

**HERITAGE PRESERVATION APPLICATION SUMMARY**

*Property Location:* 300 Washington Avenue North  
*Project Name:* Hewing Hotel Signs  
*Prepared By:* Lisa Steiner, Senior City Planner, (612) 673-3950  
*Applicant:* ESG Architects  
*Project Contact:* Steve Oakley  
*Ward:* 3  
*Neighborhood:* North Loop  
*Request:* To install three new signs for a new hotel in an existing building.  
*Required Applications:*

<b>Certificate of Appropriateness</b>	To allow awning signs, a projecting sign, and a roof sign that do not meet the sign guidelines in the <i>Design Guidelines for On-Premise Signs and Awnings</i> .
<b>Historic Variance</b>	To vary the location requirements of roof signs and the maximum area for a sign in the B4N District.

**HISTORIC PROPERTY INFORMATION**

<b>Current Name</b>	Jackson Building
<b>Historic Name</b>	Andrews Building
<b>Historic Address</b>	300-314 Washington Ave N
<b>Original Construction Date</b>	1897-1899
<b>Original Architect</b>	Earnest Kennedy
<b>Original Builder</b>	Trainor Bros. (3 <sup>rd</sup> and 4 <sup>th</sup> Story)
<b>Original Engineer</b>	Unknown
<b>Historic Use</b>	Agricultural Implement Warehouse
<b>Current Use</b>	Vacant
<b>Proposed Use</b>	Hotel

<b>Date Application Deemed Complete</b>	July 25, 2016	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	September 23, 2016	<b>End of 120-Day Decision Period</b>	Not applicable

**CLASSIFICATION**

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

**SUMMARY**

**BACKGROUND.** The Jackson Building at 300 Washington Avenue North was originally constructed by George H. Andrews in 1897, with a fifth story added in 1899. Permit history suggests that the building was constructed in multiple phases in 1897, as separate permits were issued within a matter of months for the first 2 stories, and then the second 2 stories, and then a 4 story addition to the west.

The agricultural implement warehouse features red brick on the south and east elevations, with a lighter brick on the north and west elevations. A loading dock has been located on the 3<sup>rd</sup> Avenue North side of the building since at least the early 20<sup>th</sup> century, but was last modified sometime between 1988 and 2003. The existing steel canopy which overhangs this loading dock was added in 1959. Along Washington Avenue North, original exposed steel lintels top the unoriginal storefront windows which were installed in 2001.

The second and third story windows of the building are segmentally arched with a darker brick which also forms quoining at the building’s corners. On the fourth story, the round arched windows feature elaborate brickwork which form a series of gothic arches resting on brick capitals. A series of inset crosses and a cornice of corbelled blind arches and brick molding exist above the fourth story. The fifth story of the building was added in 1899 and features significantly less ornamentation than the rest of the original building.

The building was utilized as a showroom and warehouse for a variety of agricultural implement and farm machinery businesses. In the early 20<sup>th</sup> century, automobile showrooms were also located in the building. Most recently, a technical institute was located in the first and second floors of the building; the upper floors have not been utilized for many years. The building has been commonly referred to as the Jackson Building for at least the last 30 years, likely because of the name of a long-term ownership group.

In 1978, the North Loop Warehouse Historic District was locally designated for its architectural significance and for significance associated with the wholesale commerce related to the warehousing industry. The subject property, 300 Washington Avenue North, was within the boundaries of this

original local historic district. In 1989, the building was designated on the National Register of Historic Places within the Minneapolis Warehouse Historic District. The district was designated for its architectural significance and commercial significance associated with the wholesaling and agricultural implement warehousing industries and their supporting industries with a period of significance identified as 1865 to 1930.

**APPLICANT’S PROPOSAL.** The applicant is proposing to install a projecting sign, a roof sign, and two awning signs on the building for a new hotel use. The “Hewing Hotel” roof sign, located above the 5<sup>th</sup> floor of the building, would be 338 square feet in area and would be internally illuminated. The 4 square foot projecting sign would be located at the corner of 3<sup>rd</sup> Avenue North and Washington Avenue North and would display the name of the hotel restaurant. Two 7 square foot internally illuminated “Hewing” signs would be installed on either side of the awning on Washington Avenue North.

The *Design Guidelines for On-Premise Signs and Awnings*, adopted in 2003, require that sign or awning proposals that do not conform to the design guidelines obtain Certificate of Appropriateness approval from the Heritage Preservation Commission. Specifically, the proposed awning signs do not meet the guidelines because they are more than 6 square feet in area and are illuminated. The projecting sign does not meet the design guidelines because its installation uses two permanent mounting plates. While a roof sign is permitted since a roof sign existed on the building during the period of significance, the height of the roof sign exceeds the 14-foot height limit in the design guidelines.

The Jackson Building also had a comprehensive signage plan adopted by the Heritage Preservation Commission in 2003. In addition to the general design guidelines for signs, this sign plan allowed for one sign at the primary building entrance and two 20 square foot projecting signs at each corner of the Washington Avenue North elevation of the building below the cornice between the first and second stories of the building. This comprehensive signage plan was adopted when the building was utilized for multiple tenants. Staff recommends specifying as a condition of this approval that this previously adopted sign plan be nullified as the use of the building has been changed. This signage plan is included in the appendix for reference.

The proposed roof sign also requires a historic variance of the permitted location of a roof sign as well as the maximum area of a sign. Section 543.425 of the Zoning Code outlines specific standards for roof signs. The proposed roof sign meets all of the standards except the provision limiting roof signs to “buildings that are less than six (6) stories and eight-four (84) feet in height.” With the one-story rooftop addition currently under construction, the building is six stories in height and therefore a roof sign is not permitted without approval of a variance. The proposed 338 square foot roof sign also exceeds the 120 square foot maximum area for a sign listed in Section 543.200 of the Zoning Code. The estimated luminance of the sign is 339 nits, which complies with the maximum luminance dictated in the Zoning Code.

**RELATED APPROVALS.** A significant rehabilitation of the building and the construction of a rooftop addition are currently underway to convert the building into a hotel. This work was approved by the Heritage Preservation Commission in 2015. The applicant has been working with the State Historic Preservation Office and the National Park Service to obtain historic tax credits.

Planning Case #	Application	Description	Action
<u>BZH-28458</u>	Certificate of Appropriateness	Rehabilitation of building and one-story rooftop addition	Approved <u>January 6, 2015</u>

**PUBLIC COMMENTS.** No comments had been received as of the writing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

## ANALYSIS

### CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow two 7 square foot illuminated awning signs, a 4 square foot projecting sign with two mounting plates, and a roof sign located higher than 14 feet based on the following findings:

1. *The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.*

The Minneapolis Warehouse Historic District is historically significant as an early example of commercial growth as the city's warehouse and wholesaling district. The district expanded during the late nineteenth and early twentieth centuries and helped transform Minneapolis into a major distribution and jobbing center. The buildings, structures, and industrial landscape of the Warehouse District reflect the genesis and evolution of these industries. The Minneapolis Warehouse Historic District meets designation criteria #1, 4, and 6 and the period of significance is identified as 1865–1930. The subject building is a contributing resource in the historic district. The proposed awning signs, projecting sign, and roof sign are compatible with the designation of the property within the Minneapolis Warehouse Historic District.

2. *The alteration will ensure the continued integrity of the landmark or historic district.*

The proposed awning signs and roof sign will not impair the integrity of the building within the historic district. The proposed projecting sign will utilize two mounting plates for installation. Considering the minimal 4 square foot size of the sign, two mounting plates are not necessary and would potentially damage more brick material than necessary for the size of the sign. Staff recommends that the projecting sign be limited to one mounting plate and that installation should be undertaken through mortar joints rather than the brick itself.

3. *The alteration is consistent with the applicable design guidelines adopted by the commission.*

The *Warehouse District Design Guidelines* were adopted in 2010. The design guidelines were created to protect the integrity and character of the district and to help steward the district so that it is able to convey its significance for generations to come. The design guidelines promote the maintenance of buildings in the historic district and sensitive alterations to the existing buildings to continue their prolonged use. The district design guidelines do not specifically address signage.

The adopted *Design Guidelines for On-Premise Signs and Awnings* states that a Certificate of Appropriateness is required for sign proposals that do not conform to the design guidelines. In determining whether to approve a Certificate of Appropriateness for a sign or awning proposal, the guidelines state that the HPC will consider special situations including building condition, building orientation, historic precedence and exceptional design proposals. The following guidelines apply to this proposal, with emphasis added where the proposal does not conform to the guidelines:

#### ***1. In General:***

**d. Location of building signs:** Wherever possible, signs should be placed in traditional sign locations including the storefront sign band area. Signs should not obscure or damage architectural

features including windows, doors, pilasters, columns and historic signs. Building signs should be located only on the primary façade of the building adjacent to the street and **should be no higher than fourteen (14) feet**, except as otherwise provided in the specific guidelines for wall signs.

**Staff Comment:** A roof sign would not be possible on this building lower than 14 feet in height and staff therefore recommends some flexibility in applying this guideline. There are not specific guidelines for roof signs so the applicability of this height standard is limited for this type of sign.

#### **4. Guidelines for Specific Types of Signs**

##### **b. Projecting Signs:**

- i. *Location.* Projecting signs should be located near a building entrance and should not be higher than fourteen (14) feet. Projecting signs should not conceal architectural features or obstruct openings, and should not be suspended from the soffit.
- ii. *Size.* Projecting signs should be no more than twelve (12) square feet in area and should not project more than four (4) feet from the building. The thickness of a projecting sign should not exceed eight (8) inches.
- iii. *Materials.* Projecting signs may be constructed of wood, metal, painted fiberglass or painted plastic.
- iv. *Installation.* **Projecting signs should always use a single permanent mounting plate.**

**Staff Comment:** The proposed projecting sign uses two permanent mounting plates. As noted above, staff recommends a condition of approval that the projecting sign comply with this installation guideline in order to minimize potential damage to the masonry.

##### **e. Awnings and Awning Signs:**

- i. *Location.* Awnings should fit within the window or door opening.
- ii. *Number of awnings.* The number of awnings may not exceed the number of window or door openings.
- iii. *Number of awning signs.* Awning signs are limited to ground floor awnings. **There should be no more than one sign per awning. Awning signs should be no more than six (6) square feet in area.** Where there are multiple awning signs on a building, all signs should be located in the same or similar position on the awnings.
- iv. *Materials.* Awnings should be constructed of coated or uncoated cloth fabric.
- v. *Installation.* Awning hardware should be attached to the window or door frame and should never damage masonry. Awnings should not be attached to or cover any part of the building wall.
- vi. *Illumination.* **Awnings and awning signs should not be illuminated.**
- vii. *Awning shape.* Awnings should project downward and outward from the openings in straight lines unless they are reflecting the curved shape of the opening. The projection of an awning should be less than its height. An awning drop or skirt should not exceed twelve (12) inches.

**Staff Comment:** The two proposed 7 square foot “Hewing” signs on the awning would still be diminutive in proportion given the size, bulk, and scale of the building and staff recommends approval of their size. Having a sign on either side of the awning will assist in wayfinding for pedestrians arriving from both directions. The guidelines state that awning signs should not be illuminated. There are unique identification needs for hotel uses and it is reasonable to request illumination of the sign. The historic *Design Guidelines* do allow for illuminated signs; they only

specifically prohibit illuminated awning signs. This likely is intended to prevent backlit illumination of fabric awning signs. Staff finds that illumination of the signs on the awning would be compatible with the intent of the guidelines.

In all, staff finds that with the recommended condition of approval, the proposed signs warrant flexibility from the specific guidelines noted above. Although the proposal does not conform to some of the specific design guidelines, the proposed signs will not materially impair the significance or integrity of the building within the Warehouse Historic District.

4. *The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The following standards apply to this proposal:

- 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.
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 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.
- 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 building is currently being rehabilitated for use as a hotel. The historic character of the property will be retained and preserved as the proposed signs do not require removal of any historic materials. While roof signs were more common during the period of significance of the district, staff does not find that the roof sign would create a false sense of historical development as the sign is contemporary in design and material. The applicant contends that the large roof sign lessens the need for additional signs on the building and therefore reduces the potential impact to the masonry. Staff finds that the signs are compatible with the massing, size, scale, and architectural features of the building and the district. If removed in the future, the signage will not have permanently impaired the essential form and integrity of the property.

The National Park Service addresses signage in Preservation Brief 25 "[The Preservation of Historic Signs](#)." The brief recommends the following considerations for new signs on historic buildings:

- Signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.
- New signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- Sign placement is important: new signs should not obscure significant features of the historic building. (Signs above a storefront should fit within the historic signboard, for example.)
- New signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.

- Sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.
- New signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed.

With the recommended conditions of approval, the proposed awning signs, projecting sign, and roof sign are consistent with the above considerations.

5. *The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.*

The preservation ordinance is intended to promote the recognition, preservation, protection and reuse of historic districts, to promote the economic growth and general welfare of the city, to further educational and cultural enrichment, and to implement the policies of the comprehensive plan. With the recommended conditions of approval, the proposal would be consistent with the following applicable 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.
- 8.1.2 Require new construction in historic districts to be compatible with the historic fabric.

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

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

## HISTORIC VARIANCE

The Department of Community Planning and Economic Development has analyzed the application to allow a roof sign on a six-story building and to allow a 338 square foot sign in the B4N District based on the following findings:

1. *The variance is compatible with the preservation of the property and with other properties in the area.*

**Location:** A significant rehabilitation of the building and the construction of a rooftop addition are currently underway to convert the building into a hotel. This work was approved by the Heritage Preservation Commission in 2015. The applicant contends that the large roof sign lessens the need for additional signs on the building and therefore reduces the potential impact to the masonry. If removed in the future, the signage will not have permanently impaired the essential form and integrity of the property. Photographic evidence indicates that roof signs were located on the roof of the building during the period of significance for the historic district. The historic variance to allow a roof sign on a six-story building is compatible with the preservation of the property and with other properties in the area. Note that the Zoning Code also limits the luminance of roof signs to five thousand (5,000) nits between sunrise and sunset and five hundred (500) nits between sunset

and sunrise. Compliance with this maximum luminance standard will also minimize the sign's impact and ensure the compatibility of the sign with the preservation of other properties in the district. The application materials submitted indicate that the estimated luminance of the sign will be 339 nits. Staff recommends including a condition of approval regarding this maximum luminance to ensure clarity in the maximum luminance permitted for roof signs.

**Size:** In the B4N District, the maximum area of an individual sign is limited to 120 square feet. The proposed roof sign is 338 square feet in area. The proposed sign would provide the primary identification for the building. The only other signs proposed are the awning signs and a small projecting sign at the corner of the building. Up to 420 square feet of sign area would be allowed on the Washington Avenue North building façade, although the Zoning Code limits the maximum area of an individual sign to 120 square feet. Concentrating the majority of this size allocation in one sign limits the potential impact of installing several smaller signs on the building. The historic variance to allow a 338 square foot sign is compatible with the preservation of the property and with other properties in the area.

2. *The variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.*

**Location:** The historic Jackson Building was originally constructed as a four-story building in 1897 with a fifth story added in 1899. The proposed roof sign meets all of the listed standards for roof signs in the Zoning Code except the provision limiting roof signs on “buildings that are less than six (6) stories and eight-four (84) feet in height.” Because of the applicant's one-story rooftop addition, the historically five-story building is now considered a six-story building, although it is less than 84 feet in height. The roof sign would sit above the fifth floor rather than on the roof of the 6th floor, effectively meeting the intent of the height restriction requirement. The rooftop addition supports various functions needed by the hotel use which has precipitated the substantial rehabilitation of the building which sat vacant for many years. The rooftop addition has been set back significantly to reduce its visibility from the public right-of-way, so the building will still appear as only a five-story building from most public vantage points.

**Size:** Staff recognizes that the property's use as a hotel has unique identification needs and a larger sign will increase visibility of the location of the hotel. Hotels are predominantly frequented by out-of-town guests that are unfamiliar with the area. The roof sign would assist in wayfinding for these guests. Up to 420 square feet of sign area would be allowed on the Washington Avenue North building façade based on the building frontage. The proposal complies with this maximum allocation. The historic variance is necessary to alleviate these practical difficulties due to the unique identification needs of a hotel, which is a unique circumstance not created by the applicant.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the applications by ESG Architects for the property located at 300 Washington Avenue North in the Minneapolis Warehouse Historic District:

### A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow two awning signs, a projecting sign, and a roof sign, subject to the following conditions:

- I. The Jackson Building Comprehensive Signage Plan, adopted by the HPC on June 10, 2003, is nullified as the building will no longer be a multiple-tenant building.

2. The projecting sign shall utilize only a single permanent mounting plate, which shall be attached to the building through the mortar joints.
3. 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 August 23, 2018.
4. 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.

**B. Historic Variance.**

Recommended motion: **Approve** the historic variance to allow to allow a roof sign on a six-story building and to allow a 338 square foot sign in the B4N District, subject to the following conditions:

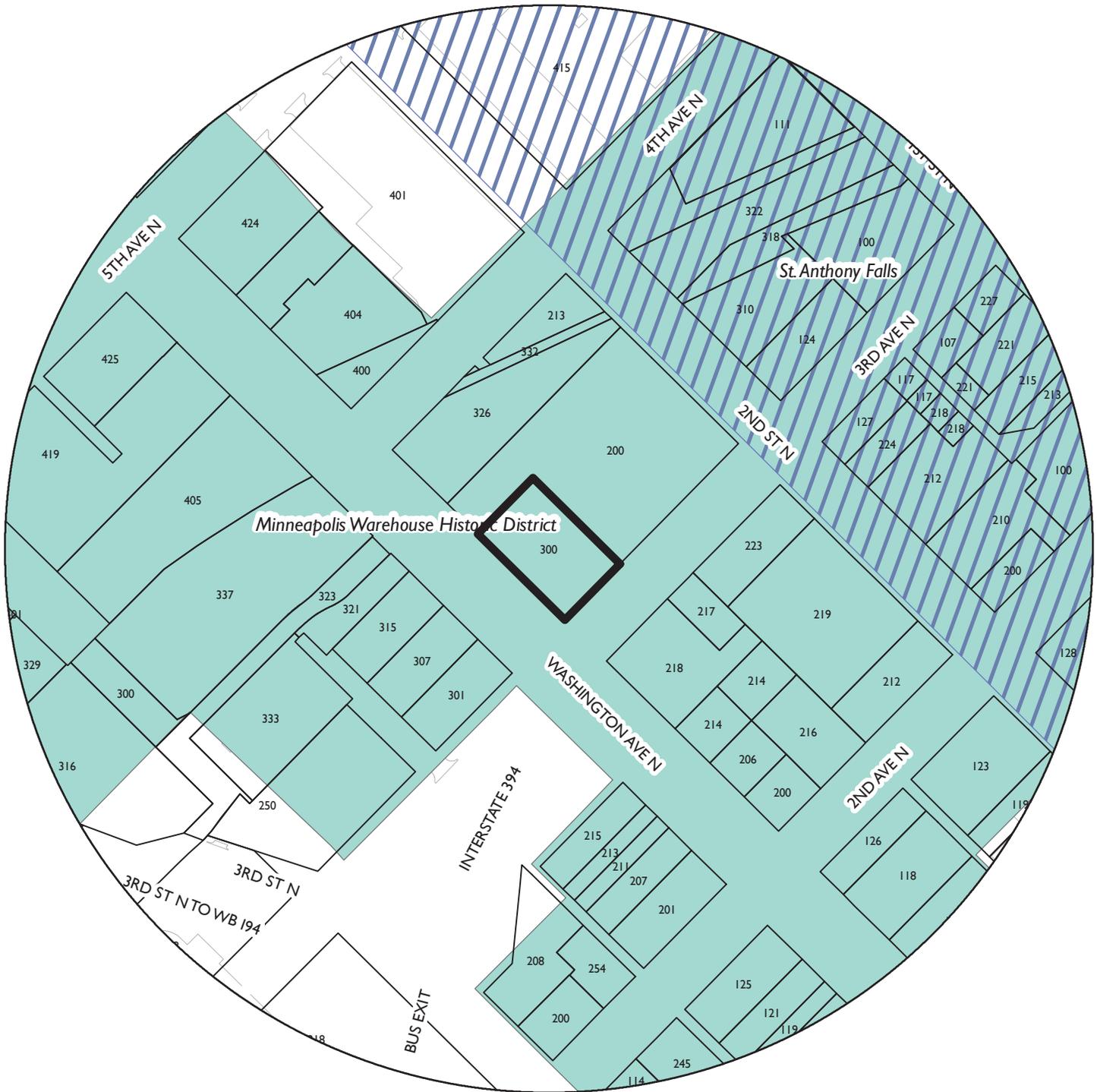
1. Between sunrise and sunset the maximum luminance shall be five thousand (5,000) nits and between sunset and sunrise the maximum luminance shall be five hundred (500) nits, as required by Section 543.425 of the Zoning Code.

**ATTACHMENTS**

1. BZH Map
2. Written description and findings submitted by applicant
3. Site plan
4. Plans
5. Building elevations
6. Photos
7. Jackson Building Comprehensive Signage Plan: June 10, 2003

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

**300 Washington Avenue North**

FILE NUMBER

**BZH-29247**



1910: Courtesy Brent Havekost

The P. J. Downes Co., Minneapolis, Minn.

July 18, 2016

## 300 Washington Avenue North – PROPOSED USE AND DESCRIPTION

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### HISTORY

Local Historic District:	Minneapolis Warehouse Historic District
Address:	300 Washington Avenue North
Original Construction:	1897
Fifth story addition:	1899
Original Architect:	Ernest Kennedy
Historic Use:	Warehouse
Period of significance:	1865-1930
Date of Local designation:	1978

### PROJECT PURPOSE AND VISION

Proposed project is an adaptive reuse of the existing historic 5 story, 115,000 SF warehouse building into a 124 room boutique hotel. The vision of ownership is to provide a hospitality experience that is unique to Minneapolis and the neighborhood. Existing storefronts on Washington Avenue are to be reused for the hotel entrance and lobby. A 6<sup>th</sup> floor addition will provide a public venue with views of the entire downtown and north loop area.

### ARCHITECTURAL DESCRIPTION

Existing exterior masonry walls repaired and stabilized. All brick detailing and window openings are to remain. Existing windows on the south and east facades will be restored or replaced in kind. Existing windows on the west and north facades will be replaced. Existing first floor storefronts are to remain. The west 2 bays of the fifth floor that does not align with the main portion of that floor level are to be removed and reconstructed at the main level of the floor. The sixth floor addition will be set back from the existing façade on the primary elevations and constructed of a steel frame with a glass and metal panel enclosure. The existing freight elevator hoistway on the north (alley) side will remain with a new egress stair. A new egress stair and elevator core will be added. Guest drop off will be on Washington Avenue with an accessible public entrance. Parking will be contracted off site. Service and deliveries will utilize the existing lower level loading dock.

## SIGNAGE

Proposed exterior signage consists of a total of 4 signs:

2 internally illuminated letter signs – canopy mounted

A – 85" X 11" = 6.5 SF per face, 13.0 SF total

1 projecting wall sign

B – 24"W x 24"H = 4 SF per face, 8 SF total

1 internally illuminated roof top sign

C – 75'-0" (900") W x 4'-6" (54")H = 337.5 SF total

Total of four signs: 358.5 SF

Allowable sign area per south elevation: 168'-8" x 2.5 = 421.6 SF

Proposed sign area per south elevation: 358.5 SF

Allowable sign area per east elevation: 108'-8" x 2.5 = 271.6 SF

Proposed sign area per east elevation: 0 SF

Signage installation to be as described in NPS Preservation Brief 25. See elevation drawings for locations and materials.

Roof signage luminosity calculations to be submitted separately.

July 18, 2016

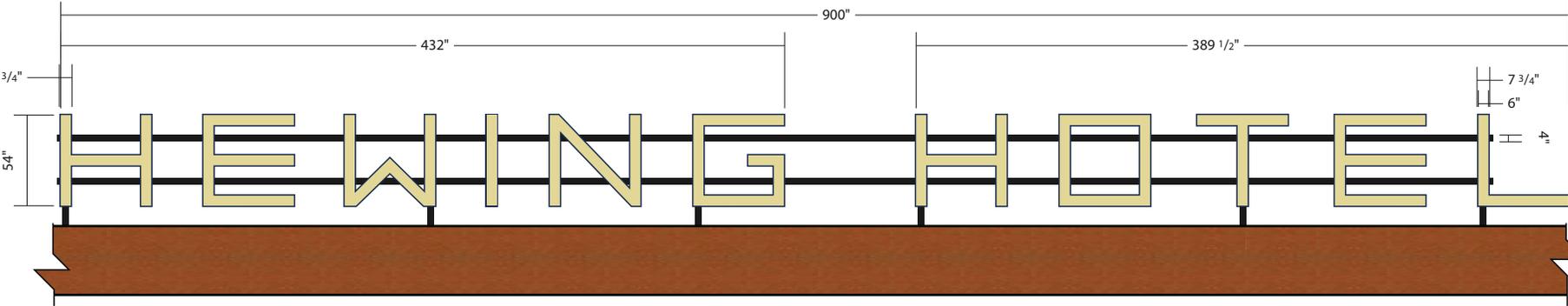
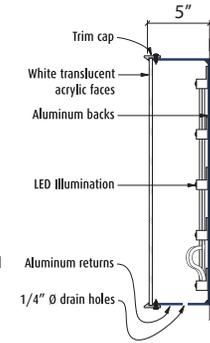
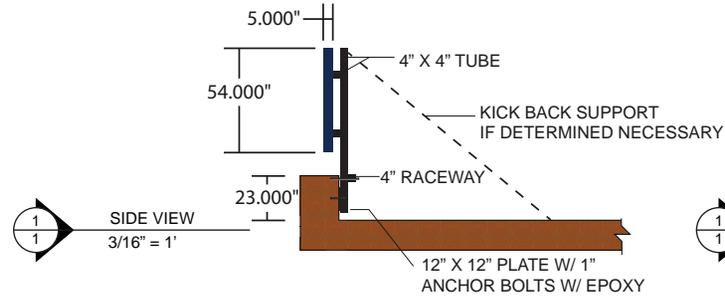
## 300 Washington Avenue North – HPC SPECIFIC APPLICATION REQUIREMENTS

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1. The proposed signage is compatible with period of significance: was a roof top sign in the 1920s, see photo.
2. The design team feels that the proposed signage is compatible with the exterior designation.
3. The design team feels that the proposed signage is compatible and ensure continued integrity of the landmark district.
4. The design team feels that the proposed signage will not materially impair the significance and integrity of the landmark under interim protection... design guidelines adopted by the HPC.
5. The design team feels that the proposed signage will not materially impair the significance and integrity of the landmark under interim protection ... per the Secretary's Standards.
6. Design Guidelines for On-Premise Signs and Awnings:
  - a. Roof signs allowed if present during the period of significance, see photo from 1910.
  - b. Nonconformance of Signs:
    - i. Number of Signs: Two signs per main façade allowed, four signs on south façade proposed.
    - ii. Number of Illuminated Signs: One sign per façade allowed, three illuminated signs proposed.
    - iii. Canopy Signs not allowed: Two canopy signs proposed.
7. No destruction necessary of applied for.
8. Description in original nomination: Criteria 1, 4 & 6 – 1978.
9. Zoning:
  - a. 543.425 Roof Signs – one roof sign shall be allowed.
  - b. Table 543-3, B4N – proposed signs comply with area and height limits.
10. Secretary of the Interior's Standards:
  - a. Signage attachment
11. The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.
12. Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.
13. The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.
14. N/A

15. A variance for the placement of a roof sign on the roof of a 6 story building required, but the proposed sign is to be located on the roof of the fifth floor and is less than 84 feet high (top is approximately 70 feet above the sidewalk. A variance is also required for a roof sign in excess of 120 SF. The proposed 337 SF sign is included within the allowable sign area for the south elevation and we feel it is compatible with the preservation of the property and with other properties in the area. The variance alleviates the need to attach other non-historic signage on the brick façade.

**KEY**  
 5" DEEP CHANNEL LETTER WITH WHITE LEDS  
 3/4" ALUMINUM TRIM  
 TRIM AND RETURNS PAINTED PMS 2965C  
 SUPPORTS PAINTED BLACK  
 WHITE ACRYLIC FACE WITH APPLIED  
 3M TRANSLUCENT IVORY VINYL - 3630-005



**FRONT ELEVATION**  
 3/16" = 1'



**REAR ELEVATION**  
 3/16" = 1'



Define your image.

8627 EAGLE CREEK CIRCLE  
 SAVAGE, MN 55378  
 P. 952-224-8906  
 F. 952-224-8909  
 sddisignsystems.com

<b>Project:</b>	Channel Letters
<b>Client:</b>	The Hewing Hotel
<b>Project Manager:</b>	S. Sowder
<b>Drawn By:</b>	M. Scauzillo
<b>Scale:</b>	3/16"=1'
<b>File Name:</b>	Exterior Signage R3
<b>Origin Date:</b>	4.15.16
<b>Revised Date:</b>	6.24.16
<b>Revision:</b>	3

This drawing is the sole property of SDDI Sign Systems. All rights to use and/or reproduce are reserved. Actual dimensions may vary slightly due to practical limitations with fabrication. Photographic representations of proposed signage are for presentation only and may not be to scale.

Sign Type:  
 Channel Letters

Please sign and return drawing/s to SDDI Signs. Signature below indicates approval of BOTH design and/or placement of sign/s.

**PLEASE EMAIL OR FAX YOUR APPROVAL BACK**

<p><b>Approved As Is</b> _____</p>	<p><b>Approved With Changes</b> _____</p>	<p><b>Please Change and Resubmit</b> _____</p>
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## DAYTIME RENDERING



## NIGHTTIME RENDERING



Define your image.

8627 EAGLE CREEK CIRCLE  
SAVAGE, MN 55378  
P. 952-224-9906  
F. 952-224-9909  
sddisignsystems.com

<b>Project:</b>	Exterior Signage
<b>Client:</b>	The Hewing Hotel
<b>Project Manager:</b>	S. Sowder
<b>Drawn By:</b>	M. Scauzillo
<b>Scale:</b>	NTS
<b>File Name:</b>	Rendering 2
<b>Origin Date:</b>	4.15.16
<b>Revised Date:</b>	6.24.16
<b>Revision:</b>	3

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Sign Type:  
Exterior Signage

PAGE 2 OF 4

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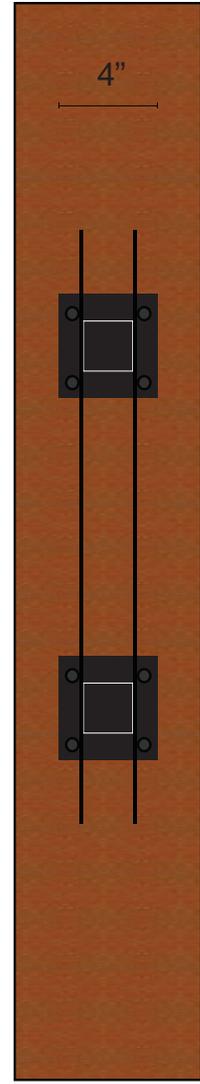
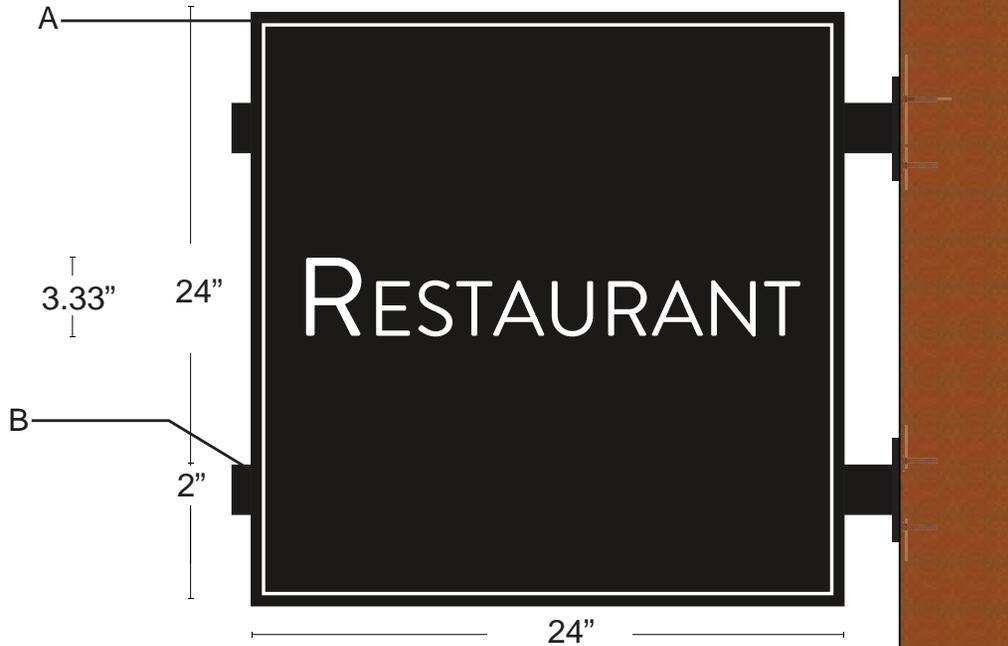
PLEASE EMAIL OR FAX YOUR APPROVAL BACK

Approved  
As Is \_\_\_\_\_

Approved  
With Changes \_\_\_\_\_

Please Change  
and Resubmit \_\_\_\_\_

# OPT 2



- KEY**
- A) 1/8" MAX METAL WITH APPLIED WHITE VINYL DOUBLE SIDED
  - B) 2" SQ TUBE PAINTED BLACK
  - 4" X 4" PLATES WITH (4) BOLTS PER PLATE PAINTED BLACK

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------------------------------------	---	--



Define your image.

8627 EAGLE CREEK CIRCLE  
SAVAGE, MN 55378  
P. 952-224-9906  
F. 952-224-9909  
sddisignsystems.com

<b>Project:</b>	Exterior Signage
<b>Client:</b>	The Hewing Hotel
<b>Project Manager:</b>	S. Sowder
<b>Drawn By:</b>	M. Scauzillo
<b>Scale:</b>	1:5
<b>File Name:</b>	Restaurant
<b>Origin Date:</b>	6.30.16
<b>Revised Date:</b>	
<b>Revision:</b>	

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Sign Type:  
Exterior Signage



Define your image.

8627 EAGLE CREEK CIRCLE  
SAVAGE, MN 55378  
P. 952-224-9906  
F. 952-224-9909  
sddisignsystems.com

**Project:** Exterior Signage

**Client:** The Hewing Hotel

**Project Manager:** S. Sowder

**Drawn By:** M. Scauzillo

**Scale:** 1:20

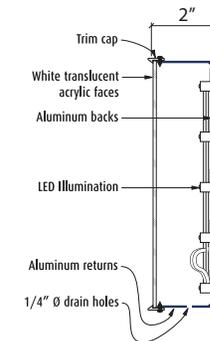
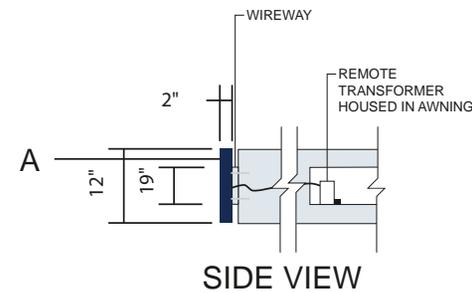
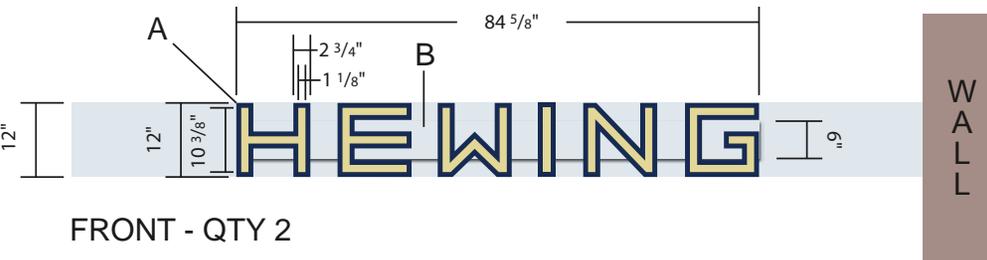
**File Name:** Awning Signage

**Origin Date:** 6.27.16

**Revised Date:** 7.20.16

**Revision:** 2

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**KEY**

- A. 2" DEEP CHANNEL LETTER WITH WHITE LEDS TRIM AND RETURNS PAINTED PMS 2965C WHITE ACRYLIC FACE WITH APPLIED 3M TRANSLUCENT IVORY VINYL - 3630-005
- B. 1" DEEP x 6" TALL BRUSHED ALUM. WIREWAY PAINTED TO MATCH GALVANIZED BEAM

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Approved As Is \_\_\_\_\_

Approved With Changes \_\_\_\_\_

Please Change and Resubmit \_\_\_\_\_

Sign Type:  
Exterior Signage

PAGE 4 OF 4





**ELEVATION NOTES - GENERAL**

ALL WINDOWS INCLUDING FILLED OPENINGS TO BE RECORDED OR REPAIRED ACCORDING TO SPECIFIC CONDITION.

ALL WINDOWS AND STOREFRONTS ON EAST AND SOUTH FACADES TO BE REPAIRED AND FRAMES PAINTED AND ALL INTERIOR BOUNDARY JOINTS AND GLAZING SYSTEMS TO BE REPAIRED.

ALL WINDOWS AND STOREFRONTS ON NORTH AND WEST FACADES TO BE REPAIRED WITH FIBER ALUMINUM WINDOWS TO MATCH ORIGINAL WINDOW PROFILES. SEE MASONRY REPORT FOR EXTENT OF MASONRY REPAIR AND REPAVING.

ALL EXTERIOR ADDITION PARAPETS AT OR UNDER 14 FEET TO BE FINISHED WITH BRICK AND ELEVATOR SHAFT TO BE ELEVATOR OVERHAUL - REFER TO ELEVATOR SPEC SHEET.

**WINDOW TAG**



**THE JACKSON BUILDING**  
 500 NORTH WASHINGTON AVENUE  
 MINNEAPOLIS, MN



ellis swenson graham architects  
 500 WASHINGTON AVENUE SOUTH  
 MINNEAPOLIS MINNESOTA 55415  
 P. 6 1 2 3 3 9 1 5 8 8  
 F. 6 1 2 3 3 9 1 3 8 2  
 www.esgarch.com

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**Ellis Swenson Graham Architects**  
 ELLIS SWENSON GRAHAM ARCHITECTS  
 STATE: MINN. MAIL: 12/21/14  
 LICENSE # 2010

**1 NORTH ELEVATION - COLOR**  
 12/15/14



**2 SOUTH ELEVATION - COLOR**  
 12/15/14

**CONSTRUCTION SET**  
 8/25/15

ORIGINAL ISSUE: 12/15/14

**REVISIONS**

No.	Description	Date

214319  
 PROJECT NUMBER

ESG ESG  
 DRAWN BY: COLLECTED BY:  
 REV. PLAN

THE JACKSON BUILDING

EXTERIOR ELEVATIONS - COLOR

**A3.1-C**



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**ESG**  
Elness Swenson Graham Architects  
Date: 08/25/15  
Scale: 1/8" = 1'-0"  
Drawing: 001

**ELEVATION NOTES - GENERAL**

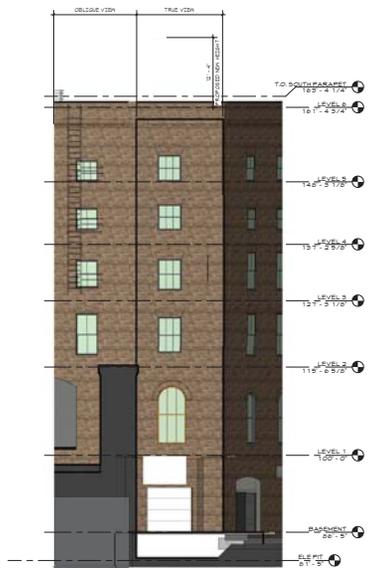
ALL WINDOW SILLINGS POLISHED ORNISH TO BE MATCHED OR RE-PAINTED ORNISH FOR SPECIFIC CONDITIONS.  
ALL WINDOWS AND STOREFRONTS ON EAST AND SOUTH FACADES TO BE REPAINTED AND FINISH PAINTING TO MATCH EXISTING INTERIOR GLAZING SYSTEMS TO BE ADDED.  
ALL WINDOWS AND STOREFRONTS ON NORTH AND WEST FACADES TO BE REPAINTED WITH FINISH ALUMINUM FINISHES TO MATCH ORIGINAL WINDOW PROFILES.  
SEE HANDBY REPORT FOR EXTENT OF HANDBY REPAIR AND REPAINTING.  
ALL 20TH FLOOR ADDITION PARAPETS AT OR UNDER 14' HEIGHT AT WINDOW SILLINGS, CORNER PAN AND ELEVATOR SHAFTS DUE TO ELEVATOR OVERVIEW REFER TO ELEVATOR SHEET.

**WINDOW TAG**

WINDOW SUB-TYPE WHERE APPLICABLE  
WINDOW TYPE  
WINDOW NUMBER FOR WINDOW SCHEDULE



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



3 NORTHWEST ELEVATION - COLOR  
1/8" = 1'-0"



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

**CONSTRUCTION SET**  
8/25/15

ORIGINAL ISSUE: 10/31/14

REVISIONS

No.	Description	Date

214319  
PROJECT NUMBER

ESG ESG  
DESIGNED BY COLLECTED BY  
KBY/PAK

THE JACKSON BUILDING

EXTERIOR ELEVATIONS  
-COLOR  
**A3.2-C**



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Tony Christensen  
Type or Printed Name  
Date: 8/25/15  
License: 16-2011  
Title: ARCH

**ELEVATION NOTES - GENERAL**

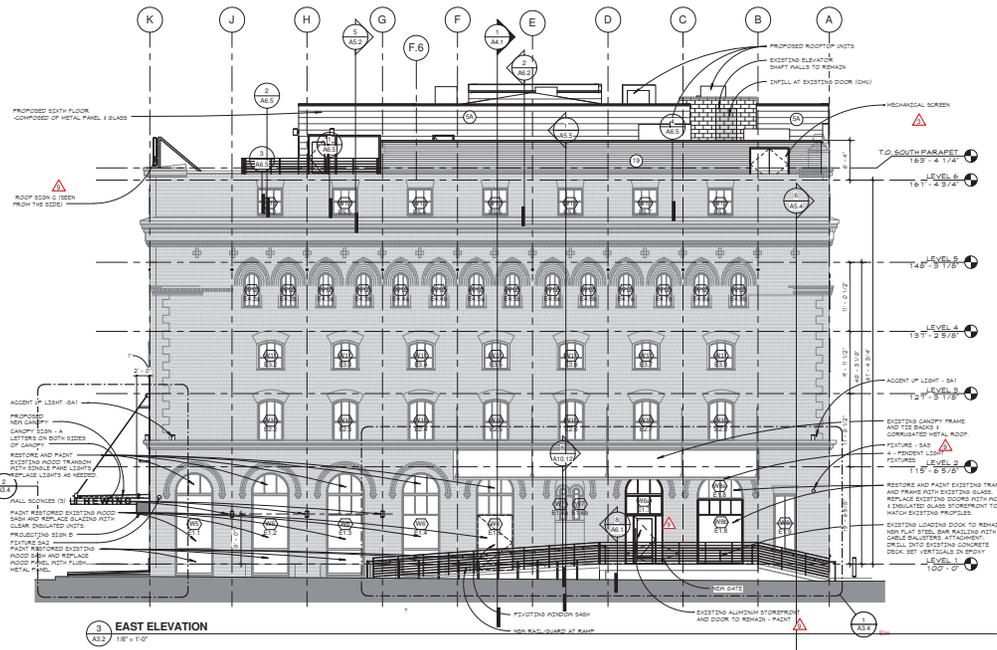
ALL WINDOWS INCLUDING FILLED OPENINGS TO BE RESTORED OR REPLACED DEPENDING UPON SPECIFIC CONDITIONS.  
ALL WINDOWS AND STOREFRONTS ON EAST AND SOUTH FACADES TO BE RESTORED AND FRAMES PAINTED (I.E. NON-INTERIOR SECONDARY EXTERIOR GLAZING SYSTEMS) TO BE ADDED.  
ALL WINDOWS AND STOREFRONTS ON NORTH AND WEST FACADES TO BE REPLACED WITH FIBER-GLASS WINDOWS TO MATCH ORIGINAL WINDOW PROFILES.  
SEE MASONRY REPORT FOR EXTENT OF MASONRY REPAIR AND REPLACEMENT.  
ALL SOUTH FLOOR ADDITION PARAMETERS AT OR UNDER 14' HEIGHT AS APPLICABLE TO LIGHT EXHAUST PAN AND BALUSTRAE SHALL BE DUE TO ELEVATOR OVERHAUL - REFER TO ELEVATOR SPEC SHEET.

**WINDOW TAG**



**EXTERIOR MATERIAL KEYNOTES**

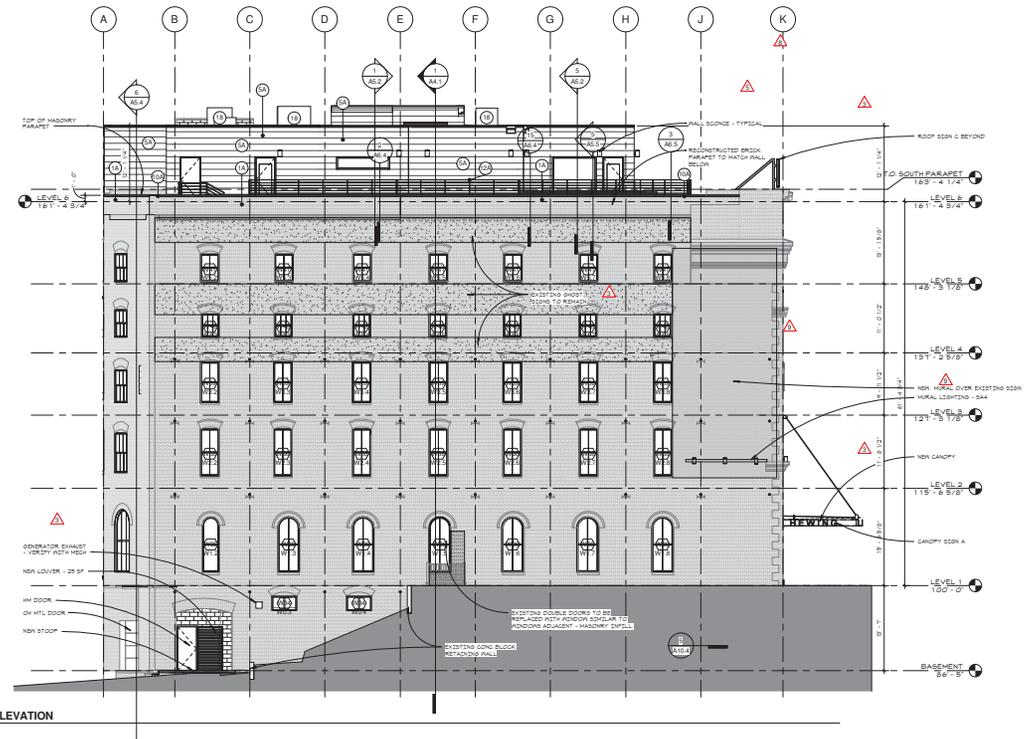
- 1A NEW BRICK PARAPET - TO MATCH BRICK BELOW
- 5A METAL PANEL COLOR #1 - SLATE GRAY (FINISH & FLASHING)
- 10A GUT FLASHING COLOR #2 AT BROOK-PAINTED IRON ORE
- 10B METAL FINISHING SYSTEM WITH STEEL GALVALS
- 16 STOREFRONT GLAZING FRAMES PAINTED IRON ORE TO MATCH WINDOWS
- 18 MECHANICAL EQUIPMENT
- 18 LOUVERED SCREENS - SLATE GRAY



**3 EAST ELEVATION**  
A3.2 18" x 11"



**2 NORTHWEST ELEVATION**  
A3.2 18" x 11"



**1 WEST ELEVATION**  
A3.2 18" x 11"

**CONSTRUCTION SET**  
8/25/15

ORIGINAL ISSUE: 8/16/15

NO.	DESCRIPTION	DATE
1	ISSUE	8/16/15
2	ISSUE	8/16/15
3	ISSUE	8/16/15
4	ISSUE	8/16/15
5	ISSUE	8/16/15
6	ISSUE	8/16/15

214319  
PROJECT NUMBER

ESC ESC  
DRAWN BY CHECKED BY

THE JACKSON BUILDING

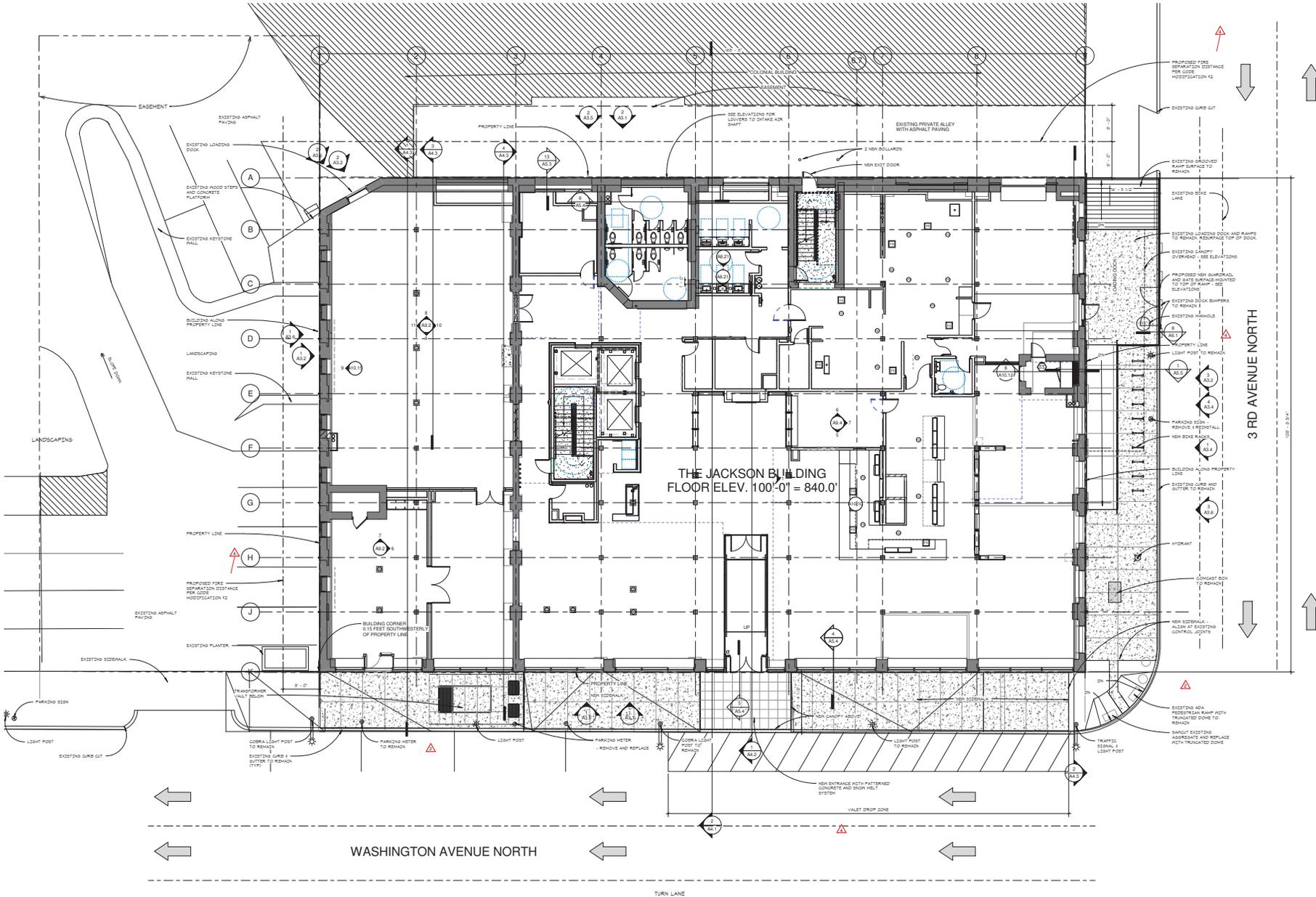
EXTERIOR ELEVATIONS  
**A3.2**



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Terry Cronkleton  
Type or Printed Name  
Date: 8/25/15  
License: 000118-0011



**CONSTRUCTION SET**  
8/25/15

ORIGINAL ISSUE: 8/16/15

REVISIONS	No.	Description	Date
1	1	CONSTRUCTION SET	8/24/2015
2	2	CONSTRUCTION SET	8/25/2015

214319  
PROJECT NUMBER

ESG  
DRAWN BY

ESG  
CHECKED BY

KEY PLAN

PLAN NORTH

THE JACKSON BUILDING

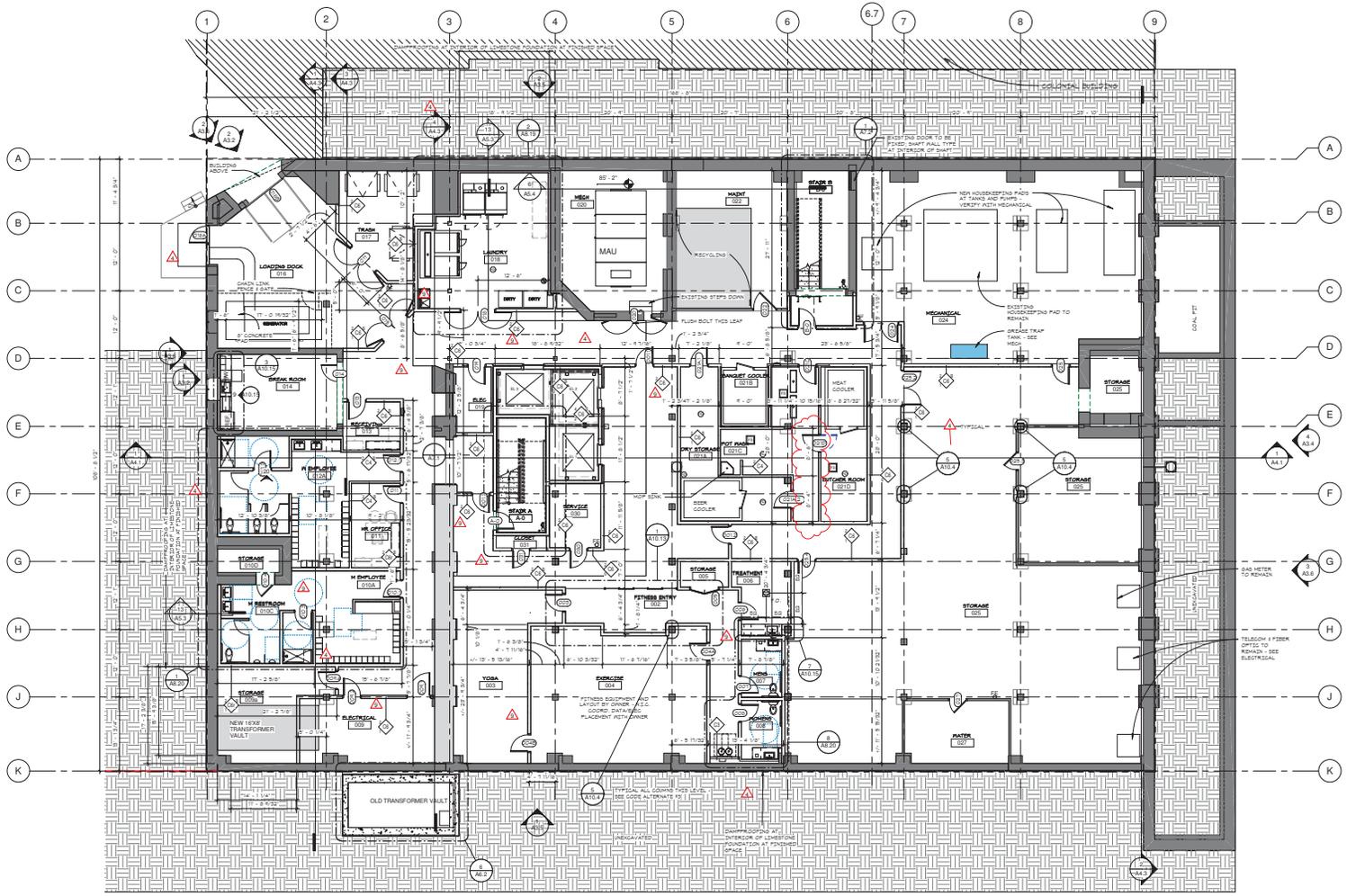
ARCHITECTURAL SITE PLAN  
**A0.1**

1 SITE PLAN  
1/8" = 1'-0"



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Terry Cieszkowski  
Type or Printed Name  
Date: 08/25/15  
Title: ARCHITECT



1 LOWER LEVEL REMODEL PLAN  
1/8" = 1'-0"

FL ELEV = 86'-0" = 826.41'

**CONSTRUCTION SET**  
8/25/15

ORIGINAL ISSUE: 5/14/15

REVISIONS

No.	Description	Date
1	CMP SET	8/24/2015
2	CONSTRUCTION SET	8/25/2015
3	ASB	8/26/2015
4	Revision 11	Date 11

214319  
PROJECT NUMBER

ESG ESG  
DRAWN BY CHECKED BY

KEY PLAN

PLAN NORTH

THE JACKSON BUILDING

LOWER LEVEL REMODEL PLAN  
**A1.0**



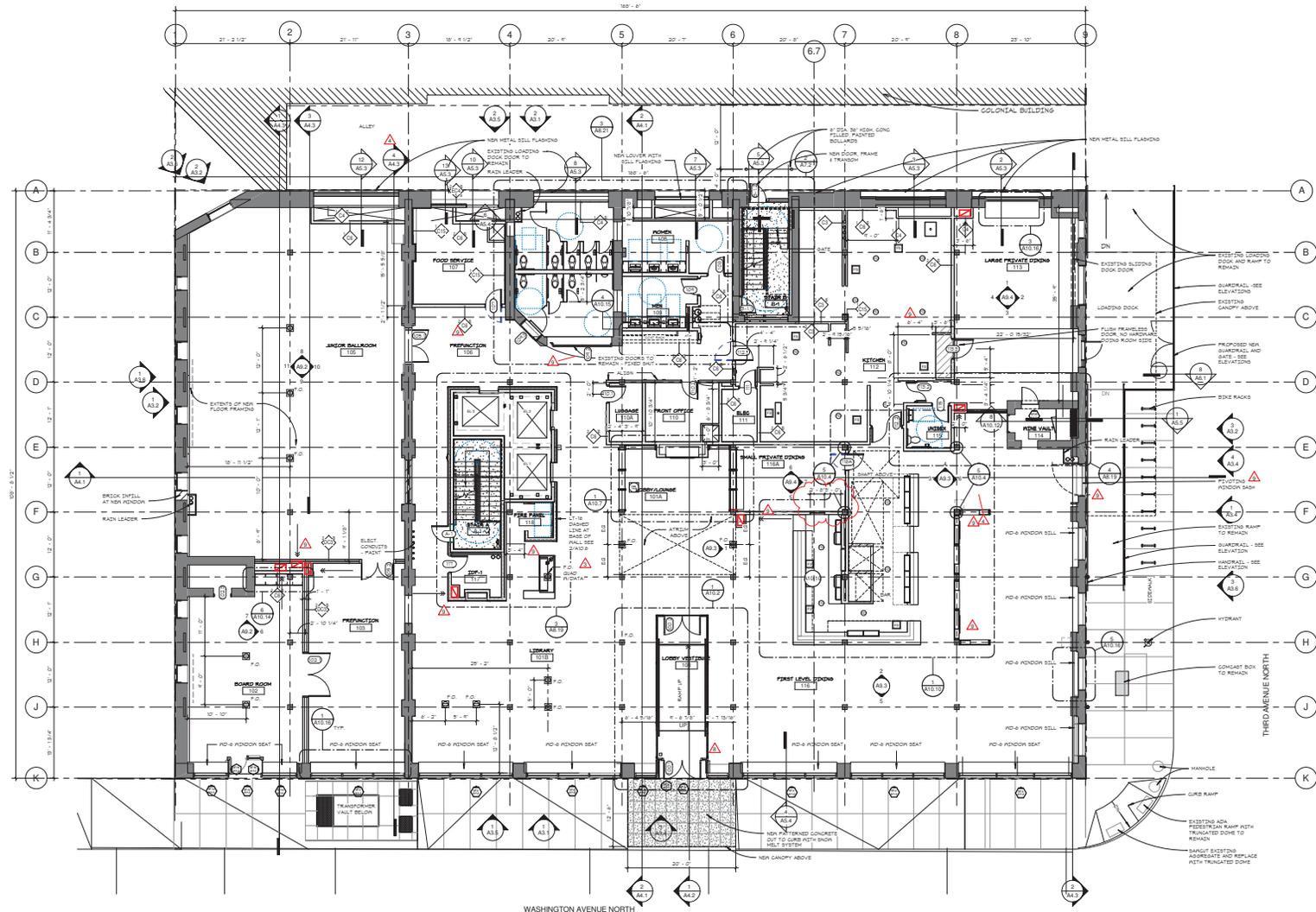
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Terry Gustafson  
Type or Printed Name  
Date: 8/25/15  
Title: ARCHITECT

**GENERAL FLOOR PLAN KEY:**

- EXTENTS OF NEW STEEL FLOOR FRAMING REPRESENTED IN CROSSHATCH PATTERN
- EXTENTS OF NEW ASBO PLANK SWELL FLOOR REPRESENTED IN DIAGONAL PATTERN
- EXTENTS OF NEW CONCRETE SLAB REPRESENTED IN CONCRETE PATTERN
- EXISTING HALL AND DOOR TO REMAIN
- EXISTING HALLWAY TO REMAIN
- NEW HALLWAY AND HALL
- NEW DOOR AND HALL



**FIRST LEVEL REMODEL PLAN**  
WASHINGTON AVENUE NORTH  
F.L. ELEV - 100'-0" = 840.0'

**CONSTRUCTION SET**  
8/25/15

ORIGINAL ISSUE: 5/14/15

REVISIONS

No.	Description	Date
1	CAMP SET	4.24.2015
2	IMPROVEMENTS UPDATE TO CONST SET	7.10.2015
3	CONSTRUCTION SET	8.25.2015
4	SHMO NPS - 6th FL	1.15.2016
5	ASB	4.7.2016
11	Revision 11	Date 11

214319  
PROJECT NUMBER

ESG ESC  
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KEY PLAN

PLAN NORTH

THE JACKSON BUILDING

FIRST LEVEL REMODEL PLAN  
**A1.1**



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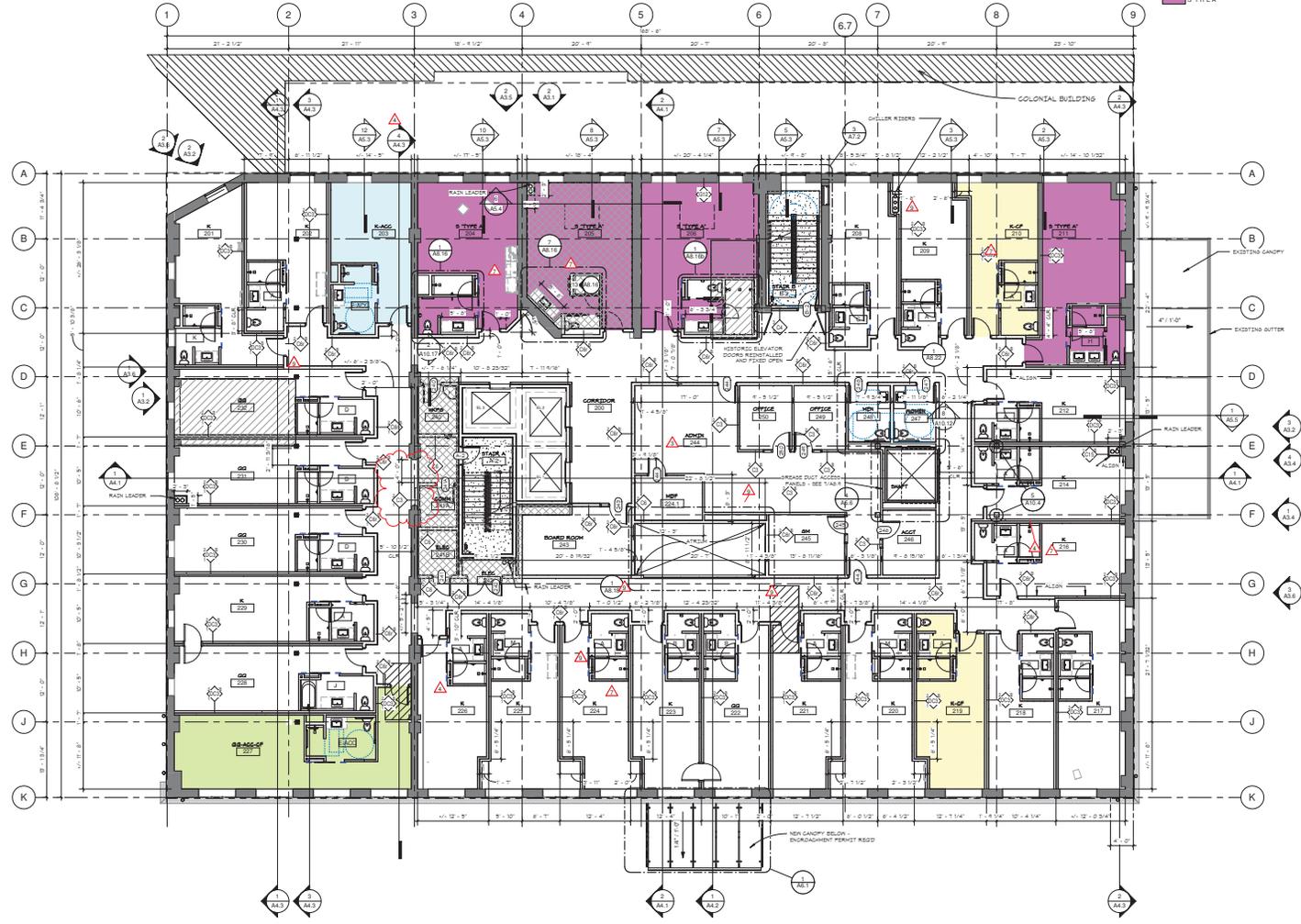
Terry Christensen  
Type or Printed Name  
Date: 8/25/15  
License: 16-2015

**GENERAL FLOOR PLAN KEY:**

- EXTENTS OF NEW STEEL FLOOR FRAMING REPRESENTED IN CROSS-HATCH PATTERN
- EXTENTS OF NEW ALUMINUM INFILL FLOOR REPRESENTED IN DIAGONAL PATTERN
- EXTENTS OF NEW CONCRETE SLAB REPRESENTED IN CONCRETE PATTERN
- EXISTING WALL AND DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- NEW WINDOW AND WALL
- NEW DOOR AND WALL

**Room Legend**

- K-ACC
- K-CF
- GO-ACC-CF
- 9-TYPE 'A'



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

FL. ELEV. = 115'-6.58"

**CONSTRUCTION SET**  
8/25/15

ORIGINAL ISSUE: 5/14/15

REVISIONS

No.	Description	Date
1	ISSUE FOR PERMITS	7.16.2015
2	CONSTRUCTION SET	8.25.2015
3	ADD - COST BOOKS	12.16.2015
4	ADD	4.2.2016
16	PK 1	8.21.2016

214319  
PROJECT NUMBER

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KEY PLAN

PLAN NORTH

THE JACKSON BUILDING

SECOND LEVEL REMODEL PLAN  
**A1.2**



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Type or Printed Name  
Date: 08/18/2015  
License: 000000000

**GENERAL FLOOR PLAN KEY:**

- EXTENTS OF NEW STEEL FLOOR FRAMING REPRESENTED IN CROSSHATCH PATTERN
- EXTENTS OF NEW FLOOR PLANK INFILL FLOOR REPRESENTED IN DIAGONAL PATTERN
- EXTENTS OF NEW CONCRETE SLAB REPRESENTED IN CONCRETE PATTERN

EXISTING WALL AND DOOR TO REMAIN

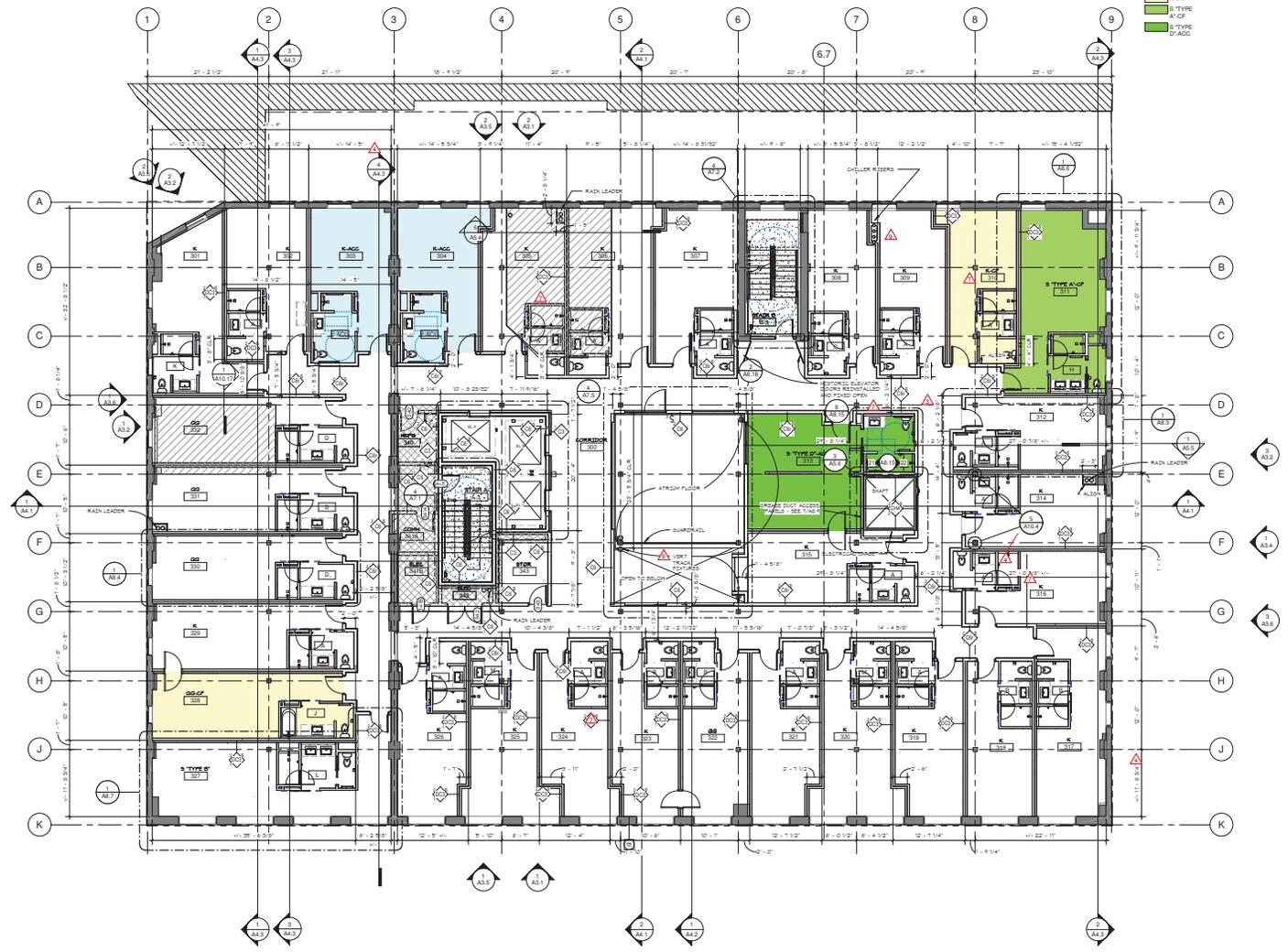
EXISTING WINDOW TO REMAIN

NEW WINDOW AND WALL

NEW DOOR AND WALL

**Room Legend**

- K-ACC
- K-CP
- OO-GF
- S-TYPE
- K-CP
- S-TYPE
- D-ACC



1 THIRD LEVEL REMODEL PLAN  
A1.3 1/8" = 1'-0"

FL. ELEV. = 127'-3 1/8"

**CONSTRUCTION SET**  
8/25/15

ORIGINAL ISSUE: 5/14/15

REVISIONS

No.	Description	Date
1	ISSUE FOR PERMITS	7.10.2015
2	CONSTR SET	8.25.2015
3	ADD - COURT ROOMS	12.18.2015
4	ADD -	4.7.2016

214319  
PROJECT NUMBER

ESG ESC  
DRAWN BY CHECKED BY

KEY PLAN

PLAN NORTH

THE JACKSON BUILDING

THIRD LEVEL REMODEL PLAN  
**A1.3**



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Type or Printed Name  
Title: ARCHITECT  
Stamp: 16-2011  
License No.

**GENERAL FLOOR PLAN KEY:**

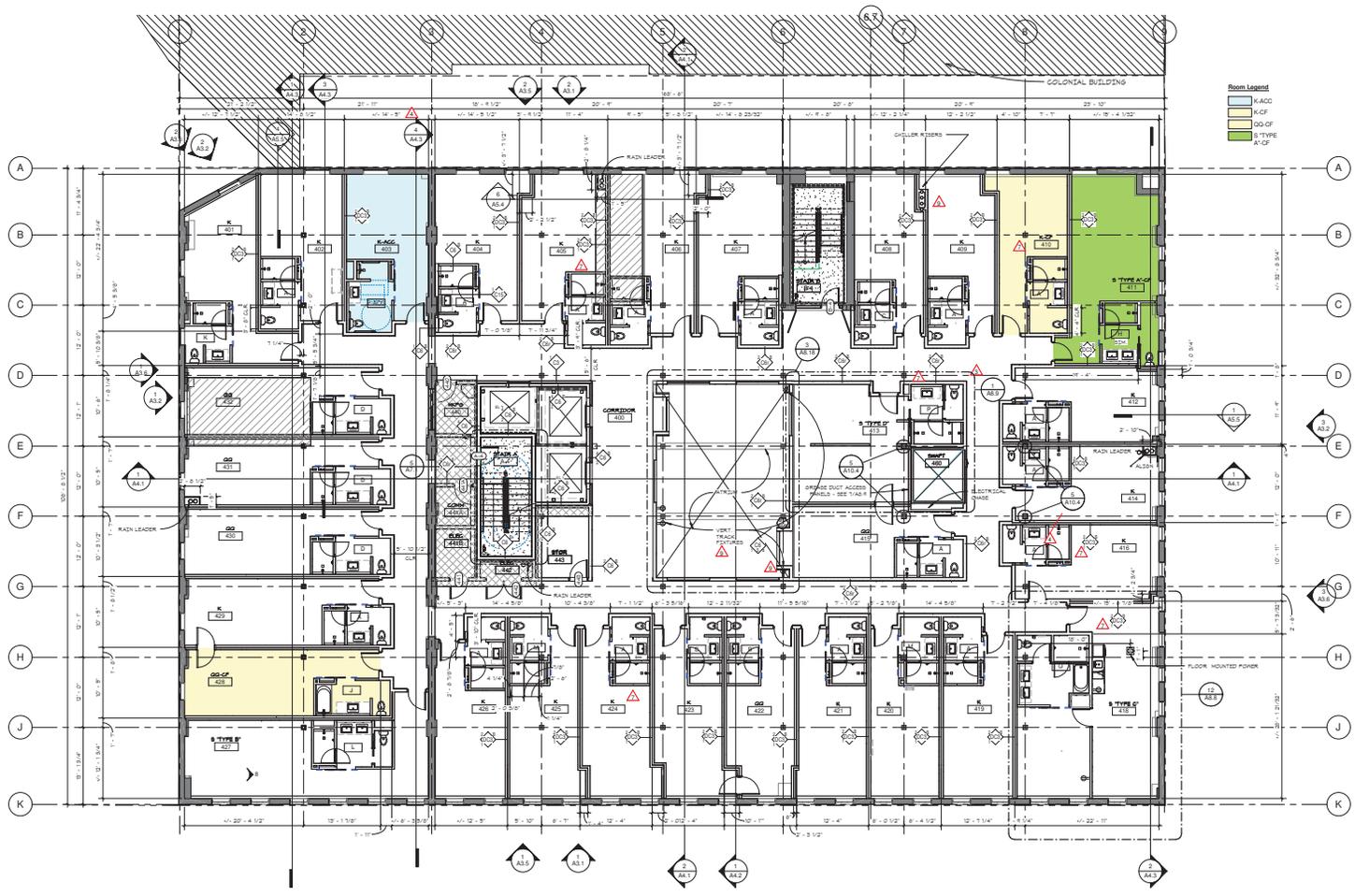
- EXTENTS OF NEW STEEL FLOOR FRAMING REPRESENTED IN DASHED-DIP PATTERN
- EXTENTS OF NEW FLOOR FRAMING SHELL FLOOR REPRESENTED IN DIAGONAL PATTERN
- EXTENTS OF NEW CONCRETE SLAB REPRESENTED IN CONCRETE PATTERN

EXISTING HALL AND DOOR TO REMAIN

EXISTING HATCHWORK TO REMAIN

NEW HATCHWORK AND HALL

NEW DOOR AND HALL



**Room Legend**

- K-ACC
- K-CF
- OO-CF
- S-TYPE
- A-CF

1 FOURTH LEVEL REMODEL PLAN  
A1.4 1/8" = 1'-0"

FL. ELEV - 137'-2.58"

**CONSTRUCTION SET**  
8/25/15

ORIGINAL ISSUE: 5/16/15

REVISIONS

No.	Description	Date
1	ISSUE FOR PERMITS	7.16.2015
2	ISSUE FOR CONSTRUCTION SET	8.25.2015
3	ADD - CORRIDOR ROOMS	12.16.2015
4	ADD 1	4.7.2016

214319  
PROJECT NUMBER

ESG ESC  
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KEY PLAN

PLAN NORTH

THE JACKSON BUILDING

FOURTH LEVEL REMODEL PLAN

**A1.4**



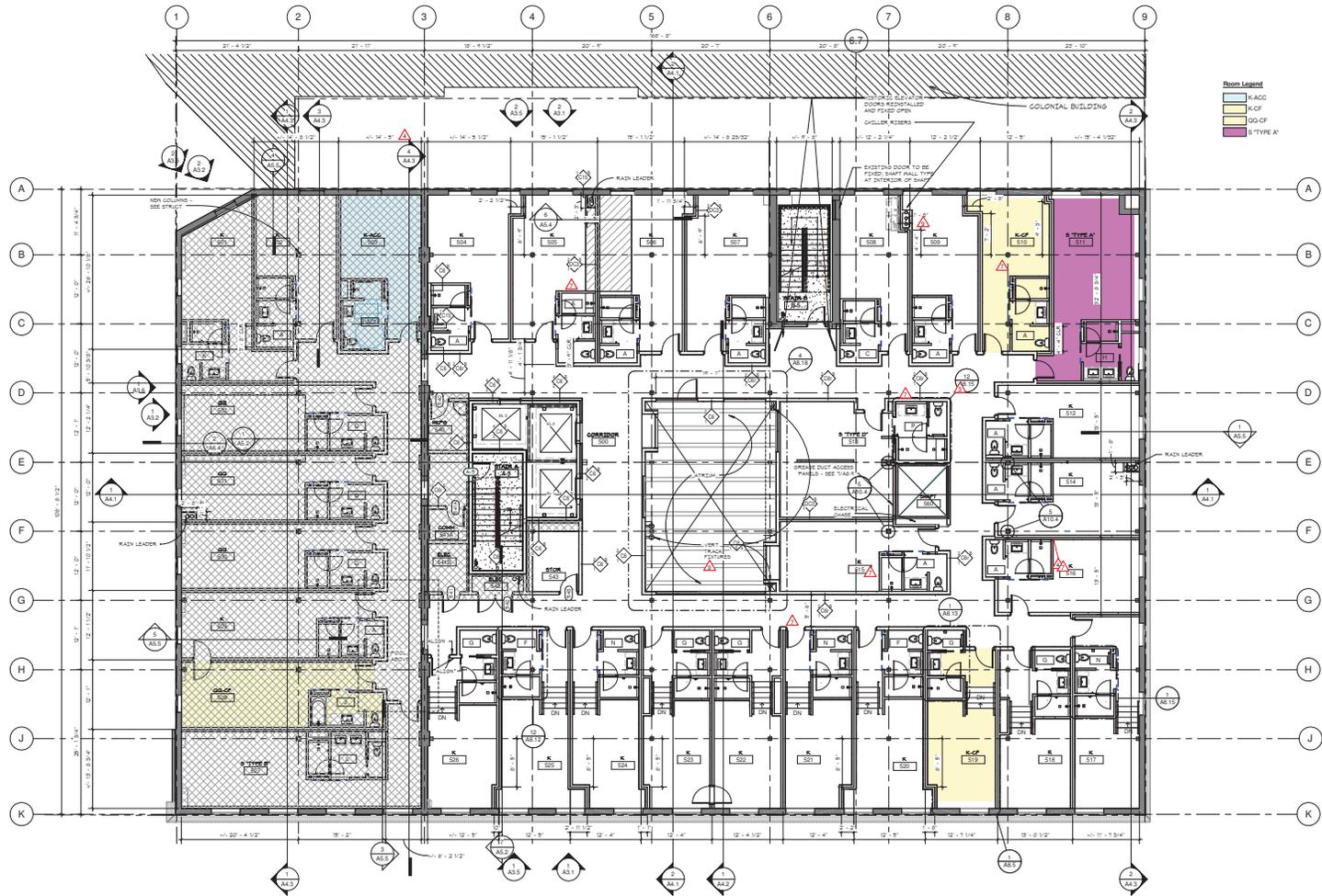
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MINNEAPOLIS, MINNESOTA 55415  
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Tony Christensen  
Type or Printed Name  
Date: 08/25/15  
Title: ARCHITECT

**GENERAL FLOOR PLAN KEY:**

- EXTENTS OF NEW STEEL FLOOR FRAMING REPRESENTED IN ORTHOGRAPHIC PATTERN
- EXTENTS OF NEW WOOD PLANK INFILL FLOOR REPRESENTED IN DIAGONAL PATTERN
- EXTENTS OF NEW CONCRETE SLAB REPRESENTED IN CONCRETE PATTERN
- EXISTING WALL AND DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- NEW WINDOW AND WALL
- NEW DOOR AND WALL



1 LEVEL FIVE REMODEL PLAN  
1/5

FL ELEV - 148'-3 1/8"

**CONSTRUCTION SET**  
8/25/15

ORIGINAL ISSUE: 5/16/15

REVISIONS

No.	Description	Date
1	ISSUE FOR PERMITS	7.16.2015
2	ISSUE FOR CONSTRUCTION SET	8.25.2015
3	ADD - COST BOOKS	12.16.2015
4	ADD -	4.7.2016

214319  
PROJECT NUMBER

ESG ESG  
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KEY PLAN

PLAN NORTH

THE JACKSON BUILDING

FIFTH LEVEL REMODEL PLAN  
**A1.5**



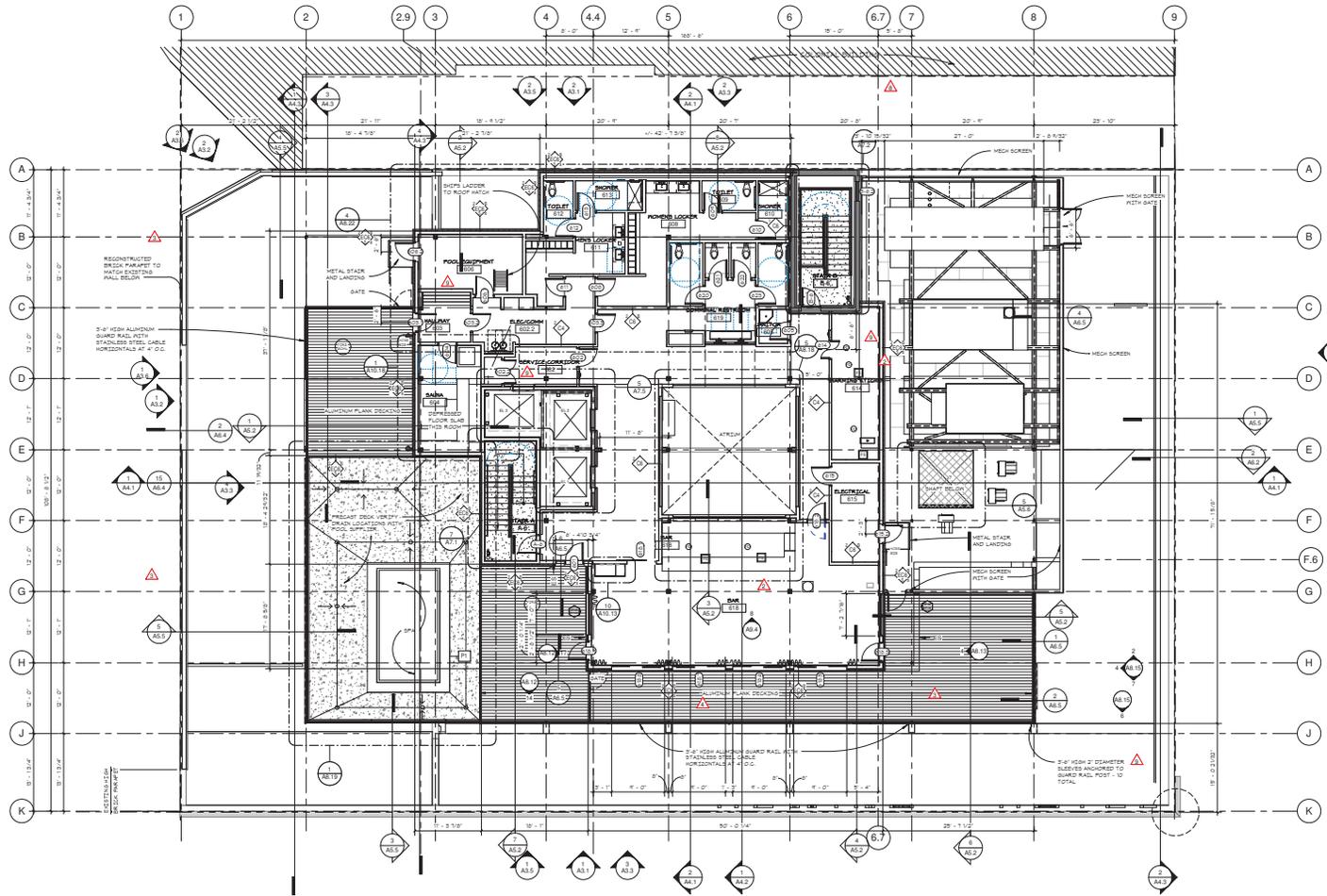
eldest swenson graham architects  
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Terry Cieszkowski  
Type or Printed Name  
Date: 8/25/15  
License: 16-2011

**GENERAL FLOOR PLAN KEY:**

- EXTENTS OF NEW STEEL FLOOR FRAMING REPRESENTED IN CROSSHATCH PATTERN
- EXTENTS OF NEW ADDED PLANK INFILL FLOOR REPRESENTED IN DIAGONAL PATTERN
- EXTENTS OF NEW CONCRETE SLAB REPRESENTED IN CONCRETE PATTERN
- EXISTING HALL AND DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- NEW WINDOW AND HALL
- NEW DOOR AND HALL



**SIXTH LEVEL REMODEL PLAN**  
A1.6 1/8" = 1'-0"

FL ELEV = 161' - 4 3/4"

**CONSTRUCTION SET**  
8/25/15

ORIGINAL ISSUE: 5/14/15

**REVISIONS**

No.	Description	Date
1	CMP SET	4.24.2015
2	ISSUE REV UPDATE TO CONST SET	7.10.2015
3	CONSTRUCTION SET	8.25.2015
4	ISSUE NPS - 6M FL	1.15.2016
5	ADD 2	4.7.2016

214319  
PROJECT NUMBER

ESG ESG  
DRAWN BY CHECKED BY

KEY PLAN



THE JACKSON BUILDING

SIXTH LEVEL REMODEL PLAN  
**A1.6**

REV.	
1.	

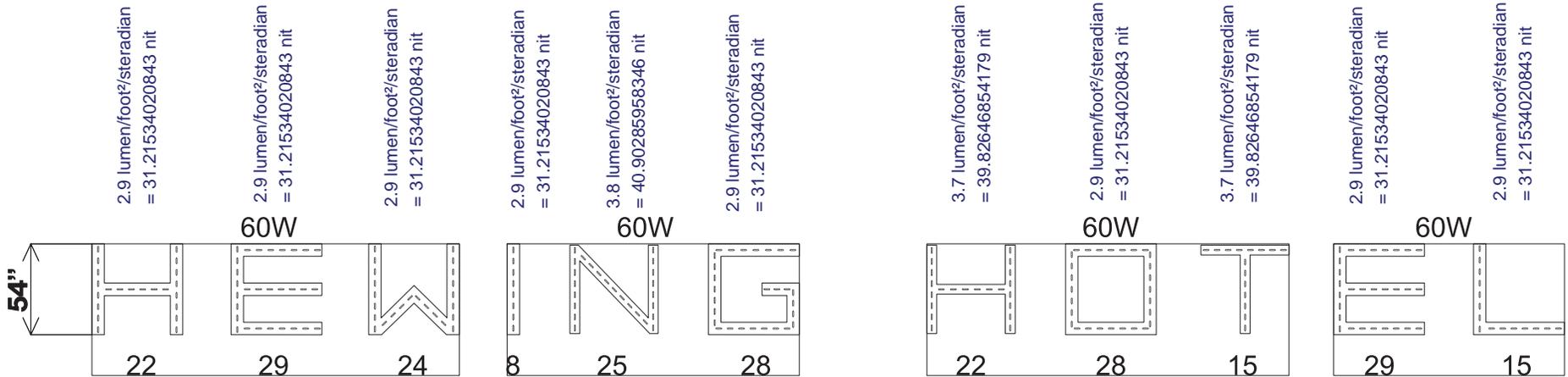


4541 North Bentwood Dr.  
 San Angelo, Tx.  
 76904  
 Ph. 1-325-227-4577  
 FAX 1-325-227-6841  
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TITLE		
HEWING HOTEL		
DATE 07-21-16	DRAWN BY : IDV	
SIGN HEIGHT 54" : H = 7.4"	SIGN DEPTH 5"	FACE MATERIAL: ACRYLIC

NOTE:  
80 MODULES PER 60W PS



Please note: This is an estimate at the LED output based on a 7.4" stroke @ 5" deep without sign facing.

Total Sign Sq. Footage = 31.5

31.5 lumen/foot<sup>2</sup>/steradian = 339.0631781261 nit

AMP DRAW: 4.8A

ESTIMATED PRODUCT PER SIGN  
 FACE LIT  
 (245) TRUE WHITE STREET FIGHTER MODULES (PL-OP2-SF3-P-TW)  
 154FT TRUE WHITE STREET FIGHTER MODULES  
 (4) 60W POWER SUPPLIES (PL-PS-60-12)

CAUTION: THIS LAYOUT IS ONLY AN ESTIMATE.  
 Channel letter depth, face color, material, and thickness can vary which may effect the number of modules required. To ensure accuracy, it is recommended that you test light in a darkened environment prior to installing or shipping to the site to ensure the light output is commercially acceptable. Final material estimates are the responsibility of the sign manufacturer. Unless noted in header, Layout is based on the use of acrylic face material.



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ESC

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YIELD  
ON GREEN

LEFT TURN  
PERMIT  
ONLY  
PARKING

N 3rd Av

UNDER  
RENOVATION



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**Jackson Building**  
**Comprehensive Signage Plan**  
**300-12 Washington Avenue North**  
(Adopted June 10, 2003)

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In addition to the Heritage Preservation Commission's adopted guidelines for signs and awnings, the Jackson Building Comprehensive Signage Plan includes the following guidelines:

1. One sign shall be located at the primary building entrance. This sign shall identify the name and/or address of the building.
2. Two 2'6" wide by 8'0" tall vertical projecting signs shall be allowed, one at each corner of the south elevation of the building (Washington Avenue). The vertical projecting signs shall be located below the cornice between the first and second stories of the building.