



ALEX STEINBERG

Modern Living

By Camille LeFevre

Given the siting of the new condominium project 301 Kenwood—spectacular views of the Minneapolis skyline, the Guthrie Theater, the Walker Art Center and its Sculpture Garden, and the picturesque Lowry Hill neighborhood—the adage “location, location, location” was

JURY COMMENT

“An elegant, Modern building that demonstrates a thoughtful use of materials.”



Design team (left to right): Art Bartels, AIA; David Graham, AIA; Burt Coffin, Assoc. AIA; Pong Khaw, Assoc. AIA; Ken Hueser.

never more appropriate. The eight-story, glass-and-metal building rises from its postage-stamp-size site (where a pediatric clinic long operated) to offer another new example of urban living in the city of Minneapolis.

The Honor Awards jurors commended the project for creating “incredible views for the occupants while lever-

aging its museum-area site." They also lauded 301 Kenwood as an "elegant, Modern building that demonstrates a thoughtful use of materials."

Says David Graham, AIA, partner, Elness Swenson Graham Architects, Inc., Minneapolis, "Creating a Modernist building wasn't a preconceived notion. The design team believes in the principle of maintaining and extending the urban fabric and shaping the public realm with residential architecture."

The unique site, he continues, gave the design team the opportunity to create a building that blends into its hillside neighborhood while functioning as a "free-standing object." He adds that, "The location adjacent to the Walker Art Center and Sculpture Garden also informed the contemporary nature of the building."

The use of stucco for the building's screen walls and Minnesota-quarried stone for the base, juxtaposed with glass and steel, creates a design that complements the residential neighborhood and its cultural amenities, says Michael Lander, developer, The Lander Group, Minneapolis. Instead of decks, the building features recessed terraces that provide occupants with outdoor rooms that have a sense of security.

Except for the building's penthouse unit, a typical floor plate is divided into two units, each with private elevator access. In addition, each of the 13 units features floor-to-ceiling glass window lanterns on the east and north walls. The northeast corner of the building accommodates a two-story townhome with its own entry and a front porch, which were designed to enhance the street-level, neighborhood experience for passersby.

"We made a real effort to create an attractive ground plane," Lander says, "to create a welcoming street level with inviting entries. In blending the traditional character of the historic neighborhood with the contemporary architecture of the nearby arts amenities, 301 Kenwood provides a new aesthetic for contemporary city living."



The glass, steel and stone mid-rise building (opposite) has a welcoming, neighborhood-scale entrance (top), and interiors (above left and right) with a Modern aesthetic and fantastic views of the city.



Honor Award

301 Kenwood

Minneapolis, Minnesota

Elness Swenson Graham Architects, Inc.

Minneapolis, Minnesota

Architecture

MINNESOTA