

**Department of Community Planning and Economic Development – Planning Division**  
Certificate of Appropriateness  
BZH-27054

**Proposal:** Front porch alterations and a side entry stair replacement

**Applicant:** William Lockett, 612-242-0963

**Address of Property:** 3045 5<sup>th</sup> Avenue South

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

**Date Application  
Deemed Complete:** n/a

**Public Hearing:** March 20, 2012

**Appeal Period Expiration:** March 30, 2012

**Ward:** 8

**Neighborhood Organization:** Central Area Neighborhood Development Organization

**Concurrent Review:** n/a

**Attachments:**

- Staff Report – A1-A15
- Materials Submitted by CPED – B1
  - 350' radius zoning map – B1
  - Preservation Brief 45 – B2-B21
- Materials Submitted by Applicant – C1-C20
  - Application and Supporting Materials - C1-C20
- Materials Submitted by Other Parties – D1-D22



**Figure 1. 3045 5<sup>th</sup> Ave S, 2011, before porch work, photo submitted by Applicant**



**Figure 2. 3045 5<sup>th</sup> Ave S, 2012, current appearance, CPED photo**

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<b>District/Area information</b>	
Historic District	N/A
Neighborhood	Central Neighborhood

<b>Historic Property information</b>	
Current name	3045/47 5 <sup>th</sup> Avenue South
Historic Name	Frank & Laura Chase Residence
Current Address	3045 5 <sup>th</sup> Avenue South
Historic Address	3045/3047 5 <sup>th</sup> Avenue South
Original Construction Date	1904
Original Contractor	M. Schumacher
Original Architect	William M Kenyon
Historic Use	Residence
Current Use	Residence
Proposed Use	Residence
Other Historical Designations	N/A

**BACKGROUND:**

On October 11, 2011 the Heritage Preservation Commission approved the City Council's nomination of the property as a Landmark, established interim protection, and directed the Planning Director to prepare or cause to be prepared a designation study. That study is in progress.

On January 17, 2012 the Heritage Preservation Commission heard the application for front porch alterations and a side entry stair replacement and continued the item for at least two cycles or until the next appropriate meeting following submission of new plans. The Applicant has since changed his plans twice in response to Heritage Preservation Commission and staff recommendations. Changes are noted in the clouded portions of the plans (Attachment C5-C7).

The residence was built for Frank R. and Laura B. Chase. It is located at the northeast corner of 5<sup>th</sup> Avenue South and 31<sup>st</sup> Street East. The house was designed by William M. Kenyon and constructed by M. Schumacher for the price of \$8000 in 1904. The building is a 2.5 story split gable design in the Shingle Style. It has shake siding on the upper stories and lap siding on the ground level. The building has a front porch with brick columns. This porch was added to the home in 1914, during the time Frank and Laura Chase owned and lived in the building. In 1995 window glass and screens on the home were repaired. In 2009 and 2011 some historic windows on the home (primarily on the first floor and the front of the building) were replaced

with nonhistoric vinyl windows, though the majority of existing windows on the building appear historic.

**SUMMARY OF APPLICANT'S PROPOSAL:**

The Applicant wishes to conduct the following work:

1. replace a (north) side entry stair; and
2. convert the existing front porch to habitable space by:
  - A. removing existing nonhistoric porch windows and replacing them with siding and smaller windows;
  - B. installing windows between existing framing in the porch's gable;
  - C. removing a window in the main building wall behind the porch and replacing it with siding to match the siding currently on the building;
  - D. removing and replacing a nonhistoric door and door trim that lead into the main building from the porch;
  - E. removing the inner half of the historic brick porch piers that flank the porch stairway;
  - F. removing the existing nonhistoric porch door and replacing it with a new nonhistoric door;
  - G. partitioning and insulating the space inside the porch to create two rooms and an entry hallway into the main building;
  - H. cutting holes and adding new venting in the existing wood soffit or replacing the wood soffit with a new pre-finished vented metal soffit on the north and south sides of the porch; and
  - I. installing turtle vents on the porch roof ridge (north side only).

The Applicant began work on the proposed project without a building permit and was cited for conducting unpermitted work, prior to the establishment of interim protection.

**PUBLIC COMMENT:**

Staff has received numerous comment letters (Attachment D) on the project. The majority of these letters were originally sent in support of the property's landmark nomination, prompted by alarm over the porch alterations in question. Staff has received no new letters since those presented to the Commission at the January 17 hearing.

***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 property has not yet been designated, but remains under interim protection.

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

The property has not yet been designated, but remains under interim protection.

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

As conditioned, the proposed alterations will be somewhat reversible, thereby maintaining the property's integrity of design and materials.

***(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 design guidelines for the subject property.

***(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 Applicant is conducting a rehabilitation of the subject property. The proposed project does not follow the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* but, as conditioned, the changes will be somewhat reversible should current or future owners wish to restore the property.

**North Side Entry Stair**

The rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* recommend designing and constructing a new entrance or porch when 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. The applicant is proposing to replace the existing entry stair on the north side of the building. The design of the entry stair clearly distinguishes this nonhistoric replacement from the historic entryway cover (Figure 3). The simple design of the entryway and its use of treated wood materials complement the historic construction while not creating a false sense of history. Staff recommends the project be conditioned to ensure the wood used to construct the stairway is painted to match the color scheme of the building.



**Figure 3. North side entry stair, 2012, CPED photo**

### **Front Porch**

The rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* do not recommend enclosing porches in a manner that results in a diminution or loss of historic character by using materials such as wood, stucco, or masonry, as discussed in Preservation Brief 45 (Attachment B16-B18).

The proposal will result in the conversion of the subject porch from a naturally climate-controlled social space and entryway into habitable space. The porch was previously enclosed, however, though it was not considered habitable space (Figure 1). Siding used on the porch is proposed to match the siding used on the rest of the building (Attachment C5, C6). Plan elevations note that paneling to match the original paneling shall be installed below the proposed porch windows. The Applicant has verbally indicated that the existing paneling shall be retained. Staff recommends that the project be conditioned to ensure the existing paneling is retained, irrespective of what the plans state. The applicant is also planning on removing and replacing a nonhistoric door and door trim that lead into the main building from the porch. Staff recommends that the project be conditioned to ensure the new door is solid wood, with or without lights.



**Figure 4. South elevation, 2012, CPED photo, Note historic window types on building**

The applicant is proposing to install sliding windows in the porch openings immediately above the existing paneling. No details regarding the windows have been provided. A number of windows on the building were replaced with new vinyl windows in 2009 and 2011. Remaining historic windows on the building (see Figure 4 for second floor examples) appear to:

1. be fixed (some) and double hung (most);
2. possess wood frames;
3. be true divided light (with 6, 9, and 12 panes over a single pane in the lower sash);
4. be more vertical than horizontal in nature (except where grouped in twos and threes and separated by mullions);
5. possess clear, nonreflective glass; and
6. be surrounded by wood trim.

Staff recommends the project be conditioned to ensure the proposed windows immediately above the panels shall:

1. be double hung;
2. possess wood frames;
3. be true divided light (with 6, 9, or 12 panes over a single pane in the lower sash) and have muntins whose design, material, and dimensions match those of historic muntins on the building;
4. be in groups of two or three identically-sized windows and separated by mullions within each of the three proposed openings;
5. possess clear, nonreflective glass; and
6. be surrounded by wood trim equivalent in size to the trim around historic windows on the building.

The applicant is also proposing to install double pane windows and quarter round trim between existing framing in the porch's gable. No details related beyond this were included in the application. Staff recommends that the project be conditioned to ensure the proposed gable windows:

1. be fixed;
2. possess wood frames;
3. possess no division of lights, to better simulate the open space there currently;
4. possess clear, nonreflective glass; and
5. not be surrounded by wood trim.

The rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* recommend designing enclosures for historic porches on secondary elevations 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. The porch is on a primary building elevation and the proposal includes the construction of walls in places where the porch remained open historically (Attachment C5). The project is somewhat reversible, however. New windows, siding, insulation, sheathing, interior finishes, doors, and walls could be removed to permit the restoration of the porch to its historic appearance. Installing turtle vents on the north side of the roof shall permit ventilation of the space below the gabled roof and shall hinder the development of ice dams. Cutting holes and adding new venting in the

existing wood soffits or replacing the wood soffit with a new pre-finished vented metal soffit on the north and south sides of the porch will do the same. While the latter change will result in the removal and disposal of what appears to be historic tongue and groove wood, the existing main roof soffits appear to be sheathed in aluminum coil, and the simple design of the porch's wood soffits can be replicated in the future.



**Figure 5. Nonhistoric window to be blocked in, 2012, CPED photo**

The rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* do not recommend changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sashes that do not fit the historic window opening. The Applicant is proposing to remove a

window in the main building wall at the rear of the porch and block in the opening (Attachment C6, numbered note 3). The window in question has already been replaced, however (Figure 5), and the opening could be restored in the future.



**Figure 6. Partially deconstructed porch pier next to the stairway, 2012, CPED photo**

The rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* do not recommend stripping entrances and porches of historic material such as wood, cast iron, terra cotta tile, and brick. The Applicant is proposing to remove the inner half of historic brick porch piers that flank the porch stairway (Attachment C6, numbered note 2). Photos indicate that the porch piers have already been partially removed (Figure 6). Staff recommends that the project be conditioned to reconstruct the porch piers to their pre-construction dimensions. As the columns rise above the height of the paneling on the porch wall, a piece of trim will need to be installed between the proposed windows and the paneling to cover this space (Figure 7). Staff recommends the project be conditioned to permit this as well.



**Figure 7. Front porch, 2011, Applicant photo, Note that where the columns rise above the height of the paneling on the front of the porch, a piece of trim was installed between the proposed windows and the paneling to cover this space**

***(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 project will modify the building in ways that are insensitive to its historical character, as discussed in finding 5 above, but, as conditioned, the project will be somewhat reversible.

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.” As conditioned, the proposed work will not damage this building’s ability to communicate its historical significance, as discussed in item 3 above.

**(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 involve the destruction of the property.

**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 included a statement describing how the project meets findings 1-6 (Attachment C3).

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

The proposal does not trigger Site Plan Review required by Zoning Code Chapter 530.

**(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 not in compliance with the rehabilitation guidelines of *the Secretary of the Interior's Standards for the Treatment of Historic Properties* but is somewhat reversible.

**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 property does not lie within a historic 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 property does not lie within a historic district.

***(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 property does not lie within a historic district. The request might set a precedent for future cases, but will not authorize changes to other Landmarks, Historic Districts, or properties under interim protection without staff or HPC review.

## STAFF RECOMMENDATION

**The Department of Community Planning and Economic Development - Planning Division recommends that the Heritage Preservation Commission adopt the above findings and approve the Certificate of Appropriateness for front porch alterations and a side entry stair replacement located at 3045 5<sup>th</sup> Avenue South subject to the following conditions:**

1. The existing paneling shall be retained.
2. The new front door shall be solid wood with or without lights.
3. The proposed porch windows immediately above the panels shall:
  - a. be double hung;
  - b. possess wood frames;
  - c. be true divided light (with 6, 9, or 12 panes over a single pane in the lower sash) and have muntins whose design, material, and dimensions match those of historic muntins on the building;
  - d. be in groups of two or three identically-sized windows and separated by mullions within each of the three proposed openings;
  - e. possess clear, nonreflective glass; and
  - f. be surrounded by wood trim equivalent in size to the trim around historic windows on the building.
4. The proposed gable windows shall:
  - a. be fixed;
  - b. possess wood frames;
  - c. possess no division of lights, to better simulate the open space there currently;
  - d. possess clear, nonreflective glass; and
  - e. not be surrounded by wood trim.
5. Reconstruct the porch piers to their pre-construction dimensions.
6. Where the porch piers rise above the height of the paneling on the porch wall, a piece of trim shall be installed between the proposed windows and the paneling to cover this space.
7. The wood used to construct the north side entry stair shall be painted to match the color scheme of the building.
8. By ordinance, approvals are valid for a period of one year from the date of the decision unless required permits are obtained and the action approval is substantially begun and proceeds in a continuous basis toward completion. 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 March 20, 2013.
9. 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.
10. CPED-Planning Staff shall review and approve the final plans and elevations prior to building permit issuance.