

**Department of Community Planning and Economic Development (CPED)**  
 Certificate of Appropriateness  
 BZH-27769

**Proposal:** Enlarge window openings and install new windows on a secondary elevation, repoint and remove paint from masonry, rehabilitation of loading dock, and install new doors on rear elevation

**Applicant:** Alex Haecker with AWH Architects, 612-558-5383

**Address of Property:** 215-219 2<sup>nd</sup> Street North

**CPED Staff:** Aaron Hanauer, Senior City Planner, 612-673-2494

**Date Application Deemed Complete:** June 4, 2013

**Public Hearing:** June 18, 2013

**Appeal Period Expiration:** June 28, 2013

**Ward:** 7

**Neighborhood Organization:** North Loop Neighborhood Association

**Concurrent Review:** Not applicable

<b>CLASSIFICATION:</b>	
Local Historic District	Minneapolis Warehouse Historic District (contributing resource)
Period of Significance	1865-1930
Criteria of Significance	Events, Architecture, Architect
Date of local designation	2010
Date of National Register listing	1989
Applicable Design Guidelines	<i>Minneapolis Warehouse Historic District Design Guidelines</i>  <i>The Secretary of the Interior's Standards for the Treatment of Historic Properties</i>

Department of Community Planning and Economic Development  
BZH-27769

PROPERTY INFORMATION	
Current name	215-219 2 <sup>nd</sup> Street North
Historic Name	Northwestern Glass Company
Current Address	215-219 2 <sup>nd</sup> Street North
Historic Address	215-219 2 <sup>nd</sup> Street North
Original Construction Date	1912 and 1923
Original Architect	Bertrand & Chamberlain
Historic Use	Office, warehouse, and factory
Current Use	Office
Proposed Use	Office

**BACKGROUND:** The Northwestern Glass Company Building at 215-219 North Second Street is a four story, Commercial-style warehouse that is a contributing resource to the Minneapolis Warehouse Historic District. It was built in two phases. The building at 219 2<sup>nd</sup> Street North was built in 1912; the building to the east (215 2<sup>nd</sup> Street North) was built in 1923 in nearly an identical fashion. The building provided office, warehouse, and factory space for Northwestern Glass Company.

The subject property is located midblock between 2<sup>nd</sup> Avenue North and 3<sup>rd</sup> Avenue North. The 1912-1930 Sanborn map shows that the adjacent property to the west (225-229 2<sup>nd</sup> Street North) was a fire department station and that the lot to east was a low density residential building (205 2<sup>nd</sup> Street North). By 1952 neither neighboring structure was extant. Today, the adjacent properties on the east and west sides of the building are surface parking lots.

Both parts of the Northwestern Glass Company Building were designed by the architectural firm, Betrand and Chamberlin. The formal, front brown brick façade is divided into four bays for each building and features Chicago style windows, a metal cornice, and a segmented arch over the entrances. The building has a raised basement and a recessed loading dock in the back.

The primary elevation on 2<sup>nd</sup> Street North has maintained its original appearance. In 2004, replacement windows were approved that matched the original window profile. The secondary elevations (east, west, and south facades) have had new window and mechanical openings added or expanded at different times over the course of the building's history. These windows are varied and are not uniform in size or alignment. The rear elevation, however, has retained six steel sash, divided light windows on the first floor.

**SUMMARY OF APPLICANT'S PROPOSAL:** The applicant is proposing a rehabilitation project to redevelop the building into a Class B commercial space building. The rehabilitation project includes the following work:

- **Masonry**
  - Repoint masonry on secondary elevations.
  - Remove paint from masonry on secondary elevations.
- **Windows**
  - Install new window opening on secondary elevations (east, west, and south).
  - Enlarge existing openings on secondary elevations (east, west, and south).
  - Rehabilitate six original windows on the first floor of the south elevation.
- **Entryways (rear loading dock)**
  - Install new code compliant and energy efficient storefront system in existing steel frame openings.
  - Restore existing large warehouse doors that will be fixed in place.
  - Repair and level concrete loading dock deck.
  - Replace in kind metal ramp and stairs.

The applicant is working with the Minnesota State Historic Preservation office on participating with the historic tax credit process.

**PUBLIC COMMENT:** As of the writing of this report, CPED has not received any public comments for the proposed rehabilitation project.

**Findings as required by the Minneapolis Preservation Code:**

*The Minneapolis Community Planning and Economic Development Department has analyzed the application based on the findings required by the Minneapolis Preservation Ordinance. Before approving a certificate of appropriateness, and based upon the evidence presented in each application submitted, the commission shall make findings based upon, but not limited to, the following:*

**(1) The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.**

As conditioned, the proposed alterations are compatible with and support the criteria of significance, and period of significance for the Minneapolis Warehouse Historic District. The Minneapolis Warehouse Historic District's period of significance is from 1865-1930. The Warehouse District is historically significant as an area of commercial development during the early growth of the city and the region. The city's Warehouse District developed during the late nineteenth and early twentieth centuries when Minneapolis became a major distribution and jobbing center for the upper Midwest. The district is also architecturally significant for its concentration of commercial buildings designed by the city's leading architects in styles that evolved from the Italianate Style of the 1860s to the curtain-wall structures of the early twentieth century.

A majority of the applicant's proposal is sensitive to the building's original design and the character of the Minneapolis Warehouse District. This includes maintaining the architectural integrity of the primary elevation, not introducing new window openings on the secondary elevation bays nearest the primary elevation, repointing the masonry, and restoring original steel sash windows. CPED, however, is

recommending that the proposed balconies on the east elevation not be allowed. Instead, CPED is recommending that the applicant install windows to match the proposed windows in the adjacent window openings. Also, CPED is recommending that the existing pedestrian door within the loading dock be restored in place (without a new glass and aluminum door installed in front).

**(2) The alteration is compatible with and supports the interior and/or exterior designation in which the property was designated.**

The Northwestern Glass Company Building, along with the other buildings in the Warehouse District, was locally designated for its association with commercial development during the early growth of the city and the region, for its high quality business architecture, and association with master architects. As detailed in Finding #1, most of the applicant's proposal is compatible with the Minneapolis Warehouse Historic District's exterior designation. However, CPED finds that the proposed balconies and new door system in front of the existing loading dock pedestrian door would not be compatible with the building's exterior designation (see Finding #4 for detailed analysis).

**(3) The alteration is compatible with and will ensure continued integrity of the landmark or historic district for which the district was designated.**

Both the City of Minneapolis' Heritage Preservation Regulations and the National Register of Historic Places identify integrity as the authenticity of historic properties and recognize seven aspects that define a property's integrity: location, design, setting, materials, workmanship, feeling and association. Based upon the evidence provided below, the proposed work, with the exception of the balconies and storefront system in front of the loading dock door, are compatible with and will ensure continued integrity of the historic district.

*Location:* The applicant is not proposing to change the location of the structure, thus the project will not impair the landmark's integrity of location.

*Design:* The applicant's rehabilitation proposal will maintain the building's original design. This includes maintaining the architectural integrity of the primary elevation, not introducing new window openings on the secondary elevation bays nearest the primary elevation, repointing the masonry, and restoring original steel sash windows in and next to the south elevation loading dock.

*Setting:* The applicant is not proposing modifications to the building's setting as part of this certificate of appropriateness application.

*Materials:* The proposed project would have a minimal impact to the building's original materials. Although the building would replace original masonry with expanded window openings, the proposed window openings would be on secondary elevations and help provide the building a cleaner and more symmetrical appearance. CPED is recommending that the applicant retain at least two pallets of brick within the building, for future restoration work.

*Workmanship:* The modifications proposed will not result in the loss of workmanship. The character defining features and the architectural details of the building are not proposed to be removed.

*Feeling:* The proposed project would not have an adverse impact on the building's ability to evoke the historic sense of the period of time. The primary elevation would not be altered, and as conditioned, the alterations to the secondary and tertiary elevations are compatible with the building.

*Association:* The proposed alterations would not have an adverse impact on the industrial character of the Warehouse District.

**(4) The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.**

As conditioned, the proposed alterations to the Northwestern Glass Company Building will not materially impair the significance and integrity of the historic district evidenced by the consistency with the Minneapolis Warehouse Historic District Design Guidelines. Part II of the Minneapolis Warehouse Historic District Design Guidelines, Design Guidelines for Existing Buildings, provide guidance for alterations to buildings built within the district's period of significance (1865-1930).

**Façade materials:** There are two parts to the applicant's proposal for the masonry. First, the applicant is proposing to remove the paint that was applied to the brick. It is likely that the building originally had unpainted, blond brick on the secondary and tertiary elevations, like what is seen within the loading dock. The applicant plans to use a low pressure water wash to remove the paint. This will allow the applicant to assess the condition of the brick. In reviewing, building alteration files, it appears that one of the paint applications did not allow for the transmission of water vapor to leave the brick, which can cause water intrusion problems if water gets within the wall system. The applicant states that they plan to follow Preservation Brief #1, Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings, when completing the paint removal.

After removing the paint, the applicant is proposing to repoint the building masonry and complete necessary rehabilitation. A thorough analysis still needs to be completed on the extent of the repointing work. The applicant states the extent of the repointing work will depend upon how much of the mortar is loose or loosened once they remove the paint and do the cleaning. The applicant also states they will follow Preservation Brief #2, Repointing Mortar Joints in Historic Masonry Buildings.

CPED recommends that conditions of approval be added that limit abrasive cleaning techniques for the masonry, ensure that new mortar matches original when completing repointing work, and that waterproofing not be applied. As conditioned, the applicant's proposal for façade materials is in compliance with the following Minneapolis Warehouse Historic District Design Guidelines:

- 2.12. Abrasive cleaning techniques, such as sandblasting, soda blasting, or high-pressure water wash shall not be used under any circumstances.
- 2.13. Façade cleaning methods that are considered to be gentle, non-abrasive methods such as a low pressure (100 psi or less) water wash shall be used.
- 2.18. Replacement mortar shall duplicate the original mortar's composition, color, texture, joint width, and joint profile.

**Fenestration-Windows (west elevation):** The building's original drawings showed only a couple of small windows on the west side elevation and no windows on the east side elevation. The south elevation (rear) had steel divided light windows with operable sashes on each floor.

The secondary elevations (east, west, and south facades) have had new window and mechanical openings added or expanded at different times over the course of the building's history. These windows are varied and are not uniform in size or alignment. The rear elevation has retained six steel sash, divided light windows within or near the loading dock. The steel divided light windows on the other floors of the rear elevation have been replaced.

All of the proposed windows would have a dark bronze aluminum painted finish, true muntins, and a three part spacer (internal, interstitial, and external) muntin.

For the west elevation, the applicant is proposing to add eight new window openings and expand eight window openings. The window/storefronts on the first floor of the west elevation would remain as well as the windows on the third floor. The applicant is not proposing to introduce new window openings in the bay nearest the primary elevation. The proposed aluminum windows would be vertically aligned. In the eighth bay, which is the location of a stairwell, the applicant is proposing a glass wall system with a narrow stile frame. The narrow stile frame is proposed to give the glass system a vertical orientation that is complementary to the other proposed windows.

For the east elevation, the applicant is proposing to add four new window openings and expand 22 window openings. Like the west elevation, the applicant is proposing to have the aluminum windows be vertically aligned and preserve the historic appearance of the bay(s) nearest the primary elevation (the first two bays will not have window openings). In the sixth, seventh, and eighth bays on the second and third floors, the applicant is proposing to expand the opening to its fullest extent and install balconies with a glass railing system. The second floor would have projecting balconies and the third floor would have recessed balconies.

For the south elevation (rear), the applicant is proposing to rehabilitate six, original steel, divided light windows on the first floor within the loading dock area. Above the loading dock, the applicant is proposing to replace all but one of the windows with new windows. The proposal would not increase the size of the window openings. On the west side of the rear elevation, the applicant is proposing to install vertically oriented windows on the first two floors.

Overall, the applicant's window proposal is sympathetic to the Northwestern Glass Company Building and is consistent with the Minneapolis Warehouse Historic District Design Guidelines. The only aspect that CPED is recommending be modified is the proposed balconies on the east elevation. CPED is concerned that the balconies will take away from the building's symmetrical appearance and potentially lead to additional balconies being proposed. In the proposed balcony locations, CPED is recommending that the applicant install windows to match the new windows proposed in the adjacent window openings (#8, 8'-2" tall by 12'-3" wide). In addition, CPED is recommending that glazing within new and restored windows shall be clear and that the applicant retain at least two pallets of brick on site, for future restoration work.

CPED is supportive of the other portions of the window rehabilitation project including the applicant's proposal to rehabilitate the remaining original steel sash windows and retain the original appearance in

the bays on the east and west elevations nearest the primary elevation. The proposed new windows will give the building a uniform appearance. The proposed glass window wall system in one bay on the west elevation is a unique proposal that will not detract from the building's symmetrical design. As conditioned, the applicant's window proposal is in compliance with the following Minneapolis Warehouse Historic District Design Guidelines for windows:

- 2.21. Original and historically significant windows shall be retained and repaired.
- 2.23. Clear transparent glass shall be used to replace missing panes or in full window replacement unless historical documentations show other treatments. Low emission coatings will be considered if they are not reflective or tinted.
- 2.26. New window openings on secondary facades will be considered.
- 2.27. Replacement windows will be considered if evidence is provided that significant numbers of the historical or original windows have been previously removed.
- 2.29. When considering the replacement of historically significant windows, new windows shall be compatible in material, type, style, operation, sashes, size of lights and number of panes of the existing windows in that location.
- 2.31 Where true divisions are not possible, applied muntins, with an interstitial spacer will be considered. Applied muntins shall be installed on both sides of the glass.
- 2.33 Replacement windows shall be finished with a painted enamel finish. Anodized or other unfinished treatments are not allowed.

**Entryways (south elevation):** The loading dock contained two pedestrian entrances. The original drawings for the building confirm that the existing door on the left side is original or the same dimensions as the original door in terms of size and operation (the original drawings show that there was or intended to be glazing within the door that remains). The original loading dock pedestrian door on the right side was reduced in size at some point with concrete block installed on the outside.

The applicant is proposing to install new code compliant, energy efficient storefront systems in both of these openings. The new aluminum and glass doors would be the same size as the original doors. On the left side, the applicant is proposing to restore the existing large warehouse doors and fix it in place behind the new storefront system.

CPED is supportive of the applicant's proposal to replace the entryway opening on the right side with a new aluminum and glass door system that will fit in the original opening. However, CPED is recommending that a new aluminum and glass door system not be allowed in front of the existing steel doors on the left side. It is realized that this is the rear elevation and there will be less visibility than a primary elevation; however the pedestrian door is one of the few original details on the non-primary elevation that remains. In addition, a restored door would complement the proposed restored steel sash windows within the loading dock. As conditioned, the applicant's proposal for entryways on the south elevation is in compliance with the following Minneapolis Warehouse Historic District Design Guidelines for entryways;

- 2.34. Original or historically significant entryways and doorway configurations shall be retained.
- 2.35. Original or historic features of the entryway and storefront including trim and other architectural features shall be retained.
- 2.36. When replacement is proven necessary, a door style that is similar in material and design to that used originally shall be used. If historic photos or models are not available, the new replacement door shall be of simple design, with an open transparent glass panel and a transom.

- 2.41. Replacement doors will be considered if evidence is provided that original doors cannot be feasibly repaired.

**Loading dock (south elevation):** The Northwestern Glass Company Building was built with a recessed loading dock. The applicant is proposing to repair and level the concrete loading dock deck and replace the metal stair and ramp in kind.

The applicant's proposal will be maintaining a character defining feature without replacing character defining elements of the loading dock. The applicant's proposal is in compliance with the following Minneapolis Warehouse Historic District Design Guidelines for loading docks:

- 2.56. Loading docks and their associated canopies shall be preserved. Their location, height, width, and length shall be retained.
- 2.58. Loading areas that are integrated into buildings shall remain open and not be fully enclosed with opaque materials.

**(5) The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.**

As conditioned, the applicant's rehabilitation proposal retains the historic character, materials, and features of the Northwestern Glass Company Building and is consistent with the recommendations contained in the following Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**(6) The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.**

As stated in Findings #1 through #5, CPED is supportive of the overall rehabilitation project with conditions. The proposed work will help preserve the historic building by allowing for an adaptive reuse that will maintain the building's integrity and character. As conditioned, the certificate of appropriateness will conform to all applicable regulations of this preservation ordinance and would be consistent with the following policies of the comprehensive plan.

- 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. The proposed

work will help preserve the historic building by allowing for adaptive reuse. These actions will not impair the building's integrity of design. (Implementation Step 8.1.1) City shall protect historic resources from modifications that are not sensitive to their historic significance.

- Preservation policy 8.8: Preserve neighborhood character by preserving the quality of the built environment. (Implementation Step 8.8.1) Preserve and maintain the character and quality of residential neighborhoods with regulatory tools such as the zoning code and housing maintenance code.

**(7) Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.**

The project does not involve the destruction of the property.

*Before approving a certificate of appropriateness, and based upon the evidence presented in each application submitted, the commission shall make findings that alterations are proposed in a manner that demonstrates that the Applicant has made adequate consideration of the following documents and regulations:*

**(8) Adequate consideration of the description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.**

The proposed alterations demonstrate that the applicant has made adequate consideration of the Minneapolis Warehouse Historic District's statement of significance and original nomination. Please see Findings #1 and #2 for analysis.

**(9) Where applicable, Adequate consideration of Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.**

The applicant's proposal does not require a site plan review application.

**(10) The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.**

As discussed in Finding #5, the project complies with the *Secretary of the Interior's Standards for Rehabilitation*. The project, as conditioned, will be in compliance with the corresponding guidelines for rehabilitation.

*Before approving a certificate of appropriateness that involves alterations to a property within an historic district, the commission shall make findings based upon, but not limited to, the following:*

**(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.**

As conditioned, the proposed alterations are compatible with and will ensure continued significance and integrity of all contributing buildings in the historic district based on the period of significance for which the district was designated. Please see Findings #1 and #2 for analysis.

**(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.**

The proposed alterations will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district. Please see Findings #1 through #4 for analysis.

**(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.**

Approving the certificate of appropriateness application 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. The applicant is proposing a sensitive rehabilitation to the Northwestern Glass Company Building that will maintain the building's architectural integrity and the historic character of the Minneapolis Warehouse Historic District.

**STAFF RECOMMENDATION:**

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the findings above and **approve** the certificate of appropriateness to allow the proposed rehabilitation project of the Northwestern Glass Company Building located at 215-219 2<sup>nd</sup> Street North, subject to the following conditions:

1. 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 approval 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 June 18, 2015.
2. Community Planning and Economic Development staff shall review and approve the final plans and elevations prior to building permit issuance. 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.

Department of Community Planning and Economic Development  
BZH-27769

3. New mortar shall duplicate the original mortar's composition, color, texture, joint width, and joint profile. When completing the repointing work, abrasive cleaning techniques, such as sandblasting or high-pressure water wash shall not be used. A waterproof coating shall not be applied to the masonry.
4. The projecting and recessed balconies on the east elevation are not allowed. The applicant shall install windows in these bays to match the new windows proposed in the adjacent window openings (#8, 8'-2" tall by 12'-3" wide). Glazing within new and restored windows shall be clear. Low E and other energy-efficient glazing is acceptable if it is not reflective or tinted.
5. Two pallets of recovered brick from expanding the window openings shall be stored within the building for future rehabilitation work.

**Attachments:**

- Project description
- Council member and neighborhood organization notification
- Minneapolis Warehouse Historic District Design Guidelines description of Northwestern Glass Company Building
- Drawings: original elevations, existing elevations and floors plans, and proposed floor plans, elevations, and window schedule
- Window product information
- Zoning map and aerials
- Images