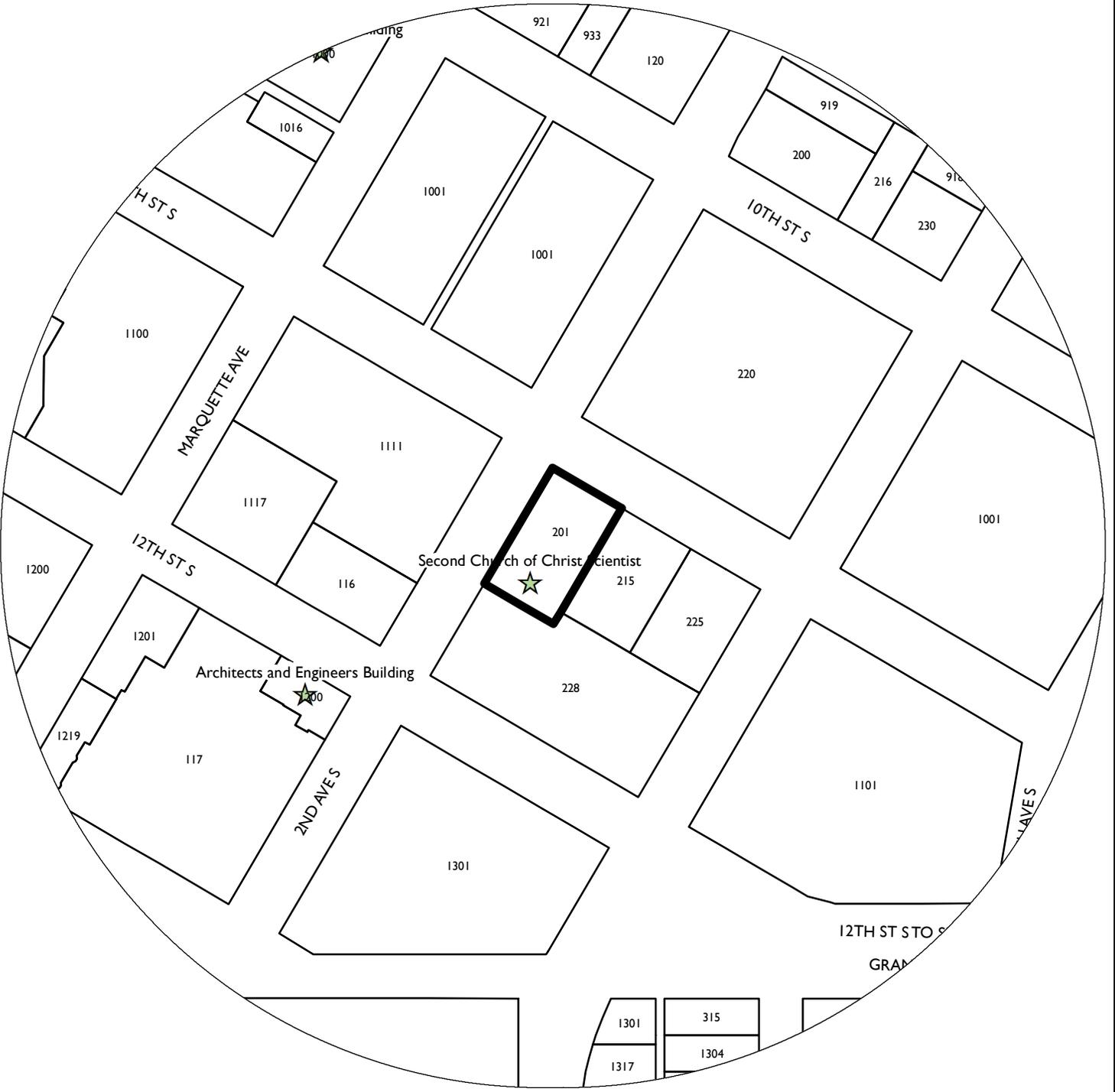
Proposed scope of work is not subject to Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, or Site Plan Review.

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.

Refer to item #5 for compliance with *The Secretary of Interior's Standards for the Treatment of Historic Properties*.

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

1115 2nd Avenue South and 201 11th Street South

FILE NUMBER

BZH-28892

Hotel Ivy Suite Renovation



1115 Second Avenue South Minneapolis, MN 55403



elness swenson graham architects
500 washington avenue south
minneapolis minnesota 55415
p: 612-339-5508
f: 612-339-5382
www.esgarch.com

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

Signature _____
Typed or Printed Name _____
Inventor P. Date _____

SYMBOLS LEGEND	
	SECTION AND ELEVATION REF.
	INTERIOR ELEVATION REF.
	DETAIL REF.
	PULL TYPE (SEE SHEET A10.1)
	WINDOW TYPE (SEE SHEET A11.2)
	ELEVATION REF.
	SPOT ELEVATION REF.
	FLOOR FINISH TRANSITION REF.
	EXTERIOR ELEVATION KEYNOTE REF.
	ROOM AND NUMBER
	DOOR NUMBER
	SECTION KEYNOTE REF.
	REVISION NUMBER
	FIRE EXTINGUISHER CABINET
	FIRE EXTINGUISHER - WALL MOUNTED

SHEET INDEX	
SHEET NUMBER	SHEET NAME
GENERAL INFORMATION	
T1.1	TITLE SHEET
ARCHITECTURAL	
A1.1	FIRST & SECOND LEVEL PLANS
A3.1	EXTERIOR ELEVATIONS
HPC Approval 9/28/15	

PROJECT LOCATION

PROJECT TEAM

Owner/Developer: Dave Walter
Heartland Realty

Architect: Elness Swenson Graham Architects Inc.
500 Washington Ave. South, Suite 1080
Minneapolis, MN 55415
Ph: 612-339-5508
F: 612-339-5382
Project Architect: Heather Whalen, AIA, CID, LEED AP
Ph: 612-373-4686
Email: Heather.Whalen@esgarch.com

Contractor: Scott Knutson
Ph: 612-986-2403
Email: knutst1_122@msn.com

Structural Engineer: T.B.D.

Mechanical, Electrical, Plumbing Engineers: Design-Build (TBD)

Interior Designer: Martha Dayton Design
811 Glenwood Avenue, Suite 370
Minneapolis, MN 55405
Ph: 612-850-9493
F: 612-824-1751
Project Contact: Martha Dayton
Ph: 612-850-9493
Email: martha@marthadaytondesign.com

NOT FOR
CONSTRUCTION

HPC Approval
9/28/15

ORIGINAL ISSUE: 9/28/15

REVISIONS	No.	Description	Date

215318.02
PROJECT NUMBER

M.L. HW HW
DRAWN BY CHECKED BY

KEY PLAN

Hotel Ivy Suite Renovation

TITLE SHEET
T1.1

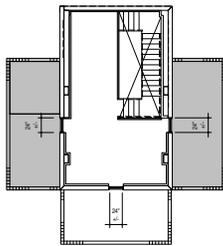


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500 washington avenue south
minneapolis minnesota 55415
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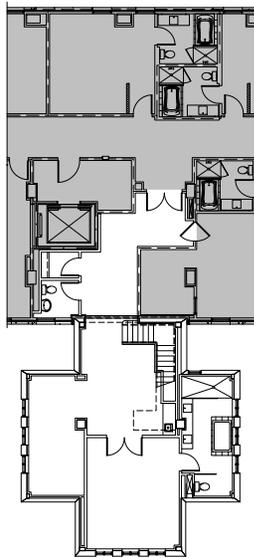
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature _____
Type or Printed Name _____
Date _____

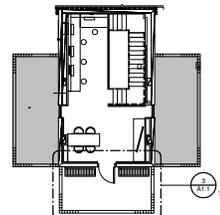
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CONSTRUCTION**



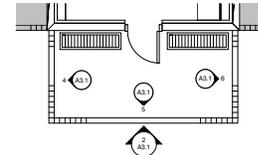
5 SECOND LEVEL DEMO PLAN
A1.1 1/8" = 1'-0"



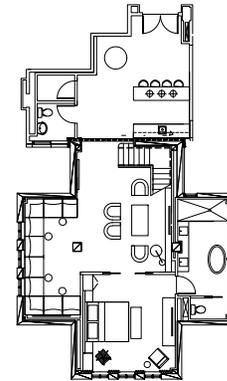
4 FIRST LEVEL DEMO PLAN
A1.1 1/8" = 1'-0"



2 SECOND LEVEL FLOOR PLAN
A1.1 1/8" = 1'-0"



3 ENLARGED ROOF DECK PLAN
A1.1 1/2" = 1'-0"



1 FIRST LEVEL FLOOR PLAN
A1.1 1/8" = 1'-0"

HPC Approval 9/28/15		
ORIGINAL ISSUE		
REVISIONS		
No.	Description	Date
215318.02 PROJECT NUMBER		
M.L.	HW	HW
DRAWN BY	CHECKED BY	
KEY PLAN		
Hotel Ivy Suite Renovation		
FIRST & SECOND LEVEL PLANS A1.1		

Andersen® Clad Outswing Commercial Doors (2001 to Present)

Single and Double Doors

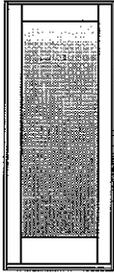
Unit Sizes

Standard Sizes of Single & Double Doors

Note:

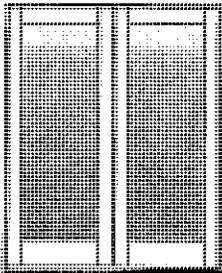
Standard sizes similar to Andersen® 400 and/or 200 Series product. Custom sizes and shapes available.

Rectangle Doors



Unit No.	Dimensions (w × h)
24S102	25 5/8" × 82"
30S102	31 5/8" × 82"
32S102	33 5/8" × 82"
36S102	37 5/8" × 82"
42S102	43 5/8" × 82"
24E102	25 5/8" × 95"
30E102	31 5/8" × 95"
32E102	33 5/8" × 95"
36E102	37 5/8" × 95"
42E102	43 5/8" × 95"

Double Rectangle Doors



Unit No.	Dimensions (w × h)
24S102DBL	50 3/4" × 82"
30S102DBL	62 3/4" × 82"
32S102DBL	66 3/4" × 82"
36S102DBL	74 3/4" × 82"
42S102DBL	86 3/4" × 82"
24E102DBL	50 3/4" × 95"
30E102DBL	62 3/4" × 95"
32E102DBL	66 3/4" × 95"
36E102DBL	74 3/4" × 95"
42E102DBL	86 3/4" × 95"

Arch Top Doors



Unit No.	Dimensions (w × h)
24S108	25 5/8" × 82"
30S108	31 5/8" × 82"
32S108	33 5/8" × 82"
36S108	37 5/8" × 82"
42S108	43 5/8" × 82"
24E108	25 5/8" × 95"
30E108	31 5/8" × 95"
32E108	33 5/8" × 95"
36E108	37 5/8" × 95"
42E108	43 5/8" × 95"



WOOD TILES

BEAUTY, LONGEVITY AND EXCEPTIONAL VALUE

BISON WOOD TILES

February 2015

Constructed from responsibly harvested hardwoods, Bison Wood Tiles are crafted from premium grade remnants.

- Commercial Grade
- Species Include: Cumaru, Garapa, Ipê, Massaranduba
- Exclusive Bison FS1 Fastening Kit & Continuous Kerf Cut Design* allows easy tile attachment, removal and replacement
- Modular sizes 2'x2', 2'x4'
- Custom sizes available
- FSC Certified (FSC-CO13454) species available
- Full System Warranty with Bison Pedestals
- Bison Ipê Wood Tile Systems Meet:
 - ASTM E108-07a Class A Fire Rating
 - ASTM C1028-07 Slip Resistance
 - ASTM TAS108-95 Wind Uplift
 - Seismic Design Categories (SDC) A-F



*US #8,302,356 Patents and Patents Pending

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Bison Wood Tile Fastening Kit***
Model: FS1

Installation

Bison recommends the use of Bison Deck Supports and the FS1 Fastening Kit*** when installing Bison Wood Tiles. The Bison pedestal/wood tile system installs quickly, securely and allows single tile removal after installation, if needed. The FS1 Fastening Kit, available exclusively from Bison, fastens wood tiles to the pedestals without penetrating or damaging the wood.

Place FS1 washer between the bottom rail of the tile and the upper slat. Screw FS1 screw through the FS1 washer, into center hole of spacer tabs and into pedestal. Make sure that washer secures all corners of the wood tiles and then tighten. To remove a wood tile: loosen screw and using screwdriver, rotate washer to release wood tile.

Testing

Bison Ipê Wood Tiles meet or exceed these standards.

Environmental	FSC Certification	Call for Available Species
Slip Resistance	ASTM C1028	SCOF Dry .90 and Wet .72
Solar Reflective Indices	ASTM E 1980-11	36 (Average) New 45 (Average) Weathered One Year
Solar Reflectance	ASTM C1549-09	0.321 New 0.403 Weathered One Year
Hemispherical Emittance	ASTM C1371-04a	0.894 New 0.925 Weathered One Year
Wind Uplift on Pedestals	FBC TAS-108	Aerodynamic Multiplier
Seismic	ICC ES AC-156	For use in Seismic Zones A-F with Bison Seismic System & Installation Guidelines
Fire – Flame Spread	ASTM E108-07a	Class A
Fire – Smoke Spread	ASTM E-84-08A	Class B
Fire – SF WUI Under-Flame Test	SFA 12-7-A-4 Part A	Pass
Concentrated Load on Pedestals	ICC ES AC300-2010	1250 lbs/psf FoS:3
Uniform Load on Pedestals	ICC ES AC300-2010	1250 lbs/psf FoS:3
Installation Temperature	NRCA Standard	40° F and above
Max. Bison Pedestal Height	Bison	36" with Bison Bracing System

Note: Customer to verify acceptable uses for each project according to the presiding building code authority. All products to be installed per the most recent Bison Innovative Products specifications at the time of installation.

***US #8,302,356 Patent and Patents Pending

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Ipê Wood Tiles



Model: WT-IPE-24
 Fire Rating: Class A*
 Species: Ipê
 Surface: Smooth or Ribbed
 Color: Brown **
 Janka Hardness Rating: 3,680 lbs.
 Dimensions: 23.875" x 23.875" x 1.69"
 Weight: 24 lbs.
 Weight psf: 6 lbs.
 New Bison Continuous Kerf[®] cut design



Model: WT-IPE-48
 Fire Rating: Class A *
 Species: Ipê
 Surface: Smooth or Ribbed
 Color: Brown **
 Janka Hardness Rating: 3,680 lbs.
 Dimensions: 47.875" x 23.875" x 1.69"
 Weight: 48 lbs.
 Weight psf: 6 lbs.
 New Bison Continuous Kerf[®] cut design

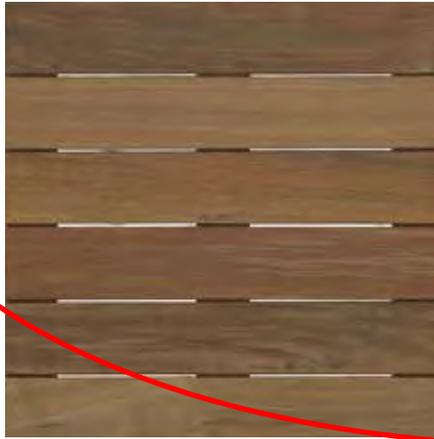
*Meets and Exceeds ASTM E108-07a Class A Spread of Flame Test

**Wood tile colors may differ than pictured above and change without notice.

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FSC Wood Tiles



Model: WT-FSC-IPE-24
Fire Rating: Class A*
Species: Ipê
Surface: Smooth
Color: Brown**
Janka Hardness Rating: 3,680 lbs.
Dimensions: 23.875" x 23.875" x 1.69"
Weight: 24 lbs.
Weight psf: 6 lbs.
New Bison Continuous Kerf[®] cut design



Model: WT-FSC-MASS-24
Fire Rating: Class A*
Species: Massaranduba
Surface: Ribbed
Color: Red brown**
Janka Hardness Rating: 3,190 lbs.
Dimensions: 23.875" x 23.875" x 1.69"
Weight: 24 lbs.
Weight psf: 6 lbs.
New Bison Continuous Kerf[®] cut design

Limited availability.

*Meets and Exceeds ASTM E108-07a Class A Spread of Flame Test

**Wood tile colors may differ than pictured above and change without notice.



The mark of responsible forestry

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Care and Maintenance

Wood Characteristics:

Bison Wood Tiles are made of South American hardwoods which contain a rich variety of graining and coloration and are exceptionally dense and resistant to insects. The natural shading, coloration and graining variations add to the architectural character and overall visual appeal of the finished product.

Storage:

Keep product out of direct sunlight until it is ready to be installed. Wood tiles should not be stored tightly wrapped in plastic. Bison wood tiles will adjust to the climate where they are installed and may have or develop some slight cracking or checking.

Cutting:

Cutting: Carbide or diamond tipped blades are highly recommended. Bison wood tiles have a very high density and a slower feed rate is recommended when cutting tiles. In order to minimize checking (small cracks) the installer must seal any cut ends with Anchorseal® or other equivalent product. Apply sealer with a foam brush to the cut ends only, being very careful to not get any on the top surface of the wood.

Reassembly:

To reassemble tiles after cutting, the installer must pre-drill holes from the bottom, using a carbide drill bit designed to extract stock during drilling. Exercise caution to not drill through the top surface. In addition, use only stainless steel screws which are durable and provide maximum fastening power.

Fastening:

Bison strongly recommends the use of Bison Deck Supports and the FS1 Fastening Kit* (*patent #8,302,356) when installing Bison Wood Tiles. The Bison pedestal/wood tile system installs quickly and securely and allows for removal later if required. The FS1 Fastening Kit, available exclusively from Bison, fastens wood tiles to the pedestals without penetrating or damaging the wood is sold only with Bison Wood Tiles.

Cleaning & Sealing:

If desired, Bison Wood Tiles can be periodically cleaned and sealed. Wood stabilizers or sealants can help mitigate the loss of moisture on the top of the boards and minimize checking and splitting. The installer can lightly wax or seal the ends of the wood if desired. *Note: small checks and splits are normal and a natural part of the wood.* The following manufacturers offer cleaning and sealing products specifically designed for use with exotic hardwoods: Defy, Cabots, Penofin, Messmers. *Important: Bison Innovative Products recommends that you test any cleaners or sealants in an inconspicuous area first before applying them to the installed deck.*

Sanding:

If you plan to seal your deck and desire a more uniform appearance, a light sanding is highly recommended. Use 80 grit sandpaper to lightly sand the wood tiles and thus reduce the appearance of any minor marks, scratches or surface imperfections. After sanding, sweep the tiles and use water to rinse away any remaining dust and allow to dry thoroughly before applying sealer. Exercise caution when sanding wood with the scuff resistant surface. *Important: Always test any product you apply in an inconspicuous place to make sure it performs as you expect.*

General Safety Precautions:

Cutting, Grinding, or Sanding should be done outdoors or in a well-ventilated area. Wear safety glasses with side shields when handling, cutting, sanding, or grinding this material. Use a face shield for processes that may generate excessive dusts and splinters. Wear puncture resistant work gloves, such as leather when handling. Respirators must be worn if the ambient concentration of airborne contaminants exceeds prescribed exposure limits. Dust masks may be worn to avoid the inhalation of nuisance dust. Refer to product MSDS for more information.

Maintaining Tile Color:

To better maintain the rich coloration of the tiles, you can apply a penetrating oil finish with UV blocker. These products offer UV protection as well as mold and mildew protection. Before applying any finish, first clean and remove any residue from the wood tile as described above. After your initial coat is applied, an annual maintenance coat will help keep the coloration vibrant for years to come. *Important: Always test any product you apply in an inconspicuous place to make sure it performs as you expect.*

Natural Aging:

Left to weather naturally and, depending on climatic conditions, Bison wood tiles will develop a silvery-gray patina. If you prefer this look, Bison recommends that a coat of wood stabilizer be applied after installation. Some products provide UV protection, allowing your wood tiles to acclimate more uniformly as weather and environmental conditions season the deck. *Note: each board has unique characteristics and will weather at different rates. The amount of direct and indirect sunlight, temperature, humidity, moisture and other local conditions will factor into the time and shading of the deck. Shrinkage, cracks and changes in the wood tile is natural.*

Periodic Cleaning:

Commercial Cleaning Products: Bison recommends using a deck cleaning product which safely cleans the wood and also kills mold spores. To restore the pH balance of the deck, use a slightly acidic deck brightener. The deck tiles are ready to re-seal once they are cleaned. *Important: Always test any product you apply in an inconspicuous place to make sure it performs as you expect.*

Pressure Washing:

You may also use a pressure washer to remove built-up dirt, mold or mildew from your wood tiles. *Caution: use the lowest PSI for the species of wood you are cleaning. A maximum of 1200 PSI is suggested for Bison Wood Tiles. Bison also recommends using a professional deck cleaning contractor. Important: Test an inconspicuous area first and be careful to use the wand in even strokes to avoid lap marks.*







NEW GLASS
GUARDRAIL



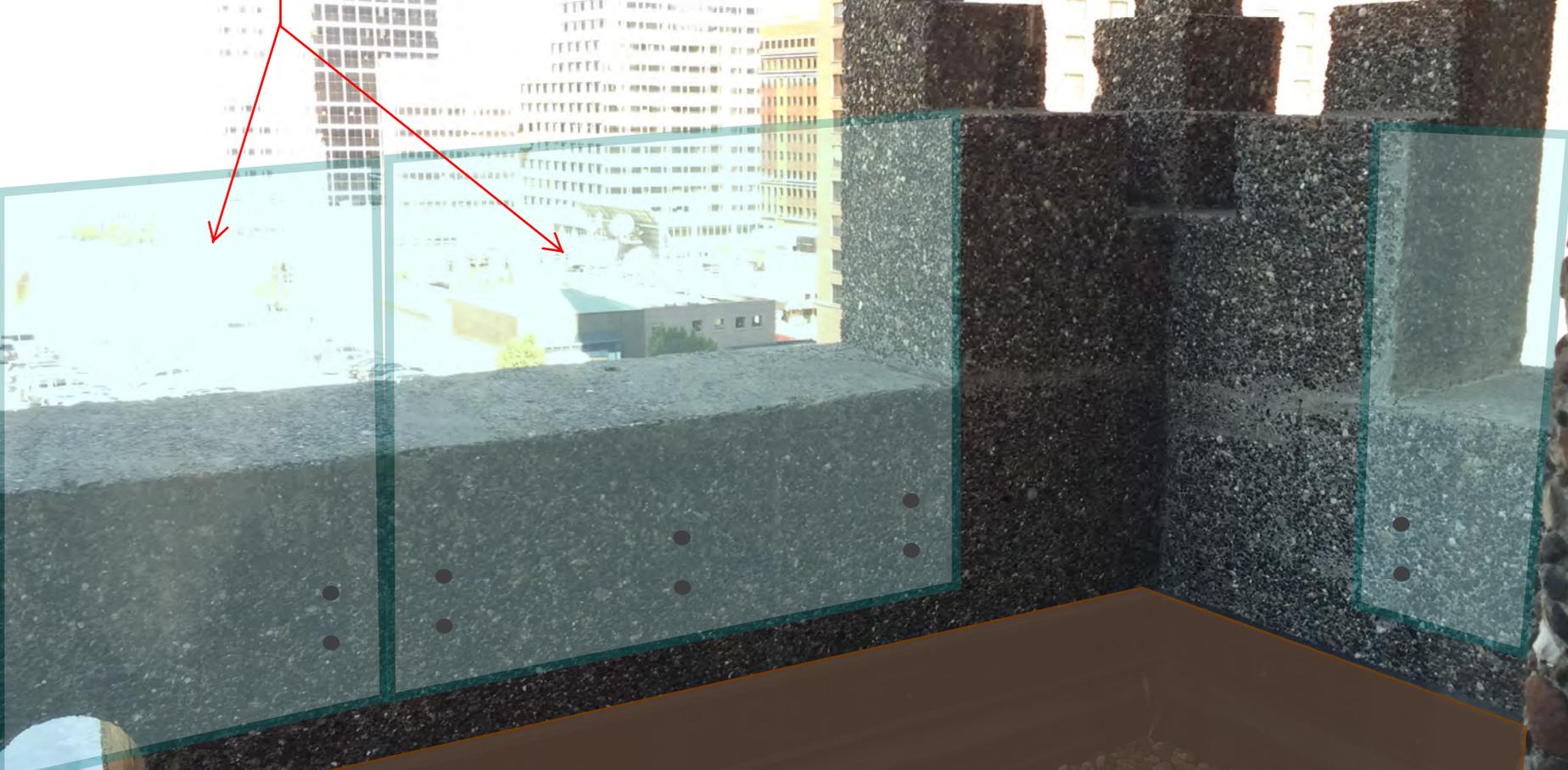
NEW GLASS
GUARDRAIL



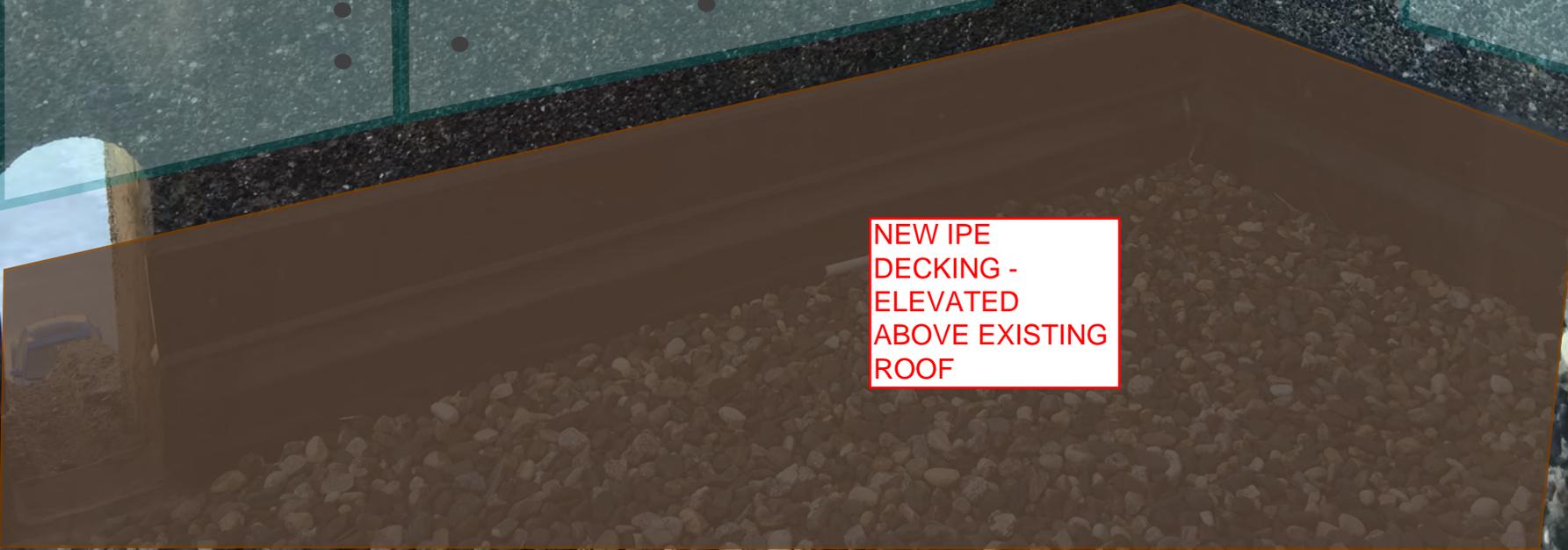
ENLARGE
OPENING FOR
NEW 3'-0" GLASS
SWING DOOR



NEW GLASS
GUARDRAIL



NEW IPE
DECKING -
ELEVATED
ABOVE EXISTING
ROOF



September 24, 2015

Council Member Lisa Goodman
350 S. 5th St., Room 307
Minneapolis, MN 55415

Re: Hotel Ivy Renovation, 1115 Second Avenue South, Minneapolis, MN 55403 – Heritage Preservation Commission Application

Dear Council Member Goodman:

On behalf of Dave Walter, Heartland Realty Investors, we are writing to let you know we will be submitting this project to the Heritage Preservation Commission for public hearing review. Please review the following project description and respond to us with any questions or comments.

Project Description

Ivy Equity Partners, LLC propose to revitalize the historic Ivy Tower 9th & 10th floor suite (Suite 906) from its current, outdated space to a refreshed space. The updates will provide a modern stay while creating a greater connection to the preserved historic space. The proposed outdoor private roof deck addition will feature close-up views of the ziggurat-style of the Ivy Tower to further be experienced by the public.

The scope of work will provide enhanced patron experience and modern functional upgrades of the interior, while the added roof deck will highlight the spirit and character of the historic exterior. The two-story suite will receive all new interior finish updates offering a fresh experience for guests while maintaining and complementing the existing historic building. Through the addition of a private roof deck, the guests will be able to gain an increased sense of value for the historic building as it is situated in the downtown context.

The new interior update and design of the exterior roof deck will recreate and provide additional opportunities to experience the historic Ivy Tower site in a fresh and accommodating fashion. Exterior views and experience of the tower will be preserved as the mounting of cantilevered glass panels occur at the interior parapet and not visible from street level or neighboring buildings.

The rehabilitation of the space creates the opportunity to experience the Ziggurat-Style and Art Deco quality and character of a well-known building of the past. Proposed work to include:

Exterior Modifications

- New private deck, structurally supported above the existing roof, accessed by hotel guests from the upper floor within the suite. Decking panels to be non-combustible 2'-0" x 2'-0" in size and coordinate with existing exterior materials.
- Provide new glass cantilevered panels to extend the existing concrete parapet to 48" guardrail height.
- Remove existing 2'-0" wide window to the west and enlarge opening to 3' clear for new 36" aluminum and glass swing door, which is the minimum width allowed by code.

Interior Modifications

- Removal of all flooring and wall covering and provide upgraded finishes
- Removal of enclosure around existing columns and acid wash concrete columns to expose natural concrete color.
- Remove existing wet bar millwork
- Replace all plumbing fixtures and shower curb
- Open existing interior cupola space to allow for a new higher ceiling in this area. Supplemental structural support to be added as required to support new decorative light fixture.
- Provide new decorative lighting throughout the suite
- Provide HVAC modifications as required per new volume of cupola space.

We appreciate your support for this proposed project and look forward to a revitalized historic space for the public to enjoy once again.

Sincerely,

ELNESS SWENSON GRAHAM ARCHITECTS, INC.



Aaron Roseth,
Principal

cc: Hilary Dvorak, City of Minneapolis

September 24, 2015

Christie Rock-Hantge
40 South 7th Street STE 212 PMB 172
Minneapolis, MN 55402

Re: Hotel Ivy Renovation, 1115 Second Avenue South, Minneapolis, MN 55403 – Heritage Preservation Commission Application

Dear Christie Rock-Hantge:

On behalf of Dave Walter, Heartland Realty Investors, we are writing to let you know we will be submitting this project to the Heritage Preservation Commission for public hearing review. Please review the following project description and respond to us with any questions or comments.

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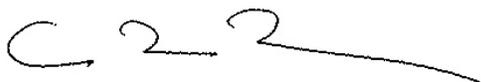
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ELNESS SWENSON GRAHAM ARCHITECTS, INC.



Aaron Roseth,
Principal

cc: Hilary Dvorak, City of Minneapolis