

Department of Community Planning and Economic Development  
Planning Division

**Certificate of Appropriateness**  
BZH-26290

**Date:** April 6, 2010

**Proposal:** 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.

**Applicant:** Bob Ganser, on behalf of Tod Lane

**Address of Property:** 104 25<sup>th</sup> Street East

**Project Name:** Lane Residence Rehabilitation

**Contact Person and Phone:** Bob Ganser AIA, City Desk Studio, 612-872-2398

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

**Date Application Deemed Complete:** March 5, 2010

**Publication Date:** March 30, 2010

**Public Hearing:** April 6, 2010

**Appeal Period Expiration:** April 16, 2010

**Ward:** Ward 6

**Neighborhood Organization:** Whittier Alliance

**Concurrent Review:** N/A

**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 – B-4)
- Application form submitted January 25, 2009 (B-5 – B-6)
- Additional information from the Applicant (B-6 – B-10)
- Drawings and elevations (SK01-SK10)

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**South (Front) Elevation of Property**  
Photo Submitted by Applicant



**North (Rear) Elevation of Property**  
Photo Submitted by Applicant

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<b>CLASSIFICATION:</b>	
Local Historic District	Washburn-Fair Oaks Historic District
Period of Significance	1858- circa 1939
Criteria of significance	Broad patterns of development
Date of local designation	1976
Applicable Design Guidelines	Washburn-Fair Oaks Historic District Design Guidelines, Secretary of Interior Standards for Treatment of Historic Properties

<b>PROPERTY INFORMATION</b>	
Current name	25 <sup>th</sup> Street E Row Houses
Historic Name	25 <sup>th</sup> Street E Row Houses
Current Address	104 25 <sup>th</sup> Street E
Historic Address	104 25 <sup>th</sup> Street E
Original Construction Date	1889
Original Contractor	Unknown
Original Architect	Frederick A. Clarke
Historic Use	Residential (Multi-Family)
Current Use	Residential (Multi-Family)
Proposed Use	Residential (Multi-Family)

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**BACKGROUND:**

The subject property is one of 6 brick row-style townhouses on the northeast corner of 25<sup>th</sup> Street E and 1<sup>st</sup> Avenue S. The building was designed by architect Frederick A. Clarke and was originally constructed in 1889. Units within the building are privately owned.

**SUMMARY OF APPLICANT'S PROPOSAL:**

The Applicant is proposing to make a number of changes on the rear of the structure. These changes include: removal and repair of fire damaged brick, the enlargement of an existing window opening to accommodate a set of double French doors to provide access to a new balcony on the 2<sup>nd</sup> floor, the construction of a bay window on the first floor and the construction of an additional new balcony.

The Applicant began tuck-pointing and other brick repair work prior to obtaining approvals from the City, including a Certificate of Appropriateness and building permits. Since being cited for performing unpermitted work, they have been working with staff to gain the necessary approvals.

**PUBLIC COMMENT:**

No public comment had been received by the time of publication.

**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 Washburn-Fair Oaks Historic District, which is significant for its collection of late nineteenth and early twentieth century residential structures, ranging from mansions to more modest dwellings to multi-family housing.

The Applicant is proposing 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. All of the proposed work would be done on the rear elevation of the property. The existing brick will be removed, repaired and restored to the building. Any bricks that need to be replaced would be replaced using bricks removed to accommodate the enlargement of the window openings. No replacement material would be used. The windows proposed for the bay window addition are compatible with the windows found on the rest of the building. The proposed balconies are wood, and are similar in size and design to other balconies found on the subject property.

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 Washburn-Fair Oaks Historic District's significance. The proposed changes would not lessen the building's contribution as a residential structure in a district significant for its collection of late nineteenth and early twentieth century residential structures. The subject property has always served as a multi-unit residential dwelling with a degree of differentiation between the individual units.

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As proposed by the Applicant, 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 Applicant is proposing 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. While the proposed work does include a number of changes to the unit, the changes being proposed are sensitive to the building and the district. The proposed materials (wood windows, wood balconies) are appropriate for the district. The soffit for the proposed bay window addition was designed using elements found elsewhere on the building as a guide. All proposed work would be done on the rear elevation of the building, which has very limited visibility from the street. 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 project will not impair the contributing resource's integrity of setting.

*Materials:* The Applicant is proposing to remove, repair and restore original brick on the unit that has been damaged by fire. Any brick in the fire-damaged areas that cannot be repaired will be replaced using material removed for the window enlargements. No non-original replacement brick is being proposed. The proposed windows, doors and balconies are all wood, which is compatible with the materials found on the rest of the building. The proposed work would not impair the contributing resource's integrity of materials.

*Workmanship:* The Applicant is proposing 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. The brick repair will involve removing, repairing and replacing existing brick material. The proposed bay window and balconies would use compatible materials and are designed in a manner that is sensitive to the building. The proposed work would not impair the contributing resource's integrity of workmanship.

*Feeling:* While the Applicant is proposing a number of changes, the overall impact on the appearance of the building would be minimal. The project would not impair the property's integrity of feeling.

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*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 applicable design guidelines for this project are the Washburn-Fair Oaks Historic District Design Guidelines, which were adopted by the Heritage Preservation Commission on July 30, 1976.

The Applicant is proposing 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.

In regards to materials, The Washburn-Fair Oaks Historic District Design Guidelines state: "6. Materials- generally new materials shall be compatible with the existing." Specifically addressing brick, the guidelines state: "New brick should match existing brick in terms of brick size, texture and color as well as the existing mortar color, bonding pattern, and the width and type of joint." Because the Applicant is proposing to repair and reuse existing brick and is not proposing to use any replacement material, this guideline is met.

In regard to windows, the guidelines state: "If existing windows need to be replaced, use wooden, a suitable colored or anodized metal or other materials that blend with and not detract from the building." The three windows in the proposed bay window addition are wood and would be in keeping with this guideline.

- (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 repairing masonry features on structures, the Secretary of the Interior's Standards for Rehabilitation recommend: "Repairing masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes such as terra-cotta brackets or stone balusters." The proposed repair and reuse of original brick material is in keeping with this standard.

Addressing the addition of new entrances and porches, the Secretary of the Interior's Standards recommend: "Designing and installing additional entrances or porches when

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required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.” The Applicant is proposing to expand an existing window opening to install a set of double French doors to provide access to a new balcony. They are also proposing to expand an existing window opening into a new internal doorway to provide access to a proposed bay window addition. Lastly, they are proposing to add an additional new balcony above the existing ground level entrance, utilizing an existing doorway. All of this proposed work is on the rear elevation, which is a non-primary elevation and has very limited visibility from the public right of way. The scale and balance are generally in keeping with the original façade of the building. The proposed work is in keeping with the Secretary of the Interior’s Standards.

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 bay window addition would be on the rear elevation of the building. It would require the expansion and enclosure of one existing window. 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. 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 Washburn-Fair Oaks 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.***

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The Applicant submitted material addressing each of the 12 findings required for a Certificate of Appropriateness. (See Appendix B-7-B-10.) The Applicant has stated that increasing the connection between the building interior and rear courtyard area strengthens the building's significance as a quality high-density residential structure. The Applicant also stated that existing design elements were used to guide the design for the current proposal.

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

The proposed work is in compliance with Title 20, Chapter 530 of the Minneapolis Code of Ordinances.

**(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 material outlining how they believe the project is in keeping with the Secretary of the Interior's Standards for Rehabilitation (see Appendix B-7-B-8). The Applicant referenced many of the same standards referred to 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 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 Applicant is proposing to repair and reuse damaged brick on the property, expand an existing window opening to a door opening, add a bay window, and construct two balconies with roof overhangs. The proposed work is in compliance with

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the Washburn-Fair Oaks 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. 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.

## **STAFF RECOMMENDATION**

CPED-Planning staff recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the 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 with the following condition(s):

1. CPED-Planning reviews and approves final plans.
2. Mortar used for the brick repair shall match the existing mortar in strength, thickness and composition.
3. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>
4. 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**