Department of Community Planning and Economic Development
Planning Division

Certificate of Appropriateness
BZH-27191

Date:	January 10, 2012
Proposal:	Certificate of Appropriateness for a new rear stair and porch addition
Applicant:	Tom Barbeau on behalf of the Old Town in Town Cooperative
Address of Property:	728 16th St E
Project Name:	New rear stair and porch addition
Contact Person and Phone:	Tom Barbeau, 651.675.2284
Planning Staff and Phone:	Brian Schaffer, 612.673.2670
Date Application Deemed Complete:	December 21, 2011
Publication Date:	January 10, 2012
Public Hearing:	January 17, 2012
Appeal Period Expiration:	January 27, 2011
Ward:	7
Neighborhood Organization:	Elliot Park Neighborhood, Inc.
Concurrent Review:	N/A
Attachments:	Attachment A: Materials submitted by CPED staff • Location map: A12 • District Map: A13 • Sanborn Fire Insurance Map: A14 Attachment B: Materials submitted by Applicant • Notification letter to Council Member & Neighborhood: B15 • Application form: B17-B18 • Applicant's Statement of Project: B19-B21 • Existing conditions (photographs): B22 • Architectural drawings and specifications: B24-B30

728 & 732 16th St E, CPED 2011

CLASSIFICATION:	
Local Historic District	Ninth Street South Historic District, contributing resource
Period of Significance	1886 - 1915
Criteria of significance	The Ninth Street South Historic District is locally significant for its depiction of architectural styles and community planning principles during the period 1886-1915. The multi-family dwellings in this district highlight this neighborhood's function as a transitional zone connecting the downtown commercial core with outlying lower density residential districts.
Date of local designation	1988
Applicable Design Guidelines	Ninth Street South Historic District Design Guidelines *The Secretary of the Interior's Standards for Treatment of Historic Properties*

PROPERTY INFORMATION	
Current name	Old Town in Town Cooperative
Historic Name	Linne Flats
Current Address	728 16th St E
Historic Address	726-728 16th St E
Original Construction Date	1892
Original Contractor	Frederick A. Clark
Original Architect	F.A. Clark
Historic Use	Residences
Current Use	Residences
Proposed Use	Residences

BACKGROUND:

The subject property is a flat roofed, three-story brick multi-family residence located just west of the intersection of Chicago Avenue and 16th Street East in the South Ninth Street Historic District.

The Ninth Street South Historic District is locally significant for its depiction of architectural styles and community planning principles during the period 1886-1915. The multi-family dwellings in this district highlight this neighborhood's function as a transitional zone connecting the downtown commercial core with outlying lower density residential districts.

Minneapolis' economic boom of the mid-1880s encouraged a rapid influx of new residents and created a strong demand for housing. Architects and builders responded by introducing the row house to the Minneapolis streetscape. The proximity of the Ninth Street South Historic District to the downtown business district and streetcar lines made higher density dwellings appealing to developers and acceptable to upper and middle class workers. These row houses continue to mark the evolution of the urban city from its village roots.

The exterior portions of the subject property contribute to the district's significance as part of the Linne Flats, a series of five apartment buildings from 728-740 16th Street East constructed in 1892 by Carl Peterson (#s 728, 732, and 735) and Frank J. Linne (#s 736 and 740). Designed by Frederick A. Clark, these symmetrical, three-story red brick apartment buildings have three-story bay windows flanking a central entrance.

SUMMARY OF APPLICANT'S PROPOSAL:

The Applicant is proposing to remove a wooden rear exit staircase and porches and install a new steel and wood exit stair and porches in its place. According to the Applicant the existing wooden stair and porches appear to be constructed in the 1980s when the property was converted to its current configuration. However, there are no building or preservation approvals on file to provide evidence of the exact date of construction. The existing staircases and porches are not original to the building. A Sanborn fire insurance map from 1912 (Attachment A14) shows that rear porches existed during the period of significance, however this map indicates a different configuration than what exists today; the porches extended across the entire rear of the building.

The building appears to have been constructed with six or eight apartments. The subject building and the other buildings of the Linne Flats were rehabilitated in 1980 into a cooperative housing development called Old Town in Town. The designation materials for the South Ninth Street Historic District recognize that the building's interior configuration was significantly altered over its lifetime. This interior configuration also alters the way the building interacts with the rear facade of the building. The existing rear stair serves a life-safety function as a rear exit stair for the building. This existing structure also serves as a rear porch for three of the building's units.

The current interior configuration of the building and the existing rear staircase and porches influences the Applicant's proposed design for the new rear staircase and porches. The

proposed design utilizes the existing footings and foundations of the current staircase and porches. It shares a similar footprint and configuration of a staircase and three porches. The proposed staircase and porches are separated from each other by a wooden privacy wall in much the same way the existing staircase and porches are separated.

The proposed design is constructed of steel columns and steel beams, with steel guard rails and panels. The decking will be constructed of wood, as well as the privacy walls between the porches and the staircases. The roof components and siding will be constructed from a prefinished metal with a Kynar dark bronze finish to match the color of the existing windows of the building and roof coping. The steel components will be finished in black and the wood screen panels will be painted black.

A roof hatch has been added to the proposed staircase and porch addition to allow for access to the roof for maintenance. To comply with building code requirements, regarding maintenance access to the roof, the Applicant's design includes a guardrail around the rooftop of the proposed addition.

PUBLIC COMMENT:

At the time of the publication of this report CPED has not received any public comments.

CERTIFICATE OF APPROPRIATENESS: Certificate of Appropriateness for a new rear stair and porch addition

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 Linne Flats contribute to the district's significance as apartment buildings designed to complement the row house design while offering smaller, more affordable living spaces in close proximity to the downtown business district and streetcar lines. The proposed addition does not alter the architectural significance of the building. The stair and porch addition is located on the rear of the building similar in location to the original porch location on the rear of the building.

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

The proposed stair and porches are compatible with and support the exterior designation of the property. The proposed stair and porches are located on the rear of the building where there historically have been porches and exterior access to the building. This addition is proposed to be constructed from steel and wood; materials that were historically used for porch and stair designs. The proposed project results in the removal of the existing, non-historic rear stair and porches and introduces a more historically compatible design than currently exists.

(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.

Location: The Applicant proposes no changes to the contributing resource's location; the proposed project utilizes the current location for the rear stair and porches which is in a similar location to the historic location of the rear porches.

Design: The proposed project will introduce a new design for the rear stair and porches. The proposed project utilizes the current location for the rear stair and porches which is

in a similar location to the historic location of the rear porches. While the materials and configuration may differ from the existing and historic design for the rear porches this difference does not negatively affect the integrity of the building's design due to its location and scale.

Materials: The Applicant proposes to replace the existing, non-historic, wooden rear stair and porches with a steel and wood design. These materials are in-keeping with the historic materials used in this type of project; as such the integrity of materials remains unaltered by the project.

Association: The Applicant proposes no changes that would break the residence's association with late nineteenth century Minneapolis row house architecture or residential development common to the district, thus 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 Heritage Preservation Commission adopted the Ninth Street South Historic District Design Guidelines in 1988. The Guidelines do not provide specific guidance to guide the proposed project. The Guidelines do refer to Secretary of the Interior's Standards for Rehabilitation, which are discussed in finding #5 of this report.

(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 proposed work fits under the Rehabilitation Standards and Guidelines. Standard #9 and #10 for rehabilitation provided guidance on additions.

Standard Nine: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard Ten: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project is located at the rear of the building, which is the historic location of rear porches and stairs. It is designed in a simple contemporary utilitarian design that utilizes building materials traditionally used for this building application. The design and

use of material, combined with the scale and proportion of the proposed project create compatible design that is differentiated from the historic building.

The Guidelines for Rehabilitation offer additional guidance. They recommend:

> Designing and constructing a new feature of a building or site when the historic feature is completely missing, such as an outbuilding, terrace, or driveway. It may be based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building and site.
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> Considering the design for an attached exterior addition in terms of its relationship to the historic building as well as 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.

The Applicant did not find historical photographs of the original rear porches; however, CPED was able to find documentation that illustrated the footprint of the rear porches. While the proposed porches do not follow the configuration of the historic porches their design is compatible with the building and the site. Their design uses traditional materials in a simple, contemporary design

The Applicant's proposal retains the function and relationship of the historic buildings with the adjacent buildings. The proposed addition is compatible with the historic building and district yet is clearly differentiated from the historic building.

(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 historic significance. The proposed modifications are sensitive to the property's historic significance.

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 project does not include the destruction of the subject property. However, it does include the destruction of a non-historic rear stair and porch addition.

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 district's architectural significance will not be diminished by the proposed project. The district's association with significant developments in the urbanization of the city will not be impacted by the proposed project since the buildings still serve as medium-density residential buildings on the outskirts of the central business district.

(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 proposed project.

(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.

The Applicant's proposal is in-keeping with the Rehabilitation typology of treatments.

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:

(11) 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 remove a non-historic wooden rear stair and porches and replace it with a design in a similar footprint and configuration as the existing, but in a more compatible design utilizing contemporary interpretations of historically used materials. The proposed project's location and design will protect the integrity of the property and the district.

(12) 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 proposed project does not negatively alter the essential character of the historic district. The property owners, a cooperative, seek to maintain the building and district's residential function and preserve the historical character of the subject property by removing and reconstructing the rear stair and porches of the building.

(13) 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 project will not impede the preservation of surrounding properties. The proposed removal of non-historic material and replacement with a more historically compatible design may encourage other properties owners to consider similar improvements which will further help to preserve the integrity and significance of the historic district.

STAFF RECOMMENDATION

CPED-Planning staff recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the Certificate of Appropriateness for a new rear stair and porch addition located at 728 16th St E with the following condition(s):

1. CPED-Planning reviews and approves final plans
2. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: *http://www.nps.gov/history/hps/tps/standguide/*
3. Approvals for this Certificate of Appropriateness shall expire if they are not acted upon within one year of approval, unless extended by the Planning Director in writing prior to one-year anniversary date of approvals.