



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission
 HPC Agenda Item #1
 December 15, 2015
 BZH-28948

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 401 1st Avenue North
Project Name: 401 1st Avenue North Rehabilitation
Prepared By: Chris Vrchota, Senior City Planner, (612) 673-5467
Applicant: 401 Ventures LLC
Project Contact: Amy Meller, MacDonald & Mack Architects
Ward: 3
Neighborhood: Downtown West
Request: To rehabilitate the existing building.
Required Applications:

Certificate of Appropriateness	To rehabilitate the existing building.
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HISTORIC PROPERTY INFORMATION

Current Name	Nate's Clothing Building
Historic Name	Philip Resler & Son Building
Historic Address	27 N 4 th Street/401 1 st Avenue N
Original Construction Date	1913, substantial addition to south side 1920
Original Architect	J.E. Nason
Original Builder	J. Leck & Co./Fleisher
Original Engineer	Not applicable
Historic Use	Warehouse
Current Use	Vacant
Proposed Use	Office

Date Application Deemed Complete	November 19, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	January 5, 2016	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

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

SUMMARY

BACKGROUND. Constructed in 1913, the Resler Building is a large brick five-story rectangular shaped Commercial style building located at the northwest corner of 1st Avenue North and 4th Street North. A three bay addition was constructed to the south side of the building in 1920. The building, commonly referred to as ‘Nate’s Clothing’ after a long-term tenant, is contributing to the City of Minneapolis North Loop Warehouse Historic District and also to the National Register of Historic Places Minneapolis Warehouse Historic District. The building has simple ornamentation typical of the Commercial style consisting of three part Chicago Commercial style windows on the first and second floors, a stone belt course separating the first and second floors, concrete sills, and simple brackets that support the flat, projecting metal cornice.

There are five styles of windows on the historic portion of the building. The first and second floors on the primary elevations feature large three-part storefront display windows, though the arrangement of the windows differs between the two floors. The 3rd- 5th floors of the primary elevations feature matched pairs of double hung windows. The rear (south) elevation contains a mix of industrial steel sash windows and double-hung windows in three different arrangements.

There is a one-story penthouse addition on the rooftop, approved by the Heritage Preservation Commission (HPC) in September of 2008 (BZH-25408). The addition was built as part of a larger rehabilitation project that included interior modifications and replacement of the windows on the 1st and 2nd stories. The addition was originally approved with weathered steel panels as siding material. However, the National Park Service, while reviewing the project for tax credits, found at that time that the proposed steel panels did not meet the Secretary of the Interior’s Standards for the Treatment of Historic Properties and concluded that brick would be the most appropriate cladding material for the addition. The HPC approved a Certificate of Appropriateness in September of 2009 (BZH-26071) to change the cladding for the addition from weathered steel panels to brick veneer. The developer ran into financial difficulty after this later approval and abandoned the project with the shell of the rooftop addition constructed but unfinished, with windows and siding never having been installed.

APPLICANT’S PROPOSAL. The applicant, 401 Ventures LLC, has purchased the building and is converting it to office space. The applicant is proposing to rehabilitate the building and complete work

on the rooftop addition. In addition to installing the windows and mechanical equipment (approved administratively by staff) the applicant is proposing cladding the addition in Cor-Ten steel rather than the brick veneer that was the material most recently approved by the HPC.

The applicant is also proposing masonry repair and replacement, including repointing the entire building and limited replacement of damaged, deteriorated and missing brick units and window sills. Finally, the applicant is proposing to replace the existing non-historic double-hung window sashes.

PUBLIC COMMENTS. No correspondence was received by the time this report was written. 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 exterior modifications to the existing building 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.*

The period of significance for the district is identified as 1865 through 1930. The Minneapolis Warehouse Historic District is historically significant as an early example of commercial growth as the city's warehouse and wholesaling district. The district expanded during the late nineteenth and early twentieth centuries and helped transform Minneapolis into a major distribution and jobbing center. The buildings, structures, and industrial landscape of the Minneapolis Warehouse Historic District reflect the genesis and evolution of these industries. The district is also architecturally significant for its remarkably intact concentration of commercial buildings designed by the city's leading architects which demonstrate every major architectural style from the late nineteenth to early twentieth century. The proposed work will complete a previously approved rooftop addition, replace existing replacement windows with new windows in the original openings matching the original appearance, and repair deteriorated and damaged masonry units. The proposed alterations are compatible with and will continue to support the criteria and period of significance for which the Minneapolis Warehouse Historic District was designated.

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

The subject building was constructed in 1913 and is similar in scale and design to the other twentieth century commercial buildings in the area. The proposed cladding for the rooftop addition is in keeping with the industrial nature of the district while being visibly distinct from the original brick construction. The proposed replacement windows match the original openings and arrangements of the original windows on the building, which have already been replaced.

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

This proposal will not impact integrity of location, setting, workmanship, feeling, or association of the building within the district. Proposed replacement materials will be compatible with the character-defining materials on the subject building. The proposed design of the replacement windows are similar to the existing windows and those shown in historic photos. The alterations

proposed are compatible with and will ensure continued integrity of the subject building within the Minneapolis Warehouse Historic District.

4. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.*

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

General Guidance

Requirement

- 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.

Staff Comment: The applicant is proposing to replace cracked, spalled, and otherwise damaged masonry units on the wall and sills at the rear (south) elevation of the building. The applicant has stated that the replacement brick will match the existing in size, shape, color, color variation within units, and surface texture. The project manual calls for a mockup of replacement work to be completed for review by the architect prior to the start of the full-scale scope of work. This proposal meets the requirements of the guidelines.

Façade Materials

Requirement

- 2.16. Mortar joints shall only be repointed where there is evidence of a moisture problem or when a substantial amount of the mortar is missing.
- 2.17. Mortar joints shall be cleared with hand tools. The use of electric saws and hammers to remove mortar can seriously damage the adjacent brick and are inappropriate.
- 2.18. Replacement mortar shall duplicate the original mortar's composition, color, texture, joint width, and joint profile.
- 2.19. When patching an area of historic brick wall, the new brick and mortar shall match the original brick and mortar in material, color, profile, dimension, and texture.

Staff Comment: The applicant is proposing to repoint the entire building, using mortar matching the historic mortar in terms of color, texture, tooling and appearance. This portion of the proposed work meets the design guidelines. They are proposing the use of mechanical tools (pneumatically powered chisels and saws) along with hand tools, which is not in keeping with the design guidelines. The project manual submitted by the applicant calls for mock ups of the proposed work to be completed and reviewed prior to the start of work, and for the work to be supervised by the architect throughout the project to ensure that historic building materials are not damaged. Other projects have been allowed to proceed using mechanical tools when

supervised by a professional who specializes in the treatment of historic properties. Staff recommends that mechanical tools only be allowed for removal of horizontal joints, with vertical joints only being cleared by hand. Staff believes that this condition, along with the proposed oversight of the work should protect the historic building materials while allowing the repointing to be completed in a timely and efficient manner.

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.
- 2.23. 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.

Other Considerations

- 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.
- 2.29. When considering the replacement of historically significant windows, new windows shall be compatible in material, type, style, operation, sashes, size of lights and number of panes of the existing windows in that location.
- 2.31. Where true divisions are not possible, applied muntins, with an interstitial spacer will be considered. Applied muntins shall be installed on both sides of the glass.
- 2.33. Replacement windows shall be finished with a painted enamel finish. Anodized or other unfinished treatments are not allowed.

Staff Comment: The only historic windows remaining on the building are the industrial sash windows on the rear elevation. The applicant is not proposing any work on these windows, outside of the replacement of deteriorated brick sills.

The applicant is proposing to replace all of the existing non-historic double-hung windows on the building within the existing openings and retaining the existing frames. The new proposed windows would be fixed, but the lower sash would be inset to retain the appearance of a traditional double-hung window. The proposed replacement windows are aluminum with clear glass, matching the existing, and would match the existing window dimensions. The proposed replacement meets the requirements and intent of the design guidelines.

Rooftop Additions: Buildings from the period of significance had flat roofs with a parapet wall. Most roofs have small penthouses for stairs or elevators. The roofs of many of the buildings contain water towers, tanks, and chimneys, which should be retained. Rooftop additions are rarely appropriate on buildings. Rooftop additions on buildings that are less than four stories are

not allowed due to their visibility. In cases where a rooftop addition is allowed the guidelines are intended to minimize visibility of the addition from the public street by limiting its footprint, scale, height and mass. This minimizes alterations to the historic character of the building, the surrounding historic district, streetscape or other adjacent structures.

Requirement

- 2.70. The design of rooftop additions shall be clearly differentiated from the historic building in a way

Staff Comment: The original design approved by the HPC for the rooftop addition called for the addition to be clad in weathered steel panels. The applicant is now proposing to use Cor-Ten steel siding to finish the rooftop addition, going back to the originally approved material. Exposed metal siding fits with the industrial warehouse character of the Warehouse Historic District. It is compatible with the character of the building and district, while being distinctly different from the brick used for the construction of the historic portion of the building. The proposal meets the intent and requirements of the guidelines.

Materials: The building materials are one of the most prominent visual characteristics of the district. The existing buildings in the district were built of masonry construction. The predominant material is brick though many of the buildings have stone and terracotta details.

The buildings generally have one predominant material and color with a secondary material or color used for trims or accents. The colors of the masonry include red, grey, brown and tan.

Typically the primary (street facing) facades of building were generally clad in one material type and color. This material was typically a more high style masonry material. The secondary (nonstreet facing) facades were typically clad in a different, more common masonry material.

Requirement:

- 3.69. Building facades that face a public street shall have one principal material, excluding door and window openings, and may have up to one additional material for trims and details. Permitted materials include, but are not limited to brick, stone, terracotta, painted metal, hardy board panels, poured concrete and precast concrete.
- 3.70. Vinyl, wood, and hardy board lap siding, stucco, EIFS, exposed metals and materials with shiny finishes shall not be allowed for facade materials.

Other Considerations:

- 3.78. Exposed metals will be considered as a principal material.

Staff Comment: The *Minneapolis Warehouse Historic District Design Guidelines* have been substantially updated since the original approval for the rooftop addition in 2008. The original approval met the design guidelines in effect at that time. The new design guidelines provide somewhat contradictory guidance on the use of exposed metal, with the requirement section stating that such materials shall not be allowed, while the other considerations section states that they will be considered.

Section 3 of the Warehouse Historic District Design Guidelines are meant for use in the case of new construction on infill sites or for additions to buildings along the public right of way, so are not necessarily applicable in this case. However, Section 2, which provides guidance for existing buildings, does not contain direction for exterior finishes outside of the treatment of existing historic materials. Staff finds that the proposed material is compatible with the character of the building while helping to differentiate the addition from the historic portion of the building. The proposal is in keeping with the guidelines.

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 proposal:

- 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.
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The historic character of the building would be retained and preserved as no historic materials would be removed as part of this proposal. The proposed brick replacement is the only work that would impact historic building materials, and only damaged materials are proposed for replacement. The proposed replacement bricks are to match the existing in size, shape, color, color variation and strength. The historic windows that remain on the building, at the rear, are not proposed for replacement. The proposed replacement windows will match the existing replacement windows, which appear to closely resemble the original windows in the building, based on photographic evidence.

The Cor-Ten siding proposed for the rooftop addition is compatible with the character and significance for the Warehouse Historic District, while helping to clearly differentiate the addition from the original building and contributing addition. The certificate of appropriateness would be consistent with the recommendations in the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

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 conforms to all applicable regulations of the preservation ordinance and is consistent with the following applicable policies of the comprehensive plan:

Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.

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

Heritage Preservation Policy 8.10: Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality.

- 8.10.5 Prioritize the reuse of the city's historic buildings as a strategy for sustainable development.

7. *Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.*

The proposal does not constitute destruction.

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.*

Evidence presented in the application submitted and the alterations proposed demonstrate that the applicant has made adequate consideration of the description and statement of significance of the Warehouse Historic District and the contribution of the subject building to the significance of the district.

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

The project does not require 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 application submitted presents evidence that the applicant has adequately considered the applicable guidelines for rehabilitation and the recommendations for replacing missing historic features.

Before approving a Certificate of Appropriateness that involves alterations to a property within an historic district, the Commission shall make findings based upon, but not limited to, the following:

11. *The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.*

The proposed alterations are compatible with and will ensure continued significance and integrity of all contributing properties in the Minneapolis Warehouse Historic District based on the period of significance of 1865 to 1930. See findings 1-4 for more detailed analysis.

12. *Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.*

Granting the certificate of appropriateness will be in keeping with the spirit and intent of the preservation ordinance and will not negatively alter the essential character of the district.

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.*

The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district. It will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by MacDonald & Mack Architects on behalf of 401 Ventures LLC for the property located at 401 1st Avenue North in the Minneapolis Warehouse Historic District:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow exterior modifications, subject to the following conditions:

1. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than December 15, 2017.
2. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.
3. Mechanical tools shall only be used to clear horizontal mortar joints. Vertical mortar joints shall only be cleared using hand tools.

ATTACHMENTS

1. BZH Map
2. Written description and findings submitted by applicant
3. Floor plan
4. Building elevations
5. Project manual
6. Window details and specification sheets
7. Siding details and specification sheets
8. Photos
9. Correspondence

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
401 1st Avenue N

FILE NUMBER
BZH-28911

401 1st Avenue North (27 4th Street North)
Minneapolis, Minnesota

HERITAGE PRESERVATION APPLICATION

Statement of proposed use and description of the project:

401 1st Avenue North (historically known as 27 4th Street North or the Philip Resler & Son Building) is listed as a contributing building within the Minneapolis Warehouse Historic District. It sits at the southeast corner of 1st Avenue North and 4th Street North.

Background

The five-story Commercial Style brick building was designed by J.E. Nason and constructed in 1913. The ground floor is clad in a smooth red brick blend and is capped by terra cotta coursework that also serves as a continuous second floor window sill. The upper stories are clad in a textured red brick with terra cotta window sills. A projecting metal cornice caps the building along its two primary elevations and is supported by decorative metal brackets. In 1920, a matching three-bay addition was constructed on its south side. Window sills on the addition are stone. The building's concrete curtain wall structure with yellow brick infill is visible along the south alley. In total, there are three different brick and mortar types (differing brick, brick patterns, joint sizes, mortar colors, and mortar tooling).

Window fenestration consists of first floor storefronts configured with a large display window flanked by divided transoms above and monitors below. While storefront glazing has been replaced, most openings retain their original wood frames and trim. Second floor windows are Chicago-style and consist of a fixed center window flanked by narrower double-hung windows with transom windows above. The prefinished aluminum second floor windows appear to be replacements modeled on the historic window configuration. The majority of windows on the third through fifth floors consist of individual prefinished aluminum double-hung replacement windows. On the south side of the building, groups of three ganged double-hung windows are found within the first bay on floors three through five. All aluminum window replacements on floors two through five appear to date to the late 1980s. The remaining two bays on the south, or alley, side of the building contain a mix of original industrial steel sash windows and replacement double-hung windows on floors two through five.

A one-story rooftop addition and new entrance along First Avenue North were constructed in 2009. A Certificate of Appropriateness was granted in 2009 to clad the penthouse in cor-ten. The then-owner later explored Historic Tax Credits. They were directed to use thin veneer brick cladding instead of metal cladding by the National Park Service and SHPO in order to obtain the tax credits. Due to a variety of events between 2009 and early 2015, tax credits were ultimately not pursued, the property was put up for sale, and the addition remained unfinished. As a result, the large window openings are still empty and the exterior has not yet been clad.

Project Description

401 Ventures LLC purchased the building in July 2015 and intends to use it for offices.

Proposed changes to the exterior scope of work already approved by the Heritage Preservation Commission includes repointing the brick walls and performing very limited brick replacement,

replacing non-historic double-hung window sashes while retaining existing frames, and cladding the penthouse in cor-ten siding as originally intended.

Repoint and Repair Masonry

Repoint all brick and terra cotta and stone sills. Repointing work will match the three historic mortars in terms of color, texture, tooling, and appearance. The contractor requests that the be allowed to remove existing mortar with a combination of mechanical tools (including pneumatically-powered chisels and saws) and hand tools provided mock-ups are approved for conformance with historic standards prior to beginning work.

Replace badly deteriorated brick below windows on the south elevation. Brick will match existing in terms of size, shape, colors and color variations within units, and surface texture.

All masonry work will be performed by A&M Construction. MacDonald & Mack Architects will review and approve material samples and mock-ups of work prior to starting repairs for conformance with the *Minneapolis Warehouse Historic District Design Guidelines* for Existing Buildings and *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*. Please see the attached specifications for additional information and brick sample.

No other exterior masonry repair work is currently proposed.

Replace Existing Windows

Replace non-historic aluminum double-hung sashes at openings located on the second through fifth floors with new aluminum fixed sashes. Existing frames are to remain. Aluminum will be prefinished to match existing. Fixed sashes will be offset to replicate the look of double-hung windows. Please see the attached shop drawings and specifications for additional information.

No other existing window replacement is currently proposed.

Install Penthouse Cladding

Install A606 corrugated 'Cor-ten' siding and sheet-metal flashing on penthouse walls as originally approved in 2009 Certificate of Appropriateness. Please see Sheet a3.1 for details and 'Cor-Ten' sample.

The applicant understands that all other work associated with completing the Penthouse has already been approved by the Heritage Preservation Commission.

401 1st Avenue North (27 4th Street North)
Minneapolis, Minnesota

SPECIFIC APPLICATION REQUIREMENTS

In addition to the General Application Requirements the following are required:

CERTIFICATE OF APPROPRIATENESS

A written statement by the applicant which addresses the following required 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.

The Minneapolis Warehouse Historic District is significant as an early example of commercial growth as the city's warehouse and wholesaling district. The district's buildings, spanning from 1865 to 1930, demonstrate every major architectural style from the late nineteenth to early twentieth century, changes in structural building materials, and advances in design. Many of the buildings were designed by the City's most talented and successful architects.

401 First Avenue North (also known as 27 Fourth Street North) lies within the district's Twentieth Century Warehouse Area. This area is characterized by rectangular buildings with larger footprints and a greater number of stories than those found within the Nineteenth Century Warehouse Area and reflects the era's rapid industrial growth and advances in building technology. Many buildings within this area are also ornately detailed and serve as physical reminders of the wealth generated by the industrial boom.

The proposed work at 401 First Avenue North is compatible with and continues to support the historic district's criteria of significance and period of significance. Exterior masonry will be repointed to match the three existing mortars used, and areas of severely deteriorated brick on the south side of the building will be replaced to match existing. Non-historic double-hung aluminum windows dating to the 1980s will have their sashes replaced with prefinished fixed aluminum sashes detailed to replicate the appearance of double-hung windows with an inset lower sash. The sashes will match the existing frame color. Exterior work begun on the rooftop penthouse constructed in 2009 will be completed and includes cladding the one-story addition with corrugated cor-ten siding as originally designed and approved by the Heritage Preservation Commission.

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

401 First Avenue North is listed as a contributing building within the Minneapolis Warehouse Historic District. It does not have individual interior and/or exterior designation.

The five-story Commercial Style brick building dates to 1913 and was designed by J.E. Nason. A three-bay addition of similar design was added to the south in 1920. A one-story penthouse designed by Miller Dunwiddie was constructed on the roof in 2009 but remains unfinished. The 1913 and 1920 portions of the building retain much of their original

character including three different types of brick and mortar joints, metal cornice and brackets, and first floor storefront fenestration. While upper windows were replaced in the 1980s with aluminum units, the windows maintain their historic window openings and replicate the historic types and configurations originally used. The penthouse addition is setback one structural bay from the two primary elevations and its general massing and simple design is deferential to the historic construction.

As mentioned in Finding 1, the proposed work seeks to repair existing masonry, install replacement windows that replicate the appearance of historic windows, and complete construction of the 2009 penthouse by using a cladding material that is compatible with historic materials found throughout the district. The work is compatible with and supports the building's designation and serves to rehabilitate many of the building's character-defining features.

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

The proposed alterations will maintain much of the building's defining exterior character by repairing or replicating existing features such as the mortar joints and window details. The proposed metal penthouse cladding fits with the industrial character of the warehouse district, other rooftop structures in particular, while clearly reading as new construction. This work is compatible with and ensures the continued integrity of exterior features identified as contributing to the historic district, and of the Twentieth Century Warehouse Area in particular.

4. The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.

The alterations will not materially impair the significance and integrity of the historic district as evidenced by consistency with the *Minneapolis Warehouse Historic District Design Guidelines, Design Guidelines for Existing Buildings*.

General Guidance:

- 2.1 to 2.5: Any remaining character defining features shall be preserved as will the distinctive architectural features outlined in previous parts of this statement of findings. No work is proposed to building entrances as part of the application.
- 2.7 to 2.8: The proposed work serves to address maintenance and repair of the mortar joints and select areas of deteriorated brick.
- 2.9: Replacement windows are proposed where original features have already been removed. These windows will use the same material (aluminum) as the 1980s windows. Aluminum has been deemed an acceptable replacement material and has also been proven durable. The replacement windows, while fixed, are designed to convey the visual appearance of the original double-hung windows with inset lower sashes. Please note that existing window frames will remain.
- 2.10: The building does not contain any ghost signs. No work is proposed to other signage at this time.

Facade Materials:

- 2.11 to 2.15 and 2:20: No cleaning or painting of masonry surfaces is proposed.
- 2.16 to 2.18: Repointing of all mortar joints is proposed. New mortar will match the three different existing mortars found on the building. The contractor is proposing to use mechanical hand tools to remove existing mortar and recognizes that, if used inappropriately, these tools can damage historic masonry. The contractor has worked on other historic buildings with local and/or National Register designation including Butler North in Minneapolis and Hastings City Hall in Hastings. In addition, the owner has agreed to have MacDonald & Mack, an architecture firm specializing in historic preservation, in conjunction with HPC staff review material samples and mock-ups of the proposed work prior to starting construction to ensure compliance with historic treatment standards. See specifications for sample and mock-up requirements.
- 2.19: Brick replacement is proposed in select areas on the south elevation. The new brick and mortar will match original brick and mortar as closely as possible. See specifications for additional information.

Fenestration-Windows:

- 2.21 to 2.26: Original windows and decorative trim will be retained as will historic window configurations. Window replacement is limited to non-historic aluminum double-hung window sashes. No windows on primary facades will be blocked as part of this project nor will any existing window opening be expanded. No new window openings are proposed on secondary facades.
- 2.27 to 2.33: Replacement windows are proposed at openings containing existing non-historic prefinished aluminum double-hung sash. Existing aluminum frames will remain. The replacement windows will be fixed instead of operable to allow for better climate control of office spaces. The fixed window sashes will match existing sash sizes and will also have the visual appearance of a double-hung window with the lower sash inset as shown on the attached shop drawings. The new window sashes will be prefinished to match existing aluminum frames. None of these windows have divided lights or applied muntins.

Fenestration-Entryways:

- 2.34 to 2.43: No work proposed.

Fenestration-Storefronts & Display Areas:

- 2.44 to 2.50: No work proposed.

Fenestration-Balconies:

- 2.51 to 2.54: No work proposed.

Fenestration-Canopies & Awnings:

- 2.55: No work proposed.

Loading Docks:

- 2.56 to 2.61: No work proposed.

Roofs & Parapets:

- 2.62 to 2.67: No work proposed.

Rooftop Additions:

- 2.68 to 2.71: The rooftop addition constructed in 2009 will be clad with corrugated corten metal siding. This material is clearly differentiated from the historic building. It does not detract from the building's or the district's historic character as it relates to the district's overall industrial warehouse aesthetic and uses a material employed as cladding on other new rooftop structures within the district.

Building Additions to the Side & Rear of Existing Buildings:

- 2.72 to 2.75: No work proposed.

Accessory Structures:

- 2.76 to 2.77: No work proposed.

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 Secretary of the Interior's *Standards for the Treatment of Historic Properties, Guidelines for Rehabilitation* have been applied to this project:

1. The property will be used as office space. This use is similar to how the building has been utilized for over thirty years and will require minimal change to exterior distinctive materials, features, spaces, and spatial relationships.
2. The historic character of the property will be retained and preserved. Removal of distinctive features or alteration of exterior features, spaces, or spatial relations characterizing the property is not proposed. Repointing will match existing mortar characteristics and mortar joint profiles. Brick repair will use matching brick. Window replacement will replicate the size and visual characteristics of existing double-hung window sash.
3. No changes creating a false sense of historical development are proposed.
4. No work is proposed on changes to the property, such as signage, that have acquired significance in their own right.
5. Distinctive materials, features, finishes, construction techniques, and examples of craftsmanship will be preserved through mortar repairs that will match existing mortar characteristics and mortar joint profiles, brick repairs that use matching brick, and window replacement that will visually replicate existing double-hung sash characteristics.
6. Deteriorated historic features will be repaired to match existing wherever possible. Brick that is severely deteriorated will be replaced with new brick matching the old. Non-historic aluminum double-hung window sashes will be replaced with new fixed aluminum windows replicating the appearance of double-hung sash. Existing window frames will be retained.
7. No chemical treatments are proposed. Any cleaning or physical treatments associated with brick repointing or replacement will be undertaken using the gentlest means possible.
8. No excavation work in which archeological resources may be uncovered and disturbed is proposed.

9. Completing the 2009 rooftop addition by installing cor-ten corrugated cladding will not destroy any historic materials, features, or spatial relationships characterizing the property. The cor-ten is clearly differentiated from the building's historic brick cladding and is compatible with the historic materials, features, size, scale and proportion, and massing of other existing and new rooftop structures thereby protecting the integrity of the property and historic district.
 10. Completing the 2009 rooftop by installing cor-ten corrugated cladding will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and historic district will be unimpaired.
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.

Minneapolis Code of Ordinance, Title 23, Chapter 599, Heritage Preservation Regulations: This application complies with application procedure requirements (see attached documents and samples), public hearing request, and application fees.

Minneapolis Plan for Sustainable Growth, Section 8. Heritage Preservation: This application specifically relates to Policy 8.1: "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture." Alterations maintain, replicate, and repair the existing building elements that convey its significance within the historic district. New cor-ten cladding is clearly differentiated from existing brick cladding and is compatible with metal cladding used throughout the district on new and existing construction.

Downtown 2010 Small Area Plan: This application relates to the Downtown's Physical Setting, Historic Resources Policy 16: "Preserve, restore and reuse historic buildings and sites downtown." This project reuses the historic building, repairs brick masonry through repointing and brick unit replacement, replicates the visual appearance of existing double-hung windows, and uses a compatible cladding material on the 2009 rooftop penthouse.

Downtown East/North Loop Master Plan: This application relates to Chapter 7-Phasing and Implementation Plan *Preservation of Remaining Historic Fabric*. No demolition activities are planned as part of this project. Work retains the building's existing scale and serves to repair and replicate exterior architectural detail while completing rooftop penthouse construction started in 2009.

*The following findings must be addressed if 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:*

7. 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.

Not applicable – no demolition is planned.

A written statement by the applicant making the 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 proposed alterations take into consideration and will not negatively impact the description and statement of significance regarding the building's contributing status within the Minneapolis Warehouse Historic District outlined in Finding 2. All work maintains the building's original Commercial style features. The completion 2009 rooftop penthouse construction by installing cor-ten cladding also does takes into consideration and will not negatively impact the building or historic district as it is a compatible material and has been successfully used elsewhere in the district on new rooftop construction.

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

No Site Plan Review is required for this project.

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 typology of treatments proposed are in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties, G for Rehabilitation* and adhere to the associated Masonry, Windows, and New Additions to Historic Buildings guidelines regarding:

- Identification, retention, and preservation.
- Protection and maintenance.
- Repair. *Note: Use of mechanical hand tools is proposed subject to mock-up review and approval by HPC staff and a historic architect prior to starting work to ensure historic masonry is not damaged during repair.*
- Replacement.
- Design for missing historic features.
- Alterations/additions for the new use.

*In addition, the following findings must be addressed if approving a certificate of appropriateness that involves alterations to a **property within an historic district**:*

11. The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.

The proposed alterations are limited to exterior masonry repair and repointing, replacing existing non-historic double-hung window sashes with fixed double-hung replicas, and cladding the 2009 addition in corrugated cor-ten metal siding. These alterations are based on existing photographic documentation, physical evidence both found on the building and within the district, and previous Certificate of Appropriateness and Tax Credit applications dating between 2009 and 2015. The alterations are compatible with and ensure the continued significance and integrity of the entire district.

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 building's existing contributing features will be retained and protected, and historic features relating to brick masonry and double-hung windows will be repaired and/or replaced with replicas based on physical evidence and photographic documentation in conformance with the City of Minneapolis' Heritage Preservation Regulations outlined in Title 23 of the Minneapolis Code of Ordinances including the referenced *Minneapolis Warehouse Historic District Design Guidelines* and *The Secretary of the Interior's Standards for the Treatment of Historic Properties, Guidelines for Rehabilitation*.

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 this certificate of appropriateness and the proposed work 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. As mentioned in previous statements, the alterations are limited to masonry repair and repointing, replacing non-historic double-hung window sashes, and completing construction on the 2009 rooftop penthouse.

DEMOLIATION OF AN HISTORIC RESOURCE

A written statement by the applicant which addresses the following required findings:

14. That the demolition is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the demolition. 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.

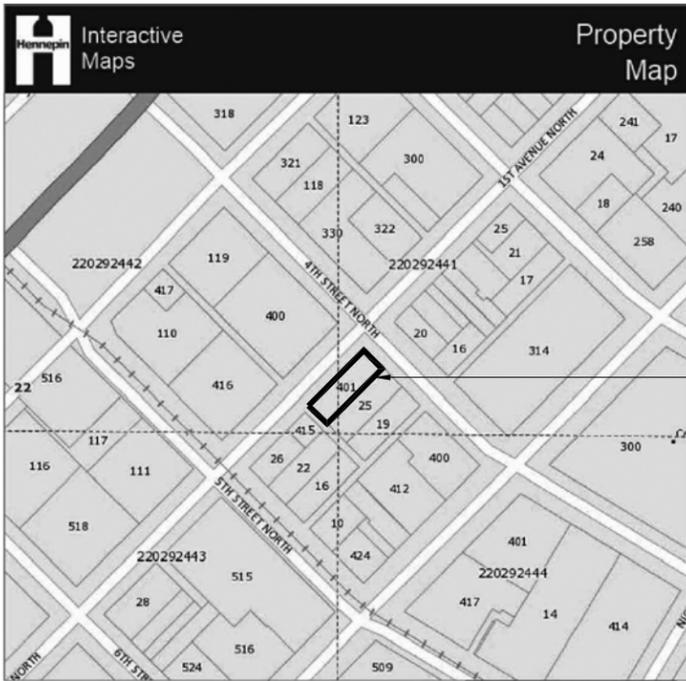
Not applicable – no demolition is planned.

HISTORIC VARIANCE

A written statement by the applicant which addresses the following required findings:

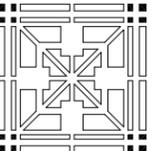
15. That the variance is compatible with the preservation of the property and with other properties in the area, and that the variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.

Not applicable – no variances are required.



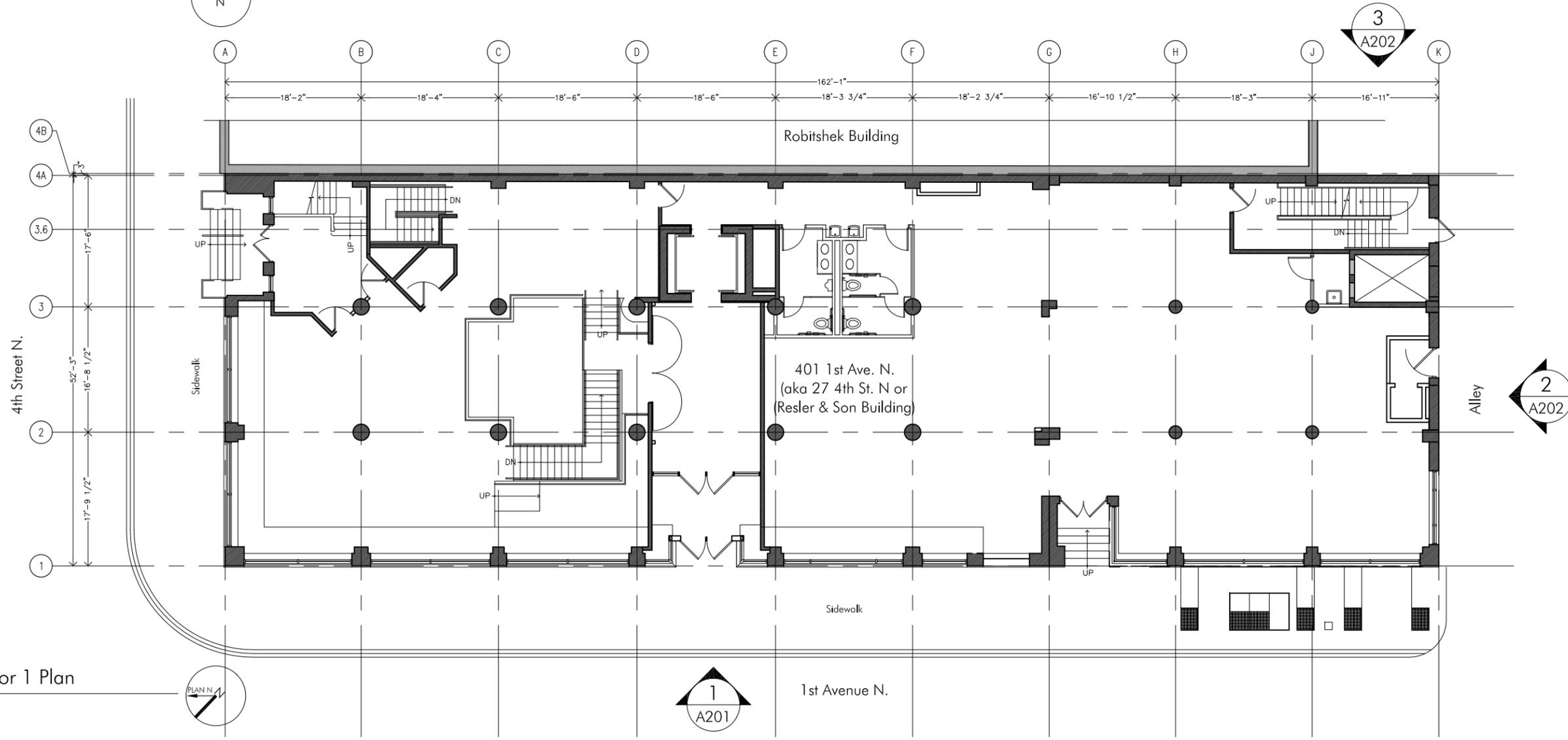
SHEET INDEX

- A101 Site Plan
- A102 Floor Plans
- A103 Floor Plans
- A201 Elevations
- A202 Elevations
- a3.1 6th Floor Exterior Elevations; Details



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 ARCHITECTS
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1 | Site Map
 A101 | NTS



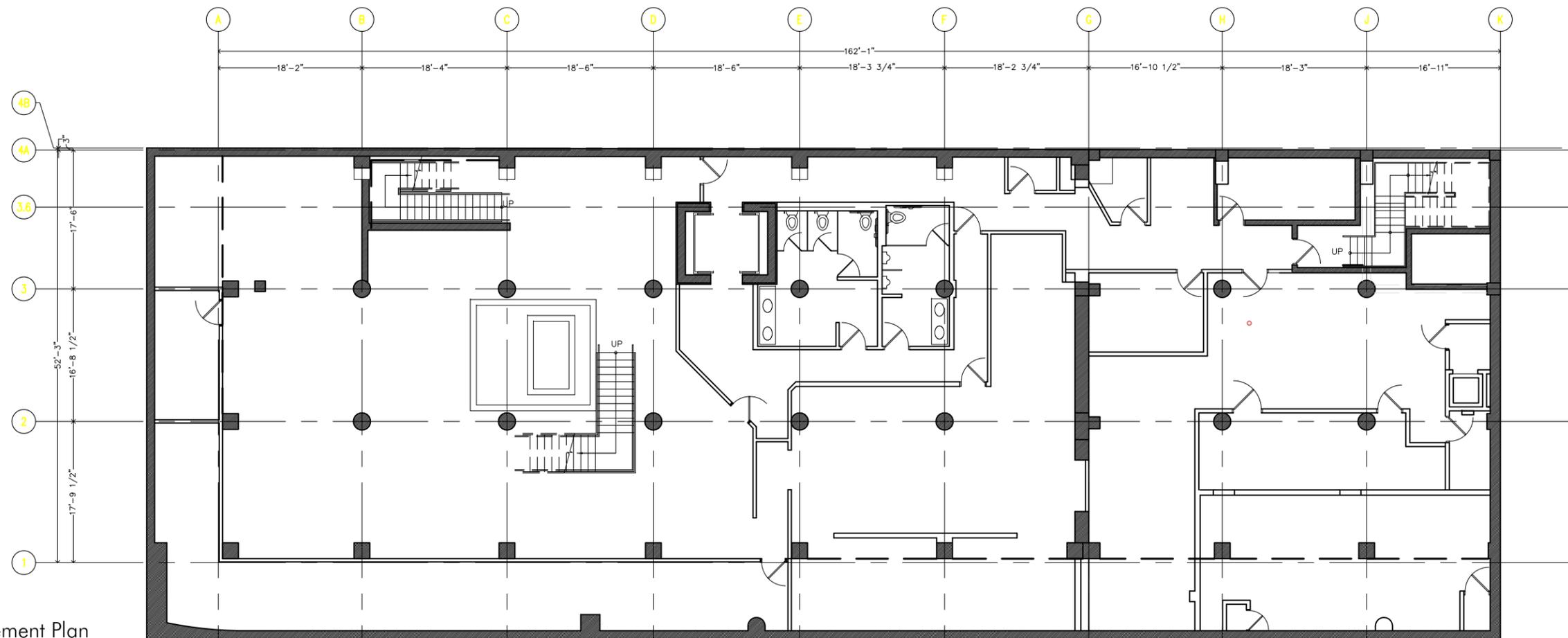
2 | Site and Floor 1 Plan
 A101 | 1/16"=1'-0"



401 1st Avenue North (aka 27 4th Street North)
 Exterior Rehabilitation
 401 1st Avenue North, Minneapolis, MN

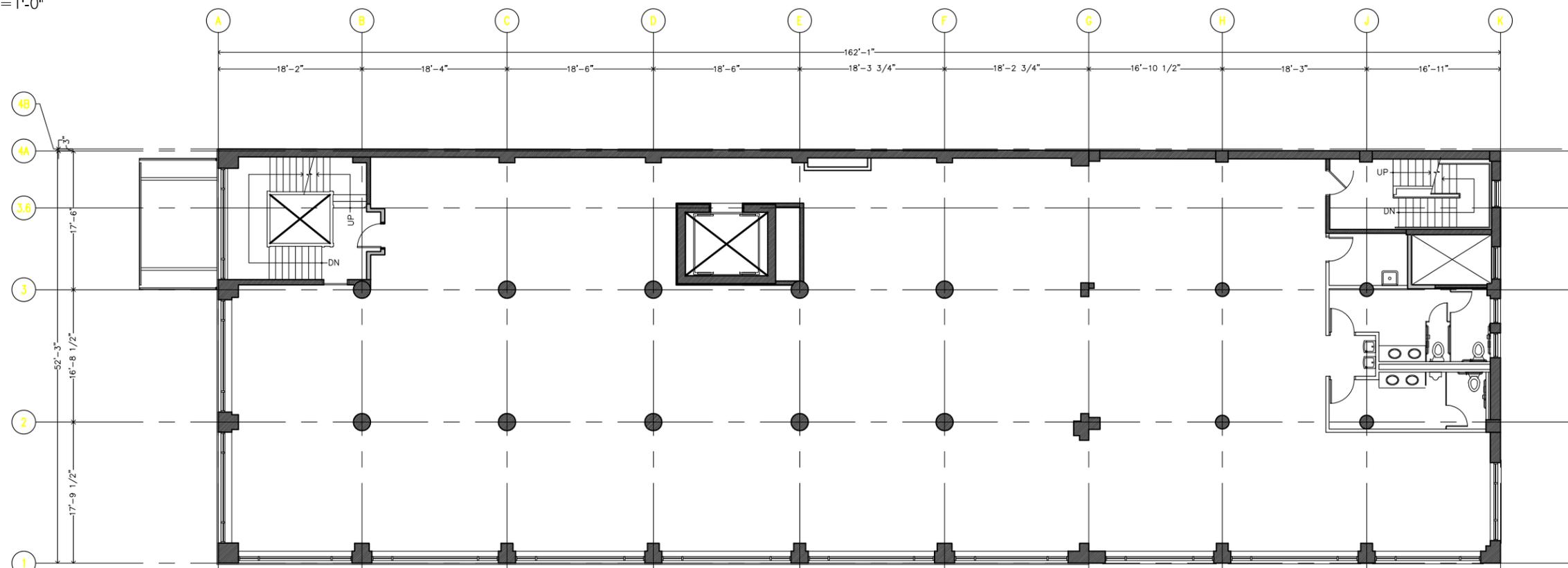
DRAWN: DK, ALM DATE: 11.05.2015 REVISION:

Site Plan
A101



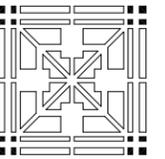
1 | Basement Plan

A102 | 1/16"=1'-0"



2 | Floor 2 Plan

A102 | 1/16"=1'-0"



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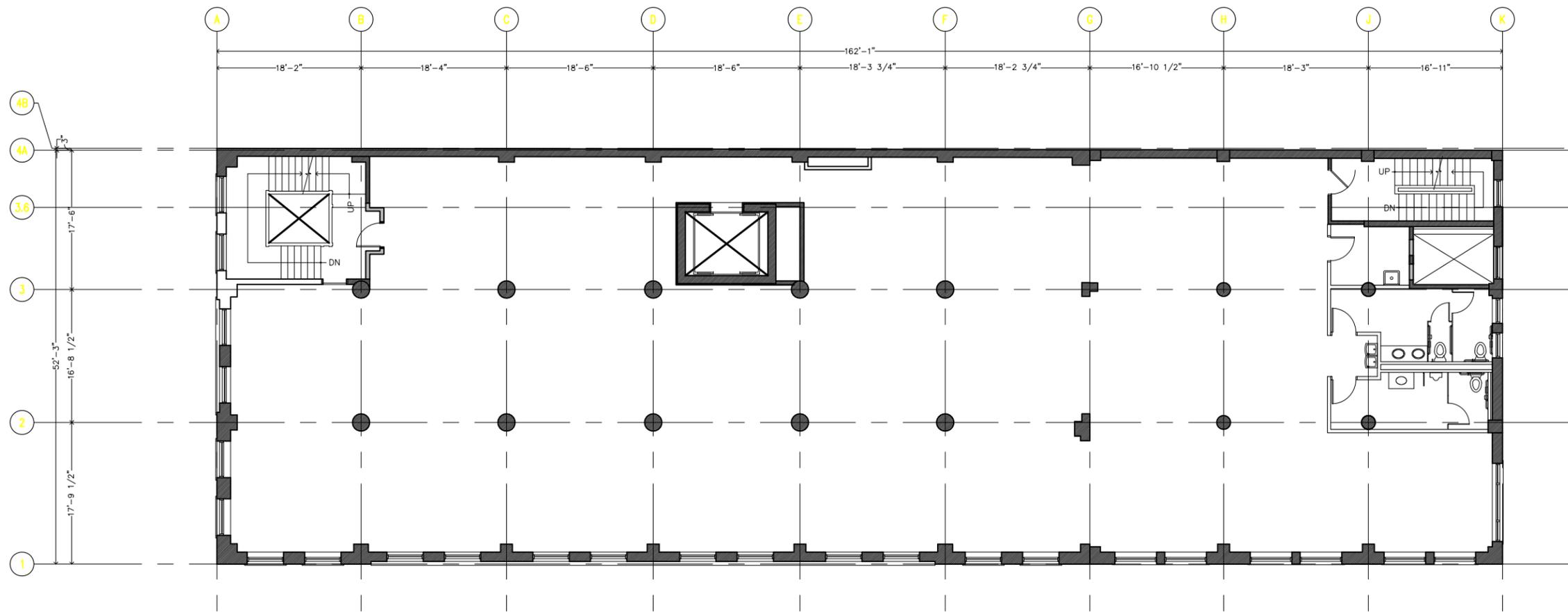


401 1st Avenue North (aka 27 4th Street North)
 Exterior Rehabilitation
 401 1st Avenue North, Minneapolis, MN

DRAWN DK, ALM DATE 11.05.2015 REVISION

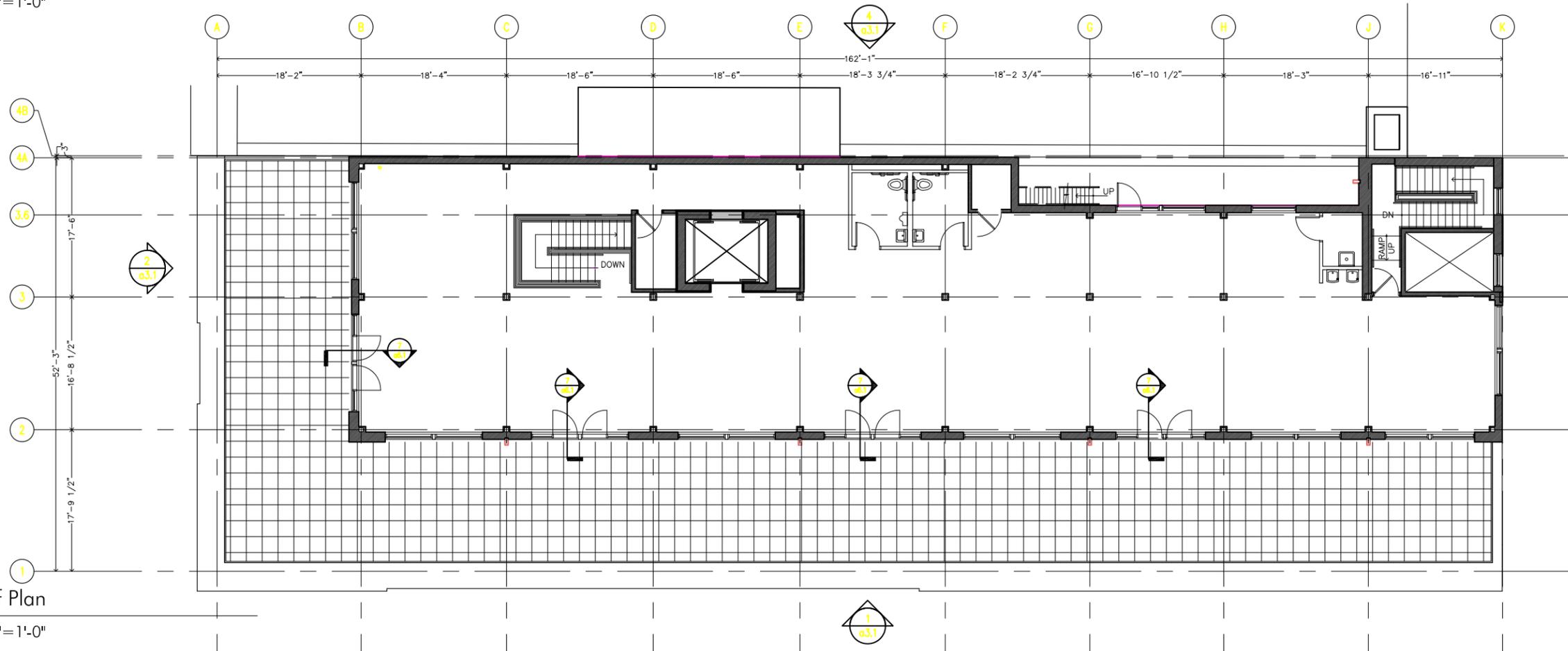
Floor Plans

A102



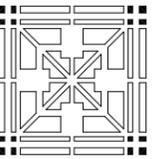
1 | Typical Floor 3-5 Plan

A103 | 1/16"=1'-0"



2 | Roof Plan

A103 | 1/16"=1'-0"



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401 1st Avenue North (aka 27 4th Street North)
 Exterior Rehabilitation
 401 1st Avenue North, Minneapolis, MN

DRAWN DK, ALM DATE 11.05.2015 REVISION

Floor Plans

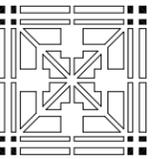
A103



GENERAL NOTES

1. Repoint all brick and sills/course work.
2. Mortar to match existing including color, texture, and tooling (3 types). See specifications.
3. Replace non-historic double-hung window sashes on floors 2-5. See 4/A201 and shop drawings. No work at windows with gray hatch.
4. Install cor-ten cladding on rooftop penthouse, see Sheet a3.1.

WINDOW KEY

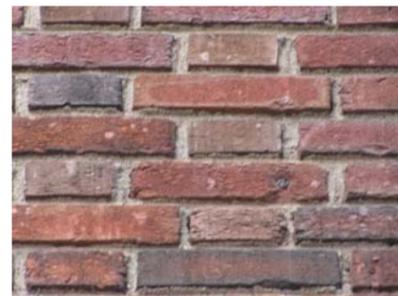


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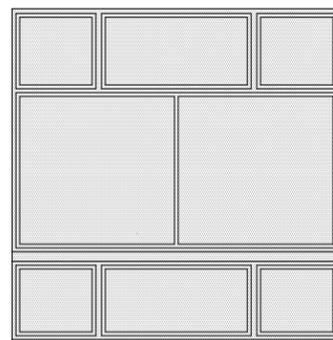
1 | 1st Avenue N. Elevation (West)
 A201 | 1/16"=1'-0"



2 | Masonry Type 1
 A201 | NTS

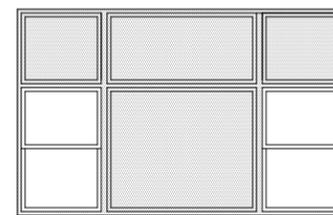


3 | Masonry Type 2
 A201 | NTS

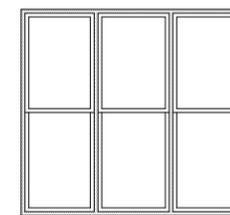


WINDOW TYPE A
 No Work to storefront windows, typical.

4 | Existing Building Window Key
 A201 | 1/16"=1'-0"



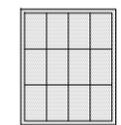
WINDOW TYPE B
 Replace double-hung window sash. Frame and fixed windows to remain.



WINDOW TYPE C
 Replace double-hung window sash. Frame to remain.



WINDOW TYPE D
 Replace double-hung window sash. Frame to remain.



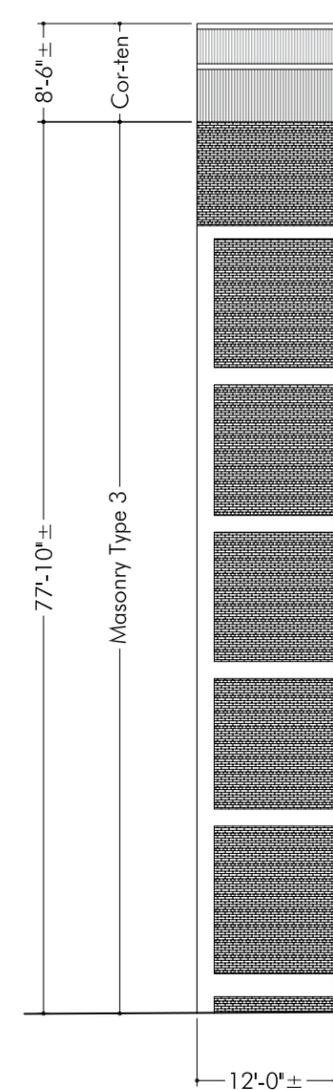
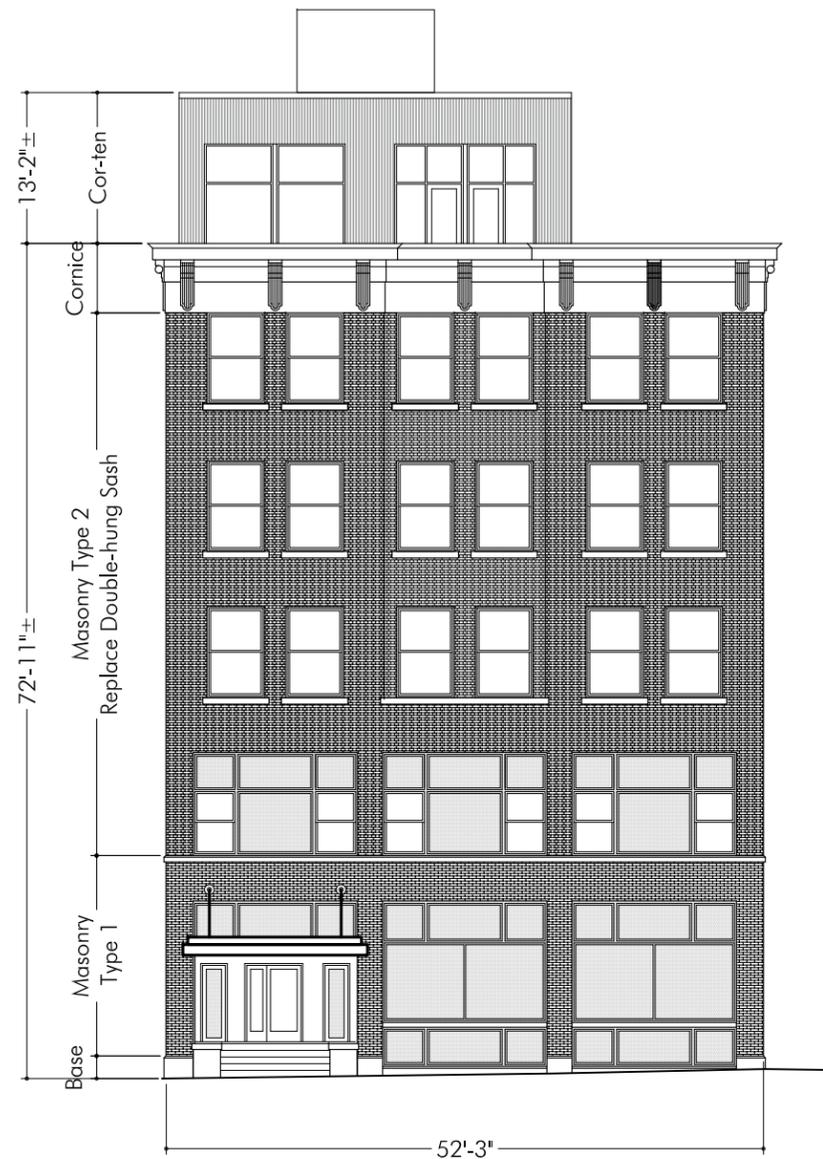
WINDOW TYPE E
 No work to industrial steel sash windows.

401 1st Avenue North (aka 27 4th Street North)
 Exterior Rehabilitation
 401 1st Avenue North, Minneapolis, MN

DRAWN DK, ALM DATE 11.05.2015 REVISION

Elevations

A201



GENERAL NOTES

1. Repoint all brick and sills/course work.
2. Mortar to match existing including color, texture, and tooling (3 types). See specifications.
3. Replace non-historic double-hung window sashes on floors 2-5. See 4/A201 and shop drawings. No work at windows with gray hatch.
4. Install cor-ten cladding on rooftop penthouse, see Sheet a3.1.
5. Replace deteriorated brick with new brick to match existing including size, color, and texture where indicated in RED.

WINDOW KEY



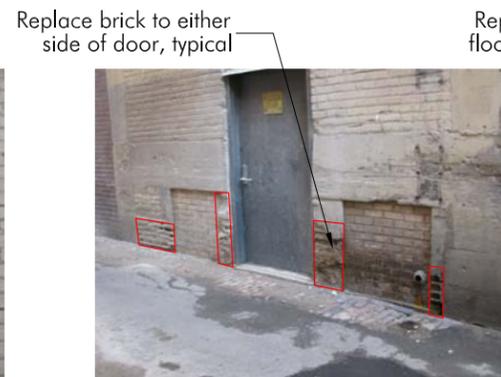
1 | 4th Street N. Elevation (North)
A202 | 1/16"=1'-0"

2 | Alley Elevation (South)
A202 | 1/16"=1'-0"

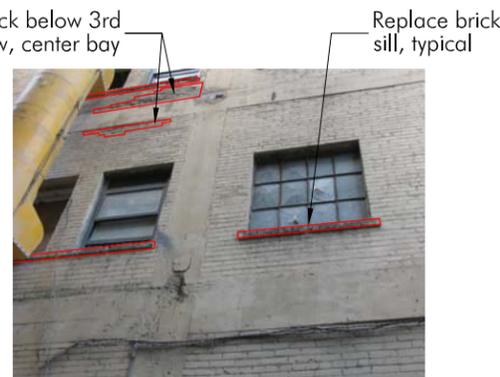
3 | Alley Elevation 2 (East)
A202 | 1/16"=1'-0"



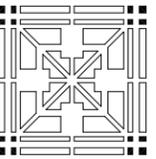
4 | Masonry Type 3
A202 | NTS



5 | Replace Brick on South Elev.
A202 | NTS



6 | Replace Brick on South Elev.
A202 | NTS



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Exterior Rehabilitation
401 1st Avenue North, Minneapolis, MN

DRAWN DK, ALM DATE 11.05.2015 REVISION

Elevations

A202

Consultants

Certification
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

David J. Kelly
David Joseph Kelly
Reg. No. : 15254
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Comm. No. : .
Drawn By : djc
Date Issued : 7.23.15
Revisions :
Code Revisions
Dated 9.3.15

Project

**401 First Building
Refurbishing**

401 1st Ave. No.
Minneapolis, MN

Drawing Title

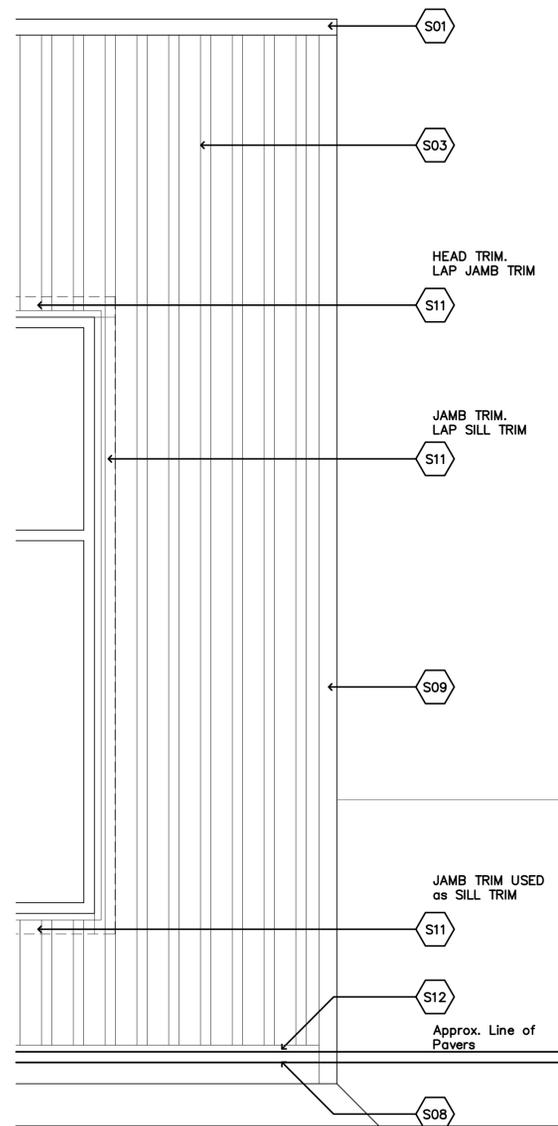
6th Floor Exterior
Elevations; Details

Scale As Noted

Sheet Number

Revision No. 1
Drawing Reissues
Date : 9.03.2015

a3.1



SCOPE OF PROPOSED REVISIONS :

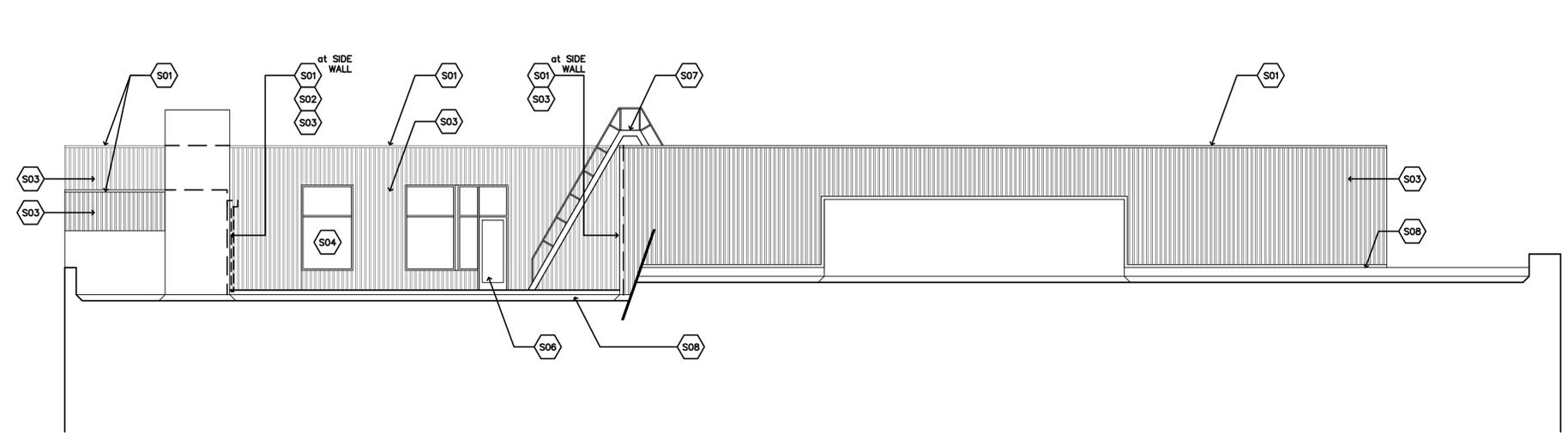
SIXTH FLOOR EXTERIOR ELEVATIONS :

- REVISE EXTERIOR CLADDING MATERIAL from THIN-VENEER BRICK to A606 'COR-TEN' STEEL CORRUGATED SIDING (vertical installation) .
- REVISE DOORS to PAIRED 36" wide UNITS; PROVIDE (4) PAIR.
- EXTEND AREA of PC CONC. PAVERS to COVER ENTIRE ROOF.

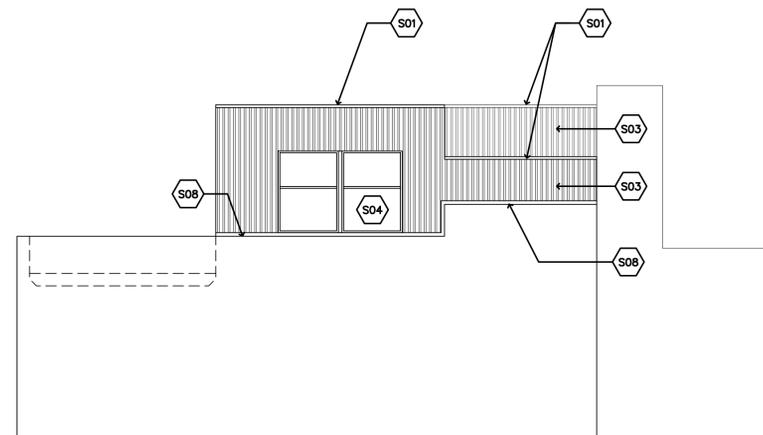
6 Enlarged Elevation
a3.1 Scale : 3/4" = 1'-0"

- | | |
|---|--|
| S01 Cont. Pre-Finished METAL ROOF EDGE COPING | S09 COR-TEN (A606) METAL SIDING; 3-5/8" OUTSIDE CORNER TRIM. |
| S02 Pre-Finished METAL LEADER BOX and DOWNSPOUT | S10 COR-TEN (A606) METAL SIDING; 3-5/8" INSIDE CORNER TRIM. |
| S03 COR-TEN (A606) METAL SIDING; 7/8" CORRUGATED PROFILE. | S11 COR-TEN (A606) METAL SIDING; 1-1/4" HEAD/JAMB TRIM. |
| S04 Pre-Finished METAL STOREFRONT FRAMING w/ CLEAR Low-E INSULATED GLASS. | S12 COR-TEN (A606) METAL SIDING; BOTTOM EDGE DRIP TRIM. |
| S05 Pre-Finished METAL STOREFRONT FRAMING w/ CLEAR Low-E INSULATED GLASS. PROVIDE 2-3096 DOORS. PROVIDE TEMPERED LITES as Req'd. by CODE. | |
| S06 Pre-Finished METAL STOREFRONT FRAMING w/ CLEAR Low-E INSULATED GLASS. PROVIDE 3096 DOOR. PROVIDE TEMPERED LITES as Req'd. by CODE. | |
| S07 EXISTING STEEL SERVICE STAIR. SAND, PRIME as Req'd. and REPAINT. | |
| S08 Cont. Pre-Finished METAL COUNTERFLASHING. | |

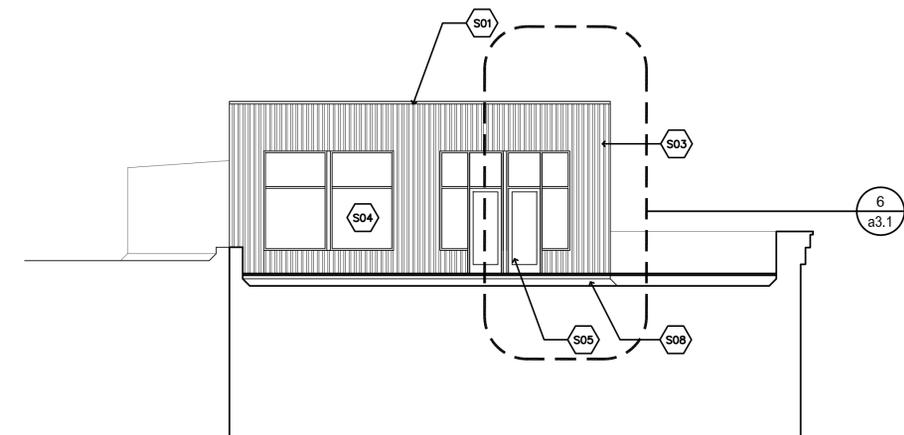
5 Exterior Elev. Keynotes
a3.1



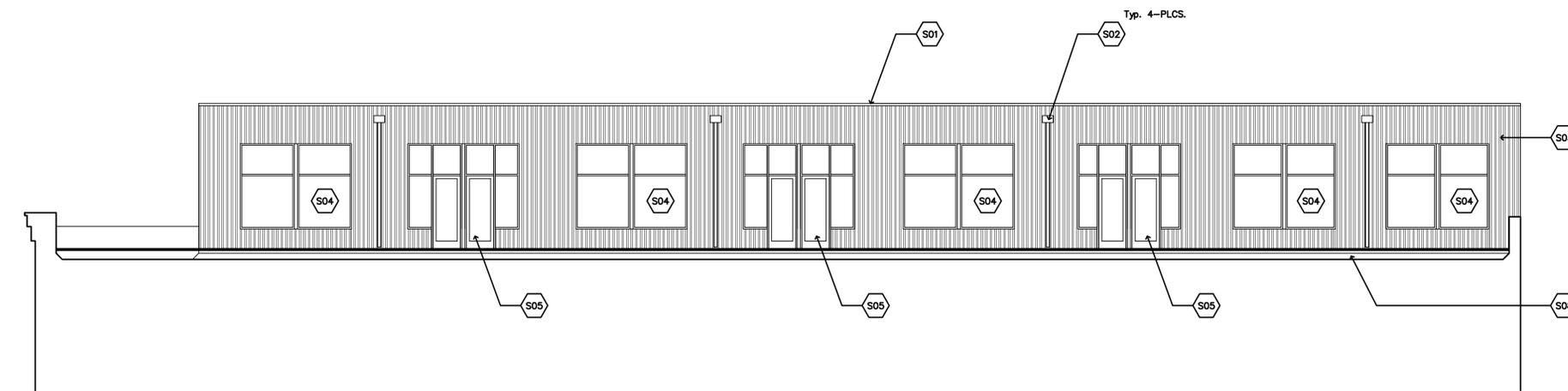
4 6th Floor : Rear Exterior Elevation
a3.1 Scale : 1/8" = 1'-0"



3 6th Floor : Alley Exterior Elevation
a3.1 Scale : 1/8" = 1'-0"



2 6th Floor : 4th Street No. Exterior Elevation
a3.1 Scale : 1/8" = 1'-0"



1 6th Floor : First Ave. No. Exterior Elevation
a3.1 Scale : 1/8" = 1'-0"

401 1st Avenue North

Minneapolis, Minnesota

Also known as

27 4th Street North or Philip Resler & Son Building

EXTERIOR REHABILITATION PROJECT MANUAL

November 5, 2015

MACDONALD & MACK
ARCHITECTS, LTD.

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Minneapolis, MN 55415

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TABLE OF CONTENTS

DIVISION 01- GENERAL REQUIREMENTS

013591 Historic Treatment Procedures

DIVISION 04 – MASONRY

040322 Historic Brick Unit Masonry Repair

040323 Historic Brick Unit Masonry Repointing

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

See Metal Cladding product data for corrugated cor-ten (weathered steel) panel information.

See Window Shop Drawings for sealant information.

DIVISION 08 – OPENINGS

See Window Shop Drawings for window information.

SECTION 013591 - HISTORIC TREATMENT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes general protection and treatment procedures for designated historic spaces, areas, rooms, and surfaces in Project.

1.2 DEFINITIONS

- A. Consolidate: To strengthen loose or deteriorated materials in place.
- B. Dismantle: To disassemble or detach a historic item from a surface, or a nonhistoric item from a historic surface, using gentle methods and equipment to prevent damage to historic items and surfaces; disposing of items unless indicated to be salvaged or reinstalled.
- C. Match: To blend with adjacent construction and manifest no apparent difference in material type, species, cut, form, detail, color, grain, texture, or finish; as approved by Architect.
- D. Reinstall: To protect removed or dismantled item, repair and clean it as indicated for reuse, and reinstall it in original position, or where indicated.
- E. Remove: To take down or detach an item using methods and equipment to prevent damage to historic items and surfaces; disposing of items unless indicated to be salvaged or reinstalled.
- F. Repair: To correct damage and defects, retaining existing materials, features, and finishes while employing as little new material as possible. This includes patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading materials.
- G. Replace: To remove, duplicate, and reinstall entire item with new material. The original item is the pattern for creating duplicates unless otherwise indicated.
- H. Restore: To consolidate, replicate, reproduce, repair, and refinish as required to achieve the indicated results.
- I. Retain: To keep existing items that are not to be removed or dismantled.
- J. Reversible: New construction work, treatments, or processes that can be removed or undone in the future without damaging historic materials unless otherwise indicated.
- K. Salvage: To protect removed or dismantled items ready for reuse.
- L. Stabilize: To provide structural reinforcement of unsafe or deteriorated items while maintaining the essential form as it exists at present; also, to reestablish a weather-resistant enclosure.

1.3 QUALITY ASSURANCE

- A. Historic Treatment Specialist Qualifications: An experienced firm regularly engaged in historic treatments similar in nature, materials, design, and extent to this work as specified in each section and that has completed a minimum of three recent projects with a record of successful in-service performance that demonstrates the firm's qualifications to perform this work.
- B. Safety and Health Standard: Comply with ANSI/ASSE A10.6.

1.4 STORAGE AND HANDLING OF HISTORIC MATERIALS

- A. Salvaged Historic Materials:
 - 1. Clean loose dirt and debris from salvaged historic items unless more extensive cleaning is indicated.
 - 2. Store items in a secure area.
 - 3. Transport items to storage area on-site.
 - 4. Protect items from damage during transport and storage.
- B. Historic Materials for Reinstallation:
 - 1. Repair and clean historic items for reuse as indicated.
 - 2. Protect items from damage during transport and storage.
 - 3. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment unless otherwise indicated. Provide connections, supports, and miscellaneous materials to make item functional for use indicated.
- C. Existing Historic Materials to Remain: Protect construction indicated to remain against damage and soiling from construction work. Where permitted by Architect, items may be dismantled and taken to a suitable, protected storage location during construction work and reinstalled in their original locations after historic treatment and construction work in the vicinity is complete.
- D. Storage: Store historic items within a weathertight enclosure where they are protected from moisture, weather, condensation, and freezing temperatures.

PART 2 - PRODUCTS - (Not Used)

PART 3 - EXECUTION

3.1 PROTECTION, GENERAL

- A. Protect persons, motor vehicles, surrounding surfaces of building, building site, plants, and surrounding buildings from harm resulting from historic treatment procedures.
 - 1. Use only proven protection methods, appropriate to each area and surface being protected.
 - 2. Provide temporary barricades, barriers, and directional signage to exclude the public from areas where historic treatment work is being performed.

3. Erect temporary barriers to form and maintain fire-egress routes.
4. Erect temporary protective covers over walkways and at points of pedestrian and vehicular entrance and exit that must remain in service during historic treatment work.
5. Contain dust and debris generated by historic treatment work, and prevent it from reaching the public or adjacent surfaces.
6. Provide shoring, bracing, and supports as necessary. Do not overload structural elements.
7. Protect floors and other surfaces along hauling routes from damage, wear, and staining.
8. Provide supplemental sound-control treatment to isolate removal and dismantling work from other areas of the building.

B. Temporary Protection of Historic Materials:

1. Protect existing historic materials with temporary protections and construction. Do not remove existing materials unless otherwise indicated.
2. Do not attach temporary protection to historic surfaces except as indicated as part of the historic treatment program and approved by Architect.

C. Comply with each product manufacturer's written instructions for protections and precautions. Protect against adverse effects of products and procedures on people and adjacent materials, components, and vegetation.

D. Utility and Communications Services:

1. Notify Owner, Architect, authorities having jurisdiction, and entities owning or controlling wires, conduits, pipes, and other services affected by historic treatment work before commencing operations.
2. Disconnect and cap pipes and services as required by authorities having jurisdiction, as required for historic treatment work.
3. Maintain existing services unless otherwise indicated; keep in service, and protect against damage during operations. Provide temporary services during interruptions to existing utilities.

E. Existing Drains:

1. Prevent solids such as stone or mortar residue or other debris from entering the drainage system. Clean out drains and drain lines that become sluggish or blocked by sand or other materials resulting from historic treatment work.
2. Protect drains from pollutants. Block drains or filter out sediments, allowing only clean water to pass.

F. Existing Roofing: Prior to the start of work in an area, install roofing protection.

3.2 PROTECTION FROM FIRE

A. General: Follow fire-prevention plan and the following:

1. Comply with NFPA 241 requirements unless otherwise indicated.
2. Remove and keep area free of combustibles, including rubbish, paper, waste, and chemicals, unless necessary for the immediate work.

- a. If combustible material cannot be removed, provide fire blankets to cover such materials.
- 3. Prohibit smoking by all persons within Project work and staging areas except where specifically designated for smoking.
- B. Fire Extinguishers, Fire Blankets, and Rag Buckets: Maintain fire extinguishers, fire blankets, and rag buckets for disposal of rags with combustible liquids. Maintain each as suitable for the type of fire risk in each work area. Ensure that nearby personnel and the fire-watch personnel are trained in fire-extinguisher and blanket use.
- C. Sprinklers: Where sprinkler protection exists and is functional, maintain it without interruption while operations are being performed. If operations are performed close to sprinklers, shield them temporarily with guards.

3.3 GENERAL HISTORIC TREATMENT

- A. Have historic treatment work performed only by qualified historic treatment specialists.
- B. Ensure that supervisory personnel are present when historic treatment work begins and during its progress.
- C. Record existing work before each procedure (preconstruction), and record progress during the work. Use digital preconstruction documentation photographs or video recordings.
- D. Perform surveys of Project Site as the Work progresses to detect hazards resulting from historic treatment procedures.
- E. Follow the procedures in subparagraphs below and procedures approved in historic treatment program unless otherwise indicated:
 - 1. Retain as much existing material as possible; repair and consolidate rather than replace.
 - 2. Use additional material or structure to reinforce, strengthen, prop, tie, and support existing material or structure.
 - 3. Use reversible processes wherever possible.
 - 4. Use historically accurate repair and replacement materials and techniques unless otherwise indicated.
 - 5. Record existing work before each procedure (preconstruction) and progress during the work with digital preconstruction documentation photographs or video recordings.
- F. Where missing features are indicated to be repaired or replaced, provide work with appearance based on accurate duplications rather than on conjecture, subject to approval of Architect.
- G. Where work requires existing features to be removed or dismantled and reinstalled, perform these operations without damage to the material itself, to adjacent materials, or to the substrate.

END OF SECTION 013591

SECTION 040322 - HISTORIC BRICK UNIT MASONRY REPAIR

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes historic treatment work consisting of repairing historic clay brick masonry.
- B. Related Requirements:
 - 1. Section 013591 "Historic Treatment Procedures" for general historic treatment requirements.

1.2 DEFINITIONS

- A. Low-Pressure Spray: 100 to 400 psi; 4 to 6 gpm.
- B. Rebuilding (Setting) Mortar: Mortar used to set and anchor masonry in a structure, distinct from pointing mortar installed after masonry is set in place.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Samples: For each exposed product and for each color and texture specified.

1.4 QUALITY ASSURANCE

- A. Historic Treatment Specialist Qualifications: A qualified historic brick masonry repair specialist. Experience installing standard unit masonry is insufficient experience for masonry historic treatment work.
- B. Mockups: Prepare mockups of historic treatment on existing surfaces to demonstrate aesthetic effects and to set quality standards for materials and execution, and for fabrication and installation.
 - 1. Masonry Repair: Prepare sample areas for each type of masonry material indicated to have repair work performed. Demonstrate quality of materials, workmanship, and blending with existing work. Include the following as a minimum:
 - a. Replacement: Four brick units replaced.

PART 2 - PRODUCTS

2.1 MASONRY MATERIALS

- A. Face Brick: Provide face brick, including molded, ground, cut, or sawed shapes where required to complete masonry repair work.
 - 1. Brick Matching Existing: Provide units with physical properties, colors, color variation within units, surface texture, size, and shape to match existing brickwork.

2.2 MORTAR MATERIALS

- A. See Section 040323 "Historic Brick Unit Masonry Repointing" for mortar materials.

2.3 MORTAR MIXES

- A. See Section 040323 "Historic Brick Unit Masonry Repointing" for pointing and setting mortar mixes.

2.4 ACCESSORY MATERIALS

- A. Setting Buttons and Shims: Resilient plastic, nonstaining to masonry, sized to suit joint thicknesses and bed depths of masonry units, less the required depth of pointing materials unless removed before pointing.

PART 3 - EXECUTION

3.1 PROTECTION

- A. Prevent mortar from staining face of surrounding masonry and other surfaces.

3.2 BRICK REMOVAL AND REPLACEMENT

- A. At locations indicated, remove bricks that are damaged, spalled, or deteriorated. Carefully remove entire units from joint to joint, without damaging surrounding masonry, in a manner that permits replacement with full-size units.
- B. Support and protect remaining masonry that surrounds removal area.
- C. Maintain flashing, reinforcement, lintels, and adjoining construction in an undamaged condition.
- D. Notify Architect of unforeseen detrimental conditions, including voids, cracks, bulges, loose units in existing masonry backup, rotted wood, rusted metal, and other deteriorated items.

- E. Remove in an undamaged condition as many whole bricks as possible. Remove mortar and sealant from surfaces of removed units.
- F. Clean masonry surrounding removal areas by removing mortar, dust, and loose particles in preparation for brick replacement.
- G. Replace removed damaged brick with other removed brick in good condition, where possible, matching existing brick. Do not use broken units unless they can be cut to usable size.
- H. Install replacement brick into bonding and coursing pattern of existing brick. If cutting is required, use a motor-driven saw designed to cut masonry with clean, sharp, unchipped edges.
 - 1. Maintain joint width for replacement units to match existing joints.
 - 2. Use setting buttons or shims to set units accurately spaced with uniform joints.
- I. Lay replacement brick with rebuilding (setting) mortar and with completely filled bed, head, and collar joints. Butter ends with sufficient mortar to fill head joints and shove into place. Wet both replacement and surrounding bricks that have ASTM C 67 initial rates of absorption (suction) of more than 30 g/30 sq. in. per min. Use wetting methods that ensure that units are nearly saturated but surface is dry when laid.
 - 1. Tool exposed mortar joints in repaired areas to match joints of surrounding existing brickwork.
 - 2. Rake out mortar used for laying brick before mortar sets according to Section 040323 "Historic Brick Unit Masonry Repointing." Point at same time as repointing of surrounding area.
 - 3. When mortar is sufficiently hard to support units, remove shims and other devices interfering with pointing of joints.
- J. Curing: Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays.
 - 1. Hairline cracking within the mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.

3.3 FINAL CLEANING

- A. After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, applied by low-pressure spray.
 - 1. Do not use metal scrapers or brushes.
 - 2. Do not use acidic or alkaline cleaners.

END OF SECTION 040322

SECTION 040323 - HISTORIC BRICK UNIT MASONRY REPOINTING

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes historic treatment work consisting of repointing brick masonry joints.
- B. Related Requirements:
 - 1. Section 013591 "Historic Treatment Procedures" for general historic treatment requirements.

1.2 DEFINITIONS

- A. Low-Pressure Spray: 100 to 400 psi; 4 to 6 gpm.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Samples: For each exposed product and for each color and texture specified.

1.4 QUALITY ASSURANCE

- A. Historic Treatment Specialist Qualifications: A qualified historic masonry repointing specialist. Experience in pointing or repointing only new or nonhistoric masonry is insufficient experience for masonry historic treatment work.
- B. Mockups: Prepare mockups of historic treatment on existing surfaces to demonstrate aesthetic effects and to set quality standards for materials and execution.
 - 1. Mortar: Contractor shall plan for up to six separate mock-ups to determine proper mortar color and texture (2 per brick and mortar type).
 - 2. Repointing: Rake out joints in two separate areas, each approximately 36 inches high by 48 inches wide for each type of repointing required, and repoint one of the areas.
 - a. Three different types of repointing required, see Drawings.

1.5 FIELD CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit repointing work to be performed according to product manufacturers' written instructions and specified requirements.

- B. Temperature Limits, General: Repoint mortar joints only when air temperature is between 40 and 90 deg F and is predicted to remain so for at least seven days after completion of the Work unless otherwise indicated.
- C. Cold-Weather Requirements: Comply with the following procedures for mortar-joint pointing unless otherwise indicated:
 - 1. When air temperature is below 40 deg F, heat mortar ingredients and existing masonry walls to produce temperatures between 40 and 120 deg F.
 - 2. When mean daily air temperature is below 40 deg F, provide enclosure and heat to maintain temperatures above 32 deg F within the enclosure for seven days after pointing.
- D. Hot-Weather Requirements: Protect mortar-joint pointing when temperature and humidity conditions produce excessive evaporation of water from mortar materials. Provide artificial shade and wind breaks, and use cooled materials as required to minimize evaporation. Do not apply mortar to substrates with temperatures of 90 deg F and above unless otherwise indicated.

PART 2 - PRODUCTS

2.1 MORTAR MATERIALS

- A. Portland Cement: ASTM C 150/C 150, Type I or Type II; white or gray or both where required for color matching of exposed mortar.
- B. Hydrated Lime: ASTM C 207, Type S.
- C. Mortar Sand: ASTM C 144 unless otherwise indicated.
 - 1. Match size, texture, and gradation of existing mortar sand as closely as possible. Blend several sands if necessary to achieve suitable match.
 - 2. Color: Provide natural sand or ground marble, granite, or other sound stone of color necessary to produce required mortar color.
 - 3. Provide sand with rounded edges.
- D. Mortar Pigments: ASTM C 979/C 979M, compounded for use in mortar mixes, and having a record of satisfactory performance in masonry mortars.
- E. Water: Potable.

2.2 MORTAR MIXES

- A. Measurement and Mixing: Measure cementitious materials and sand in a dry condition by volume or equivalent weight. Do not measure by shovel; use known measure. Mix materials in a clean, mechanical batch mixer.
 - 1. Mixing Pointing Mortar: Thoroughly mix cementitious materials and sand together before adding any water. Then mix again adding only enough water to produce a damp, unworkable mix that will retain its form when pressed into a ball. Maintain mortar in this dampened condition for 15 to 30 minutes. Add remaining water in small portions until

mortar reaches desired consistency. Use mortar within one hour of final mixing; do not retemper or use partially hardened material.

- B. Colored Mortar: Produce mortar of color required by using specified ingredients. Do not alter specified proportions without Architect's approval.
- C. Do not use admixtures in mortar unless otherwise indicated.
- D. Mixes: Mix mortar materials in the following proportions:
 - 1. Pointing Mortar by Type: ASTM C 270, Proportion Specification, Type N unless otherwise indicated; with cementitious material limited to portland cement and lime. Add mortar pigments to produce mortar colors required.
 - 2. Setting Mortar by Type: ASTM C 270, Proportion Specification, Type N unless otherwise indicated; with cementitious material limited to portland cement and lime.

PART 3 - EXECUTION

3.1 PROTECTION

- A. Prevent mortar from staining face of surrounding masonry and other surfaces.
 - 1. Cover sills, ledges, and other projecting items to protect them from mortar droppings.
 - 2. Keep wall area wet below pointing work to discourage mortar from adhering.
 - 3. Immediately remove mortar splatters in contact with exposed masonry and other surfaces.

3.2 MASONRY REPOINTING, GENERAL

- A. Appearance Standard: Repointed surfaces are to have a uniform appearance as viewed from 20 feet away by Architect.

3.3 REPOINTING MASONRY

- A. Rake out and repoint joints to the following extent:
 - 1. All joints (full repointing), including window sills and horizontal coursework.
- B. Rake out joints as follows, according to procedures demonstrated in approved mockup:
 - 1. Remove mortar from joints to depth of 2 times joint width but not less than 3/4 inch or not less than that required to expose sound, unweathered mortar. Do not remove unsound mortar more than 2 inches deep; consult Architect for direction.
 - 2. Remove mortar from masonry surfaces within raked-out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris.
 - 3. Do not spall edges of masonry units or widen joints. Replace or patch damaged masonry units as directed by Architect.

- a. Cut out mortar by hand with chisel and resilient mallet. Do not use power-operated grinders without Architect's written approval based on approved quality-control program.
 - b. Cut out center of mortar bed joints using angle grinders with diamond-impregnated metal blades. Remove remaining mortar in bed joints and mortar in head joints by hand with chisel and resilient mallet.
- C. Notify Architect of unforeseen detrimental conditions, including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.
- D. Pointing with Mortar:
 - 1. Rinse joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen joint surfaces before pointing.
 - 2. Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch until a uniform depth is formed. Fully compact each layer thoroughly and allow it to become thumbprint hard before applying next layer.
 - 3. After deep areas have been filled to same depth as remaining joints, point joints by placing mortar in layers not greater than 3/8 inch. Fully compact each layer and allow it to become thumbprint hard before applying next layer. Where existing masonry units have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces. Take care not to spread mortar beyond joint edges onto exposed masonry surfaces or to featheredge the mortar.
 - 4. When mortar is thumbprint hard, tool joints to match original appearance of joints as demonstrated in approved mockup. Remove excess mortar from edge of joint by brushing.
 - 5. Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays.
 - a. Acceptable curing methods include covering with wet burlap and plastic sheeting, periodic hand misting, and periodic mist spraying using system of pipes, mist heads, and timers.
 - b. Adjust curing methods to ensure that pointing mortar is damp throughout its depth without eroding surface mortar.
 - 6. Hairline cracking within the mortar or mortar separation at edge of a joint is unacceptable. Remove mortar and repoint.
- E. Where repointing work precedes cleaning of existing masonry, allow mortar to harden at least 30 days before beginning cleaning work.

3.4 FINAL CLEANING

- A. After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, applied by low-pressure spray.
 - 1. Do not use metal scrapers or brushes.

2. Do not use acidic or alkaline cleaners.

END OF SECTION 040323

PROJECT :

401 Building

PROJECT LOCATION :

401 1st Ave North
Minneapolis, MN

GLAZING CONTRACTOR:

J & J Glass & Glazing

Product Data

SECTION 08 Exterior Aluminum Framed Windows

DATE DRAWN:
10-28-15

DRAWN BY:
CEA

SCALE:
N.T.S.

PROJECT:

401 Building



& GLAZING INC.
J & J GLASS & GLAZING INC.
4967 FARMINGTON AVE, S.E.
DELANO MN, 55328

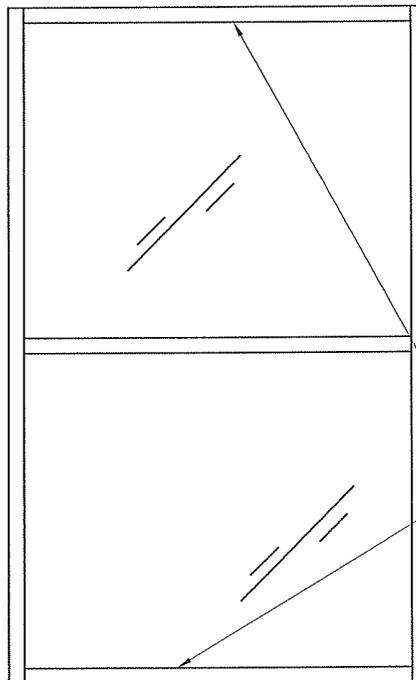
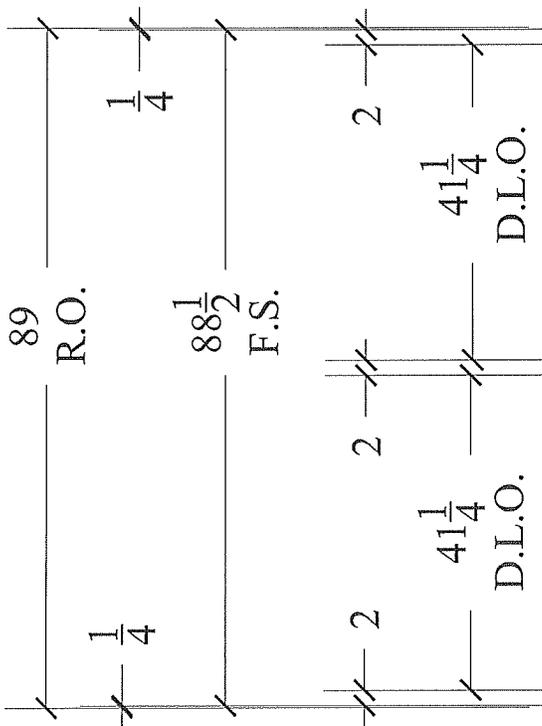
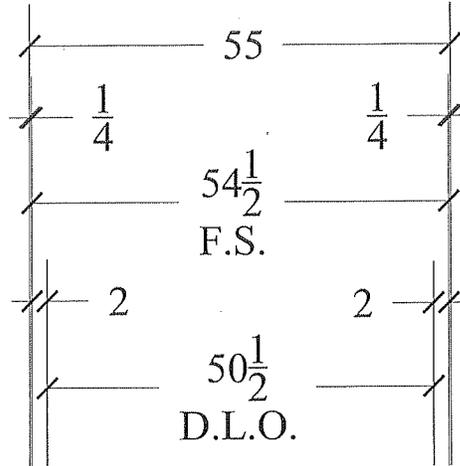
TELEPHONE: 763-972-3333
FAX: 763-972-2203



J & J GLASS & GLAZING INC.
 4967 FARMINGTON AVE. S.E.
 DELANO MN. 55328

TELEPHONE: 763-972-3333
 FAX: 763-972-2203

PROJECT: 401 BUILDING



GLASS STOPS
 GLAZE FROM INTERIOR

TYP. ELEVATION

1" GLAZING

2" X 4 1/2" 3000 THERMAL MULTIPLANE

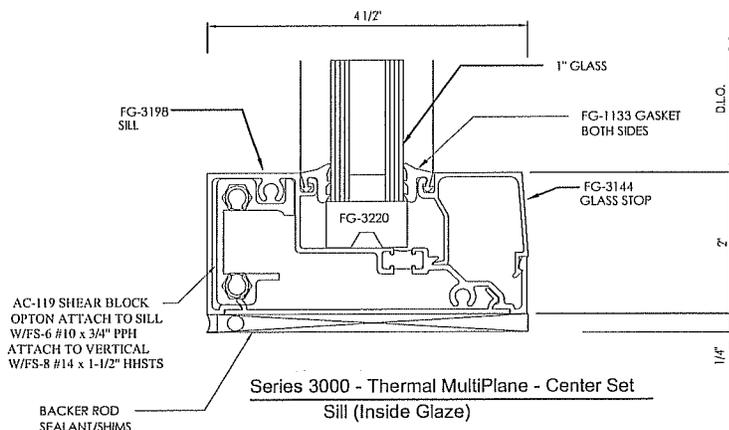
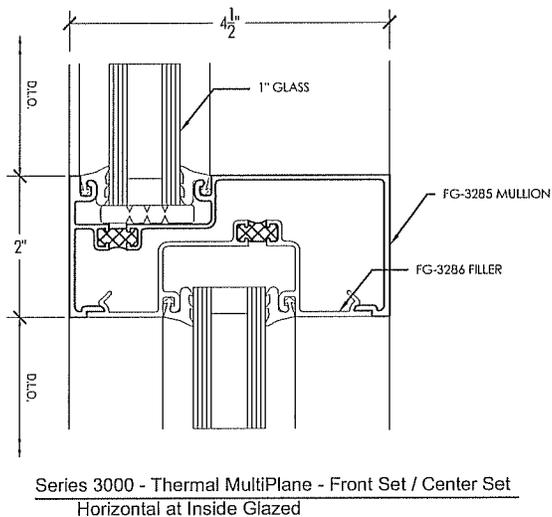
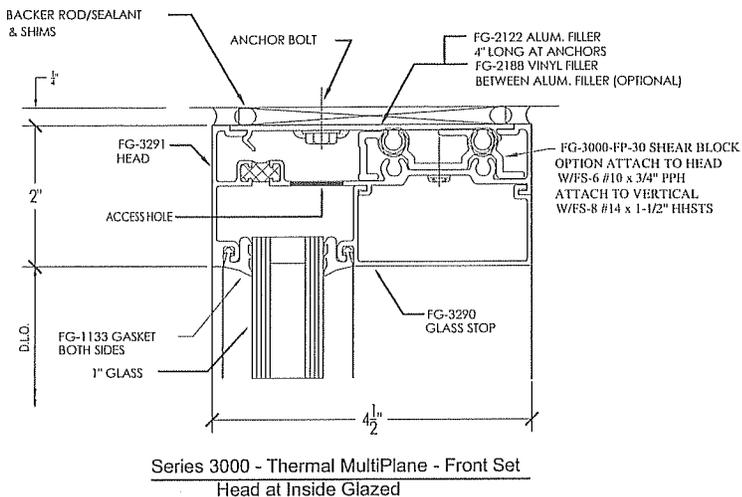
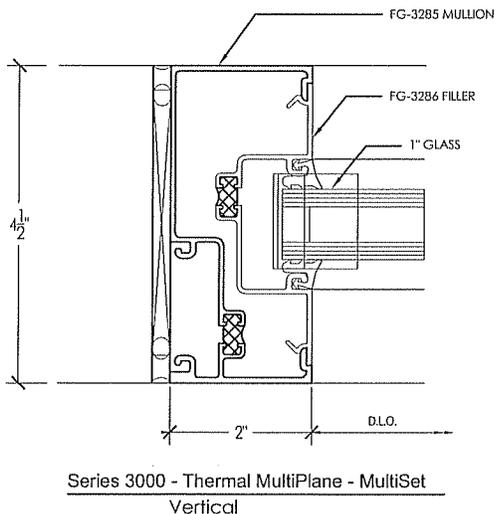
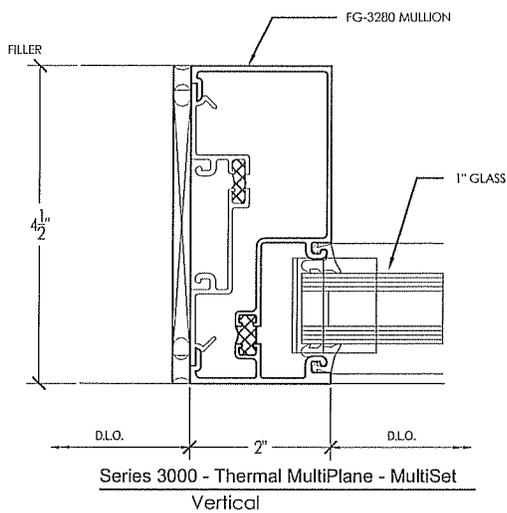
ALL OPENINGS TO BE FIELD VERIFIED



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PROJECT: 401 BUILDING



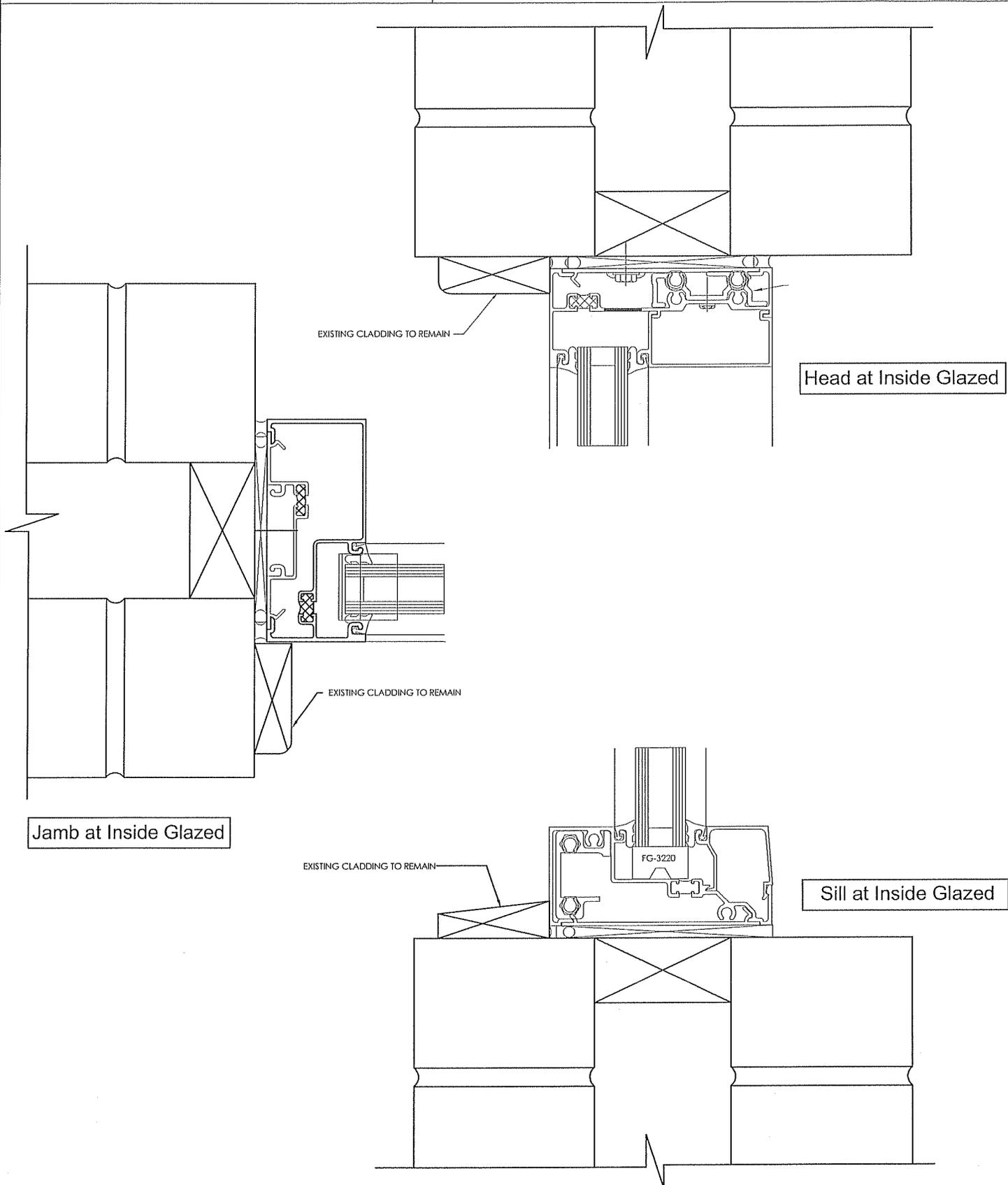
TYP. WINDOW DETAILS



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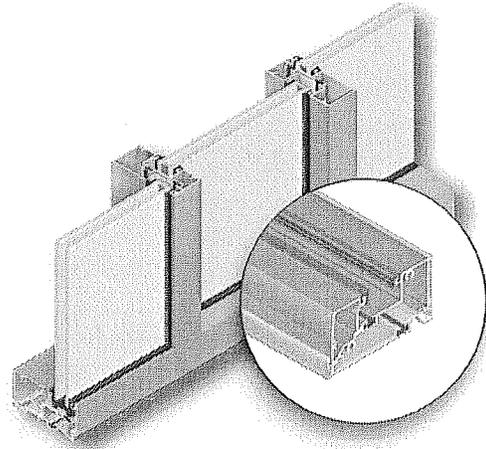
PROJECT: 401 BUILDING



INSTALLATION DETAILS

Series 3000 Thermal MultiPlane— the versatility of standard storefront systems with improved thermal performance

The Series 3000 Thermal MultiPlane extends the versatility of standard storefront systems by offering **improved thermal performance** and multiple glass plane options. The Series 3000 provides more options for head and sill anchorage, **structural silicone glazing** and a front set installation option utilizing continuous head and sill members. Designed for 1" infill, Series 3000 Thermal MultiPlane has available glazing adapters and gasket options for infills ranging from 1/4" to 1-1/8".



First Community Credit Union, St. Louis, MO
Architect: TR,I Architects

Features

- Overall system dimensions: 2" x 4-1/2"
- Front Set, Center Set, Back Set or **Multi-set** glazing configurations
- Optional sill receptor requires no additional anchoring of sill member
- Optional thermally broken head anchor clip
- SSG glazing with patented funnel bridge
- Continuous head and sill assembly option for front set
- Screw spline and shear block assembly
- Outside and inside glazing options
- Complete 90° and 135° corners
- High sidelite base
- Thermally broken members with polyurethane thermal breaks
- Accommodates ZS-2750 vents
- Factory painted Kynar 500®/Hylar 5000® finishes, meeting all provisions of AAMA 2605
- Factory anodized finishing

Series 3000 thermal multiplane

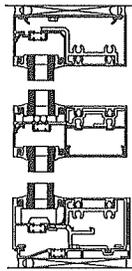


Oldcastle BuildingEnvelope

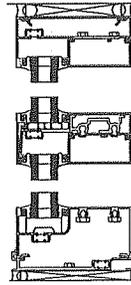
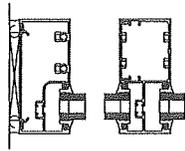
Engineering your creativity™

Series 3000 thermal multiplane

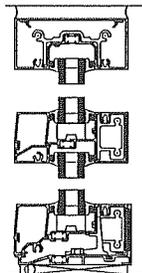
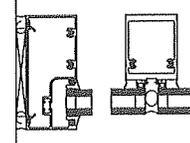
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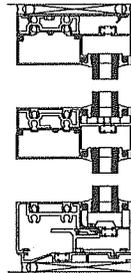
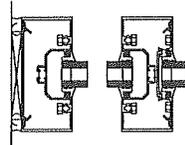
Front Set



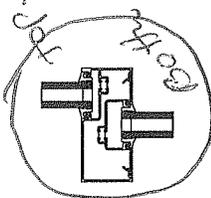
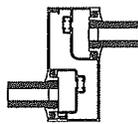
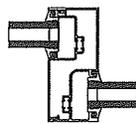
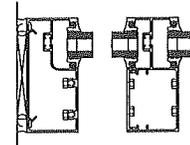
Front Set SSG



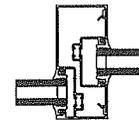
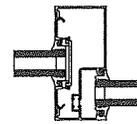
Center Set



Back Set



Multi-Set



Performance

Air Infiltration	<.06 CFM/SQ FT (6.24 PSF) per ASTM E283
Static Water	10 PSF per ATSM E331
Deflection Load	40 PSF per ASTM E330
Structural Load	60 PSF per ASTM E330

STC

32 (1/4" - 1/2" - 1/4" glazing) -	Center and Front Set
37 (1/4" laminated - 1/2" - 1/4" laminated glazing) -	Center Set
38 (1/4" laminated - 1/2" - 1/4" laminated glazing) -	Front Set

High-performance per AAMA 1503 for Clear 1" Insulating Glass:

U-Factor = 0.54, CRF frame = 69	Front Set
U-Factor = 0.56, CRF frame = 58	Center Set
U-Factor = 0.51, CRF frame = 57	Back Set

NFRC Tested and Certified

Kynar 500® is a registered trademark of Atofina
 Hylar 5000® is a registered trademark of Ausimont USA, Inc.



Oldcastle Building Envelope®

2425 Olympic Boulevard, Suite 525-East • Santa Monica, CA 90404
 1-866-OLDCASTLE (653-2278) • oldcastlebe.com

ARCHITECTURAL GUIDE SPECIFICATION
SECTION 08 81 00 GLASS GLAZING

Customer: J & J Glass & Glazing
Project: 401 Building

Note to Specifiers:

The specifications below are suggested as desirable inclusions in glass and glazing specifications (section 08 81 00), but are not intended to be complete. An appropriate and qualified Architect or Engineer must verify suitability of a particular product for use in a particular application as well as review final specifications. Oldcastle BuildingEnvelope® assumes no responsibility or liability for the information included or not included in these specifications.

PRODUCTS

Approved Glass Fabricator: Oldcastle BuildingEnvelope®
Glass Description: FLOAT GLASS

1. USA - Annealed float glass shall comply with ASTM C1036, Type I, Class 1 (clear), Class 2 (tinted), Quality-Q3. Canada - Annealed float glass shall comply with CAN/CGSB-12.3-M, Quality-Glazing.

2. USA- Heat-strengthened float glass shall comply with ASTM C1048, Type I, Class 1 (clear), Class 2 (tinted), Quality Q3, Kind HS. Canada - Heat-strengthened float glass shall comply with CAN/CGSB-12.9-M, Type 2-Heat-Strengthened Glass, Class A-Float Glass.

3. USA - Tempered float glass shall comply with ASTM C1048, Type I, Class 1 (clear), Class 2 (tinted), Quality Q3, Kind FT. Canada - Tempered float glass shall comply with CAN/CGSB-12.1-M, Type 2-Tempered Glass, Class B-Float Glass.

4. USA - Laminated glass to comply with ASTM C1172. Canada - Laminated glass to comply with CAN/CGSB-12.1-M, Type 1-Laminated Glass, Class B-Float Glass.

5. Glass shall be annealed, heat-strengthened or tempered as required by codes, or as required to meet thermal stress and wind loads.

Sealed Insulating Glass (IG)
Vision Glass (Vertical) GENERAL

1. IG units consist of glass lites separated by a dehydrated airspace that is hermetically dual sealed with a primary seal of polyisobutylene (PIB) and a secondary seal of silicone or an organic sealant depending on the application.

2. USA - Insulating glass units are certified through the Insulating Glass Certification Council (IGCC) to ASTM E2190. Canada - Insulating Glass units are certified through the Insulating Glass Manufacturers Alliance (IGMA) to either the IGMAC certification program to CAN/CGSB-12.8, or through the IGMA program to ASTM E2190.



IG VISION UNIT PERFORMANCE CHARACTERISTICS

1. Exterior Lite

1/4" Clear

2. Interior Lite

1/4" Clear

3. 1/2" Cavity

1/2 inch (Air Fill)

4. Performance Characteristics

Thermal

Winter U-factor/U-value:

0.47

Summer U-factor/U-value:

0.50

Solar Heat Gain Coefficient:

0.70

Shading Coefficient:

0.81

Relative Heat Gain (Btu/hr-ft²):

169

Light to Solar Gain:

1.13

Optical

Visible Light Transmittance:

79%

Visible Light Reflectance (outside):

15%

Visible Light Reflectance (inside):

15%

Total Solar Transmittance:

61%

Total Solar Reflectance (outside):

12%

Ultraviolet Transmittance:

50%

Contact Oldcastle BuildingEnvelope® at 866-Oldcastle (653-2278) for samples or additional information concerning performance, strength, deflection, thermal stress or application guidelines. GlasSelect® calculates center of glass performance data using the Lawrence Berkeley National Laboratory (LBNL) Window 6.3 program (version 6.3.74.0) with Environmental Conditions set at NFRC 100-2001. Gas Library ID#1 (Air) is used for Insulating Glass units with air. Gas Library ID#9 (10% Air/90% Argon) is used for Insulating Glass units with argon. Monolithic glass data is from the following sources: 1. LBNL International Glazing Database (IGDB) version 38.0; 2. Vendor supplied spectral data files. Laminated glass data is from the following sources: 1. LBNL International Glazing Database (IGDB) version 38.0; 2. LBNL Optics 6 (version 6.0 Maintenance Pack 1); 3. Vendor supplied spectral data files; 4. Vendor supplied data. 5. Based on vendor testing, clear acid-etched glass performance data is estimated using regular clear glass of equivalent thickness. Thermal values are in Imperial units.

J#J GLASS

#401 Building

CAULKING @ EXT. WINDOWS.



Dymonic® FC

Fast Curing, Low-Modulus, Silane End-Capped, Polyurethane Hybrid Sealant

Product Description

Dymonic® FC is a low-modulus, one-component, moisture-cure, polyurethane hybrid sealant. Formulated with proprietary silane end-capped polymer technology, Dymonic FC provides the best performance characteristics of polyurethane and silicone sealants.

Basic Uses

Dymonic FC is a durable, flexible, sealant that offers excellent performance in moving joints and exhibits tenacious adhesion once fully cured. Typical applications for Dymonic FC include expansion and control joints, precast concrete panel joints, perimeter caulking (windows, door, panels), EIFS, aluminum, masonry and vinyl siding.

Features and Benefits

Dymonic FC is fast curing with a skin time of 60 minutes and a tack-free time of 3-4 hours to significantly reduce dirt pickup. It will not green crack due to early movement and has an exceptional movement capability of ± 35%. Dymonic FC is also low VOC, paintable and will not crack or craze under UV exposure.

Colors

Almond, Beige, Black, Anodized Aluminum, Aluminum Stone, Buff, Dark Bronze, Gray, Limestone, Off White, Redwood Tan, Stone, White, Natural Clay, Bronze and Ivory.

Packaging

10.1 oz (300 ml) cartridges; 20 oz (600 ml) sausages; 2 (7.6 L), 3 (11.4 L) and 5 gallon (19 L) pails.

Coverage Rates

308 linear feet of joint per gallon for a 1/4" X 1/4" joint. For specific coverage rates that include joint size, and usage efficiencies, visit our website usage calculator at www.tremcosealants.com.

Applicable Standards

Dymonic FC meets or exceeds the requirements of the following specifications

- ASTM C 920 Type S, Grade NS, Class 35, Use NT, M, A, and O
- U.S. Federal Specification TT-S-00230C, Class A, Type II
- CAN/CGSB-19.13-M87

Fire-Rated Systems

FF-D-1063, FW-D-1059, HW-D-1054, WW-D-1054.

Joint Design

Dymonic FC may be used in any vertical or horizontal joint designed in accordance with accepted architectural/engineering practices. Joint width should be 4 times anticipated movement, but not less than 1/4" (6.4mm).

Joint Backing

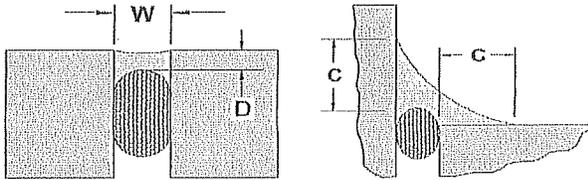
Closed cell or reticulated polyethylene backer rod is recommended as joint backing to control sealant depth and to ensure intimate contact of sealant with joint walls when tooling. Where depth of joint will prevent the use of backer rod, an adhesive backed polyethylene tape (bond breaker tape) should be used to prevent three-sided adhesion. All backing should be dry at time of sealant application.

TYPICAL PHYSICAL PROPERTIES

Property	Test Method	Typical Value
Rheological Properties	ASTM C 639	Non-sag (NS), 0" of sag in channel
Extrusion Rate	ASTM C 1183	93.1 ml/min.
Hardness Properties	ASTM C 661	25
Weight Loss	ASTM C 1246	Pass
Skin Time		1 hour
Tack Free Time	ASTM C 679	3-4 hours
Stain & Color Change	ASTM C 510	No visible color change/No stain
Adhesion-in-Peel	ASTM C 794	Aluminum 20-25 pli (89-112N) Concrete 18-22 pli (80-98N) No Adhesion Loss
Effects of Accelerated Aging	ASTM C 793	Pass
Movement Capability		± 35%

Sealant Dimensions

W = Sealant width, D = Sealant depth, C = Contact area.



EXPANSION JOINTS - The minimum width and depth of any sealant application should be 1/4" by 1/4" (6mm by 6mm).

The depth (D) of sealant may be equal to the width (W) of joints that are less than 1/2" wide. For joints ranging from 1/2" to 1" (13mm to 25mm) wide, the sealant depth should be approximately one-half of the joint width.

The maximum depth (D) of any sealant application should be 1/2" (13mm). For joints that are wider than 1" (25mm) contact Tremco's Technical Service Department, or your local Tremco field representative.

WINDOW PERIMETERS - For fillet beads, or angle beads around windows and doors, the sealant should exhibit a minimum surface contact area (C) of 1/4" onto each substrate.

Surface Preparations

Surfaces must be sound, clean, and dry. All release agents, existing waterproofing, dust, loose mortar, laitance, paints, or other finishes must be removed. This can be accomplished with a thorough wire brushing, grinding, sandblasting, or solvent washing, depending on the contamination.

Tremco recommends that surface temperatures be 40°F (5°C) or above at the time the sealant is applied. If sealant must be applied in temperatures below 40°F, please refer to the Tremco Guide for Applying Sealants in Cold Weather that can be found on our website at www.tremcosealants.com.

Priming

Where deemed necessary, use Tremco Primer #171 or TREMprime Silicone Porous Primer for porous surfaces, and TREMprime Non-Porous Primer for metals or plastics. Dymonic FC typically adheres to common construction substrates without primers; however, due to the variability of substrate finishes such as Kynar and anodized aluminum, Tremco always recommends that a mock-up or field adhesion test be performed on the actual materials being used on the job to verify the need for a primer. A description of the field adhesion test can be found in appendix X1 of ASTM C 1193, Standard Guide for Use of Joint Sealants.

Application

Dymonic FC is easy to apply with conventional caulking equipment. Ensure that the backer rod is friction fitted properly and any primers have been applied. Fill the joint completely with a proper width-to-depth ratio and tool to ensure intimate contact of sealant with joint walls. Dry tooling is always preferred, although xylene can be used in limited amounts to slick the spatula if needed.

For a cleaner finish, mask the sides of the joint with tape prior to filling.

Cure Time

Dymonic FC generally cures at a rate of 3/32" per day at 75°F (24°C) and 50% relative humidity. Dymonic FC will skin in 1 hour and be tack-free in 3-4 hours. The cure time will increase as temperatures and/or humidity decrease. A good rule of thumb is one additional day for every 10°F decrease in temperature.

Clean up

Excess sealant and smears adjacent to the joint interface can be carefully removed with xylene or mineral spirits before the sealant cures. Any utensils used for tooling can also be cleaned with xylene or mineral spirits.

Limitations

- Do not apply over damp or contaminated surfaces.
- Use with adequate ventilation.
- Do not use under polyurethane deck coatings unless the sealant is fully cured.
- Always utilize the accompanying MSDS for information on Personal Protective Equipment (PPE) and health Hazards.

Warranty

Tremco warrants its sealants to be free of defects in materials, but makes no warranty as to appearance or color. Since methods of application and on-site conditions are beyond our control and can affect performance, Tremco makes no other warranty, expressed or implied including warranties of MERCHANTABILITY and FITNESS FOR A PARTICULAR PURPOSE, with respect to Tremco sealants. Tremco's sole obligation shall be, at its option, to replace or refund the purchase of the quantity of Tremco sealant proven to be defective and Tremco shall not be liable for any loss or damage.

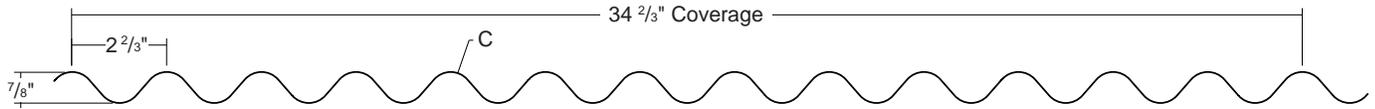
Please refer to our website at www.tremcosealants.com for the most up-to-date Product Data Sheets.



7/8" CORRUGATED

CONDENSED
TECHNICAL
REFERENCE

WALL PANEL



COMMERCIAL
INDUSTRIAL
PANEL

EXPOSED
FASTENED

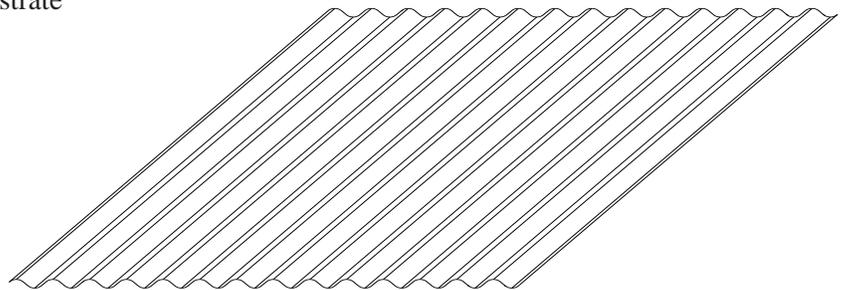
34 2/3"
COVERAGE

WALL
PANEL

OPEN FRAMING OR
SOLID SUBSTRATE

PANEL OVERVIEW

- ▶ Finishes: Standard: MS Colorfast45[®], PVDF (Kynar 500[®]), Bare Galvanized and Acrylic Coated Galvalume[®]
Optional: Weathering Steel
- ▶ Corrosion Protection: AZ55 per ASTM A 792 for unpainted Galvalume[®]
AZ50 per ASTM A 792 for painted Galvalume[®]
G90 per ASTM A 653 for Galvanized
- ▶ Gauges: 26 ga and 24 ga standard; 22 ga and 20 ga optional
- ▶ 34^{2/3}" panel coverage, alternate coverages are available, 7/8" rib height
- ▶ Panel Length: Minimum: 3'; Maximum: 45' recommended
- ▶ Applies over open framing or solid substrate



TESTING AND APPROVALS

- ▶ UL 2218 Impact Resistance - Class 4
- ▶ UL 263 Fire Resistance Rating - per assembly
- ▶ ASTM E 283 Air Leakage - 0.004 cfm/ft² at 6.24 psf *
- ▶ ASTM E 331 Water Penetration - none at 12 psf*
- ▶ ASTM E 1592 Structural Performance
- ▶ ASTM E 330 Structural Performance
- ▶ 2010 FBC Approval - FL9482.1

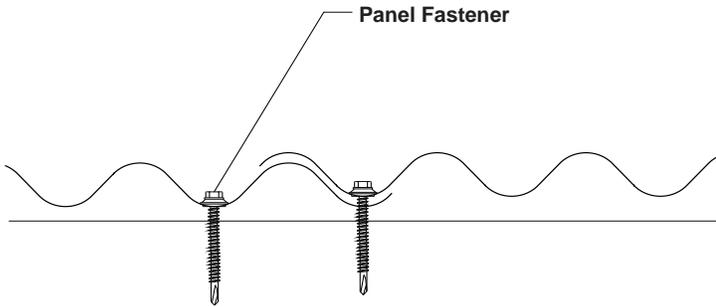
* uses Double Bead Tape Sealant and Stitch Screws 1' oc in Side Lap

ms metal sales
manufacturing corporation

7/8" CORRUGATED

CONDENSED TECHNICAL REFERENCE

WALL ATTACHMENT



FASTENER INFORMATION

Overdriven fasteners will cause panel distortions.

Fasteners should extend 1/2" or more past the inside face of the support material.

Thick panels (ex. 18 ga) or supports (ex. 1/2" steel) may require predrilling of holes for screws.

Panel Fasteners:

Attaching to Wood:

#10-14 XL Wood Screw

Attaching to Steel:

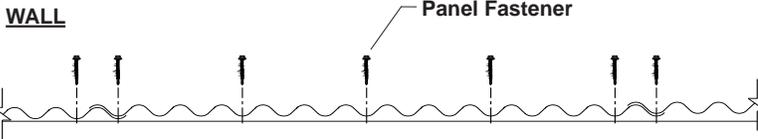
≤12 ga: #12-14 XL Driller

Trim Fasteners:

1/4"-14 x 7/8" XL Stitch Screw

1/8" x 3/16" Pop Rivet

FASTENING PATTERN



SECTION PROPERTIES

ALLOWABLE UNIFORM LOADS, psf For various fastener spacings

Ga	Width in	Yield ksi	Weight psf	Top In Compression				Bottom In Compression				ALLOWABLE UNIFORM LOADS, psf For various fastener spacings							
				Top In Compression		Bottom In Compression		Inward Load						Outward Load					
				Ixx in ⁴ /ft	Sxx in ³ /ft	Ixx in ⁴ /ft	Sxx in ³ /ft	2'	3'	4'	5'	6'	7'	2'	3'	4'	5'	6'	7'
26	34.67	50	0.94	0.0256	0.0576	0.0256	0.0576	322	147	66	34	20	12	322	147	66	34	20	12
24	34.67	50	1.22	0.0312	0.0739	0.0312	0.0739	412	188	80	41	24	15	412	188	80	41	24	15
22	34.67	50	1.60	0.0415	0.0950	0.0415	0.0950	530	241	107	55	32	20	530	241	107	55	32	20
20	34.67	33	1.95	0.0485	0.1139	0.0485	0.1139	419	191	108	64	37	23	419	191	108	64	37	23

- Theoretical section properties have been calculated per AISI 2007 'North American Specification for the Design of Cold-Formed Steel Structural Members'. Ixx and Sxx are effective section properties for deflection and bending.
- Allowable load is calculated in accordance with AISI 2007 specifications considering bending, shear, combined bending and shear and deflection. Allowable load considers the 3 or more equal spans condition. Allowable load does not address web crippling, fasteners, support material or load testing. Panel weight is not considered.
- Deflection consideration is limited by a maximum deflection ratio of L/180 of span.
- Allowable loads do not include a 1/3 stress increase for wind.

metal sales
manufacturing corporation



Anchorage, AK 866.640.7663
Bay City, MI 888.777.7640
Deer Lake, PA 800.544.2577
Denver, CO 800.289.7663
Detroit Lakes, MN 888.594.1394
Fontana, CA 800.782.7953
Fort Smith, AR 877.452.3915

Independence, MO 800.747.0012
Jacksonville, FL 800.394.4419
Jefferson, OH 800.321.5833
Mocksville, NC 800.228.6119
Nashville, TN 800.251.8508
Rock Island, IL 800.747.1206
Rogers, MN 800.328.9316

Seattle, WA 800.431.3470
Sellersburg, IN 800.999.7777
Sioux Falls, SD 888.902.8320
Spokane, WA 800.572.6565
Temple, TX 800.543.4415
Woodland, CA 800.759.6019

www.metalsales.us.com



1933, 401 First Ave. North visible on right side of image (MHS Collection, HG3.17 r4 YR1963.7622 59659)



1933, 401 First Ave. North visible on right side of image (MHS Collection, HG3.17 r4 YR1963.7622 59658)



Looking down Fourth Street toward First Ave. North (Gay Nineties and Hennepin Ave. intersection in foreground)



View of Gay Nineties, Police Station, Robitshek Building, 401 First Ave. North, and Wyman Building from Hennepin Ave. and Fourth Street.



View of 401 First Ave. North Fourth Street elevation



View of 401 First Ave. North (Fourth Street and First Avenue elevations) from First Avenue North and Fourth Street



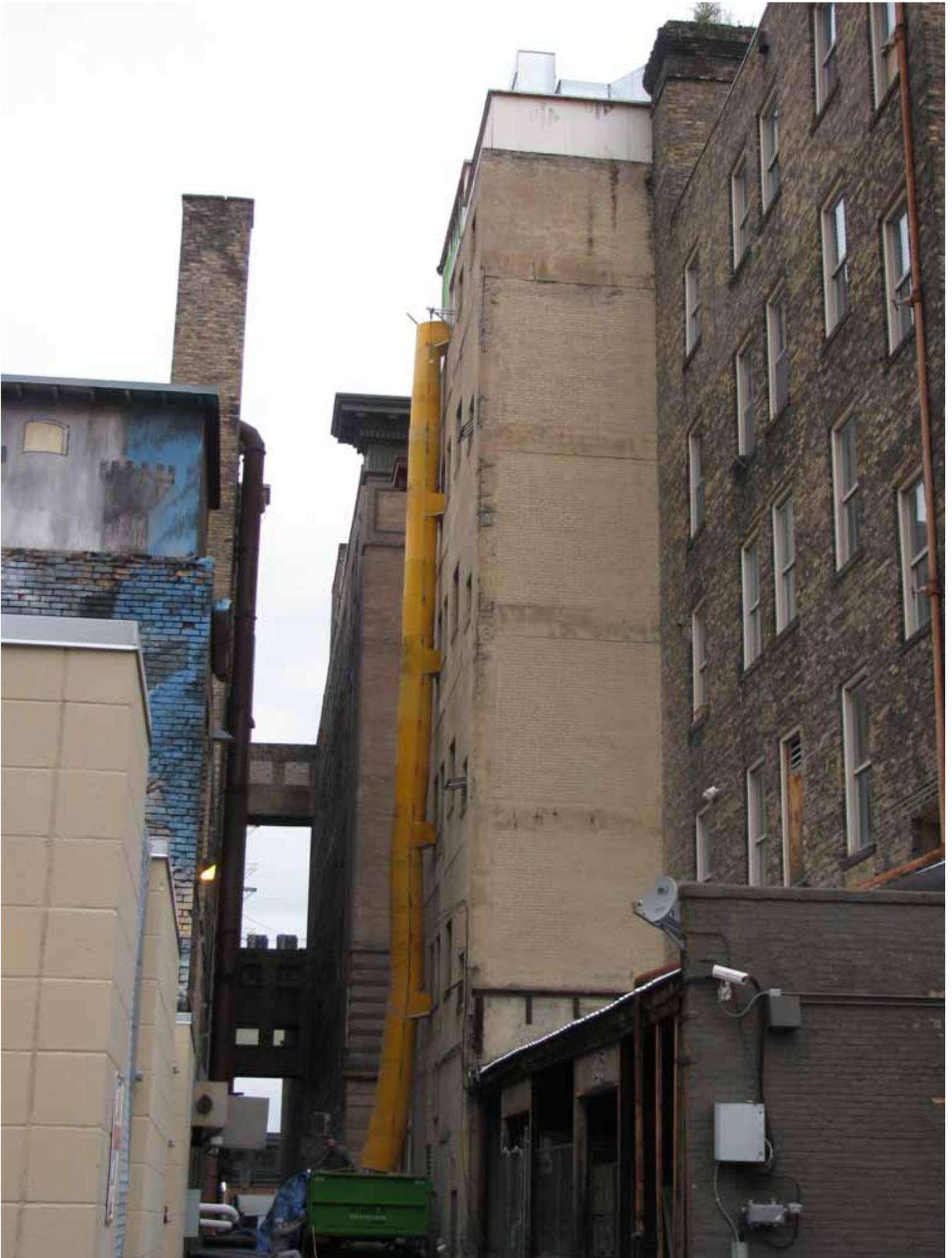
View of 401 First Avenue North (First Avenue elevation and alley elevation) from First Avenue



View of 401 Avenue North (in background) taken in front of 510 First Ave.



View of 401 First Avenue North from rear alley



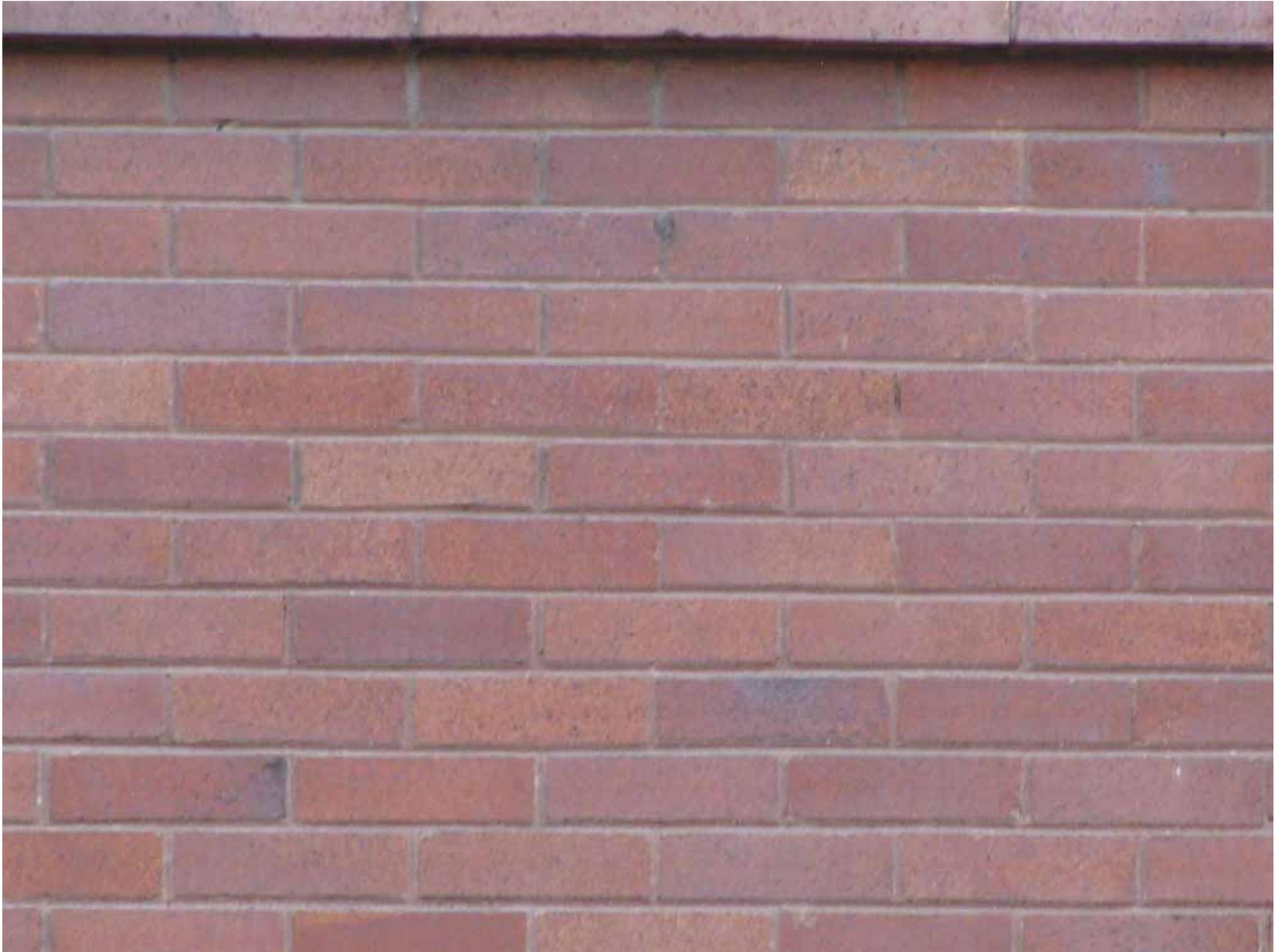
Close-up of alley elevation (ground floor)



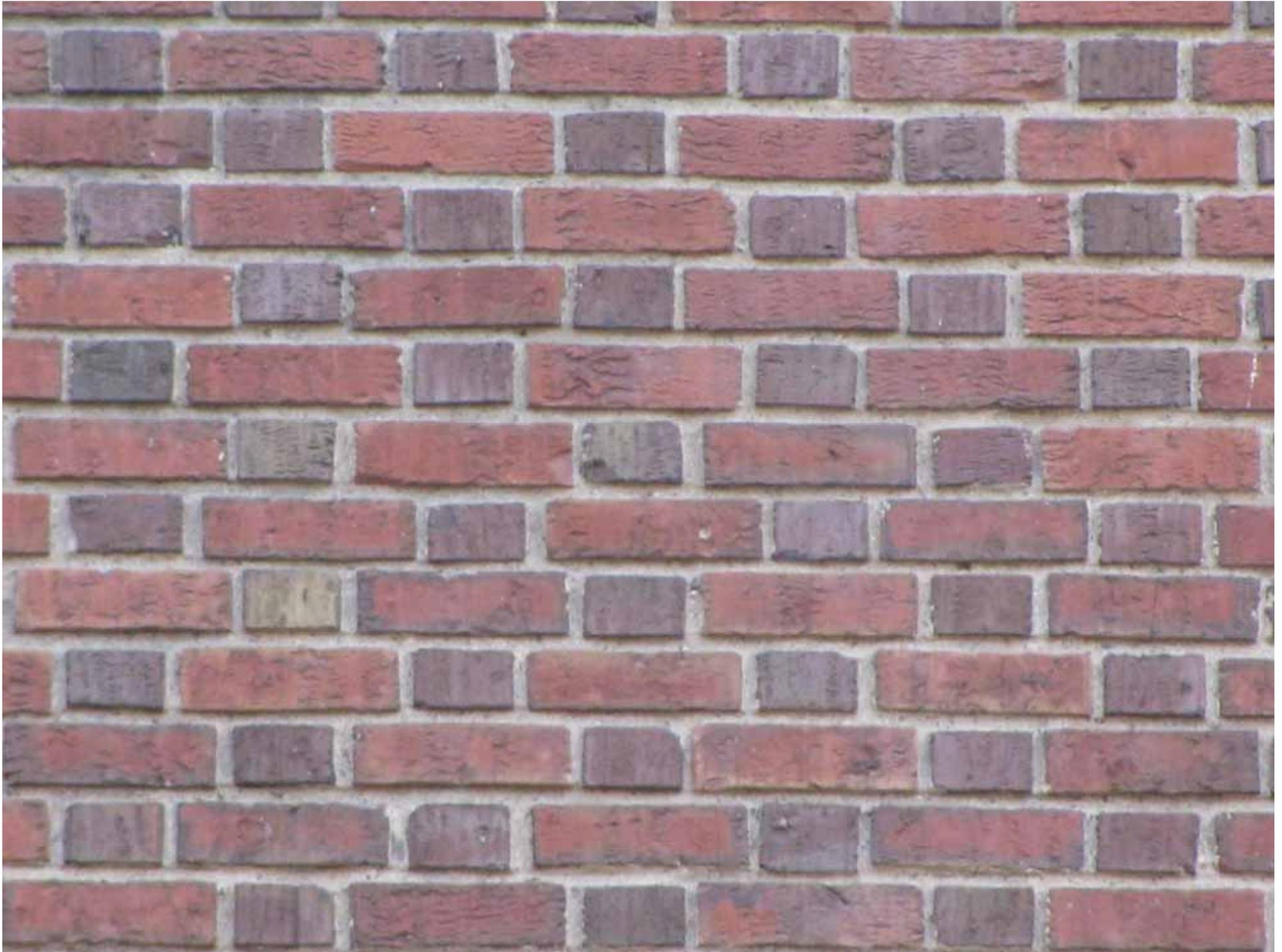
Close-up of alley elevation (floors 2-5)



Repoint Masonry Type 1 located at ground/first floor level



Repoint Masonry Type 2 located at floor levels 2-5



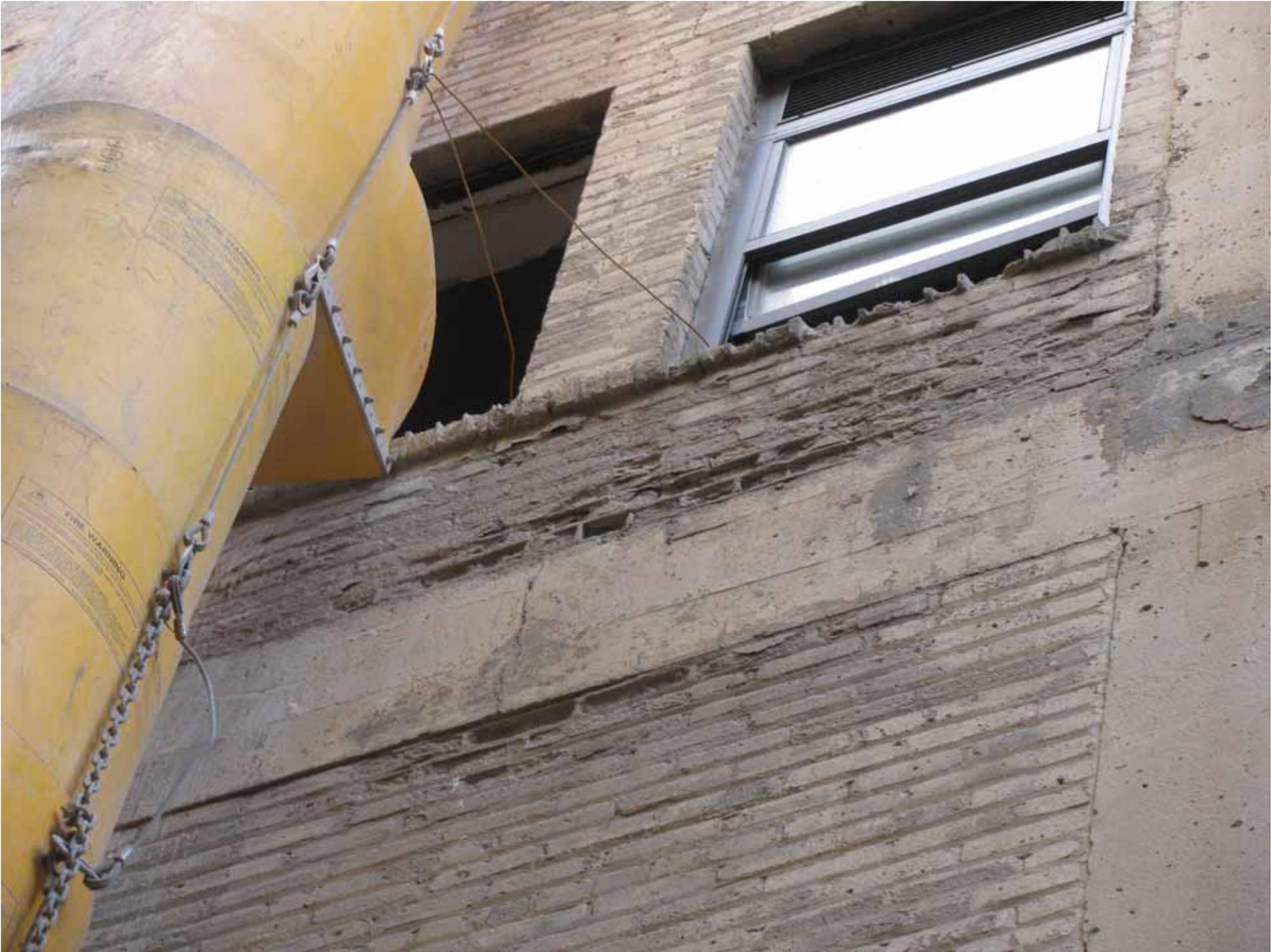
Repoint Masonry Type 3 located on alley elevations



Replace deteriorated brick located on either side of alley doorway



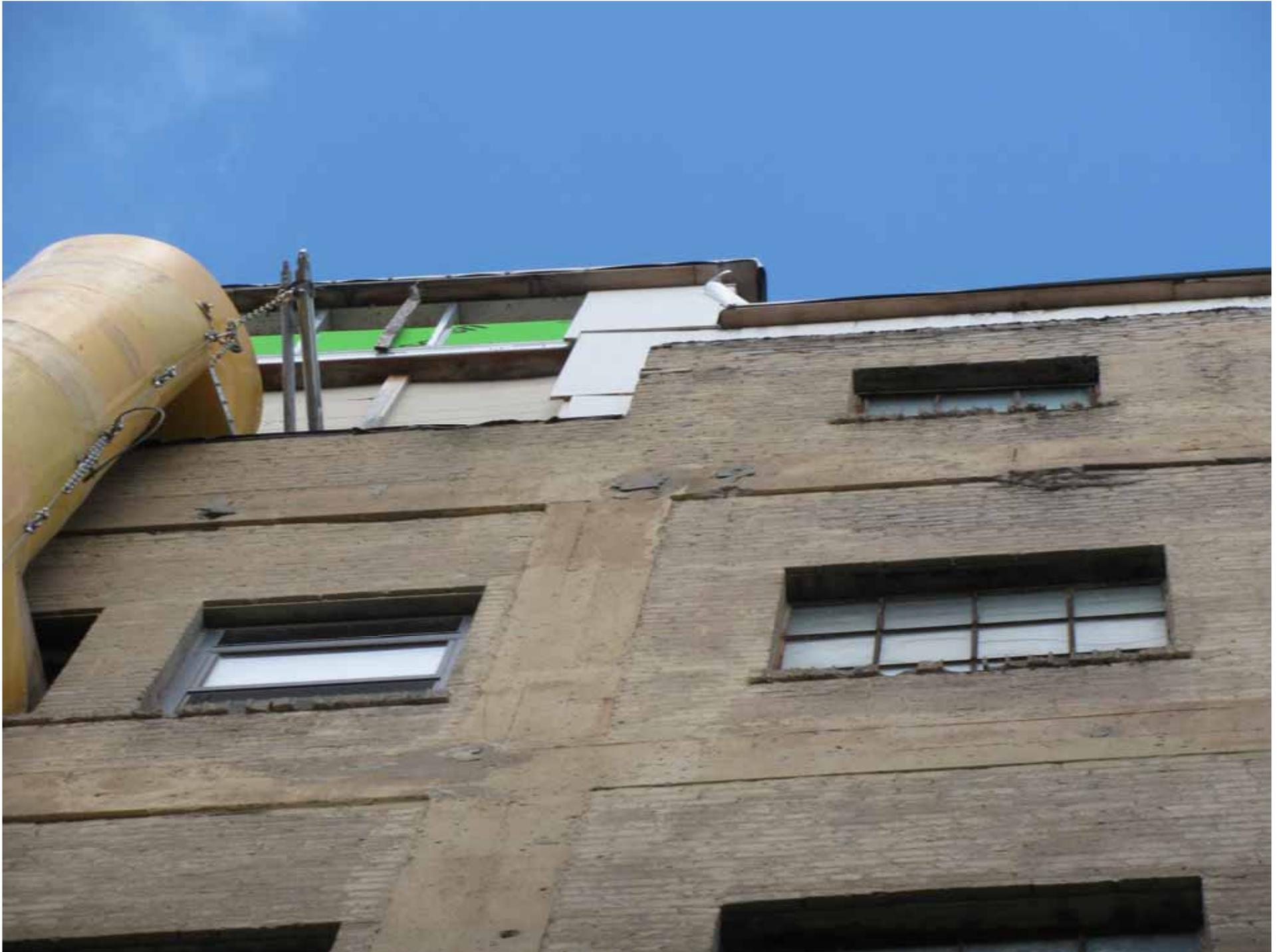
Replace deteriorated brick below third floor windows located in the center alley bay, including deteriorated brick sill



Replace deteriorated brick window sills found within Masonry Type 3 areas on alley elevations, typical floors 2-6



Replace deteriorated brick window sills and other minor areas of deteriorated brick near penthouse. Penthouse to be clad in corrugated cor-ten siding



Replace non-historic aluminum double-hung sash with replica fixed sash. Existing fixed picture windows and aluminum frames to remain.



Replace non-historic aluminum double-hung sash with replica fixed sash. Existing aluminum frames to remain.



Replace non-historic aluminum double-hung sash with replica fixed sash on alley elevation. Existing fixed picture windows and aluminum frames to remain.



November 5, 2015

Christie Rock
Downtown Minneapolis Neighborhood Association
40 S. 7th Street
Suite 212, PMB 172
Minneapolis, MN 55402
info@thedmna.org

Dear Downtown Minneapolis Neighborhood Association,

I am writing on the behalf of the owners of 401 First Avenue North to notify you of their upcoming Certificate of Appropriateness application review with the City of Minneapolis Heritage Preservation Commission regarding proposed mortar repointing, brick masonry repairs, replacement of non-historic double-hung windows, and installation of cor-ten cladding on a 2009 rooftop addition. The proposed revisions will hopefully appear on the December 15, 2015 HPC meeting agenda for approval.

The five-story Commercial Style brick building was designed by J.E. Nason and constructed in 1913. It historically was known as the Philip Resler & Sone Building and 27 Fourth Street North. The ground floor is clad in a smooth red brick blend and is capped by terra cotta coursework that also serves as a continuous second floor window sill. The upper stories are clad in a textured red brick with terra cotta window sills. A projecting metal cornice caps the building along its two primary elevations and is supported by decorative metal brackets. In 1920, a matching three-bay addition was constructed on its south side. Window sills on the addition are stone. The building's concrete curtain wall structure with yellow brick infill is visible along the south alley. The scope of proposed exterior work includes:

- Repointing all brick mortar joints and terra cotta and stone sills. Repointing work will match the historic mortars in terms of color, texture, tooling, and appearance. The contractor requests that they be allowed to remove existing mortar with a combination of mechanical tools (including pneumatically-powered chisels and saws) and hand tools provided mock-ups are approved for conformance with historic standards prior to beginning work.
- Replacing badly deteriorated brick below windows on the south, or alley, elevation. Brick will match existing in terms of size, shape, colors and color variations within units, and surface texture.
- All masonry work described above will be performed by A&M Construction. MacDonald & Mack Architects will review and approve material samples and mock-ups of work prior to starting repairs for conformance with the *Minneapolis Warehouse Historic District Design Guidelines* for Existing Buildings and *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*. No other exterior work is proposed.

Window fenestration consists of first floor storefronts configured with a large display window flanked by divided transoms above and monitors below. While storefront glazing has been replaced, most openings retain their original wood frames and trim. Second floor windows are Chicago-style and consist of a fixed center window flanked by narrower double-hung windows with transom windows above. The prefinished aluminum second floor windows appear to be replacements modeled on the historic window configuration. The majority of windows on the third through fifth floors consist of individual prefinished aluminum double-hung replacement windows. On the south side of the building, groups of three ganged double-hung windows are found within the first bay on floors three through five. All aluminum window replacements on floors two through five appear to date to the late 1980s. The remaining two bays on the south, or alley, side of the building contain a mix of original industrial steel sash windows and replacement double-hung windows on floors two through five. The scope of window replacement includes:

- Replacing non-historic aluminum double-hung sashes at openings located on the second through fifth floors with new aluminum fixed sashes. Existing frames are to remain. Aluminum will be prefinished to match existing. Fixed sashes will be offset to replicate the look of double-hung windows. No other window replacement is proposed.

A one-story rooftop addition and new entrance along First Avenue North were constructed in 2009. A Certificate of Appropriateness was granted in 2009 to clad the penthouse in cor-ten. The then-owner later explored Historic Tax Credits. They were directed to use thin veneer brick cladding instead of metal cladding by the National Park Service and SHPO in order to obtain the tax credits. Due to a variety of events between 2009 and early 2015, tax credits were ultimately not pursued, the property was put up for sale, and the addition remained unfinished. As a result, the large window openings are still empty and the exterior has not yet been clad. Changes to the approved penthouse scope of work include:

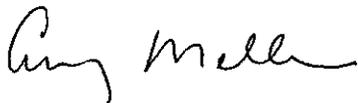
- Installing A606 corrugated 'Cor-ten' siding and sheet-metal flashing on penthouse walls as originally approved in a 2009 Certificate of Appropriateness.
- The applicant understands that all other work associated with completing the Penthouse has already been approved by the Heritage Preservation Commission.

The following guidelines were consulted for the proposed revisions:

- *Minneapolis Warehouse Historic District Design Guidelines*
- *The Secretary of the Interior's Standards for the Treatment of Historic Properties, Standards for Rehabilitation and Guidelines for Rehabilitation*
- *North Loop Neighborhood Design Guidelines*

Please see the attached drawings for more information on the proposed revisions. If you have additional questions or concerns, please don't hesitate to contact me at MacDonald & Mack Architects at 612.341.4051 or at amym@mmarchltd.com. I will also be sure to notify you in the event the HPC meeting date changes.

Sincerely,



Amy Meller

November 5, 2015

Jacob Frey
City Council Ward 3
City of Minneapolis
350 S. 5th Street, Room 307
Minneapolis, MN 55415
jacob.frey@minneapolismn.gov

Dear Council Member Frey,

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- Repointing all brick mortar joints and terra cotta and stone sills. Repointing work will match the historic mortars in terms of color, texture, tooling, and appearance. The contractor requests that they be allowed to remove existing mortar with a combination of mechanical tools (including pneumatically-powered chisels and saws) and hand tools provided mock-ups are approved for conformance with historic standards prior to beginning work.
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- Replacing non-historic aluminum double-hung sashes at openings located on the second through fifth floors with new aluminum fixed sashes. Existing frames are to remain. Aluminum will be prefinished to match existing. Fixed sashes will be offset to replicate the look of double-hung windows. No other window replacement is proposed.

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Sincerely,



Amy Meller, AIA