CPED STAFF REPORT

Prepared for the City Planning Commission
CPC Agenda Item #6
July 18, 2016
BZZ-7733

LAND USE APPLICATION SUMMARY

Property Location: 12 South 6th Street

Project Name: Embassy Suites Signage

Prepared By: Shanna Sether, Senior City Planner, (612) 673-2307

Applicant: Install This Sign & Awning Co.

Project Contact: Kris Hernandez

Request: To install three new wall signs and one projecting sign.

Required Applications:

Conditional Use Permit	To allow increase the maximum height of three wall signs.
Variance	To locate signage on a non-primary building wall.
Variance	To increase the maximum height of a projecting sign.
Variance	To increase the maximum area of a projecting sign.

SITE DATA

Existing Zoning	B4-2 Downtown Business District DP Downtown Parking Overlay District
Lot Area	37,155 square feet / .85 acres
Ward(s)	3
Neighborhood(s)	Downtown Minneapolis Neighborhood Association
Designated Future Land Use	Commercial
Land Use Features	Growth Center (Downtown) Activity Center (Warehouse District) Transit Station Area (Warehouse District/Hennepin Ave) Commercial Corridor (Hennepin Avenue)
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	June 20, 2016	**Date Extension Letter Sent**	Not applicable
End of 60-Day Decision Period	August 19, 2016	**End of 120-Day Decision Period**	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The Plymouth Building is located on the subject site at the northeast corner at the Hennepin Avenue and 6th Street South intersection. The Plymouth Building is a twelve-story, commercial and office building that is in the process of being converted to a hotel. The Lyon's Pub restaurant is also located in part of the ground floor. The building was recently listed to the National Register of Historic Places, but is not locally designated. The MN State Historic Preservation Office and National Park Service have reviewed the proposed exterior signage for the building and have approved the signage. The application was submitted last fall and approved in March 2016.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. At this downtown location, there is a mix of surrounding uses including offices, theaters, restaurants, and parking structures. The Downtown Entertainment Area for signs terminates at 6th St S, just south of the property and across Hennepin Ave to the north. This district allows more sign area for wall and projecting signs and no height limit for signage.

PROJECT DESCRIPTION. The building is currently being renovated into a 264-room hotel. The applicant is proposing to add signage for the hotel, Embassy Suites. The applicant is proposing three walls signs, three new signs on the canopy, one new projecting sign and re-installing the existing "Park" sign. Staff had originally identified a variance to increase the maximum area of a projecting sign, but the proposed sign complies and staff is returning the variance. The specifics on each sign are listed below and correspond to the applicant's sign plan (attached):

	Sign Copy	Location	Area	Height	Illumination	Applications
Wall Sign (A) and ½ Wall Sign (C_1)	"Embassy Suites" and ½ "E" logo	Facing Hennepin Ave.	255 sqft	162.5 ft.	Internal – white channel letters and green/white logo cabinet	CUP to increase height
Wall Sign (B) and ½ Wall Sign (C_1)	"Embassy Suites" and ½ "E" logo	Facing S 6th St.	255 sqft	162.5 ft.	Internal – white channel letters and green/white logo cabinet	CUP to increase height
Wall Sign (C_2)	"E" logo	Facing SE (non-primary building wall)	18.75 sqft	162.5 ft.	Internal – green/white logo cabinet	CUP to increase height, variance for location
Canopy Sign (D)	"Embassy Suites" and "E" logo	Facing 6th St S.	10.75 sqft	12 ft.	Internal - acrylic, green/white logo and black letters	--
Canopy Signs (D_1 and D_2)	"E" logo	Facing northwest and southeast	15.33 sqft	12 ft.	Internal - acrylic, green/white logo	--

Projecting Sign (F)	"Park"	Along Hennepin Ave .	45 sqft	24 ft.	Neon	--
Wall Signs (G_1 and G_2)	"Embassy Suites by Hilton"	Facing S. 6th St.	1.3 sqft	8 ft.	None	--
Projecting Sign (J)	"Embassy Suites" and "E" logo	Along S. 6th St.	45.83 sqft	37 ft.	Internal – cabinet – green/ white logo, white acrylic letters	Variance to increase height of a projecting sign

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-6661	Administrative site plan review	For an approximately 3,000 square foot addition to an existing building being converted to a hotel.	CPED staff approved the application 8/5/2014.
BZH-27955	Nomination for National Register of Historic Places	Application for the Plymouth Building at 12 6th St S on the National Register of Historic Places.	The HPC approved the nomination on 10/22/2013, and directed staff to transmit the report and letter summarizing the report to the State Historic Preservation Officer.

PUBLIC COMMENTS. The applicant has provided the National Park Service Approval of the exterior signage and a copy is provided in the attachments to the staff report. Staff has not received any public comments at the time of writing the staff report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to increase the maximum height of walls signs based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

   The establishment of three wall signs located higher than 28 feet on the building wall would not be detrimental to or endanger the public health, safety, comfort or general welfare. The signs would need to be installed by a licensed sign contractor who is registered with the City of Minneapolis.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

   The purpose of Chapter 543, On-Premise Signs is to allow effective signage appropriate to the planned character of each zoning district, to promote an attractive environment by minimizing visual clutter and confusion, to minimize adverse effects on nearby property, and to protect the public health, safety and welfare. The B4-2 Downtown Business District is established is established to provide an environment for retail and office activities of citywide and regional significance. The district also allows entertainment, residential and public uses which complete the mixed use character of the area. The proposed hotel use and signage within the downtown area are appropriate for the B4-2 District. Also, there are not any residential uses in close proximity to the sign locations. Increasing the sign height would not be injurious to the use and enjoyment of other property in the vicinity or impede the normal or orderly development and improvement of surrounding property.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

   The site is served by existing infrastructure and is adequate.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

   The size and placement of the wall signs on the building should have no impact on traffic congestion.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

   The proposed signs would be consistent with the following policies of *The Minneapolis Plan for Sustainable Growth*:

   Urban Design Policy 10.20: Promote an attractive environment by minimizing visual clutter and confusion caused by a proliferation of signage.

   Urban Design Policy 10.21: Unique areas and neighborhoods within the city should have a special set of sign standards to allow for effective signage appropriate to the planned character of each area/neighborhood.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

   The proposed signs would conform to the applicable regulations upon the approval of the conditional use permit and variance.

Additional Standards for Sign Adjustments

In addition to the conditional use permit standards, the Planning Commission shall consider, but not be limited to, the following factors when considering an adjustment to the number, type, height, area, or location of allowed signs on property located in an OR2 or OR3 District or a commercial, downtown, or industrial district:

7. *The sign adjustment will not significantly increase or lead to sign clutter in the area or result in a sign that is inconsistent with the purpose of the zoning district in which the property is located.*

   The B4-2 Downtown Business District is established is established to provide an environment for retail and office activities of citywide and regional significance. The district also allows entertainment, residential and public uses which complete the mixed use character of the area. A hotel has unique identification needs. Signs have been placed to provide appropriate identification and wayfinding. The total amount of signage that would be on all building elevations would be well below what is allowed. The sign adjustment would not result in sign clutter or a sign that is inconsistent with the purpose of the B4-2 district.

8. *The sign adjustment will allow a sign that relates in size, shape, materials, color, illumination and character to the function and architectural character of the building or property on which the sign will be located.*

   The proposed signs would relate in size, shape, materials, color, illumination and character to the existing building. The proposed aluminum channel letter signs and logo cabinet would be 222 square feet in area, internally illuminated, and located up to 162.5 feet above the adjacent grade. The building was recently listed to the National Register of Historic Places, but is not locally designated. The MN State Historic Preservation Office and National Park Service have reviewed the proposed exterior signage for the building and have approved the signage. The existing building is 165 feet tall with a granite base, dark red brick, with terra cotta and granite accents at the third level. Signs shall be anchored to the wall through mortar joints.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to locate a wall sign on a non-primary building wall based on the following findings:

9. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

   Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The proposed use is a hotel and has unique identification needs. The existing building is 12-stories tall and the proposed sign would be visible from the southeast, but is not located on a primary building wall. Historic photos show a painted wall sign in approximately the same location as the proposed wall sign. The proposed placement of this sign is intended to clearly identify destination arrival and provide direction to those not familiar with the area, without creating sign clutter.

10. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

    Regulations governing on-premise signs are established to allow effective signage appropriate to the planned character of each zoning district, to promote an attractive environment by minimizing visual clutter and confusion, to minimize adverse effects on nearby property, and to protect the public health, safety and welfare. The B4-2 Downtown Business District is established to provide an environment that promotes the development of higher density neighborhoods surrounding the Downtown office core with a variety of goods and services to support Downtown living. A hotel has unique identification and wayfinding needs. The proposed placement of the proposed sign is intended to clearly identify destination arrival and provide direction to those not familiar with the area without creating sign clutter. The structure is 12-stories and has 183 feet of frontage along

Hennepin and 245 feet of frontage along 6th St S. The request is reasonable and in keeping with the spirit and intent of the ordinance and comprehensive plan.

11. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

    Granting the variance would not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity and would not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. One projecting sign would be located at the street corner to provide appropriate identification of the proposed hotel. The site is located downtown and immediately adjacent to the Downtown Entertainment Area for signage across the 6th Street to the south and Hennepin Ave to the north. There are not any residential uses in close proximity to the sign locations. Allowing a 18.75 sqft sign, at the top of the building and facing southeast would not be injurious to the use and enjoyment of other property in the vicinity or impede the normal or orderly development and improvement of surrounding property and the total amount of signage that would be on all primary building walls would be well below what is allowed to avoid sign clutter.

Additional Standards for Sign Adjustments

In addition, the Planning Commission shall consider, but not be limited to, the following factors when considering an adjustment to the number, type, height, area, or location of allowed signs on property located in an OR2 or OR3 District or a commercial, downtown, or industrial district:

12. *The sign adjustment will not significantly increase or lead to sign clutter in the area or result in a sign that is inconsistent with the purpose of the zoning district in which the property is located.*

    The B4-2 Downtown Business District is established to provide an environment that promotes the development of higher density neighborhoods surrounding the Downtown office core with a variety of goods and services to support Downtown living. A hotel downtown has unique identification needs. Signs have been placed to provide appropriate identification and wayfinding for a hotel. The proposed wall sign would be 162.5 feet to the top of the sign and internally illuminated cabinet sign with a green and white logo. The total amount of signage that would be on all building elevations where signage is permitted would be well below what is allowed to avoid sign clutter.

13. *The sign adjustment will allow a sign that relates in size, shape, materials, color, illumination and character to the function and architectural character of the building or property on which the sign will be located.*

    The proposed sign would relate in size, shape, materials, color, illumination and character to the existing building. The proposed logo cabinet would be 18.75 square feet in area, internally illuminated, and located up to 162.5 feet above the adjacent grade. The building was recently listed to the National Register of Historic Places, but is not locally designated. The MN State Historic Preservation Office and National Park Service have reviewed the proposed exterior signage for the building and have approved the signage.The existing building is 165 feet tall with a granite base, dark red brick, with terra cotta and granite accents at the third level. Signs shall be anchored to the wall through mortar joints.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the maximum height of a projecting sign based on the following findings:

14. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

    Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The proposed use is a hotel and has unique identification needs. The maximum height of all signs in the Downtown Districts is 28 feet. Historic photos show window signs in many of the windows on the second level, which would be consistent with the location of the proposed projecting sign. The proposed placement and number of signs is intended to clearly identify destination arrival and provide direction to those not familiar with the area at key arrival locations without creating sign clutter.

15. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

    Regulations governing on-premise signs are established to allow effective signage appropriate to the planned character of each zoning district, to promote an attractive environment by minimizing visual clutter and confusion, to minimize adverse effects on nearby property, and to protect the public health, safety and welfare. The B4-2 Downtown Business District is established to provide an environment that promotes the development of higher density neighborhoods surrounding the Downtown office core with a variety of goods and services to support Downtown living. A hotel has unique identification and wayfinding needs. The proposed placement and number of signs is intended to clearly identify destination arrival and provide direction to those not familiar with the area at key arrival locations without creating sign clutter. The structure is 12-stories and has 183 feet of frontage along Hennepin and 245 feet of frontage along 6th St S. The request is reasonable and in keeping with the spirit and intent of the ordinance and comprehensive plan.

16. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

    Granting the variance would not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity and would not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. One projecting sign would be located at the street corner to provide appropriate identification of the proposed hotel. The site is located downtown and immediately adjacent to the Downtown Entertainment Area for signage across the 6th Street to the south and Hennepin Ave to the north. There are not any residential uses in close proximity to the sign locations. Increasing the sign height would not be injurious to the use and enjoyment of other property in the vicinity or impede the normal or orderly development and improvement of surrounding property and the total amount of signage that would be on all building elevations would be well below what is allowed to avoid sign clutter.

Additional Standards for Sign Adjustments

In addition, the Planning Commission shall consider, but not be limited to, the following factors when considering an adjustment to the number, type, height, area, or location of allowed signs on property located in an OR2 or OR3 District or a commercial, downtown, or industrial district:

17. *The sign adjustment will not significantly increase or lead to sign clutter in the area or result in a sign that is inconsistent with the purpose of the zoning district in which the property is located.*

    The B4-2 Downtown Business District is established to provide an environment that promotes the development of higher density neighborhoods surrounding the Downtown office core with a variety of goods and services to support Downtown living. A hotel downtown has unique identification needs. Signs have been placed to provide appropriate identification and wayfinding for a hotel. The proposed projecting sign would be 37 feet to the top of the sign and internally illuminated cabinet sign with a green and white logo, white acrylic letters stating "Embassy Suites by Hilton". The total amount of signage that would be on all building elevations would be well below what is allowed to avoid sign clutter.

18. *The sign adjustment will allow a sign that relates in size, shape, materials, color, illumination and character to the function and architectural character of the building or property on which the sign will be located.*

    The proposed sign would relate in size, shape, materials, color, illumination and character to the existing building. The proposed aluminum channel letter signs and logo cabinet would be 222 square feet in area, internally illuminated, and located up to 162.5 feet above the adjacent grade. The existing building is 165 feet tall with a granite base, dark red brick, with terra cotta and granite accents at the third level. The building was recently listed to the National Register of Historic Places, but is not locally designated. The MN State Historic Preservation Office and National Park Service have reviewed the proposed exterior signage for the building and have approved the signage. Signs shall be anchored to the wall through mortar joints.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Install This Sign & Awning, Co. for the property located at 12 South 6th Street:

A. Conditional Use Permit to increase the maximum height of walls signs.

Recommended motion: **Approve** the application for a conditional use permit to increase the maximum height of three wall signs from 28 feet to 162.5 feet, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. Approval of the sign permits by the Department of Community Planning and Economic Development.
3. Signs shall be anchored to the wall through mortar joints.

B. Variance to allow for a wall sign located on a non-primary building wall.

Recommended motion: **Approve** the application for a variance to allow for a wall sign located on a non-primary building wall, subject to the following conditions:

1. Approval of the sign permits by the Department of Community Planning and Economic Development.
2. Signs shall be anchored to the wall through mortar joints.

C. Variance to increase the maximum height of a projecting sign.

Recommended motion: **Approve** the application for a variance to increase the maximum height of a projecting sign, subject to the following conditions:

3. Approval of the sign permits by the Department of Community Planning and Economic Development.
4. Signs shall be anchored to the wall through mortar joints.

D. Variance to increase the maximum area of a projecting sign.

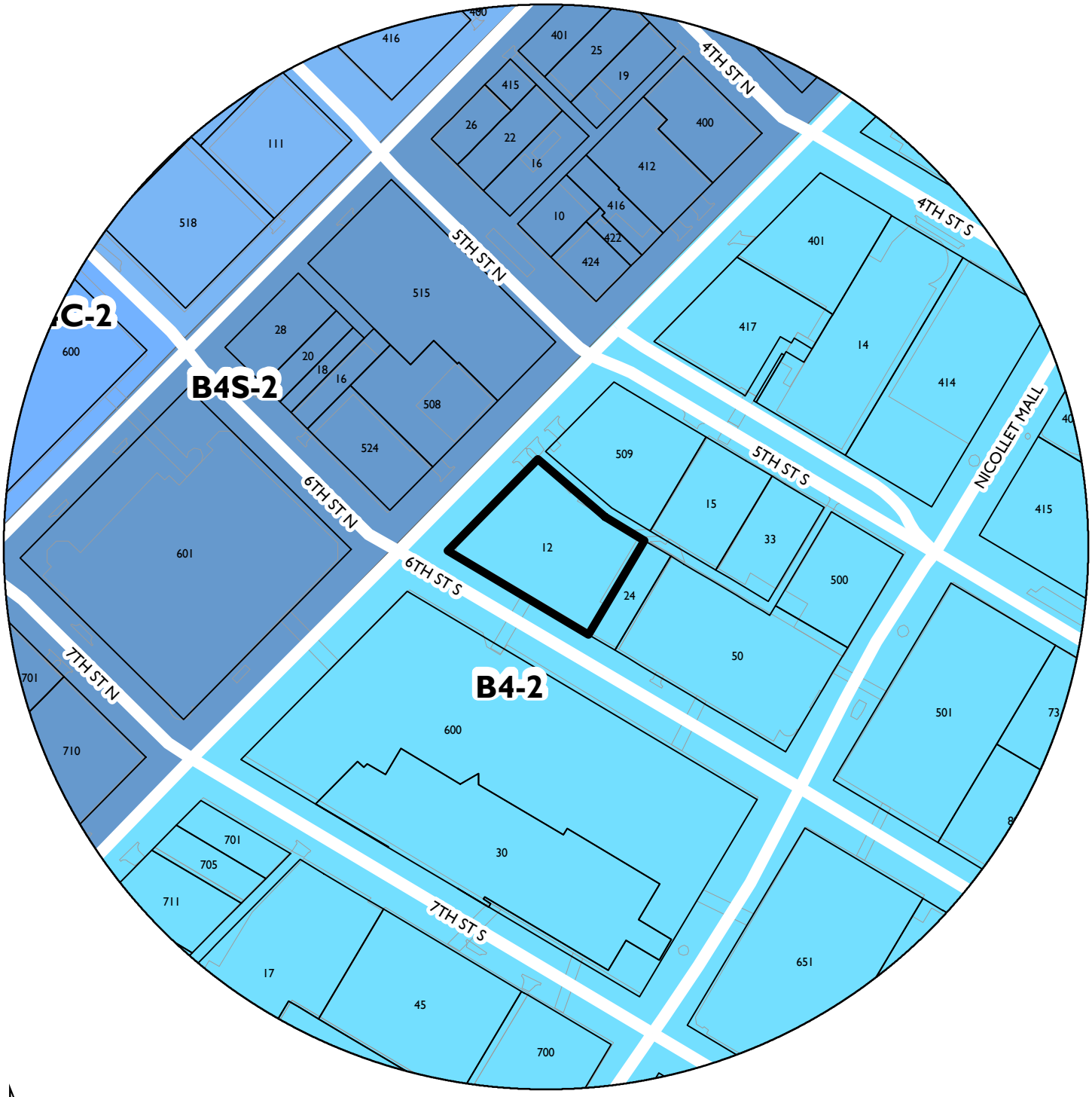
Recommended motion: **Return** the application for a variance to increase the maximum area of a projecting sign.

ATTACHMENTS

1. Zoning map
2. Oblique aerial photo
3. Written description and findings submitted by applicant
4. Site plan
5. Building elevations
6. Sign Plans
7. Photos
8. National Park Service letter of approval

Install This Sign & Awning Co. **3rd**

NAME OF APPLICANT WARD



200 100 0 200 400 Feet

PROPERTY ADDRESS

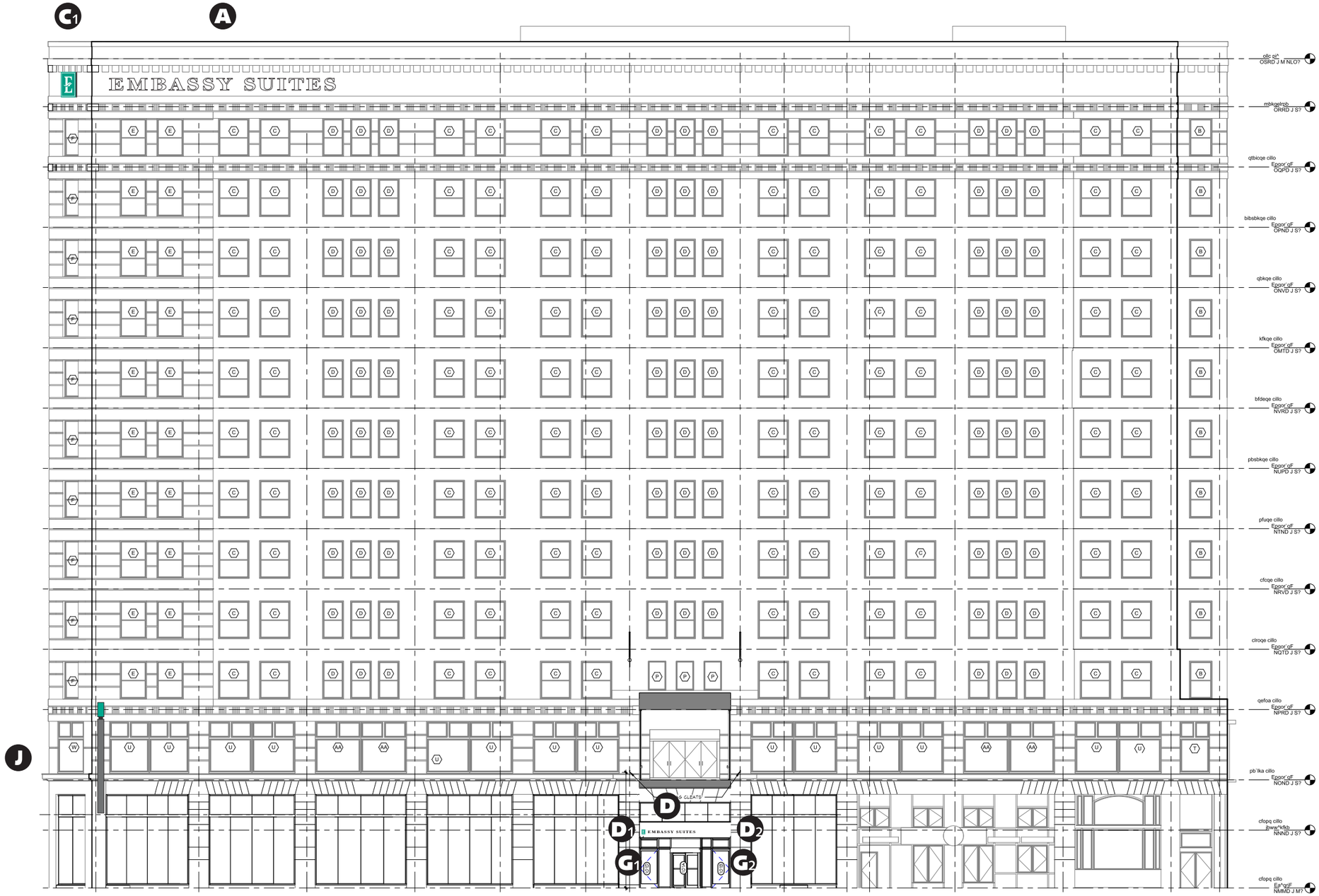
12 South 6th Street

FILE NUMBER

BZZ-7733

6th Street North
Hennepin Avenue

South 5th Street
Nicollet Mall
Hennepin Avenue
6th Street North



SOUTH ELEVATION (SIXTH ST.) SCALE: 3/64"=1'-0"

Work Order #

0386358Ar5

Sheet 1 of 16

Client

EMBASSY SUITES

Address

12 SOUTH 6th STREET
MINNEAPOLIS, MN

Account Rep.	MSW
Designer	SDM
Date	12/7/15

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

r1-JP/1.18.16/Revised F; added signs H & I; site plan update
r2-RFF 02.10.16 Update D & E
r3-RFF 02.17.16 Update
r4-JP/3.3.16/Deleted Sign E
r5-MAB/4-15-16: Add notes - Locations Signs "D" & "J"

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National Headquarters	3201 Manor Way Dallas,TX 75235 214-902-2000 Fax 214-902-2044
San Antonio	17319 San Pedro Ave, Ste. #200 San Antonio, TX 78232 210-349-3804 Fax 210-349-8724
West Coast	1335 Park Center Drive, Unit C Vista, CA 92081 760-967-7003 Fax 760-967-7033
Northeast US	965 Baxter Avenue, Suite 200 Louisville, KY 40204 502-479-3075 Fax 502-412-0013
Florida	2584 Sand Hill Point Circle Davenport, FL 33837 863-420-1100 Fax 863-424-1160
Georgia	37 Waterfront Part Court Dawsonville, GA 30534 678-725-8852 Fax 210-349-8724
South Texas	P.O. Box 125, 206 Doral Drive Portland, TX 78374 361-563-5599 Fax 361-643-6533

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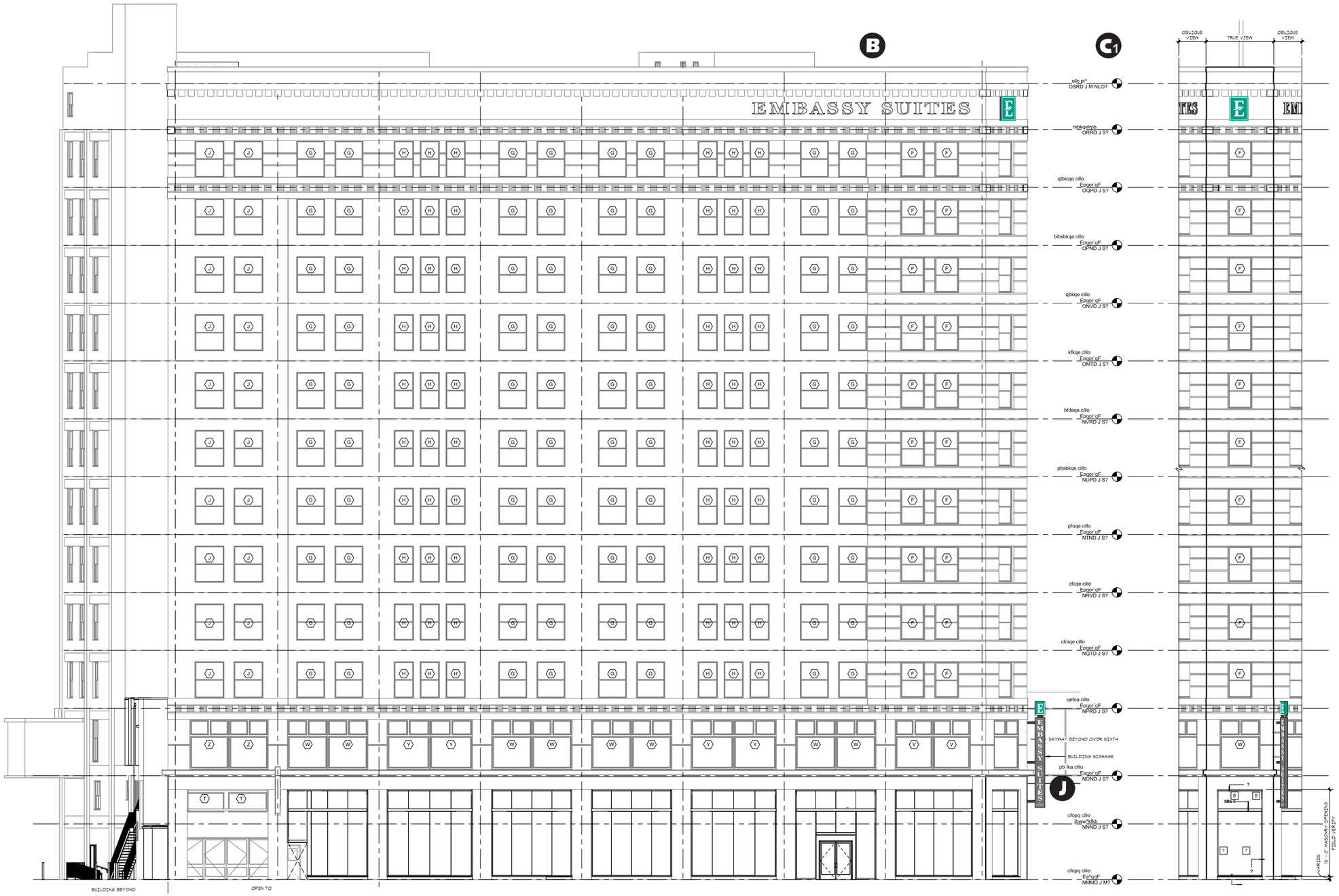

WEST ELEVATION (HENNEPIN AVE.)

SCALE: 3/64"=1'-0"

Work Order #

0386358Ar5

Sheet 2 of 16

Client

EMBASSY SUITES

Address

12 SOUTH 6th STREET
MINNEAPOLIS, MN

Account Rep.	MSW
Designer	SDM
Date	12/7/15

Approval / Date

Client	
Sales	
Estimating	
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Revision / Date

r1-JP/1.18.16/Revised F; added signs H & I; site plan update
r2-RFF 02.10.16 Update D & E
r3-RFF 02.17.16 Update
r4-JP/3.3.16/Deleted Sign E
r5-MAB/4-15-16: Add notes - Locations Signs "D" & "J"

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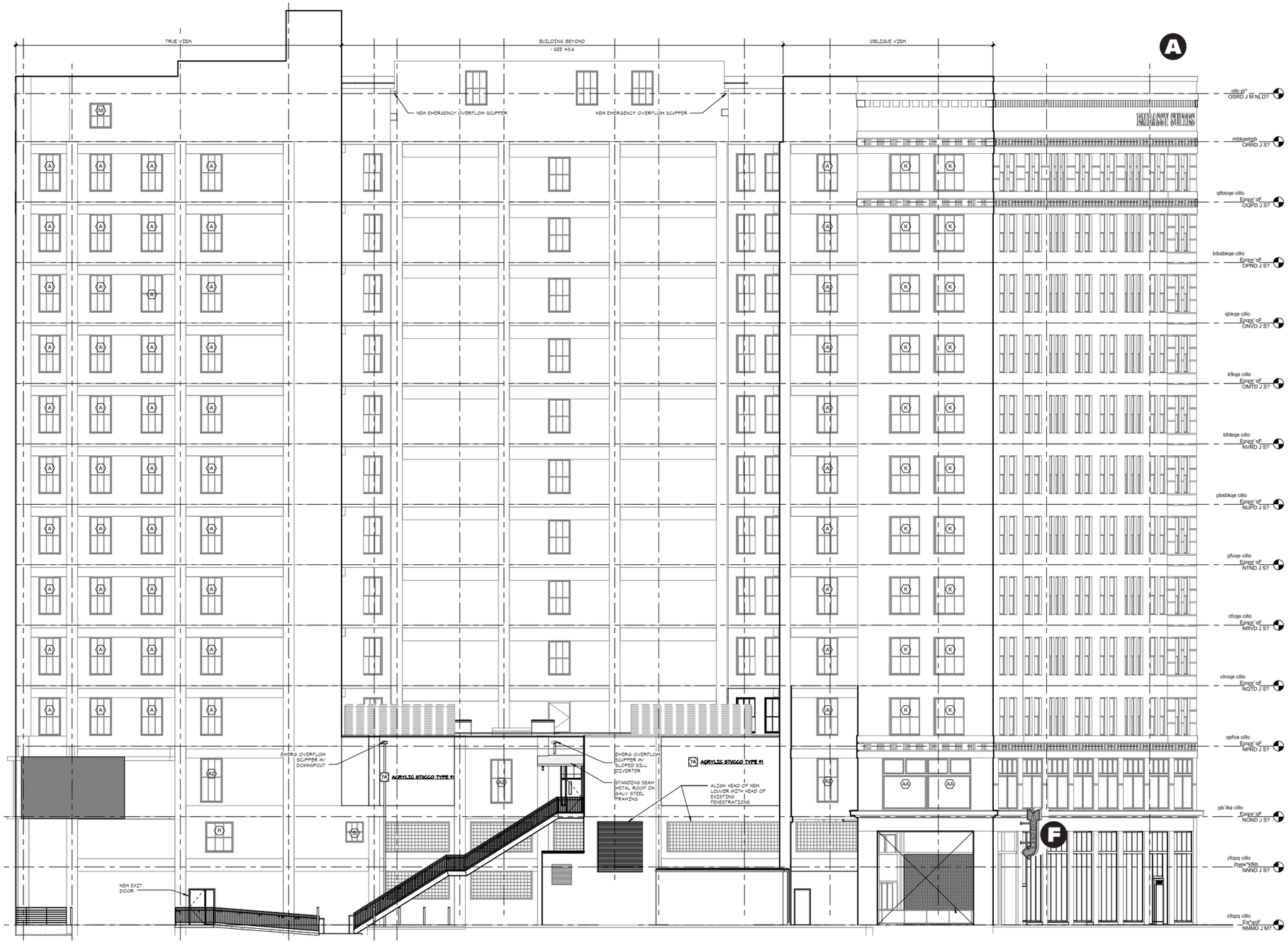

NORTH ELEVATION

SCALE: 3/64"=1'-0"

Work Order #

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Sheet 3 of 16

Client

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r5-MAB/4-15-16: Add notes - Locations Signs "D" & "J"

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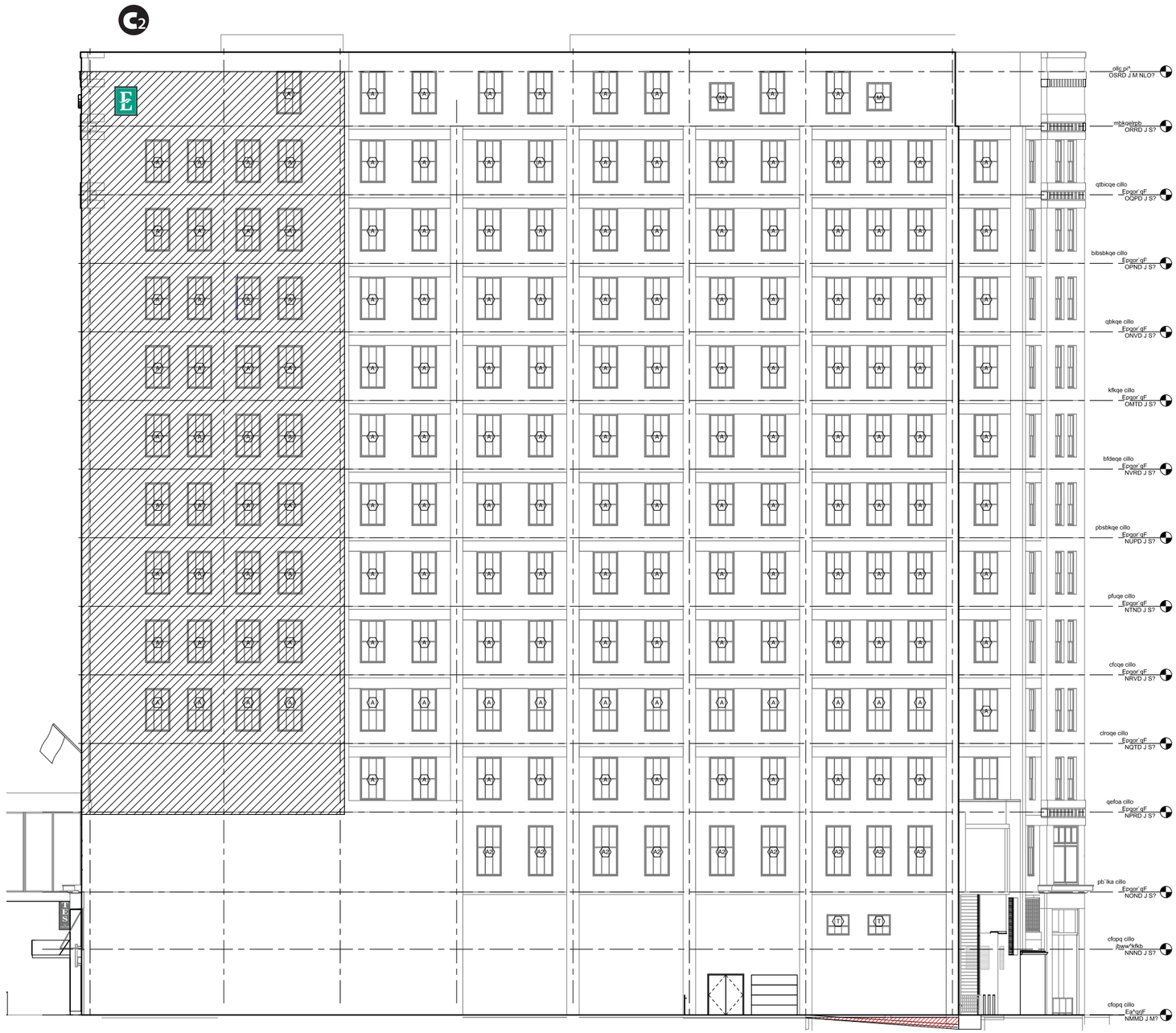

EAST ELEVATION

SCALE: 3/64"=1'-0"

Work Order #

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Sheet 4 of 16

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r5-MAB/4-15-16: Add notes - Locations Signs "D" & "J"

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

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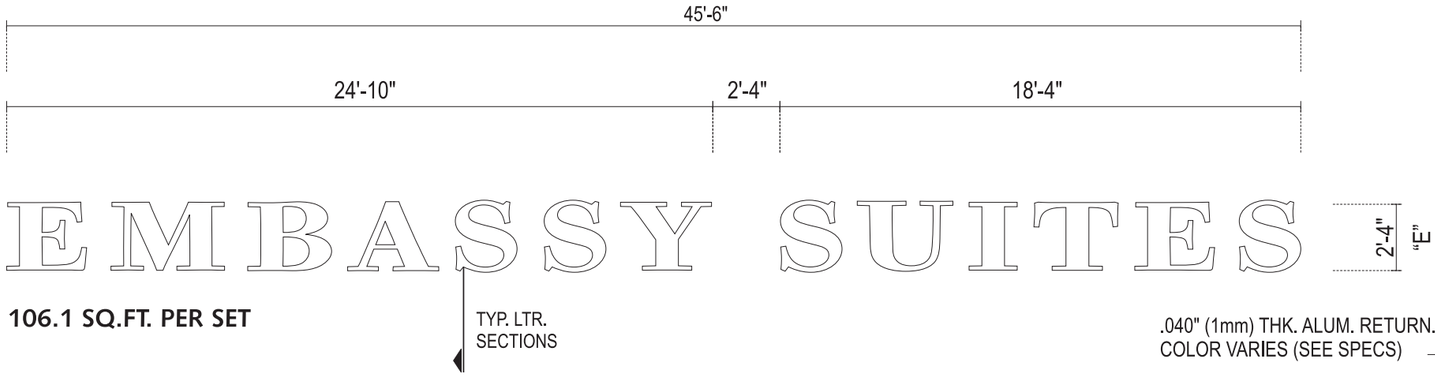


106.1 SQ.FT. PER SET

A B LETTER DISPLAY ES CL-xL

DARK COLORED BUILDING (LETTERS WHITE DAY / WHITE NIGHT)

LOGO CABINET:
8" (203.2mm) DEEP EXTRUDED ALUMINUM CABINET. PAINT FACE OF RETAINERS TO MATCH PMS 3278 GREEN (SEMI-GLOSS). PAINT FILLER & FILLER SIDE OF RETAINERS PMS 419c DARK GRAY (SEMI-GLOSS). INTERIOR PAINTED with STARBRITE L.E.P.

.177" (4.5mm) THK. WRT30 WHITE CYRO SG PLASTIC FACES with 1st SURFACE 3M (OR APPROVED EQUIV.) 3630-6520 GREEN VINYL BACKGROUND. WHITE SHO-THRU GRAPHICS.

ILLUMINATED with 800mA HI-OUTPUT FLUORESCENT DAYLIGHT LAMPS.

CHANNEL LETTERS:
8" (203.2mm) DEEP SELF-CONTAINED CHANNEL LETTERS.
SECONDARY OPTION: 5" (127mm) DEEP LETTERS with REMOTE POWER SUPPLIES.

.040" (1mm) THK. ALUM. RETURNS with .063" (1.6mm) THK. ALUM. CAD CUT BACKS. RETURNS PAINTED PMS 419c DARK GRAY (SEMI-GLOSS). INTERIORS PAINTED with STARBRITE L.E.P.

.177" (4.5mm) THK. WRT30 WHITE CYRO SG PLASTIC FACES with 1" (25.4mm) WHITE JEWELITE RETAINERS (OR APPROVED EQUAL) TO BE USED PER MANUFACTURER'S RECOMMENDATIONS.

WHITE L.E.D. MODULES (G.E. OR APPROVED EQUIV.). INSTALL L.E.D. PER MANUFACTURER'S RECOMMENDATION.

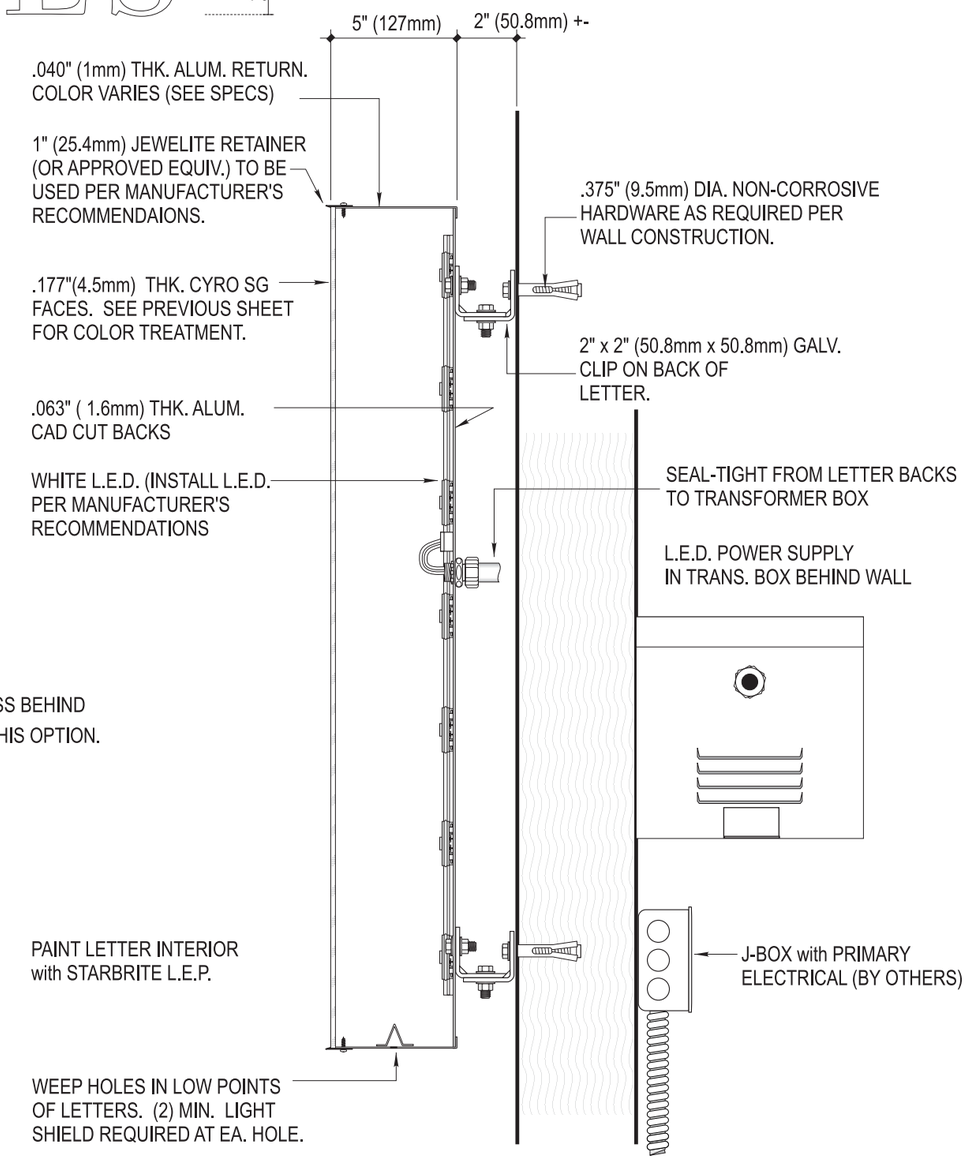
ALL ILLUMINATED SIGNAGE REQUIRE THE CLIENT'S ELECTRICIAN TO FURNISH & INSTALL A COMPLETE PHOTOCELL AND/OR TIME CLOCK TO ALLOW SIGNS TO OPERATE AT DESIGNATED INTERVALS. HOWEVER, SIGN SHALL NEVER OPERATE ON A 24/7 BASIS.

** 3M (OR APPROVED EQUIV.) 945 FLEXIBLE FACES with 1st SURFACE 3M (OR APPROVED EQUIV.) 3630-6520 GREEN VINYL BACKGROUND and WHITE SHO-THRU GRAPHICS AT 10'-0" (3048mm) LOGO CABINET ONLY. SEE LOGO APPLICATION DETAIL.

IMPORTANT NOTE:
ALL LETTERS & LOGOS MOUNTED ON PORTE COCHERES ARE TO BE MOUNTED FLUSH TO FASCIA

ELECTRICAL NOTE: EACH SIGN REQUIRES (1) 120v, 20amp CIRCUIT

SECONDARY OPTION: VERIFY ACCESS BEHIND WALL BEFORE MOVING FORWARD with THIS OPTION.



LETTER SECTION-REMOTE POWER SUPPLY

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Client
EMBASSY SUITES

Address
12 SOUTH 6th STREET
MINNEAPOLIS, MN

Account Rep.	MSW
Designer	SDM
Date	12/7/15

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date
r1-JP/1.18.16/Revised F; added signs H & I; site plan update
r2-RFF 02.10.16 Update D & E
r3-RFF 02.17.16 Update
r4-JP/3.3.16/Deleted Sign E
r5-MAB/4-15-16: Add notes - Locations Signs "D" & "J"

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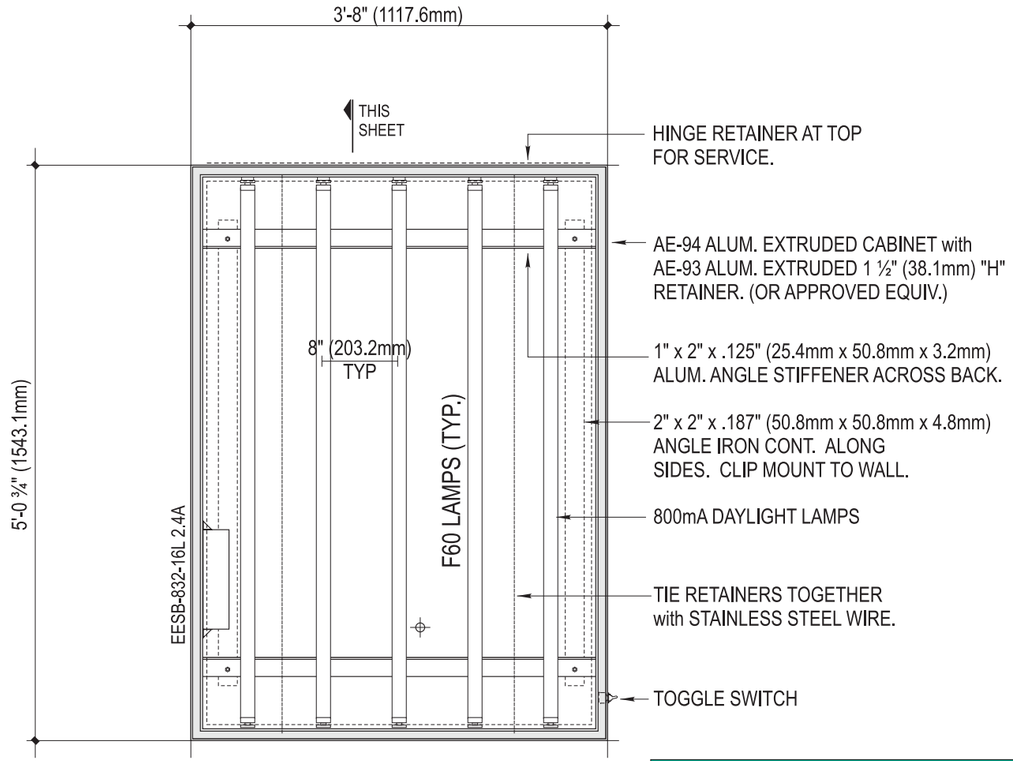


LAMPING and FRAMING (LOGO CABINET)

3/4"=1'-0"

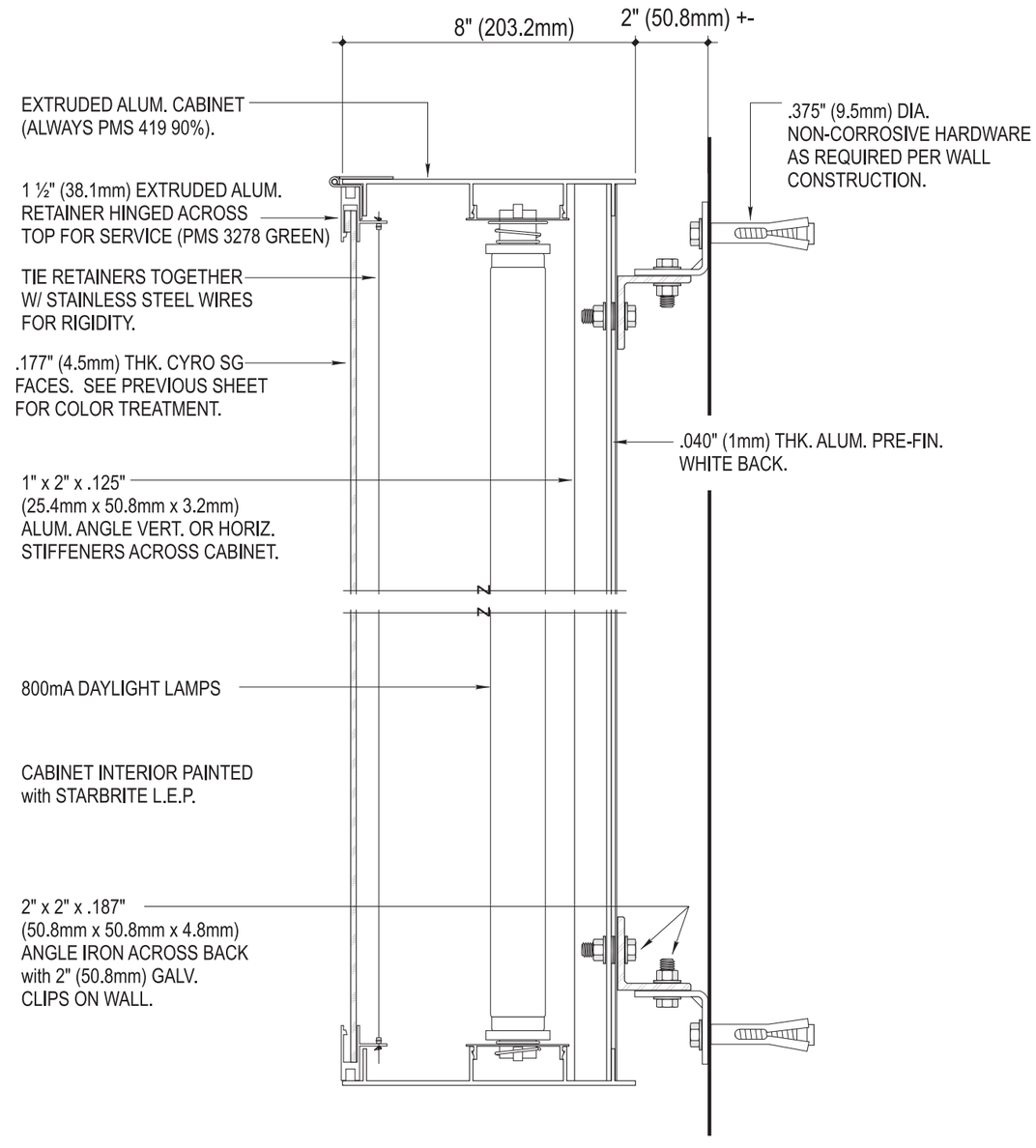
2.4 AMPS

(1) 120v, 20a CIRCUIT(S) REQ'D
INSTALL PRIMARY(IES) PER N.E.C.

U.L. LABELS REQUIRED
INSTALL SIGNAGE PER N.E.C.

C1 C2 **S/F LOGO** (2) REQUIRED

3/4"=1'-0"



LOGO CABINET SECTION (UNDER 10'-0" - 3048mm)

■ ES CL-5 LOGO

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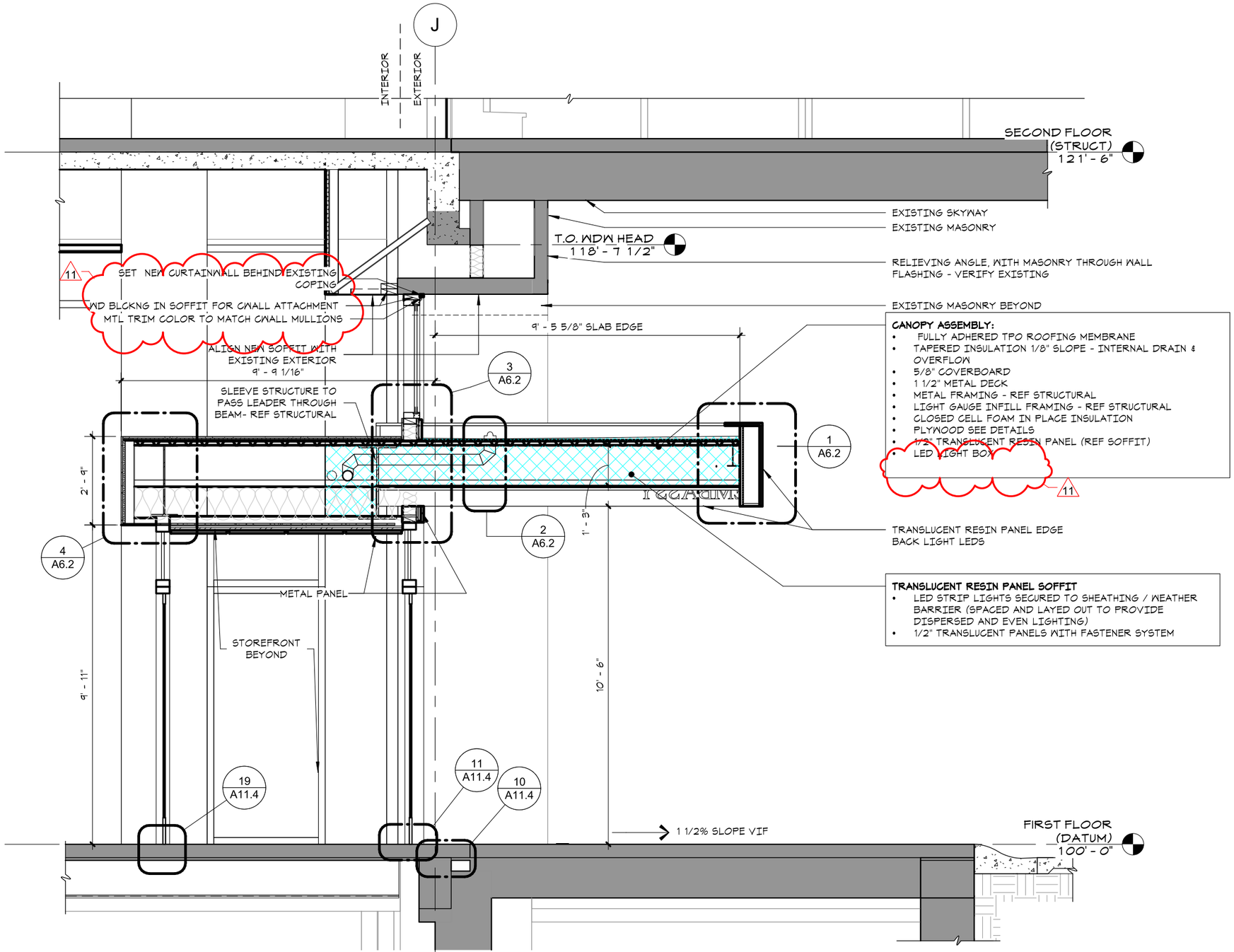

SECTION - LOBBY ENTRANCE SCALE: N.T.S.

D D1 D2

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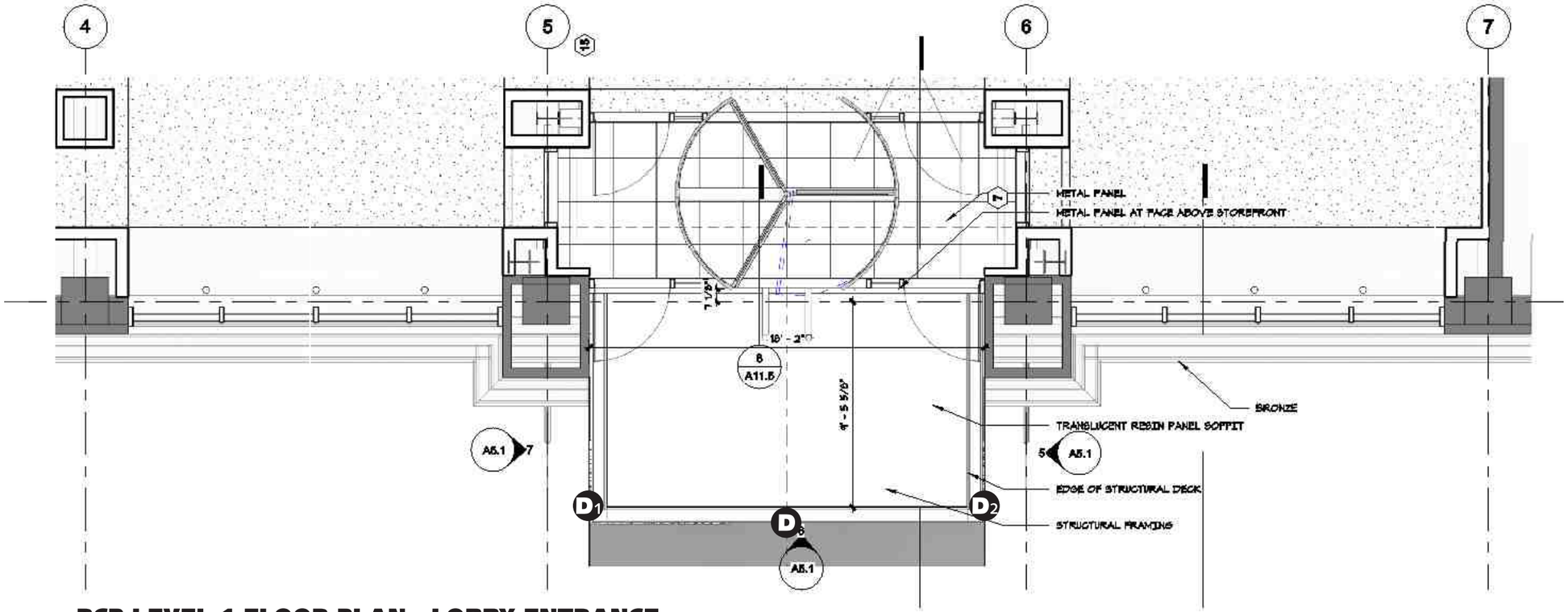

RCP LEVEL 1 FLOOR PLAN - LOBBY ENTRANCE SCALE: 1/4"=1'-0"

D D1 D2

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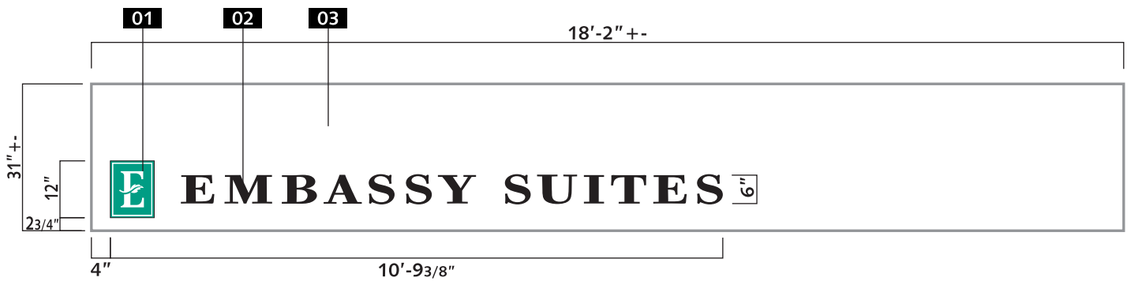
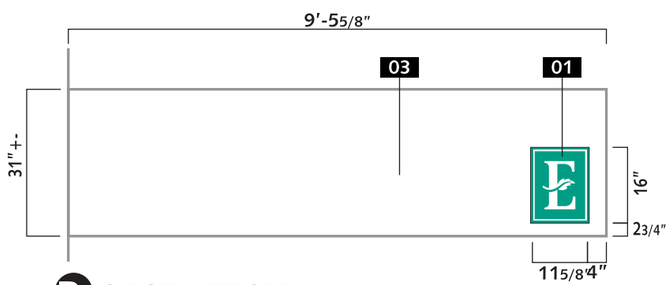
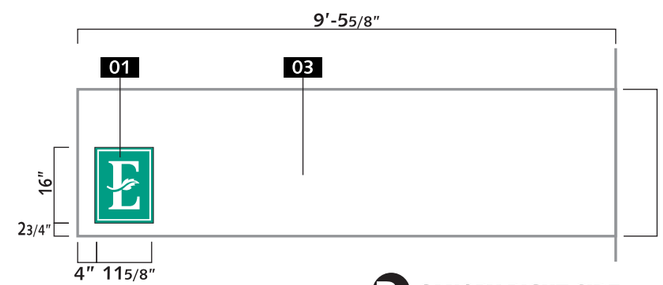


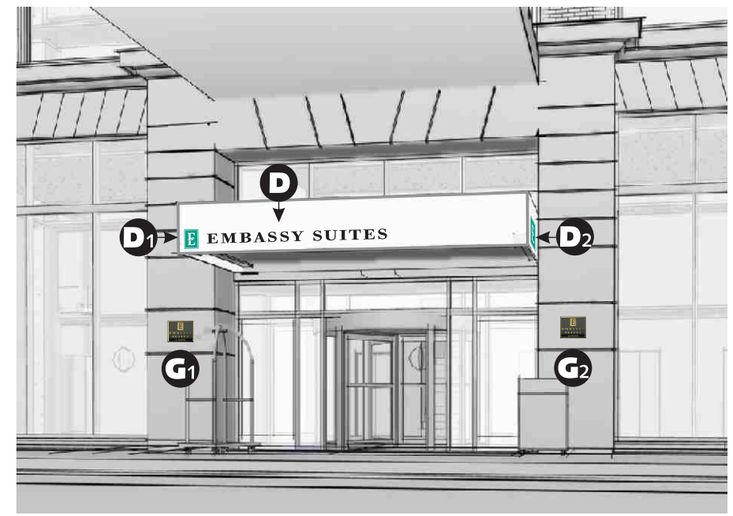
D CANOPY FRONT SIDE



D1 CANOPY LEFT SIDE



D2 CANOPY RIGHT SIDE



CANOPY ELEVATION W/PROPOSED SIGNAGE

CANOPY SIGNAGE

SCALE: 3/8″=1′-0″

MANUFACTURE AND INSTALL

01 3/8″ THICK FLAT CUT OUT ACRYLIC PANEL WITH PAINTED GRAPHICS TO MATCH 3630-6520 GREEN VINYL AND WHITE - ATTACH FLUSH TO EXISTING RESIN CANOPY PANELS (LIGHTING BY CONTRACTOR)

02 3/8″ THICK FLAT CUT OUT ACRYLIC LETTERS PAINTED BLACK ATTACH FLUSH TO EXISTING RESIN CANOPY PANELS (LIGHTING BY CONTRACTOR)

03 EXISTING CANOPY & LIGHTING BY OTHERS

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EMBASSY SUITES

Address

12 SOUTH 6th STREET
MINNEAPOLIS, MN

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Date	12/7/15

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Landlord	

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F EXISTING PARKING SIGN

NOT TO SCALE

TRANSPORT EXISTING "PARK" SIGN FROM STORAGE & RE-INSTALL ON BUILDING

NOTE: REFURBISH SCOPE AND LIGHTING TBD & ON A T&M BASIS

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G1 G2 **S/F PLAQUE LAYOUT** SCALE: 3" = 1'-0"

(2) REQUIRED - MFR. AND INSTALL
EXACT PLACEMENT TO BE DETERMINED

¼" THK DARK BRONZE PLAQUE
WITH RAISED BORDER AND COPY GOLD FINISH

STUD MOUNT TO WALL & SECURE w/ SILICONE

PROPOSED SIGNAGE

MATCH EXISTING PLYMOUTH BUILDING COLORS
AND MOUNT BELOW EXISTING PLAQUES

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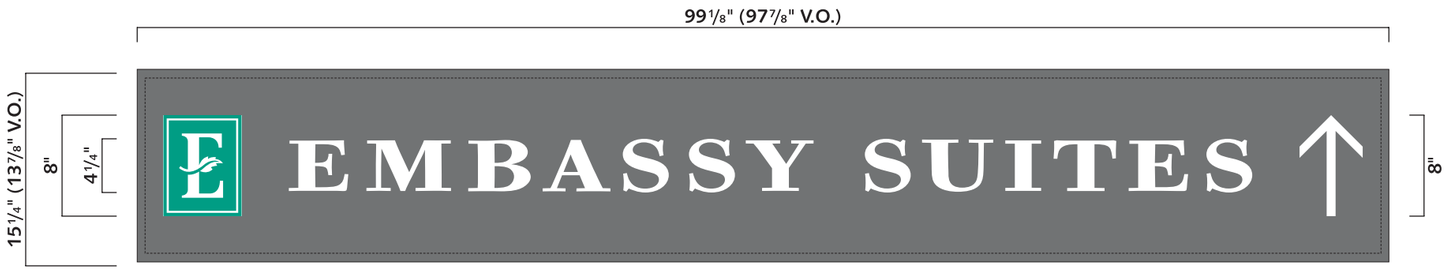


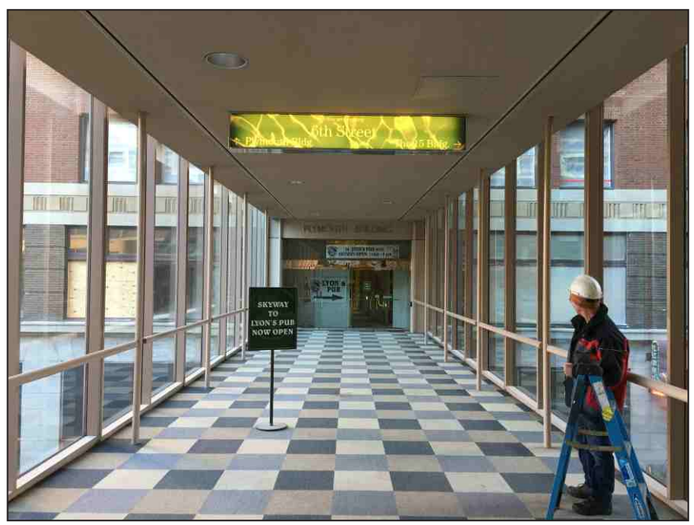
H REPLACEMENT FACE

SCALE: 1"=1'-0"

(1) REQUIRED - MANUFACTURE & INSTALL

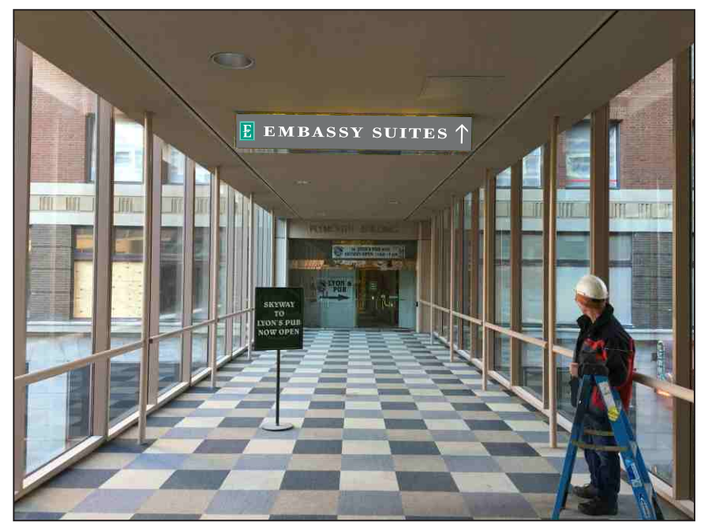
#7328 WHITE ACRYLIC w/ DIGITALLY PRINTED VINYL TO MATCH PMS COOL GRAY 10c w/ WEED-OUT/SHO-THRU GRAPHICS
3M (OR APPROVED EQUIV.) 3630-6520 GREEN VINYL GRAPHICS COMPUTER CUT OUT REVERSE WEEDED DETAILS APPLIED TO 1st SURFACE

INSTALL INTO EXISTING HANGING SIGN



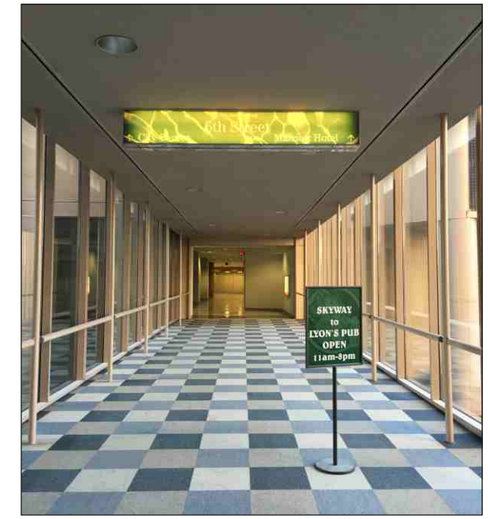
EXISTING ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED ELEVATION

SCALE: 3/16"=1'-0"



EXISTING ELEV.

SCALE: 3/16"=1'-0"

OPPOSITE FACE - NO CHANGE

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r4-JP/3.3.16/Deleted Sign E
r5-MAB/4-15-16: Add notes - Locations Signs "D" & "J"

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West Coast	1335 Park Center Drive, Unit C Vista, CA 92081 760-967-7003 Fax 760-967-7033
Northeast US	965 Baxter Avenue, Suite 200 Louisville, KY 40204 502-479-3075 Fax 502-412-0013
Florida	2584 Sand Hill Point Circle Davenport, FL 33837 863-420-1100 Fax 863-424-1160
Georgia	37 Waterfront Part Court Dawsonville, GA 30534 678-725-8852 Fax 210-349-8724
South Texas	P.O. Box 125, 206 Doral Drive Portland, TX 78374 361-563-5599 Fax 361-643-6533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

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I1 FLAT CUT OUT LOGO/LETTERS

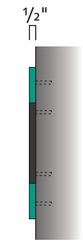
SCALE: 1"=1'-0"

(1) SET REQUIRED - MANUFACTURE & INSTALL

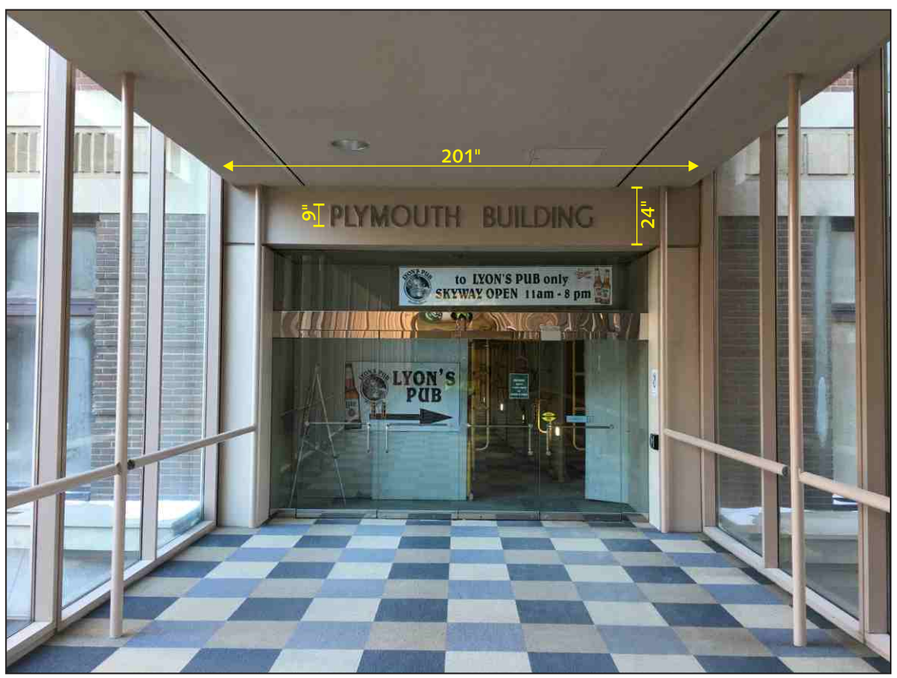
REMOVE EXISTING "PLYMOUTH BUILDING" FCOs / PATCH & RE-PAINT WALL

REPLACE w/ NEW 1/2" THICK ACRYLIC FCOs - LOGO PAINTED TO MATCH PMS 3278 GREEN (SEMI-GLOSS) w/ 1st SURFACE APPLIED WHITE OPAQUE VINYL LETTERS PAINTED TO MATCH PMS 419c DARK GRAY (SEMI-GLOSS)

MOUNT FLUSH TO WALL AS REQUIRED

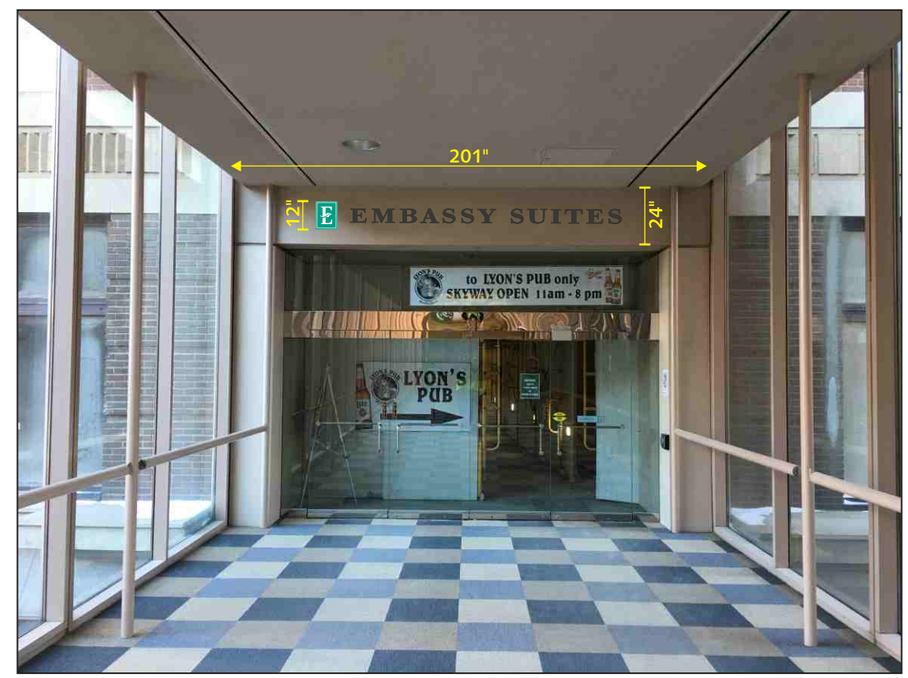


END VIEW



EXISTING ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED ELEVATION

SCALE: 3/16"=1'-0"

Work Order #

0386358Ar5

Sheet 13 of 16

Client

EMBASSY SUITES

Address

12 SOUTH 6th STREET
MINNEAPOLIS, MN

Account Rep.	MSW
Designer	SDM
Date	12/7/15

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

r1-JP/1.18.16/Revised F; added signs H & I; site plan update
r2-RFF 02.10.16 Update D & E
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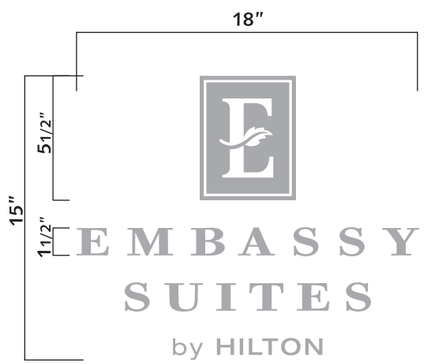

I2 VINYL GRAPHICS

SCALE: 1/8"=1"

(2) SETS REQUIRED - MANUFACTURE & INSTALL

1ST SURFACE DUSTED CRYSTAL VINYL GRAPHICS

PROPOSED ELEVATION

SCALE: 1/2"=1'-0"

Work Order #

0386358Ar5

Sheet 14 of 16

Client

EMBASSY SUITES

Address

12 SOUTH 6th STREET

MINNEAPOLIS, MN

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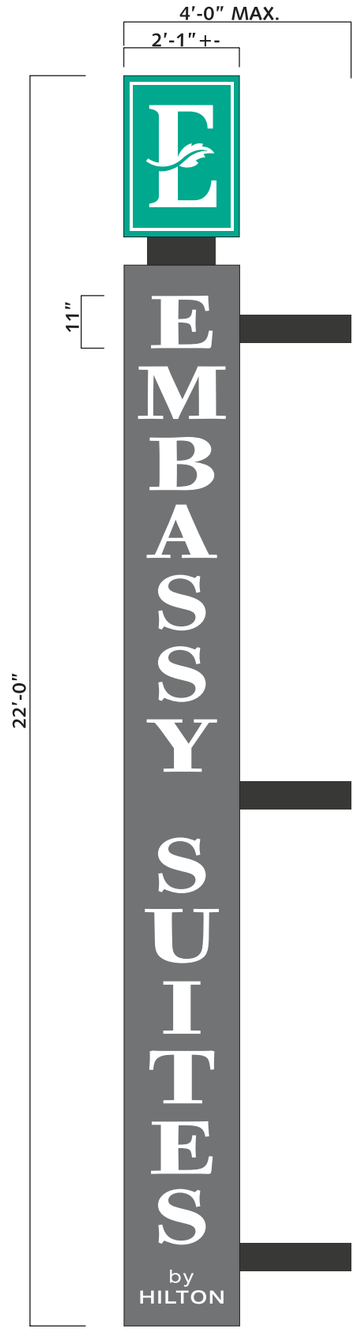

LOGO CABINET:
- .177" (4.5mm) THK. WRT30 WHITE CYRO SG PLASTIC FACES with 1st SURFACE 3M (OR APPROVED EQUIV.) 3630-6520 GREEN VINYL BACKGROUND.
- WHITE SHO-THRU GRAPHICS.
- PAINT FACE OF RETAINERS TO MATCH PMS 3278 GREEN (SEMI-GLOSS).
- PAINT FILLER & FILLER SIDE OF RETAINERS PMS 419c DARK GRAY (SEMI-GLOSS).

SIGN FACES INTERNALLY ILLUMINATED W/ 800mA HI-OUTPUT FLUORESCENT DAYLIGHT LAMPS.

MAIN CABINET:
- FABRICATED DOUBLE FACE ALUMINUM CABINET W/ MACHINE ROUTED LETTER OPENINGS.
- WHITE COPY T BE ½" (12.7mm) THICK #7328 WHITE ACRYLIC POCKET ROUTED AND PUSHED THRU ROUTED OPENINGS.
- PAINT FACE & FILLERS TO MATCH PMS COOL GRAY 10c w/ SATIN GLOSS TOP COAT 42-228 (42-228).
- PAINT SAMPLE AVAILABLE UPON REQUEST.
- PAINT INSIDE OF LIGHTED CABINET W/ LIGHT ENHANCING WHITE.

INTERNALLY ILLUMINATED W/ 800mA HI-OUTPUT FLUORESCENT DAYLIGHT LAMPS.

REVEAL AND SUPPORT COVERS:
ALUMINUM FABRICATED & PTD. PMS 419c DARK GRAY SATIN FINISH.

STEEL SUPPORTS:
TO BE DETERMINED PER CABINET SIZE.

NOTE:
CABINETS TO BE A MINIMUM OF 12" (304.8mm) DEEP

LOCATION NOTE: SIGN TO BE CENTERED BETWEEN CORNER OF BUILDING & CENTER OF MIDDLE SUPPORT TO BE 1'-6" ABOVE TOP OF STONE LEDGE (MIN. 10'-0" CLEARANCE)

ELECTRICAL NOTE: WIRING TO BE FED THRU BOTTOM SUPPORT TUBE

END VIEW

J D/F BLADE SIGN

SCALE: 3/8"=1'-0"

(1) REQUIRED - MANUFACTURE & INSTALL

Work Order #	
0386358Ar5	
Sheet 15 of 16	
Client	
EMBASSY SUITES	
Address	
12 SOUTH 6th STREET	
MINNEAPOLIS, MN	
Account Rep.	MSW
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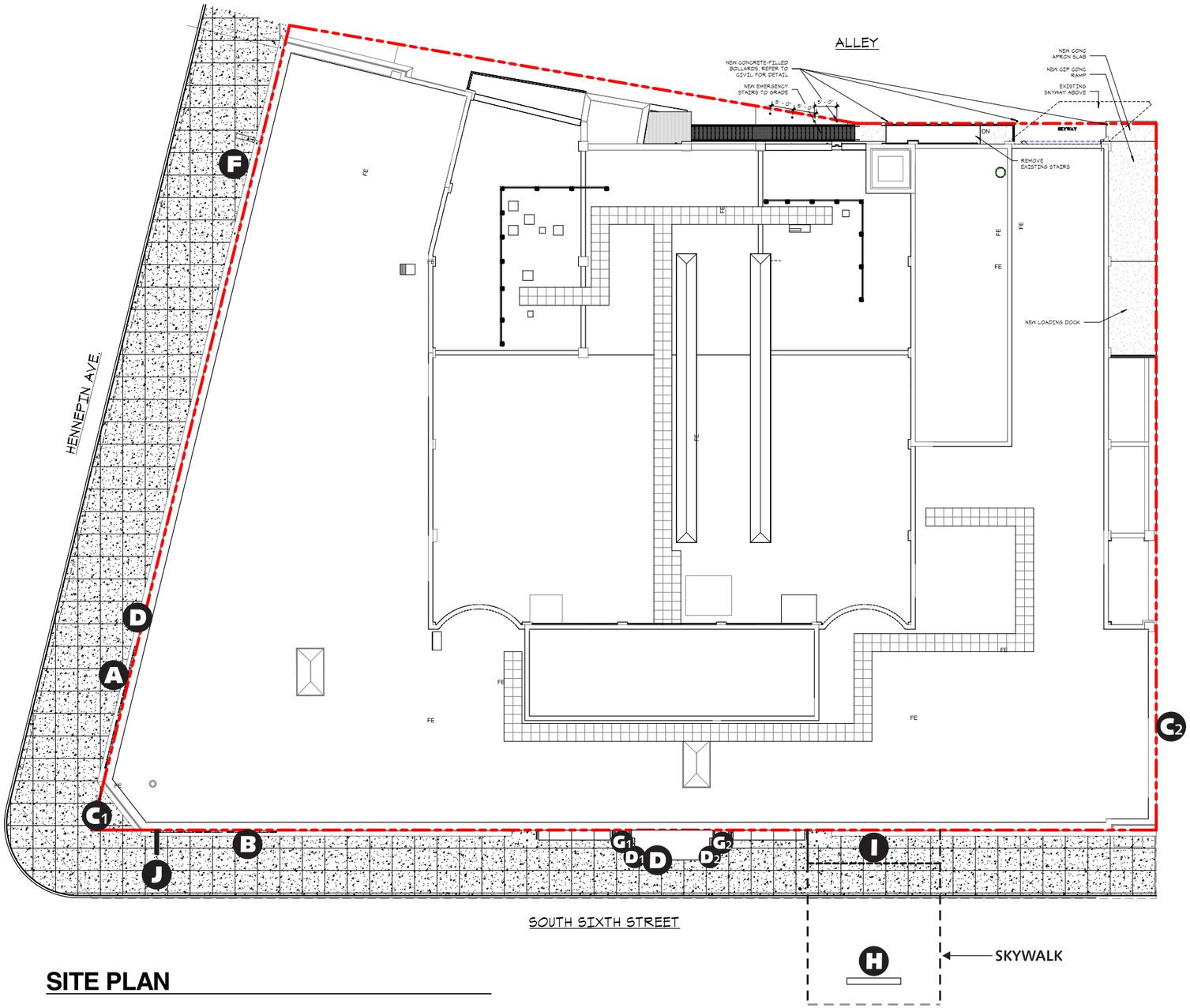

SITE PLAN

Work Order #

0386358Ar5

Sheet 16 of 16

Client

EMBASSY SUITES

Address

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MINNEAPOLIS, MN

Account Rep.	MSW
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Appears to be a painted sign

Figure 9.

Figure 9. View of exterior of Plymouth Building showing the east facade. View to southwest, October 8, 1910. (Photograph from Plymouth Building owner) - Page 59 of Nomination by Hess Roise.

United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

March 8, 2016

Kirsten Vaselaar
Urban Minneapolis Plymouth Building, LLC
812 Gravier Street, Suite 200
New Orleans, LA 70112

PROPERTY: **Plymouth Building, 12 South 6th Street, Minneapolis, MN**
PROJECT NUMBER: **27789**

Dear Ms. Vaselaar:

The National Park Service has reviewed project Amendment 2 and additional information provided for the Historic Preservation Certification Application -- Part 2 for this project, covering the revised canopy; revised storefronts; interior storm windows and exterior window panning; exterior signage; interior demolition, additional plan changes and new finishes; treatment of mechanical, plumbing, electrical, and fire suppression systems; and changes/additions to stairs and elevators. Our office has determined that the project, as modified by the treatments described, will meet the Secretary of the Interior's Standards for Rehabilitation, provided that the following condition is met:

1. The revised storefront proposals will be acceptable if the 2 ft.-deep bronze panels around the top and sides of the openings are not installed anywhere on the building – these are not characteristic of a historic storefront and are not compatible with the historic character of the building. Structural framing with a flat front edge will be acceptable; to ensure conformance with the Secretary's Standards, it is recommended that a revised proposal addressing this concern be submitted for review and approval to the State Historic Preservation Office and NPS. Also, the gaskets between the glass panels in the butt-glazed sections of the storefronts must be a dark color, to minimize their impact.

As you are aware, a formal "certification of rehabilitation" can be issued only to the owner or qualified lessee of a "certified historic structure" after the rehabilitation work is completed. At that time, please submit a Request for Certification of Completed Work, with interior and exterior photographs of the completed work and documentation of fulfillment of the above condition, to this office through the State Historic Preservation Office. An onsite inspection of the completed work by an authorized representative of the Secretary of the Interior may be undertaken prior to issuance of the final certification of rehabilitation.

If you have any questions, please call the State Historic Preservation Office, or contact me at 202-354-2025.

Sincerely,

Guy M. Lapsley

Guy M. Lapsley
Technical Preservation Services Branch

cc: MN SHPO
Elizabeth Gales, 100 North First Street, Minneapolis, MN 55401

Historical Consultants

The Foster House
100 North First Street
Minneapolis MN 55401

612 338-1987 phone
612 338-2668 fax
www.hessroise.com

Hess Roise

September 25, 2015

Natascha Wiener
State Historic Preservation Office
345 Kellogg Boulevard West
Saint Paul, Minnesota 55102-1906

Re: Amendment to Part 2 Tax Credit Application
Plymouth Building, 12 South Sixth Street, Minneapolis
NPS Project No. 27,789

Dear Natascha:

Please find enclosed two copies of an amendment to the federal Part 2 tax credit application for the Plymouth Building. Also included are two copies each of photo pages, photo keys, red-line text, and drawings. This amendment addresses changes to the scope of work, and we have also addressed conditions issued by the NPS. There will be another amendment in the future regarding a restaurant tenant on the first floor.

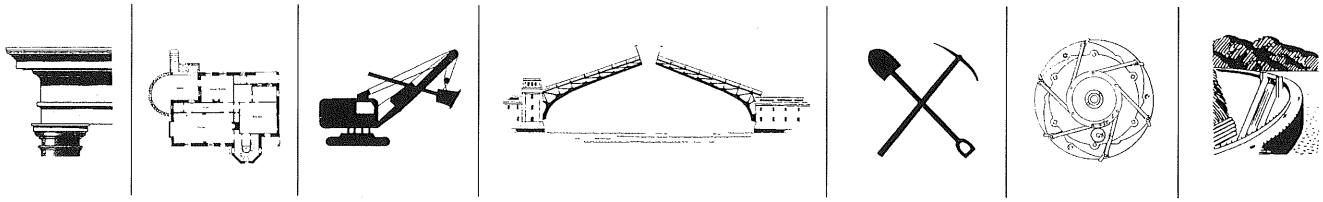
We are submitting these items on behalf of the current owner, HRI Properties. There are separate entities for the federal and Minnesota historic tax credits, which are noted on the cover sheet for the amendment.

Please let me know if you have any questions about the application and supporting documentation.

Sincerely,

Elizabeth Gales

cc: Kirsten Vaselaar, Urban Minneapolis Plymouth Building, LLC
812 Gravier Street, Suite 200, New Orleans, LA 70112-1467



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

NPS Project Number
27,789

Instructions: This page must bear the applicant's original signature and must be dated.

1. **Property name** Plymouth Building

   Property address 12 South Sixth Street, Minneapolis, MN 55402-1508

2. **This form**
   - ☐ **includes additional information requested by NPS for an application currently on hold.**
   - ☐ **updates applicant or contact information.**
   - ☒ **amends a previously submitted** ☐ **Part 1** ☒ **Part 2** ☐ **Part 3 application.**
   - ☐ **requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____**
     Estimated rehabilitation costs of phase (QRE) _____

   Summarize information here; continue on following page if necessary.

   This amendment addresses changes to several items, which are listed on the following page.

   The owner entity has changed, but the change only pertains to the federal historic tax credit program. The owner entity listed in the Part 2 amendment, submitted in Marcy 2015 should used for the Minnesota historic tax credit program.

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

   Name Elizabeth Gales Company Hess, Roise and Company

   Street 100 North First Street City Minneapolis State MN

   Zip 55401-1412 Telephone (612) 338-1987 Email Address gales@hessroise.com

4. **Applicant**

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

   Name Kirsten Vaselaar Signature _____ Date 09/24/2015

   Applicant Entity Urban Minneapolis Plymouth Tenant, LLC SSN _____ or TIN [redacted]

   Street 812 Gravier Street, Suite 200 City New Orleans State LA

   Zip 70112-1467 Telephone (504) 566-0204 Email Address kvaselaar@hriproperties.com

   ☒ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- ☐ meets the Secretary of the Interior's Standards for Rehabilitation.
- ☐ will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
- ☐ does not meet the Secretary of the Interior's Standards for Rehabilitation.
- ☐ updates the information on file and does not affect the certification.

Advisory Determinations:

☐ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date _____ National Park Service Authorized Signature _____

☐ NPS conditions or comments attached

HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION

Property name Plymouth Building NPS Project Number 27,789

Property address 12 South Sixth Street, Minneapolis, MN 55402-1508

This amendment addresses changes to the following items:

No. 5 – Main entrance, south facade
No. 6 – Restaurant entrance, west facade
No. 7 – New entrance, west facade
No. 11 – Storefront (gridlines 6-7), south facade
No. 12 – Non-historic storefronts, south and west facades
No. 13 – Wood-frame windows, second story
No. 15 – Galvanized-steel windows
No. 19 – Signage, exterior
No. 20 – Parking, sub-basement to first floor
No. 22 – Hotel exercise area and swimming pool, sub-basement
No. 23 – Lobby, first floor
No. 25 – Hotel back-of house, first floor and mezzanine
No. 26 – Skyway space, second floor
No. 27 – Elevator lobby and pre-function space, second floor
No. 28 – Ballroom, second floor
No. 29 – Meeting rooms, second floor
No. 32 – Corridors, second floor
No. 33 – Hotel corridors, third through twelfth floors
No. 34 – Hotel rooms, third through twelfth floors
No. 40 – Staircase D now Staircase G, first to second floors
No. 41 – Staircase E now Staircase F, first to second floors
No. 43 – Existing passenger elevators, sub-basement to twelfth floors
No. 46 – Mechanical systems
No. 47 – Plumbing systems
No. 48 – Electrical/communication systems
No. 49 – Fire protection systems
No. 50 – Breakfast room, second floor
No. 51 – Hotel kitchen, second floor

HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION

Property name Plymouth Building **NPS Project Number** 27,789

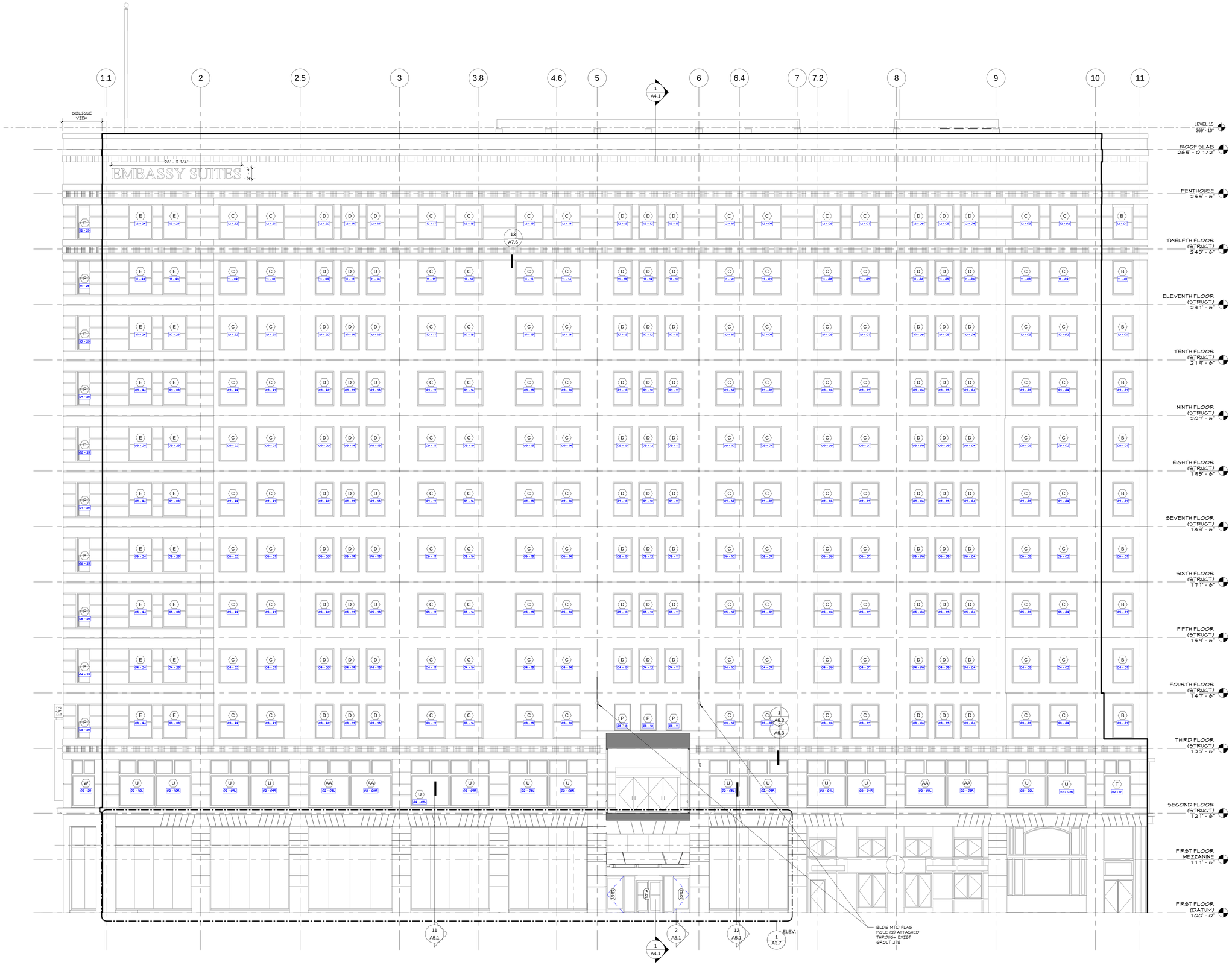
Property address 12 South Sixth Street, Minneapolis, MN 55402-1508

No. 5
Architectural feature: Main entrance, Sixth Street (south) facade
Approximate date of feature: 1910, 1936, 1957
Describe existing conditions: The building has had a variety of entrances on the first story. The entrance to the elevator lobby for the office tower has always been the middle bay of the Sixth Street facade. During the period of significance, there were many different entrances to the retail spaces including revolving doors and recessed swing doors. The entrance to the elevator lobby on Sixth Street was modified in 1936, and in 1957, after the period of significance, when a bank occupied the first floor. The current anodized aluminum-frame door and window system dates from 1957 with some recent modifications for accessibility. It consists of five swing doors that access a vestibule. Two revolving doors and a central swing door lead from the vestibule to the elevator lobby. All of the doors are anodized aluminum. Metal signs with the words "Plymouth Building" are mounted to the columns on either side of the entrance.
Photo nos.: 1-2, 9
Drawing nos.: D1.1, D3.1, A1.1, A2.1, A3.1, A3.7, A4.1, A5.1, A6.2
Describe proposed work on feature: The non-historic aluminum-frame door and window system will be demolished. A new door and window system will be installed in the bay. All of the framing will be aluminum with a painted finish in a dark neutral color. A large glass revolving door will be centered in the opening and vestibule. Single, glass swing doors will flank the revolving door at the exterior and the vestibule walls. The glass will be clear, un-tinted, insulated glazing with a low-E coating. A flat, steel-frame canopy that fits within the entrance bay will project out above the doors. The structural system for the canopy will connect to new and existing steel beams and columns on the interior of the vestibule. The canopy will not touch the historic stone cladding the exterior of the entrance bay. The canopy will be clad in translucent resin panels that are backlit with LED fixtures. On the east and west faces of the canopy, backlit letters spelling "Embassy" or "Embassy Suites" will be mounted to the canopy on the south end. Letters spelling "Embassy Suites" will also be mounted to the canopy on the south face. Light fixtures may be installed on the columns flanking the entrance but will not interfere with the existing signs "Plymouth Building" signs.

No. 6
Architectural feature: Restaurant entrance, west facade
Approximate date of feature: 1910, 1936, later alterations
Describe existing conditions: The building has had a variety of entrances on the first story. The entrance to the elevator lobby for the office tower has always been the middle bay of the Sixth Street facade. During the period of significance (1910-1936), there were many different entrances to the retail spaces on both facades including revolving doors and recessed swing doors. The entrance on the corner of Hennepin Avenue and Sixth Street was installed by 1936. Originally, it was a large plate-glass display window for a department store. The current storefront system dates from the 2000s and is not historic. The frames are anodized aluminum with dark-tinted glass, and double wood doors flanked by red columns, all with an Asian-inspired design. A large non-historic metal and neon wall sign is mounted to the stone above the entrance, and reads "Tom Pham's Wondrous Azian Kitchen."
Photo nos.: 1, 12
Drawing nos.: D1.1, D3.2, A1.1, A2.1, A3.2, A3.7, A5.1-A5.2, A11.4
Describe proposed work on feature: The non-historic storefront system, doors, and sign will be removed. This bay may be used for a new restaurant entrance, which will be confirmed in a later phase after the space is leased. If the bay on the southwest corner is used, then there will be no entrance to the restaurant on the west facade (No. 7). As an entrance, the bay would hold slightly recessed double doors centered in the bay.

survey and detailed plans for the aluminum-frame storm windows will be provided in an amendment. As work started to restore the windows, the contractor discovered that the exterior sills had been covered with sheet metal that covered the bottoms of the lower sashes. To remove the sashes for abatement and restoration, the sheet metal had to be taken off. Once the sheet metal was removed, it was discovered that water had infiltrated through failed sealant. and rusted stepped galvanized-steel sills under the sheet metal. It appears that the sheet metal was added at some point to protect the galvanized sills. To continue protecting the sills and windows, new wood blocking and sheet metal will be adhered to the exterior galvanized-steel sills. The sheet metal will extend into the opening so the sill is more effectively flashed. The restored lower sashes will sit on top of the new metal. Weep holes will be added on the exterior of the frames to allow condensation to drain from the interior of the frame to the exterior.

No. 19
Architectural feature: Signage, exterior
Approximate date of feature: new construction
Describe existing conditions: The building had a variety of signage during the period of significance, 1910-1936, including projecting signs and window signs (see Historic Photographs). Currently, a non-historic sign for a restaurant is mounted to the wall over the first-story door at the corner of Hennepin Avenue and Sixth Street. A historic "Park" sign in the shape of an arrow, projects from the first story of Hennepin Avenue by the garage entrance. Window signs are used for the Lyon's Pub and a hair salon in one of the storefront. Two metal plaques with the words "Plymouth Building" are mounted to the columns on either side of the office lobby entrance on Sixth Street. A metal flagpole is mounted to the southwest corner of the roof and an American flag flies from the pole.
Photo nos.: 1-4, 7-9, 12-13
Drawing nos.: D3.1-D3.2, D3.4, A3.1-A3.2, A3.4, A3.7, A5.1
Describe proposed work on feature: The non-historic restaurant sign will be removed from the corner of Hennepin Avenue and Sixth Street. The historic "Park" sign will be retained, although the sign may be cleaned repainted, and re-lamped. The signage for the Lyon's Pub will be retained, but the signage for the hair salon will be removed. The metal plaques at the Sixth Street entrance will be retained. New signage will be installed on the building for the hotel. Individual metal letter "E" logos for Embassy Suites will be installed on the west and east sides of the new canopy at the Sixth Street entrance. The letters will be backlit by LED lights in the canopy frame. Individual metal letters spelling "Embassy Suites" will be pin-mounted to the west (Hennepin Avenue) and south (Sixth Street) walls at the southwest corner above the twelfth story. The fasteners will go into mortar joints. The letters will be backlit by LED lights and wiring will also be run through mortar joints. A rectangular metal sign with the letter "E" logo for Embassy Suites will be attached to the southwest wall of the building at the twelfth story. The logo will be laser cut in the metal with translucent, colored plastic filling the cutout, and backlit by LED lights. A similar sign will be mounted on the east wall at the thirteenth story, and the fasteners and wiring will go through the mortar joints. A projecting metal sign with the words "Embassy Suites" on each side, will be mounted to the second story of the Hennepin Avenue wall. The sign will be a narrow metal box with the shape of the letters cut out. Translucent, colored plastic will fill the cutout openings and a light source will be concealed in the box. The flagpole on the southwest corner of the roof will be retained. Two new flagpoles will be installed on the south facade on the east and west sides of the skyway bridge at the third story. The fasteners will attach to the building through the mortar joints. Flags with the Embassy Suites name and logo will fly from the poles.



1 / A3.1 **SOUTH ELEVATION (SIXTH STREET)**
1/8" = 1'-0"

EMBASSY SUITES MINNEAPOLIS

12 South Sixth Street, Minneapolis, Minnesota 55402

esg

elness swenson graham architects

500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5382
www.esgarch.com

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Signature

Terry Gruenhagen
Typed or Printed Name

20146 — License #
04/10/15 — Date

CONSTRUCTION SET
JUNE 1, 2015

ORIGINAL ISSUE: 04/10/15

REVISIONS

No.	Description	Date
6	Bulletin 008	2015-09-04

215305
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KEY PLAN

EMBASSY SUITES
MINNEAPOLIS

EXTERIOR ELEVATIONS

A3.1

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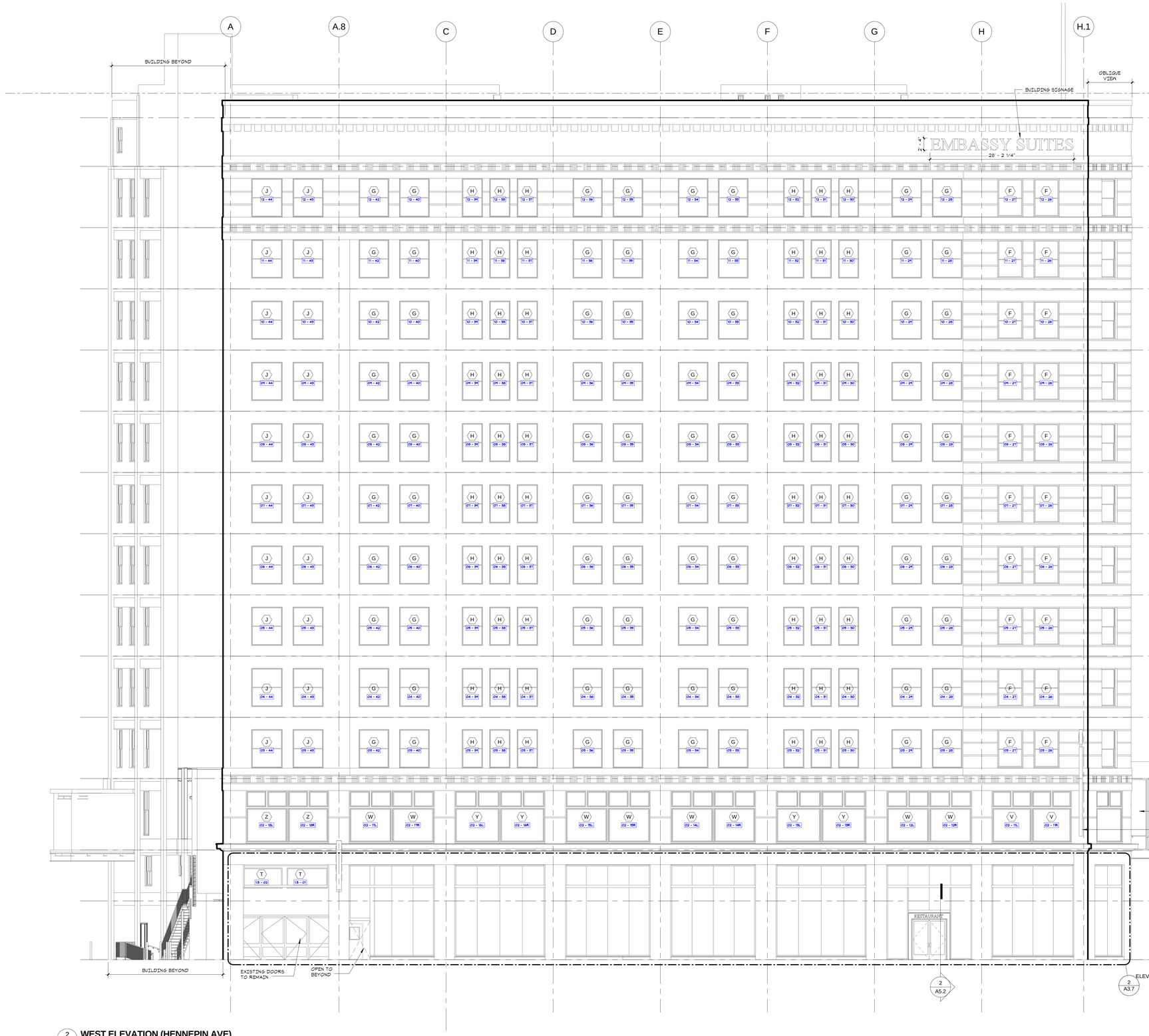
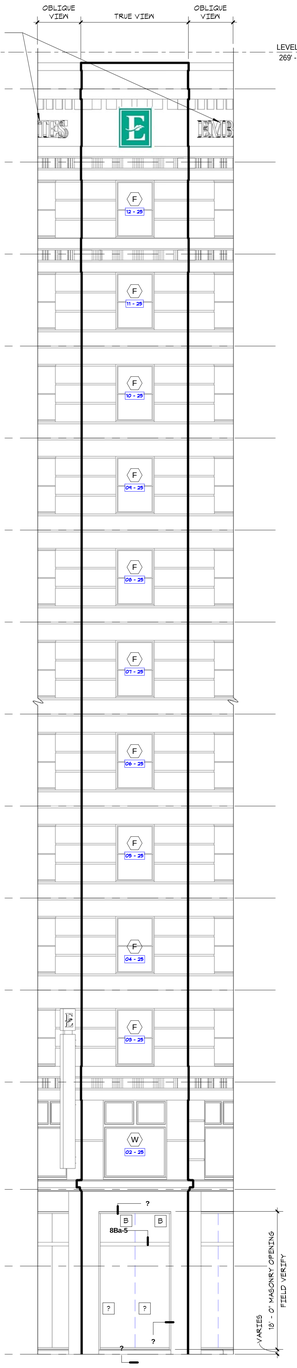
EMBASSY SUITES MINNEAPOLIS

12 South Sixth Street, Minneapolis, Minnesota 55402



2 A3.2 **WEST ELEVATION (HENNEPIN AVE)**
1/8" = 1'-0"



1 A3.2 **CORNER ELEVATION**
1/8" = 1'-0"

esg

elness swenson graham architects

500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5382
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No.	Description	Date
2	Bulletin 004	2015-07-01

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KEY PLAN

EMBASSY SUITES
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EXTERIOR ELEVATIONS

A3.2

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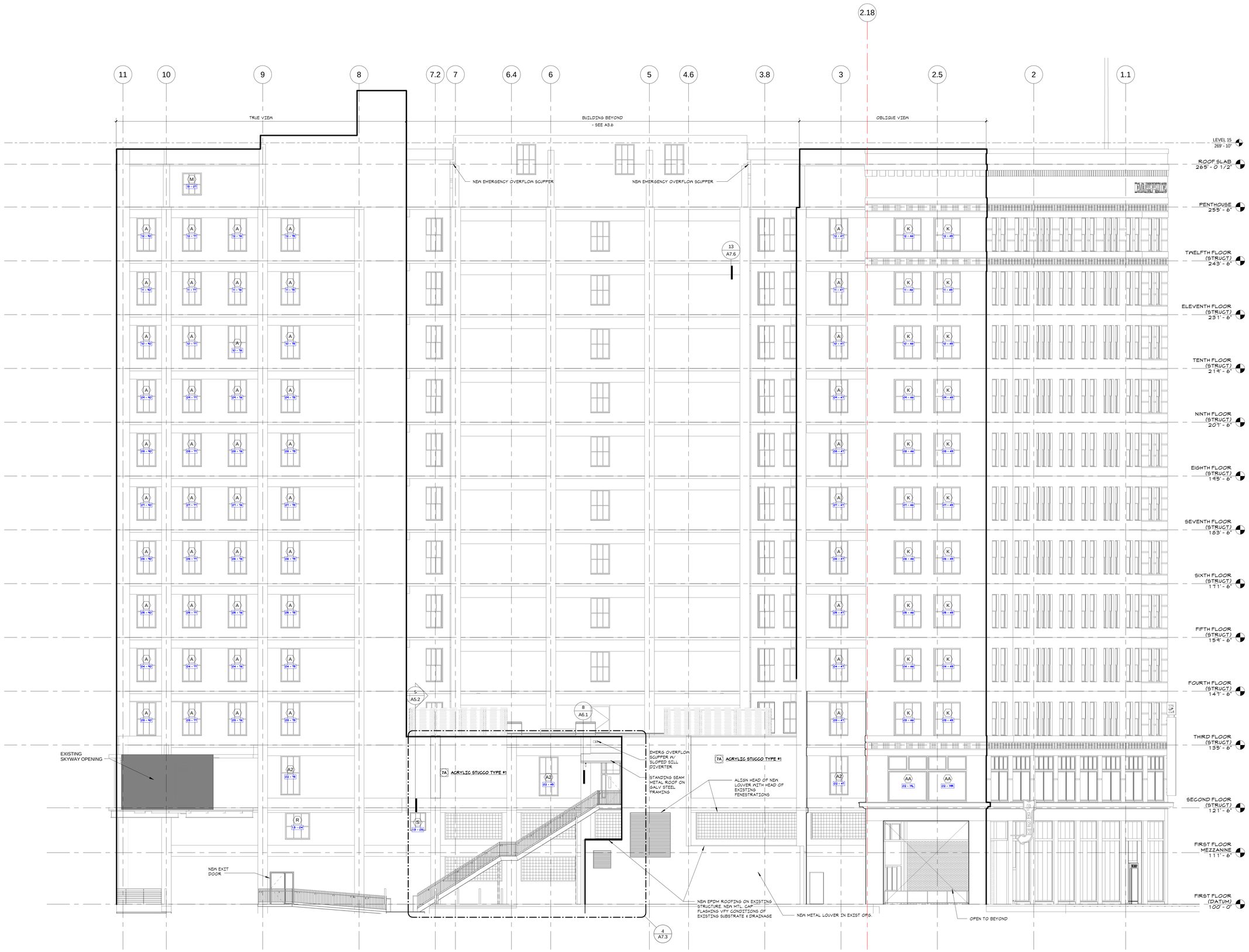

1 A3.3 **NORTH ELEVATION**
1/8" = 1'-0"

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12 South Sixth Street, Minneapolis, Minnesota 55402

esg

elness swenson graham architects

500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5382
www.esgarch.com

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EMBASSY SUITES
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EXTERIOR ELEVATIONS

A3.3

1 A3.4 **EAST ELEVATION**
1/8" = 1'-0"

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elness swenson graham architects

500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5382
www.esgarch.com

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2	Bulletin 004	2015-07-01
5	Bulletin 007	2015-08-17

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KEY PLAN

EMBASSY SUITES
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EXTERIOR ELEVATIONS

A3.4

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