



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission
 HPC Agenda Item #3
 October 25, 2016
 BZH-29347

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 800 Washington Avenue North
Project Name: Windows and Entryways
Prepared By: Hilary Dvorak, Principal Planner, (612) 673-2639
Applicant: TractorWorks LLC
Project Contact: Lynda Bartlette with Beissel Window and Siding
Ward: 3
Neighborhood: North Loop
Request: To seek after-the-fact approval for window replacement as well as to seek approval for the replacement of additional windows and doors on the building

Required Applications:

Certificate of Appropriateness	For after-the-fact approval for window replacement as well as approval for the replacement of additional windows and doors on the building.
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HISTORIC PROPERTY INFORMATION

Current Name	TractorWorks
Historic Name	Deere-Webber Company
Historic Address	800 Washington Avenue North
Original Construction Date	1902-1910
Original Architect	Kees & Colburn
Original Builder	J. L. Robinson
Original Engineer	Unknown
Historic Use	Farm implement company
Current Use	Office
Proposed Use	Office

Date Application Deemed Complete	September 28, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	November 27, 2016	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

Local Historic District	Warehouse Historic District
Period of Significance	1865-1930
Criteria of Significance	<p><i>Criteria 1:</i> The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.</p> <p><i>Criteria 4:</i> The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.</p> <p><i>Criteria 6:</i> The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.</p>
Date of Local Designation	2009
Date of National Register Listing	1989
Applicable Design Guidelines	<u>Minneapolis Warehouse District Design Guidelines</u> (2010)

SUMMARY

BACKGROUND. The six-story Deere-Webber Company building is constructed with beige brick in a simplified Richardsonian Romanesque Style. The heavy exterior wall, which is battered in the first story, rises uninterrupted to an outward curving parapet which terminates the composition. Deep window reveals emphasize the weight and solidity of the walls. The second and third story windows are unified within segmentally arched openings while the fourth through sixth story windows are organized within semicircular arched openings. The original entryway consists of an arched opening with Sullivanesque ornamentation and two terra cotta deer head flanking the entry. The original entry was once covered by an unsympathetic design. The entryway has since been restored. The only other ornament is a terra cotta band with scroll ends below the second and fourth story windows. Mortar joints are laid flush in a mortar slightly darker than the brick. An adjacent nine-story addition of similar massing, proportion and fenestration was constructed in 1910. The parapet, identical to that of the six-story building, has been removed. A loading dock was constructed adjacent to the six story section of the building sometime after 1927. The building retains its integrity.

In 1978, the City of Minneapolis designated the North Loop Minneapolis Warehouse Historic District as a local historic district. The designation focused on the wholesaling portion of the warehouse industry. In 1989, the Minneapolis Warehouse Historic District was listed on the National Register of Historic Places (NRHP). The 1989 NRHP district contained a larger geographic area than the 1978 locally designated district. This was due to NRHP district covering the entire warehousing industry in Minneapolis and its connection to the railroad industry. In 2009, the City of Minneapolis expanded the boundaries of the local warehouse district to match the boundaries of the NRHP district resulting in the local designation of the Minneapolis Warehouse Historic District. The subject building was located within the boundaries of the 1989 NRHP district but not within the boundaries of the 1978 local district. In 2009 it became part of the local district.

APPLICANT’S PROPOSAL. The applicant is proposing to replace a handful of windows and two doors on the building. The applicant has indicated that there are over 750 openings on the building. The majority of the windows and doors were replaced prior to 2006 with dark bronze colored aluminum windows and doors. Based on photographic evidence, the original windows were made out of wood and

had a different division of light than the windows currently in the building. The work that will be done as part of this application includes installing 31 windows located in the basement of the building facing Washington Avenue North, replacing two windows, a door and another opening on the parking lot side of the building and replacing two entryway door systems on the Washington Avenue North side of the building.

The 31 new windows that will be installed in the basement of the building will replace plywood that was installed in existing window openings. The new windows will be a Quaker K200 series with a fixed, one-light window. The color of the windows will be dark bronze with a painted baked-on enamel to match the rest of the windows on the building.

The two windows, the door and the other opening on the parking lot side of the building have been replaced with four windows. This work was done in late 2015 without a building permit. A building permit had been pulled for interior remodeling of the space next to the openings and it was assumed that this building permit covered the window replacement. All four of the windows are similar to other replacement windows in the building in style and division of light. All four of the windows are dark bronze with a painted baked-on enamel to match the rest of the windows on the building. It is unknown if the fourth opening was a window or a door as the opening had been replaced with wood framing that had a stucco exterior and a sheetrock interior. This opening and the opening that was previously a door have been replaced with a window with a solid aluminum base.

The two entryway door systems on the Washington Avenue North side of the building that will be replaced are both located in the nine-story portion of the building. The entryway door system in the six-story portion of the building along Washington Avenue North was replaced prior to 2006. The replacement entryway door system in the six-story portion of the building is dark bronze aluminum. The replacement entryway door systems in the nine-story portion of the building will be custom built to match the existing entryway door system in the six-story portion of the building. The replacement entryway door systems will be made out of aluminum and will be dark bronze in color. The existing western most entryway door system is made out of wood with an aluminum door and the entire easternmost entryway door system is made out of aluminum. It is not clear if the westernmost entryway door system is original but it has clearly been modified to include the aluminum door.

RELATED APPROVALS. Since 2009 when the property was locally designated, several Certificate of No Change applications have been reviewed and approved for minor changes to the building as well as for signage. Two Certificate of Appropriateness applications have been approved; one for rooftop telecommunications antennas and one for a rooftop deck.

PUBLIC COMMENTS. No comment letters have been received in regards to this application. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow after-the-fact approval for window replacement as well as approval for the replacement of additional windows and doors on the building based on the following findings:

1. *The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.*

The Minneapolis Warehouse Historic District is historically significant as an early example of commercial growth as the city's warehouse and wholesaling district. The district expanded during the late nineteenth and early twentieth centuries and helped transform Minneapolis into a major distribution and jobbing center. The buildings, structures, and industrial landscape of the Warehouse District reflect the genesis and evolution of these industries. The district is also architecturally significant for its remarkably intact concentration of commercial buildings designed by the city's leading architects which demonstrate every major architectural style from the late nineteenth to early twentieth century. The period of significance for the district is identified as 1865 through 1930.

The building was constructed between 1902 and 1910 and is a contributing resource to the historic district. The majority of the windows and doors in the building were replaced with aluminum windows and doors in a dark bronze color prior to the building being designated in the local historic district. The proposed windows and doors will match the already replaced windows and doors in style, color and material. With the recommended conditions of approval, the alterations proposed will be compatible with the designation of the Warehouse Historic District, including the period and criteria of significance.

2. *The alteration will ensure the continued integrity of the landmark or historic district.*

With the recommended conditions of approval, the alterations will not impact integrity of location, design, setting, materials, workmanship, feeling, or association of the building within the district. While the proposed windows and doors will not be made out of wood and will not have the same division of light as the original windows did, they will match the replacement windows that account for the majority of the windows and doors in the building which will maintain consistency of design and the overall character of the building. The alterations proposed will ensure the continued integrity of the Warehouse Historic District.

3. *The alteration is consistent with the applicable design guidelines adopted by the commission.*

The *Warehouse Historic District Design Guidelines* were adopted in 2010. The following design guidelines for existing buildings are applicable to the proposal:

Fenestration – Windows: Windows are an important character defining feature of existing buildings. Original windows can often be repaired instead of being replaced. Simple modifications, that are sensitive to the original fabric, can often be made to improve their thermal capacity.

Requirement:

- 2.21. Original and historically significant windows shall be retained and repaired.
- 2.22. All decorative trim around the windows shall be retained, including lintels, pediments, moldings or hoods and if replacements are proven necessary, the original profile shall be replicated.
- 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.
- 2.24. Windows on primary facades shall not be removed or blocked to install air conditioning, mechanical equipment, louvers, or for any other reason.
- 2.25. New or expanded window openings on primary facades are not allowed, unless it is to restore an historical window opening and evidence is provided to support the opening.

Other Considerations:

- 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. A survey of the existing windows is required to document their condition and type.
- 2.28. Replacement windows will be considered if evidence is provided that original or historically significant windows cannot be feasibly repaired. A survey of the existing windows is required to document their condition and type.
- 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.
- 2.30. True divided lights are required when replacing a divided light window.
- 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.
- 2.32. Internal muntins, sandwiched between two layers of glass, alone are not allowed.
- 2.33. Replacement windows shall be finished with a painted enamel finish. Anodized or other unfinished treatments are not allowed.

Staff Comment

Based on photographic evidence, the original windows were made out of wood and had a different division of light than the windows currently in the building. The applicant has indicated that there are over 750 openings on the building. The majority of the windows and doors were replaced prior to 2006 with dark bronze colored aluminum windows and doors. The building became part of the local district in 2009. While the proposed windows will not be made out of wood and will not have the same division of light as the original windows did, they will match the replacement windows that account for the majority of the windows in the building which will maintain the overall character of the building.

Fenestration – Entryways:

Requirement:

- 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.
- 2.38. New openings or entryways on elevations that face public streets are not allowed.
- 2.39. ADA accessibility shall be accommodated within the interior of the building using the existing primary entrance. If this is proven infeasible then alternative entryways will be

considered to allow for accessibility. Exterior ramping is not allowed on elevations facing a public street.

Advisory:

2.40. If original entryways were altered, the preferred treatment is to restore them to their original condition based on historic photos or other evidence.

Other Considerations:

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

2.42. Replacement features of the entryway and storefront such as trim that replicate existing features will be considered.

2.43. New openings or entryways on elevations that face a public street will be considered if evidence is provided that the new opening or entryway keeps with the original fenestration pattern and no other feasible alternative exists.

Staff Comment

The applicant has indicated that there are over 750 openings on the building. The majority of the windows and doors were replaced prior to 2006 with dark bronze colored aluminum windows and doors. The building became part of the local district in 2009. While the proposed doors will not be made out of wood and will not have the same division of light as the original windows did, they will match the replacement doors that account for the majority of the doors in the building which will maintain the overall character of the building.

4. *The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The proposed alterations will be consistent with the following *Secretary of the Interior's Standards for Rehabilitation*:

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The applicant has indicated that there are over 750 openings on the building. The majority of the windows and doors were replaced prior to 2006 with dark bronze colored aluminum windows and doors. The building became part of the local district in 2009. While the proposed windows and doors will not be identical to the original windows and door in terms of design or material, they will match the replacement windows and doors that account for the majority of the windows and doors in the building which will maintain the consistency of design and overall character of the building. The proposed alterations will not materially impair the significance and integrity of the historic district, as evidenced by the consistency of the alteration with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

5. *The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.*

The preservation ordinance is intended to promote the recognition, preservation, protection and reuse of historic districts, to promote the economic growth and general welfare of the city, to further educational and cultural enrichment, and to implement the policies of the comprehensive plan. With the recommended conditions of approval, the proposal would be consistent with the following applicable policies of the comprehensive plan:

Heritage 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.

- 8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by TractorWorks LLC for the property located at 800 Washington Avenue North in the Warehouse Historic District:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow an after-the-fact approval for window replacement as well as approval for the replacement of additional windows and doors on the building, 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 approved 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 October 25, 2018.
2. 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.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Overall building window and door replacement plans
3. Window and door specifications
4. Photos
5. Site plan
6. Correspondence

TRACTOR WORKS BUILDING

800 North Washington Ave.

PROJECT DESCRIPTION

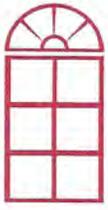
The Tractor Works building consists of 2 adjoining structures. As viewed from Washington Ave., there is a nine story building on the left side and a six-story building on the right side.

There are approximately 750 openings on these two buildings with 95% of the original windows and doors already replaced by bronze colored aluminum. Our project consists of replacing the last of the original window openings and replacing two entryways that are now silver colored with bronze colored material to match the rest of the building.

Our anticipated replacement will be spread over three distinct areas of the building. For purposes of reducing confusion, we will call them Washington Avenue basement windows; Parking lot windows; and Washington Avenue entryway doors.

Washington Avenue Basement Windows:

There are currently 31 basement windows that are below grade and hidden from view in a cement "moat". They are all in the front facing side of the building. The original windows have been removed and the openings boarded over with plywood.



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Beissel Window and Siding proposes to remove the existing plywood, panels, etc. that are currently covering up the existing front basement openings only. It appears that these openings were originally a fixed one-lite window which is what we will be replacing them with. These windows are located behind a cement "moat" and are not seen from the exterior unless you are up next to the railing system. The new windows will be bronze aluminum duplicating both color and material to the rest of the building.

We will furnish and install 31 Quaker K200 series fixed one-lite complete replacement aluminum windows for the basement level of this building. Color to be Dark Bronze in a painted baked on enamel. Glazing to be 1" insulated glass. The fixed one-lite windows feature a heavy duty 2 3/8" jamb that has a thermally broken frame and sash and interior glazing stops.

Parking Lot Windows:

There are 4 openings here that have already been replaced with bronze aluminum windows to match everything else on the building. They are on the right side parking lot of the 6 story building, first level and the last 4 openings at the very end. They cannot be seen when traveling on Washington Avenue. Beissel Window and Siding has already removed all of the existing windows in 2 openings, door and sidelites in 1 opening and sheetrock/stucco barrier in 1 opening; and reframed the 2 complete door openings to accept the new windows. The new windows are bronze aluminum duplicating both color and material to the rest of the building. In detail (going from left to right):

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The first door opening was completely missing all original materials and replaced by wood framing with stucco on the exterior and sheetrock on the interior; the next 2 openings were windows where the top interior sashes were missing and replaced by wood framing with plywood on the exterior and sheetrock on the interior; the last opening was the existing door, sidelights and transom. As with the two adjacent window openings it appears that the top interior sash was missing and was replaced by sheet rock on the interior and a partial section of plywood on the exterior seemingly holding something together. All 3 plywood panels in the door slab bottom had full width cracks in them. The door slab had been splintered from a possible previous break-in as indicated by the long aluminum vertical plate interior and exterior with the door handle dropped way down from its normal position which is usually just below the deadbolt. Building entrances shall not be re-oriented so that freight entrances and loading docks are used as primary building entrances. That opening is now part of the new built-out suite. Original loading dock doors shall be maintained when feasible. Filling the opening with glass or another treatment that preserves the wall opening will be considered.

Washington Avenue Entryway Doors:

Beissel Window and Siding proposes to remove the existing round top entry systems on Suites 150 and 190 (2 main entryways on the 9 story building) facing Washington Avenue and replace with new aluminum entry systems. The entryway on Suite 190 currently has wood framing with a single aluminum door. The framing is capped with aluminum trim and the bottom portion of the entry has deteriorated to the point



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of leaking water into the building. The entryway on Suite 150 has been completely replaced with clear anodized aluminum and a double door system and has no original wood material remaining. The new entryways will be a custom arched system consisting of single doors with sidelites and transoms in the same configuration as existing. These entryways will be bronze aluminum duplicating design, color and material to the main entrance of the 6 story building (see attached photo). Furnish and install 2 custom round top CMI narrow stile door and CMI storefront window systems into this opening. Color to be bronze anodized. Glazing to be 1" clear insulated, tempered as required by code. The door and window systems feature a heavy duty 4 1/2" jamb depth thermally broken frame, butt hinges, 10" bottom rail, Norton closer, threshold and panic hardware.

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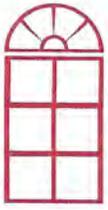
TRACTOR WORKS BUILDING
800 North Washington Ave.

CERTIFICATE OF APPROPRIATENESS
REQUIRED FINDINGS STATEMENT

1) The Tractor Works building is located in what is called the 20th century warehouse area. In contrast to the 19th century structures, these new buildings were large rectangular boxes and much taller than their counterparts. The buildings were workhorses designed for an industrial purpose but often these boxy buildings were embellished with ornate details. The scale of these new structures created a different feeling than the character of the 19th century warehouse area. Our window and door replacement does not disturb any existing ornate details and the use of aluminum products seems to complement the warehousing and manufacturing purposes of the building.

2) Replacement with a substitute material will be considered if the form and design of the substitute material is proven durable and conveys the visual appearance of the original material.

3) The applicable design guidelines which pertain to our project allow the following alterations: aluminum is a suitable replacement material for the windows, doors and framing elements; replacement windows will be painted an enamel finish and not an anodized finish; clear transparent glass shall be used for all replacement windows and



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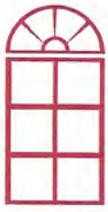
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entryway doors; the depth of reveal will not be altered, that is, the replacement windows will be inset one brick width from the building face and the sills will not be altered in any way; the new windows will be compatible in type, style, operation, sashes and size with the existing windows in that location; the new windows will not be altered to accommodate the installation of air conditioning, mechanical equipment, louvers, or for any other reason.

4) The property is not being used as warehouse space any longer but has been converted to office space. There is no change to distinctive materials, spaces or spatial relationships with the replacement of the windows and doors. The windows will remain characteristic of the original openings with arched tops where dictated and the entryways will remain round top fitting with the existing round brick opening. Replacing these windows and doors with aluminum is an acceptable material as it is consistent with the rest of the structure as well as those surrounding it. The basement moat windows are completely missing with no representation of what the original windows were due to the location below the sidewalk level and with no historic pictures available. The new windows being installed as fixed one-lites are the most accurate representation of what remains. These windows are compatible with the window openings and characteristic of the building given this particular area is a non-character defining elevation. The two entryways being replaced currently have aluminum doors. One opening has been completely replaced with a silver aluminum with no remaining wood to refinish. The second opening has an aluminum door with wood framing and 2 wood panels. The wood on this entry is deteriorating to the point of leaking. The new entryways would be consistent with the brick opening and rounded to match the historic character of the opening. The new replacement doors shall be of

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simple design, with an open transparent glass panels and a transom; framing would be split in such a way that is consistent to the original makeup of the entryway.

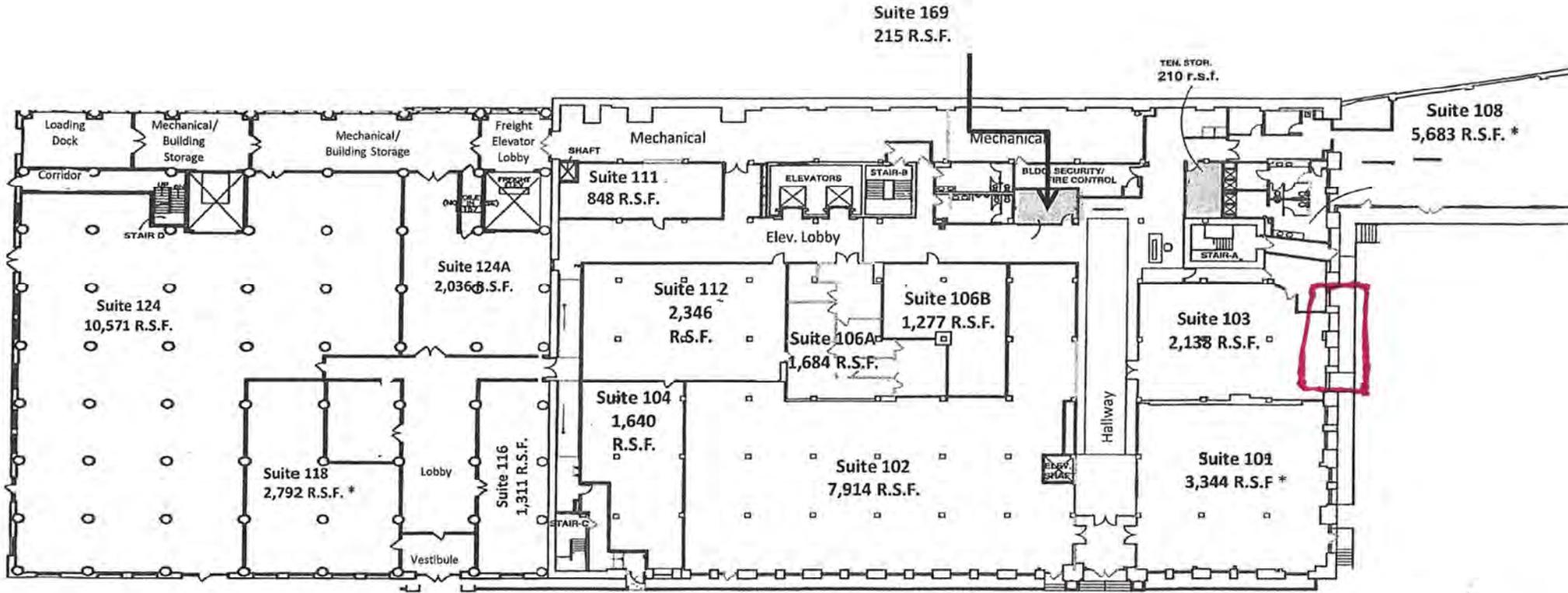
5) In a quick survey of the 19 buildings (and not considering parking ramps) that are within the 350 feet radius of the Tractor Works building, It appears that 18 of the buildings have windows and doors that are either aluminum or aluminum clad and only one small building that still has original wood windows. As such, it certainly seems that the continuation of aluminum windows and aluminum entryways on Tractor Works is consistent with the intent of the preservation ordinance and the applicable comprehensive plans for the district.

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Parking Lot Windows

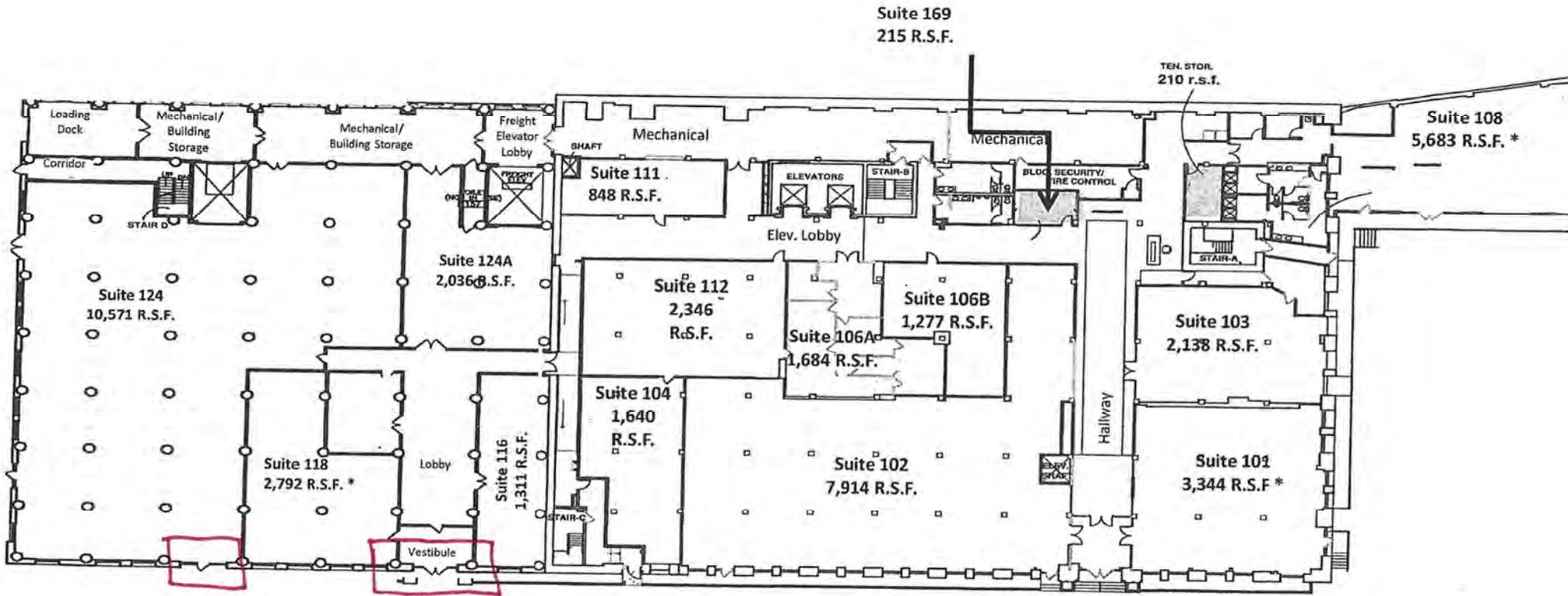
1st Floor



Washington Ave.

Washington Ave. Entryway Doors

1st Floor



Washington Ave.





K200 SERIES(HC60)
 (Formerly #2000 and #4000)
 FIXED
 2 3/8" FRAME DEPTH

MODEL	Fixed
SERIES	K200 Series
CLASS	FW-HC60
OPERATION	<input type="checkbox"/>
MAXIMUM SIZE	AAMA structural test size is 5'-4"x5'-11" minimum for HC60 rating. For minimum and maximum contact Quaker Window Products.
GLAZING THICKNESS	1" Insulated Glass (1/4" annealed on exterior pane and 1/4" annealed on interior pane)
MULLING	Mulls to 2 3/8" frame depth fixed and operable units (K200, H400, H420, T400, T420 and E200 Series)
FINISHES	Baked-on powder coat finish that meets 2604 specs. Anodic finishes, custom colors, 2605 finishes available.
MUNTINS	Between the glass(dust-free) or simulated divided lites
SCREENS	NA
OPERATING FORCE(LBS)	NA
CURVED SHAPES	Circle Tops available

PERFORMANCE

The performance numbers listed below represent independent laboratory test on Quaker Windows at the time of publication. Please contact Quaker Window for the most recent performance data.

Model	NWWDA Rating I.S. 2-97	Structural Load P.S.F.	Air At 50 MPH(cfm/ft ²)	Water (No Penetration) PSF	Condensation Resistance	U-value	SHGC
Fixed	FW-HC60	90.23	<0.01	7.51	41	0.35	0.33

STC Rating: 32 (Contact Quaker Window for glazing options and optional STC Ratings)

Note: Numbers listed are subject to change without notice
 :U value simulations were conducted with Low-E and Argon.
 :U value simulations meet NFRC requirements.

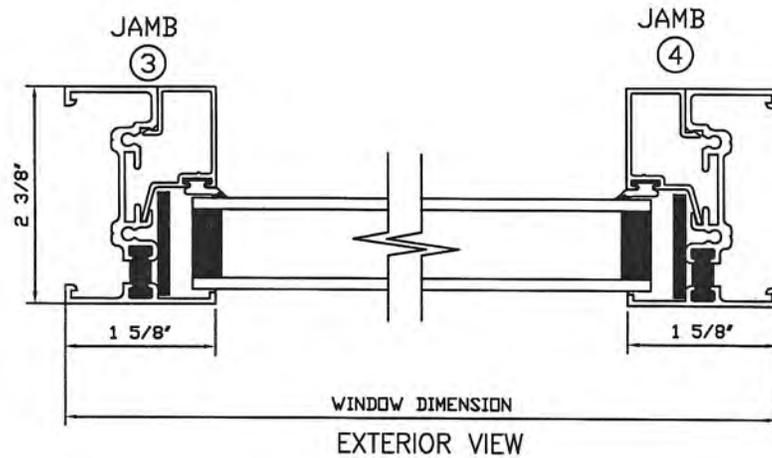
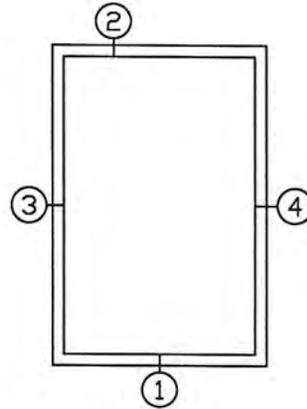
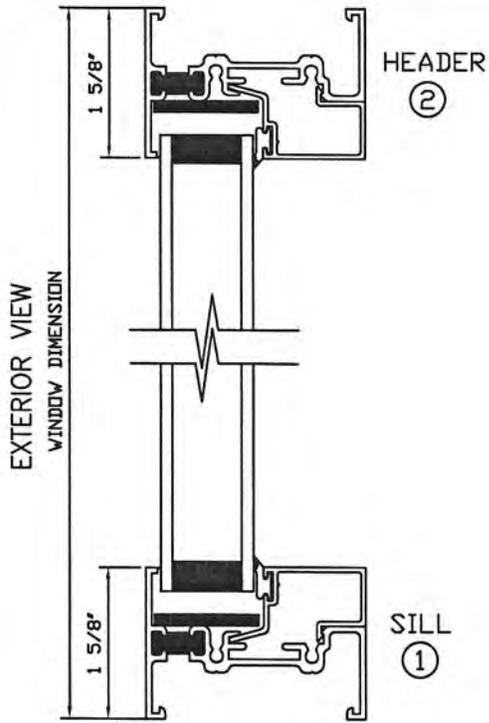
NA: Not available.



(telephone) 573-744-5211
(fax) 573-744-5586 or 5822
www.quakerwindows.com

K200 SERIES PICTURE (FW-HC60)

Quaker window products reserves the right to change any/all designs without notice.
Due to periodic re-certification requirements, results shown may vary slightly.





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Products

Single-Hung

Double-Hung

Horizontal Slider

Projected/Casement

Fixed

3 1/4" M-950

2 11/16" M-85

2 3/8" 4500 Series

4 3/4" M-950B Blast

3 1/4" Fixed Blast

Blast-Resistant

Large Missile Impact

FBC Approved

Sliding Glass Doors

Accessories

Glass and Grids

Product Selector

SALES REP LOCATOR

REQUEST A QUOTE

SIGN UP FOR ENEWS

Home > Products > Fixed > 2 11/16" M-85

2 11/16" M-85 Series Fixed Windows

NAMI Gold Label Product

- 2 11/16" Frame Depth
- 1" Sealed Insulated Glass
- Pour and debridge polyurethane thermal break utilizing Azo-Brader™ technology
- .050 Typical Wall Thickness – Aluminum Alloy 6063-T6
- Hurricane Impact-Resistant model passed Large Missile D Zone 3 Impact Testing
- Fixed over Louver configuration is factory stacked in one master frame, and available with all the same features and options as the standard model

Finishes available:

- White, Bronze (AAMA 2603)
- Anodized: Clear, Bronze (AAMA 611)

with minimum order quantity

- 70% Fluoropolymer: White or Bronze (AAMA 2605)
- Other non-standard colors

Accessories

CAD Drawings

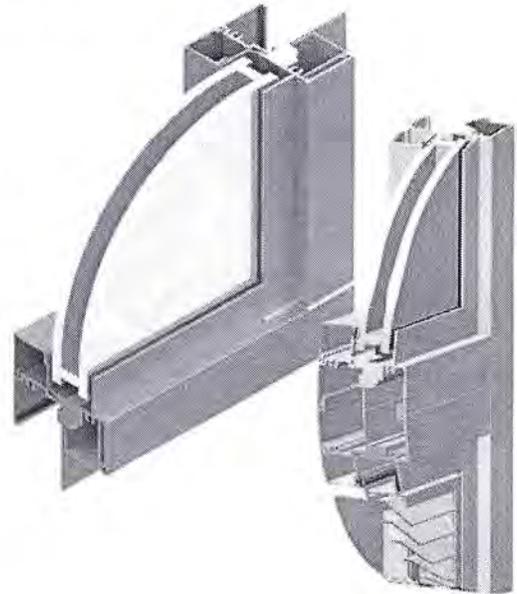
Special Shapes Available

Enlarged Corner Section

Enlarged Corner Section over Louver

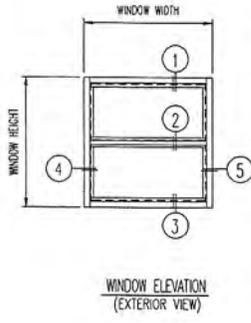
M-85 Series Project Gallery

Brochure



Type	Rating	Structural/ Water/Air Test Size	Air Infiltration (cfm/sq ft)	Water Resistance (psf)	Deflection (psf)	Structural* (psf)
Standard	CW30	60W x 72H	< 0.01 @ 1.57 psf	4.60	30	45
Standard	CW50	60W x 72H	< 0.01 @ 1.6 psf	7.52	50	75
Optional [^] <i>FBC Approved</i>	CW65	60W x 72H	< 0.01 @ 1.57 psf	9.82	65	97.5
over Louver: Standard	CW30	60W x 72H	< 0.01 @ 1.57 psf	4.60	30	45
over Louver: Optional [^]	CW50	60W x 72H	< 0.01 @ 1.6 psf	7.52	50	75
over Louver: Optional [^]	CW65	60W x 72H	< 0.01 @ 1.57 psf	9.82	65	97.5
Fixed-Fixed: Standard	CW40	60W x 78H	< 0.01 @ 6.2 psf	6.06	40	60
Fixed-Fixed: Optional [^]	CW45	60W x 78H	< 0.01 @ 6.2 psf	6.90	45	67.5

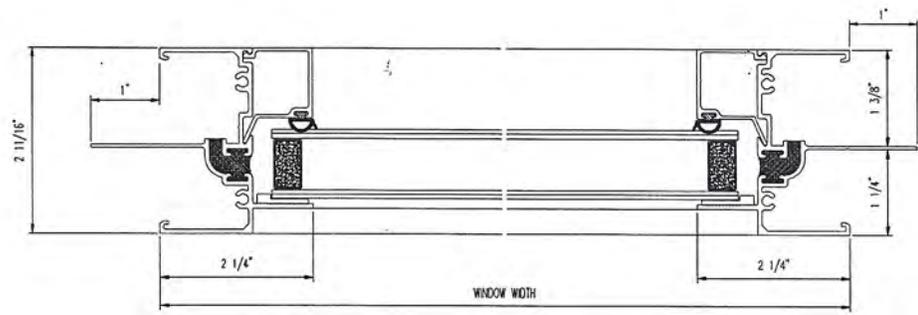
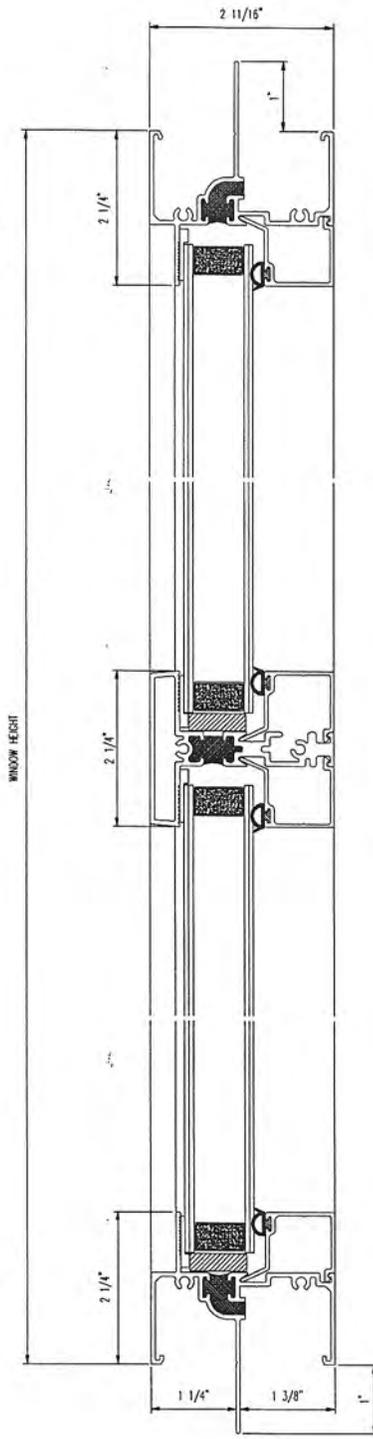
M85



1 FIXED HEAD

2 STACK BAR

3 FIXED SILL



4 FIXED JAMB

5 FIXED JAMB

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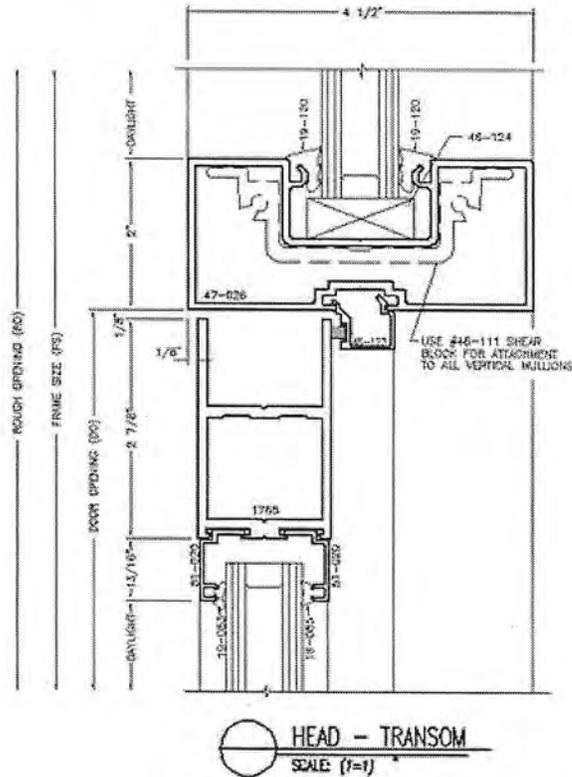
**200 Narrow Stile Doors - 450TB 2" x 4 1/2" Door Frame -
1" Glazing Infill - Head Details - Entryway Doors**

To VIEW detail file, select/left click desired format below to open viewer.

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Please contact the drafting department for custom detail requirements.



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200 Narrow Stile Doors - 450TB 2" x 4 1/2" Door Frame - 1" Glazing Infill - Jamb Details *Entryway Doors*

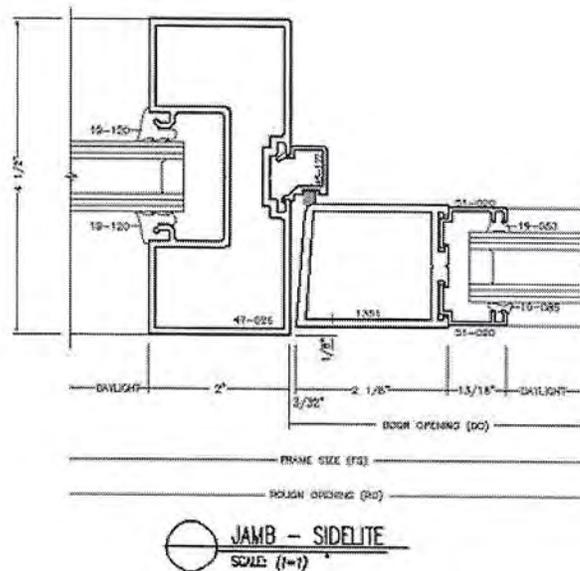
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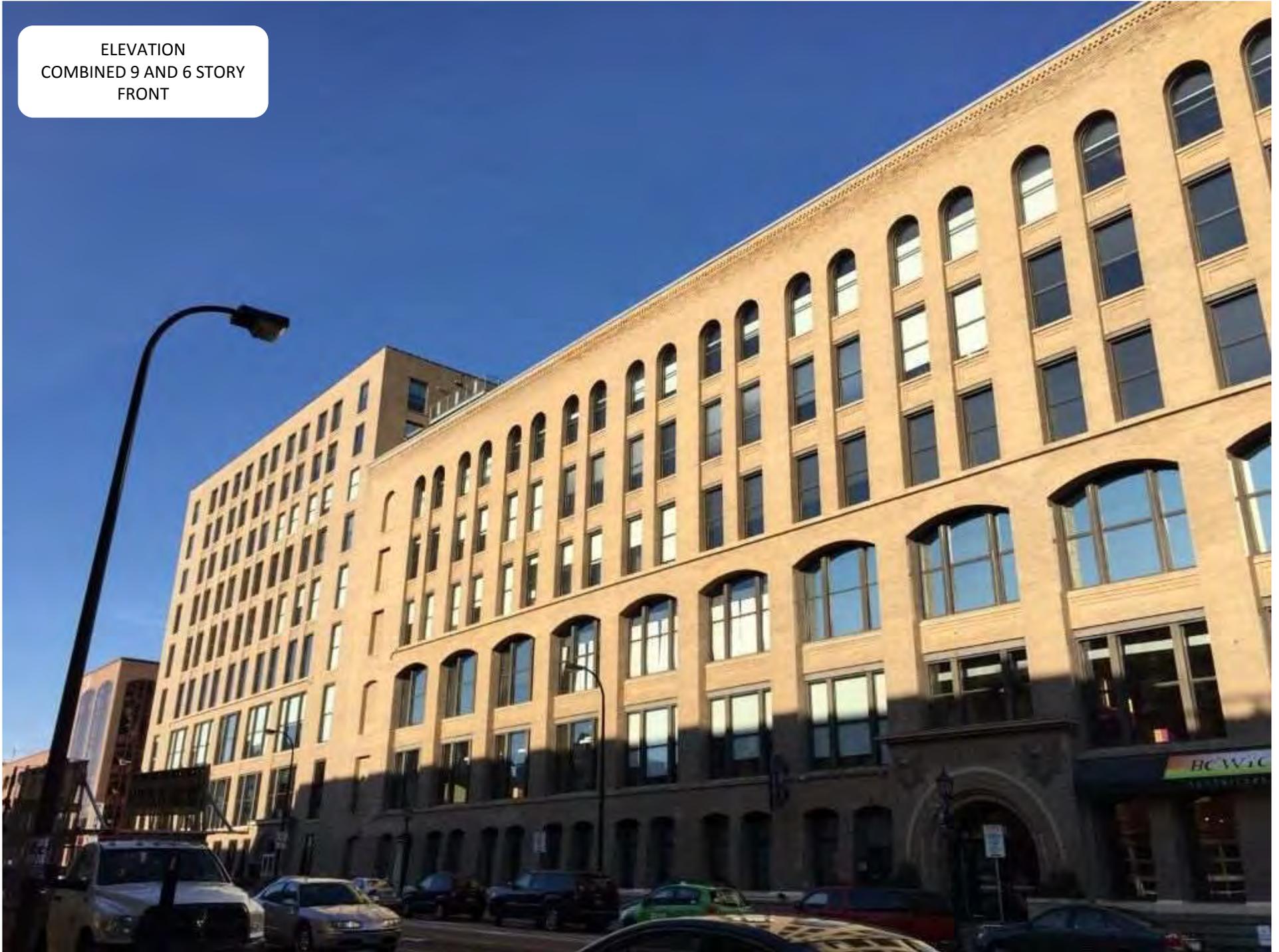
Please contact the drafting department for custom detail requirements.



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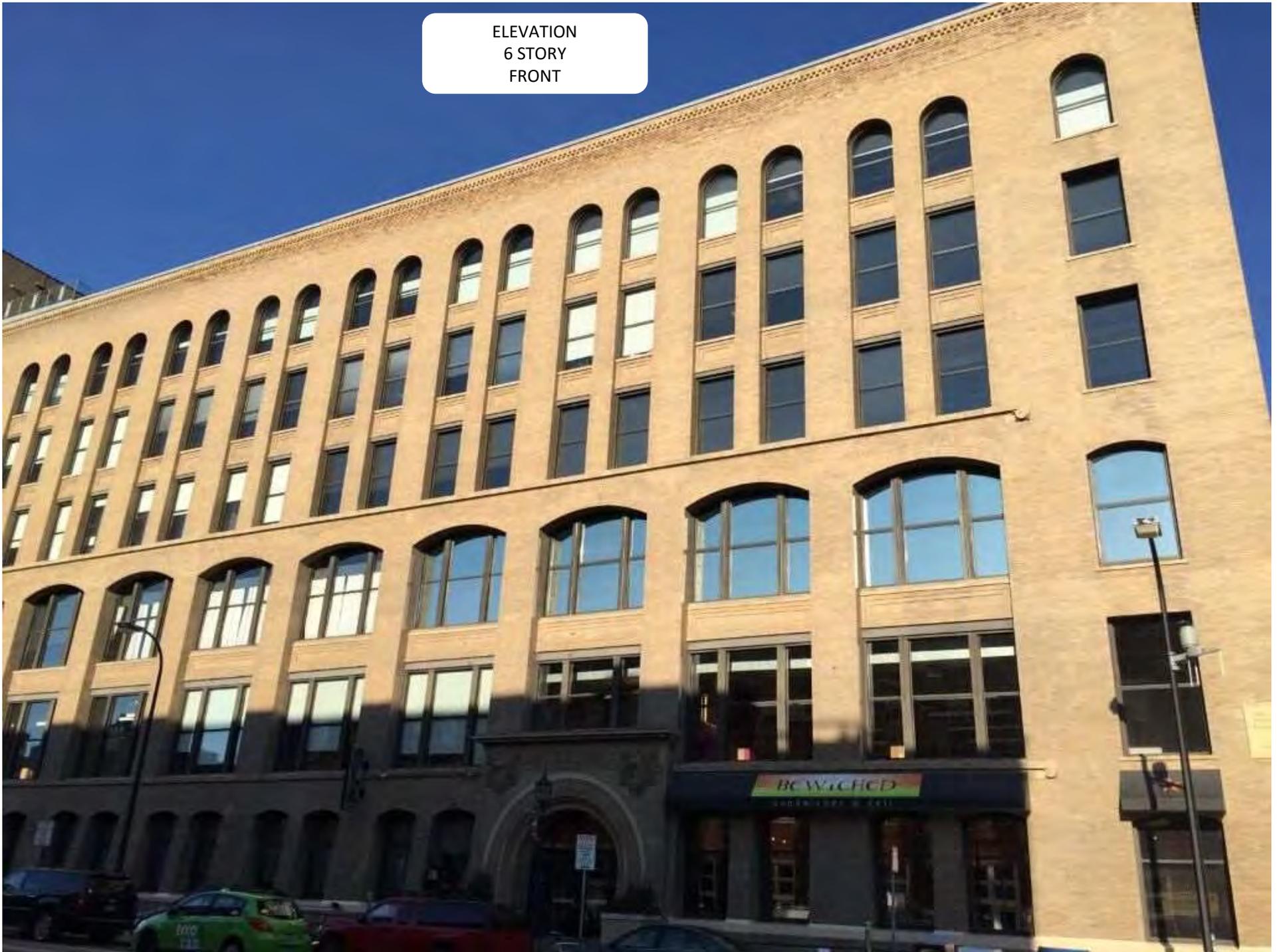
ELEVATION
COMBINED 9 AND 6 STORY
FRONT



ELEVATION
9 STORY
FRONT

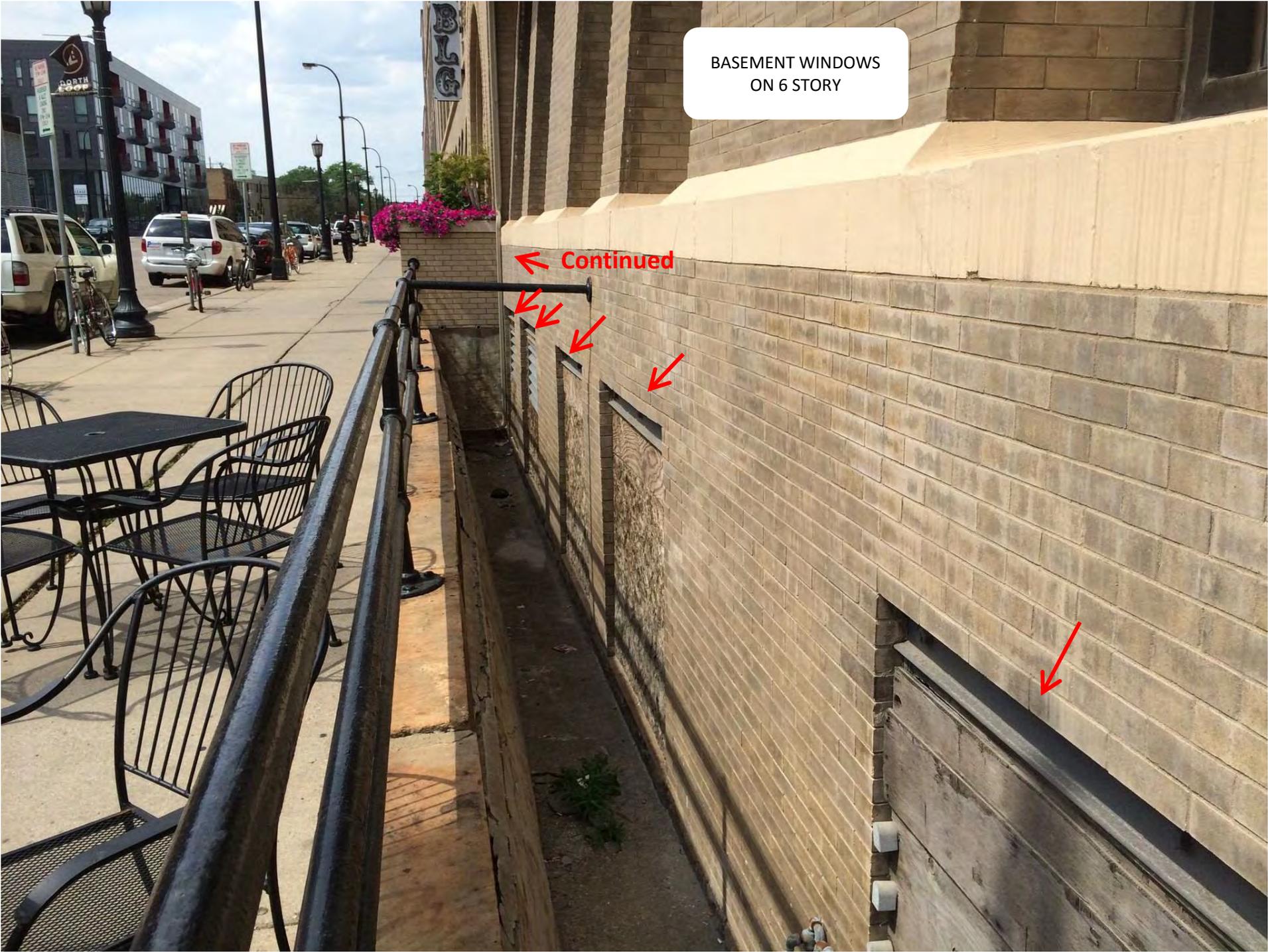


ELEVATION
6 STORY
FRONT



BASEMENT WINDOWS
ON 6 STORY

← Continued





BASEMENT WINDOWS
ON 6 STORY

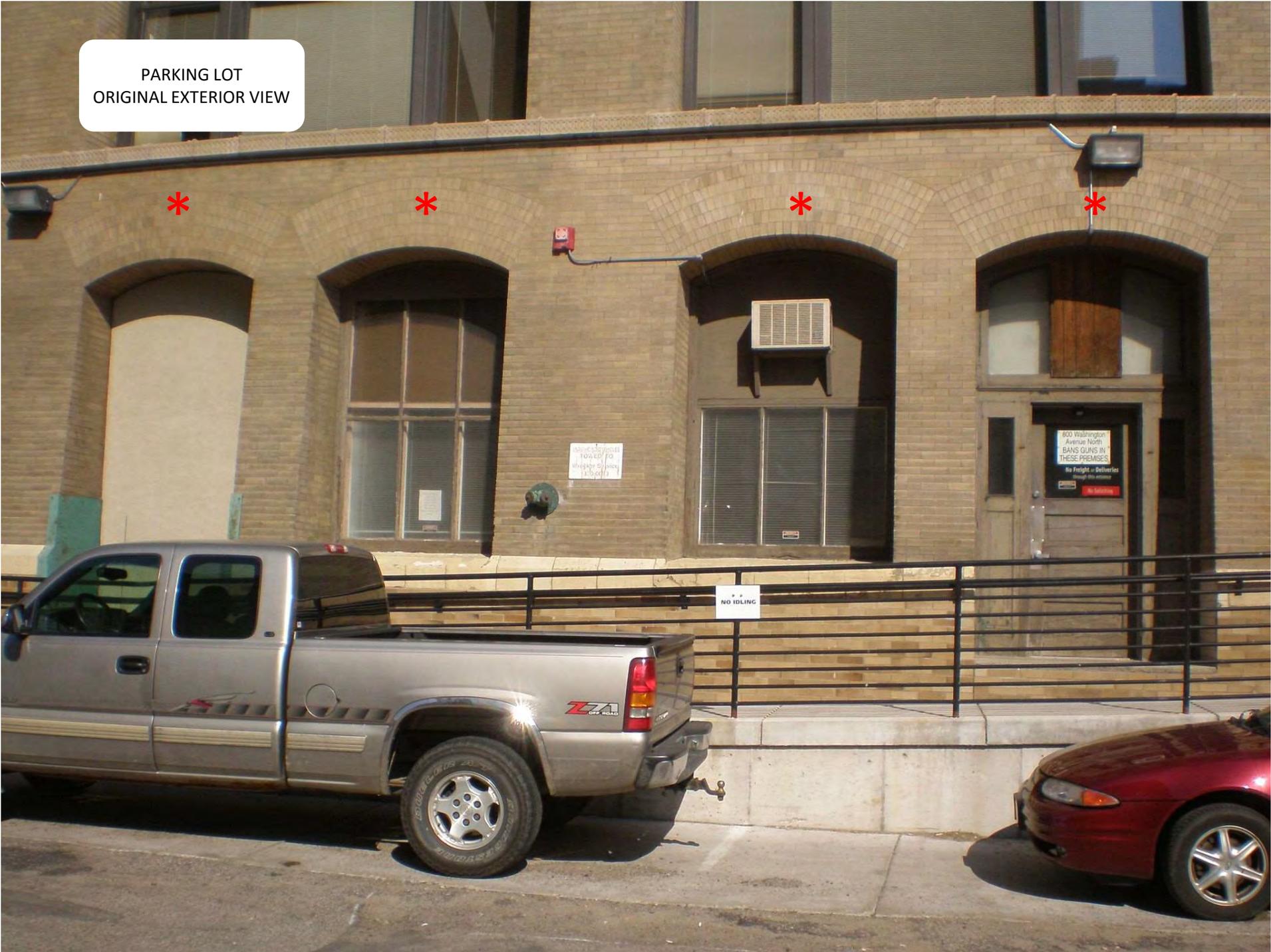


BASEMENT WINDOWS
TYPICAL INTERIOR



ELEVATION
6 STORY
RIGHT SIDE

PARKING LOT
ORIGINAL EXTERIOR VIEW



*

*

*

*

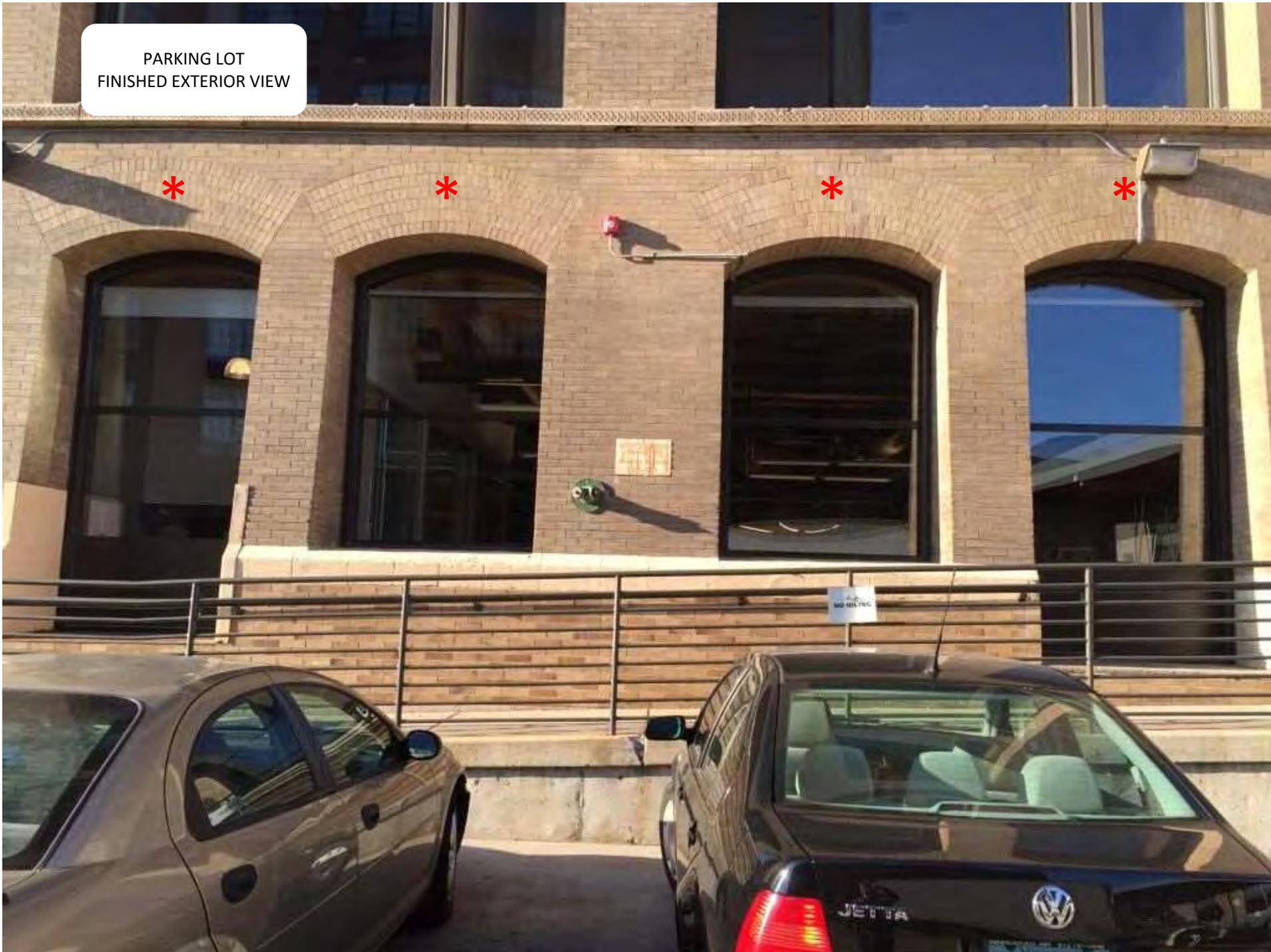
NOTICE
10/25/2011
11/25/2011

820 Washington
Avenue North
BANS GUNS IN
THESE PREMISES
No Freight or Deliveries
through the entrance
No Smoking

NO IDLING

ZETA
OFF ROAD

PARKING LOT
FINISHED EXTERIOR VIEW



PARKING LOT
FINISHED EXTERIOR
ELEVATION #1



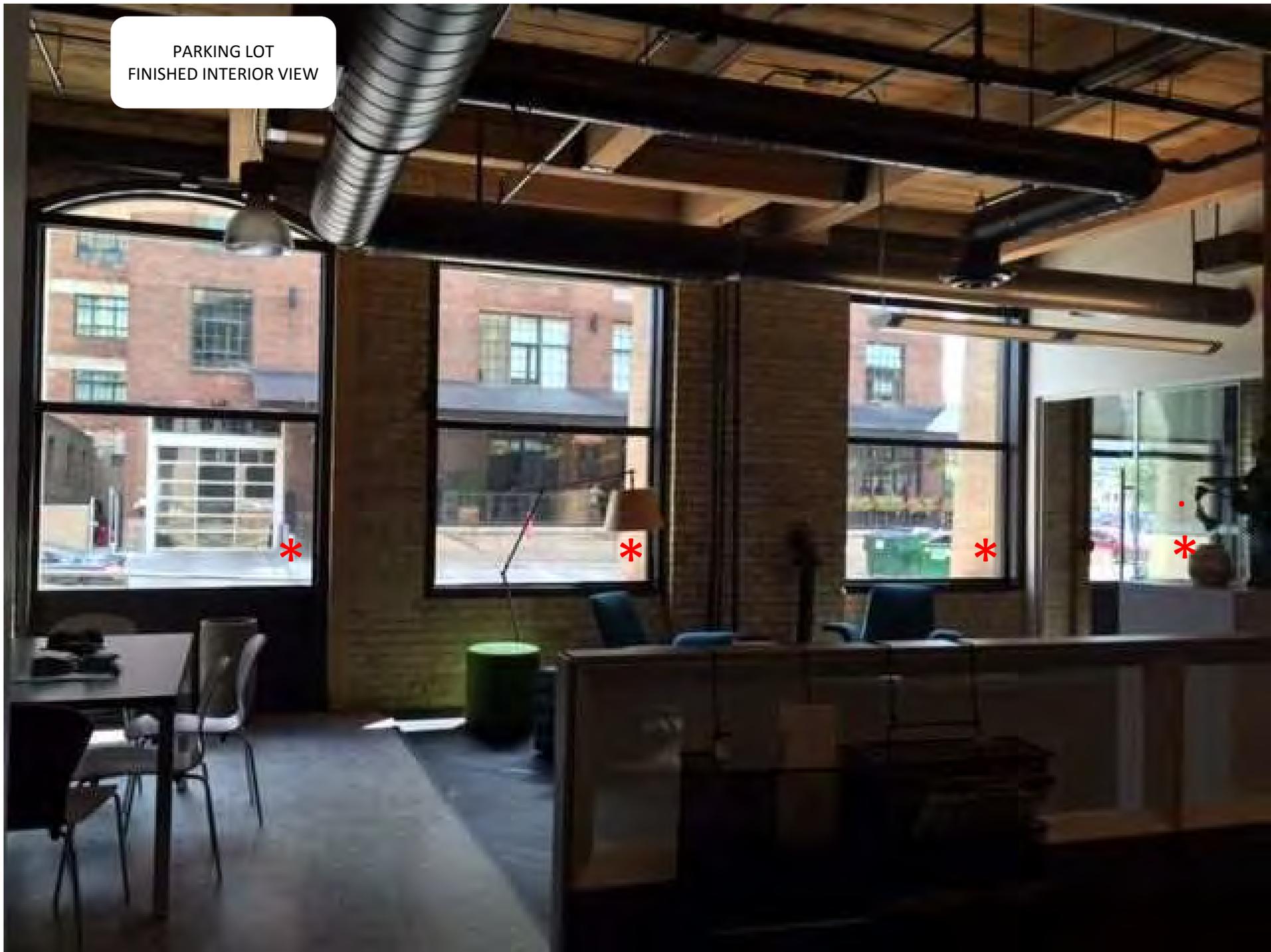
PARKING LOT
FINISHED EXTERIOR
ELEVATION #2



PARKING LOT
ORIGINAL INTERIOR VIEW



PARKING LOT
FINISHED INTERIOR VIEW



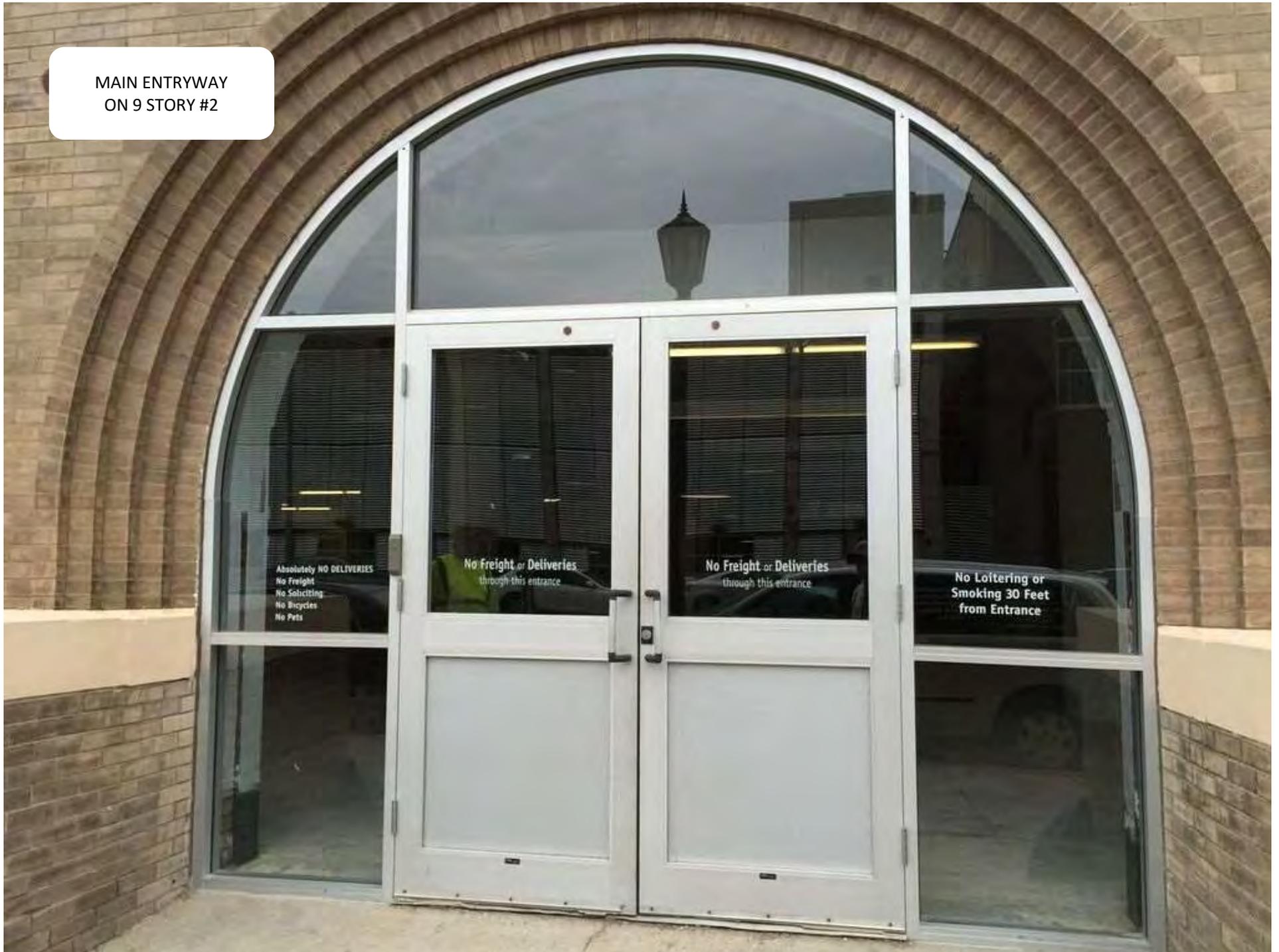


MAIN ENTRYWAYS
9 STORY BUILDING
FULL VIEW

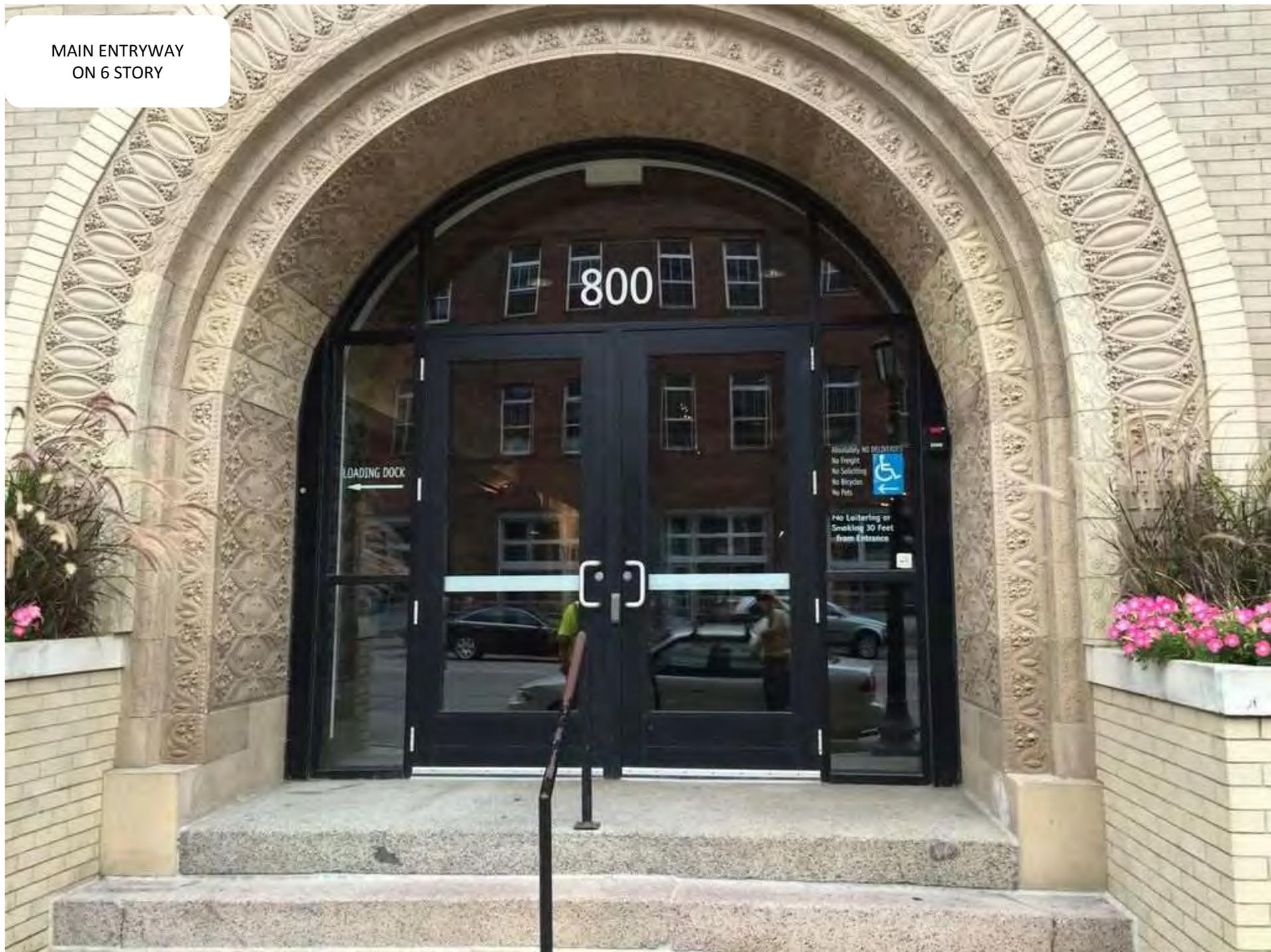
MAIN ENTRYWAY
ON 9 STORY #1



MAIN ENTRYWAY
ON 9 STORY #2



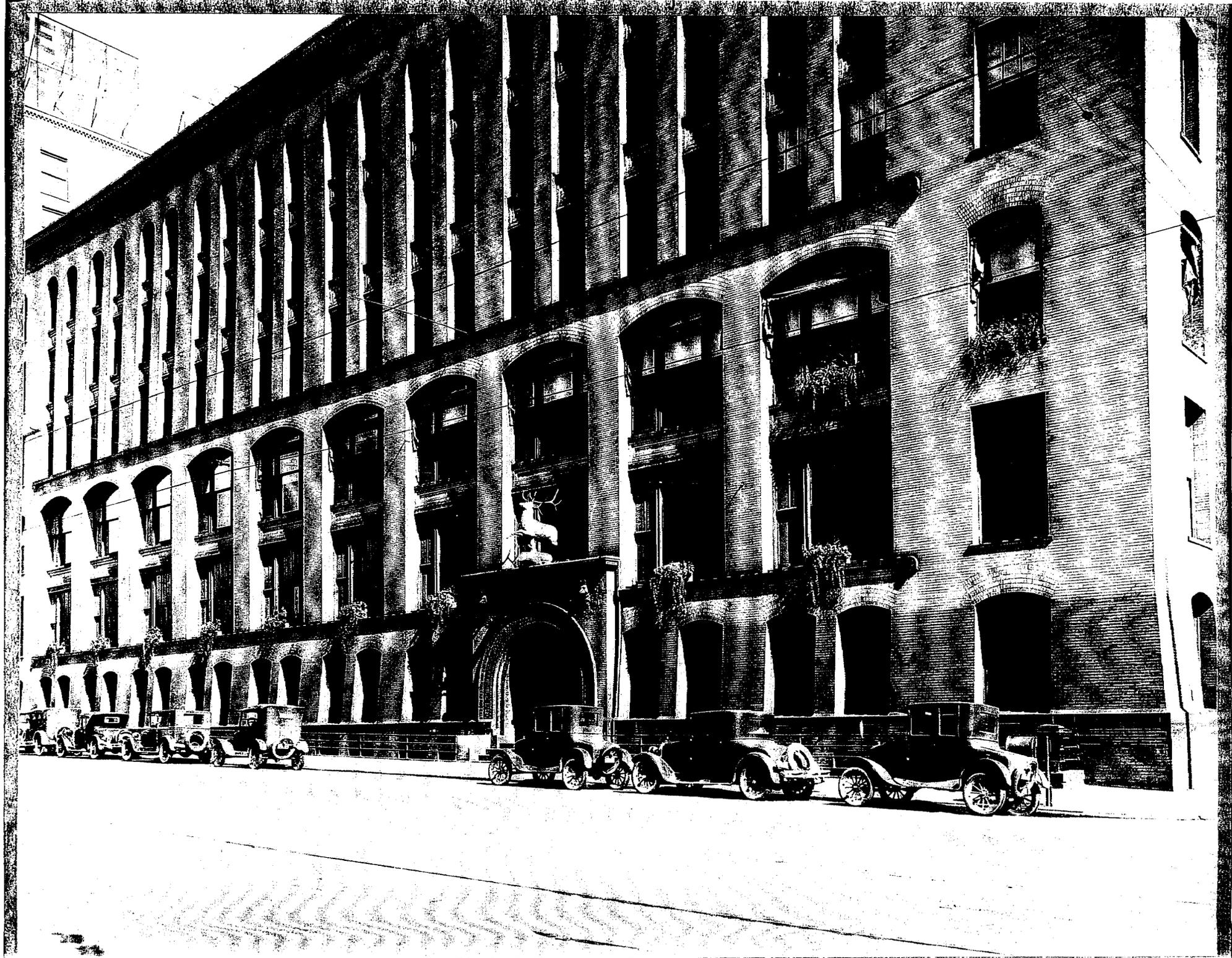
MAIN ENTRYWAY
ON 6 STORY





DEERE
WEBBER







1926



2006



2009

Lynda Bartlette

From: Lynda Bartlette
Sent: Tuesday, September 27, 2016 12:58 PM
To: 'Jacob Frey'
Cc: Hilary Dvorak (hilary.dvorak@minneapolismn.gov)
Subject: HPC Application
Attachments: Council Member Letter

Please see attached as required by Minneapolis Heritage Preservation.

Lynda Bartlette
Beissel Window and Siding
1635 Oakdale Ave.
W. St. Paul, MN 55118
651-451-6835



1635 Oakdale Avenue
West Saint Paul, MN 55118
phone - **651.451.6835**
fax - **651.451.0531**

To: Jacob Frey – 3rd Ward Council Member,

WHY WE ARE CONTACTING YOU:

Your name has been given to us as an interested neighborhood group who is within a 350 feet radius of the Tractor Works building located at 800 Washington Ave. North.

Our company is proposing certain window and door improvements on this building and as such we are required by the Heritage Preservation Commission to inform and advise you of certain information in preparation for a public hearing that will be held on this matter where we will be seeking an approval for a Certificate of Appropriateness.

PROJECT DETAILS:

The project is broken out into three separate installations between the nine story building on the left and the six-story building on the right as looking from Washington Avenue:

1) There are 2 main entrances into the nine story building that are currently silver colored aluminum. We are proposing to replace these in exactly the same configuration as now exists but in a bronze color that will match the main entrance on the six story building.

2) Currently, there are 31 basement window openings that are all facing Washington Avenue but are hidden from view below the sidewalk in a "cement moat". The original windows have all been removed and the openings have been covered over with plywood. We propose to install new fixed one lite aluminum windows in each of the openings to match all the other bronze aluminum windows now installed in the remainder of the building.

3) Finally, we propose to install windows in 4 openings located on the first level, right side of the six story building, these being the last four openings the farthest away from Washington Avenue.

MEETING AND CONTACT INFORMATION:

The public hearing before the Heritage Preservation Commission is scheduled for 4:30 on Tuesday, October 25 in City Hall, Room 317, 350 South 5th Street, Minneapolis, MN 55415.

Should you have questions before this meeting, please feel free to contact:

Lynda Bartlette Lynda@beisselwindows.com

Beissel Window & Siding Co.

1635 Oakdale Ave.

West St. Paul, MN 55118

651-451-6835

Family Owned and Operated Since 1950

www.beisselwindows.com

Lynda Bartlette

From: Lynda Bartlette
Sent: Tuesday, September 27, 2016 1:00 PM
To: 'DJ Heinle'
Cc: Hilary Dvorak (hilary.dvorak@minneapolismn.gov)
Subject: HPC Application
Attachments: scan (4)

Please see attached as required by Minneapolis Heritage Preservation.

Lynda Bartlette
Beissel Window and Siding
1635 Oakdale Ave.
W. St. Paul, MN 55118
651-451-6835



1635 Oakdale Avenue
West Saint Paul, MN 55118
phone - 651.451.6835
fax - 651.451.0531

To: D.J. Heinle - North Loop Neighborhood Association,

WHY WE ARE CONTACTING YOU:

Your name has been given to us as an interested neighborhood group who is within a 350 feet radius of the Tractor Works building located at 800 Washington Ave. North.

Our company is proposing certain window and door improvements on this building and as such we are required by the Heritage Preservation Commission to inform and advise you of certain information in preparation for a public hearing that will be held on this matter where we will be seeking an approval for a Certificate of Appropriateness.

PROJECT DETAILS:

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- 2) Currently, there are 31 basement window openings that are all facing Washington Avenue but are hidden from view below the sidewalk in a "cement moat". The original windows have all been removed and the openings have been covered over with plywood. We propose to install new fixed one lite aluminum windows in each of the openings to match all the other bronze aluminum windows now installed in the remainder of the building.
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