



## Request for City Council Committee Action from the Department of Community Planning & Economic Development – Planning Division

**Date:** June 21, 2007

**To:** Council Member Gary Schiff, Chair, Zoning and Planning Committee  
Members of the Committee

**Referral to:** Zoning and Planning Committee

**Subject:** Appeal of a Certificate of Appropriateness approval condition action of the Heritage Preservation Commission (HPC) allowing for an addition to a single family dwelling located at 93 Nicollet Street on Nicollet Island by Edna Brazaitis.

**Recommendation:** The HPC adopted the staff recommendation May 15, 2007 to conditionally approve a Certificate of Appropriateness to allow for a two-story addition to the rear of a single family dwelling located 93 Nicollet Street.

**Previous Directives:** N/A

**Prepared or Submitted by:** Brian Schaffer, City Planner, 612-673-2670

**Approved by:** Jack Byers, Planning Supervisor, 612-673-2634

**Presenters in Committee:** Brian Schaffer, City Planner

### Financial Impact (Check those that apply)

- No financial impact (If checked, go directly to Background/Supporting Information).  
 Action requires an appropriation increase to the \_\_\_\_\_ Capital Budget or \_\_\_\_\_ Operating Budget.  
 Action provides increased revenue for appropriation increase.  
 Action requires use of contingency or reserves.  
 Business Plan: \_\_\_\_\_ Action is within the plan. \_\_\_\_\_ Action requires a change to plan.  
 Other financial impact (Explain):  
 Request provided to department's finance contact when provided to the Committee Coordinator.

### Community Impact (use any categories that apply)

**Ward:** 3

**Neighborhood Notification:** Nicollet Island-East Bank Neighborhood Association was notified of the appeal on June 11, 2007.

**City Goals:** See staff report.

**Comprehensive Plan:** See staff report.

**Zoning Code:** See staff report.

**Living Wage/Job Linkage:** Not applicable.

**End of 60/120-day Decision Period:** The end of the 60 day decision period is June 15, 2007. An

extension letter was sent on June 11, 2007

**Other:** Not applicable.

**Background/Supporting Information Attached:** On May 15, 2007 the HPC voted unanimously to approve (7-0) to approve a Certificate of Appropriateness to allow for a two-story addition to a single family dwelling located at 93 Nicollet Street. 93 Nicollet Street is one of the original dwellings on Nicollet Island. In its approval of the Certificate of Appropriateness the HPC made an additional finding stating that historical documentation (Sanborn Maps) indicate that structure historically had an addition of the size and mass proposed. Two Sanborn Maps are included in the attached supporting material. One from 1885 and the other from 1912.

The appellant filed and appeal on May 25, 2007. The appellant's statement is included in the attached supporting material.

#### Supporting Material

Appellant Statement of Appeal

May 15, 2007 HPC Actions

Meeting Minutes

1885 and 1912 Sanborn Maps

May 15, 2007 HPC Staff Report with attachments

## [2007 HPC Actions](#)

### Minneapolis Heritage Preservation Commission

#### Regular Meeting

**May 15, 2007**

**4:30 p.m. - Room 317, [City Hall](#), Minneapolis, Minnesota**

Commissioners: Chair Koski, Anderson, Crippen, Larsen, Lee, Messenger, and Selchow.

Excused absence: Commissioner Dunn and Ollendorf

Committee Clerk: Dan Villarreal (612) 673-2615

#### Call to order

#### Approval of the Agenda

#### Approval of Minutes

1. Approval of May 1, 2007 Meeting Actions

**MOTION** by Commissioner Anderson to **approve** the minutes. **SECOND** by Commissioner Selchow. **Motion approved** with one abstentions.

#### Public Hearings

#### Introduction to the Public Hearing

#### Public Hearing

1. **93 Nicollet Street, St. Anthony Falls Historic District, Ward 3 (Staff: Brian Schaffer)**

Certificate of Appropriateness for a rear addition to a single family home on Nicollet Island. This item was continued from the May 1, 2007 public hearing.

#### Action

**Motion** by Chair Koski to **adopt** staff findings and **approve** the application for

Certificate of Appropriateness, with conditions #1, #3, and #4, adding a condition that the egress window and window well are approved at the rear of the house, window type configuration and retaining wall will be reviewed and approved by staff and striking finding #8 and condition #2. Add finding based on historical documentation presented (Sanborn Map) that historically the house did have an addition of this size and mass, fitting within the district. Add finding

that the skylight is not acceptable and a parallel condition that the skylight is not approved. **SECONDED** by Commissioner Anderson. **MOTION APPROVED** with no abstentions.

**2. 414 7<sup>th</sup> Ave SE, Ward 3 (Staff: Erik Carlson)**

Certificate of Appropriateness to install rooftop cellular antennas and associated structures.

**Action**

**Motion** by Chair Koski to **adopt** staff findings and **approve** the application for Certificate of Appropriateness. Modifying condition #3 striking the word "fiberglass" to read "The material and color for the enclosure must be approved by the HPC." **SECONDED** by Commissioner Crippen.

**3. 2019 Franklin Avenue Southeast, Ward 3 (Staff: Aaron Hanauer)**

Demolition of a Potential Historic Resource application to allow demolition of home.

**Action**

**Motion** by Commissioner Anderson to **adopt** staff findings and **approve** demolition permit. **SECONDED** by Commissioner Larson

**Commission Business**

Chair Koski reminded the commission of the HPC awards luncheon taking place this Thursday May 17, 2007.

**Adjournment**

**Next Regular Heritage Preservation Commission Meeting: June 5, 2007**

**The President reserves the right to limit discussion on Agenda items.**

**Heritage Preservation Commission decisions are final unless appealed.**

**Attention:** If you want help translating this information, call **-Hmong** - Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800; **Spanish** - Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700; **Somali** - Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500

The meeting site is wheelchair accessible; if you need other disability related accommodations, such as a sign language interpreter or materials in alternative format please contact Rose Campbell at 612-673-2615.

[Minneapolis Community Planning and Economic Development \(CPED\)  
Department Home](#)

**CITY OF MINNEAPOLIS**

**CPED PLANNING DIVISION**

**HERITAGE PRESERVATION COMMISSION STAFF REPORT**

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FILE NAME: 93 Nicollet Street

DATE OF APPLICATION: April 13, 2007

DATE APPLICATION DEEMED COMPLETE: April 16, 2007

APPLICANTS: Christopher Hage

DATE OF HEARING: May 15, 2007

APPEAL PERIOD EXPIRES: May 25, 2007

HPC SITE/DISTRICT: St. Anthony Falls Historic District

CATEGORY: Contributing

CLASSIFICATION: Certificate of Appropriateness

STAFF INVESTIGATION AND REPORT: Brian Schaffer, (612) 673-2670

DATE: May 15, 2007

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**SITE DESCRIPTION & BACKGROUND:**

93 Nicollet Street is one of a few original dwellings on Nicollet Island and was constructed prior to 1900. It is constructed in a Greek revival style with some Italianate features on the front façade.

In 1990 the structure was rehabilitated and a one story addition and rear porch was added to the rear of the structure.

**PROPOSED CHANGES:**

The applicant is applying for a Certificate of Appropriateness to allow for a two story rear addition to a single family dwelling and a new detached garage. To construct the proposed addition the applicant plans to remove a roughly 14 foot wide by 6 foot deep one story 1990 addition and a 14 foot wide by 6 foot deep rear porch. In the 1990 addition's place the applicant is proposing to construct a two story rear addition that will be offset 1 foot 4 inches from the existing southeast building wall of the dwelling and 4 inches from the northwest building wall. The proposed addition will be approximately 16 feet 6 inches wide by 16 feet 6 inches deep with 12 foot 10 inch wide by 6 foot deep rear porch to reflect the size and scale of the historic rear porch that will be removed for the addition.

### **Proposed Addition**

- The applicant is proposing 1 over 1 wooden double hung windows in a color and trim to match the existing windows of the building.
- The addition will be covered in wood lap siding and trim to match the lap and width of the existing siding and trim.
- The roof of the proposed addition will follow the existing roof line of the dwelling and have two skylights
- The proposed foundation will be a rock face CMU to match the existing foundation. The applicant is proposing to create a full basement below the proposed addition, including an egress window facing the rear of the addition.
- The applicant is proposing to delineate between the existing dwelling and the addition with a vertical trim board.

### **Proposed Garage**

The proposed garage is 21 feet by 19 feet 8 inches. It will have a 3:4 roof pitch and will have wood lap siding and trim to match the lap and width the existing siding and trim. The height of the proposed garage will be approximately 11 feet 6 inches measured at the midpoint of the roof.

### **GUIDELINE CITATIONS:**

#### **NICOLLET ISLAND HISTORIC DISTRICT GUIDELINES**

#### **Minneapolis Heritage Preservation Commission**

The guidelines are based on those adopted for the St. Anthony Falls Historic District. They address those houses on the island as of the date of the MCDA-Park Board lease and the five houses to be moved according to the lease.

For the existing houses, the guidelines are aimed at maintaining the high standard of historic authenticity as established by the Miller-Dunwiddie plans and specifications approved by the Commission. For the houses to be moved, the guidelines address selection of the houses and standards for restoration.

Infill houses shall be visually compatible with historic structures on the Island with regard to siting, height, proportion of facade, walls of continuity, directional emphasis, materials, nature of openings, texture, roof shapes, details and color.

The Commission shall review all permit requests according to the standards established in the regulations. Variances to these regulations will be granted only in cases where applicant clearly demonstrates that an alternative design is a superior and compatible solution.

#### General Guidelines for all Nicollet Island Houses:

1. No structural additions will be permitted to the structure that were not part of the original design (including decks).
2. Privacy screening of private view areas shall be of historically appropriate vegetation only.
3. All exposed utility meters and air conditioning unit condensers will be located in private yard areas only. Exposed grills, vents, exhaust fans will be painted to blend with the background.
  - a. No wind turbine attic ventilators will be allowed on roofs.
  - b. No window air conditioner units will be allowed on primary facades.
4. Where practical, mail repositories will have interior access.
5. Accessory buildings will be single story uniform designs (with gable roofs where appropriate) and as unobtrusive as possible.

6. All openings shall be as original to the house in size and location. The configuration of lights within the window should be appropriate to the architectural style of the house. No aluminum combination windows are permitted.
7. Any materials replaced (siding, etc.) must be replaced with the same materials as originally on the house.
8. The Commission will approve all designs for street lighting, street furniture, street signs, curbs, gutters and paving materials, fences, signs, graphics and plantings in public view areas.
9. In the event of destruction of an historic house, the Commission will request replacement with a virtual reproduction of the lost building or a designated structure that meets the infill guidelines, moved to the site.

### **WAREHOUSE HISTORIC DISTRICT GUIDELINES (1995)**

#### **Minneapolis Heritage Preservation Commission**

##### **G. Nicollet Island (Frame)**

This area of Nicollet Island encompasses the north end and includes smaller scale wood frame

buildings.

1. Siting: New buildings shall be designed with the principal elevations facing the street. Fronts shall be in line with adjacent building fronts.
2. Height: New buildings shall be 1-1/2 to 2-1/2 stories in height. Overall building heights, not including chimneys, shall be between 20 and 40 feet.
3. Rhythm of Projections: New buildings shall reflect the strong tradition of porches in the area. Where entrances are located directly in the front, porches generally shall extend across nearly the entire facade. Porches shall be limited to 1 story in height. Bay windows may be permitted on a case-by-case basis.
4. Directional Emphasis: The existing buildings have no strong directional emphasis. Therefore, new buildings also shall have no strong emphasis.
5. Materials: New frame buildings shall have horizontal lap siding with 3 to 6 inch exposure. Foundations shall be of stone.
6. Nature of Openings: Openings should appear in a constant and repeated pattern across the principal facades. Openings should be aligned vertically and horizontally. Windows should be 1-1/2 to 2-1/2 times as high as they are wide. They may be placed in groups of two if

- additional light and ventilation are required. Windows and doors should be set toward the front of the openings.
7. Roof Shapes: New buildings should have gabled roofs with slopes between 8:12 and 14:12. Overhangs should be approximately 12 to 18 inches deep. Gables should face the street. Hipped roofs with dormers at the front will be permitted.
  8. Details: Details found on historic buildings in the area, such as vertical corner boards and slight decorations at window heads, should be recognized in the design of new buildings.
  9. Color: New buildings should be painted to match color patterns used in the historic area. Except for roofs and doors, wood should not be given a natural finish.

**THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION (1990)**

**New Additions to Historic Buildings**

**Recommended:**

Placing functions and services required for the new use in non-character defining interior spaces rather than installing a new addition.

Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design

motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Placing new additions such as balconies and greenhouses on non-character defining elevations and limiting the size and scale in relationship to the historic building.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

**Not Recommended:**

Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character-defining interior spaces.

Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Imitating a historic style or period of architecture in new additions, especially for contemporary uses such as drive-in banks or garages.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be a part of the historic building.

Designing new additions such as multistory greenhouse additions that obscure, damage, or destroy character-defining features of the historic building.

Constructing additional stories so that the historic appearance of the building is radically changed.

## **Windows**

### **Recommended:**

- Identifying, retaining, and preserving windows - and their functional and decorative features - that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and moldings, and interior and exterior shutters and blinds.
- Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
- Making windows weather tight by recaulking and replacing or installing weather-stripping. These actions also improve thermal efficiency.
- Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.
- Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

- Replacing in kind an entire window that is too deteriorated to repair - if the overall form and detailing are still evident - using the physical evidence to guide the new work. If using the same kind of materials is not technically or economically feasible, then a compatible substitute material may be considered.

### **Design for Missing Historic Features**

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

### **Alterations/Additions for the New Use**

- Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.
- Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

### **Not Recommended:**

- Removing or radically changing windows which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash which does not fit the historic window opening.
- Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which radically change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.
- Obscuring historic window trim with metal or other material.

- Stripping windows of historic material such as wood, iron, cast iron, and bronze.
- Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the windows results.
- Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.
- Failing to undertake adequate measures to assure the preservation of historic windows.
- Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.
- Failing to reuse serviceable window hardware such as brass lifts and sash locks.
- Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.
- Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

#### **Design for Missing Historic Features**

- Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.
- Introducing a new design that is incompatible with the historic character of the building.

#### **Alterations/Additions for the New Use**

- Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

- Inserting new floors or furred-down ceilings which cut across the glazed areas of the windows so that the exterior form and appearance of the windows are changed.

## **FINDINGS:**

1. The subject structure is a contributing property to the St. Anthony Falls Historic District.
2. The proposed addition results in the removal of a non-historic addition constructed in 1990, which minimizes the loss of historic materials and ensures that character-defining features are not obscured, damaged, or destroyed.
3. The Nicollet Island Historic District Guidelines adopted in 1995 states that “no structural additions will be permitted to the structure that were not part of the original design (including decks). Staff believes that the proposed bulk and style of the addition is consistent with the original design of the structure. The rear two-story addition is typical of additions that were historically made to this style of structure.
4. The proposed addition will be delineated from the original dwelling by the offset building wall, vertical trim, less ornate window trim and headers, skylights in the roof of the addition and by introducing window openings grouped in multiples of two on the east and rear of the dwelling instead of the original single opening windows.
5. The proposed windows are vertical in nature and follow the horizontal lines created by the original window placement and size of the original windows. The double window openings on the east façade meet the district guidelines.
6. Staff believes the double window openings on the east façade are not compatible with the overall single window opening design of the building and do not comply with Secretary of the Interior Standards for Rehabilitation for windows in new additions as they are not compatible with overall design of the original structure.
7. Staff does not believe the introduction of the double window opening is necessary to further delineate between the addition and the original structure. The offset, vertical trim and less ornate window details accomplish this.
8. The applicant is proposing to construct a full basement on the addition, which will contain a bedroom and bathroom. The basement will have an egress window opening facing the rear. The original dwelling does not have a basement or any openings in its foundation. The basement and egress window are not historically associated with this style of structure. Creating an egress window in the rear introduces another new element to the structure and will detract from the historical integrity of the original dwelling.

9. The proposed accessory structure is one story and matches the external materials and roof pitch of the existing dwelling and meets the Nicollet Island Historic District Guidelines.

**STAFF RECOMMENDATION:**

Staff recommends that the HPC adopt staff findings and **approve** a Certificate of Appropriateness for the proposed work subject to the following conditions:

1. The windows on the east façade of the proposed addition shall be single windows openings and not be grouped in multiples as proposed.
2. There shall be no basement egress windows on the proposed addition.
3. Final plans shall include a window schedule with window details and measurements.
4. CPED-Planning Preservation Staff reviews and approves the final plans and elevations prior to building permit issuance.