

**CITY OF MINNEAPOLIS
CPED – PLANNING DIVISION
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

FILE NAME: 91 Nicollet Street (Backe-Barquist Residence, also known as 177 Nicollet Street)

DATE OF APPLICATION: June 5, 2008

APPLICANTS: Meriwether Felt, TreHus Builders, Inc. 612-729-2992

PUBLICATION DATE: July 8, 2008

DATE OF HEARING: July 15, 2008

END OF APPEAL PERIOD: July 25, 2008

HPC SITE/DISTRICT: St. Anthony Falls Historic District, Nicollet Island Sub-District

CATEGORY: contributing

CLASSIFICATION: Certificate of Appropriateness for rear second story deck and railings

STAFF INVESTIGATION AND REPORT: Molly McCartney, (612) 673-5811

A. SITE DESCRIPTION & BACKGROUND:

91 Nicollet Street, also known as the Backe-Barquist Residence, is a single-family home located on Nicollet Island in the St. Anthony Falls Historic District, Nicollet Island (Frame) Sub-District. The two-story, wood frame Greek Revival Style house was probably built in 1873, however City permit information is not conclusive. The building has been moved twice, the first move from 177 Nicollet Street in 1887 to the rear of 93 Nicollet Street. It was attached to the house at 93 Nicollet Street until 1901, when the house was moved next door to 91 Nicollet. Despite the change in the original location, the house is a contributing resource to the St. Anthony Falls Historic District.

The current proposal includes replacement of a railing on the back deck of the house. The original house was modified in 1990, when a second story 18 ft. by 12 ft. addition was added. At this time, a rear deck was also added to the roof of the first floor. The second story of the home has sliding glass door access to the rear. In September, 2006, a Certificate of No Change was approved by CPED-Planning Staff for repairs to the roof of the rear addition. At that time, the rear deck and railing was removed for maintenance to the roof. The deck and railing were not replaced at that time. The applicant is now coming forward for the deck and railings.

B. PROPOSED CHANGES:

The proposed work includes the addition of a deck with railings on the rear of the first floor roof. The proposed decking surface will be cedar boards, with cedar deck posts, and railing. The deck will not project past the surface of the roof. The railing design has deck posts spaced evenly with pickets in between. The railing is proposed to be 3 ft. in height and becomes taller toward the second story on both sides of the deck. The higher portion of the railing is 6 ft. 4 in. and has a circular design above the 3 ft. elevation. The circular design is also comprised of cedar dowels. The wood is proposed to have a stained finish.

C. ANALYSIS OF PROPOSED CHANGES:

The following is an analysis of how the proposed changes are in keeping with the local guidelines for the Nicollet Island Sub-District and the Secretary of Interior's Standards for Rehabilitation.

Compliance with Local Guidelines

Two sets of local guidelines are used to evaluate projects on Nicollet Island. The St. Anthony Falls Historic District Guidelines adopted in 1980 identifies the wood frame houses on Nicollet Island as a sub-district. In 1995, additional Guidelines were adopted for the existing wood frame housing on Nicollet Island, as a result of a City-sponsored project that moved five infill houses to the Island.

The SAF Guidelines have little direction for work such as the proposed deck. These guidelines address new homes; however, they do call for new construction to recognize design of existing buildings. In this case, the picket design proposed railing would have similarities to other rear decks on the Island. The color of the rear deck is to be a stained wood, which would help differentiate between the historically painted porch columns and railings.

The Guidelines adopted in 1995 provide more direction for work such as the proposed deck. These guidelines call for no structural additions, including decks, to be made to the homes that were not part of the original design. Since the previous deck surface and second story addition were completed in 1990, they were completed prior to the 1995 guidelines. The guidelines also call for privacy screening to be vegetation only (not fences), so the taller portion of the deck does not meet that requirement. Materials to be used for rehabilitation include only using original materials. The proposed cedar wood deck and railing is consistent with the other wood finishes of the building.

Compliance with the Secretary of Interior's Standards for Rehabilitation

The Secretary of Interior's Standards for Rehabilitation, or "Standards", address additions like the deck through the guidelines for New Additions, Entrances and Porches, Roofs, and District.

The Standards for New Additions addresses how new construction will affect character defining features, damage to historic materials, locating new construction at the rear, and differencing between new and old construction. The proposed deck is in keeping with the Standards that call for new additions not to damage or obscure character-defining features because the propose deck is in the rear of the building and there are no changes to the exterior finishes of the building. The proposed deck will not removed historic building material and the new, stained cedar deck materials is different from the painted finished of the home. The addition is located in the rear of the home and is small in scale compared to the overall house.

The Standards for Entrances and Porches call for new construction of porches will to be on non-character-defining elevations. While the rear of the subject home exhibits character defining features, such as wood lap siding and window trim, the rear has the least character defining features due to the non-contributing second story addition and doe not have the details of the front, such as the porch.

The Standards for Roofs call for identifying, retaining, and preserving roofs that are important in defining the overall historic character of the building as well as designing additions to roofs when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features. The proposed deck and railing does preserve the roof line as well as the wood banding at the cornice line. The roof deck is located in the rear of the property.

The Standards for District discuss how the introduction of new construction into historic districts should be visually compatible so as not to destroy historic relationships within the district or neighborhood. The proposed deck is a replacement of a deck that had been installed in 1990 which also included a second story addition to the home. This second story addition includes a sliding glass door to access the deck area. Without leading to a deck, the sliding glass door seems more of an anomaly to the district than if there is a deck in place. In addition, there is precedent for rear decks on other homes in the area, such as two houses to the west, 97 Nicollet Street, which has a similar deck and railing above a first story addition.

D. GUIDELINE CITATIONS:

St. Anthony Falls Historic District Design Guidelines (Adopted June, 1980)

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.

Nicollet Island Historic District Guidelines (adopted, 1995)

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 structures 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.

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.

Entrances and Porches

Recommended:

Identifying, retaining, and preserving entrances - and their functional and decorative features - that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, and stairs.

Protecting and maintaining the masonry, wood, and architectural metal that comprise entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to entrance and porch features will be necessary.

Repairing entrances and porches by reinforcing the historic materials. Repair will also generally include the limited replacement in kind - or with compatible substitute material - of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs.

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

Design for Missing Historic Features

Designing and constructing a new entrance or porch if the historic entrance or porch is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building.

Alterations/Additions for the New Use

Designing enclosures for historic porches when required by the new use in a manner that preserves the historic character of the building. This can include using large sheets of glass and recessing the enclosure wall behind existing scrollwork, posts, and balustrades.

Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the building, i.e., limiting such alteration to non-character-defining elevations.

Not Recommended:

Removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Stripping entrances and porches of historic material such as wood, iron, cast iron, terra cotta, tile and brick.

Removing an entrance or porch because the building has been reoriented to accommodate a new use.

Cutting new entrances on a primary elevation.

Altering utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights, and sidelights.

Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances and porches results.

Failing to undertake adequate measures to assure the preservation of historic entrances and porches.

Replacing an entire entrance or porch when the repair of materials and limited replacement of parts are appropriate.

Using a substitute material for the replacement parts that does not convey the visual appearance of the surviving parts of the entrance and porch or that is physically or chemically incompatible.

Removing an entrance or porch that is unrepairable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual appearance.

Design for Missing Historic Features

Creating a false historical appearance because the replaced entrance or porch is based on insufficient historical, pictorial, and physical documentation.

Introducing a new entrance or porch that is incompatible in size, scale, material, and color.

Alterations/Additions for the New Use

Enclosing porches in a manner that results in a diminution or loss of historic character such as using solid materials such as wood, stucco, or masonry.

Installing secondary service entrances and porches that are incompatible in size and scale with the historic building or obscure, damage, or destroy character-defining features.

Roofs

Recommended:

Identifying, retaining, and preserving roofs - and their functional and decorative features - that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

Protecting and maintaining a roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.

Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.

Protecting a leaking roof with plywood and building paper until it can be properly repaired.

Repairing a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind - or with compatible substitute material - of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.

Replacing in kind an entire feature of the roof that is too deteriorated to repair - if the overall form and detailing are still evident - using the physical evidence to guide the new work. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Design for Missing Historic Features

Designing and constructing a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Alterations/Additions for the New Use

Installing mechanical and service equipment on the roof such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Not Recommended:

Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.

Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.

Applying paint or other coatings to roofing material which has been historically uncoated.

Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.

Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.

Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials - masonry, wood, plaster, paint, and structural members - occurs.

Replacing an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new roof feature that is incompatible in size, scale, material, and color.

Alterations/Additions for the New Use

Installing mechanical or service equipment so that it damages or obscures character-defining features; or is conspicuous from the public right-of-way.

Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.

District/Neighborhood

Recommended:

Identifying, retaining, and preserving buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, street lights, signs, benches, parks and gardens, and trees.

Retaining the historic relationship between buildings, and streetscape and landscape features such as a town square comprised of row houses and stores surrounding a communal park or open space.

Protecting and maintaining the historic masonry, wood, and architectural metals which comprise building and streetscape features, through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and protecting and maintaining landscape features, including plant material.

Protecting buildings, paving, iron fencing, etc. against arson and vandalism before rehabilitation work begins by erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

Evaluating the overall condition of building, streetscape and landscape materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

Repairing features of the building, streetscape, or landscape by reinforcing the historic materials. Repair will also generally include the replacement in kind - or with a compatible substitute material - of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balustrades, paving materials, or streetlight standards.

Replacing in kind an entire feature of the building, streetscape, or landscape that is too deteriorated to repair - when the overall form and detailing are still evident - using the physical evidence to guide the new work. This could include a storefront, a walkway, or a garden. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Design for Missing Historic Features

Designing and constructing a new feature of the building streetscape, or landscape when the historic feature is completely missing, such as row house steps, a porch, streetlight, or terrace. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the district or neighborhood.

Alterations/Additions for the New Use

Designing required new parking so that it is as unobtrusive as possible, i.e., on side streets or at the rear of buildings. "Shared" parking should also be planned so that several business' can utilize one parking area as opposed to introducing random, multiple lots.

Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the district or neighborhood in terms of size, scale, design, material, color, and texture.

Removing nonsignificant buildings, additions, or streetscape and landscape features which detract from the historic character of the district or the neighborhood.

Not Recommended:

Removing or radically changing those features of the district or neighborhood which are important in defining the overall historic character so that, as a result, the character is diminished.

Destroying streetscape and landscape features by widening existing streets, changing paving material, or introducing inappropriately located new streets or parking lots.

Removing or relocating historic buildings, or features of the streetscape and landscape, thus destroying the historic relationship between buildings, features and open space.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building, streetscape, and landscape feature results.

Permitting buildings to remain unprotected so that windows are broken; and interior features are damaged.

Stripping features from buildings or the streetscape such as wood siding, iron fencing, or terra cotta balusters; or removing or destroying landscape features, including plant material.

Failing to undertake adequate measures to assure the preservation of building, streetscape, and landscape features.

Replacing an entire feature of the building, streetscape, or landscape such as a porch, walkway, or streetlight, when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building, streetscape, or landscape feature or that is physically or chemically incompatible.

Removing a feature of the building, streetscape, or landscape that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial and physical documentation.

Introducing a new building, streetscape or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character, e.g., replacing picket fencing with chain link fencing.

Alterations/Additions for the New Use

Placing parking facilities directly adjacent to historic buildings which cause the removal of historic plantings, relocation of paths and walkways, or blocking of alleys.

Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the district or neighborhood.

Removing a historic building, building feature, or landscape or streetscape feature that is important in defining the overall historic character of the district or the neighborhood.

E. FINDINGS:

1. 91 Nicollet Street, also known as the Backe-Barquist Residence, is a contributing resource to the St. Anthony Falls Historic District, Nicollet Island (Frame) Sub-District, listed locally and on the National Register of Historic Places.
2. The proposed work includes the replacement of cedar wood decking and railings above a first floor deck. There was a deck on this location from 1990 to 2006, when it was removed to repair the roof of the first floor.
3. The St. Anthony Falls Historic District Guidelines mainly address new homes; however, they do call for new construction to recognize the design of existing buildings. In this case, the picket design proposed railing would have similarities to other rear decks on the Island. The color of the rear deck is to be a stained wood, which would help differentiate between the historically painted porch columns and railings.
4. The Guidelines for Nicollet Island adopted in 1995 prohibits structural additions, including decks, to be made to the homes that were not part of the original design. Since the previous deck surface and second story addition were completed in 1990, they were approved prior to the 1995 guidelines. Since the deck is essentially replacing the previous deck and there is a second story access to this area, the proposed work would be replacing non-original features.
5. The Nicollet Island Guidelines also call for privacy screening to be vegetation only (not fences), so the taller portion of the deck does not meet that requirement. Materials to be used for rehabilitation include only using original materials. The proposed cedar wood deck and railing is consistent with the other wood finishes of the building, however the railings increase in height at the building to 6 ft 4 in. This screening is not consistent with the guideline that calls for vegetative screening only, however, the screen is part of the deck and not at grade.
6. The Secretary of Interior's Standards for Rehabilitation, or "Standards" for New Additions addresses how new construction will affect character defining features, damage to historic materials, locating new construction at the rear, and differencing between new and old construction. The proposed deck is in keeping with the Standards because it does not damage or obscure character-defining features, is located in the rear of the building, and does not change any of the exterior finishes of the building. The proposed deck will not remove historic building material and the new, stained cedar deck materials is different from the painted finished of the home. The addition is located in the rear of the home and is small in scale compared to the overall house.
7. The Standards for Entrances and Porches call for new construction of porches will to be on non-character-defining elevations. While the rear of subject home exhibits character defining features, such as wood lap siding and window trim, the rear has the least character defining features, due to the non-contributing second story addition and doe not have the details of the front, such as the porch.
8. The Standards for Roofs call for identifying, retaining, and preserving roofs that are important in defining the overall historic character of the building as well as designing additions to roofs when required by the new use to be inconspicuous from the public right-of-way and not to damage or obscure character-defining features. The proposed deck and railing preserves the roof line as well as the wood banding at the cornice line. The roof deck is located in the rear of the property.
9. The Standards for District call for the introduction of new construction in historic districts to be visually compatible so as to not destroy historic relationships within the district or neighborhood. The proposed deck is a replacement of a deck that was installed in 1990 along with a second story addition to the home. This second story addition includes a sliding glass door to access the deck

area. Without leading to a deck, the sliding glass door seems more of an anomaly in the district that if there is a deck in place. In addition, there is precedent for rear decks on other homes in the area, such as two houses to the west, 97 Nicollet Street, which has a similar deck and railing above a first story addition.

10. The proposed deck and deck railings will not be detrimental to the historic integrity of the building at 91 Nicollet Street or the Nicollet Island Sub-District of the St. Anthony Falls Historic District.

F. STAFF RECOMMENDATION:

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

1. Final drawings including plans, elevations and architectural details shall be submitted and approved to CPED-Planning staff.

Attachments:

1. Certificate of Appropriateness application, p 14-16
2. Elevations, site, and floor plans, p. 17-20
3. Site photographs, p. 21-25