



Aaron Hanauer, Senior City Planner
CPED-Land Use, Design and Preservation
(612) 673-2494

May 20, 2013 **REVISED AUGUST 6, 2013**

Northwestern Building – Certificate of Appropriateness

As part as our CofA application we submit the following:

Site Description and Background:

The building at 219 North Second Street is located mid-block, between second and Third Avenues North, in the Warehouse Historic District. The lot to the west of the building is vacant and is currently used for parking. The lot to the east of the building is vacant and is currently used for parking. To the south is an approximately 15' wide alley way that is part of the property. The building is actually two buildings that are virtually identical. The first one was constructed in 1912 and the second one was constructed in 1923. The buildings were designed by Bertrand and Chamberlin and built for the North-Western Glass Company (now known as Brin). Both buildings are a four-story Commercial Style building with a raised basement. 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 constructed in 1923 is slightly less ordained. The east and west facades are exposed concrete frame with masonry infill and have had over the years a series of different windows and openings installed. The south (alley side) façade is exposed concrete frame with masonry infill and has also had a series of various windows and openings installed.

Proposed Changes:

The Applicant is applying for a Certificate of Appropriateness for the following:

- The building is proposed to be redeveloped into a Class B commercial office building.
- Enlarged and install new openings and windows on the secondary facades (east, west and south).
- Create new lobbies, corridors and public restrooms on the four floors as part of core and shell redevelopment of the building into a Class B Commercial Office Building.
- Paint removal and restoration of masonry infill on the secondary facades.
- Repair and restoration of the exposed concrete frame on the secondary facades
- Remodel and update of loading dock. Work to include restoration of steel windows, repair and restoration of concrete loading dock wear surface, replacement of existing ramp and stair, full restoration of existing tin clad wood core warehouse doors with internal full glass vestibule, repair of existing steel bumper guards, new full glass window at location of original man door (no longer existing).
- New main entrance building signage to be located on the North Second Street main façade and new tenant signage on the secondary facades.



Status of Historic Tax Credit Review

We are currently working with the Minnesota State Historic Preservation Office on participating with the Historic Tax Credit process. As of the date of this letter we have submitted a Part I and will be submitting Part II by mid-August.

Regards,

A handwritten signature in black ink, appearing to read 'AH', with a long, sweeping horizontal line extending to the right.

Alex Haecker, AIA

8/6/2013

5325 Colfax Avenue South
Minneapolis, MN 55419



Ward 7

Council Member Lisa Goodman

350 S. 5th St., Room 307
Minneapolis, MN 55415
(612) 673-2207

May 20, 2013 (sent via mail 5/21/2013)

Northwestern Building – PROPOSED ALTERATIONS

To Whom it May Concern:

In accordance with the Heritage Preservation Commission Certificate of Appropriateness Application requirements we are hereby providing notice of the proposed alterations to the NorthWestern Building, 219 North Second Street, Minneapolis MN 55401.

We are proposing to install new and larger window openings on the east, west and south side so that the building can be fully utilized as commercial office space (see attached elevations). We understand that a Certificate of Appropriateness is required for such alterations and are presently in the process of submitting to the HPC.

The applicant for the work will be:

John Rimarcik
219 LLC
219 North Second Street
Suite C11
Minneapolis, MN 55401
612-747-1141
jr2180@gmail.com

Regards,

A handwritten signature in black ink, appearing to read 'Alex Haecker', with a long, sweeping underline.

Alex Haecker, AIA

5/21/2013

5325 Colfax Avenue South
Minneapolis, MN 55419



North Loop Neighborhood Association
207 5th Avenue North
Minneapolis, MN 55401

May 20, 2013 (submitted via email – 5/21/2013)

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Alex Haecker, AIA

- 95. Address:** 215 2nd Street North
Historic Name: Northwestern Glass Company
Common Name: 215 2nd Street North
Architect: Bertrand & Chamberlin
Year Built: 1923
Status: Contributing



The Northwestern Glass Company warehouse is a four bay commercial style brick building with Chicago windows. A segmental arch is placed over the entry which is also decorated with Craftsman details. The building is completed with a sheet metal cornice with a tile coping. The windows have been replaced, but retain the original openings. This warehouse retains its original design integrity.

Photo Credit:

- 96. Address:** 219 2nd Street North
Historic Name: Northwestern Glass Company
Common Name: 219 2nd Street North
Architect: Bertrand & Chamberlain
Year Built: 1912
Status: Contributing



This building is identical to its neighboring twin at 215 2nd Street North and was built eleven years earlier. The only difference in construction is the use of integral brick detailing on this building. The windows have been replaced, but retain the original openings. This warehouse retains its original design integrity.

Photo Credit: