

Department of Community Planning and Economic Development
Planning Division

Certificate of Appropriateness
BZH-26776

Date: March 29, 2011

Proposal: Request for Certificate of Appropriateness to install new stoop and steps

Applicant: Brian Kallioinen

Address of Property: 2617 3rd Street North

Project Name: 2617 3rd Street North Violation Abatement

Contact Person and Phone: Brian Kallioinen, 612-840-0481

Planning Staff and Phone: John Smoley, Ph.D., 612-673-2830

Date Application Deemed Complete: n/a

Publication Date: March 29, 2011

Public Hearing: April 5, 2011

Appeal Period Expiration: April 15, 2011

Ward: 3

Neighborhood Organization: Hawthorne Neighborhood Council

Concurrent Review: n/a

Attachments: Attachment A: Staff Report – A1-A11

Attachment B: Materials submitted by CPED staff – B1-B2

- 350' zoning map – B1
- 350' land use category map – B2

Attachment C: Materials submitted by Applicant – C1-C7

- Application – C1-C6
- Notification letter to Council Member and neighborhood organization – C7
- Plans – C8-C9
- Photographs – C10-C11



2617 3rd Street North, January 2011, CPED photo



2617 3rd Street North, 1984, CPED photo, depicting a previously removed non-historic porch

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CLASSIFICATION:	
Individual Landmark	Concrete Block House #3
Period of Significance	1885
Criteria of significance	The concrete block houses are locally significant for being an early example of a concentrated collection of residences that utilized concrete blocks as an artistic architectural material.
Date of local designation	1984
Applicable Design Guidelines	<i>The Secretary of the Interior's Standards for Treatment of Historic Properties</i>

PROPERTY INFORMATION	
Current name	Concrete Block House #3
Historic Name	Concrete Block House #3
Current Address	2617 3 rd Street North
Historic Address	2617 3 rd Street North
Original Construction Date	1885
Original Contractor	Union Stone and Building Company
Original Architect	S. Littlefield
Historic Use	Residence
Current Use	Residence
Proposed Use	Residence

DESCRIPTION OF LANDMARK:

The subject property is a 2.5-story duplex designed in a vernacular style with Queen Anne influences located just west of Interstate 94 between 26th and 27th Avenues North (Attachments B1 and B2). The building's dominant feature is its natural color cast concrete block walls. The building is laid out in a modified cruciform plan. The roof is a combination of hips and gables with a wood shingled attic dormer. 2617 and 2619 3rd Street North were identical in design at their time of construction, and they remain extremely similar in exterior design with the exception of several replaced features (doors, windows, and porches being the primary examples).

The concrete block houses are locally significant for being an early example of a concentrated collection of residences that utilized concrete blocks as an artistic architectural material.

In 1885, real estate entrepreneur, William N. Holway, formed the Union Stone and Building Company in Minneapolis. Their largest contribution to the city was a cluster of concrete block houses and rowhouses on the north-side of Minneapolis between 3rd and 4th Streets and 26th Avenue North. Eight houses as well as an eleven unit rowhouse remain as examples of the very early use of concrete blocks as an artistic architectural material. Although the buildings were designed by individual architects, they all share similar stylistic elements -- two and one half stories featuring side hall plans rectangular fenestration and roofs of multi-gable variety with ornamented primary façade dormers. All of the houses, with the exception of one, have retained their original concrete exteriors.

BACKGROUND AND SUMMARY OF APPLICANT'S PROPOSAL:

On May 27, 2010, the Applicant (one of the property's two owners) was cited for unpermitted work at 2617 and 2619 3rd Street North, specifically for installing wooden front stoops and steps without a building permit and Certificate of Appropriateness, as required by Chapter 599 Article VI of the City's Code of Ordinances. Article XI of this same chapter also requires all properties be kept in a state of maintenance and repair, as does Title 5 of the Minneapolis Code of Ordinances, Building Code, and Title 12 of the Minneapolis Code of Ordinances, Housing. To remedy the violations, Housing required HPC and Plan Review approval be received for the work.

On July 10, 2010 the Applicant applied for a Certificate of Appropriateness to permit the previously installed wood stoops and steps to remain. At their November 9, 2010 meeting, the Heritage Preservation Commission denied the Applicant's request. On March 15, 2011 the Applicant submitted a complete Certificate of Appropriateness application to install a concrete stoop and steps.

PUBLIC COMMENT: Staff has received no comment letters on the current proposal.

CERTIFICATE OF APPROPRIATENESS:

Findings as required by the Minneapolis Preservation Code:

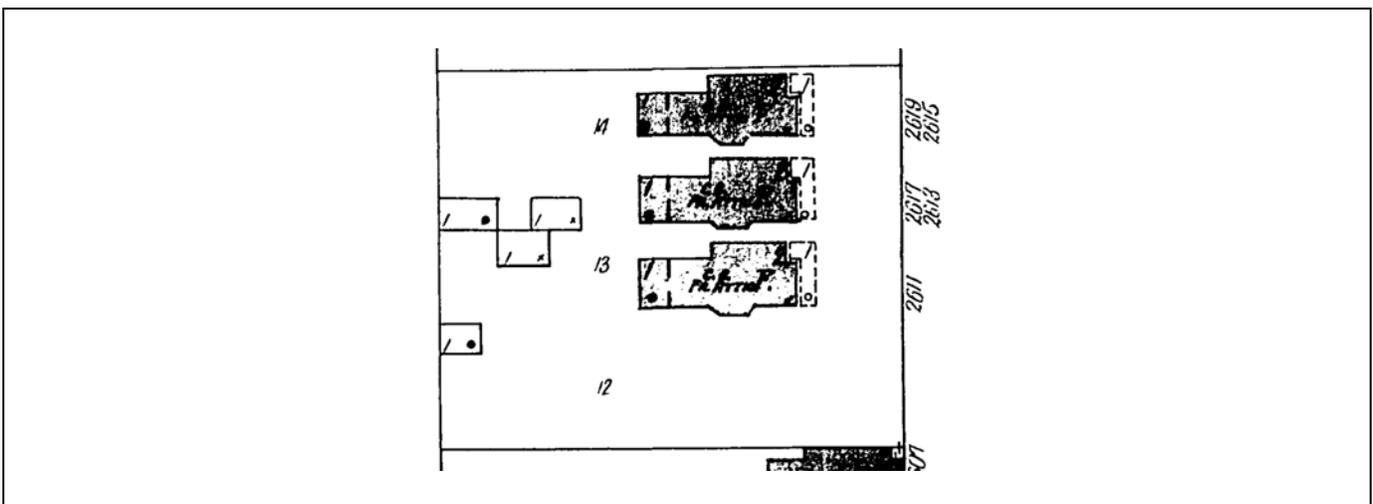
The Planning Division of the Minneapolis Community Planning and Economic Development Department has analyzed the application based on the findings required by the Minneapolis Preservation Ordinance. Before approving a certificate of appropriateness, and based upon the evidence presented in each application 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 exterior portions of the subject property communicate its historical significance. The Applicant is proposing to remove non-historic building materials (i.e. stoop, steps, door, transom infill panel, and door infill panel). The alterations are compatible with and support the criteria of significance and period of significance for which the landmark was designated.

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

The alterations are compatible with and support the interior and/or exterior designation in which the property was designated. The exterior portions of the subject property communicate its significance. Building permit records and Sanborn fire insurance maps indicate that, prior to 1915, the building possessed a one-story porch that extended across the front of the building. Removal of an unpainted plywood stoop and steps and installation of a simple, complementary stoop and steps to the front of the building will improve the building's ability to communicate its historical significance.



**1912-1930 Sanborn Fire Insurance Map, 2617-19 3rd Street North and vicinity
Note full-width one-story porch on each building.**

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

Based upon the evidence provided below, the work will improve the integrity of the contributing resource.

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

Design: The unpermitted work altered the design of the building in a negative way. Building permit records and Sanborn fire insurance maps indicate that, prior to 1915, the building possessed a one-story porch that extended across the front of the building. The installation of a simple concrete stoop will complement the historic construction without creating a false sense of history. The poured concrete will be separated from the existing concrete block foundation by modern cement blocks and gravel, ensuring the reversibility of the alteration.

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

Materials: The Applicant proposes to install a concrete stoop and steps. This material is in keeping with the character of the building known for its use of architectural concrete materials designed to communicate the decorative Queen Anne style.

Workmanship: The removal of a plywood stoop and unpainted wood steps will refocus passersby's attention on the late nineteenth century workmanship in the building.

Feeling: Removing out-of-character, non-historic wood features on a building significant for its use of architectural concrete will dramatically improve the building's integrity of feeling.

Association: The use of out-of-character, non-historic wood features erodes the link between this residence and the use of concrete blocks as an artistic architectural material. Installing a simple concrete stoop and steps will make it easier for the building to communicate its association with an early use of concrete as an artistic architectural material.

(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 Commission has not adopted guidelines for alterations to the concrete block houses.

(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.*

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The project follows the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

When designing for the replacement of missing historic features, the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* recommend against introducing a new feature that is incompatible in size, scale, material and color.

The proposed stoop and steps are quite modest in design and are compatible with the building's size and scale. The use of a simple concrete form is compatible in both design and material in this building known for its architectural use of concrete in the decorative Queen Anne style. Adding four inches of poured concrete atop four inches of gravel and a layer of modern concrete block will preserve the existing concrete block base and make the project readily reversible.



Front stoop materials visible at 2617 3rd Street North, January 2011, CPED photo

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One portion of the proposal is not appropriate. The previously installed stamped concrete patio block at the base of the wood stoop and steps is not appropriate for the front of this late 19th century building whose significance hinges upon the use of concrete as an artistic architectural material.



Front stoop materials visible at 2617 3rd Street North, January 2011, CPED photo

(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.

Action 8.1.1 of the Minneapolis Plan for Sustainable Growth indicates that the City shall protect historic resources from modifications that are not sensitive to their historical significance. The project will not modify the building in ways that are insensitive to its historical character, as discussed in items 4 and 5 above.

Comprehensive plan policy 8.1 states that the City will, “Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city’s architecture, history, and culture.” The project will help preserve the subject property and will tacitly encourage other property owners to appropriately restore the street-side appearance of historic properties.

The subject property lies within no adopted small area plan area.

(7) Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous

condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.

The building has suffered from the removal of architectural features on primary and character-defining façades. Restoration or appropriate substitution of the features are excellent ways to help reverse the destruction.

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:

(8) 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 an analysis of the project in relation to the property's significance statement.

(9) 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 installation of a stoop and steps, but Table 535-1 (Permitted Obstructions in Required Yards) does regulate placement of steps and stoops (entrance landings) in required front yards. Table 535-1 stipulates entry stoops be no greater than 36 square feet in area in the required front yard. The required front yard is based, in part, upon the front setback of adjacent residences. Only one adjacent residence is depicted on the site plan. Nevertheless, aerial photo evidence indicates that the proposal appears to keep the proposed stoop and steps out of the required front yard. CPED's Zoning section will ensure the stoop and steps meet Zoning Code standards.

(10) 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.

As discussed in finding #5, the application is in compliance with the rehabilitation guidelines of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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STAFF RECOMMENDATION

CPED-Planning recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the Certificate of Appropriateness subject to the following conditions:

1. The previously installed on-grade patio block is not approved. Poured concrete is an acceptable alternative.
2. All workmanship must be conducted in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.
3. Final plans, elevations, details, material selections, and finish samples must be submitted to CPED-Planning Staff for final review and approval prior to any permits being issued.
4. By ordinance, approvals are valid for a period of one year from the date of the decisions. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than April 5, 2012.
5. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.