

PRESERVATION DESIGN WORKS, LLC

November 3, 2015,

Downtown Minneapolis Neighborhood Association
40 South 7th Street
Suite 212, PMB 172
Minneapolis, MN 55402
info@dmna.org

Regarding: Application for Certificate of Appropriateness
The Washington
121 Washington Avenue North and 125-129 Washington Avenue North
Minneapolis, MN 55413

Dear Downtown Minneapolis Neighborhood Association:

This letter is to inform you of the proposed project at 121 and 125-129 Washington Avenue North. The site is located within the locally designated Minneapolis Warehouse Historic District and all exterior work within the historic district is subject to review by the Minneapolis Heritage Preservation Commission (HPC). Both properties are considered contributing properties to the district. 121 Washington is currently vacant; 125 Washington is vacant at the upper levels and occupied by Sex World at the ground level.

The rehabilitated buildings will include commercial office space at the upper levels and retail/restaurant space at the ground level. Sex World, the current occupant of the ground level of 125-129 Washington will remain in the building but its storefront and signage will be relocated to a smaller street frontage along 2nd Avenue. As part of this relocation, over a thousand square feet of non-conforming neon lighting and signage will come off the property, and the hard corner will be re-branded by re-facing existing vertical "Sex World/Open 24 Hour" backlit signs with non-backlit signs reading "The Washington."

Falcon Ridge Partners, LLC is currently in the process of applying to the HPC for a Certificate of Appropriateness for the following scope of work:

- The rehabilitated buildings will include commercial office space at the upper levels and retail/restaurant space at the ground level. Sex World, the current occupant of the ground

level of 125-129 Washington will remain in the building but its storefront will be relocated to a smaller street frontage along 2nd Avenue.

- As depicted on Master Sign Plan A302, the following non-conforming items will be removed from the buildings:
 - 930 square feet of neon;
 - four non-conforming backlit sign faces reading “Open 24 Hours” (three on the Washington and 2nd Avenue facades and one facing the alley);
 - two of three hemispherical entrance canopies;
 - the larger of two semicircular signs reading “Sex World.”
- Two vertical signs reading “Sex World” will be re-faced to say “The Washington” in non-backlit letters. See also Master Sign Plan, A302.
- One vertical “Sex World” sign will be re-located at the same height from a historic 1890s façade to a non-historic 1940s façade to allow for restorative tuck-pointing at the northwest corner of the property while maintaining limited visibility from Washington Avenue for Sex World, once relocated. See also Master Sign Plan, A302.
- The existing arched “Sex World” sign and teal canopy will be relocated to the third bay from the south of the Second Avenue façade. See also Master Sign Plan, A302.
- Localized repointing is proposed in areas with significant mortar joint deterioration on the east and west facades (see red hatched areas on drawing sheet A103). The repointing mortar will match the composition, color, texture, strength, joint width, and joint profile of the existing historic masonry. Repointing will be done in compliance with National Park Service Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.
- At the Washington Avenue (north) façade of 125-129 Washington, non-historic paint will be removed from brick and stone surfaces at the first level. The paint will be removed using the gentlest means possible and following the National Park Service Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. Because the paint is well adhered, chemical removal methods will be tested in an inconspicuous 3’x3’ area for effectiveness and to ensure that they are not damaging to the masonry. Possible chemicals could include alkaline paint removers, organic solvent paint removers, or other cleaning compounds. Acidic chemicals will not be used as these could be damaging to the masonry. The paint removing chemicals will be applied per the manufacturer’s recommendations (typically by brush, roller or spraying), followed by a thorough low-pressure water wash (100 psi or below). A neutralizing agent will be used after the application of an alkaline paint remover.
- Divided light wood sash windows dating from the period of significance are present at 125-129 Washington on the second level of the Washington Avenue façade and at the second and third levels of the Second Avenue façade. The windows at the Washington Avenue façade and at the second level of the Second Avenue façade will be retained and repaired. New interior storm windows will be provided. The windows at the third level of Second Avenue façade will be replaced due to extensive alterations that have already taken place (replaced frames) and deteriorated condition (at sash). See also: Drawings A103 and 301 and Window Survey.

- Non-historic windows are present at 125-129 Washington at the third level of the Washington Avenue façade (glass block) and at the second and third levels of the Second Avenue façade (steel sash). These windows will be removed and replaced with two-over-two single hung sash with a factory applied painted coating. Muntins will match the depth and profile of the historic windows at the second level of the Washington Avenue façade of 125-129 Washington.
- The storefronts at both buildings will be replaced with storefront systems that match the divisions and configurations of those present in photographs of the buildings from within the period of significance. Entries to tenant spaces will be provided through doors set within the storefront framework.
- At 121 Washington, new punched window openings will be cut at the third and fourth levels of the east elevation and the fourth level of the west elevation. The new openings are aligned with the structural bays of the building and set back two bays from both Washington Avenue to the north and the alley to the south. The new windows will be two-over-two single hung sash with a factory applied painted coating.
- Tenants will choose from the signage options described in Scenarios A and B on drawings A302. Scenario A allows for a tenant to have one horizontal wall sign located at the historic sign band and one fabric awning located above their entry door at transom level. Scenario B allows for a tenant to have one horizontal wall sign located at the historic sign band and one projecting sign located at the first level masonry columns at transom level.

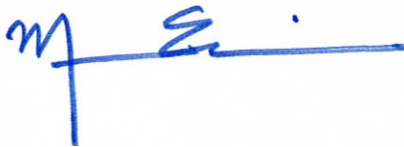
Preservation Design Works is Falcon Ridge Partner's authorized representative for this project. Please contact us with any questions or concerns you have regarding the project.

Sincerely,

PRESERVATION DESIGN WORKS

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