

**Department of Community Planning and Economic Development**  
 Certificate of Appropriateness  
 BZH-27681

**Proposal:** Remove stucco, install fiber-cement siding, and receive after- the-fact approvals for replacement of gable cladding, window trim, and fascia.

**Applicant:** Chris Overson of Craftsman’s Choice,

**Address of Property:** 2008 2<sup>nd</sup> Avenue South

**Project Name:** 2008 2<sup>nd</sup> Avenue South Restoration Project

**Contact Person and Phone:** Chris Overson, 612-366-5356

**Planning Staff:** Aaron Hanauer, Senior City Planner, 612-673-2494

**Date Application Deemed Complete:** March 15, 2013

**Public Hearing:** April 2, 2013

**Appeal Period Expiration:** April 12, 2013

**Ward:** 6

**Neighborhood Organization:** Whittier Neighborhood Association

**Concurrent Review:** Not applicable

<b>CLASSIFICATION:</b>	
Local Historic District	Washburn-Fair Oaks Historic District, contributing resource
Period of Significance	1858-1939
Criteria of Significance	The Washburn-Fair Oaks Historic District is locally significant for its depiction of turn-of-the-century residential architecture ranging from opulent mansions to modest homes.
Date of local designation	1976
Date of National Register listing	1989
Applicable Design Guidelines	<i>The Secretary of the Interior’s Standards for Treatment of Historic Properties</i> <i>Washburn-Fair Oaks Historic District Design Guidelines</i>

Department of Community Planning and Economic Development  
BZH-27583

PROPERTY INFORMATION	
Current name	Multi-family residence (four units)
Historic Name	Multi-family residence (four units)
Current Address	2008 2 <sup>nd</sup> Avenue South
Historic Address	2008 2 <sup>nd</sup> Avenue South
Original Construction Date	Prior to 1900
Original Architect	Unknown
Original Builder	Unknown
Historic Use	Residential
Current Use	Residential
Proposed Use	Residential

**BACKGROUND:** The Washburn-Fair Oaks Historic District is locally significant for its depiction of late nineteenth and early twentieth century residential architecture ranging from opulent mansions to modest homes.

The two and a half story residential structure at 2008 2<sup>nd</sup> Avenue South is a contributing structure to the Washburn Fair Oaks Historic District. It was built prior to 1899. In 1920, stucco was applied over the original lap siding. Additional plaster was applied to the house in 1972.

**SUMMARY OF APPLICANT’S PROPOSAL:** The applicant is proposing to remove the stucco siding and the original lap siding underneath the stucco and install fiber-cement siding with the same dimensions as the original siding (four inch reveal). The applicant is also requesting approval for the following work that was completed without a building permit or preservation approvals in 2012:

- Replacement of the exterior wood trim around the windows;
- Replacement of the fascia on the second floor and the dormers;
- Replacement of dormer siding on seven dormers:

The applicant states that they were unaware that preservation approvals were required for the work done in 2012. CPED showed the applicant how they can check the city website to find out if a property has heritage designation. CPED also contacted the property owner to explain that all exterior alterations require heritage preservation approval.

**PUBLIC COMMENT:** As of the writing of this report, staff has received no public comment on the project.

***Findings as required by the Minneapolis Preservation Code:***

*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 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 modest dwellings to mansions.

The completed and proposed alterations are compatible with and continue to support the criteria of significance and period of significance for which the historic district was designated. Although the applicant did not gain City approvals for the work completed in 2012, it was done in a sympathetic manner to the historic structure. The proposed replacement of the stucco with fiber-cement siding that matches the reveal of the original clapboard siding will restore the house back to its original 19<sup>th</sup> century appearance.

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

The completed and proposed alterations are compatible with and support the exterior designation for which the property was designated. Collectively, the alterations will help maintain the house and return it to its original appearance.

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

The completed and proposed alterations are compatible with and will ensure continued integrity of the historic district for which the district was designated. The Washburn-Fair Oaks Historic District provides a varied platter of popular architectural styles that existed during the late 19th and early 20th centuries. The proposed alterations, in particular the removal of the stucco and installation of fiber-cement siding to match the original clapboard reveal, will bring the building more in line with its original appearance.

**(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 work completed in 2012 without preservation approval and the proposed work is consistent with the Washburn Fair Oaks Historic District Guidelines that were adopted by the Minneapolis Heritage Preservation Commission on July 30, 1976.

***Stucco and siding replacement:*** The applicant is proposing to remove the stucco siding that has been on the building since the 1920s as well as the original clapboard siding. The applicant states that the stucco is buckling and falling off. In its place, the applicant is proposing to install fiber-cement based siding that matches the dimensions of the original siding (four-inch reveal). The applicant states that the original clapboard siding underneath the stucco is in very poor condition due to water intrusion and damage from the stucco lath that was attached to the clapboard siding. The proposed clapboard siding will have a wood grain finish, which does not exactly match the texture of the original clapboard siding. However, CPED believes in this case, that the texture will not detract from the appearance. The applicant states they used the same fiber-cement material with wood grain finish on the rear dormer. When viewing this work from the alley the texture is not visible and the siding appears smooth. The applicant states that they purchased the proposed fiber-cement siding as a special order and are not able to return it. The estimated cost for material is approximately \$11,000.

The stucco removal and installation of new replacement siding is in compliance with the following district guidelines:

- Guideline 6c. Clapboard New clapboard to an existing clapboard structure should match the directionality and dimensions of the original siding. Where a synthetic or aluminum siding is used, it should match direction, dimensions, and texture of original covering. Details such as corner pilasters, sunbursts, etc. should not be covered and, if removed, should be replaced.
- Guideline 6d. Stucco If stucco is in good condition or if it is the original material, it should be maintained. However, if the original material was clapboard, restoration to this material is encouraged (but not demanded).

***Dormer cladding:*** In 2012, the applicant installed new siding on the building's seven dormers; six of the dormers had fish scale shingles with 45 degree angles at the end, the other dormer had clapboard siding. The applicant states that the dormer siding material was rotted and deteriorated to a point that it could not hold paint. The applicant replaced the fish scale shingles with a similar design shingle that has a rounded edge. At the rear of the house, the applicant replaced clapboard siding with fiber-cement siding with the same dimension (four inch reveal).

The replacement dormer cladding is in compliance with Guideline 6c. Clapboard:

- Guideline 6c. Clapboard New clapboard to an existing clapboard structure should match the directionality and dimensions of the original siding. Where a synthetic or aluminum siding is used, it should match direction, dimensions, and texture of original covering. Details such as corner pilasters, sunbursts, etc. should not be covered and, if removed, should be replaced.

***Window trim:*** In 2012, the applicant replaced the exterior wood trim around the windows with a fiber-cement window trim that matched the original's dimensions (4.5 inches wide). The replacement trim also matched the simple design of the original. The replacement of the wood window trim with a compatible material that matches the original's dimensions is in compliance

with the district's guidelines for materials. "Generally new materials shall be compatible with the existing."

**Fascia:** In 2012, the applicant replaced the exterior wood fascia on the second floor and on the dormers. The replacement fascia comes close to matching the original, including the ornate details on the dormers. The replacement of the fascia with a compatible material that matches the original's dimensions is in compliance with the district's guidelines for materials. "Generally new materials shall be compatible with the existing."

**Upper Deck Railing:** The upper deck was installed after 1996 but prior to 2009. The deck railing was not completed by the applicant, but by the home owner.

- (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 completed work and proposed alterations are supported by the following Secretary of the Interior's Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. 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.

- (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 Certificate of Appropriateness application is consistent with the following policies of the comprehensive plan"

- Preservation Policy 8.1 Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.
- Implementation Step 8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.

- (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 has demonstrated adequate consideration for the statement of significance in the original nomination upon which the historic district was based (1975 Washburn Fair Oaks: A Study for Preservation).

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

Land use approvals are not required for the proposed alterations.

- (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 project will follow the Secretary of the Interior's Standards for Rehabilitation.

*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 alterations are in keeping with local and federal design guidelines, thus the alterations are compatible with and continue to support the criteria of significance and period of significance for which the historic district was designated.

- (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 alterations are in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district. In particular the removal of the stucco and installation of fiber-cement siding to match the original clapboard reveal, will bring the building more in line with its original appearance.

- (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.*

Approving the Certificate of Appropriateness will not be injurious to the significance and integrity of the resources in the historic district. The work completed by the applicant was done in a sensitive manner and the proposed work will bring the building closer to resembling its original appearance.

#### **STAFF RECOMMENDATION:**

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the findings above and **approve** the Certificate of Appropriateness to provide approvals to the work completed to the gable cladding, window trim, and fascia, and to allow for the removal of the stucco and installation of fiber-cement siding at 2008 2<sup>nd</sup> Avenue South, subject to the following conditions:

1. By ordinance, approvals are valid for a period of two years 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 April 2, 2015.
2. 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.

#### **ATTACHMENTS:**

- Washburn Fair Oaks Historic District Map
- Zoning map
- Neighborhood and council member notification
- Existing condition images
- Comparison images (showing work completed without preservation approvals)
- Project description
- Neighborhood notification
- James Hardie product information