

Department of Community Planning and Economic Development
Planning Division

Certificate of Appropriateness
BZH-26880

Date: July 12, 2011

Proposal: Certificate of Appropriateness for construction of a rear screen porch addition.

Applicant: David Heide Design Studio

Address of Property: 2307 Milwaukee Avenue

Project Name: 2307 Milwaukee Avenue Screen Porch Addition

Contact Person and Phone: Brad Belka, 612-337-5060

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

Date Application Deemed Complete: June 10, 2011

Publication Date: June 28, 2011

Public Hearing: July 12, 2011

Appeal Period Expiration: July 22, 2011

Ward: 2

Neighborhood Organization: Seward

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)
- Application form (B-2 – B-3)
- Project Description and Statements on Findings (B-4 – B-7)
- Photos (B-8 – B-15)
- Site Plan and Drawings (B-6 – B-20)

Attachment C: Materials submitted by Others –

- Letter submitted by the Milwaukee Avenue Homeowners Association (C-1)

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2037 Milwaukee Avenue: Present Day- Photo Submitted by Applicant

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CLASSIFICATION:	
Local Historic District	Milwaukee Avenue Historic District, contributing resource
Period of Significance	1884-1904
Criteria of significance	Architecture, Social History
Date of local designation	1975
Applicable Design Guidelines	<i>The Secretary of the Interior's Standards for Treatment of Historic Properties</i> Milwaukee Avenue Historic District Design Guidelines (Adopted November 14, 1975, Revised March 26, 1976)

PROPERTY INFORMATION	
Current name	Residence
Historic Name	N/A
Current Address	2307 Milwaukee Avenue
Historic Address	N/A
Original Construction Date	1981
Original Contractor	D.E. Wood Construction
Original Architect	Unknown
Historic Use	N/A
Current Use	Residence
Proposed Use	Residence

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BACKGROUND:

The Milwaukee Avenue Historic District is a contiguous two-block development of 19th century homes constructed for working class families. Originally platted as an alley, real estate agent William Ragan developed it as a street for speculative purposes in 1883. Building clusters of modest homes on small narrow lots was a method often employed for housing lower class residents in the industrial period. Milwaukee Avenue is the earliest planned workers' community in Minneapolis. Most of the original residents of Milwaukee Avenue were Scandinavian immigrants.

Representing vernacular architecture popular in the later 19th century, houses along Milwaukee Avenue were generally constructed of brick veneer on timber frame between 1884 and 1890. The houses share common architectural treatments such as uniform roof slopes, uniform separation on lots, modified flat arch windows and open front porches.

While the subject property is very similar in appearance to the historic properties in the Milwaukee Avenue Historic District, the property is a modern, non-contributing structure, constructed in 1981. The previous house on the site, constructed sometime prior to 1887, was demolished in 1979.

SUMMARY OF APPLICANT'S PROPOSAL:

The Applicant is proposing to construct a screen porch on the rear of the property. The porch would enclose an existing paved patio area. The addition would align with the rear wall of a kitchen addition on the rear of the house constructed in 2006. As part of the work, the roofline of the kitchen addition would be extended across the rear of the house. This would necessitate the removal of a 2nd story double-hung window on the rear of the house, which is proposed to be replaced with 3 new casement windows.

PUBLIC COMMENT:

The Milwaukee Avenue Homeowners Association (MAHA) provided a letter indicating that the Architectural Review Committee for the association had approved the proposed project. (See attachment C-1.)

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 was constructed outside of the period of significance and is thus considered non-contributing. Because the subject site is a non-contributing resource in the district, concerns about the potential impacts of the proposed work are focused on how it would impact the adjacent buildings and the district as a whole, rather than how it impacts the structure and the subject site.

The proposed screen porch addition would be on the rear of the house. The one story addition would continue existing side and rear building walls. The area between the subject property and the neighboring property is heavily vegetated, limiting the view of the rear of the subject property. The proposed alteration is compatible with and will continue to support the criteria of significance and period of significance for which the 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 proposed alteration is compatible with and supports the exterior designation of which the property is designated. The Applicant is proposing to construct a new screen porch on a non-primary elevation of the structure. The addition would have limited visibility from Milwaukee Avenue, due to its location at the rear of the house and the existing vegetation and landscaping on the side of the lot.

(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 will not impact the integrity of the district.

Location: The Applicant proposes no changes to the location of any building, thus the project will not impair the contributing resource's integrity of location.

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Design: The proposed addition is simple in design. The roofline for the previously approved kitchen addition would be extended over the porch. The walls of the addition would be almost entirely screens.

The extension of the roofline would require that an existing double-hung window on the rear of the house be removed. The Applicant is proposing to install 3 casement windows in this location. Casements are proposed because the area inside the house where the windows would be located is a stairwell and landing, and there is no need for operable windows. These windows would be the same height as two existing casement windows on the kitchen addition. The installation of the casement windows may help to differentiate the property from the historic properties within the district.

Because almost all alterations for the proposed project would be on the rear of the house, the work would not impair the integrity of design.

Setting: The Applicant proposes no offsite changes, thus the project will not impair the contributing resource's integrity of setting.

Materials: The Applicant is proposing to use interchangeable wood screen/storm window panels on the porch. The shingles on the roof would match other shingles on the house. The new window above the porch would be a wood casement window. As the house itself is not historic, no historically significant materials would be removed. The proposed work would not have an impact on the integrity of materials.

Workmanship: The subject property is a modern era building, constructed to match the stylistic appearance of historic properties in the district. The rear of the subject property does not contain any character defining features or materials. The proposed work would not impact the integrity of workmanship.

Feeling: The proposed work is limited to the rear of the subject property and would have very limited visibility from adjacent properties. The project will not impair the contributing resource'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.

The Milwaukee Avenue Historic District Design Guidelines do not provide specific guidance for additions within the district. There is a section dealing with porches, but it is meant to address open front porches, which are a character defining feature of the district.

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The Milwaukee Avenue Historic District Design Guidelines recommend wood windows, but do allow for aluminum windows if they are finished in a dark color. The proposed storm windows in the porch and the proposed casement window on the 2nd story are all proposed to be wood, which 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 Guidelines for windows in the Secretary of the Interior's Standards for Rehabilitation are most applicable to the proposed project.

Standard #9 states: "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 proposed addition would not result in the destruction of any historic materials, or any materials or features that characterize either the property or the district. The 1-story addition is respectful to the massing, size and scale of the subject property and adjacent properties. The porch addition and window alteration would help to differentiate the subject property from adjacent historic properties. The proposed work is in keeping with the Secretary of the Interior's Standards.

- (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.***

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." The proposed screen porch addition will modify the building in a way that is sensitive to its character or the character of the district.

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 the findings required for a Certificate of Appropriateness. (See Appendix B-5 - B-7.) The Applicant did not specifically address

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how the description and statement of significance in the original nomination for the district was considered when designing the addition. However, the proposed addition has been designed and located in a manner that is respectful to the character of the property and the district.

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

Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review does not regulate the construction of small rear additions. However, the proposed addition does not meet the minimum 5 foot rear yard setback for the R2B zoning district. The project will need a variance to reduce the minimum rear yard setback. Approval of this variance is a condition of approval.

(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 Applicant submitted statements addressing how the project is in keeping with the Secretary of the Interior's Guidelines for Rehabilitation (See attachment B-6). These statements are in keeping with the findings staff made in section 5 of this report.

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 Applicant is proposing to construct a screen porch addition on a non-primary elevation of the house, which is a non-contributing resource. The proposed work is in compliance with the Milwaukee Avenue Historic District Design Guidelines. There would be limited visibility from the street, which would be further reduced due to existing plantings on the property. The proposed work is 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.

(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 subject property is a non-contributing resource, and the proposed work is limited to the rear elevation. The proposed work is in keeping with the Milwaukee

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Avenue Historic District Design Guidelines and the Secretary of the Interior's Standards. Granting the certificate of appropriateness would be in keeping with the spirit and intent of the ordinance and would not negatively alter the essential character of the 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.*

Approval of this Certificate of Appropriateness will not be injurious to the significance and integrity of other resources in the historic district. It would allow for the ongoing use of the property as a residential site. It would not have an impact on the integrity of other resources in the district or impede their normal and orderly preservation.

STAFF RECOMMENDATION

CPED-Planning recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the Certificate of Appropriateness for construction of a rear screen porch addition on the house located at 2307 Milwaukee Avenue subject to the following conditions:

1. CPED-Planning Preservation Staff shall review and approve the final plans and elevations prior to building permit issuance.
2. The Applicant shall obtain all other necessary City approvals, including a variance to the rear yard setback, prior to the commencement of any work.
3. Window trim, details and color shall match the windows on the rest of the structure.
4. The Certificate of Appropriateness approval shall expire if it is not acted upon within one year of approval, unless extended by the Planning Director in writing prior to one-year anniversary date of approvals.

Attachment A: Submitted by CPED staff

Attachment B: Materials submitted by Applicant

Attachment C: Materials submitted by other parties