

**May 7, 2002**  
**Hutchinson Hotel Use Recommendations**  
**Main St. & Washington Ave.**  
**Hutchinson, Minnesota**

**Two-Story Building**

**General:** This is an integral part of the building and should be retained. It would be a contributing historic element if the building were determined to be eligible for the National Register of Historic Places.

**Ground Floor:** Retain current jewelry store tenant and remodel storefront to reflect the historic character of the building. This would include new awning and signage.

**Second Floor:** The second floor apartment is very unique and if renovated, could be a very attractive rental or condominium unit. Access to the unit from the hotel portion of the building may have to be eliminated. The primary entry to the unit should be from the rear of the building by way of an exterior stair and balcony. This could be a very attractive entry with dedicated parking in the rear yard.

**Three-Story Building**

**Ground Floor:** Restore the original hotel entry and lobby as a lobby for the upper building floors and access to ground floor commercial spaces. The existing decorative open stairway should also be restored. Elevator access to the upper building floors should be from the restored lobby.

The ground floor storefronts should be renovated to reflect the historic character of the building. The ground floor other than the hotel lobby has been altered so that little or no historic character remains. The ground floor commercial spaces could be renovated to accommodate a variety of uses with individual street entries and good exposure.

Space at the rear of this level could possibly be used to provide a limited number of parking spaces (about 6) accessed from the alley. The current floor construction probably would not be able to take a parking load as it exists. A structural engineer would need to evaluate the floor structure to determine if this is possible.

***Lower/Basement Floor:*** This level has no street exposure except for the existing exterior stair. It would seem doubtful that retail uses would do well on this level. The lack of exterior windows would also limit the desirability of the space for offices. This level would probably serve best as storage and support space for upper floor tenants. Vehicle parking could be accommodated on this level but would require a fairly long ramp to gain access.

***Second and Third Floors:*** Renovation of these floors for new uses will require the installation of an elevator, a new code compliant exit stair, and corridor modifications to eliminate a dead end corridor after the removal of the existing exterior fire escape in the alley.

These floors could be efficiently renovated for office or residential use depending upon the market. The floor plans indicate the amount of lease space that could be available with a new corridor layout served by a new elevator.

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