

Department of Community Planning and Economic Development  
Planning Division

**Certificate of Appropriateness**  
BZH-26313

**Date:** April 20, 2010

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

**Applicant:** Thomas and Linda Lincoln

**Address of Property:** 510 7<sup>th</sup> Avenue SE

**Project Name:** Lincoln Residence Addition

**Contact Person and Phone:** Thomas Lincoln, 651-643-0453

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

**Date Application Deemed Complete:** March 12, 2010

**Publication Date:** April 13, 2010

**Public Hearing:** April 20, 2010

**Appeal Period Expiration:** April 30, 2010

**Ward:** Ward 3

**Neighborhood Organization:** Marcy Holmes Neighborhood Association

**Concurrent Review:** Historic Variance

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

- 350' map (A-1)
- Map- Fifth Street SE Historic District (A-2)

Attachment B: Materials submitted by Applicant:

- Notification letter to Council Member and neighborhood organization (B-1)
- Application form submitted February 16, 2009 (B-2 – B-3)
- Additional information from the Applicant (B-4 – B-17)
- Drawings and elevations (B-18 – B-21)
- Site Photographs (B-22 – B-25)

Attachment C: Materials Submitted by Others:

- Letter from Marcy Holmes Neighborhood Association

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**Front Elevation of Subject Property  
Photo Submitted by Applicant**



**Rear of Subject Property- Project Area  
Photo Submitted by Applicant**

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<b>CLASSIFICATION:</b>	
Local Historic District	Fifth Street Southeast Historic District
Period of Significance	1856- circa 1940
Criteria of significance	Architecture
Date of local designation	1976
Applicable Design Guidelines	Fifth Street Southeast Historic District Design Guidelines, Secretary of Interior Standards for Treatment of Historic Properties

<b>PROPERTY INFORMATION</b>	
Current name	Lincoln Residence
Historic Name	Schumer Residence
Current Address	510 7 <sup>th</sup> Avenue SE
Historic Address	510 7 <sup>th</sup> Avenue SE
Original Construction Date	1926
Original Contractor	John P. Lindstrom
Original Architect	John P. Lindstrom
Historic Use	Residential (Single-Family)
Current Use	Residential (Single-Family)
Proposed Use	Residential (Single-Family)

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**BACKGROUND:**

The subject property is a two-story stucco house located along 7<sup>th</sup> Avenue SE, just north of 5<sup>th</sup> Street SE. It was designed by John P. Lindstrom, and originally constructed in 1926. The house is a 2-story stucco-clad Colonial Revival structure, with some Italian Renaissance influences.

**SUMMARY OF APPLICANT'S PROPOSAL:**

The Applicants are proposing to construct a 113 square foot, single story addition on the rear of the house. The addition is for an interior remodeling project that would renovate the kitchen and add a half-bath on the main level.

**PUBLIC COMMENT:**

The Marcy Holmes Neighborhood Association provided a letter indicating that the Board of Directors voted to approve the proposed work at their February 17<sup>th</sup>, 2010 meeting. (See Attachment C-1.)

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**CETIFICATE OF APPROPRIATENESS:** Certificate of Appropriateness to repair fire damaged brick, expand an existing window opening to a door opening, add a bay window, and construct two balconies with roof overhangs on a contributing resource in the Washburn-Fair Oaks Historic District.

***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.***

The subject property is considered to be a contributing resource to the Fifth Street Southeast Historic District, which is significant for its collection of mid to late nineteenth and early twentieth century architectural styles.

The Applicants are proposing to construct a 113 square foot, single story addition on the rear of the house. The addition is designed in a manner that is sensitive to the design of the original house, using materials that will match the existing materials on the house. The proposed windows are wood double hung windows, similar to those found on the rest of the house, though slightly larger to provide additional sunlight to the interior as well as to differentiate the addition from the original structure.

The proposed work would be compatible with and continue to support the criteria and period of significance for which the district was designated.

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

The exterior portions of the subject property contribute to the significance of the Fifth Street Southeast Historic District, which is significant for its collection of mid to late nineteenth and early twentieth century architectural styles. The proposed changes would not lessen the building's contribution as a residential structure in a district significant for its collection of mid to late nineteenth and early twentieth century architectural styles. The subject property was not identified as one of the "sites of major significance" in the designation study. Rather, the subject property is one of the "supporting" structures that help to maintain the visual cohesion and aesthetic of the district as a whole.

The Applicants are proposing to construct a 113 square foot addition on the rear of the house. The proposed addition would have limited visibility from the public right-of-way and from other contributing resources in the district.

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As proposed by the Applicants, the alteration would be compatible with and support the interior and/or exterior designation in which the property was designated.

**(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.

*Design:* The Applicants are proposing to construct a 113 square foot addition on the rear of the house. The proposed addition is modest in scale and is designed in a manner that is sensitive to the design of the original house, using matching materials and similar windows and matching the pitch of the main roof. The proposed changes will not impair the contributing resource's integrity of design.

*Setting:* The Applicant is not proposing any off-site changes or any on-site changes that would impact the way the structure relates to its neighbors. The addition is set back from the existing side wall to help differentiate it from the original structure. The project will not impair the contributing resource's integrity of setting.

*Materials:* The Applicant is proposing to use stucco and brick material for the addition that will match that found on the rest of the house. The proposed work would not impair the contributing resource's integrity of materials.

*Workmanship:* The Applicants are proposing to construct a 113 square foot addition on the rear of the house. The addition is designed in a manner that is sensitive to the original structure and the proposed materials would match those found on the rest of the house. The proposed work would not impair the contributing resource's integrity of workmanship.

*Feeling:* The Applicants are proposing a modest addition to the rear of the structure, and the overall impact on the appearance of the building would be minimal. The project would not impair the property's integrity of feeling.

*Association:* 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.***

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The applicable design guidelines for this project are the Fifth Street Southeast Historic District Design Guidelines, which were adopted by the Heritage Preservation Commission on July 30, 1976.

Addressing scale, the Fifth Street Southeast Historic District Design Guidelines state: "Scale of additions, alterations, and new construction shall be consistent with the existing pattern in the neighborhood." The 113 square foot, single story addition proposed by the Applicants is sensitive to the scale of the subject property and adjacent properties. It provides the additional space wanted by the Applicants without significantly increasing the footprint or bulk of the house.

In regards to materials, The Fifth Street Southeast Historic District Design Guidelines state: "6. Materials- generally new materials shall be compatible with the existing." Specifically addressing stucco, the guidelines state: "Stucco If stucco is in good condition or if it is the original material, it should be maintained. However, if the original material was clapboard, restoration to this material is encouraged (but not demanded)." The Applicant is proposing to match the stucco and brick found on the existing house on the new addition. The original building permit for the subject property indicates that the house was built with stucco, indicating that this is the most appropriate material for both the original structure and the addition.

- (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 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, the Secretary of the Interior's Standards recommend: "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."

The proposed addition would be on the rear elevation of the building. It is designed in a way that is compatible with the design of the building, but does not attempt to create a false sense of history. It is setback from the sidewall of the existing house, differentiating the addition from the original structure. It would not obscure or destroy any character-defining features. The windows in the proposed addition would be similar to those found on the rest of the house, though be larger to differentiate them from the original windows. The proposed addition is in keeping with all three of these guidelines.

- (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 proposed, the project would conform to policy 8.1.1 of The Minneapolis Plan, which states: "Protect historic resources from modifications that are not sensitive to their historic significance." This policy would be met because the proposed scope of work is in keeping with both the Fifth Street Southeast Historic District Guidelines and the Secretary of the Interior's Standards for Rehabilitation.

***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 material addressing each of the 12 findings required for a Certificate of Appropriateness. (See Appendix B-7-B-10.) The Applicants stated that the house contributes minimally to the district and that the addition is located to the rear of the property, which is least visible from other parts of the district.

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

The proposed work requires two variances from the zoning code- one for impervious surface coverage and one for separation between the principle structure and an accessory structure (the garage). The Applicants have applied for a Historic Variance to address these requirements. (See agenda item #5.)

- (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 Applicants did not address how they feel their project complies with the Secretary of the Interior's Standards.

***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:***

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- (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 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 work is limited to the rear, non-primary elevation and has limited visibility from the public right-of-way or other properties in the district. The proposed work is designed in a way that is sensitive to the district and uses materials that are appropriate for the district and period of significance.

- (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 Applicants are proposing to construct a 113 square foot addition on the rear of the house. The proposed work is in compliance with the Fifth Street Southeast Historic District Guidelines and the Secretary of the Interior's Standards for Rehabilitation. It is limited to the rear of the building, and is designed in a manner that is sensitive to the property and district, due to its limited visibility and the fact that it does not alter the massing or appearance of the house on the street-side elevation. The proposed work meets this finding.

- (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 meets all applicable standards and guidelines and is sensitive to the subject property and the district as a whole. 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.

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**STAFF RECOMMENDATION**

CPED-Planning staff recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the Certificate of Appropriateness for a one story addition to an existing single-family dwelling with the following condition(s):

1. CPED-Planning reviews and approves final plans.
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**