

**CITY OF MINNEAPOLIS
CPED- PLANNING DIVISION
HERITAGE PRESERVATION COMMISSION STAFF REPORT
BZH- 25798**

FILE NAME: 3124 3rd Avenue South
DATE OF APPLICATION: February 27, 2009
PUBLICATION DATE: April 7, 2009
DATE OF HEARING: April 14, 2009
APPEAL PERIOD EXPIRATION: April 24, 2009
APPLICANT: George Lundgren- Property Owner, (612) 729-7905
HPC SITE/DISTRICT: Healy Block Historic District
CATEGORY: Contributing
CLASSIFICATION: Certificate of Appropriateness
STAFF INVESTIGATION AND REPORT: Chris Vrchota, (612) 673-5467
REQUEST: Certificate of Appropriateness for Rehabilitation Project

A. SITE DESCRIPTION AND BACKGROUND:

The property at 3124 3rd Avenue S. is known as both the Arthur E. Holbrook House and the Glenwood-Inglewood House. The house, which is in the Queen Anne architectural style, was built in 1898 by master builder T.P. Healy, for whom the Healy Block Historic District is named. As stated in the nomination document for the Healy Block Historic District, the house features “(a) low profile, hipped roof, palladian dormer light, fluted porch columns, and corner pilasters”, all of which “show classical influence.” It goes on to state that this house shows “Healy moving towards classicism, but with many Queen Anne carryovers and his side hall plan.”

B. BACKGROUND

The property has undergone fewer changes than many on the block. The most significant change made historically was the addition of asbestos siding in 1938. This siding remains on the majority of the house.

In the summer of 2008, the applicant replaced windows in the dormers on each face of the structure on the half story, using vinyl replacement windows. The applicant also installed a total of six solar tubes in the roof, three each on the north and south elevations. As part of the window replacement work, the property owner removed decorative trim elements surrounding the window frames, as well as portions of the asbestos siding surrounding the windows, as well as under the overhang for the front porch.

This work was not permitted or reviewed by staff from any City department. On February 9, 2009 code enforcement staff issued an order for the property owner to obtain permits for all of the work that was

performed. It was at that time that Preservation and Design staff became aware of the unpermitted work that had been done and began to work with the applicant towards a resolution.

C. PROPOSED WORK AND ANALYSIS

For this analysis, the applicant's proposed exterior work has been divided into four parts:

1. Windows
2. Window Trim
3. Siding
4. Solar Tubes

Each part contains a background, a description of the proposed work, and staff analysis.

1. Windows

Background

The applicant replaced a total of six windows through unpermitted work: three on the east (primary) elevation, and one each on the north, south, and west elevations. The applicant used custom built vinyl replacement windows.

Proposed Work

The applicant is proposing to leave the vinyl replacement windows in place. The applicant is proposing to paint the exterior of the windows to match the proposed replacement window trim, and in doing so blend the new windows into the design of the house.

In his application letter, the applicant stated that the frames and flashing on the windows had deteriorated beyond the point of restoration or salvage. (Staff cannot make a full evaluation of this statement, as photographs are not definitive and the material is now gone.) The applicant also stated that the windows on the east elevation were not original frame windows, but rather a piece of Plexiglas with wood trim attached. Photographic evidence appears to verify this statement.

Analysis

The proposed use of vinyl replacement windows is not in compliance with the Healy Block Historic District Guidelines, Secretary of Interior Standards, nor the Secretary of Interior Guidelines for Windows. The Secretary of Interior Standards and Secretary of Interior Guidelines recommend retaining and preserving character defining windows when possible. The Healy Block Historic District Guidelines state the following in regard to windows:

- A. Replacement or new storm windows and screens shall be constructed of wood and of a painted finish. Vinyl or metal cladding shall not be permitted.
- B. Replacement or new windows shall have wood double-hung frames to match the original. Vinyl or metal cladding shall not be permitted.
- C. All original art glass or decorative windows such as round top windows shall be retained.
- D. Replacement or new windows shall match the original in proportion and size.

Because the window replacement has already occurred, it is not possible to salvage or rehabilitate the material that was there. Wood replacement windows are the preferable option. Wood replacement windows are the most appropriate replacement material for the property, and are called for in the district guidelines.

2. Window Trim

Background

While replacing the windows, the applicant removed decorative trim elements that had previously surrounded the windows. On the non-primary (north, south, and west) elevations, the trim consisted of a simple painted trim board surrounding the windows.

On the primary (east) elevation, the trim included dentil molding, arched molding with a keystone detail around the arched window, and small pillars separating the window openings. The applicant as stated that all of this material was broken and/or deteriorated beyond the point of salvage.

Proposed Work

The applicant is proposing to re-create all decorative trim that was removed. The original trim was extensively photographed and documented before removal. The applicant has submitted plans and architectural details for the reconstruction of the trim elements.

Analysis

The Healy Block Historic District Guidelines and Secretary of Interior Standards both call for the preservation of existing trim elements. Because the material has already been removed, however, this is not possible. In this case, replacement of the decorative trim based on photographs of the original material is considered to be a suitable treatment.

3. Siding

Background

The original lap siding on the house was covered by asbestos siding in 1938. As part of the window replacement project, the property owner removed portions of the asbestos siding on the dormer as well as under the overhang of the front porch. The original lap siding was discovered underneath the asbestos. The applicant has stated that the original siding appears to be in good enough condition to be preserved and reused. The property also discovered shingle siding on the sides of the dormers, as shown in the attached photographs (See Appendix D-18).

Proposed Work

The applicant is proposing to paint the original siding that has been exposed where it is in good enough condition to keep, replacing deteriorated pieces with new siding of the same size and depth. The applicant is also proposing to replace the shingle siding on the dormers where it has been removed, again keeping and reusing the original material where it is in good enough condition to do so.

Analysis

The Healy Block Historic District Guidelines and Secretary of Interior Standards both call for the preservation of original siding material. The Healy Block Historic District Guidelines state the following in regard to siding:

- A. New or replacement siding shall match the original. Aluminum, vinyl, or particle board siding shall not be permitted.
- B. Siding width shall match the original.
- C. All siding and trim which is intact under contemporary siding shall not be removed (rotted siding shall be replaced).
- D. Sandblasting of siding, trim or decorative features to remove paint shall not be permitted.
- E. Siding and trim shall have a painted finish and shall not be of natural finish, except for wood doors (if applicable).

Repair and reuse of original siding materials and replacement of deteriorated and missing siding elements would be in keeping with these standards.

4. Solar Tubes

Background

The applicant placed a total of six solar tubes in the roof, three each on the north and south elevations. These tubes provide natural light to the third floor by collecting and reflecting sunlight into the house. Each tube is 14” in diameter.

Proposed Work

The solar tubes have already been installed. The applicant is proposing to leave them in place.

Analysis

Solar tubes are a relatively new technology, and are not something that have been specifically addressed in the Secretary of the Interior Standards. Nor were they anticipated when the Healy Block Historic District Guidelines were developed. The closest point of reference is found in section III of the Healy Block Historic District Guidelines: Guidelines for Infill Construction. It states: “skylights shall be flat in design and not exceed 4’ X 6’ in dimension.” The Secretary of Interior Standards call for skylights to be located on non-primary elevations.

The solar tubes fall somewhere in between all these standards. The total area for the tubes is significantly smaller than the 4’x6’ standard for skylights, though the tubes are not flat in design. While the solar tubes are not on the primary elevation they are still visible from the street, though not when viewing the house directly from the front.

The solar tubes have already been installed in the roof of the property, and removal of the tubes and subsequent patching of the roof penetrations could cause even further damage to the property.

C. FINDINGS:

1. The Healy Block District is significant for its collection of Queen Anne style homes, fourteen of which, including the subject property, are known to have been built by T.P. Healy, “Master Builder” of Queen Anne architecture in Minneapolis.
2. The district’s period of significance is from 1886-1898.
3. The Arthur E. Holbrook House/Glenwood-Inglewood House, built in 1898, is a contributing structure to the Healy Block Historic District.
4. The exterior character defining features of the Arthur E. Holbrook House/Glenwood-Inglewood House that are impacted by the proposed work include the following: windows, window trim, exterior siding, and rooflines.
5. The installation of vinyl replacement windows is not in compliance with the Healy Block Historic District Guidelines, Secretary of Interior Standards, nor the Secretary of Interior Guidelines for Windows. These Guidelines and Standards recommend retaining and preserving character defining windows when possible and replacement with double-hung wood replacement windows when it is not possible.
6. Repairing of the original window frames, sashes, and other window parts is not possible because the replacement has already taken place. Replacing in kind is necessary.
7. The removal of original decorative window trim elements is not in compliance with the Healy Block Historic District Guidelines, Secretary of Interior Standards, nor the Secretary of Interior Guidelines. These guidelines call for original materials to be preserved and repaired when possible.
8. Because the original trim elements have already been removed and disposed of, it is not possible to definitively determine whether or not any of the original material was salvageable.
9. When original decorative elements have been removed and when historic photographs and other documentation exist to illustrate the original design, reconstruction of the missing elements is appropriate.
10. The proposed restoration of original siding material discovered underneath asbestos siding that has been removed is in compliance with the Healy Block Historic District Guidelines, Secretary of Interior Standards, and the Secretary of Interior Guidelines.
11. Where original siding material has been uncovered but has deteriorated past the point of repair, replacement of said siding material with new material of identical size and depth is appropriate.
12. Solar tubes are a relatively recent development that has not been specifically addressed by the Healy Block Historic District Guidelines, Secretary of Interior Standards, nor the Secretary of Interior Guidelines.
13. The solar tubes have already been installed in the roof of the property, and removal of the tubes and subsequent patching of the roof penetrations could cause even further damage to the property.

D. STAFF RECOMMENDATION:

Staff recommends that the HPC adopt staff findings and **approve** a Certificate of Appropriateness for a rehabilitation project at 3124 3rd Avenue South with the following conditions:

1. CPED-Planning review and approve final site plan, floor plans, and elevations.
2. The following details are added to the proposed window scope of work:
 - a. The vinyl replacement windows shall be removed and replaced with custom wood frame windows, built to fit the existing window openings.

3. The following details are added to the proposed window trim scope of work:
 - a. The proposed trim shall match exactly the original decorative trim that was removed from the house.
 - b. The trim shall be constructed from wood and painted to match existing trim remaining on the house.
4. The following details are added to the proposed siding scope of work:
 - a. Original siding shall be preserved wherever possible.
 - b. Missing or deteriorated siding elements shall be replaced with new siding of similar material and of identical size and depth.
 - c. Siding shall be painted to match the rest of the house.
5. No other work beyond what is noted in this report is approved.
6. All materials and workmanship must meet the Secretary of Interior Standards.
7. The applicant shall work towards a plan for the removal of the cement asbestos siding remaining on the property, and the restoration of original siding material and appearance. Such work shall be submitted to the Heritage Preservation Commission for review through a Certificate of Appropriateness application.
8. All future work must be submitted for permit applications, as specified in the City of Minneapolis Code of Ordinances.

E. ATTACHMENTS

Appendix A: Certificate of Appropriateness Application

Appendix B: Project Description

Appendix C: Detail Drawings

Appendix D: Photographs

Appendix E: Healy Block Historic District Guidelines

Appendix F: Healy Block Historic District Map

Appendix G: 350 Foot Map