

Department of Community Planning and Economic Development  
Planning Division

**Certificate of Appropriateness**  
BZH-26070

**Date:** November 17, 2009

**Proposal:** Certificate of Appropriateness for a two story addition to an existing single-family dwelling.

**Applicant:** David Levinson

**Address of Property:** 109 Warwick Street SE

**Project Name:** N/A

**Contact Person and Phone:** David Levinson, 612-625-6354

**Planning Staff and Phone:** Chris Vrchota, 612-673-5467

**Date Application Deemed Complete:** October 14, 2009

**Publication Date:** November 10, 2009

**Public Hearing:** November 17, 2009

**Appeal Period Expiration:** November 27, 2009

**Ward:** Ward 2

**Neighborhood Organization:** Prospect Park East River Road Improvement Association

**Concurrent Review:** N/A

**Attachments:** Attachment A: Materials submitted by CPED staff –

- 350' map (A-1)

Attachment B: Materials submitted by Applicant –

- Notification letter to Council Member and neighborhood organization (B-1 – B-2)
- Application form submitted August 10, 2009 (B-3 – B-6)
- Plan drawings and specifications (B-7 – B-13)
- Additional Information from Applicant (B-14 – B-21)

Department of Community Planning and Economic Development  
Planning Division



**Front of Subject Property- Present Day  
Photo Submitted by Applicant**

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**Rear of Subject Property (Project Area)- Present Day  
Photo Submitted by Applicant**

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| <b>CLASSIFICATION:</b>       |  |
|------------------------------|--|
| Local Historic District      | Prospect Park Potential Historic District (Under Interim Protection)         |
| Period of Significance       | 1883-1965  |
| Criteria of significance     | Social History, Community Planning, Architecture, And Landscape Architecture |
| Date of local designation    | N/A; Interim Protection  |
| Applicable Design Guidelines | Secretary of Interior Standards for Treatment of Historic Properties         |

| <b>PROPERTY INFORMATION</b> |   |
|-----------------------------|---|
| Current name                | 109 Warwick Street SE   |
| Historic Name               | N/A   |
| Current Address             | 109 Warwick Street SE   |
| Historic Address            | 2104 Franklin Ave SE  |
| Original Construction Date  | Built: 1892 at 2104 Franklin Avenue SE<br>Moved to Site: 1932<br>Significant Alterations:<br>1986: Installation of aluminum siding and trim |
| Original Contractor         | J.N. Gordon   |
| Original Architect          | Unknown   |
| Historic Use                | Residential   |
| Current Use                 | Residential   |
| Proposed Use                | Residential   |

Department of Community Planning and Economic Development  
Planning Division

**BACKGROUND:**

This two-story house is built in the Dutch Colonial Revival style. It was built in 1892 at 2104 Franklin Avenue SE, about 2 blocks away from the present location, and moved to the site in 1932. (Source: National Register of Historic Places Nomination Form, Hess, Roise and Company.)

**SUMMARY OF APPLICANT'S PROPOSAL:**

The applicant is proposing to construct a 23.33 x 19.33, 2 story addition on the rear of the house. The addition would match the height of the original structure and continue the existing roofline. The addition would be inset 1 foot from the wall of the original structure on the south side, while it would meet and continue the original wall line on the north side. The addition is proposed to be clad in lap siding with a 4" reveal.

**PUBLIC COMMENT:**

No public comment had been received by the time of publication.

**CETIFICATE OF APPROPRIATENESS:** Certificate of Appropriateness for a 2 story addition to the rear of the existing single-family dwelling.

***Findings as required by the Minneapolis Preservation Code:***

*The Planning Division of the Minneapolis Community Planning and Economic Development Department has analyzed the application based on the findings required by the Minneapolis Preservation Ordinance. Before approving a certificate of appropriateness, and based upon the evidence presented in each application submitted, the commission shall make findings based upon, but not limited to, the following:*

- (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.***

According to the local nomination and the National Register of Historic Places nomination prepared and submitted by Hess, Roise, and Company, the Prospect Park Historic District is locally significant for its depiction of social history, community planning, architecture, and landscape architecture during the period 1883-1965.

Hess, Roise, and Company determined that the exterior portions of the residence at 109 Warwick Street SE contribute to the district's significance. The proposed changes will not impact the criteria of significance for the potential historic district because the work would be done on non-primary elevations and would be done in a complimentary way.

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

Hess, Roise, and Company determined that the exterior portions of the residence at 109 Warwick Street SE contribute to the district's significance. The proposed work can be done in a manner that will be compatible with the elements of the property that make it a contributing resource in the Prospect Park potential historic district. This is being accomplished by limiting the changes to non-primary elevations, using appropriate siding materials, and designing the addition in a way that is appropriate for the property.

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

Both the City of Minneapolis' Heritage Preservation Regulations and the National Register of Historic Places identify integrity as the authenticity of historic properties and recognize seven aspects that define a property's integrity: location, design, setting, materials, workmanship, feeling and association. Based upon the evidence provided below, the proposed work would not impair the integrity of the contributing resource.

*Location:* The Applicant is not proposing to change the contributing resource's location, thus the project will not impair the contributing resource's integrity of location.

Department of Community Planning and Economic Development  
Planning Division

*Design:* The Applicant is proposing to add an addition to the rear of the property. All work is being done on a non-primary facade and will be done in a manner that is complimentary to the original design of the house. The original roofline will be matched, and the window pattern will be similar to that of the original house. The changes will not impair the contributing resource's integrity of design.

*Setting:* The Applicant is not proposing any off-site changes, and the changes being proposed would be compatible with the property and the district. The project area is relatively flat and free of substantial vegetation, limiting the impact on the landscape of the property. The project will not impair the contributing resource's integrity of setting.

*Materials:* The Applicant is proposing to add a two-story addition to the rear of the house. The addition would be sided with 4" lap siding, which would be more appropriate for the house than the vinyl siding found on the rest of the structure. The new windows would be wood double hung replacements, similar to the style of those found on the rest of the house. The proposed work would not impair the contributing resource's integrity of materials.

*Workmanship:* The structure has undergone relatively few changes since being moved to the lot in 1932. The proposed addition would be done in a manner that is complimentary to the original construction and would limit the impacts to one elevation. As conditioned, the work would not impair the contributing resource's integrity of workmanship.

*Feeling:* The Applicant is proposing to add an addition to the rear of the property. The proposed windows would be in keeping with the style and design of windows on the property- wood double hung windows- which are common throughout the district. The changes would not be highly visible from the street, and would not have a significant impact on the landscape of the property. The project will not impair the property's integrity of feeling.

*Association:* As conditioned, the project will not impair the property's integrity of association.

- (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 Heritage Preservation Commission has not yet adopted guidelines for the Prospect Park Potential Historic District.

- (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.***

Department of Community Planning and Economic Development  
Planning Division

The Guidelines for windows in the Secretary of the Interior's Standards for Rehabilitation are most applicable to the proposed project.

In regard to new additions to properties, The Secretary of the Interior's Standards for Rehabilitation recommend the following: "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"; and "Designing new additions in a manner that makes clear what is historic and what is new."

Addressing the landscape of sites and districts, the Secretary of the Interior's Standards recommend: "Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features may include circulation systems such as walks, paths, roads, or parking; vegetation such as trees, shrubs, fields, or herbaceous plant material; landforms such as terracing, berms or grading; and furnishings such as lights, fences, or benches; decorative elements such as sculpture, statuary or monuments; water features including fountains, streams, pools, or lakes; and subsurface archeological features which are important in defining the history of the site."

In this case, the proposed addition is on the rear of the property. The rear features few historic or character defining materials which could be obscured, damaged or destroyed. Additionally, the rear of the property is well screened from the street, minimizing the visual impact of the addition. The addition will be differentiated from the original structure by being inset by one foot on the south side and through the use of trim on the north side, and by using different but complimentary siding on the addition. The addition would be built on a relatively flat area with minimal landscaping and no significant vegetation or other landscaping features. This is in keeping with The Secretary of the Interior's Standards for Rehabilitation.

- (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 proposed alterations are considered a major alteration and require a Certificate of Appropriateness application.

As conditioned, the project would comply policy 8.1.1 of The Minneapolis Plan, which states: "Protect historic resources from modifications that are not sensitive to their historic significance."

Policy 8.1.2 of the Minneapolis plan states: "Require new construction in historic districts to be compatible with the historic fabric." This objective is met by designing the

Department of Community Planning and Economic Development  
Planning Division

addition to be complimentary to the original structure, limiting its visibility from the street, and by having a limited impact on the landscape of the property and district.

Policy 8.1.3 states, “Encourage new developments to retain historic resources, including landscapes, incorporating them into new development rather than removal.” The subject property is considered an historic resource and a contributing resource to the Prospect Part potential historic district. The addition will aid in the retention of the historic resource by improving its ability to function as a single-family dwelling, while having a limited impact on the integrity of the resource.

Policy 8.5 of the Minneapolis plan is to “Recognize and preserve the important influence of landscape on the cultural identity of Minneapolis.” Furthermore, objective 8.5.1 is to “Identify and protect important historic and cultural landscapes.” In this case, the project area is not significantly landscaped and features no large trees or other distinct features. The proposed project would not have a significant impact on the landscape of the property or the district.

Chapter 10 of The Minneapolis Plan relates to urban design. Section 10.7 is to “Maintain and preserve the quality and unique character of the city's existing housing stock.” Implementation steps for this policy include 10.7.2, which states “Encourage the use of high quality and durable materials for construction and historic preservation” and 10.7.4, which says “Renovation of housing should reflect the setbacks, orientation, pattern, materials, height and scale of surrounding dwellings.” Step 10.7.2 would be met through the use of cedar siding on the addition, which is both high quality and durable and appropriate for this potential historic district. Step 10.7.4 would be achieved by constructing a 2 story addition that matches the height of the existing house and is not out of scale with others in the neighborhood.

***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:***

- (7) Adequate consideration of the description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.***

The applicant submitted a document addressing the 12 required findings (see Appendix B Pages 14-18). The applicant did not specifically address the description and statement of significance from the original nomination for the potential historic district.

- (8) Where applicable, Adequate consideration of Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.***

The applicant is proposing to construct an addition to the rear of an existing single family dwelling. The enlarged structure would meet all required setbacks and FAR requirements. The applicant revised the project from the original design to avoid the need

Department of Community Planning and Economic Development  
Planning Division

for a variance for the project. The original proposal called for the house and the detached garage/shed structure to be joined by a covered walkway. This would have made the garage structure “attached” and triggered a variance. After discussions with staff, the applicant modified the plans and plans to reduce the size of the shed so that all setbacks are met and a variance is no longer required.

**(9) *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 proposed work falls under the scope of rehabilitation. The proposed addition and window replacement would be in compliance with the Secretary of the Interior’s Standards for Rehabilitation. The applicant addressed the pertinent points of the Secretary of the Interior’s Standards for Rehabilitation in their application materials (see appendix B- 19-21.) The applicant addressed many of the same findings as staff did in finding #5 of this report. Staff believes that the applicant has made adequate consideration of Secretary of the Interior’s Standards for Rehabilitation.

***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:***

**(10) *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 alterations would be compatible with and will ensure the 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 changes are being made to non-primary elevations and in a manner that is compatible with the existing structure and the district and with little impact being made to the landscape of the property or district. The proposed work would be in keeping with The Secretary of the Interior’s Standards for Rehabilitation, as demonstrated in finding #5 of this analysis.

**(11) *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 spirit and intent of the City of Minneapolis’ Heritage Preservation Regulations is to preserve historically significant buildings, structures, sites, objects, districts, and cultural landscapes of the community while permitting appropriate changes to be made to these properties. The Applicant is proposing to construct an addition on the rear of the property and make alterations to a number of windows on the property. The area does not feature any significant landscaping or landscape features, and would have limited visibility from the street. As conditioned, the project complies with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and would not negatively alter the

Department of Community Planning and Economic Development  
Planning Division

essential character of the historic district, because the proposed work would be done on non-primary elevations and would be done in a manner that is compatible with the subject property and the potential historic district.

**(12) *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 proposed work is confined to the subject property, and the changes would be made in a manner so as to be in keeping with the original architectural design of the property. The proposal 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.

## **STAFF RECOMMENDATION**

CPED-Planning staff recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the Certificate of Appropriateness for a rear addition with the following condition(s):

1. CPED-Planning reviews and approves final site plan, floor plans, and elevations.
2. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>
3. The Applicant shall obtain all other necessary City approvals prior to the commencement of work.

**Attachment A:** Submitted by CPED staff

**Attachment B: Materials submitted by Applicant**

**Attachment C: Materials submitted by other parties**