

**Department of Community Planning and Economic Development (CPED)**

Certificate of Appropriateness

BZH-27769

**Date:** August 20, 2013

**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:** July 26, 2013

**Public Hearing:** August 20, 2013

**Appeal Period Expiration:** August 30, 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>

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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 the 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:** This project was originally scheduled to be reviewed at the June 18, 2013, Heritage Preservation Commission (HPC) meeting. CPED recommended approval of the original proposal with conditions. The staff report was published on June 11th. On June 15, 2013, the applicant submitted a letter requesting a continuance to allow for modifications to the rehabilitation plan. On July 26, 2013, the applicant submitted revised drawings.

The applicant is proposing a rehabilitation project to redevelop the building into a Class B commercial space building. The applicant is working with the Minnesota State Historic Preservation office on participating with the historic tax credit process. The rehabilitation project includes the following work:

- **Masonry**
  - Remove paint from masonry and mortar on secondary elevations.
  - Repair brick and clean and repoint mortar as required.
  - Repaint masonry and mortar on secondary elevations.
- **Windows**
  - Install new window openings on secondary elevations (east, west, and south).
  - Enlarge existing openings on secondary elevations (east, west, and south).
  - Rehabilitate original steel sash windows on the south and east elevations.
- **Entryways (rear loading dock)**
  - Repair and level concrete loading dock deck.
  - Replace loading dock ramp and stair in kind.
  - Restore existing tin clad warehouse doors with internal full glass vestibule.
  - Repair existing steel bumper guards.
  - Install new full glass window at the location of an original man door (no longer existing).
- **Signs**
  - Install a 19-square foot blade sign to identify the building '219 Northwestern'.
  - Install cloth awning signs on the west elevation.
  - Install four wall signs on the first floor of the west elevation to identify tenants.

The updated proposal differs from the previous proposal in the following ways:

- The projecting and recessed balconies on the east elevation have been eliminated.
- The glass wall system on the west elevation for the stairwell has been eliminated.
- Signage is proposed on the west and north elevations
- The existing tin clad warehouse doors in the loading dock will be restored in place and be operable.

**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.

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, repairing masonry, repointing mortar joints, and restoring original steel sash windows.

**(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 architecture, and association with master architects. As detailed in Finding #1, the applicant's proposal is compatible with the Minneapolis Warehouse Historic District's 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 is 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 on the south and east elevations.

*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.

*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 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.**

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. Facade 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:** 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 eight full or partial steel sash, divided light windows and the east elevation has retained five full or partial steel sash divided light windows.

The applicant is proposing to retain all of the steel sash windows except one on the east elevation. The applicant is also proposing to replace windows on the secondary and tertiary elevations. All of the proposed windows would have a dark bronze aluminum painted finish. And the divided light window would have true muntins, and a three part spacer (internal, interstitial, and external) muntin.

For the west elevation, the applicant is proposing to add three new window openings and expand ten window openings. The window/storefronts on the first floor and the windows on the third floor would remain. The applicant is not proposing to introduce new window openings in the bay nearest the primary elevation.

For the east elevation, the applicant is proposing to retain four steel divided light windows, add four new window openings and expand 16 window openings. Like the west elevation, the applicant is preserving the historic appearance of the bay(s) nearest the primary elevation (the first two bays will not have window openings).

The proposed fenestration on the east elevation is not as uniform as the west elevation. The applicant states that they are proposing the different window sizes (width and depth) on the east elevation to maintain window opening sizes that may have been created during the period of significance. The applicant states, "We have no evidence to suggest one way or the other that these are openings that occurred during the period of significance, but the larger openings do demonstrate the industrial and manufacturing use/period of the building." The applicant also states, "We feel it is important to beckon back to that period by maintaining/re-instituting these larger "non-uniform" openings."

CPED is recommending that the window openings on the 3<sup>rd</sup> and 4<sup>th</sup> floors of the 9<sup>th</sup> bay match the height of the proposed new windows on the third and fourth floors. There is not enough evidence to show that these openings were points of entry for products and should be extended to the proposed extent. For the window opening on the 3<sup>rd</sup> floor of the sixth bay, CPED is recommending that the window details match that of the window opening on the 2<sup>nd</sup> floor of the 7<sup>th</sup> bay. The 1991 image provided by the applicant shows that these openings in the 6<sup>th</sup> and 7<sup>th</sup> bays have been to the current extent for at least the past 22 years.

For the south elevation (rear), the applicant is proposing to rehabilitate the eight, steel divided light windows; seven of them being on the first floor within the loading dock area. Above the loading dock,

the applicant is proposing to remove the glass block on the second and fourth floors and install windows within these openings. On the west side of the rear elevation, the applicant is proposing to install vertically oriented windows on the first two floors.

CPED is supportive of the window rehabilitation portion of the project. The applicant is restoring original steel sash windows, installing windows that will give the building a more uniform appearance, and maintaining the windowless appearance on the bays nearest the primary elevations. CPED is recommending that glazing within new and restored windows be clear.

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 is at least 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 replaced at some point and concrete block was installed at the bottom of this opening.

The applicant is proposing to restore the existing tin clad wood core warehouse doors and install an internal full glass vestibule. For the pedestrian door on the right, the applicant is proposing to install a new window that is the same size as the original opening. CPED is supportive of the applicant's proposal. 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.
- 2.37. Original loading dock doors, which were typically overhead or sliding, shall be maintained when feasible. Filling the opening with glass or another treatment that preserves the wall opening will be considered.

- 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.

**Master sign plan:** The applicant is proposing the following signs for the building:

- On the primary elevation facing 2<sup>nd</sup> Street North, a 19-square foot, non-illuminated, projecting sign (8’-2” tall x 2’-4” wide) is proposed to be located at the joint between the 1912 and 1923 portions of the building. The slim outer edge of the sign facing 2<sup>nd</sup> Street North would read ‘Northwestern’ while the blade parts would have "suspended" aluminum cut out numbers stating the building’s numerical address "219". The sign would be approximately 21 feet in height measured to the top of the sign.
- On the west elevation, four, non-illuminated, 25-square foot (1’-9¾” tall by 13’-8½” wide) wall signs are proposed on the first floor. Each of the signs would have offset die-cut aluminum letters placed on an aluminum plate.
- On the west elevation, two cloth awning signs are proposed that would provide the name for the first floor tenant on the awning flap. The sign area would be approximately 5.5 square feet.

CPED is supportive of the applicant’s projecting sign even though it does not meet all of the HPC Design Guidelines for On-Premise Signs and Awnings. The proposed projecting sign is seven square feet larger than what is allowed by the guidelines, seven feet taller than what is allowed by the guidelines, and has two mounting plates instead of one. However, the large size sign and taller location is not out of scale with the Northwestern Glass Company Warehouse. In addition, the location of the proposed sign is a subtle and creative way to call attention to the building’s two time periods of construction and will not hide significant architectural details of the building. CPED is recommending that the two mounting plates be attached through the mortar joints. Final sign colors have not been identified. Therefore, CPED is recommending that sign colors be compatible with the building and its surroundings; day-glo, light reflecting or fluorescent colors or materials are not allowed.

Table 1: Proposed Projecting Sign Analysis

	Guideline	Proposal
Size	12 square feet	19 square feet
Height	14 feet	21 feet
Installation	One mounting plate	Two mounting plates

CPED is also supportive of the applicant’s proposal to install four wall signs on the west elevation. The guidelines recommend that an elevation not have more than two signs. However, the applicant’s proposed wall signs are non-illuminated and meet size, material, and installation requirements for wall

signs. In addition, the applicant's proposal to install four, non-illuminated signs in one area of a secondary elevation will reduce the amount of signs installed on the 2<sup>nd</sup> Street primary elevation. Furthermore, the design of the aluminum lettering will be compatible with the warehouse building.

Finally, CPED is supportive of the applicant's proposed awning signs, which meet all guidelines for cloth awning signs (location, number, material, installation, and awning shape).

**(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.**

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 rehabilitation project. 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.**

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 August 20, 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.
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. 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. On the east elevation, the proposed window openings on the 3<sup>rd</sup> and 4<sup>th</sup> floors of the 9<sup>th</sup> bay shall match the height of the typical window opening on the third and fourth floors of the east elevation. The window opening on the 3<sup>rd</sup> floor of the 6<sup>th</sup> bay, shall match the window details (including number of divided lights) of the window on the 2<sup>nd</sup> floor of the 7<sup>th</sup> bay.

Department of Community Planning and Economic Development  
BZH-27769

6. Sign colors should be compatible with the colors of the building and its surroundings. Day-glo, light reflecting or fluorescent colors or materials are not allowed.

**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