CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #1
September 23, 2014
BZH-28246

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 241 First Avenue North
Project Name: Lerner Building Window Replacement
Prepared By: Lisa Steiner, City Planner, (612) 673-3950
Applicant: Martin Investments Limited Partnership
Project Contact: Adam Lerner
Ward: 3
Neighborhood: Downtown West
Request: To obtain after-the-fact approval for unpermitted window replacement and seek approval for the replacement of additional windows on an existing building.

Required Applications:

Certificate of Appropriateness	To allow window replacement on a contributing building in the Minneapolis Warehouse Historic District.

HISTORIC PROPERTY INFORMATION

Current Name	Lerner Building
Historic Name	Martin Brothers Company
Historic Address	241 First Avenue North
Original Construction Date	1917
Original Architect	Lindstrom & Almars
Original Builder	J. Leck & Co.
Original Engineer	Unknown
Historic Use	Wholesale warehouse
Current Use	Lerner Publishing
Proposed Use	No change

Date Application Deemed Complete	July 29, 2014	**Date Extension Letter Sent**	August 19, 2014
End of 60-Day Decision Period	September 27, 2014	**End of 120-Day Decision Period**	November 26, 2014

CLASSIFICATION

Local Historic District	Minneapolis Warehouse Historic District
Period of Significance	1865 - 1930
Criteria of Significance	*Criteria 1:* The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history *Criteria 4:* The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction. *Criteria 6:* The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
Date of Local Designation	1978
Date of National Register Listing	1989
Applicable Design Guidelines	*Minneapolis Warehouse District Design Guidelines (2010)*

SUMMARY

BACKGROUND. The four-story brick warehouse building at 241 First Avenue North was constructed in 1917. Four monumental pilasters of striated brick organize the façade into five distinctive sections: a wide central entrance bay flanked by two bays on either side. The flanking bays are further organized by column-like mullions which extend from the first floor through the second floor. Recessed metal spandrels with garlands and swags separate the first and second stories. The spandrels on the upper floors are made up of patterned brick. Prior to the recent alterations that are the subject of this report, the character of the front façade of the building was also defined by the sets of tripartite one-over-one double-hung windows with thick mullions separating the three windows. Please see attachment 2 in the appendix for a 1927 photo of the building. A skyway, built in 1974, connects the fourth story of this building with the building to the south at 251 First Avenue North (24 3rd Street North). The original wood storefront windows were replaced with aluminum storefront windows sometime between 2007 and 2009 without permits.

In February 2014, city inspectors discovered unpermitted window replacement work taking place at the subject property. The work was ordered to be stopped and proper permits obtained. Thirty-six double-hung windows and all of their framing materials had been removed from the front façade facing First Avenue North. An unoriginal fixed replacement window in the fourth story was also removed--photographic evidence shows that this window had been in place since at least 1985. Only six double-hung windows remained in the third and fourth floors by the time the work was stopped (See photos taken by CPED staff in March 2014, attachments 8-12).

No permits can confirm whether or not the windows removed were original; however in staff's analysis of the photographic evidence, it appears that the third floor windows and most of the fourth floor windows may have been replaced in the early 1980s. These windows have a different glazing reflectivity and are missing a few of the details that are visible on other windows, such as the latch. (Please see attachment 13 for a diagram detailing staff's analysis of which windows were replacements.) However, these replacements were one-over-one wood frame windows as well and very closely matched the historic windows, so it was not immediately clear that they were not original. Staff believes that the mullions and other framing elements were original. Overall, staff believes that 18 original double-hung windows, along with all of their framing elements, were removed. Eighteen additional double-hung wood

frame windows, assumed to be replacements, were also removed. One fixed replacement window was also removed.

The applicant has stated that no windows on the other sides of the building had been removed as part of this recent work. The windows on the other elevations are mostly sixteen or eight-light steel sash windows, depending on the window opening size. Most have undergone various alterations over time, such as the installation of vents through sections of the windows.

This application was originally scheduled to be heard at the August 19th HPC meeting but was continued to this September 23rd meeting to allow time for revisions to be made to the proposal.

APPLICANT'S PROPOSAL. The applicant is requesting after-the-fact approvals for the replacement of 36 double-hung windows and one fixed window that were replaced without either a building permit or Heritage Preservation Commission approval. The replacement windows that were installed are a storefront style fixed aluminum window with two-inch muntins and highly reflective glass. On the second floor, which has larger window openings, the replacement windows have three additional transom lights above. When the work was ordered to be stopped, six double-hung windows remained in the third and fourth floors; the applicant is proposing to replace these windows as well to match the unpermitted replacement windows.

The revisions made between the August 19th and September 23rd meetings included the addition of a two-inch horizontal applied muntin on the unpermitted replaced windows. The intent was for the horizontal muntin to create the appearance of the meeting rail that existed on the original double-hung windows. No other revisions were made to the proposal.

Additionally, the applicant is proposing to replace all other windows in the building that have not already been replaced. Specifically, the applicant is proposing to replace all other windows in the building but retain the two unpermitted windows on the alley side and the unpermitted storefront replacements. While the existing remaining windows on the other elevations of the building are mostly sixteen-light steel sash windows, many of them have been altered in various ways (see photos in the appendix). The applicant is proposing to replace all of these remaining windows on the south, east, and north sides of the building with two-over-two fixed hollow metal frame aluminum windows. These replacement windows would have two inch wide muntins and the larger windows would be very similar in appearance to the two unoriginal windows (also replaced at some time without a permit – see photos in the appendix) currently on the first and second floors of the south elevation.

Per Chapter 599 of the Minneapolis Code of Ordinances, any alteration of property within a historic district is prohibited except where authorized by a certificate of appropriateness approved by the Heritage Preservation Commission. (599.320) A building permit is required for window replacement.

RELATED APPLICATIONS. In 2007, the property manager applied for a Certificate of Appropriateness to replace the original wood storefront windows. Copies of the plans submitted as well as correspondence from the applicant are included at the end of the appendix for reference. The applicant did not complete their application and after approximately 10 weeks, the application was returned to the applicant and deemed withdrawn, per 599.160. At some point between 2007 and 2009, the work that had been proposed was undertaken without proper permits or Heritage Preservation Commission approval. The original wood storefront was removed and replaced with the aluminum storefront windows which exist today.

Planning Case #	Application	Description	Action
BZH-25019	Certificate of Appropriateness	Seeking replacement of four original wood storefront windows. Proposing aluminum replacements.	Deemed withdrawn by applicant after remaining incomplete; Work undertaken without permits.

PUBLIC COMMENTS. No correspondence has been received as of the writing of this report. 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 window replacement in the Minneapolis Warehouse Historic District based on the following findings:

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.*

   BACKGROUND

   In 1978, the North Loop Warehouse Historic District was locally designated for its architectural significance and for significance associated with the wholesale commerce related to the warehousing industry. The subject property, 241 First Avenue North, was within the boundaries of the original North Loop Warehouse Historic District. The subject property has been a designated historic property for more than 35 years.

   In 1989, the Minneapolis Warehouse Historic District was listed on the National Register of Historic Places for its architectural significance and commercial significance associated with the wholesaling and agricultural implement warehousing industries and their supporting industries. The boundaries of the National Register district were much larger than the local district. Then, in 2009, another designation study was undertaken to locally designate the entire area within the National Register district. The period of significance identified was 1865 to 1930. With a few exceptions, the alignment of the newer local district is consistent with the NRHP district. The Minneapolis Warehouse Historic District was found to meet three designation criteria:

   Criteria 1: The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history

   Criteria 4: The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.

   Criteria 6: The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

   In the designation study, individual resources were evaluated on their ability to convey the significance of the district. The Lerner Building at 241 1st Avenue North was identified as a

contributing resource in the historic district. It was constructed during the period of significance and is an excellent example of the wholesale warehouse buildings that were constructed in the area. Though the storefront windows were noted to have been altered (as described in the background portion of this report), the 2009 designation study determined that the building retained its integrity.

First Avenue North Elevation

On the front façade, the applicant's proposal to retain the unpermitted replacement windows, add an applied horizontal muntin, and replace the remaining six double-hung windows will detract from the architectural significance of the subject property and the Minneapolis Warehouse Historic District. The replacement windows, even with the addition of the applied horizontal muntin are not compatible with the historic character of the building in terms of material, style, type, style, operation, sashes, size of lights, or number of panes.

Allowing the unpermitted window replacements (with an additional 2 inch horizontal muntin) to remain and the remaining six double-hung windows on the front façade to be replaced would not support the criteria of significance or period of significance for which the historic district was designated. However, the original windows have already been replaced without proper permitting, so no historic material remains that could be preserved. Therefore, staff is recommending approval of the Certificate of Appropriateness application to allow window replacement subject to specific conditions.

The Minneapolis Warehouse Historic District design guidelines offer guidance on what is considered an appropriate replacement window (see finding #4 below). Staff is recommending approval of window replacement on the front façade, but is recommending as a condition of approval that the unpermitted windows be removed and compatible replacement windows which match the profiles of the historic windows be installed. Because the two sets of tripartite windows remain in the third and fourth story, the profiles can easily be measured to match. Staff finds that although wood is preferred, because the historic material has already been lost, aluminum windows and trim would be an appropriate substitute material for the replacement windows.

Other Elevations

The additional window replacements proposed on the south, east, and north sides of the building are also not compatible with the historic character of the building in terms of material, style, type, style, operation, sashes, size of lights, or number of panes. The applicant is proposing to replace all of these windows with two-over-two hollow metal aluminum windows and retain the two windows on the alley side that were installed at some point in the last few years without a permit. Though many have been altered, the majority of the windows on these elevations are sixteen-light or eight-light steel sash windows. As can be evidenced by the two windows that have been replaced (see photos in the appendix), the character of the windows would be significantly altered from their original sixteen-light steel sash appearance.

Staff is recommending approval of window replacement subject to the same conditions as the windows on the front façade. The replacement windows must comply with the design guidelines and therefore be compatible in terms of style, type, style, operation, sashes, size of lights, and number of panes. Staff finds that aluminum is a compatible replacement material, but is recommending that the replacement windows must be sixteen-light or eight-light windows (depending on window opening size) with thin muntins matching the profile of the steel sash windows.

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

BACKGROUND

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. In 1919, the wholesaling industry became a billion dollar industry. The buildings, structures, and industrial landscape of the warehouse district reflect the genesis and evolution of these industries as they grew from one or two warehouses in 1865 to approximately 300 by 1920.

The subject building was constructed in 1917 as a wholesale warehouse and was designed in the typical style of a twentieth century warehouse building in Minneapolis; a rectilinear structure with an ornamented façade. The front façade of the building includes many decorative elements and is characterized by a strong organization of the façade into five distinctive bays, further organized by the sets of three double-hung windows on each floor with thick mullions separating them. The second floor windows were similar to the other floors but had three additional lights above the double-hung windows.

FIRST AVENUE NORTH ELEVATION

The applicant's proposal to retain the unpermitted replacement windows, add horizontal muntins, and replace the remaining double-hung windows on the front façade is not compatible with and does not support the designation of the property within the Minneapolis Warehouse Historic District. As detailed by the inconsistency with the design guidelines for replacement windows discussed in finding #4, the replacement windows are incompatible with the building. Staff is recommending approval of window replacement on the front façade, but is recommending as a condition of approval that the unpermitted windows be removed and compatible replacement windows be installed. With the recommended conditions of approval, staff finds that window replacement would be compatible with and support the designation of the building within the district.

OTHER ELEVATIONS

The applicant's proposal to replace all the windows (other than the aforementioned two that were replaced without permits a few years ago) on the south, east, and north elevations of the building with two-over-two light hollow metal aluminum windows is not a compatible alteration and does not support the designation of the Minneapolis Warehouse Historic District. As a condition of approval, staff is recommending that all windows must be either a sixteen-light or eight-light aluminum window with thin muntins, depending on the existing window opening size.

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

FIRST AVENUE NORTH ELEVATION

The request to retain the unpermitted replacement windows, add a horizontal applied muntin, and replace the final two sets of tripartite windows on the front façade to match those windows will not ensure continued integrity of the historic district for which the district was designated. The unpermitted windows create a drastically different façade of the building as evidenced by the photos in the appendix of the property before the unpermitted work occurred and the

property as it exists now. Windows are an important character-defining feature of a building. As the building appeared historically until the unpermitted work occurred this year, the sets of three one-over-one double-hung windows with thick mullions between them were essential to defining the organization of the façade and the character of the building. Staff finds that the applicant's proposal would not ensure continued integrity of the property within the Minneapolis Warehouse Historic District. With the recommended conditions, window replacement would be compatible with and ensure continued integrity of the historic district.

OTHER ELEVATIONS

The steel sash windows on the south, east, and north sides of the building are also distinguishing features of the building. Staff is recommending that the windows on the other elevations of the building be replaced with aluminum windows that are consistent with the design guidelines for the district and are compatible in material, type, style, operation, sashes, size of lights, and number of panes of the existing windows.

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.*

BACKGROUND

The Warehouse District Design Guidelines were adopted in 2010. The design guidelines were created to protect the integrity and character of the district and to help steward the district so that it is able to convey its significance for generations to come. The design guidelines promote the maintenance of buildings in the historic district and sensitive alterations to the existing buildings to continue their prolonged use.

Three distinctive character areas of the historic district, differentiated based on the development patterns and scale of the buildings, were identified in the design guidelines: nineteenth century warehouse, twentieth century warehouse, and rail yards. The subject property is located in the twentieth century warehouse character area. The twentieth century warehouse buildings, like the subject building at 241 First Avenue North, were large rectilinear boxes built specifically for warehousing and manufacturing. These buildings were workhorses designed for an industrial purpose, but the wealth generated by the businesses and industries that built these buildings often afforded the architects who designed these boxy buildings to embellish their buildings with ornate details.

The design guidelines for the Minneapolis Warehouse Historic District offer three categories of guidance: *Requirements*, *Advisory*, and *Other Considerations*. Guidelines in the *Requirement* group must be met. They explain what should or should not be done. Guidelines in the *Advisory* group are advisory and are included to educate the user of the guidelines about what is encouraged or would be generally appropriate. Guidelines in the *Other Considerations* group provide a process to follow if the guidelines in the *Requirement* group cannot be met.

The following design guidelines for existing buildings are applicable to the applicant's proposal:

General Guidance: Preservation is the preferred treatment for improving existing buildings from the period of significance. No matter the proposed treatment, maintaining and preserving original materials is preferred over introducing new materials. The exception is when original materials are too deteriorated to provide a sound building envelope.

Requirement:

2.2. Distinctive architectural features shall be preserved.

2.8. Regular maintenance and repair is preferred over the replacement of any historic materials or features.

2.9. Only replace features that are missing or proven beyond repair with the same kind of materials. 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.

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.

FIRST AVENUE NORTH ELEVATION

The unpermitted work on the front façade is inconsistent with the design guidelines adopted by the commission. Because the unpermitted work already occurred and all original and historically significant windows, as well as all of their decorative trim, have already been removed, staff finds that the guidelines under *Other Considerations* shall apply, as detailed in Guideline 2.27. Replacement windows must be considered in this particular case because the original windows have already been removed. However, the unpermitted replacement windows are not compatible in material, type, style, operation, sashes, size of lights, or number of panes of the existing windows. The original windows were wood, one-over-one light, double-hung windows in sets of three. The applicant's proposal to add an applied 2-inch horizontal muntin to the unpermitted windows would not meet the design guidelines as the mullion profiles, decorative trim, and width of the muntins would still differ significantly from the original windows. As conditioned, replacement windows would indeed meet the design guidelines and thus not materially impair the integrity of the historic property.

OTHER ELEVATIONS

The applicant's proposal to replace almost all of the windows on the south, east, and north elevations of the building with two-over-two light hollow metal aluminum windows is not a compatible alteration and is not consistent with the guidance offered in the design guidelines for replacement windows. Staff is recommending that the windows on the south, east, and north elevations of the building be replaced with aluminum windows that are consistent with the design guidelines for the district and are compatible in material, type, style, operation, sashes, size of lights, or number of panes of the existing windows. Staff finds that replacement windows which replicate the number of lights (either sixteen or eight depending on the size of the window opening, as they are now) and have a thin muntin profile to match the existing windows would be compatible. Although as conditioned the recommended replacement windows would differ in material and operation from the original steel sash windows, staff finds that they would be appropriate replacement windows, provided they match the style, size of lights, and number of panes of the existing windows.

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 following standards are applicable to this application:

- 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.

- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

- 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.

Further, the Secretary of the Interior's Guidelines for Rehabilitation provide the following guidance for windows:

Identify, Retain and Preserve

Recommended

- Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.

- Conducting an indepth survey of the condition of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.

Not Recommended

- Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

- Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening.

- Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

- Obscuring historic window trim with metal or other material.

- Stripping windows of historic material such as wood, cast iron, and bronze.

- Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.

Replace

Recommended

- Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not

technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.

Not Recommended

- Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

Design for the Replacement of Missing Historic Features

Recommended

- Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

Not Recommended

- Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.

- Introducing a new design that is incompatible with the historic character of the building.

The applicant's proposal to retain the unpermitted replacement windows is not consistent with the recommendations in the Secretary of the Interior's Standards for the Treatment of Historic Properties. The original windows, character-defining features of the front façade, have been removed. These distinctive features were not retained and it is not known, and cannot be known as they have already been replaced, whether their deterioration would have warranted replacement. An in-depth survey of the condition of the existing windows was not undertaken prior to replacing the windows to consider rehabilitation options. The specific guidelines for windows further recommend retaining functional and decorative features such as frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, which are important in defining the historic character of a building. Staff finds that the applicant's updated proposal to install an applied horizontal muntin would not be consistent with the recommendations in the Secretary of the Interior's Standards.

FIRST AVENUE NORTH ELEVATION

The window guidelines do not recommend changing the historic appearance of windows through the use of inappropriate designs which noticeably change the sash, depth of reveal, muntin configuration, the reflectivity of the glazing, or the appearance of the frame. The unpermitted replacement windows noticeably change all of those features. An applied horizontal muntin to mimic the original meeting rail does not adequately mitigate the noticeable change in appearance of the unpermitted windows. Staff finds that window replacement is warranted as the original windows have been removed. However, as a condition of approval, staff recommends that the unpermitted windows be removed and their replacements must accurately restore the sash, depth of reveal, muntin configuration, the reflectivity of the glazing, and the appearance of the frame of the original windows (and windows that were there until the unpermitted work occurred). Measuring this accurately will be possible based upon the two remaining sets of windows in the third and fourth floors and the extensive photographic evidence that exists of the historic windows.

OTHER ELEVATIONS

The steel sash windows on the south, east, and north sides of the building are also distinguishing features of the building. They were originally sixteen-light steel sash windows with four lights in the middle that were operable. However, from photographic evidence, only 2 of the sixteen-light steel sash windows remain which have not been altered with vents, louvers, or other changes through the building's history. The eight-light steel sash windows have also been altered in various ways. The applicant has shown through detailed photos of the windows provided in the appendix that these steel sash windows have rusted considerably and the windows have been damaged in various capacities. Due to these alterations and the condition of the windows, staff finds that replacement of the steel sash windows would be warranted, provided they meet certain conditions.

The proposed replacement windows are two-over-two light aluminum windows. Staff finds that aluminum is a compatible substitute material. However, staff is recommending that the replacement windows replicate the number of lights (either sixteen or eight depending on the size of the window opening, as they are now) and have a thin muntin profile to match the existing windows. The depth of reveal shall not be altered; the replacement windows must be inset one brick width from the building face and the sills shall not be altered in any way.

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.*

   The proposal to retain the unpermitted windows, add a horizontal muntin, and replace additional windows does not conform to the applicable regulations of the preservation ordinance, is not consistent with the applicable policies of the comprehensive plan, or the applicable preservation policies in small area plans adopted by the City Council. The following policy of the comprehensive plan is most applicable to this proposal:

   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.

   With the recommended conditions of approval, the window replacement will be consistent with the design guidelines adopted for the Minneapolis Warehouse Historic District, the applicable regulations of the ordinance, and the policies of the comprehensive plan.

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.*

   This proposal does not constitute 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. *The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.*

   The applicant's proposal to retain the unpermitted windows, add a horizontal muntin, and replace the final two sets of double-hung windows on the front façade do not demonstrate that the applicant has made adequate consideration of the description and statement of significance in the original nomination of the Minneapolis Warehouse Historic District.

   The applicant's proposal to remove the remainder of the windows on the south, east, and north elevations and replace them with two-over-two light hollow frame aluminum windows also does not demonstrate that the applicant has made adequate consideration of the designation of the district.

   Staff finds that with the recommended conditions of approval, window replacement on this building will adequately consider the description and statement of significance in the original nomination. Please see findings #1-3 for detailed analysis.

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

   This project does not trigger Site Plan Review.

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.*

    The applicant's proposal to retain the unpermitted window replacement work, add a horizontal muntin, and replace the final two sets of double-hung windows on the front façade does not demonstrate that the applicant has made adequate consideration of the Secretary of the Interior's standards and guidelines for historic properties.

    Also, the applicant's proposal to replace all other windows on the south, east, and north elevations of the building with two-over-two light hollow frame aluminum windows does not demonstrate that the applicant has made adequate consideration of the Secretary of the Interior's standards and guidelines for historic properties.

    With the listed conditions of approval, window replacement would comply with the Secretary of the Interior's standards and guidelines for window replacement. Please see finding #5 for detailed analysis.

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 unpermitted replacement windows on the front façade, the additional replacement of the remaining double-hung windows on the front façade, the application of two-inch muntins to

these front façade windows, and the proposed two-over-two hollow metal replacement windows for all the other elevations of the building are not compatible with and will not ensure continued significance and integrity of all contributing properties in the historic district. The replacement windows are not compatible with the historic character of the building in terms of material, style, type, style, operation, sashes, size of lights, or number of panes. The replacement windows threaten the building's integrity as the original double-hung sets of three windows were one of the most distinctive character-defining features of the front façade and the steel sash windows are distinctive features of the secondary facades.

Retaining the unpermitted windows (with the updated proposal to add a two-inch muntin) and approving the additional replacement windows would not be consistent with the Minneapolis Warehouse Historic District Design Guidelines, which were developed to protect the integrity and character of the district. If the replacement windows were to meet the *Other Considerations* for window replacement listed in the guidelines, particularly numbers 2.29 through 2.33, the alterations would be compatible with and ensure continued significance and integrity of all the contributing properties in the historic district. Because all original wood windows have been removed and the steel sash windows are in poor condition, aluminum replacement windows would be an appropriate substitute material.

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 purpose of heritage preservation regulations, as stated in the ordinance, is to promote the recognition, preservation, protection and reuse of landmarks, historic districts and historic resources; to promote the economic growth and general welfare of the city; to further educational and cultural enrichment; to implement the policies of the comprehensive plan, and to provide for the administration of the regulations including the powers and duties of officials and bodies charged with such administration, the standards for required approvals, and the procedures for its enforcement.

Certificates of appropriateness are established to protect landmarks, historic districts and nominated properties under interim protection by providing the commission with authority to review and approve or deny all proposed alterations to a landmark, property in an historic district or nominated property under interim protection. Alterations to a property within a historic district, such as the subject property, must obtain a Certificate of Appropriateness.

The applicant has requested that they be allowed to retain the unpermitted replacement windows. Their updated proposal includes installing a two-inch horizontal muntin to the unpermitted windows. Allowing these replacement windows, with the addition of the applied muntin, to remain will not be in keeping with the spirit and intent of the city's heritage preservation regulations. The spirit and intent of the regulations is to preserve historically significant buildings, structures, sites, objects, districts, and cultural landscapes of the community while permitting appropriate changes to be made to these properties. The replacement windows that were already installed, as well as the proposed additional replacement windows, are not consistent with the Minneapolis Warehouse Historic District Design Guidelines or the Secretary of the Interior's guidelines for rehabilitation.

Staff is recommending that replacement windows be installed which meet the design guidelines for window replacement and follow the Secretary of the Interior's standards and guidelines and have listed specific conditions of approval which will ensure that these guidelines are met.

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.*

    Approval of the applicant's proposal to retain the unpermitted replaced windows (while also adding a two-inch applied horizontal muntin) would impede the normal and orderly preservation of surrounding resources within the district and City at large because it would set an unfavorable precedent for window replacement which does not meet the intent of the ordinance or the design guidelines. Approval of the unpermitted replaced windows would also diminish the value of surrounding properties where other owners spend time, money, and effort in properly obtaining certificates of appropriateness and building permits for alterations to their historic buildings. Approving the unpermitted replacement windows will set a precedent that approves unpermitted work being conducted on historic buildings and that permits the installation of incompatible replacement windows which drastically alter the character of a historic building.

    As detailed in findings #1-12, approving the Certificate of Appropriateness with the recommended conditions of approval will allow replacement windows which meet the design guidelines for window replacement, the Secretary of Interior's standards and guidelines for window replacement, the significance of this building within the Minneapolis Warehouse Historic District, and the spirit and intent of the preservation ordinance. With the recommended conditions, 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.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Certificate of Appropriateness:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the above findings and **approve** the Certificate of Appropriateness to allow window replacement on the property at 241 First Avenue North, subject to the following conditions:

1. The unpermitted replacement windows on the First Avenue North façade shall be removed.

2. Replacement windows shall be installed on the First Avenue North façade which do not change the sash, depth of reveal, muntin configuration, the reflectivity of the glazing, or the appearance of the frame of the historic windows.

3. New windows shall be measured to replicate the profile of the remaining sets of tripartite windows in the third and fourth floors of the First Avenue North façade. Second floor windows shall replicate the profile of the historic windows based upon photographic evidence.

4. All windows on the south, east, and north sides of the building shall be replaced with sixteen or eight light windows with profiles that replicate the historic steel sash windows.

5. Aluminum is a suitable replacement material for the windows and framing elements.

6. 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.

7. True divided lights are required when replacing what was historically a divided light window. The steel sash windows on the south, east, and north elevations of the building are divided light windows.

8. Internal muntins, sandwiched between two layers of glass, alone are not allowed.

9. Replacement windows shall be finished with a painted enamel finish. Anodized or other unfinished treatments are not allowed.

10. Clear transparent glass shall be used for all replacement windows.

11. The depth of reveal shall not be altered; the replacement windows shall be inset one brick width from the building face and the sills shall not be altered in any way.

12. 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 September 23, 2016.

13. 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

Materials Submitted by Staff

1. Zoning map
2. 1927 Photo
3. 1985 Photo
4. 1996 Photo
5. 2012 Photo
6. March 2014 Photo
7. Google StreetView from 2009 showing two-over-two light windows on alley side
8. Sixteen-light steel sash windows photos on south elevation
9. Sixteen-light steel sash windows photos on east elevation
10. Sixteen-light steel sash windows photos on north elevation
11. Eight-light steel sash window
12. Remaining six double-hung windows in third and fourth floors
13. CPED analysis of windows on 1985 photo
14. Summary of window types and terms

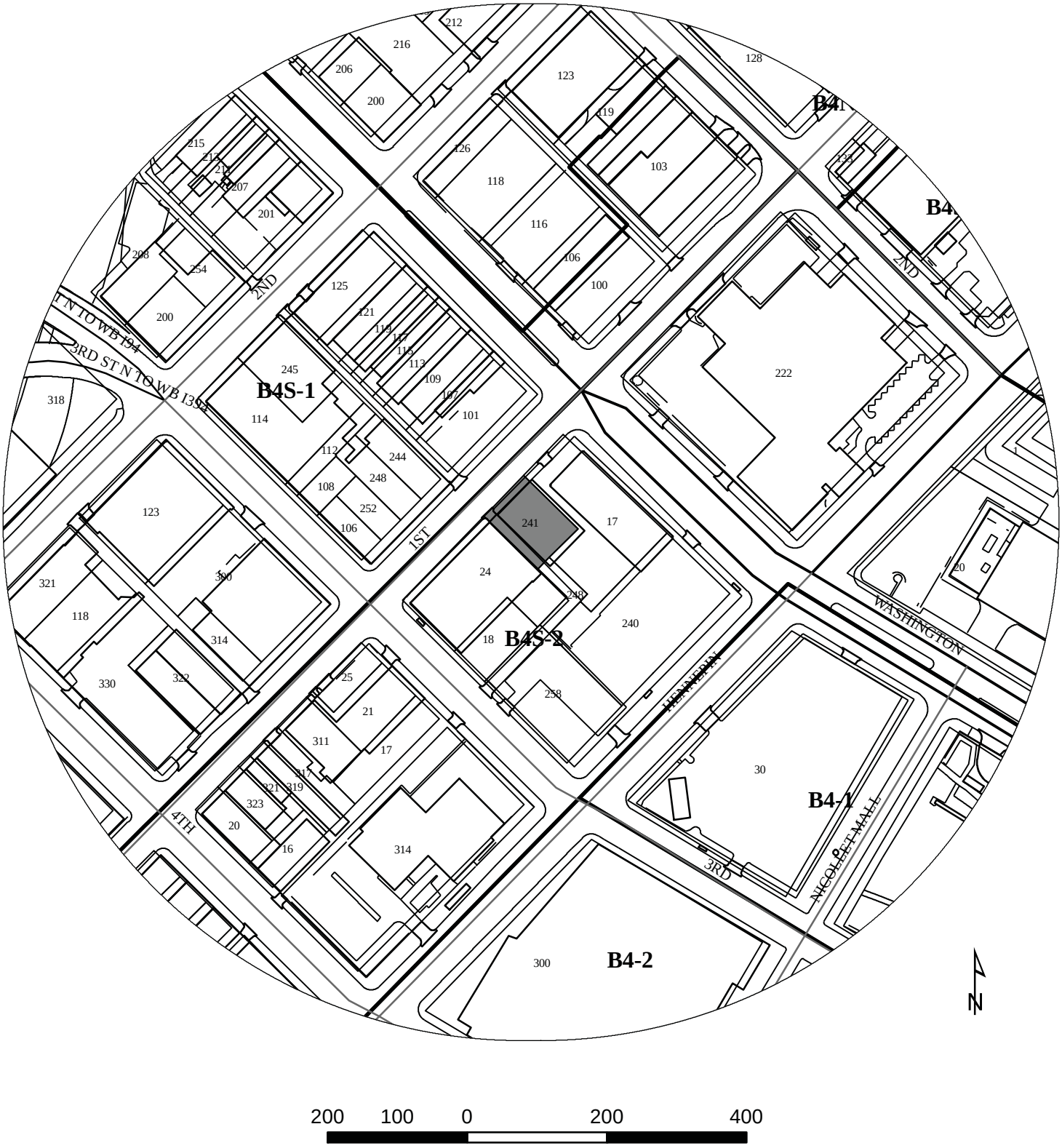
Materials Submitted by Applicant

15. Written description and findings submitted by applicant
16. Site plans
17. Minnesota Historical Society photo
18. 2010 photo
19. 2014 photo
20. Photo showing first floor alley side
21. Photos of two-over-two light windows
22. Detail photos of windows
23. Elevations
24. Window plan
25. Floor Plan
26. Additional photos from interior of building
27. Correspondence

For Reference: 2007 Application for Certificate of Appropriateness and Correspondence with Planning Staff

Martin Investment Limited Partnership **3**

NAME OF APPLICANT WARD



PROPERTY ADDRESS

241 First Avenue North

FILE NUMBER

BZH-28246

1927 Photo of 241 1st Avenue North - Courtesy of Minnesota Historical Society

1985 Photo: Minneapolis Planning Department

241 1st Avenue North: 1996. City of Minneapolis Preservation Files

City Assessor Photo Taken 10/11/2012

CPED Photo taken March 19, 2014

Google Streetview, August 2009: Two-over-two light windows already installed

Sixteen-light steel sash windows on alley side

Sixteen-light steel sash windows on rear side of building

Sixteen-light steel sash windows (altered)

Remaining double-hung windows in third and fourth floors

Existing 8-light steel sash window

CPED Window Analysis

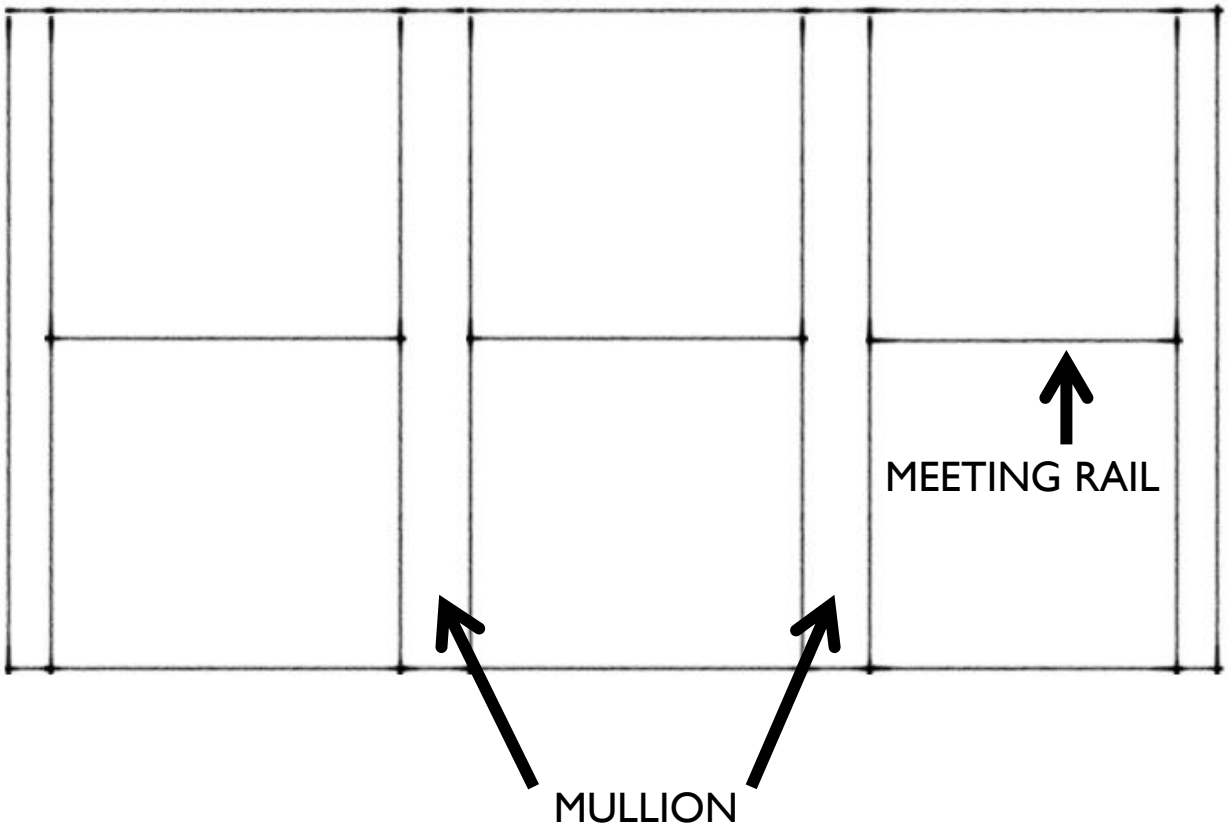
Photo, Minneapolis Planning Department: 1985

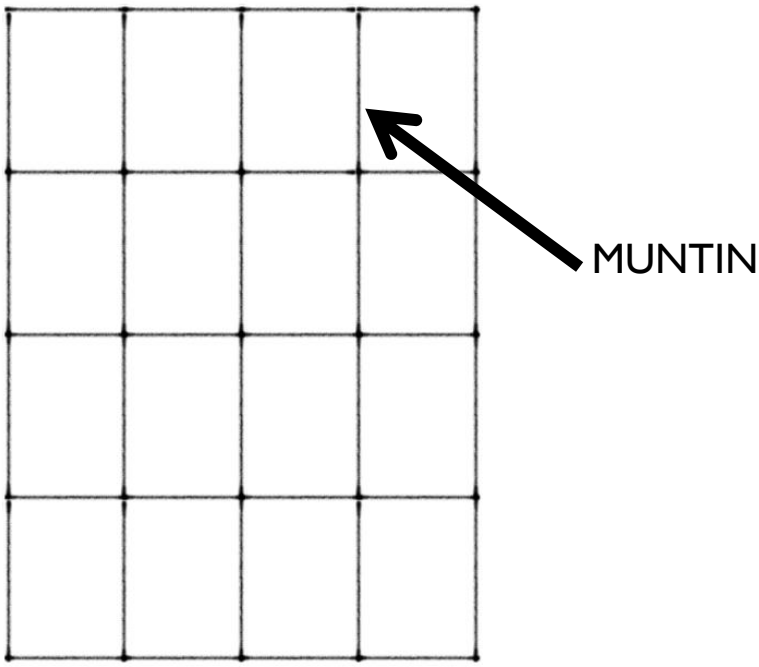
Summary of window types: 241 First Ave N

Remaining one-over-one wood frame windows

Sixteen-light steel sash windows
Window opening approx. 48” x 76”

Eight-light steel sash windows
Window opening approx. 48” x 38”


MEETING RAIL
MULLION


MUNTIN

Materials submitted by applicant

Lerner™

July 25, 2014

Lisa Steiner
City Planner
Minneapolis Community Planning and Economic Development Services
250 South 4th Street
Room 300
Minneapolis, MN 55415
VIA EMAIL AND POST

RE: Certificate of Appropriateness application for 241 1st Ave N (BZH-28246)

Dear Ms. Steiner:

I am writing to advise you of our plans to replace the existing windows in our building with new energy efficient windows. The existing wood windows will be removed and replaced with new fixed glazed, aluminum frame, insulated glass units. The new windows will be of the same size as the existing windows and the frames will be of the same color. These new windows will significantly improve the appearance and energy efficiency of the building. In addition, the new windows will provide a much brighter, warmer and more inviting environment for our employees, clients, visitors and passersby.

Sincerely,

Adam Lerner
President & CEO

Encl.

LERNER PUBLISHING GROUP

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Minneapolis, MN 55401-1607

Customer Service, Shipping, and Administration
1251 Washington Avenue North
Minneapolis, MN 55401-1036

Contact
d 612 332 3344 t 800 328 4929 f 800 332 1132
www.lernerbooks.com

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Lerner I'M A LERNER.

August 1, 2014

Ms. Lisa Steiner, City Planner
Land Use, Design and Preservation
City of Minneapolis
Community Planning & Economic Development
250 South Fourth Street, Room 300
Minneapolis, MN 55415

Re: Application for HPC Approval
Window Replacement Project
Lerner Publishing Group
241 First Avenue North
Minneapolis, Minnesota

Dear Ms. Steiner:

We are herein responding to the thirteen (13) items which you outlined in your email of July 28, 2014. Our responses are submitted in the format and sequence of Page 5 of the application, specific application requirements checklist.

Certificate of Appropriateness

1) We feel that the alteration is compatible with and continues to support the criteria of significance and period of significance for which the Minneapolis Warehouse Historic District was designated.
2) We feel that the alteration is compatible with and supports the exterior designation of the property.
3) We feel that the alteration is compatible with and will ensure continued integrity of the Minneapolis Warehouse Historic District.
4) We feel that the alteration will not materially impair the significance and integrity of the district and that we are in general conformance with the Minneapolis Warehouse Historic District Design Guidelines.
5) We feel that the alterations are in general conformance with The Secretary of the Interior's Standards for the Treatment of Historic Properties for Rehabilitation.
6) We feel that our application for a certificate of appropriateness conforms to the regulations of the preservation ordinance and is consistent with the policies of the comprehensive plan and applicable preservation policies adopted by the city council.

Destruction in Whole or in Part

1) We do not feel that this item is applicable as we are not destroying the property, either in whole or in part.

Consideration of Documents

1) We have reviewed and considered the description and statement of significance in the original nomination upon which designation of the Minneapolis Warehouse Historic District was based.
2) We do not feel that Title 20, Chapter 530 Site Plan Review is applicable to window replacements.
3) We have reviewed and considered The Secretary of the Interior's Standards for the Treatment of Historic Properties for Rehabilitation.

Alterations to a Property Within a Historic District

1) We feel that the alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the Minneapolis Warehouse Historic District.
2) We feel that the granting of 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 Minneapolis Warehouse Historic District.
3) We feel that the certificate of appropriateness will not be injurious to the significance and integrity of other resources in the Minneapolis Warehouse Historic District and will not impede the normal and ordinary preservation of surrounding resources as allowed by regulations in the preservation ordinance.

We trust that this information will complete our application and that you can continue your review process. We are anticipating a hearing before the commission on August 19. Thank you for your time and consideration of our effort to improve our building for our employees, guests and visitors.

Respectfully Submitted,

Adam Lerner
President & CEO

UNCHECKED PLAT
SUBJECT TO CHANGE
REV: 8/24/05
SHEET 2 OF 2 SHEETS

THE ECLIPSE

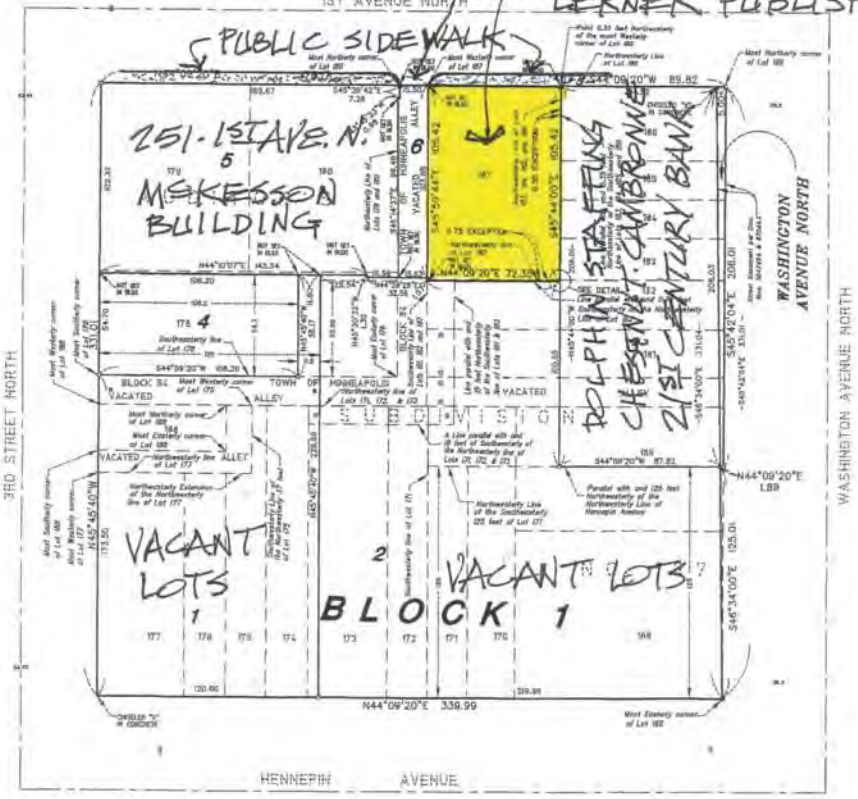
R.T. DOC. NO.

BLOCK 55
TOWN OF MINNEAPOLIS

EXISTING CURB CUT

241 FIRST AVE. N. (SEE SITE PLAN)
LERNER PUBLISHING GROUP

PUBLIC SIDEWALK



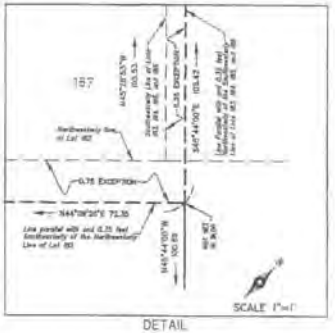
GRAPHIC SCALE
30 0 15 30 60
(SCALE IN FEET)
Scale: 1 inch = 30 feet

The basis of bearings is assumed

Denotes 1/2 inch x 14 inch iron pipe set with a plastic plug stamped R.L.S. 13151

Denotes Found Iron Monument

NOTES & HIGHLIGHT ADDED JUNE 16, 2014 FOR HPC REVIEW



DETAIL

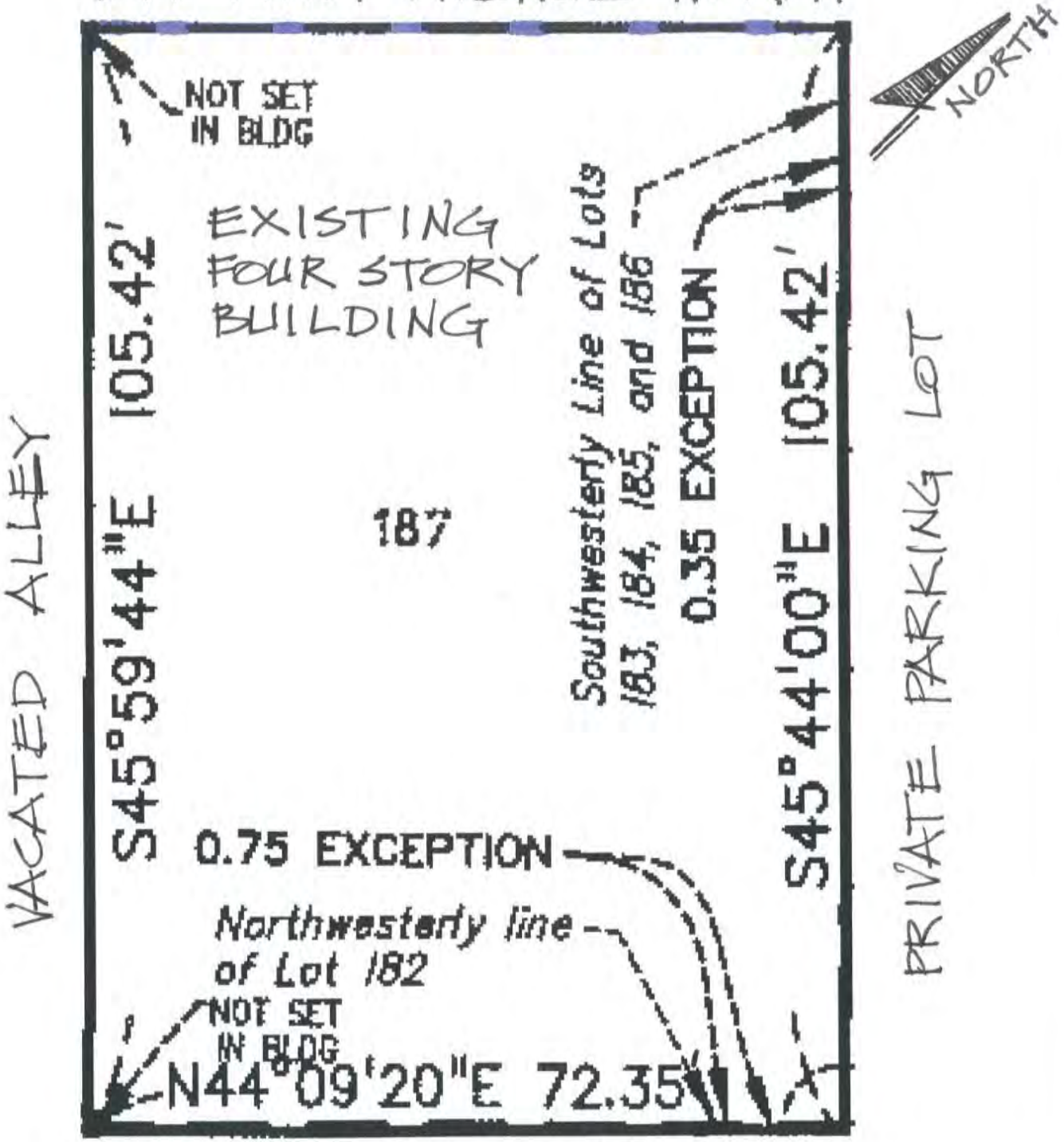
John Oliver & Associates, Inc.

SHEET 2 OF 2 SHEETS

GTB GRAND T BUILDERS INCORPORATED
CONSTRUCTION · DESIGN · MANAGEMENT

251 FIRST AVE. NO. SUITE 440
MINNEAPOLIS, MN 55401
612-630-9500 FAX 612-436-4000

241 FIRST AVENUE NORTH



PRIVATE PARKING LOT

PROJECT: LERNER PUBLISHING GROUP LOCATION: 241 FIRST AVE. N., MINNEAPOLIS		DRAWN BY: RBT	DATE: 6/16/14
PROJECT NO:	APPROVED BY:	DATE:	SCALE: 1" = 14.5' SHEET: SITE PLAN

1. Martin Brothers Company, Date: 12/18/1927, Photographer: Hibbard Studio, Looking east © Minnesota Historical Society

2. Exterior store front elevation, Date: 4/8/2010, Looking southeast

3. Exterior view of store front façade, Date: 3/25/2014, Looking east

4. Southwest exterior side of building – alley view – showing a new window and old windows, Date: 4/30/2014, Looking east

5. Exterior view of new window (ground floor) southwest side of building (alley side), Date: 4/30/2014, Looking north

6. Exterior of new window (ground floor) southwest side of building (alley side), Date: 4/30/2014, Looking north

7. Exterior of new windows (ground floor and second floor) southwest side of building (alley side), Date: 4/30/2014, Looking north

8. Exterior deteriorated loading dock window with corroded metal frame and exhaust vent on the ground floor - southwest side of building (alley side), Date: 4/11/2014, Looking north

9. Exterior deteriorated men's room window with corroded metal frame and exhaust vent on the ground floor - southwest side of building (alley side), Date: 4/11/2014, Looking north

10. Close-up exterior detail of corroded and rusty metal window frame on the ground floor – southwest side of building (alley side), Date: 4/11/2014, Looking north

11. Close-up exterior detail of lower left hand corner of corroded and rusty metal window frame on the ground floor – southwest side of building (alley side), Date: 4/11/2014, Looking north

12. Close-up exterior detail of corroded and rusty metal window frame on the ground floor – southwest side of building (alley side), Date: 4/11/2014, Looking north

13. Close-up exterior detail of corroded and rusty metal window frame on the ground floor – southwest side of building (alley side), Date: 4/11/2014, Looking north

14. Close-up exterior detail of corroded and rusty metal window frame on the ground floor – southwest side of building (alley side),
Date: 4/11/2014, Looking north

15. Close-up exterior detail of corroded and rusty metal window frame and broken safety glass on the ground floor – southwest side of building (alley side), Date: 4/11/2014, Looking north

16. Close-up exterior detail of deteriorated wood window-sill on the front of building, Third (3rd) Floor, Southwest corner office, Date 4/11/2014

17. Close-up interior detail of deteriorated wood window frame on the front of building, Fourth (4th) Floor, Southwest corner office, Date: 4/10/2014

18. Close-up interior and exterior detail of deteriorated wood window-sill on the southwest side of building (alley side), Fourth (4th) Floor, Southwest corner office, Date: 4/10/2014

19. Close-up exterior detail of deteriorated wood window-sill on the front of building,
Third (3rd) Floor, Southwest corner office,
Date 4/24/2014

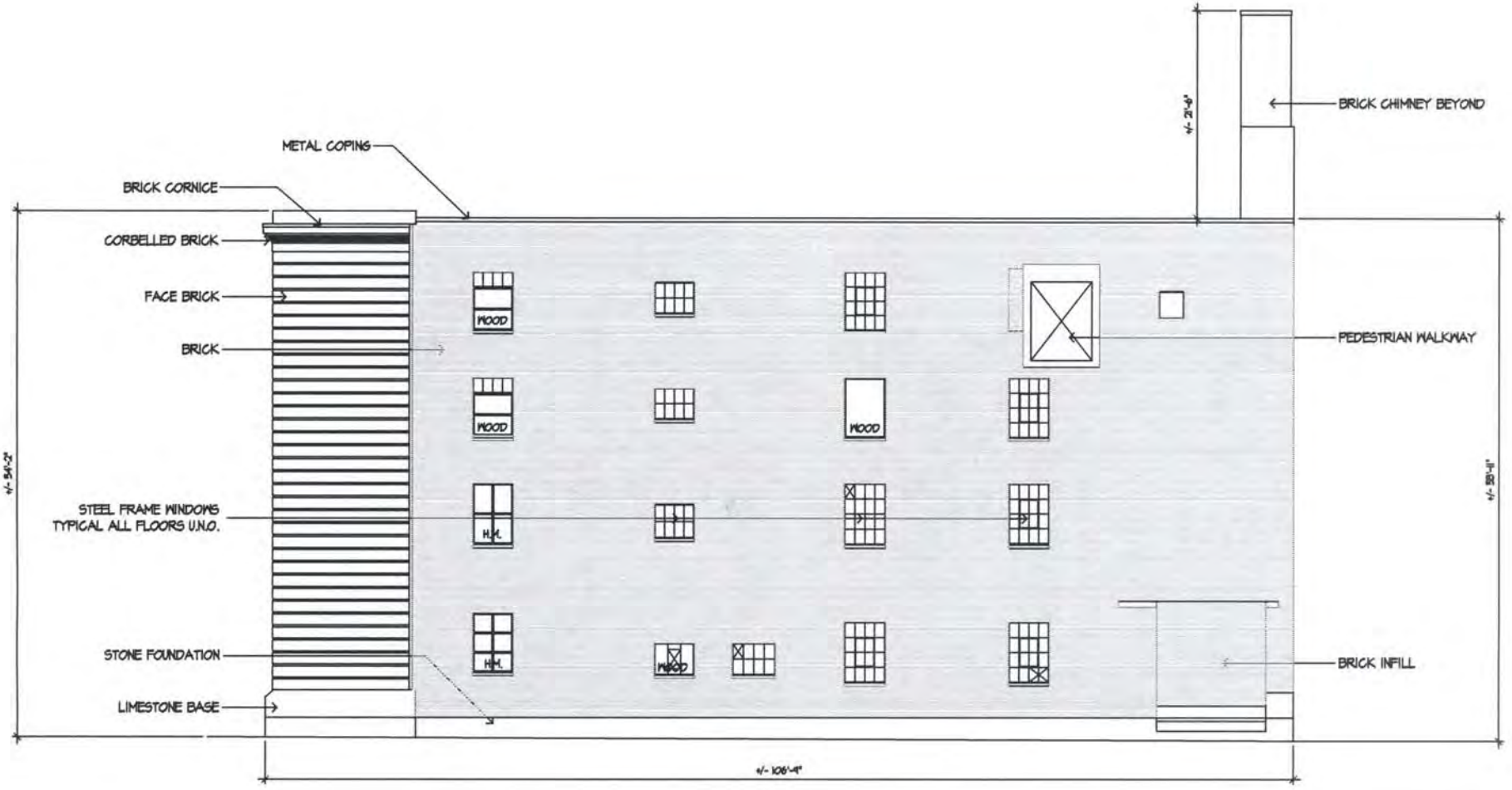
20. Close-up exterior detail of deteriorated wood window frame on the front of building Third (3rd) Floor, Southwest corner office, Date 4/24/2014

West Elevation (Front)

Scale: 1/16 = 1'-0"

PROJECT NO: 01-38-1614	DATE: 01-25-14	Lerner Building
SHEET NO. A1 OF 8	REVISIONS:	241 1st Avenue North — Minneapolis, MN

CUNDY, SANTINE & ASSOCIATES
ARCHITECTS
3434 LEXINGTON AVENUE NORTH SHOREVIEW, MN 55126
651-490-5454 www.cs-architects.com



South Elevation (Alley Side)

Scale: 1/16 = 1'-0"

PROJECT NO: 07-38-1614	DATE: 07-25-14
SHEET NO. A2 OF 8	REVISIONS:

Lerner Building

241 1st Avenue North — Minneapolis, MN

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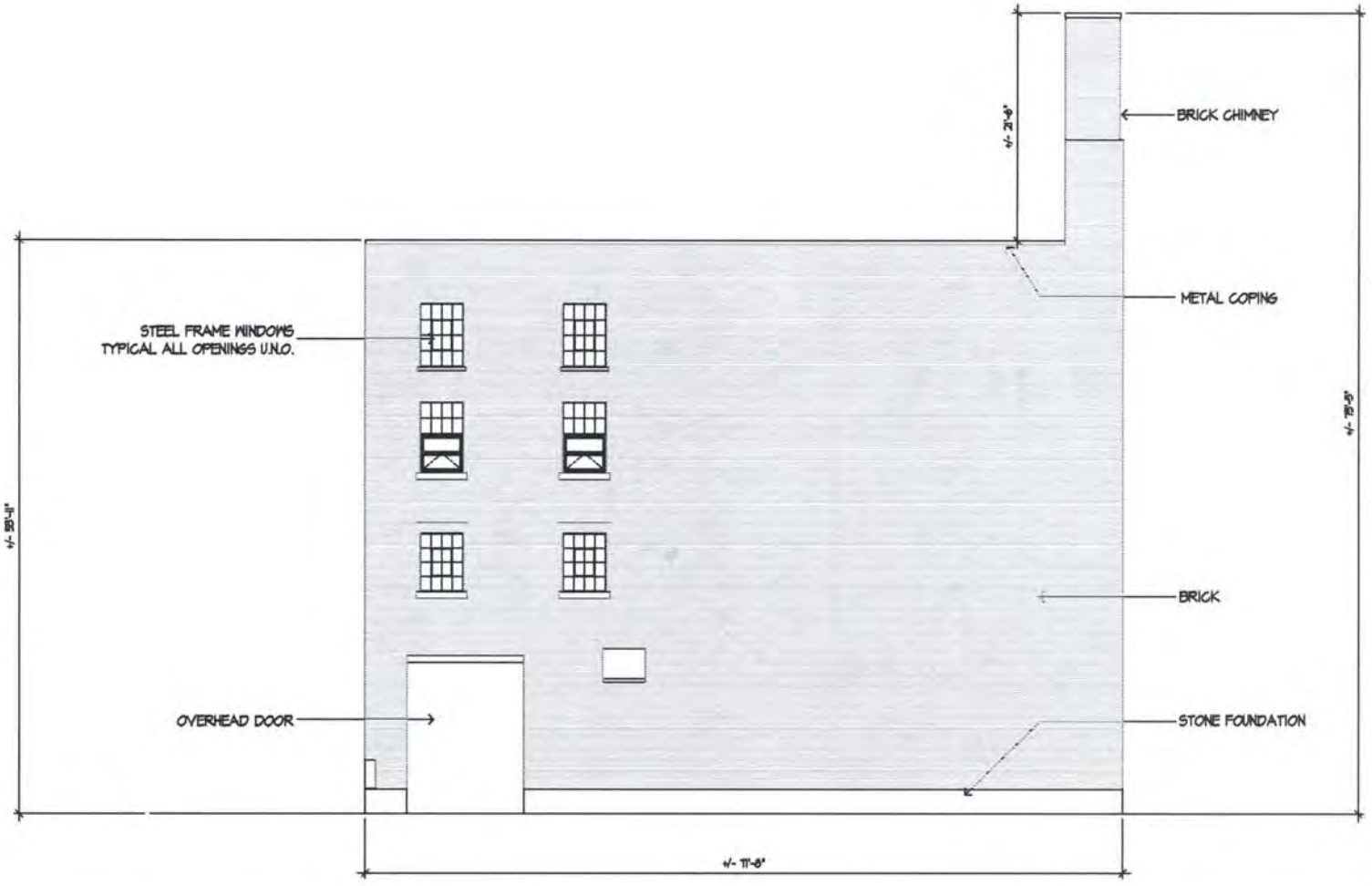
651-490-5454 www.cs-architects.com



East Elevation (Rear)

Scale: 1/16 = 1'-0"

PROJECT NO: 07-38-1614	DATE: 07-25-14
SHEET NO. A3 OF 8	REVISIONS:

Lerner Building

241 1st Avenue North

Minneapolis, MN

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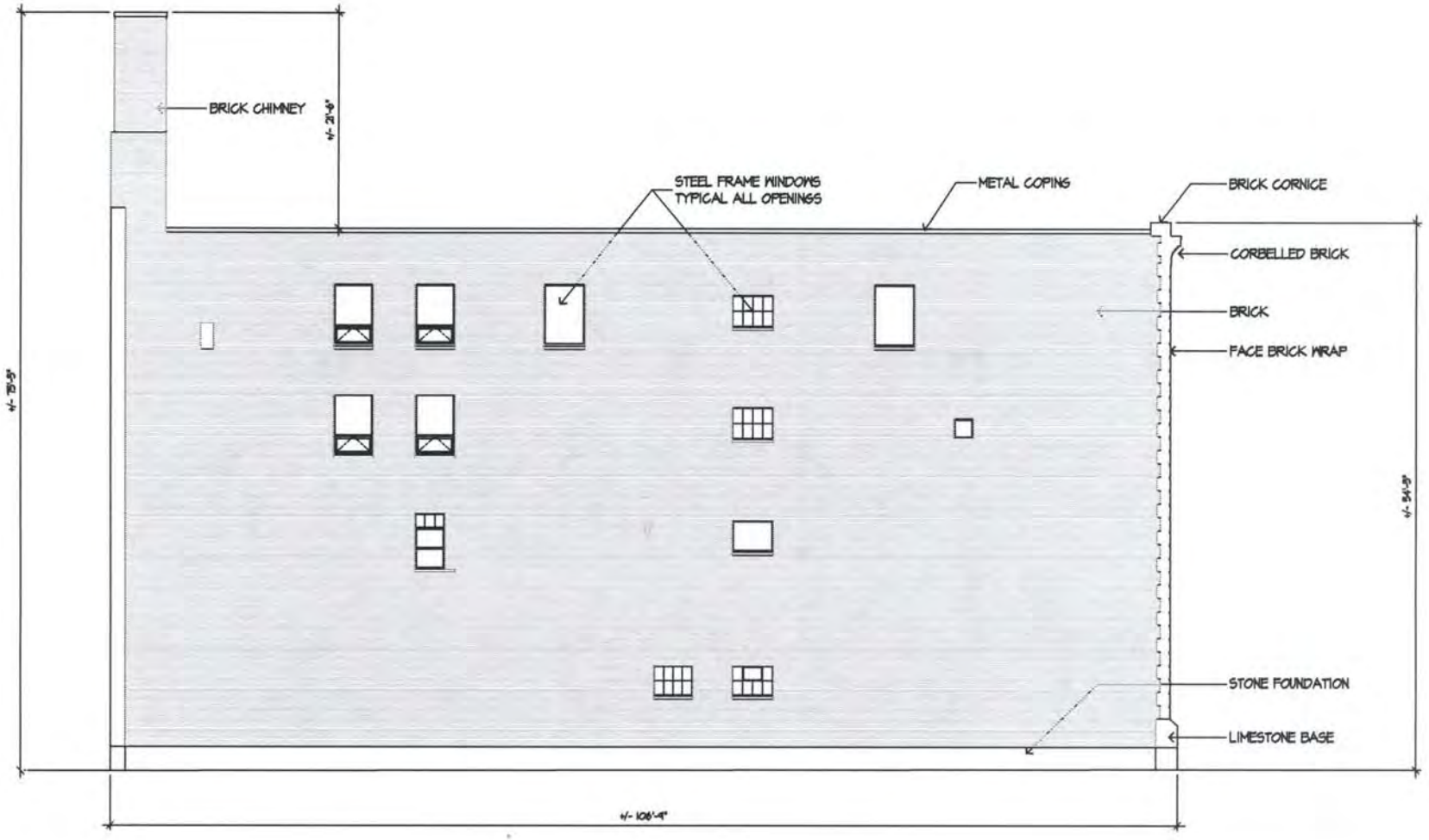

North Elevation (Side)

Scale: 1/16 = 1'-0"

PROJECT NO: 07-38-1614	DATE: 07-25-14
SHEET NO. A4 OF 8	REVISIONS:

Lerner Building

241 1st Avenue North

Minneapolis, MN

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ARCHITECTS
3434 LEXINGTON AVENUE NORTH SHOREVIEW, MN 55126
651-490-5454 www.cs-architects.com

West Elevation (Front)

Scale: 1/16 = 1'-0"

PROJECT NO: 07-58-1614	DATE: 07-25-14
SHEET NO. A1.1 OF 8	REVISIONS:

Lerner Building

211 1st Avenue North — Minneapolis, MN

CUNDY, SANTINE & ASSOCIATES ARCHITECTS
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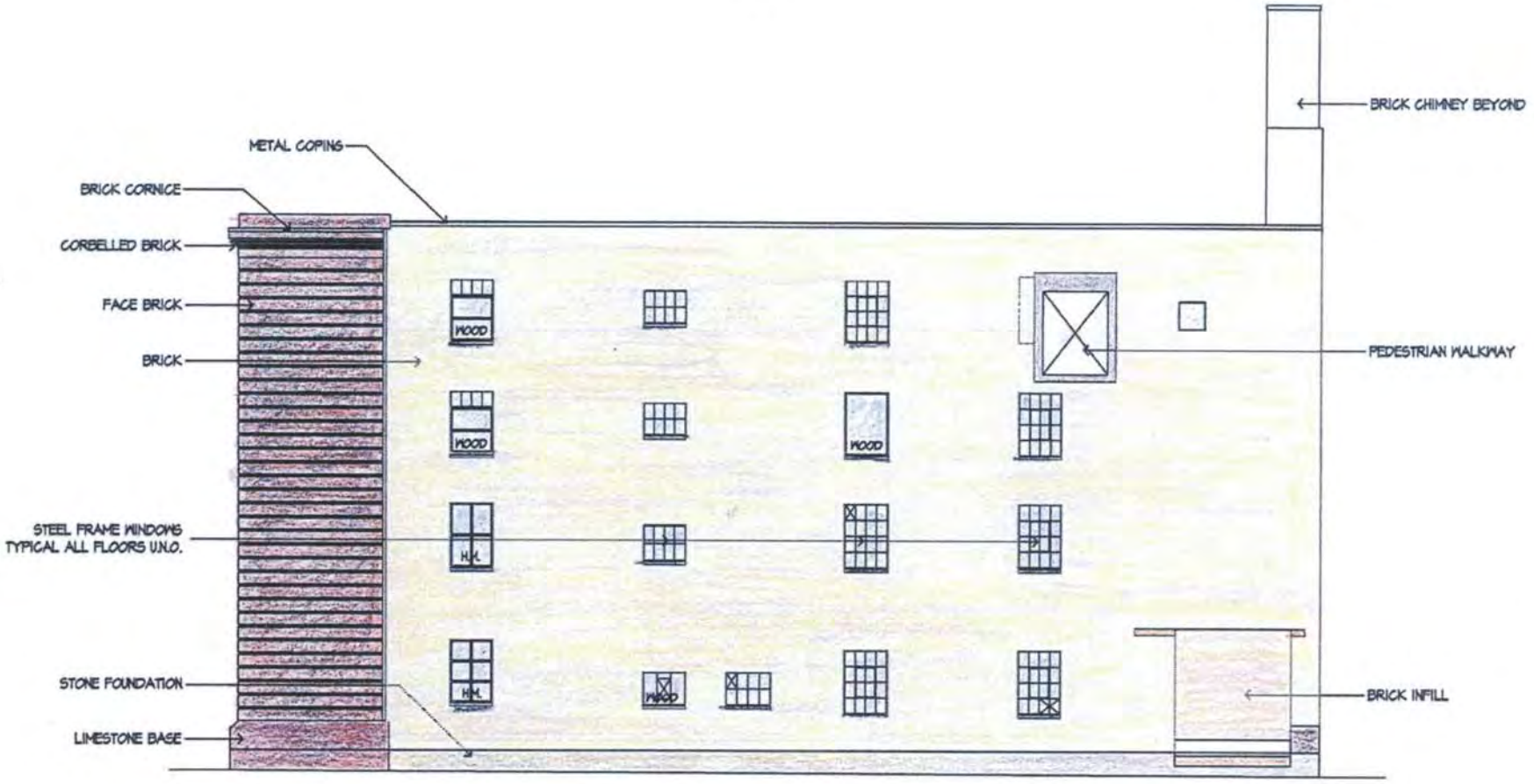

South Elevation (Alley Side)

Scale: 1/16 = 1'-0"

PROJECT NO: 07-38-1614	DATE: 07-25-14
SHEET NO. A2.1 OF 8	REVISIONS:

Lerner Building

231 1st Avenue North

Minneapolis, MN

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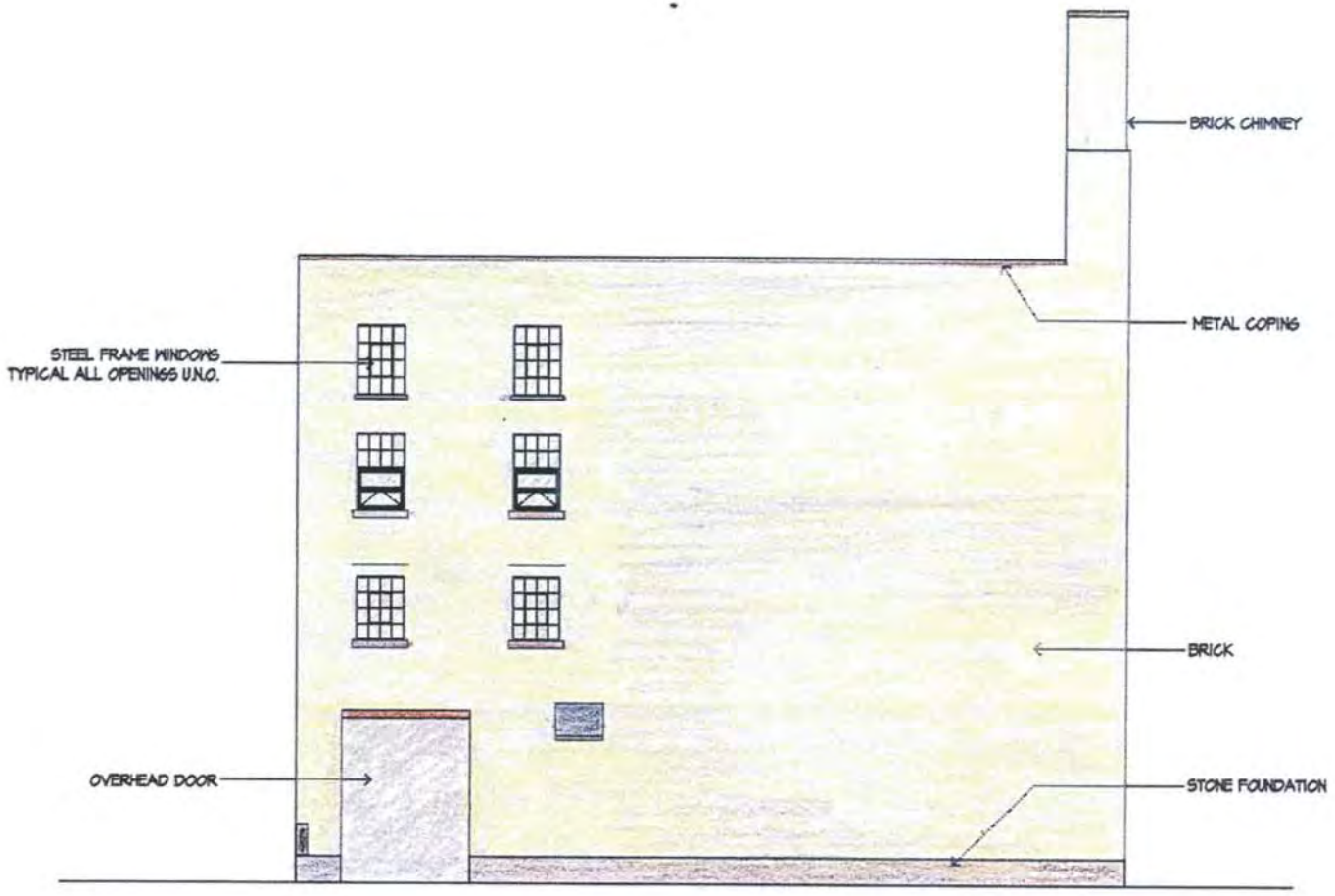

East Elevation (Rear)

Scale: 1/16 = 1'-0"

PROJECT NO: 07-38-1614	DATE: 07-25-14	Lerner Building
SHEET NO. A3.1 OF 8	REVISIONS:	231 1st Avenue North — Minneapolis, MN

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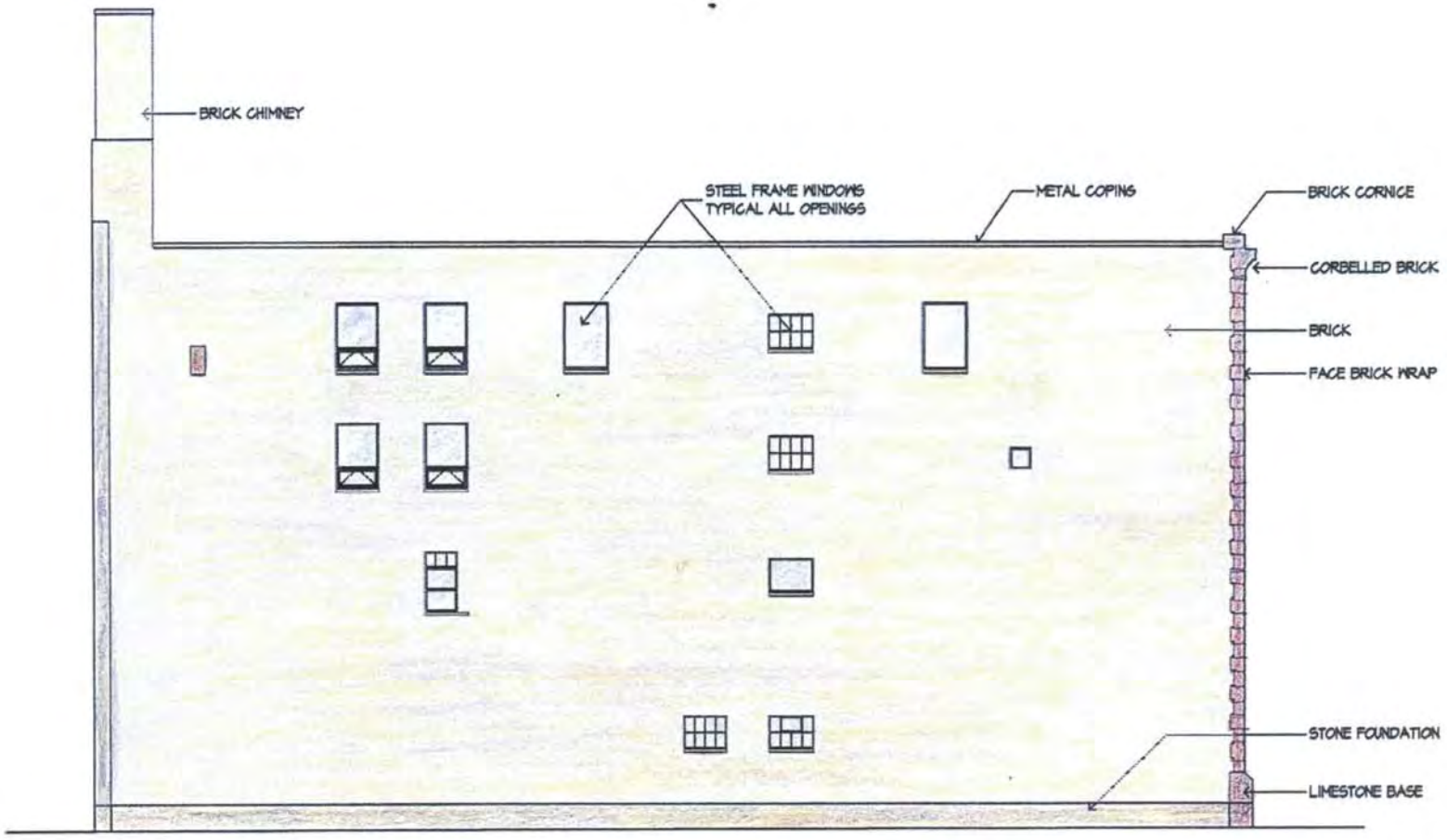

North Elevation (Side)

Scale: 1/16 = 1'-0"

PROJECT NO: 07-98-1614	DATE: 07-25-14
SHEET NO. A4.1 OF 8	REVISIONS:

Lerner Building

2.1 1st Avenue North — Minneapolis, MN

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3434 LEXINGTON AVENUE NORTH SHOREVIEW, MN 55126
651-490-5454
www.cs-architects.com

LERNER PUBLISHING GROUP

241 1ST AVE. NORTH, MINNEAPOLIS, MN. 55401

GENERAL NOTES

1. SHEET LEGEND:	100 - 104 FLOOR PLANS AND GENERAL NOTES 200 - 201 WINDOW ELEVATIONS 300 - 302 WINDOW DETAILS
2. FRAMING TYPES:	KAWNEER 451T STOREFRONT (2" X 4 1/2") HOLLOW METAL FRAMING (2" X 5 3/4")
3. DOOR TYPE:	MEDIUM STILE DOOR W/ 10" BOTTOM RAIL
4. FINISH:	PAINT - VALSPAR FLUROPON 70% PVDF BOYSENBERRY - 394F122
5. GLASS TYPE:	(GL-1) - 1" OA CLEAR LOW - E GLASS ANNEALED (GL-2) - 1" OA CLEAR LOW - E GLASS TEMPERED (GL-3) - 1" OA WIRE GLASS (BAROQUE) OVER CLEAR TEMPERED

FOR PROJECT SPECIFIC INQUIRIES
PLEASE CONTACT YOUR BRIN REPRESENTATIVE:

CHRISTINA WELLE
(Direct) 612-287-1584

SHOP DRAWINGS

- [x] FOR APPROVAL
- [ ] PARTIAL RELEASE FOR FAB _____
- [ ] RELEASE FOR FAB _____
- [ ] RECORD/AS-BUILT SET

REVISIONS

MARK	REMARKS	DATE REVISED	REVISED BY
1	ADD HOLLOW METALPLANS, ELEVATIONS HM-1 & HM-2 AND DETAILS	3/5/14	DPH
2	REVISE PER PM REDLINES FOR 1ST SUBMITTAL	6/16/14	DPH
3			
4			
5			

CONTRACTOR:

ARCHITECT:

SCALE: FULL SCALE

DATE DRAWN: 12/2/13

DRAWN BY: DPH

CONTRACT GLAZING:

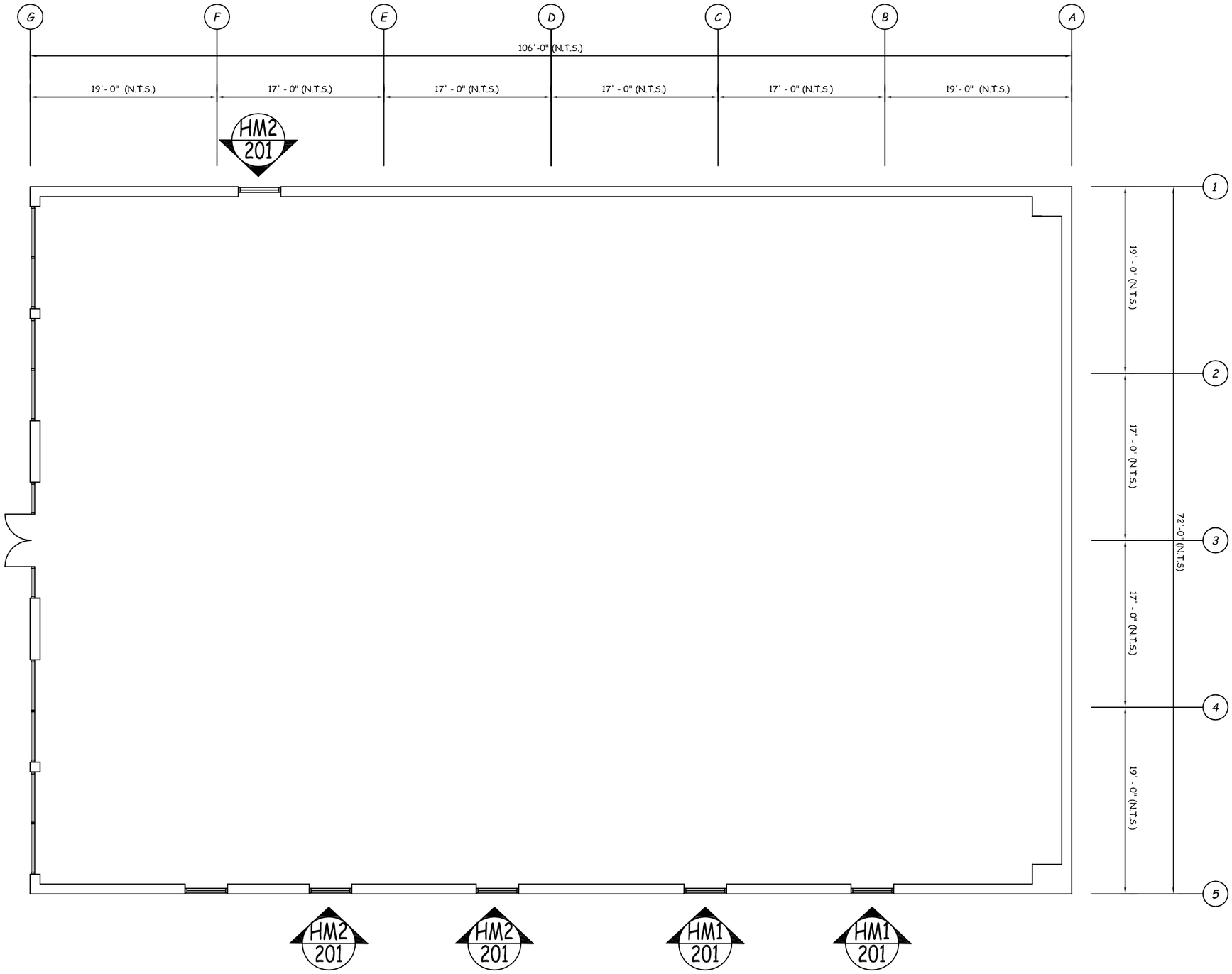
BRIN NORTHWESTERN GLASS COMPANY
SINCE 1912
444 ELDRIDGE AVE. NORTH • MINNEAPOLIS, MN 55422-1519 • PHONE (612) 333-3555 • FAX 333-3536

PROJECT: LERNER PUBLISHING GROUP
241 1ST AVE. NORTH
MINNEAPOLIS, MN. 55401

SHEET NO. 100

TOTAL SHEETS 10

PROJECT NO. #3364



PARTIAL PLAN @ 1ST LEVEL

NO SCALE

FOR PROJECT SPECIFIC INQUIRIES
PLEASE CONTACT YOUR BRIN REPRESENTATIVE:

CHRISTINA WELLE
(Direct) 612-287-1584

SHOP DRAWINGS

- [x] FOR APPROVAL
- [ ] PARTIAL RELEASE FOR FAB _____
- [ ] RELEASE FOR FAB _____
- [ ] RECORD/AS-BUILT SET

MARK	REMARKS	DATE REVISED	REVISED BY
1			
2			
3			
4			
5			

REVISIONS

CONTRACTOR:

ARCHITECT:

SCALE: FULL SCALE

DATE DRAWN: 12/2/13

DRAWN BY: DPH

CONTRACT GLAZING

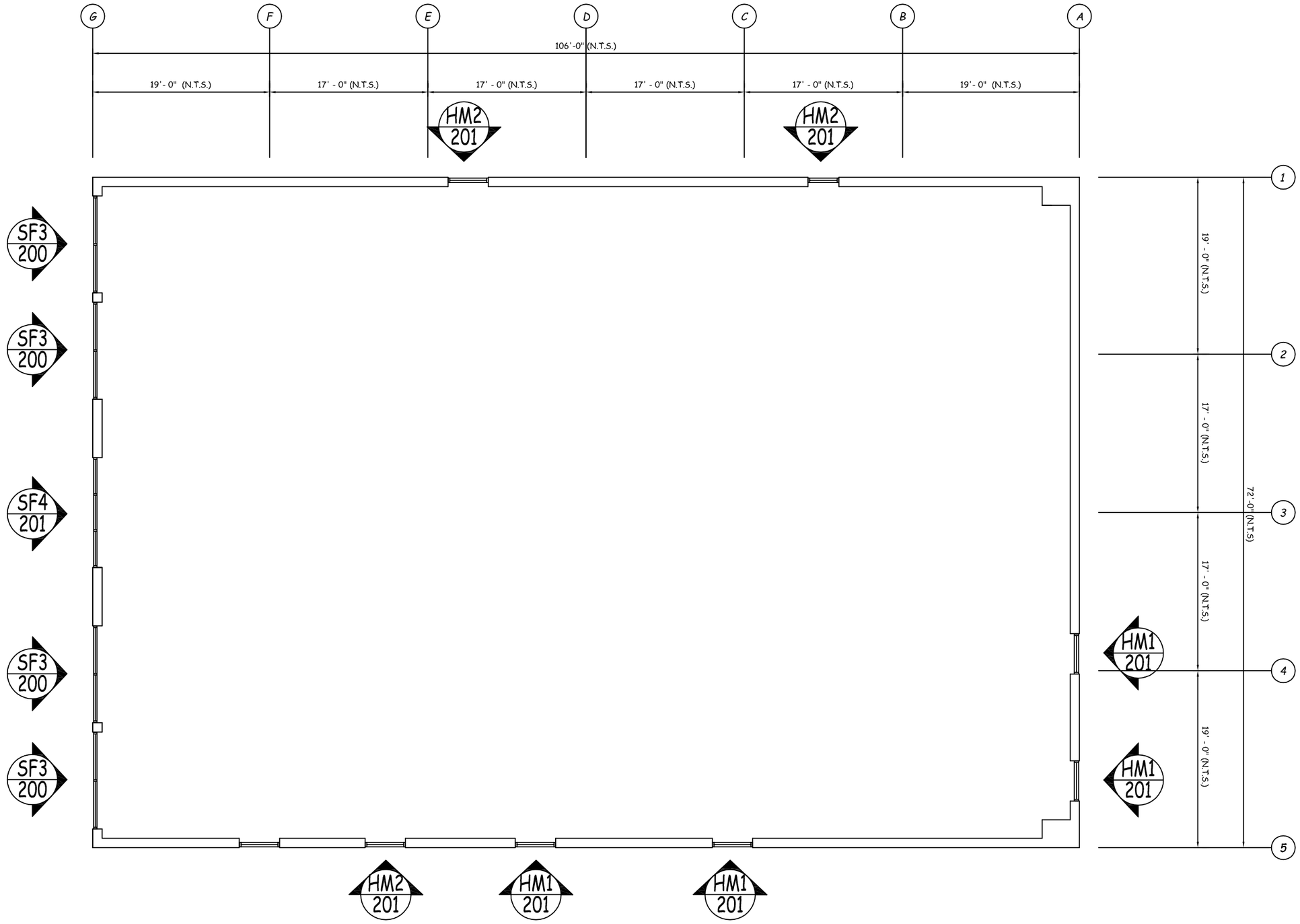
SINCE 1912 BRIN NORTHWESTERN GLASS COMPANY
144 GLENWOOD AVE. NORTH • MINNEAPOLIS, MN 55405-1639 • PHONE (612) 333-3535 • FAX 333-3536

PROJECT: LERNER PUBLISHING GROUP
241 1ST AVE. NORTH
MINNEAPOLIS, MN. 55401

SHEET NO. 101

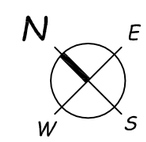
TOTAL SHEETS 10

PROJECT NO. #3364



PARTIAL PLAN @ 2ND LEVEL

NO SCALE



FOR PROJECT SPECIFIC INQUIRIES
PLEASE CONTACT YOUR BRIN REPRESENTATIVE:

CHRISTINA WELLE
(Direct) 612-287-1584

SHOP DRAWINGS

- [x] FOR APPROVAL
- [ ] PARTIAL RELEASE FOR FAB _____
- [ ] RELEASE FOR FAB _____
- [ ] RECORD/AS-BUILT SET

MARK	REMARKS	DATE REVISED	REVISED BY

REVISIONS

CONTRACTOR:

ARCHITECT:

SCALE: FULL SCALE

DATE DRAWN: 12/2/13

DRAWN BY: DPH

CONTRACT GLAZING:

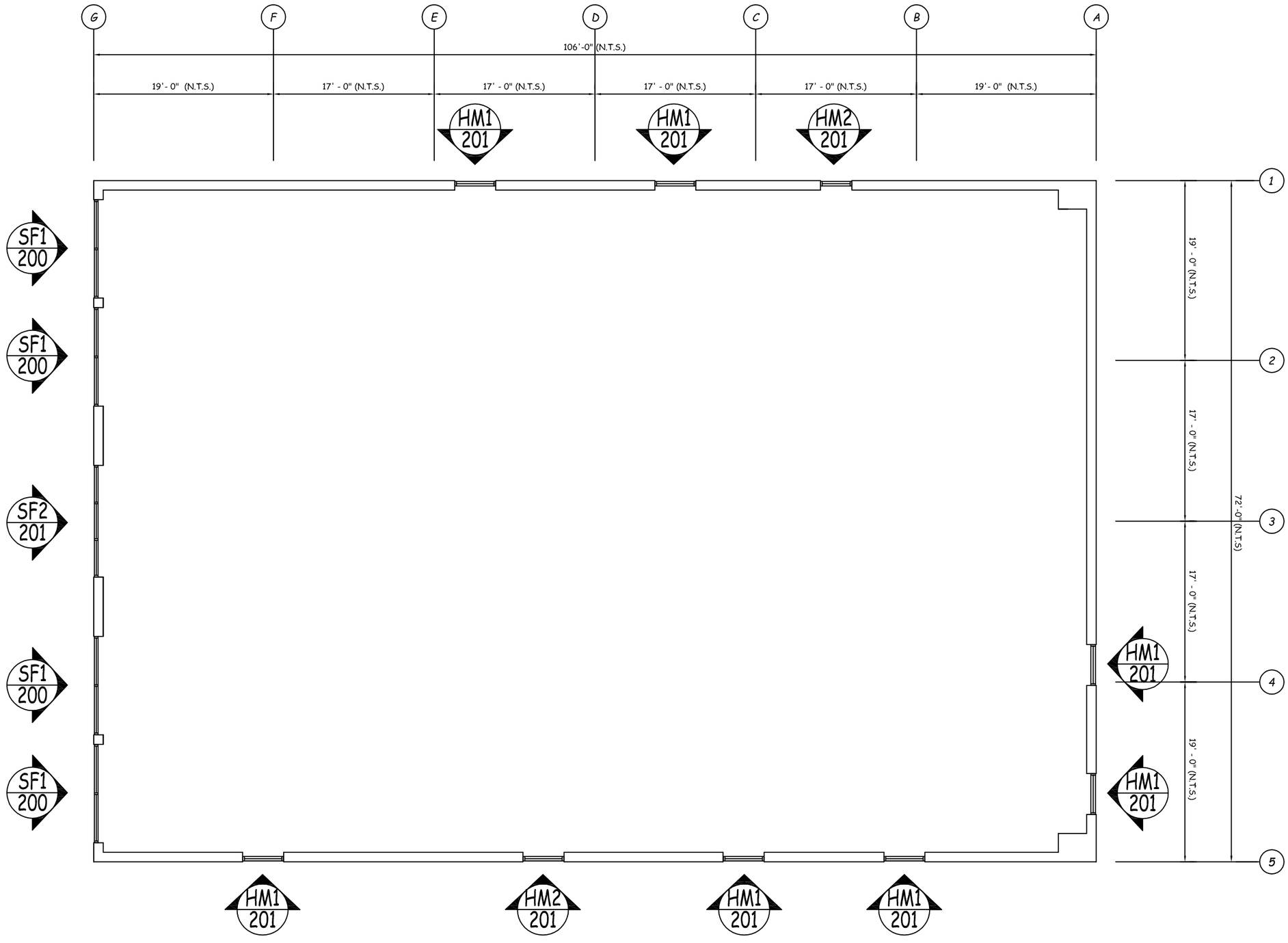
SINCE 1912 BRIN NORTHWESTERN GLASS COMPANY
144 GLENWOOD AVE. NORTH • MINNEAPOLIS, MN 55405-1657 • PHONE (612) 333-3535 • FAX: 333-3536

PROJECT: LERNER PUBLISHING GROUP
241 1ST AVE NORTH
MINNEAPOLIS, MN. 55401

SHEET NO. 102

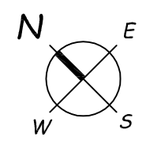
TOTAL SHEETS 10

PROJECT NO. #3364



PARTIAL PLAN @ 3RD LEVEL

NO SCALE



FOR PROJECT SPECIFIC INQUIRIES
PLEASE CONTACT YOUR BRIN REPRESENTATIVE:

CHRISTINA WELLE
(Direct) 612-287-1584

SHOP DRAWINGS

- [x] FOR APPROVAL
- [ ] PARTIAL RELEASE FOR FAB _____
- [ ] RELEASE FOR FAB _____
- [ ] RECORD/AS-BUILT SET

MARK	REMARKS	DATE REVISED	REVISED BY
1			
2			
3			
4			
5			

REVISIONS

CONTRACTOR:

ARCHITECT:

SCALE: FULL SCALE

DATE DRAWN: 12/2/13

DRAWN BY: DPH

CONTRACT GLAZING

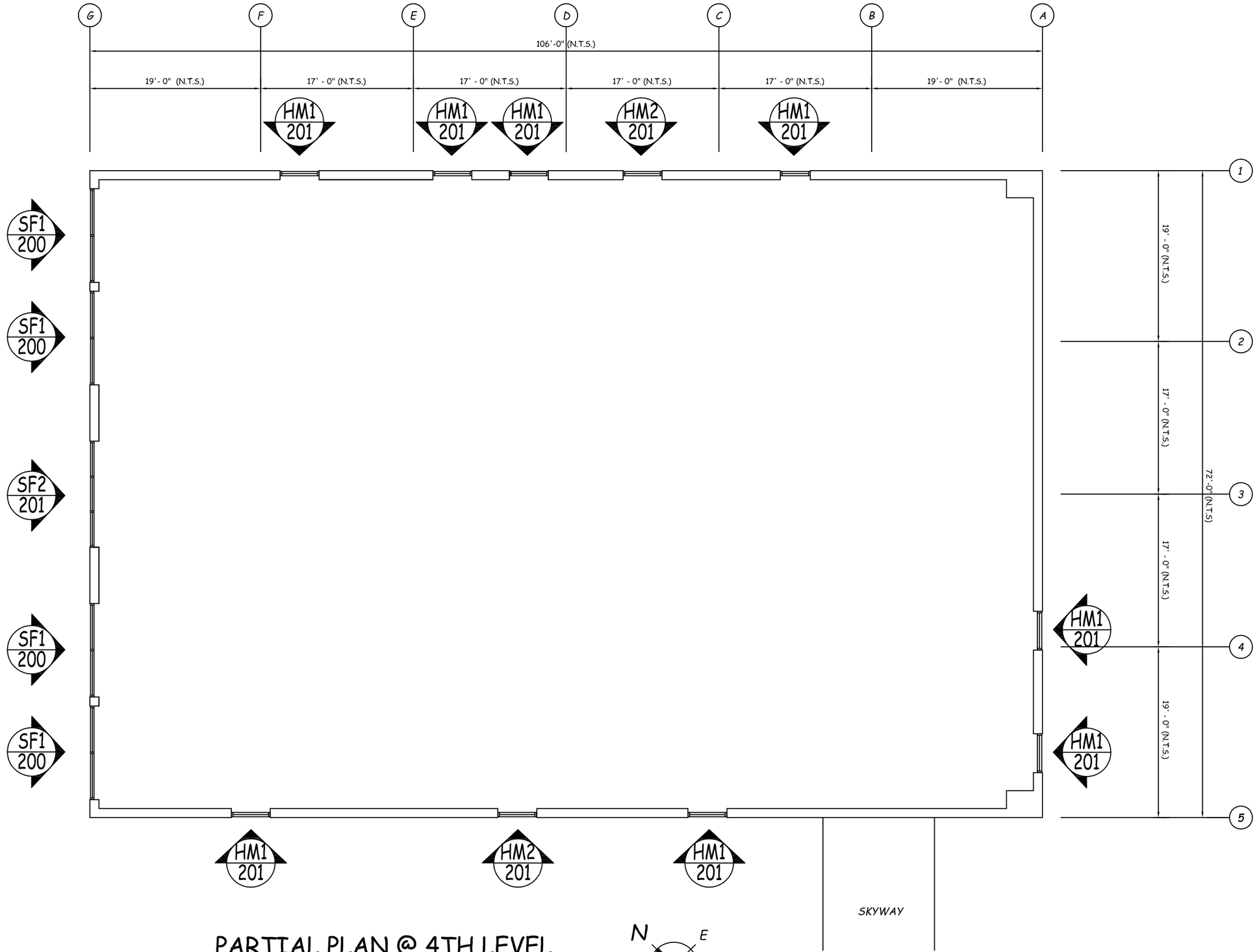
SINCE 1912 BRIN NORTHWESTERN GLASS COMPANY
144 GLENWOOD AVE. NORTH • MINNEAPOLIS, MN 55405-1639 • PHONE (612) 333-3535 • FAX 333-3536

PROJECT: LERNER PUBLISHING GROUP
241 1ST AVE. NORTH
MINNEAPOLIS, MN. 55401

SHEET NO. 103

TOTAL SHEETS 10

PROJECT NO. #3364



PARTIAL PLAN @ 4TH LEVEL

NO SCALE

FOR PROJECT SPECIFIC INQUIRIES
PLEASE CONTACT YOUR BRIN REPRESENTATIVE:

CHRISTINA WELLE
(Direct) 612-287-1584

SHOP DRAWINGS

- [X] FOR APPROVAL
- [ ] PARTIAL RELEASE FOR FAB _____
- [ ] RELEASE FOR FAB _____
- [ ] RECORD/AS-BUILT SET

MARK	REMARKS	DATE REVISED	REVISED BY

REVISIONS

CONTRACTOR:

ARCHITECT:

SCALE: FULL SCALE

DATE DRAWN: 12/2/13

DRAWN BY: DPH

CONTRACT GLAZING:

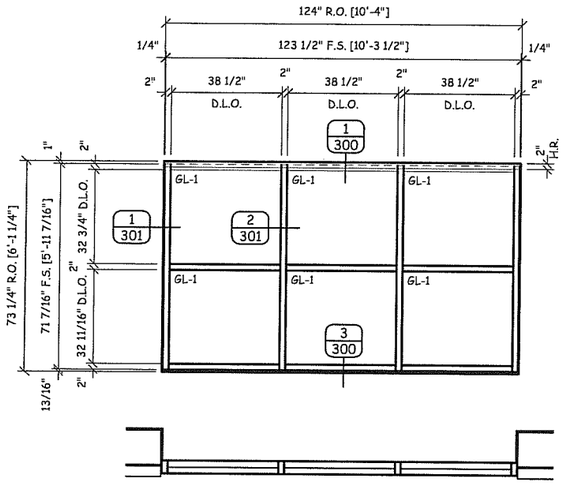
BRIN NORTHWESTERN GLASS COMPANY
SINCE 1912
144 GLENWOOD AVE. NORTH • MINNEAPOLIS, MN 55405-1837 • PHONE (612) 333-3555 • FAX 333-3536

PROJECT: LERNER PUBLISHING GROUP
241 1ST AVE. NORTH
MINNEAPOLIS, MN. 55401

SHEET NO. 104

TOTAL SHEETS 10

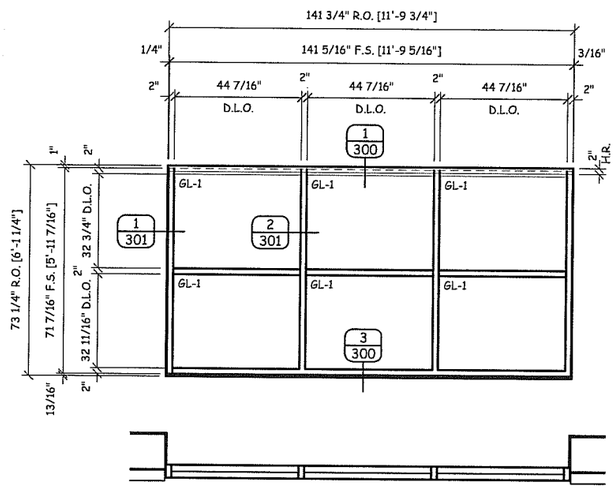
PROJECT NO. #3364



4 @ 3RD FLOOR
4 @ 4TH FLOOR

SF1 8 THUS - EXTERIOR 1" GLASS
ARCHITECT REF: NONE

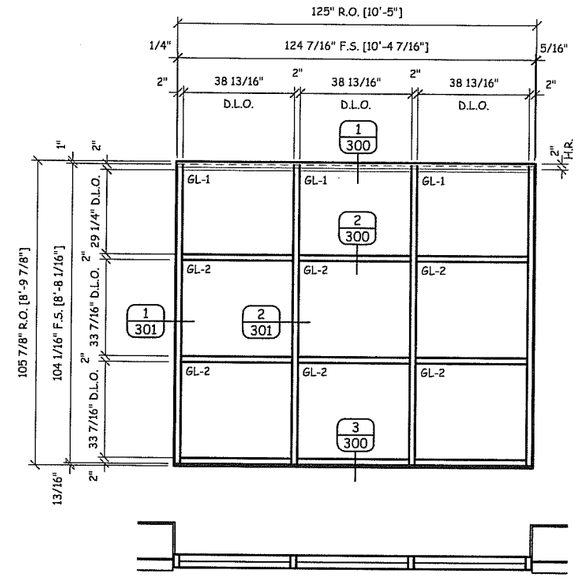
SYSTEM: KAWNEER - 451T (2" X 4 1/2")
LOCATION: 3RD & 4TH FLOORS
FINISH: BOYSENBERRY - 394F122



1 @ 3RD FLOOR
1 @ 4TH FLOOR

SF2 2 THUS - EXTERIOR 1" GLASS
ARCHITECT REF: NONE

SYSTEM: KAWNEER - 451T (2" X 4 1/2")
LOCATION: 3RD & 4TH FLOORS
FINISH: BOYSENBERRY - 394F122



4 @ 2ND FLOOR

SF3 4 THUS - EXTERIOR 1" GLASS
ARCHITECT REF: NONE

SYSTEM: KAWNEER - 451T (2" X 4 1/2")
LOCATION: 2ND FLOOR
FINISH: BOYSENBERRY - 394F122

FOR PROJECT SPECIFIC INQUIRIES
PLEASE CONTACT YOUR BRIN REPRESENTATIVE:

(Direct) 612-287-15

SHOP DRAWINGS
- ☐ FOR APPROVAL
- ☐ PARTIAL RELEASE FOR FAB _____
- ☐ RELEASE FOR FAB _____
- ☐ RECORD/AS-BUILT SET

MARK	REMARKS	DATE REVISED	REVISED BY
A			
A			
A			
A			

REVISIONS

CONTRACTOR:

ARCHITECT:

SCALE: 1/2"=1'

DATE DRAWN:

DRAWN BY:

CONTRACT GLAZING

SINCE 1912 BRIN NORTHWESTERN GLASS COMPANY
144 GLENWOOD AVE. NORTH • MINNEAPOLIS, MN 55405-1889 • PHONE (612) 333-3535 • FAX 333-3536

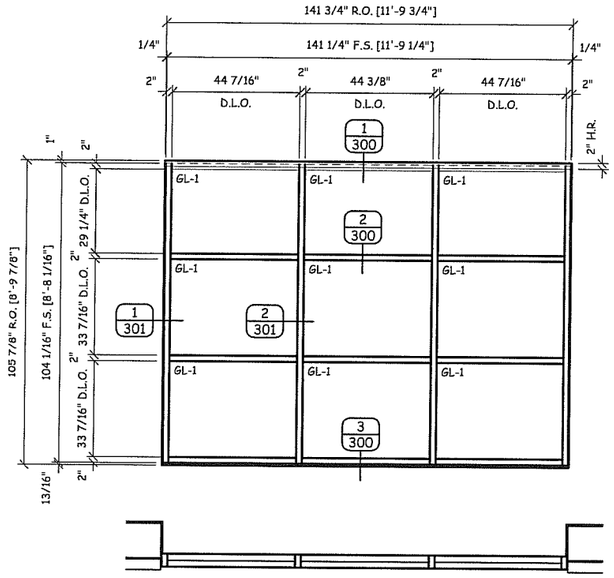
PROJECT:

SHEET NO. 200

TOTAL SHEETS:

PROJECT NO.

Xref O:\MASTER CAD DRAWINGS\2013 JOBS\LERNERS PUBLISHING #3364\XREF INFO.dwg

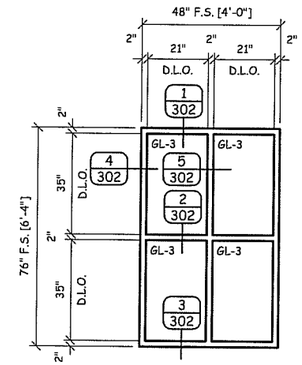


1 @ 2ND FLOOR

SF4 — 1 THUS - EXTERIOR 1" GLASS

ARCHITECT REF: NONE

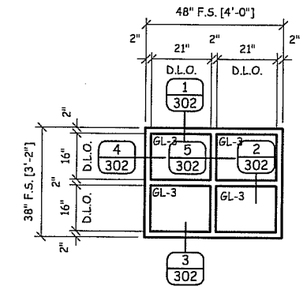
SYSTEM: KAWNEER - 451T (2" X 4 1/2")
LOCATION: 2ND FLOOR
FINISH: BOYSENBERRY - 394F122



HM1 — 21 THUS - EXTERIOR 1" GLASS

ARCHITECT REF: NONE

SYSTEM: HOLLOW METAL HM (2" X 5 3/4")
LOCATION: 2 @ 1ST, 4 @ 2ND, 7 @ 3RD & 8 @ 4TH FLOOR
FINISH: BOYSENBERRY - 394F122



HM2 — 10 THUS - EXTERIOR 1" GLASS

ARCHITECT REF: NONE

SYSTEM: HOLLOW METAL HM (2" X 5 3/4")
LOCATION: 3 @ 1ST, 3 @ 2ND, 2 @ 3RD & 2 @ 4TH
FINISH: BOYSENBERRY - 394F122

FOR PROJECT SPECIFIC INQUIRIES
PLEASE CONTACT YOUR BRIN REPRESENTATIVE:

(Direct) 612-287-15

SHOP DRAWINGS

- ☐ FOR APPROVAL
- ☐ PARTIAL RELEASE FOR FAB _____
- ☐ RELEASE FOR FAB _____
- ☐ RECORD/AS-BUILT SET

SHEET NO. 201
TOTAL SHEETS
PROJECT NO.

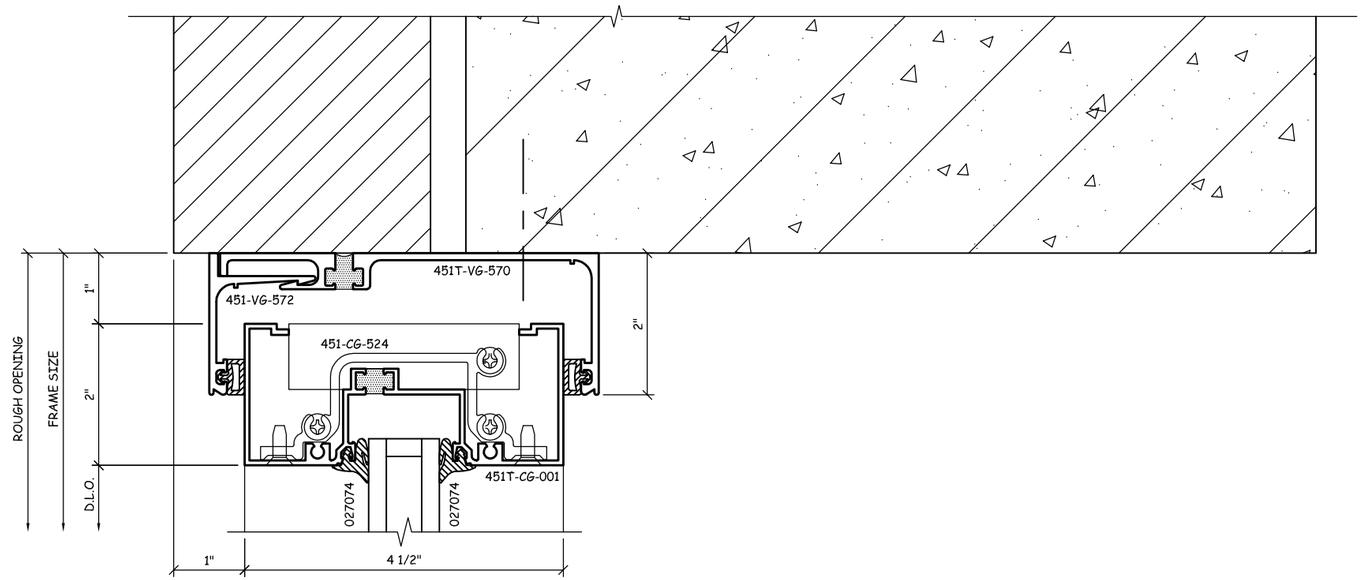
SINCE 1919 BRIN NORTHWESTERN GLASS COMPANY
144 GLENWOOD AVE. NORTH • MINNEAPOLIS, MN 55405-1629 • PHONE (612) 333-3555 • FAX 333-3536

CONTRACT GLAZING:
PROJECT:
SCALE: 1/2"=1'
DATE DRAWN:
DRAWN BY:
CONTRACTOR:
ARCHITECT:

MARK	REMARKS	DATE REVISED	REVISED BY

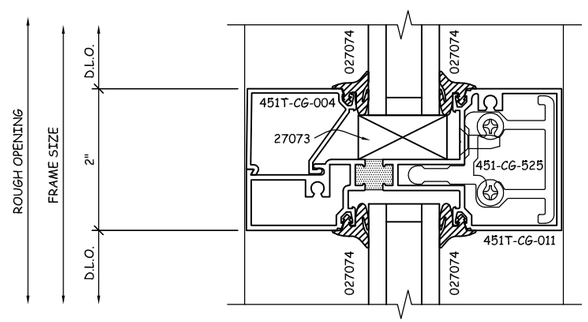
REVISIONS

Xref Q:\MASTER CAD DRAWINGS\2013 JOBS\LERNERS PUBLISHING #3364\XREF INFO.dwg



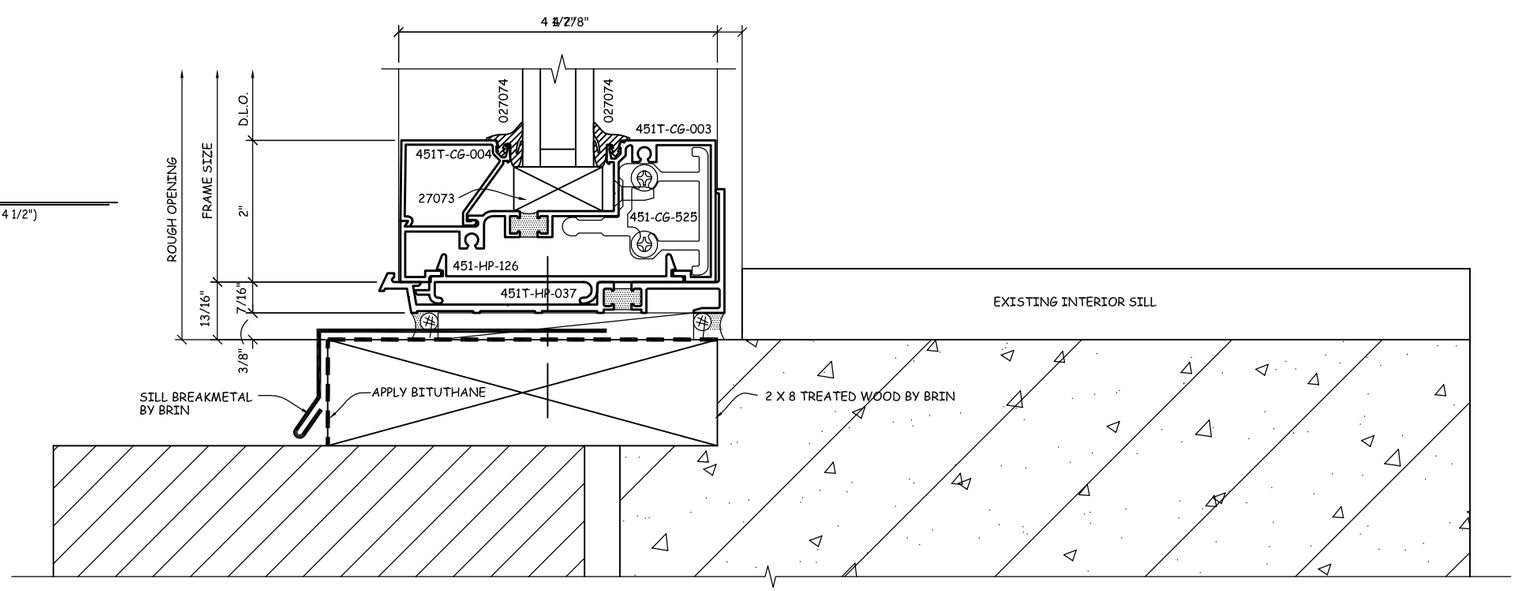
1 HEAD

SYSTEM: KAWNEER: 451T (2" X 4 1/2")
ARCH'T REF: NONE



2 HORIZONTAL

SYSTEM: KAWNEER: 451T (2" X 4 1/2")
ARCH'T REF: NONE



3 SILL

SYSTEM: KAWNEER: 451T (2" X 4 1/2")
ARCH'T REF: NONE

FOR PROJECT SPECIFIC INQUIRIES
PLEASE CONTACT YOUR BRIN REPRESENTATIVE:

CHRISTINA WELLE
(Direct) 612-287-1584

SHOP DRAWINGS

- [x] FOR APPROVAL
- [ ] PARTIAL RELEASE FOR FAB _____
- [ ] RELEASE FOR FAB _____
- [ ] RECORD/AS-BUILT SET

MARK	REMARKS	DATE REVISED	REVISED BY

REVISIONS

CONTRACTOR:

ARCHITECT:

SCALE: FULL SCALE

DATE DRAWN: 12/2/13

DRAWN BY: DPH

CONTRACT GLAZING:

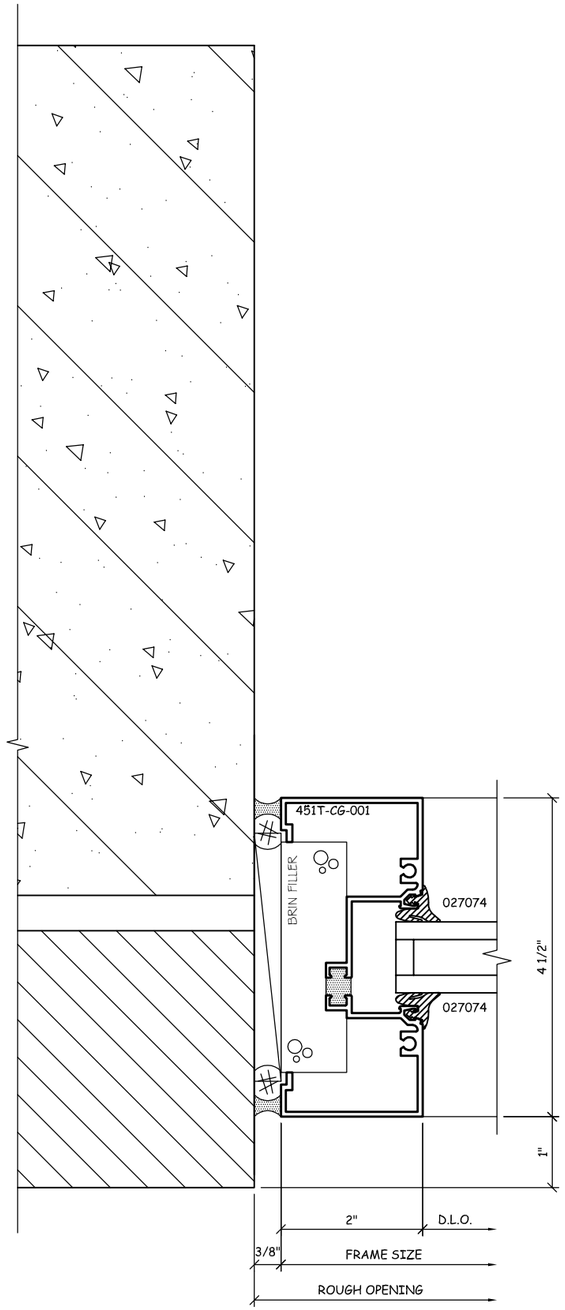
SINCE 1912 BRIN NORTHWESTERN GLASS COMPANY
444 ELDWOOD AVE. NORTH • MINNEAPOLIS, MN 55422-1519 • PHONE (612) 333-3555 • FAX 333-3536

PROJECT: LERNER PUBLISHING GROUP
241 1ST AVE. NORTH
MINNEAPOLIS, MN. 55401

SHEET NO. 300

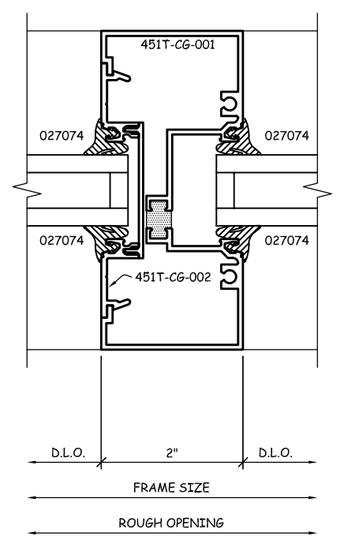
TOTAL SHEETS 10

PROJECT NO. #3364



1 JAMB

SYSTEM: KAWNEER: 451T (2" X 4 1/2")
ARCH'T REF: NONE



2 VERTICAL

SYSTEM: KAWNEER: 451T (2" X 4 1/2")
ARCH'T REF: NONE

FOR PROJECT SPECIFIC INQUIRIES
PLEASE CONTACT YOUR BRIN REPRESENTATIVE:

CHRISTINA WELLE
(Direct) 612-287-1584

SHOP DRAWINGS

- [x] FOR APPROVAL
- [ ] PARTIAL RELEASE FOR FAB _____
- [ ] RELEASE FOR FAB _____
- [ ] RECORD/AS-BUILT SET

REVISIONS			
MARK	REMARKS	DATE REVISED	REVISED BY
1			
2			
3			
4			
5			

CONTRACTOR:

ARCHITECT:

SCALE: FULL SCALE

DATE DRAWN: 12/2/13

DRAWN BY: DPH

CONTRACT GLAZING:

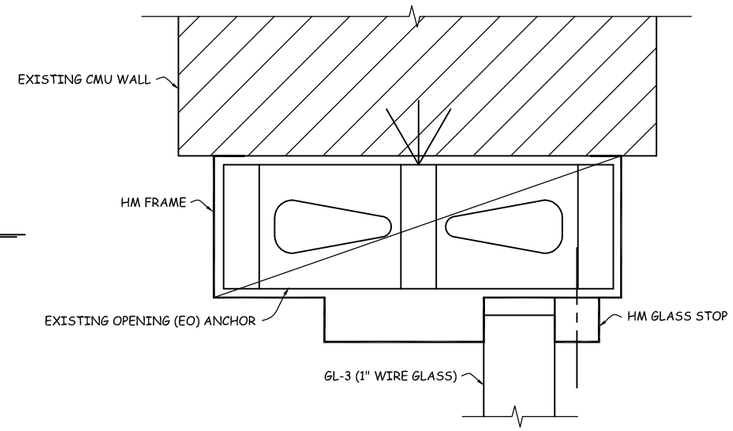
SINCE 1912 BRIN NORTHWESTERN GLASS COMPANY
144 GLENWOOD AVE. NORTH • MINNEAPOLIS, MINNESOTA 55405-1057 • PHONE (612) 333-3535 • FAX 333-3536

PROJECT: LERNER PUBLISHING GROUP
241 1ST AVE. NORTH
MINNEAPOLIS, MN. 55401

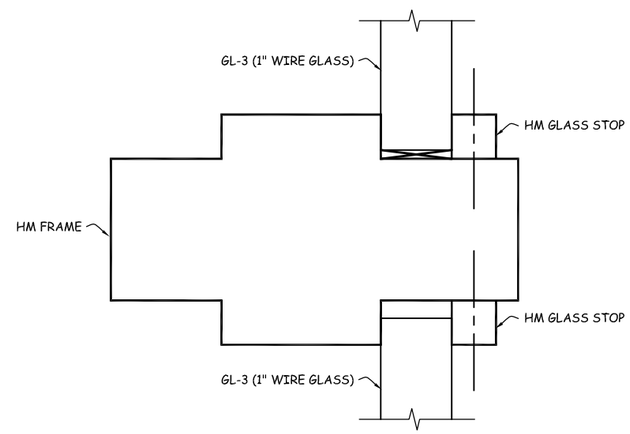
SHEET NO. 301

TOTAL SHEETS 10

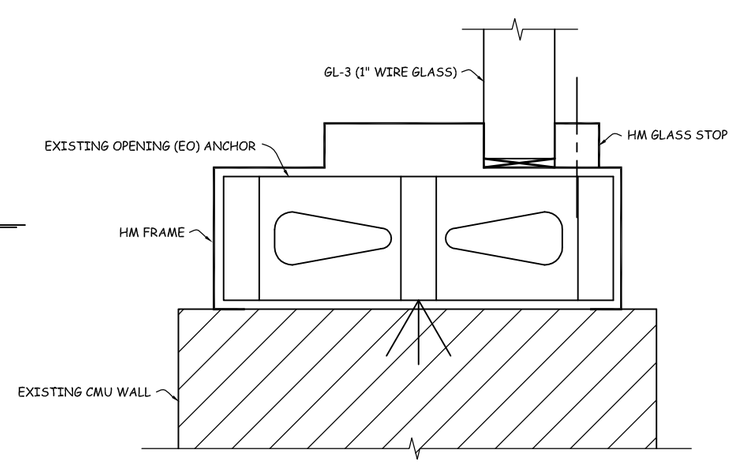
PROJECT NO. #3364



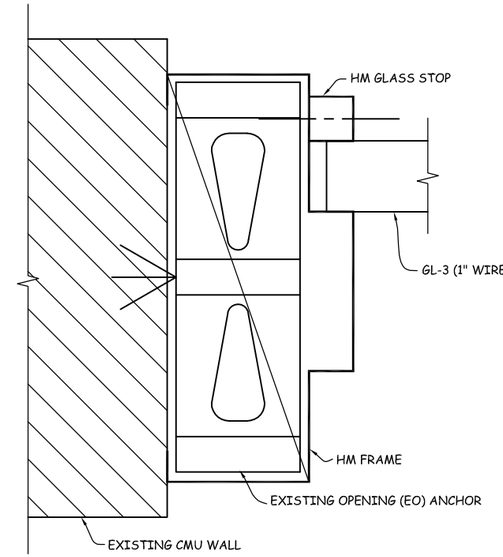
1 HEAD
SYSTEM: HOLLOW METAL FRAME (2" X 5 3/4")
ARCH'T REF: NONE
INSIDE SET



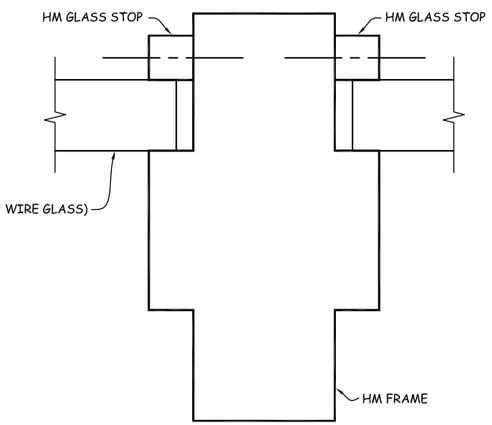
2 HORIZONTAL
SYSTEM: HOLLOW METAL FRAME (2" X 5 3/4")
ARCH'T REF: NONE
INSIDE SET



3 SILL
SYSTEM: HOLLOW METAL FRAME (2" X 5 3/4")
ARCH'T REF: NONE
INSIDE SET



4 JAMB
SYSTEM: KAWNEER: 451T (2" X 4 1/2")
ARCH'T REF: NONE
INSIDE SET



5 VERTICAL
SYSTEM: KAWNEER: 451T (2" X 4 1/2")
ARCH'T REF: NONE
INSIDE SET

FOR PROJECT SPECIFIC INQUIRIES
PLEASE CONTACT YOUR BRIN REPRESENTATIVE:
CHRISTINA WELLE
(Direct) 612-287-1584

SHOP DRAWINGS
- [x] FOR APPROVAL
- [ ] PARTIAL RELEASE FOR FAB _____
- [ ] RELEASE FOR FAB _____
- [ ] RECORD/AS-BUILT SET

MARK	REMARKS	DATE REVISED	REVISED BY

REVISIONS

CONTRACTOR:

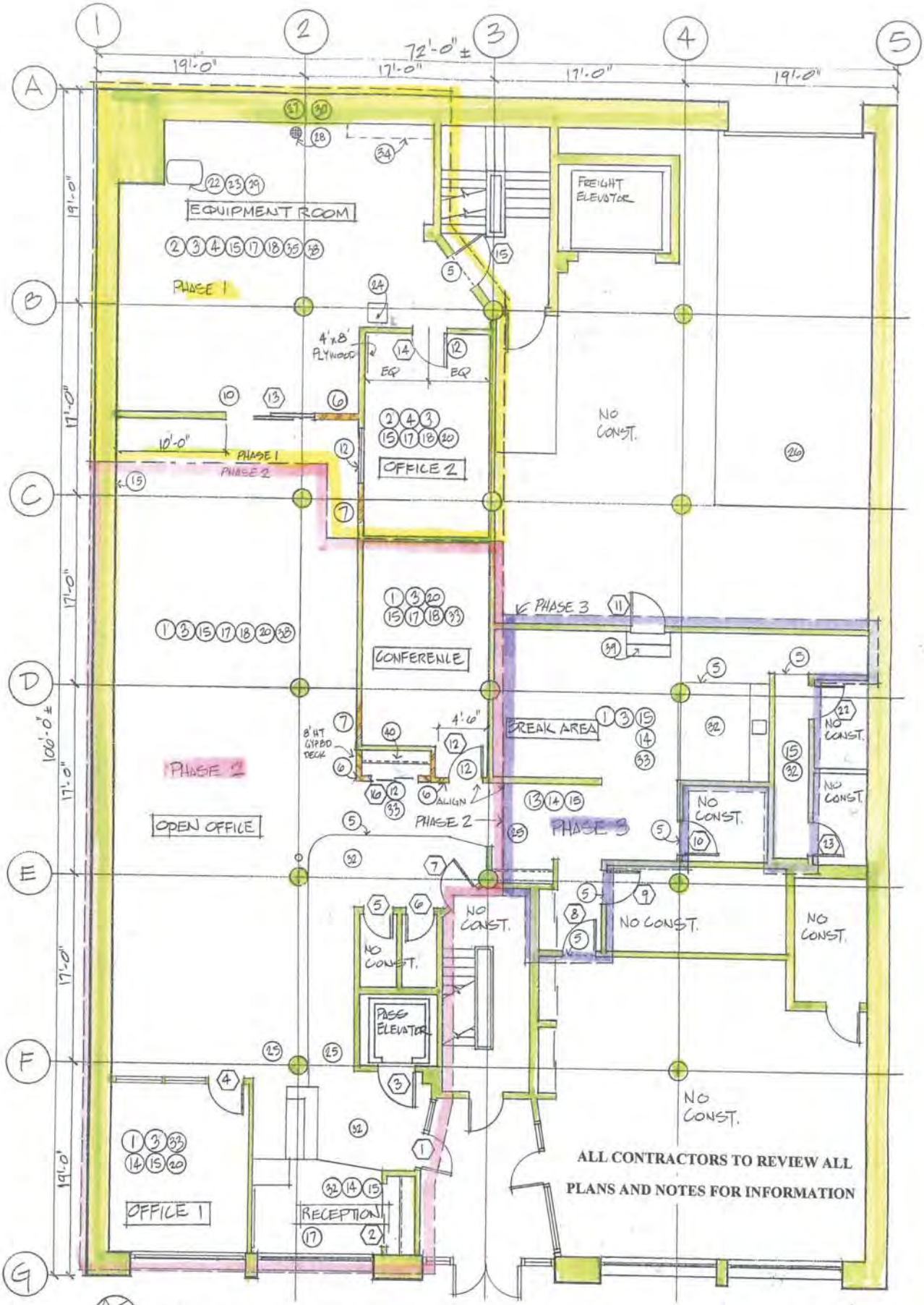
ARCHITECT:

SCALE: FULL SCALE
DATE DRAWN: 12/2/13
DRAWN BY: DPH

CONTRACT GLAZING:
SINCE 1912 BRIN NORTHWESTERN GLASS COMPANY
144 GLENWOOD AVE NORTH, MINNEAPOLIS, MN 55405-1697 PHONE (612) 333-3535 • FAX 333-3536

PROJECT: LERNER PUBLISHING GROUP
241 1ST AVE NORTH
MINNEAPOLIS, MN 55401

SHEET NO. 302
TOTAL SHEETS 10
PROJECT NO. #3364



ALL CONTRACTORS TO VERIFY ALL CONDITIONS

EXISTING CONDITIONS ARE EACH SUB-CONTRACTORS RESPONSIBILITY

FIRST FLOOR - NEW CONST.

GTB GRAND T BUILDERS INCORPORATED
CONSTRUCTION • DESIGN • MANAGEMENT
251 FIRST AVE. N., SUITE 440
MINNEAPOLIS, MN 55401
612•630•9500 FAX 612•436•4000

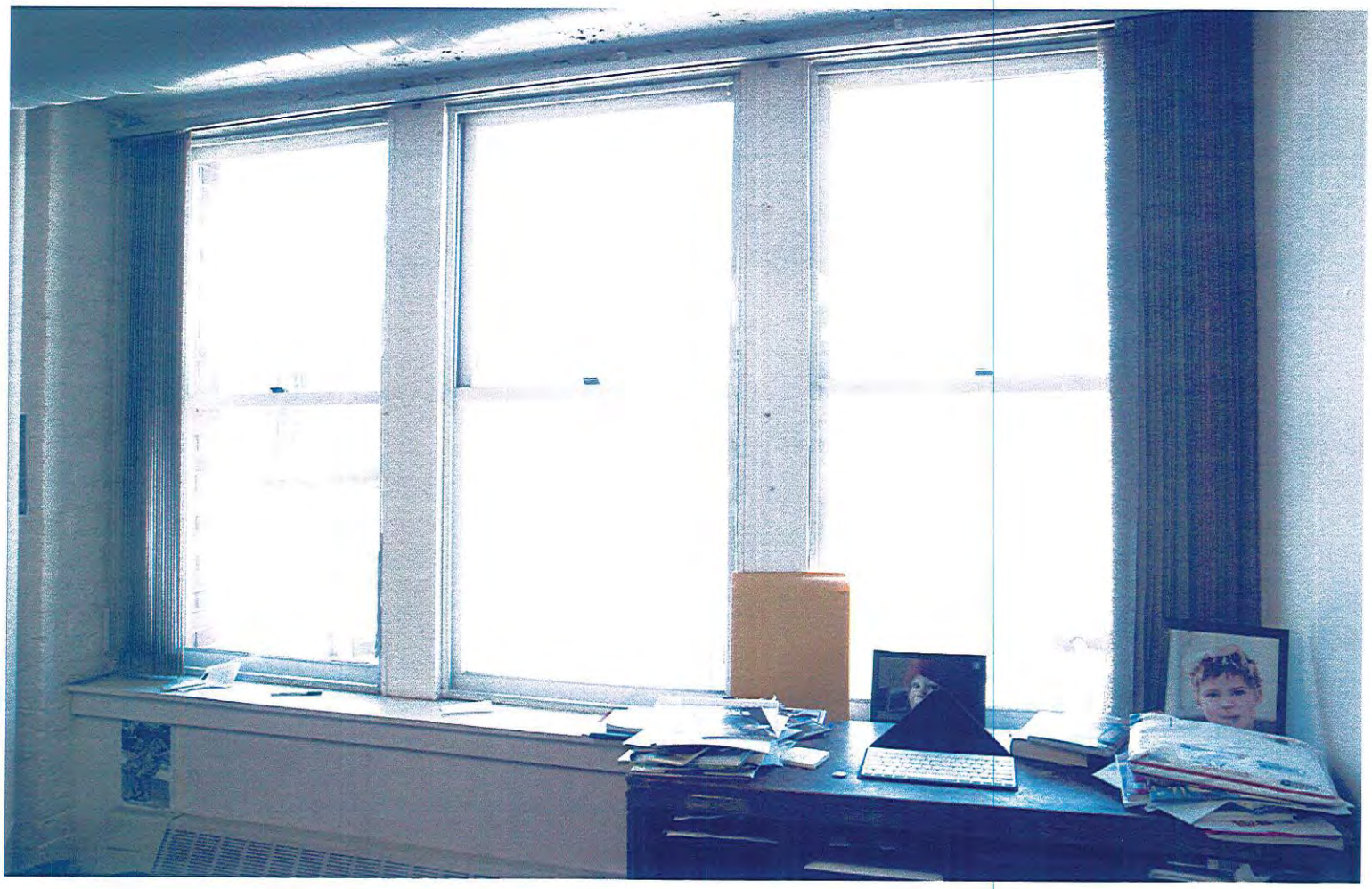
LERNER PUBLICATION
241 FIRST AVENUE NORTH
MINNEAPOLIS, MN. 55401

DATE: 5-2-01 SHEET:

SCALE: 1/8" 2 OF 8

Interior view of remaining double-hung windows

Interior view of remaining double-hung windows



Interior view of remaining double-hung windows

Interior view of remaining double-hung windows

Interior view of remaining double-hung window

Interior comparison: remaining double-hung windows and unpermitted replacement windows

Lerner™

June 17, 2014

Christie Rock-Hantge
Downtown Minneapolis Neighborhood Association
40 South 7th Street
Suite 212 PMB 172
Minneapolis, MN 55402

Dear Christie Rock-Hantge:

I am writing to you to advise you of our plans to replace the existing windows on our building with new energy efficient windows. The existing wood windows will be removed and replaced with new fixed glazed, aluminum frame, insulated glass units. The new windows will be of the same size as the existing windows and the frames will be of the same color. These new windows will significantly improve the appearance and energy efficiency of the building. In addition, the new windows will provide a much brighter, warmer and more inviting environment for our employees, clients, visitors and passersby.

We are in the process of submitting our application to the Minneapolis Heritage Preservation Commission for their review and approval.

The address of our building is 241 First Avenue North, Minneapolis, MN 55401.

The applicant is Mr. Adam Lerner, Lerner Publishing Group, 241 First Avenue North, Minneapolis, 55401. The telephone number is (612) 215-6208, and my email address is AML@lernerbooks.com.

Respectfully,

Adam M. Lerner
President & CEO
Lerner Publishing Group, Inc.

Lerner™

June 17, 2014

The Honorable Councilmember Jacob Frey
Minneapolis City Council, Ward 3
350 S. 5th Street, Room 307
Minneapolis, MN 55415

Dear Councilmember Frey:

I am writing to you to advise you of our plans to replace the existing windows on our building with new energy efficient windows. The existing wood windows will be removed and replaced with new fixed glazed, aluminum frame, insulated glass units. The new windows will be of the same size as the existing windows and the frames will be of the same color. These new windows will significantly improve the appearance and energy efficiency of the building. In addition, the new windows will provide a much brighter, warmer and more inviting environment for our employees, clients, visitors and passersby.

We are in the process of submitting our application to the Minneapolis Heritage Preservation Commission for their review and approval.

The address of our building is 241 First Avenue North, Minneapolis, MN 55401.

The applicant is Mr. Adam Lerner, Lerner Publishing Group, 241 First Avenue North, Minneapolis, 55401. The telephone number is (612) 215-6208, and my email address is AML@lernerbooks.com.

Respectfully,

Adam M. Lerner
President & CEO
Lerner Publishing Group, Inc.

LERNER PUBLISHING GROUP

Editorial, Production, and Sales and Marketing
241 First Avenue North
Minneapolis, MN 55401-1607

Customer Service, Shipping, and Administration
1251 Washington Avenue North
Minneapolis, MN 55401-1036

Contact
t 612 332 3344 | 800 328 4929 | 800 332 1132
www.lernerbooks.com

Lerner Publications • Millbrook Press • Carolrhoda Books • Twenty-First Century Books
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ediciones Lerner • First Avenue Editions • Lerner Digital™ • Lerner Publisher Services

Lerner I'M A LERNER.

2007 Application for Certificate of Appropriateness and Correspondence with Planning Staff

GRAND T BUILDERS INCORPORATED

CONSTRUCTION DESIGN MANAGEMENT

Aaron Henauer
City Planner
City of Minneapolis
250 South 4th Street, Room 300
Minneapolis, MN 55414

Re: Certificate of Appropriateness

Dear Mr. Henauer,

Attached you will find an application for a Certificate of Appropriateness. This application is in regards to the property located at 241 First Avenue North. We would like to remove four (4) windows and replace them with new windows. The existing windows are single pane set in a wood frame, profiles and photographs of the existing windows are enclosed. We propose to replace these windows with new aluminum framed windows with double pane insulated glass, proposed profiles are enclosed. The proposed new frames have been detailed to replicate the existing wood frame features, and no decorative details will be removed from the building except for the frames themselves. If you have any questions please feel free to call me.

Sincerely,
Grand T Builders, Inc.

Adam D. Timperley
Project Manager
(612)630-9500
(612)436-4000 fax

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
HERITAGE PRESERVATION COMMISSION
MINNEAPOLIS, MINNESOTA

The undersigned hereby applies for a Certificate of Appropriateness, as authorized in section 599.330 of the Minneapolis Code of Ordinances.

1. This application is for (check all that apply):

New Construction	___
Rehabilitation	✓
Relocation	___
Demolition	___
Sign/Awning	___

2. Street Address of Affected Property:
   241 FIRST AVENUE NORTH

   Legal Description:

3. Name of Applicant:
   GRAND T BUILDERS, INC. (ADAM TIMPERLEY)
   Address:
   251 FIRST AVENUE NORTH, #440
   Daytime Telephone:
   612.630.9500

4. Name of Property Owner (if different than applicant):
   HARRY J. LERNER
   Address:
   241 FIRST AVENUE NORTH
   Daytime Telephone:
   612.332.3344

5. Name of Architect or Contractor (if applicable):
   GRAND T BUILDERS, INC.
   Address:
   251 FIRST AVENUE NORTH, #440
   Daytime Telephone:
   612.630.9500

6. Describe the project, including changes to important architectural details such as windows, doors, siding, railings, steps, roof, foundation, porches or ornamental

features. Attach specifications for doors, windows, lighting and other ornamental features, if applicable, including color and material samples. NOTE: If applying for the demolition of a property, state the reasons for the demolition, including the economic value or usefulness of the existing structure, its current use, costs of renovation and feasible alternative uses. Attach additional documentation as needed:

REMOVE FOUR (4) EXISTING WOOD FRAME SINGLE PANE WINDOWS WITH FOUR (4) NEW ALUMINUM FRAME DOUBLE PANE WINDOWS. PHOTOS AND DETAILS ENCLOSED.

7. Attach a list of property owners and mailing labels for property located within 350 feet of the affected property obtained from:

   Hennepin County Taxpayer Services Division
   A-600 Government Center
   300 South 6th Street
   Minneapolis, MN 55487
   (612) 348-5910

8. Attach three copies of plans for the project, including at least one copy that is reduced to 8 ½" x 11" or 11" x 17". Project plans must include a site plan, floor plan and all exterior elevations.

9. Attach photographs of all affected elevations of the project (no Polaroid pictures).

Signature of Applicant: _____ Date: 3/29/07

Submit completed application and required attachments to:

Minneapolis Community Planning & Economic Development (CPED)
Preservation and Design
250 S. 4th St
Room 300
Minneapolis, MN 55415-1385
Telephone: 612-673-2597

McKesson Building Management
251 FIRST AVENUE NORTH, SUITE 440 • MINNEAPOLIS, MN • 55401-1644
PH. 612.630.9500 • FAX 612.436.4000 • email: bob@gtbuilders.net

June 20, 2007

Mr. Aaron Hanauer, City Planner
City of Minneapolis
250 South 4th Street, Room 300
Minneapolis, MN 55414

Re: Window Replacement
241 First Avenue North

Dear Mr. Hanauer:

Adam Timperley of our firm has been working with you to secure a Certificate of Appropriateness for the window replacements at the above address. He has informed me that you would like us to replace these windows with wood sash and frames to match the existing. While we appreciate your suggestion we do not think that this is in the best interest of the building, the building owner or the preservation of any historic significance.

This building is part of a two building complex that includes the Historic McKesson Building located at 251 First Avenue North and is connected by skyway link over the public alley. The occupants of the buildings are of common enterprise and the buildings are of the same approximate age.

The McKesson Building was renovated in 1996-1997 under the watchful eye of the Minneapolis Historic Preservation Commission. We requested and were granted a Certificate of Appropriateness for this restoration project which included the replacement of all one hundred and twenty eight wood windows with up to date aluminum windows. These windows are designed with articulated trim work to achieve replication of the original ornate window trims. The finish is a Kynar chemical coating that will endure far beyond any wood finish product. The McKesson Building proudly displays its bronze plaque for accurate restoration issued by the MHPC.

We will be replacing the wood windows in the 241 First Avenue North building with the same aluminum windows and articulated trims approved by the MHPC over ten years ago. We feel this approach is consistent with the restoration of both buildings using modern technology combined with historic preservation design.

Sincerely,
McKesson Building, LLC

Robert B. Timperley
Property Manager

rbt file2007.06.20.A.doc/241.windows.mhpc

GTB GRAND T BUILDERS INCORPORATED
CONSTRUCTION DESIGN MANAGEMENT

251 FIRST AVE. NO. SUITE 440
MINNEAPOLIS, MN 55401
612-630-9500 FAX 612-436-4000

A/1 WEST BUILDING ELEVATION

PROJECT: LERNER WINDOWS LOCATION: 241 FIRST AVENUE NORTH		DRAWN BY: ADT	DATE: 3/29
PROJECT NO:	APPROVED BY:	DATE:	SCALE: N/A SHEET: 1

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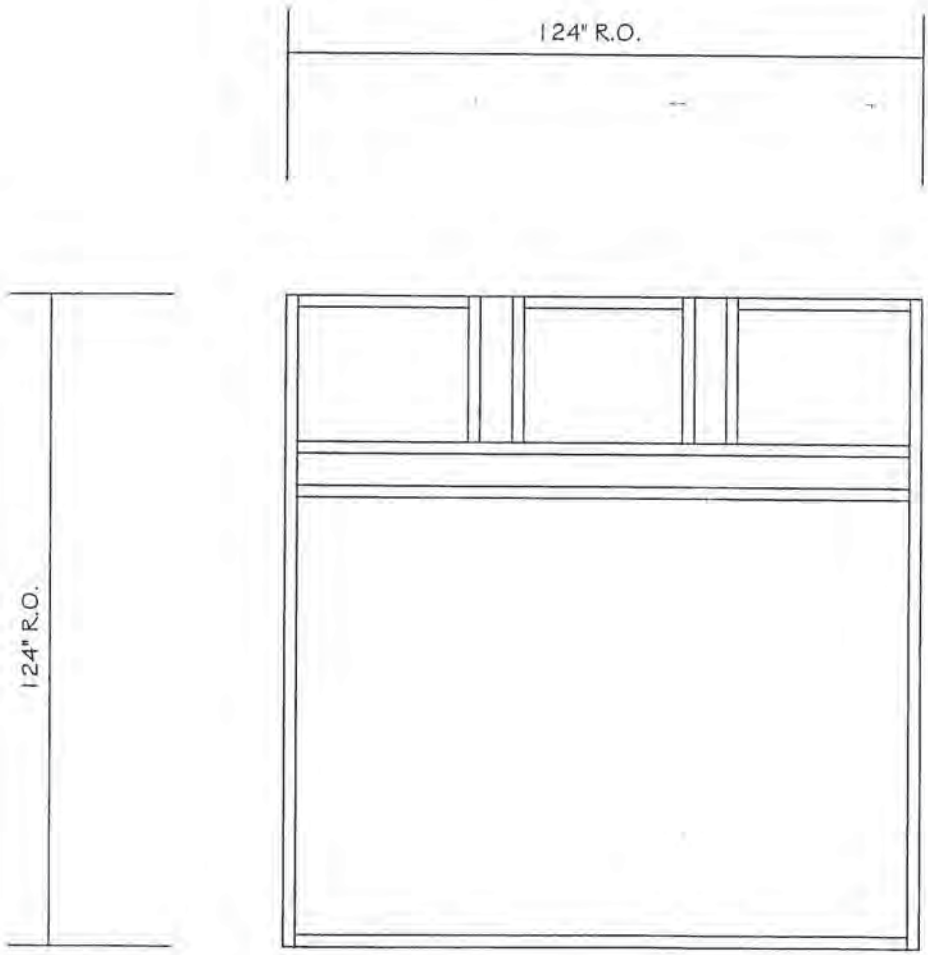

A/2 WINDOW TYPE "A"

PROJECT: LERNER WINDOWS LOCATION: 241 FIRST AVENUE NORTH		DRAWN BY: ADT	DATE: 3/29
PROJECT NO:	APPROVED BY:	DATE:	SCALE: N/A SHEET: 2

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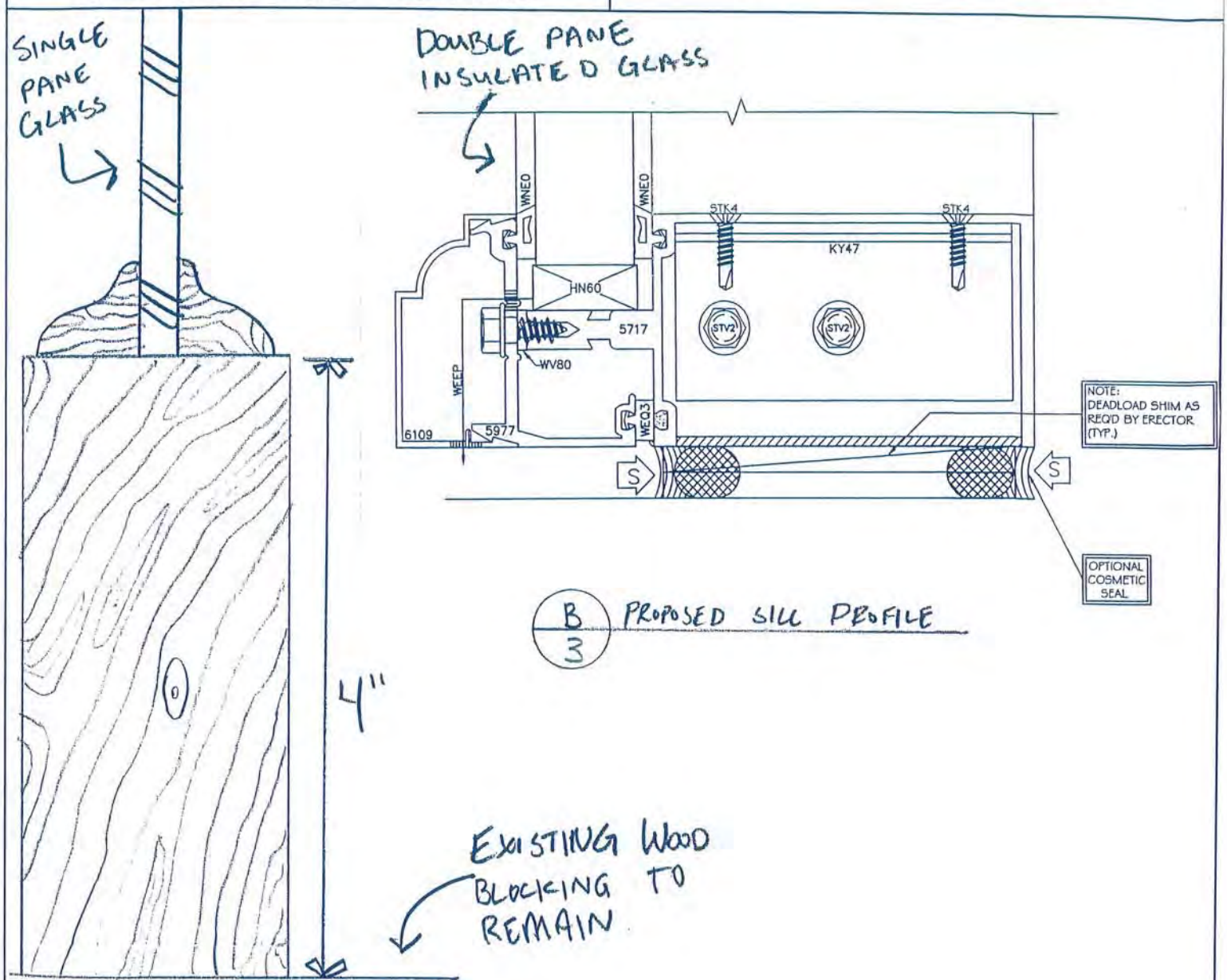

B/3 PROPOSED SILL PROFILE

A/3 EXISTING SILL PROFILE

PROJECT: LERNER WINDOWS		DRAWN BY: ADT	DATE: 3/29
LOCATION: 241 FIRST AVENUE NORTH			
PROJECT NO:	APPROVED BY:	DATE:	SCALE: N/A
			SHEET: 3

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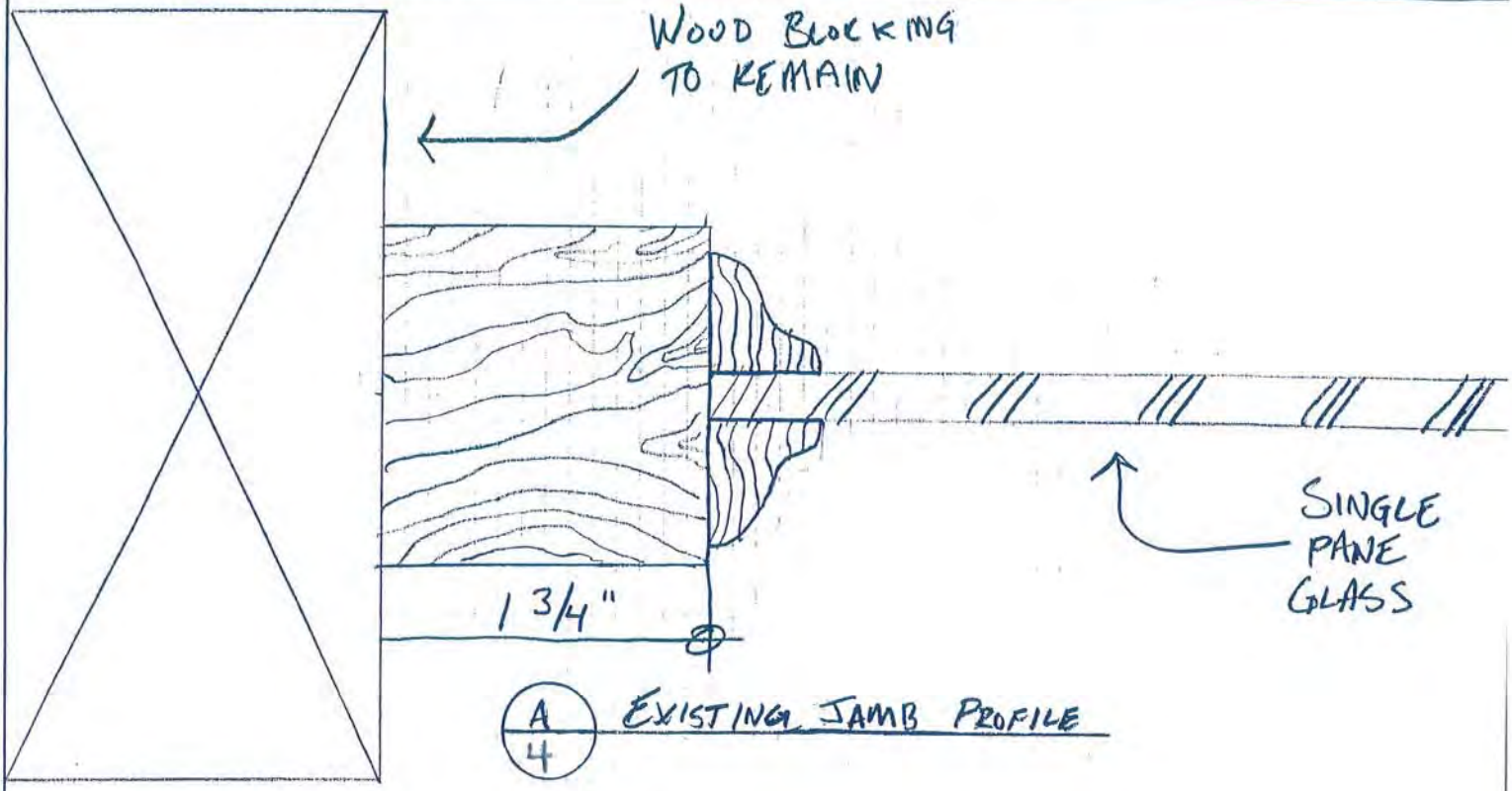
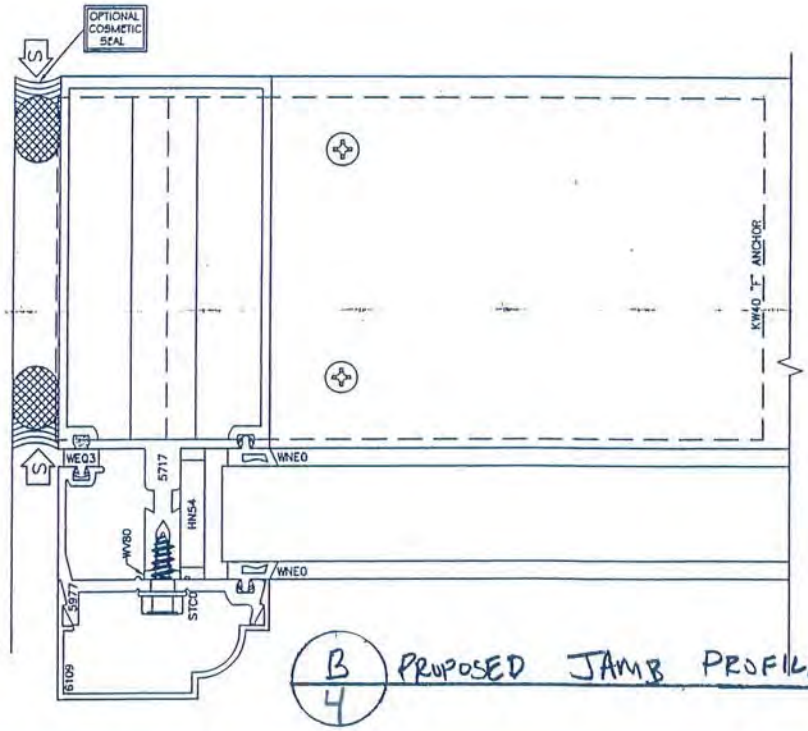


A/4 EXISTING JAMB PROFILE



B/4 PROPOSED JAMB PROFILE

PROJECT: LERNER WINDOWS		DRAWN BY: ADT	DATE: 3/29
LOCATION: 241 FIRST AVENUE NORTH			
PROJECT NO:	APPROVED BY:	DATE:	SCALE: N/A
			SHEET: 4

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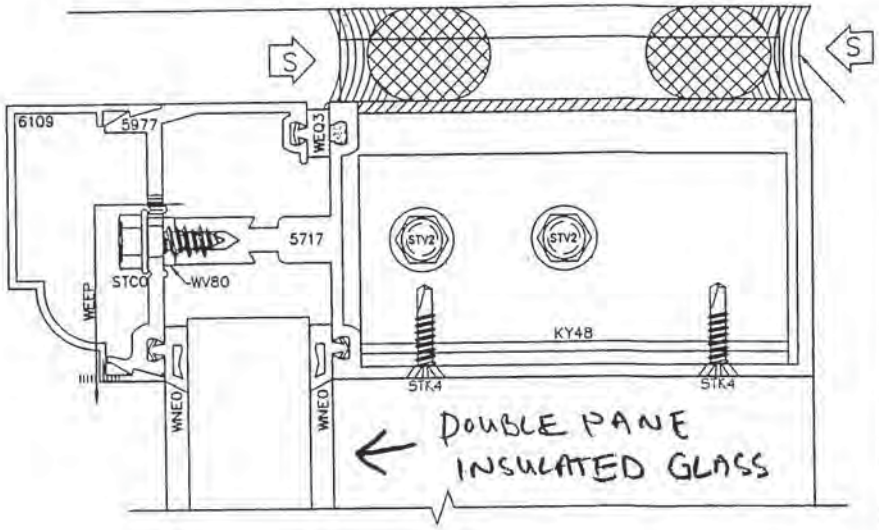
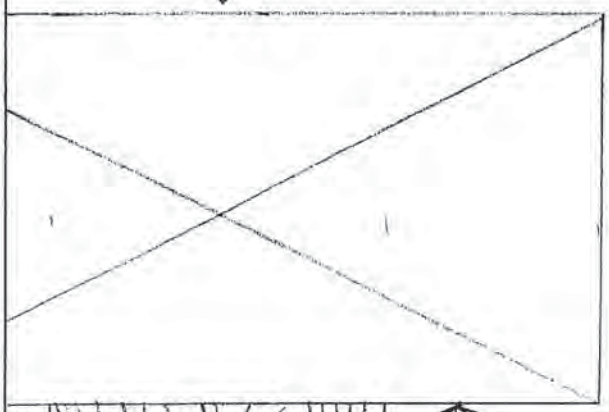
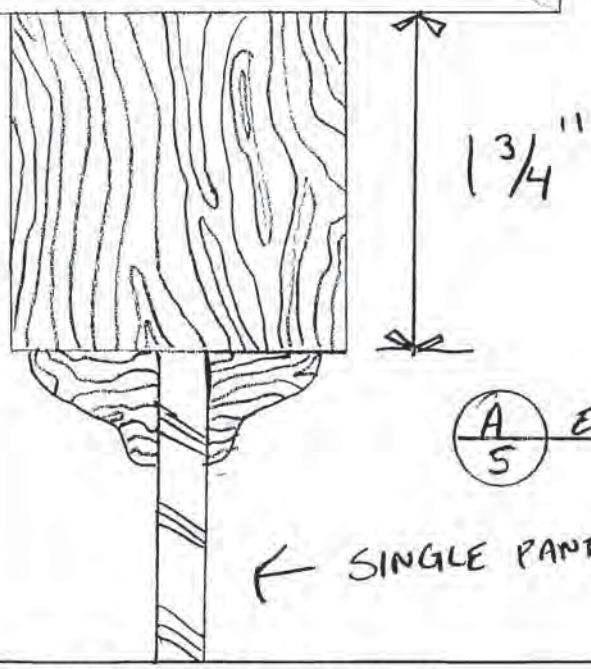


B/5 PROPOSED HEAD PROFILE

WOOD BLOCKING
TO REMAIN





A/5 EXISTING HEAD PROFILE

PROJECT: LERNER WINDOWS LOCATION: 241 FIRST AVENUE NORTH		DRAWN BY: ADT	DATE: 3/29
PROJECT NO:	APPROVED BY:	DATE:	SCALE: N/A SHEET: 5