

## **Design Statement**

### **700 Hennepin**

BLEND Awards 2015

700-718 E Hennepin were originally two separate buildings, which have now been combined and renovated. A light industrial warehouse and auto shop, were converted into a workshop, gallery and garage, giving the owner the ultimate work/play space. On the 700 side, a new entry with corrugated metal panels and canopy was built to reflect the building's industrial heritage. Glass block windows and dilapidated picture windows were replaced by new picture windows. In the existing bay, the windows were designed to follow the proportions of the original structure and bring as much light in as possible. Inside, the painted brick and structural posts were power washed to reveal the building's original character, and the suspended ceiling was replaced with drywall. A plywood floor completes the interior's industrial feel, and meticulously-planned art lighting means that the space can double as an art gallery. New skylights with motorized shades were installed in original skylight openings, giving the owner ultimate control over lighting in all scenarios. The once worn gray exterior has now repainted brick red to better express the material, and the brick was extensively tuck pointed for longevity and a fresher look. Green windows complement the red and enliven the street with richer colors and the existing "700" address logo was preserved and restored to create a sense of community. New brick pavers at new entry and new plantings along Hennepin Ave. are framed by reclaimed cobble stone borders to enhance the public face of the building.

On the 718 side, several key discoveries were made early in the demolition phase: 1) The original rock-face concrete block had been covered with stucco, which was not adhering very well. The stucco was torn off, revealing the original façade. 2) When the stucco was peeled back, it became evident that the windows had originally been much larger. The openings were re-cut to their original size and new (original size) windows were installed. 3) In the interior, skylights that had long been covered by plywood and a lowered ceiling were discovered and rebuilt, letting natural light flood into the center of a previously dark space. 4) The old (historic) 'Volkswagen Man' shed did not have a proper foundation and was on the brink of collapse. It was rebuilt in historically accurate manner, but with a proper foundation.

The result of the combined 700-718 E Hennepin projects is a historically accurate restoration of a previously dilapidated and neglected building. It functions equally well as an office, party/meeting space, art gallery, and garage. Rather than being the neighborhood eyesore, it is now a center of industry and culture, and a representation of what the neighborhood was, is, and can be.