

**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:** July 23, 2013

**Appeal Period Expiration:** August 2, 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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<b>PROPERTY INFORMATION</b>	
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 applicant is proposing a rehabilitation project to redevelop the building into Class B commercial space. The rehabilitation project includes restoring the exterior masonry, expanding existing window openings on secondary elevations, installing new window openings on secondary elevations, and modifying entryways in the rear loading dock.

The applicant has requested that the public hearing for the proposal be continued from the July 23, 2013, Heritage Preservation Commission meeting to the August 6, 2013, Heritage Preservation Commission meeting to allow for additional time to complete design work.

Staff has not received official correspondence from North Loop Neighborhood Association, or any neighborhood correspondence prior to the printing of this report. All correspondence received prior to the Heritage Preservation Commission meeting will be forwarded on for consideration.

**STAFF RECOMMENDATION:**

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission **continue** the Certificate of Appropriateness application to allow the proposed rehabilitation project of the Northwestern Glass Company Building located at 215-219 2<sup>nd</sup> Street North to the August 6, 2013, Heritage Preservation Commission meeting.

**Attachments:**

- Area map