

CERTIFICATE OF APPROPRIATENESS APPLICATION FOR

RICHARD ERICKSON RESIDENCE

2304 MILWAUKEE AVENUE

MINNEAPOLIS, MN 55404



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April 22, 2013

Heritage Preservation Commission
City of Minneapolis

c/o Minneapolis Planning Department
City Hall
Room 210
350 South 5th Street
Minneapolis, MN 55415-1385

Re: Certificate of Appropriateness for alterations to 2304 Milwaukee Avenue
Legal: Lot 7 Block 10, Milwaukee Mall Addition, Hennepin County, MN

To Whom it Concerns:

I own a two family duplex at 2304 Milwaukee Ave. I wish to demolish my existing dilapidated side yard porch and replace it with a new porch of the same general footprint, but with improved design. The existing side yard porch was built in the mid 1970s. Please refer to the attached graphic materials and written description explaining the necessity of this work and illustrating the proposed design.

My property is within the Milwaukee Avenue Historic District. The District is a Planned Residential Development approved by the Mayor on March 31, 1976. I have presented my ideas and design to the Milwaukee Avenue Homeowners Association (MAHA) and have received a letter of support from them. The district also has National Register Designation (1974).

Concurrent with this Certificate of Appropriateness Application, I am applying for a side yard setback Variance from the Board of Adjustment (both the existing and proposed new porches intrude on side yard setback standards). My project has been discussed with Jacob Steen of the Zoning staff and he is aware that I am processing this Certificate of Appropriateness Application.

Scope of Proposed Work:

1. Remove the existing side yard porch, steps/landings (2) and related concrete walks (see attached photos and drawings)
2. Construct new enclosed porch (unheated) and steps/landings (2) with a 2nd floor deck.
3. Install a new door from the 2nd floor to the porch roof deck by removing an existing window and lowering the sill to the floor (width remains the same).

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Please contact me or my architect, Chuck Levin (612-729-5333, chuck@charleslevinarchitects.com) with any questions or comments. We will provide any additional information necessary.

Thank you for your consideration,

Richard Erickson, Property Owner
2304 Milwaukee Avenue
Minneapolis, MN 55404-3150

Phone: (612) 724-9460
E-mail: rick88erickson@yahoo.com

- Exhibit A: Statement of Proposed Use, dated 4/18/13
- Exhibit B: Outline Specification dated 4/18/13
- Exhibit C: Letter to Steward Neighborhood Group and City Council Member dated 4/18/13
- Exhibit D: Photos of Existing Property
- Exhibit E: Certificate of Appropriateness Statement dated 4/18/13
- Exhibit F: Letter of support from Milwaukee Ave Homeowners Association (MAHA) Architectural Committee dated 4/21/13
- Exhibit G: Planned Residential Development Conditional Use Permits (1976 & 1979)
- Exhibit H: 'Milwaukee Avenue Resoration' by Jerilee N. Richtman, 'Hennepin County History' Volume 39, Number 2, Summer 1980 published by the Hennepin County Historical Society
- Exhibit I: Milwaukee Avenue Survey by Egan, Field, & Nowak, Inc. dated 03/09/77
- Exhibit J: Land and Property Survey by Carley-Torgersen, Inc. dated 12/12/00
- Exhibit K: Drawings by Charles Levin Architects dated 4/18/13
 - A1.0 Existing Conditions and Demolition
 - A2.0 Foundation Plan
 - A3.0 First Floor Plan
 - A4.0 Second Floor Plan and Details
 - A5.0 Cross Section
 - A6.0 Exterior Elevations
Sketches
- Exhibit L: Neighbors Letters of Support

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EXHIBITS

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EXHIBIT A: STATEMENT OF PROPOSED USE

Proposed Exterior Porch Remodeling 2304 Milwaukee Avenue

Owner: Richard Erickson

Building Type: Duplex (up/down)

Project Description: Replace existing side porch

Project Goals:

- Appropriate design for historic district
- Solve winter ice build-up on walking surfaces
- Reduce required maintenance due to water intrusion
- Improve usability

Project Features:

- Overall footprint same as existing (including existing stairways)
- Milwaukee Avenue side/back porches are usually simpler than the more ornate front porches
 - Painted cement board (Hardie) lap siding with painted PVC (Azek) corner-boards instead of brick
 - Dimension lumber posts and guardrails instead of turned balusters
 - Painted PVC (Azek) solid skirts instead of open trellis skirts
 - Paneled doors with paneled storm door
- Larger enclosed area helps compensate for lack of a garage; flat roof provides deck for upper unit (several nearby buildings have 2nd story decks)
- Flat roof design discourages snow/ice from sliding onto landings, steps and walkways
- New structure constructed of appropriate materials to be durable and relatively simple to maintain

4/15/2013

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EXHIBIT B: OUTLINE SPECIFICATION

SCOPE OF WORK

ERICKSON RESIDENCE

4/18/13

DIVISION 01 – GENERAL REQUIREMENTS

1. Alternates

#1: concrete slab under porch

DIVISION 02 – EXISTING CONDITIONS

1. Demolition, general: provide dumpsters for debris. Keep dumpsters covered; remove as soon as filled.
 - a. Demo existing porch and stairs
 - b. Demo existing concrete walk to extent shown on drawings.
 - c. See Division 04 for masonry demo.

DIVISION 03 – CONCRETE

1. Footings with belled bottoms
2. Slab on grade (See Division 01)
3. See Division 03 for exterior concrete

DIVISION 04 – MASONRY

1. Brick:
 - a. General: existing brick is non-structural veneer. Do not impose any loads.
 - b. Enlarge 2nd floor south window opening for new door (lower sill).
 - c. Salvage removed brick, if possible. Clean mortar off removed bricks for use in toothing in jambs such that uncut faces are exposed.
 - d. Tuckpoint where necessary. Provide tuckpoint sample (in place) for architect's approval before proceeding.

DIVISION 05 – METAL

1. See Division 05 for sill pan at new exterior door in brick wall.

DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES

1. General
 - a. Block between joists
 - b. Interior crown: to be selected.
 - c. South wall fire rated, other walls not rated
2. Exterior deck/steps:
 - a. Treated substructure
 - b. Cedar walking surface, stained or natural
3. Trim: cedar SSS to be painted
 - a. Trellis material: match existing
 - b. Balustrade: match existing
 - c. Cornerboards: see drawings for sizes.

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

1. Exterior siding: Hardi board, factory finished, 5" exposure lap.
2. Roofing: adhered membrane
3. Flashing: prefinished metal, submit color samples for approval.
4. Rainware:
 - a. Porch: 3x4 prefinished gutter with back flange for flashing into roof system, elbows, 2x3 downspouts (2) and leaders; precast splashblocks.
 - b. House: 4x6 prefinished gutter; elbows, 3x4 downspouts (4) and leaders; precast splashblocks

DIVISION 08 – OPENINGS

1. Doors, general:
 - a. Deck Door: Buffelin 5015 or approved equal, field verify size. Oak or mahogany (verify), paneled, thermopane, solid wood.
 - i. Provide soldered galvanized or membrane sill pan.
 - ii. Provide custom frame and sill, see drawings.
 - b. Porch doors: Buffelin 5182 or approved equal, exterior paint grade, solid core, paneled, thermopane,
 - c. Combination doors for all 3 doors: Combination Door Company style #50, primed wood with integral or interchangeable storm/screen (verify with Owner).
2. Windows: Marvin WUDH1620 (frame: 21 3/8 x 49) with wood surround combination storm/screen insert
 - a. Hardware: brass
 - b. Screencloth: match existing.

3. Installation:
 - a. Weatherstrip all exterior doors.
 - b. Flash openings into wall using Saf-Seal or equal.
 - c. Provide preformed, prefinished metal drip caps continuous over window/door pairs. Field form and seal ends.
4. Hardware
 - a. New locksets to match existing as closely as possible.
 - i. Key east porch door to match existing lower unit exterior doors.
 - ii. Key west porch door and 2nd floor deck door to match existing upper unit exterior doors.

DIVISION 09 – FINISHES

1. Porch floor and finish: exterior grade sheet vinyl over particle board. Provide samples for selection.
2. Porch walls and ceiling: gypsum board: 1/2" walls, 5/8" ceiling, 5/8" type X rated wall.
3. Porch interior trim: wood, verify profile with Owner.
4. Paint: Prepare all surfaces as recommended by paint manufacturer. Provide primer and 2 coats if unfinished; 2 coats if previously painted.
 - a. Exterior: repaint same colors as existing.
 - b. Interior: verify with Owner. Provide fan deck, then (3) field samples, min 4'x4'.

DIVISION 10 – SPECIALTIES

1. Mailbox: provide and install new mailboxes at from door. Product to be selected.

DIVISION 12 – FURNISHINGS

2. Window blinds: provide Levolor or equal metal mini-blinds for each new porch window and door. Product and color to be selected.

DIVISION 22 – PLUMBING

1. No work anticipated

DIVISION 23 – HVAC

1. No work anticipated

DIVISION 26 – ELECTRICAL

1. General: Electrical to be design/build by electrician.
 - a. Investigate existing services (2) to determine availability of circuits, location of switches, etc. Report any observed system deficiencies to Owner.
 - b. Divide new electrical between upper and lower units as appropriate.
 - c. Design interior porch lighting to be rewired to separate panels of each unit should porch ever be subdivided.

2. Device colors and fixtures to be selected by Owner.
3. Light fixtures
 - a. Interior ceiling, porch (2): provide recessed boxes for surface mounted fixtures.
 - b. Exterior wall, porch (2): provide recessed boxes for surface mounted fixtures.
 - c. Exterior wall, deck (1): investigate existing conditions to determine if wiring can be fed through masonry wall. Report findings to architect before proceeding.
4. Receptacles, interior: standard grade; exterior: GFCI in weatherproof enclosure.
5. Switches: standard grade, toggle.
 - a. Exterior lights to also be on photocells

DIVISION 31 – EARTHWORK

1. Excavation for footings and slab

DIVISION 32 – EXTERIOR IMPROVEMENTS

1. New pant materials: to be selected.
2. Hardscape courtyard: pavers to be selected.
3. Exterior stair landing concrete

END OF LIST

The following pages include images and details of specific selected elements including the planned color scheme, doors, windows, and exterior lights



Photograph of 2304 Milwaukee Ave in June 1996. Representative of materials and colors that will be used on the new porch.

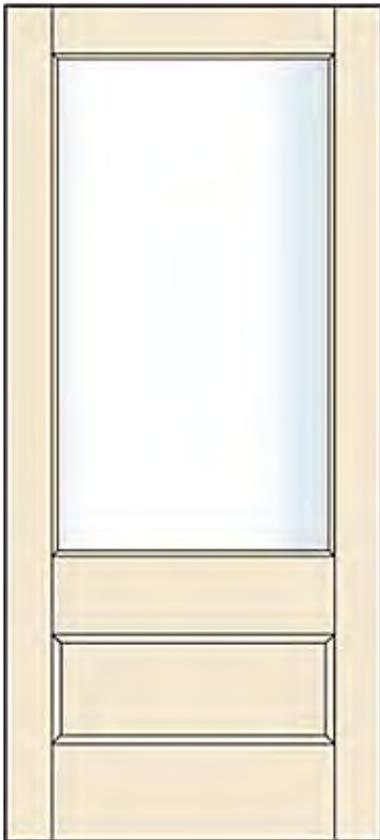
SECOND FLOOR DECK DOOR



Buffelen™
Since 1913

1901 Taylor Way
Tacoma, WA 98421
253-627-1191

5015



SPECIFICATIONS

{For wood doors, all overall measurements include sticking}

Thickness

1 3/4"

Stiles

4 1/2"

Top Rail

4 1/2"

Lock Rail

7 1/2"

Bottom Rail

9 1/4"

Panel Thickness

1-3/8" HIP RAISED

Glass Options

1/2" CLEAR IG

Width

2' 6" | 2' 8" | 3'

Height

6' 8"

Custom jambs, brick molds, astragals and sills are available in the same species to match your wood door.

DOOR SELECTION GUIDE

You can always customize any of our doors to your exact specifications.

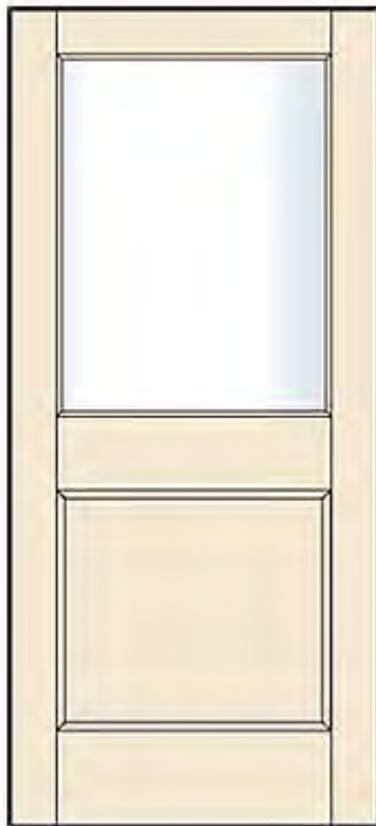
FIRST FLOOR PORCH DOORS



Buffelen™
Since 1913

1901 Taylor Way
Tacoma, WA 98421
253-627-1191

5182



SPECIFICATIONS

{For wood doors, all overall measurements include sticking}

Thickness

1 3/4"

Stiles

4 1/2"

Top Rail

4 1/2"

Lock Rail

7 1/2"

Bottom Rail

9 1/4"

Panel Thickness

1-3/8" HIP RAISED

Glass Options

1/2" CLEAR IG

Width

2' 6" | 2' 8" | 3'

Height

6' 8"

Custom jambs, brick molds, astragals and sills are available in the same species to match your wood door.

DOOR SELECTION GUIDE

You can always customize any of our doors to your exact specifications.

PRIMED WOOD WINDOWS



FIND A DEALER

Zip/Postal Code

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SEARCH SITE

Keyword

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DOUBLE HUNG

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- [OPTIONS](#)
- [SIZES, PERFORMANCE AND SPECS](#)
- [PRODUCT DESIGNER](#)
- [FEATURES AND BENEFITS](#)
- [INTERIOR FINISH OPTIONS](#)
- [EXTERIOR FINISH OPTIONS](#)

[PHOTO GALLERY](#) ▶



Wood Species



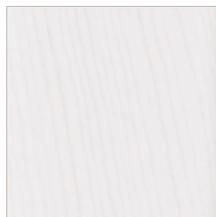
Pine (Standard)



Vertical Grain Douglas Fir



Mahogany



Primed Wood

Wood is a product of nature and will vary in color, texture and grain. The wood options shown above are to demonstrate the approximate look of each species only. The photos are not intended to reflect a product's interior or exterior profile.

Clad Color Options

WOOD DOUBLE HUNG DETAILS

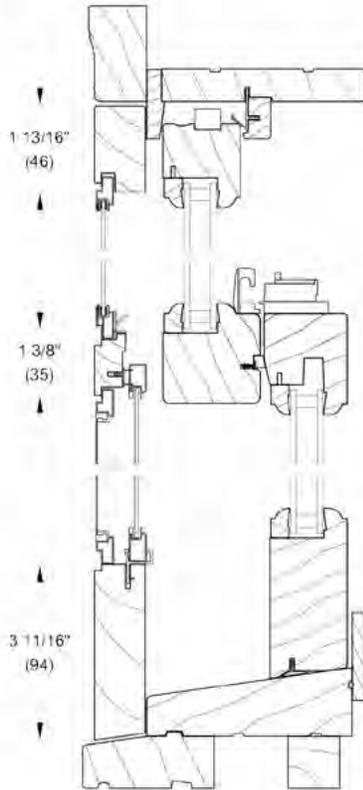


Wood Ultimate Double Hung

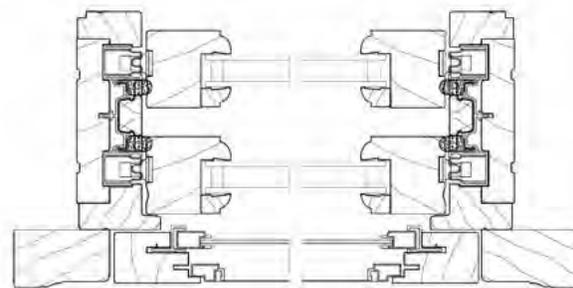
Section Details: Combination/Storm Sash

Scale: 3" = 1' 0"

Combination

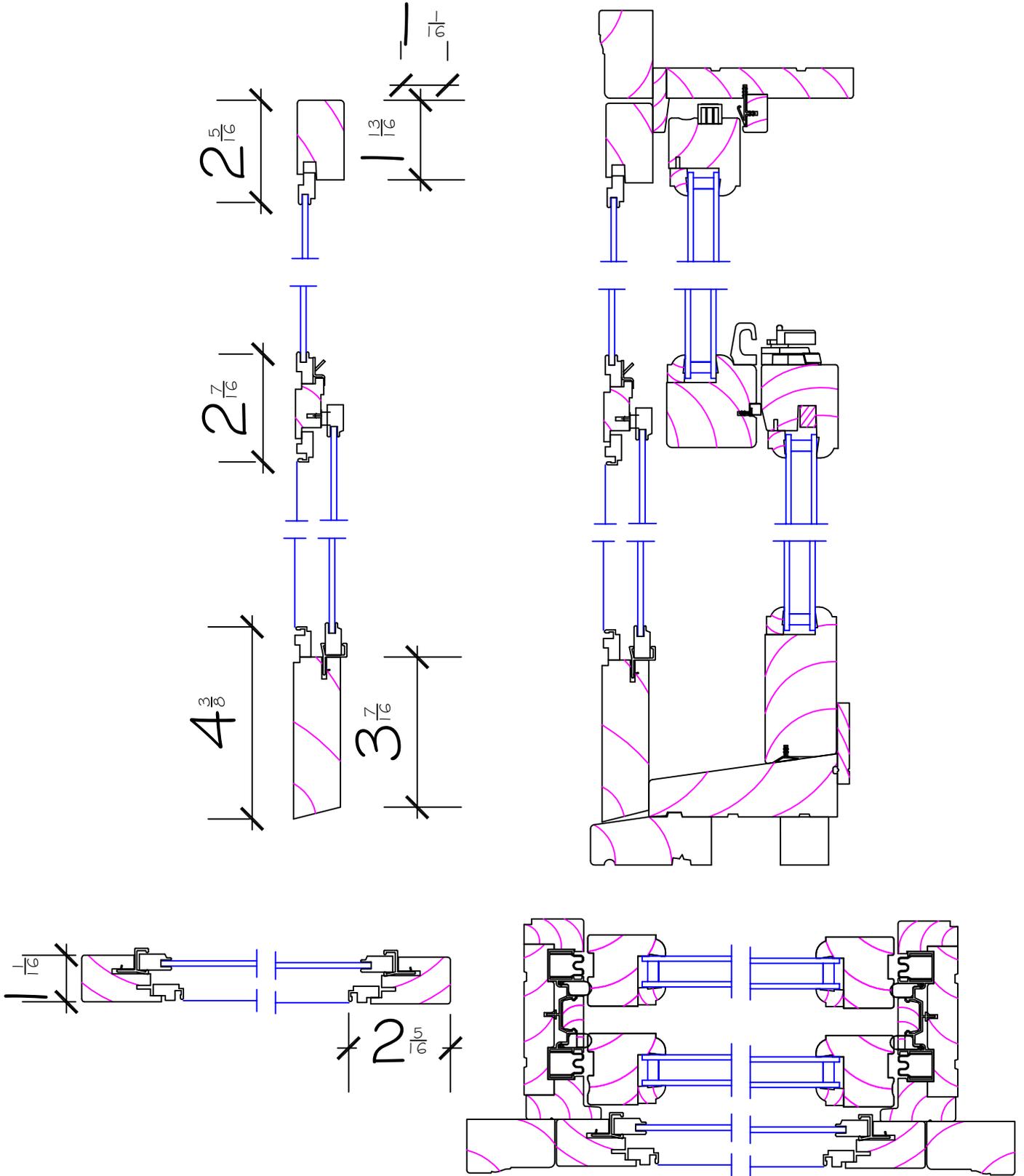


Head Jamb and Sill



Jambs

WOOD STORM WINDOW DETAILS



EXTERIOR LIGHTING



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EXHIBIT C: LETTER TO NEIGHBORHOOD GROUP AND CITY COUNCIL

STEWARD NEIGHBORHOOD GROUP

Re: Variance for Richard Erickson residence, 2304 Milwaukee Avenue, Minneapolis, MN

April 18, 2013

To Whom it Concerns:

I request time on the agenda of the next Steward Neighborhood Group Development Committee meeting, to discuss a side yard setback variance for my client Richard Erickson.

The variance is for a side porch at 2304 Milwaukee Avenue. The current deteriorated porch is beyond repair and needs to be torn down and replaced.

It is my hope that your committee will provide a letter of support for the variance.

Please contact me to confirm the date and time for the meeting and let me know if you require handouts.

Thank you for your considerations,

Charles A. Levin, Architect
2300 Milwaukee Avenue
Minneapolis, MN 55404-3150

Phone: (612)-729-5333

Fax: (612)-729-8351

E-mail: chuck@charleslevinarchitects.com

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CITY COUNCIL MEMBER WARD 2

April 18, 2013

Cam Gordon
Ward 2 City Council Member
350 S. 5th St., Room 307
Minneapolis, MN 55415

Re: Variance and Historic Preservation Certificate of Appropriateness for 2304 Milwaukee Avenue,
Minneapolis, MN

Dear Mr. Gordon:

I would like to make you aware of a project at 2304 Milwaukee Avenue seeking a variance and a Historic Preservation Certificate of Appropriateness for a new side porch.

The current porch is beyond repair and must be torn down.

The new porch will need a side yard setback variance, as well as historic preservation approval as it is in the Milwaukee Avenue Historic District.

Please contact me with any questions or comments.

This correspondence is for your information only. No action is necessary.

Thank you for your considerations,

Charles A. Levin, Architect
2300 Milwaukee Avenue
Minneapolis, MN 55404-3150

Phone: (612)-729-5333
Fax: (612)-729-8351
E-mail: chuck@charleslevinarchitects.com

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EXHIBIT D: PHOTOGRAPHS

PHOTOS OF PROPERTY AND EXISTING STRUCTURE

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Existing Street Elevation



Existing Alley Elevation

Items to Note:

- Precedent in neighborhood for two story porches
- Precedent for larger side porches closer to the lot line.
- Deterioration of existing porch at 2304 Milwaukee Ave (white porch in images)



Existing West Elevation



Existing North Elevation



Existing East Elevation



Porch is deteriorated beyond the point of repair. For the safety of the homeowners the porch needs to be replaced. Missing portions of the stairs and railings make it unsafe for use.



Exterior lights are falling off, windows are in poor condition, and roof is deteriorated.



Exterior finishes on side porch are deteriorated beyond repair

EXHIBIT E: CERTIFICATE OF APPROPRIATENESS STATEMENT

Certificate of Appropriateness

General:

1. The alteration is compatible and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.
2. The alteration is compatible with and supports 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.
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.
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.
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 above statements appear to require substantial knowledge of certain criteria, guidelines, standards, plans and policies. While we do not have a working knowledge of these documents, we can affirm that we have read and understand the Milwaukee Avenue National Register of Historic Places Inventory - Nomination Form (dated 11/19/73 by the National Register) and the Architectural Guidelines of the Milwaukee Avenue Homeowner's Association (dated 1987). It should be noted that it is the District, not the Residence, that is Designated.

Destruction:

1. 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.

It is significant to note that the side porch was designed and constructed in 1977 and is not original to the building nor is it of significant historical value. Ill conceived water control detailing and a structurally insufficient foundation (ground supported pre-cast pier blocks) have led to substantial rot and deformation. The porch needs to be replaced.

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Associated Standards:

1. The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.
2. Where applicable, Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.
3. 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.

Following is an excerpt from the National Register of Historic Places Inventory - Nomination Form:

Historically, the Milwaukee Avenue houses represent a "common man's architecture" which proliferated from a rash of copy-book plans that attained popularity in the second half of the nineteenth century. However, the extensive use of sand-colored brick, the flat-arch window treatment, and the regular and somewhat severe geometry is reminiscent of the immigrant German-style residences of the late 1800's found along the upper Mississippi River Valley.

The distinct architectural quality of Milwaukee Avenue is created by the continuity of modest and similar forms, while maintaining a relationship of closeness with the spaces in between. The narrowness of the street with its 1200 foot length give it a distinct beginning and end and make it equally suited for pedestrians as well as limited automobile access. The simple rhythm of the gabled roofs of houses built in close proximity to the sidewalk creates an intimate sense of scale, once part of urban life, but now largely absent from American urban centers.

The proposed porch differs from the existing in size and slope roof. The proposed is the same (or similar) to the existing and to the adjacent properties in materials, detailing and color.

Alterations

1. 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.
2. 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.
3. 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 changes to the Porch (size and roof shape) are compatible with the neighborhood. There are several other properties with 2nd story decks and the 3' setback is consistent with the closeness of other properties in the District, most of which are setback just 2' from at least one property line.

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EXHIBIT F: LETTER OF SUPPORT FROM HOMEOWNERS ASSOCIATION

MILWAUKEE AVE HOMEOWNERS ASSOCIATION (MAHA)

M A H A

Milwaukee Avenue Homeowners Association

April 21, 2013

Richard Erickson
2304 Milwaukee Ave
Minneapolis, MN 55404

RE: Approval for side yard porch

Dear Richard:

This letter is to confirm that the Milwaukee Avenue Homeowner's Association (MAHA) Architectural Review Committee (the ARC) has recommended, and the MAHA Board of Directors has approved, your proposal to demolish and replace your side yard porch, a copy of which is on file with the ARC.

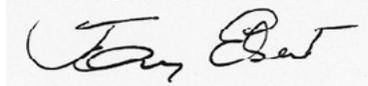
Detail:

- Remove the existing side yard porch, steps/landings (2) and related concrete walks
- Construct new enclosed porch (unheated) and steps/landings (2)
- Repair/replace deteriorated exterior woodwork to match existing
- Paint all exterior wood. Color scheme to match existing.
- **ARC approved the above providing that the materials used on a visible, vertical plane will be made of wood, which include the posts and skirting identified in the plans.**

Please be advised that MAHA approvals are only for conformance with the *MAHA Guidelines for Architecture and Maintenance of Properties (11/87)* and that other approvals/permits from regulatory agencies such as the Heritage Preservation Commission (HPC), the Zoning Department or the Building Code Department may be required.

On behalf of MAHA, I thank you for your compliance with MAHA's review and approval process and wish you good luck with your project.

Sincerely,



Jenny Ebert
MAHA Board Vice President
2218 Milwaukee Avenue
Minneapolis, MN 55404
612.867.5915

cc: MAHA Board
MAHA Architectural Review Committee (Diane Richard, Chairperson)
Minneapolis Heritage Preservation Commission

Helpful Links:

HPC: <http://www.ci.minneapolis.mn.us/hpc/>

Mpls.Development Review Hours: <http://www.ci.minneapolis.mn.us/mdr/>

Mpls.Development Review Free Parking Info: <http://www.ci.minneapolis.mn.us/mdr/location-and-parking.asp>

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EXHIBIT G: PLANNED RESIDENTIAL DEVELOPMENT

CONDITIONAL USE PERMIT, DATED 03/26/1976 AND 09/14/1979

currence in the recommendation of the Planning Commission granting appl. of the Minneapolis Housing and Redevelopment Authority (C-476) for a Cond Use Permit for a Planned Residential Development on the E side of 22nd Av S, the W side of 23rd Av S and both sides of Milwaukee Av from Franklin Av to E 24th St, legally described as follows:

Stage I:

The S 80' of Lot 1 and that part of the N 22' of the S 102' of Lot 1, lying E of the W 2.4' thereof; the N 1/2 of alley adjoining the S line of said Lot 1; all of Lots 15-21, incl; all in Blk 3, Jackson's Addn to Minneapolis, including the W 5' of 23rd Av S adjoining the above described property;

The S 19' of Lot 6 and all of Lots 7-37, incl, Blk 2, Ragan's Addn to Minneapolis; also that portion of alley adjoining Lots 22, 23, 24 & 25 in said Blk 2;

The S 25' of Lot 4 and Lots 5-22, incl, Blk 1, Ragan's Addn to Minneapolis, except the W 36' thereof;

All that part of Milwaukee Av lying bet the Wly extensions of the S line of Lot 22 and the N line of Lot 4 in Blk 1, Ragan's Addn to Minneapolis, except that part of the W 2' thereof adjoining Lot 5 and the N 6' of Lot 6 in Blk 2, Ragan's Addn to Minneapolis.

Mini Park:

Lot 23 and the S 10' of Lot 22, Blk 2, Ragan's Addn to Minneapolis, including the E 5' of alley adjoining and including the W 2' of Milwaukee Av adjoining.

Parking Areas:

The N 40' of the S 80' of Lot 1 and that part of the N 22' of the S 102' of Lot 1, lying E of the W 2.4' thereof, Blk 3, Jackson's Addn to Minneapolis; including the W 5' of 23rd Av S adjoining, vacated or to be vacated;

Lot 19, and S 12' of Lot 20, Blk 3, Jackson's Addn to Minneapolis; including the W 5' of 23rd Av S, adjoining, vacated or to be vacated;

Lot 15, and S 11' of Lot 16, Blk 3, Jackson's Addn to Minneapolis; including the W 5' of 23rd Av S, adjoining, vacated or to be vacated.

Mall:

All that part of Milwaukee Av lying bet the N line of E 22nd St and the Wly extension of the N line of Lot 4, Blk 1, Ragan's Addn to Minneapolis, except the E 2' thereof and the W 2' thereof; said permit having met all standards for cond use permits established by the Minneapolis Zoning Ordinance (55868).

Adopted. Passed by final roll call as hereinafter noted.

Passed March 26, 1976.

Approved March 31, 1976.

Charles Stenvig, Mayor.

Attest: Lyall A. Schwarzkopf, City Clerk.

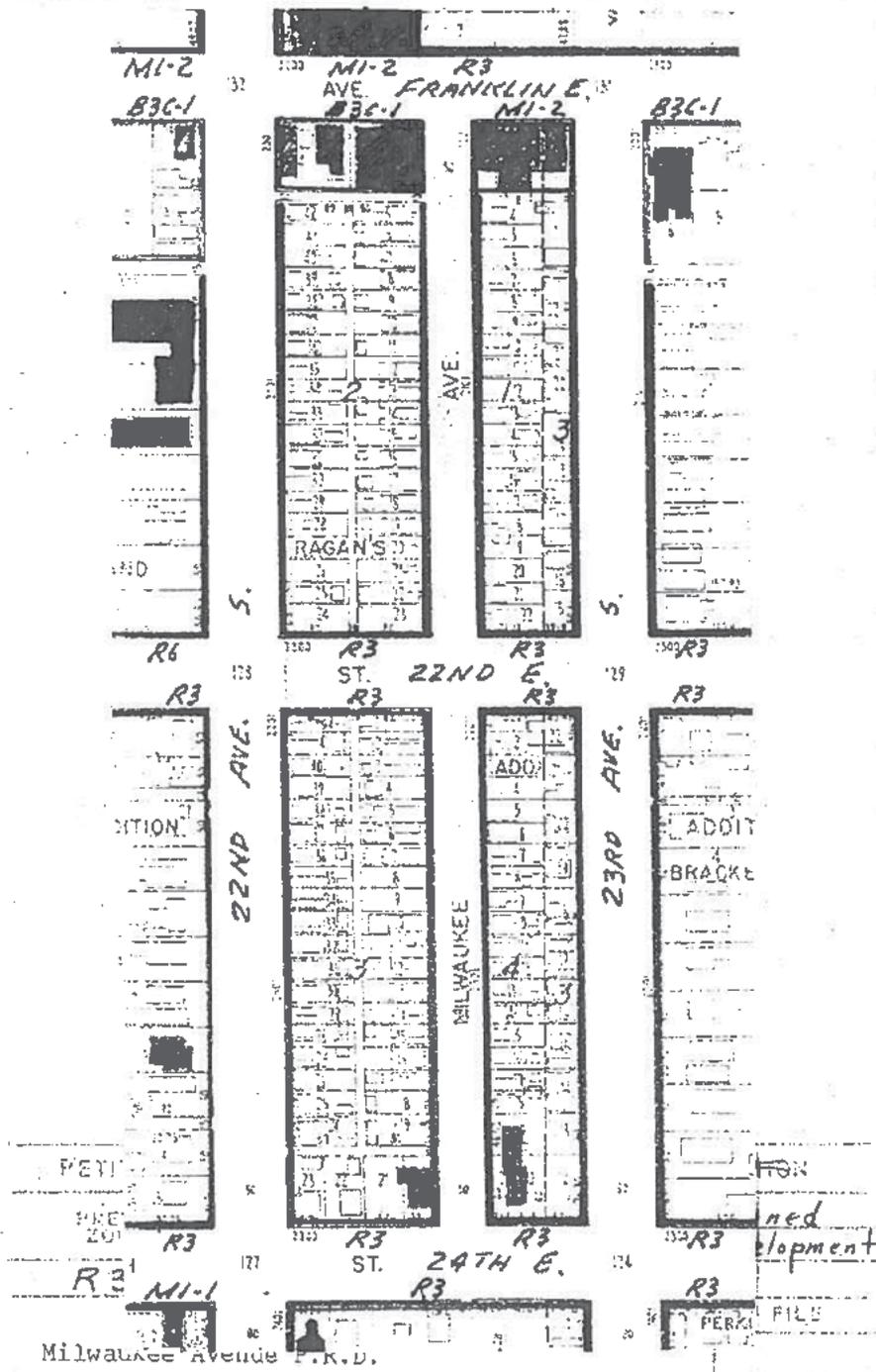
APPLICANT NAME
217 South 3rd Street

PHONE -

4014255

21	APPLICATION	FEB 23	19 76	
	BL. OF ADJUST.		19	
	CITY PLANNING	MAR 15	19 76	9th
	ZONING PLATE	CITY COUNCIL	MAR. 26	76
				WARD

REASON FOR CHANGE	MAP	DATE	INITIAL
ZONING			
BLDG. INSP.			



Milwaukee Avenue P.R.D.
PROPERTY ADDRESS
C-476

Code	PROPERTY OWNERS
A	
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M	
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AA	
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GG	
HH	
II	
JJ	
KK	
LL	
MM	

D PROPERTY

COMMUNITY DEV - Your Committee recommends concurrence in the recommendations of the Planning Commission granting the following condl use permits, said permits having met all standards for condl use permits established by the Minneapolis Zoning Ordinance:

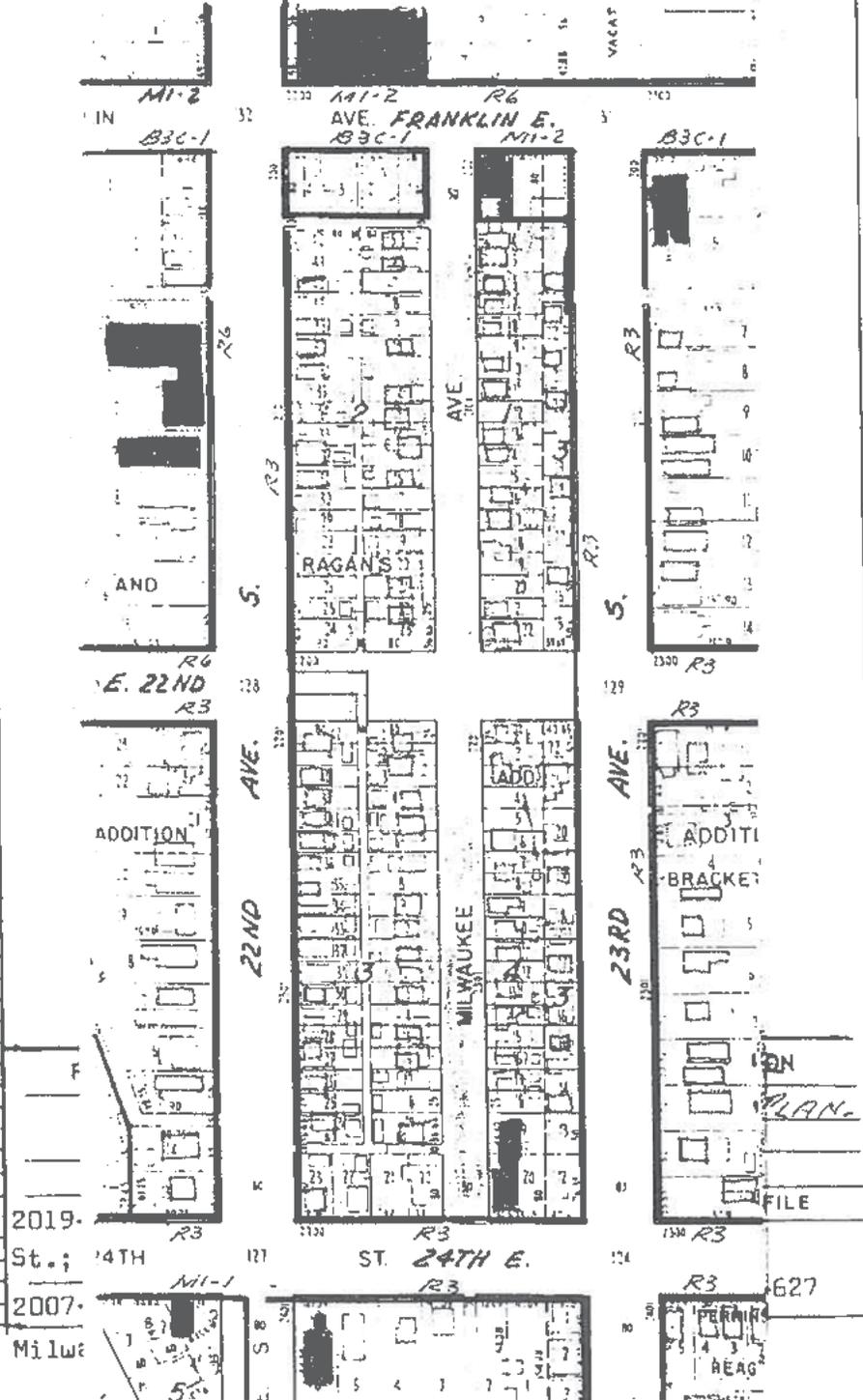
i. Housing & Redevelopment Authority (C-627) for modification of Planning Residential Development granted by Council March 28, 1976 on Blocks 1 to 14 inclusive, Milwaukee Mall Addn to Minneapolis (2019-2315 22nd Av S, 2204, 10-14 E 24th St, 2217 E 22nd St, 2208-2310 23rd Av S, 2007-2313 Milwaukee Av, 2012-2316 Milwaukee Av) (57350);

Adopted. Passed by final roll call as hereinafter noted.
 Passed September 14, 1979.
 Approved September 20, 1979.
 Albert J. Hofstede, Mayor.
 Attest: Lyall A. Schwarzkopf, City Clerk.

Minneapolis Housing and Redevelopment Authority
 By James R. Lemley, Executive Director 348-2511
 APPLICANT NAME PHONE
 217 South Third Street ADDRESS

21 APPLICATION JULY 30, 1979
 BD. OF ADJUST. _____ 19____ 9th & 2nd
 CITY PLANNING AUG. 20, 1979
 ZONING PLATE CITY COUNCIL SEPT 14, 1979 WARDS _____

ZONING MAP CHANGE	MAP	DATE	INITIAL
	ZONING		
	BLDG. INSP.	10-20-79	EV



2019- St.; 24TH 127 ST. 24TH E. 124
 2007- Milwaukee 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
 627

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EXHIBIT H: MILWAUKEE AVENUE RESTORATION

HENNEPIN COUNTY HISTORY, DATED SUMMER 1980

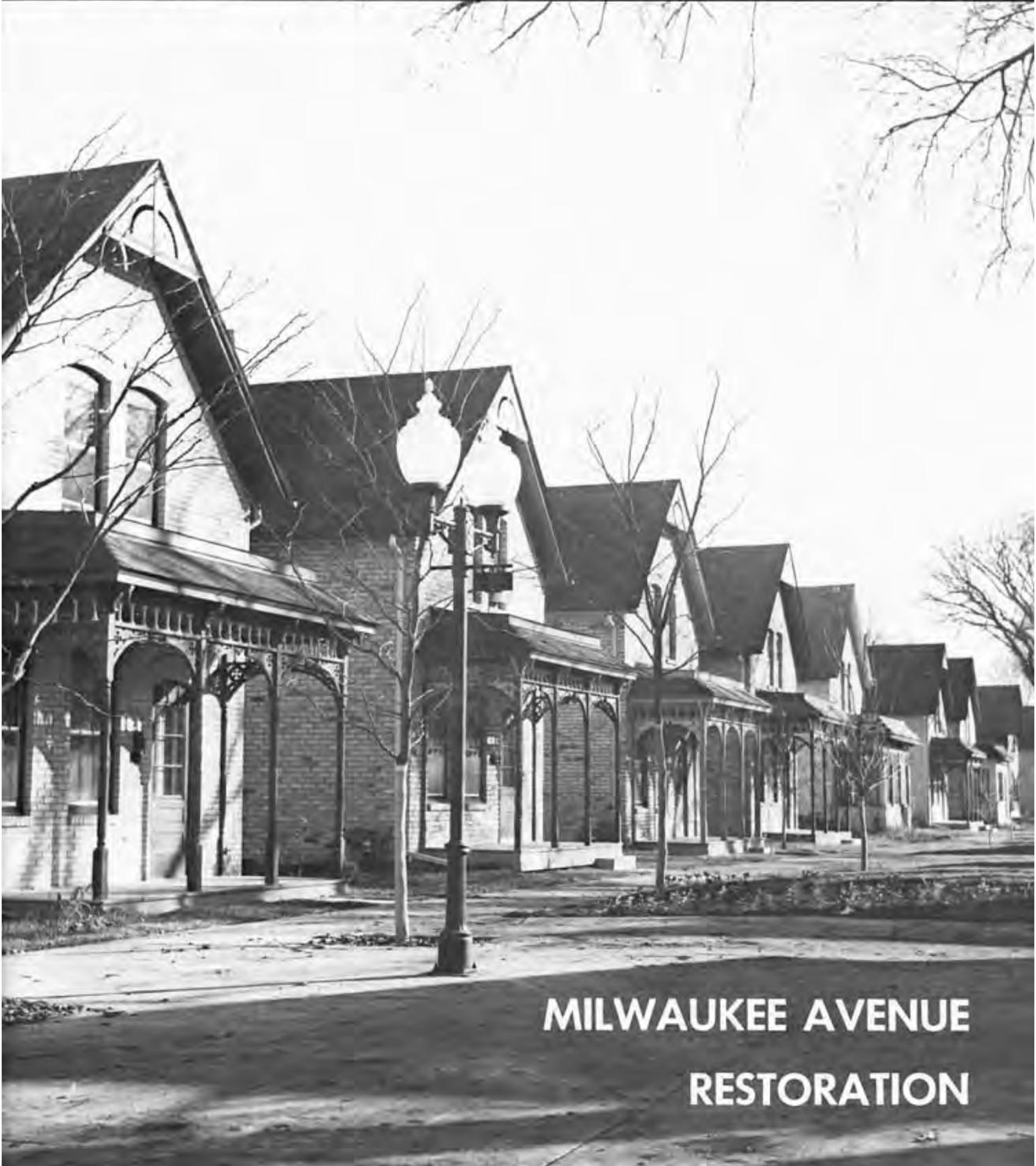
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Hennepin County Historical Society

HENNEPIN COUNTY HISTORY

Summer 1980

75 Cents



**MILWAUKEE AVENUE
RESTORATION**

Courtesy of the Hennepin County Historical Society

Milwaukee Avenue

Restoration

19th Century Neighborhood Rehabilitated by Historically Minded and Dedicated Residents

By Jerilee N. Richtman

Milwaukee Avenue is an anomaly in the realm of historic preservation. It has not witnessed any great events, nor has it given birth to any eminent or notorious personages. Its historical message is delivered without fanfare through the quiet dignity of its aged visage. It is the story of the lives of immigrants who came to Minnesota when America was a new world to Europeans, and not yet a "melting pot." Throughout its history Milwaukee Avenue has provided homes for working class families. Its residences served often as temporary homes to immigrants during the late nineteenth and early twentieth centuries. The narrow street with its small, look-alike houses, tucked closely together offers a visual lesson in economic and social history. It serves as a contrast to those artifacts of the aristocracy, which have been the normal fare of historic preservation. Its vision does not entertain romantic notions of the "good old days." The simplicity of the late 19th Century streetscape and its individual elements speaks eloquently of the life style of the common men and women who lived without servants, buggies and grand balls and without those amenities that are taken for granted today.

The reasons for the unique streetscape that formed along Milwaukee Avenue are, the continuity of modest and similar forms; and

the simple rhythm of the gabled roofs of houses built right up to the sidewalk. The first house on Milwaukee Avenue was built in 1884 and most of the other homes were completed by 1890. The street was originally platted for an alley, and until 1906, this alley-street was named 22 1/2 Avenue. Residents of the street had requested the City to change the name because, as they stated in a 1906 petition, ". . . we find the '1/2' objectionable in speaking of it or writing letters. The giving the impression that we live in an alley." These petitioners asked the City Council to change the name to Woodland Avenue and it is not known why the name Milwaukee Avenue was substituted. The proximity of the street to the "Milwaukee Road" tracks was perhaps the reason for the name selection.

The plot of land which includes Milwaukee Avenue was originally developed by real estate agent, William Ragan. "Ragan's Addition to Minneapolis," as it was originally platted, comprised two full blocks and two three-quarter-size blocks. To increase the development potential of his parcel, Ragan divided the land into four half-blocks. The alley between 22nd and 23rd Avenues was transformed to a street by taking thirty-eight feet from the east-face of the short lots on Blocks 1 and 2 of Ragan's Addition. The lots thus platted, already shortened lengthwise because of the street easement, were then

Courtesy of the Hennepin County Historical Society



The late Erik Erickson, a Swedish immigrant purchased his house at 2014 Milwaukee Ave in 1917 and lived in it until his decease in 1976.

measured in widths of only twenty-five feet—about half the normal size of a city lot of the time. As a result of Ragan's intensive use of the land, the forty-six houses which were built along Milwaukee Avenue were extremely close together and had little, if any, setback from the sidewalk. According to building permits that were recorded, William Ragan also acted as the contractor for the construction of many of the houses.

The typical Milwaukee Avenue house the brick-veneer, single-family home with the open front porch, is the design that Ragan repeated on the east side of the street. The social and economic conditions that prevailed at the time complemented, if not stimulated William Ragan's exploitation of the land. During the 1880-1890 decade Minneapolis experienced a 351% population increase—it was boom time, and the

burgeoning population contained increasing numbers of immigrants who needed low cost housing during their first years in Minnesota.

The Milwaukee Avenue houses fulfilled the need for cheap, temporary housing. According to census data tabulated by the State in 1895 and 1905, the residents of 221/2 Avenue can be characterized as Scandinavian in nativity; skilled-manually and non-skilled manually by occupation; and transient by their length of residence. And by and large these immigrant families possessed meager economic resources. Only a tiny proportion owned their own homes, and many families were forced to doubleup and to take in boarders.

It is a well-known phenomenon that immigrants, in the first years after arrival, tended to form ethnic clusters to ameliorate

the tensions and strains of cultural dislocation. Milwaukee Avenue was just such an ethnic clustering and it was part of an area which was solidly Scandinavian. The neighborhood which contained Milwaukee Avenue was apparently the physical extension of the somewhat older Scandinavian settlement to the north, which is now called the Cedar-Riverside area. The names of the churches in the Milwaukee Avenue area attest to the ethnicity of the area: the Norwegian-Lutheran, the Danish-American and the Swedish Methodist churches on 24th Street were all within walking distance of Milwaukee Avenue. Although Milwaukee Avenue was visibly ethnic, internally the population was highly fluid. The turn-over rate was high, especially in the late 19th and early 20th Centuries. Milwaukee Avenue provided the immigrant with a temporary home. It was a stopping-off place for those who had not yet attained enough wealth to become assimilated into the larger and more affluent society.

Ninety years had taken their toll on Milwaukee Avenue when the City of Minneapolis designated it for total demolition in 1970. The street's visage had become decrepit. The brick veneer was cracked and loosened; the once-decorative porches had long since been removed or enclosed; and all the homes contained major code violations.

The area was undesirable in terms of homeownership and had gained a poor social reputation. The Urban Renewal Plan called for acquisition and demolition of all properties. Ragan's Addition would then be replatted to form two large parcels and sold for development of apartments.

Many of those living in the affected area were not convinced that such massive clearance was the best approach. The Milwaukee Avenue area had suffered a fate similar to



Clapboard siding house as it appeared in 1971 before restoration.

countless inner-city neighborhoods. Increasing mobility rendered the old sense of neighborhood meaningless in social and economic terms. As the young families abandoned the city they took with them the resources needed to maintain the neighborhood's stability. The people who remained were older long-term residents and the renters of increasing numbers of absentee-owned properties. But Milwaukee Avenue and its surrounding neighborhood were not to suffer the same fate as many other urban renewal clearance projects.

While the Minneapolis Housing & Redevelopment Authority (MHRA) began efforts to obtain federal funding for acquisition, clearance and relocation, residents in opposition to the urban renewal plan began organizing the neighborhood. In

Courtesy of the Hennepin County Historical Society

the Spring of 1971, the Seward West Project Area Committee (PAC) was formed and began to negotiate vigorously with the MHRA for rehabilitation of more buildings, including those on Milwaukee Avenue. (Seward West is the larger urban renewal area of which Milwaukee Avenue is a central part.) After many months of controversy, the MHRA agreed to revise its acquisition policy. The new policy contained a provision to resurvey nearly two hundred buildings in Seward West, originally marked for demolition. Excluding eleven houses, which the PAC agreed should be demolished, Milwaukee Avenue was to be studied for rehabilitation and to be considered as a separate planning unit under the new agreement.

One year later the PAC and the Minneapolis HRA took their first parallel step by forming a joint planning committee called the Milwaukee Avenue Planning Team.

Comprised of two appointees each from the PAC and MHRA, the Planning Team met weekly, and with the assistance of an architectural consultant, studied the condition of each house on Milwaukee Avenue.

The Team also compiled market data and construction cost estimates. Team members recognized two major problems inherent in redevelopment of Milwaukee Avenue. The site itself was congested - minimal yard space

Front porch of the typical brick-veneer, single-family residence on Milwaukee Avenue, reveals the advanced degree of deterioration of wood trim and brick walls



Courtesy of the Hennepin County Historical Society



Deterioration of the original stone foundation required replacement with contemporary cement block basements.

and a two-foot setback from the narrow one-way street made the houses unmarketable by FHA standards. Secondly, since eleven buildings would be demolished, new housing would have to be designed to blend with the original buildings.

The final recommendations of the Planning Team offered a radical departure from the official urban renewal plan. The Team advocated rehabilitation of most of the structures, construction of townhouses, and the conversion of the street to a pedestrian walkway. Furthermore, team members recommended that the entire Milwaukee Avenue Four-Block Area, as it came to be called, be converted to a Planned Residential Development in order to obtain variances from lot-size requirements and to provide an ownership mechanism for the pedestrian

walkway, or mall. The Planning Team's proposals stimulated a controversy inside and outside of the neighborhood. And, it seemed that major components of the plan would be exceedingly difficult to implement.

While the merits of the new proposals were being debated, the Minnesota Historical Society was formally invited to consider the historic merits of Milwaukee Avenue. Several Milwaukee Avenue residents were enlisted to research the origins of the Street. With this and other documentation, the Society began application proceedings for historic designation. Milwaukee Avenue was officially added to the National Register of Historic Sites in May, 1974. This action removed the immediate threat of demolition. At this time only one house, at 2008 Milwaukee Avenue, had been demolished. The Minneapolis

Courtesy of the Hennepin County Historical Society

Housing and Redevelopment Authority now stood to lose its federal funding if, in the face of neighborhood opposition, it demolished a building in the Milwaukee Avenue Historic District. At this juncture the recommendations of the Planning Team became practical rather than theoretical.

In 1974, programs to fund major renovation projects did not exist in Minneapolis. Although Milwaukee Avenue was now protected from demolition, its redevelopment was by no means guaranteed. The Seward West PAC went back to the planning table and with the guidance and leadership of its president, Tony Scallon, initiated two major actions. First, it negotiated successfully with the Minneapolis HRA to obtain a Community Development grant for rehabilitation. Secondly, it created a non-profit corporation called Milwaukee Avenue Community Corporation (MACC) to oversee the planning and implementation of all redevelopment in the Milwaukee Avenue Four-Block Area.

A process for rehabilitation was then devised using the resources and functions of several public and private agencies, most notably the Greater Minneapolis Metropolitan Housing Corporation (GMMHC) which purchased the houses from the MHRA; contracted with private firms for the restoration, and finally acted as the marketing agent. Bob Roscoe, staff architect for the Seward West PAC, provided the working drawings and specifications and acted as the project manager and expeditor.

In the Fall of 1975, rehabilitation in this manner began on three Milwaukee Avenue houses. Reconstruction work was substantial and costs were higher than expected. When the earth was removed at the base of the first house it was discovered that the foundation had structurally deteriorated. The brick wall appeared to stand from force of habit alone



First floor joists, sill-plates and rough flooring were badly rotted or warped and required costly replacements.

because, as it was discovered, the original limestone brick ledge had almost completely eroded. The contractor recommended that the houses be raised; the original foundations be removed; and that the old brick cisterns and root cellars be replaced by concrete-block basements.

Although retention of the original brickwork had been planned, it now became necessary to remove and replace the old brick walls which could not withstand the upheaval required for basement excavation. Thus, major structural work was added to the extraordinary amount of interior reconstruction. The condition of the houses required complete gutting of all interior walls; the installation of new mechanical systems and insulation, and the replacement of all windows and doors. Because a substantial portion of the houses had to be replaced, City Building Codes required that the houses be brought into compliance with new house construction standards. The Milwaukee Avenue project had become one of reconstruction rather than restoration.

Although a major portion of the reconstructed typical Milwaukee Avenue house was to be comprised of new materials, care was taken to maintain its basic qualities. Only one of the houses had retained the original porch configuration and decorative "gingerbread." This was removed in sections

and used to make a pattern from which replicas could be constructed. Because the common brick used in the original masonry was no longer being manufactured, used brick that most closely resembled the original was

purchased from a local brick company, which salvaged brick from demolition sites. And in some cases new brick, selected to match the old was used. Inside, new pine woodwork, milled in a simple fashion reminiscent of the original configuration, replaced the old pine trim which had deteriorated.

During reconstruction of the first three houses it was realized that the costs of labor prohibited detailed restoration. For example, it was found to cost less to completely replace the interior woodwork than to

Only 12 of the 46 houses, including these, have been demolished. Construction of replicas has been proposed.



Courtesy of the Hennepin County Historical Society

remove, recondition, and re-install it. The badly damaged first floor of one of the houses was completely removed (joists and all) and reconstructed at less cost than the more labor-intensive method of repairing the rotted joists and warped floor boards. At this nascent stage the project was considered to be an experiment. The completed houses would have to sell at a price that would establish a respected market value to stabilize the neighborhood. Yet, because funds were limited, the rehab costs had to be kept close to what the projected sales price would be.

The Community Development funds slated for Milwaukee Avenue were intended for "write-down" -- that is, the difference between the costs and sales price.

Administration costs for the MHRA and GMMHC were also charged to this fund. But the less each house cost, or the less the write-down the greater the number of houses that could be renovated in this manner. So, when choices were made between methods of restoration, greater weight was usually given to the less expensive alternative. Moreover, because the historical character of Milwaukee Avenue is found in the overall impact of the scale and form of the streetscape, authenticity of each detail of construction was considered a luxury.

By the time that work began on the first three houses, Milwaukee Avenue had become an abandoned street; most of the houses were vacant and boarded-up because

its residents had been relocated as required by the Urban Renewal Plan. PAC members and those residents remaining witnessed the accelerated deterioration of the houses through vandalism and exposure to the weather. The Seward West PAC urged the MHRA to permit individuals to buy the vacant houses for home-owner initiated rehabilitation, to avert the increasing decline in the area.



Some of the ornamental wood trim was unbelievably intricate and, therefore, expensive to reproduce.

After negotiating with HUD for approval of its proposal, the MHRA offered a program in Seward West whereby individuals could purchase houses for the cost of the land, and borrow money through its own low-interest mortgage program, which it financed through bond sales. Community Development funds were also set aside for grants to individual buyers for historical restoration. These grants would offer an incentive to potential buyers who would have to consider the costs of restoring the facades in compliance with standards set by the Minneapolis Heritage Preservation Commission which has designated the street a historic district in 1976.

Although the restoration standards of the Heritage Preservation Commission are general and flexible and do not involve costly restorative work, they did mandate that the porches be replaced and that the original building materials be duplicated as closely as possible. The Minnesota Historical Society also made grants available for facade work to individual homeowners. But although many buyers were selected and work was started on an increasing number of homes, it soon became apparent that major legal problems

had developed which prohibited transfer of the titles to any house on Milwaukee Avenue.

Milwaukee Avenue was being re-zoned as a Planned Residential Development which required that the lots be re-platted and that restrictive covenants be attached to every deed. Although the houses along Milwaukee Avenue were now being rehabilitated at an accelerated pace, for nearly a year they could not be legally transferred to their new owners. Clarifying title and re-plating lots in an area as old as Milwaukee Avenue was more complex and difficult than expected. Project Manager, Bob Roscoe, often remarked that the legal work seemed more excruciating than the reconstruction work itself. And it certainly was more time consuming.

But in spite of the setbacks, the momentum that had been building since the project began continued to grow. Many had become interested in the still-experimental project. So many qualified buyers applied for each house offered for sale that the MHRA began holding public lotteries to select buyers. Eventually the selected buyers and individual rehabbers formed their own organization to represent themselves in the development process. In the Spring of 1978 an agreement was reached and the MHRA began conveying titles to the selected buyers, most of whom

Both new and used brick has been used to match the originals as closely as possible. This scene is at 2017 Milwaukee



Courtesy of the Hennepin County Historical Society

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MILWAUKEE MALL ADDITION

EGAN, FIELD & NOWAK, INC.
SURVEYORS

Bearings shown are assumed October, 1976



o Denotes Iron Monument



BINDING

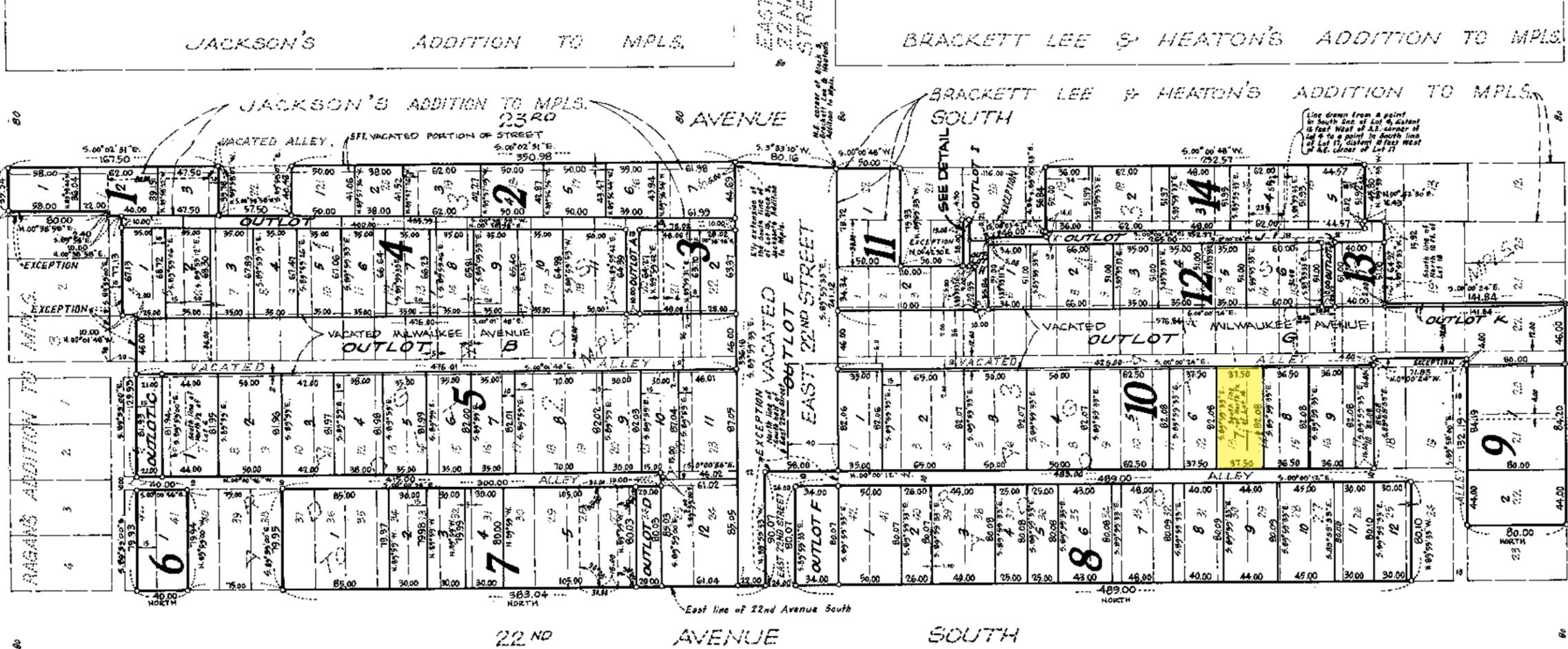
FOR

RESERVED

SPACE

THIS

EAST FRANKLIN AVENUE



O'DOHERTY & O'REILLY'S ADDITION TO MPLS.

O'DOHERTY & O'REILLY'S ADDITION TO MPLS.



(PERMITS REARRANGEMENT OF LOTS 1, 2 AND 3, BLOCK 1, WATERS' ADDITION TO MPLS.)

(REARRANGEMENT OF BLOCK 1, WATERS' ADDITION TO MPLS.)

(REARRANGEMENT OF BLOCK 1, WATERS' ADDITION TO MPLS.)

(REARRANGEMENT OF BLOCK 1, WATERS' ADDITION TO MPLS.)

MILWAUKEE MALL ADDITION

BOOK	PAGE
R.T. DOC. NO.	121028
C.R. DOC. NO.	4270516

EGAN, FIELD & NOWAK, INC.

STATE OF MINNESOTA

COUNTY OF ANOKA The foregoing instrument was acknowledged before me this 14th day of October, 1976 by Charles R. Kruseff, executive director, and D. M. Fisher, assistant executive director, of The Greater Minneapolis Metropolitan Housing Corporation, a Minnesota non-profit corporation, on behalf of the corporation.

Michael W. Jagan Michael W. Saxton
Notary Public, Anoka County, Minnesota. My commission expires August 10, 1982.

STATE OF MINNESOTA

COUNTY OF ANOKA The foregoing instrument was acknowledged before me this 14th day of October, 1976 by Thomas T. Feeney, area director, of the Department of Housing and Urban Development of Washington, D. C., Minneapolis-St. Paul Area Office, on behalf of said agency.

Michael W. Jagan Michael W. Saxton
Notary Public, Anoka County, Minnesota. My commission expires August 10, 1982.

STATE OF MINNESOTA

COUNTY OF ANOKA The foregoing instrument was acknowledged before me this 14th day of October, 1976 by Sidney D. Berg and Lota A. Berg, his wife, and John A. Hall, single, and Peter F. Sanders, single, and C. John Ramstad, single.

Michael W. Jagan Michael W. Saxton
Notary Public, Anoka County, Minnesota. My commission expires August 10, 1982.

I hereby certify that I have surveyed and platted the property described on this plat as MILWAUKEE MALL ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat, and that there are no wet lands to be designated on the plat.

Vernon A. Nickols
Vernon A. Nickols, Land Surveyor. Minnesota Registration No. 9053

STATE OF MINNESOTA

COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this 14th day of October, 1976 by Vernon A. Nickols, Land Surveyor.

Chris Kuntz
CHRIS KUNTZ, Notary Public, Hennepin County, Minnesota. My commission expires March 4, 1982.

MINNEAPOLIS, MINNESOTA

I hereby certify that this plat of MILWAUKEE MALL ADDITION was approved by the City Council of the City of Minneapolis, Minnesota at a meeting thereof held this 29th day of OCTOBER, 1976.

Jesse C. Schumacher
City Clerk

MINNEAPOLIS, MINNESOTA

I, the Secretary of the Planning Commission of the City of Minneapolis, Minnesota, do hereby certify that on this 14th day of October, A. D. 1976, said City Planning Commission of the City of Minneapolis, duly approved of the plat of MILWAUKEE MALL ADDITION, and duly authorized such action of the Commission by its Secretary.

Jane A. Stare
Secretary of the Planning Commission

FINANCE DIVISION, Hennepin County, Minnesota

I hereby certify that there are no delinquent taxes for all years prior to 1977 for land described on this plat. Dated this 18th day of January, 1977.

Vernon T. Hoppe, Director

by Jim Schaller tax clerk

HENNEPIN COUNTY SURVEYOR

Pursuant to Chapter 810, Minnesota Laws of 1969, this plat has been approved this 18th day of January, 1977.

by Alver R. Freeman Alver R. Freeman, Hennepin County Surveyor.

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of MILWAUKEE MALL ADDITION was filed in this office this 9th day of MARCH, 1977, at 2:00 o'clock P.M., and that the three copies were compared with the official plat and were found to be true and correct copies thereof.

Wayne A. Johnson, Registrar of Titles

by R. O'Connell deputy

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of MILWAUKEE MALL ADDITION was filed for record in this office this 9 day of MARCH, 1977, at 3:10 o'clock P.M., and was recorded in Book 215 of Plats, Page 14 and that the three copies were compared with the official plat and were found to be true and correct copies thereof.

Wayne A. Johnson, County Recorder

by A. Williams deputy

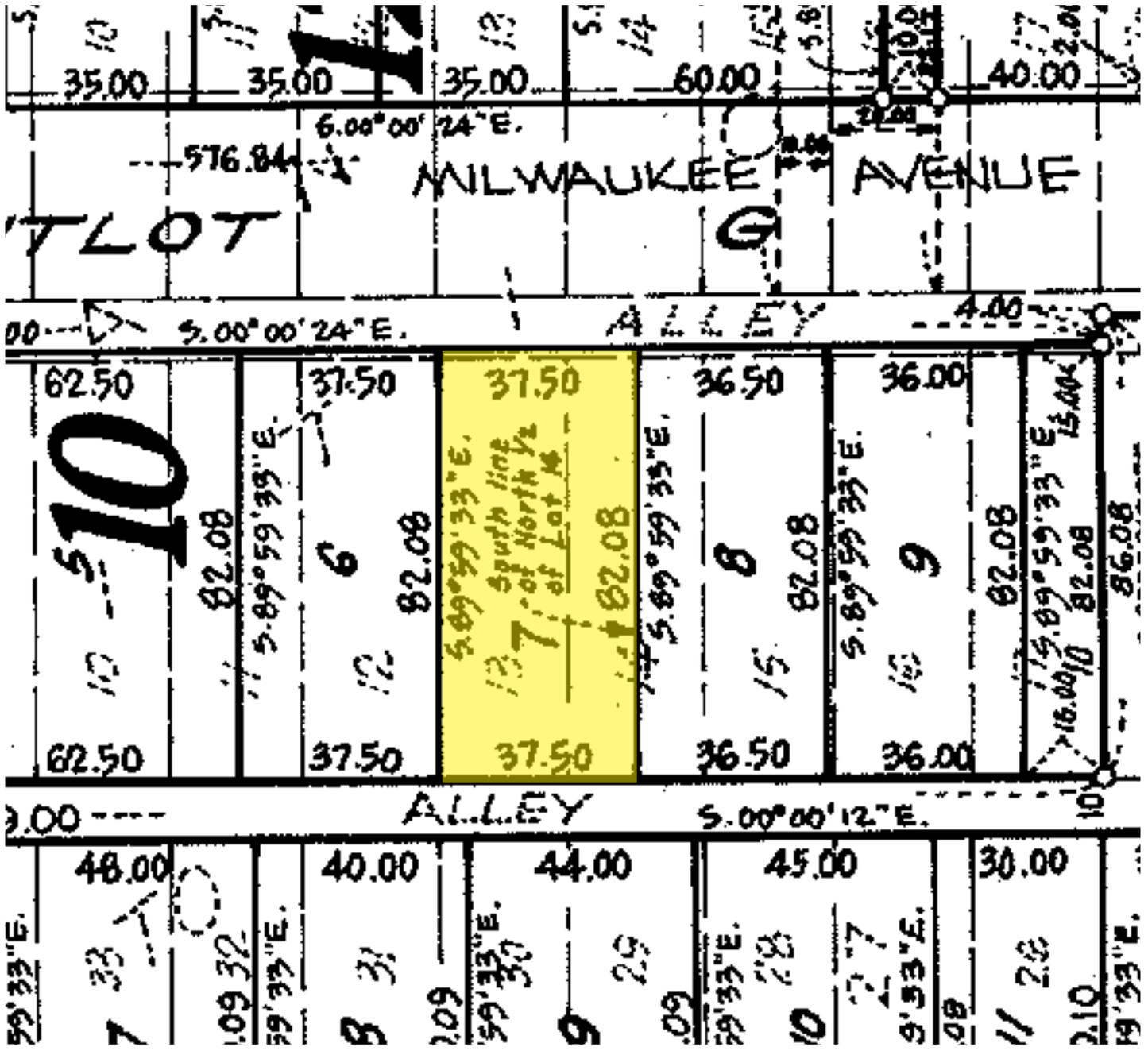
BINDING

FOR

RESERVED

SPACE

THIS



Property Plat of 2304 Milwaukee Ave (Number 7 on this map). Plat comes from a larger Neighborhood survey of Milwaukee Ave (previous pages in this document).

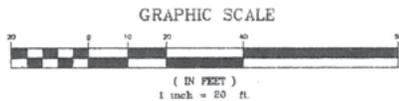
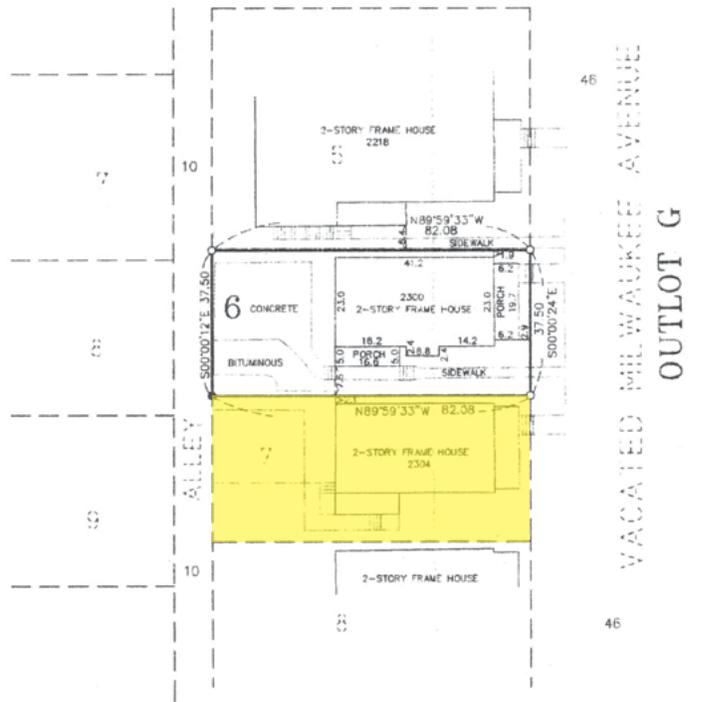
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EXHIBIT J: LAND AND PROPERTY SURVEY

By CARLEY-TOGERSEN, INC. DATED 12/12/00

CERTIFICATE OF SURVEY FOR; CHARLES LEVIN

DESCRIPTION:
LOT 6 BLOCK 10, MILWAUKEE MALL ADDITION, HENNEPIN COUNTY, MINNESOTA



- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET

THE LOCATION OF UTILITIES SHOWN ARE APPROXIMATE ONLY
OTHER UTILITIES MAY EXIST WHICH HAVE NOT BEEN SHOWN.
CONTACT GOPHER STATE ONE CALL AT 454-0002
FOR EXACT LOCATIONS BEFORE BEGINNING CONSTRUCTION.

CARLEY-TOGERSEN, INC.
LAND SURVEYORS
(65) 484-3301

SLITE 703
70 WEST COUNTY ROAD 70
LITTLE CANADA, MN. 55117

TOGERSEN, INC.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

David E. Torgersen
David E. Torgersen, P.L.S.
Minn. Reg. No. 7551 Date 12-12-00

Revision Date _____ Book No. _____ Job No. 2000-183 File No. 9154

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EXHIBIT K: DRAWINGS

BY CHARLES LEVIN ARCHITECTS, DATED 4/15/13

A1.0 EXISTING CONDITIONS AND DEMO PLAN

A2.0 FOUNDATION PLAN

A3.0 FIRST FLOOR PLAN

A4.0 SECOND FLOOR PLAN AND DETAILS

A5.0 CROSS SECTIONS

A6.0 EXTERIOR ELEVATIONS

SKETCHES

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Charles
Levin
Architect

2300
Milwaukee
Avenue

Minneapolis
Minnesota
55404-3150

P 612.729.5333
F 612.729.8351
E chuck@clevin.com

Alterations
to the

RICHARD ERICKSON RESIDENCE

2304 Milwaukee Av.
Minneapolis, MN
55404-3150



ISSUE FOR PRELIM
MAHA REVIEW 9/27/12

ISSUE FOR FINAL
MAHA REVIEW 4/15/13

ISSUE FOR SEBACK
VARIANCE AND HPC
APPROVAL 4/18/13

2:18 PM 4/18/13

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Charles A. Levin
Registration No. 14672

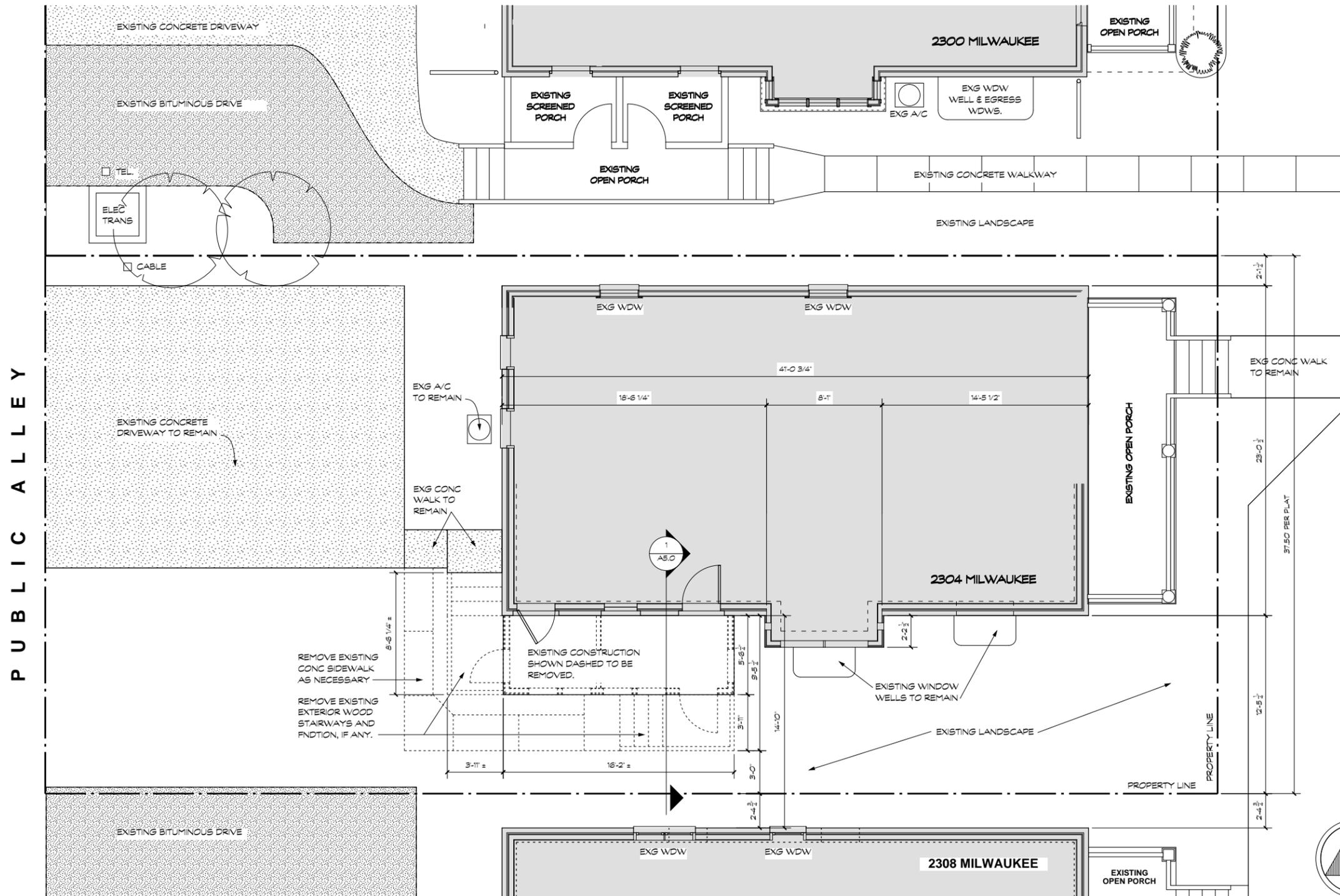
Date

EXISTING
CONDITIONS AND
DEMOLITION

A1.0

© 2013
Charles Levin Architects

4/22/13



PUBLIC ALLEY

MILWAUKEE AVENUE

1996 Elevation, Existing Conditions

P.02

CHARLES LEVIN

05/12/96 08:09 2612 729 5333



Charles
Levin
Architect

2514
East 28th
Street

Minneapolis
Minnesota
55406-1257

Telephone
612
733.4559

FAX
612
733.6351

Exterior
Renovation
of the

**ERIC KRON
RESIDENCE**

2300th
Riverside
Avenue

Minneapolis
Minnesota
55404-3150

**SOUTH
SIDE
ELEVATION**

1/4" = 1'-0"

It is hereby certified that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered professional engineer and architect in the State of Minnesota.

Registration No. 00074012

ISSUANCE: 05/09/96

REVISIONS:

A2



**Charles
Levin
Architect**

**2300
Milwaukee
Avenue**

**Minneapolis
Minnesota
55404-3150**

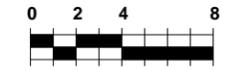
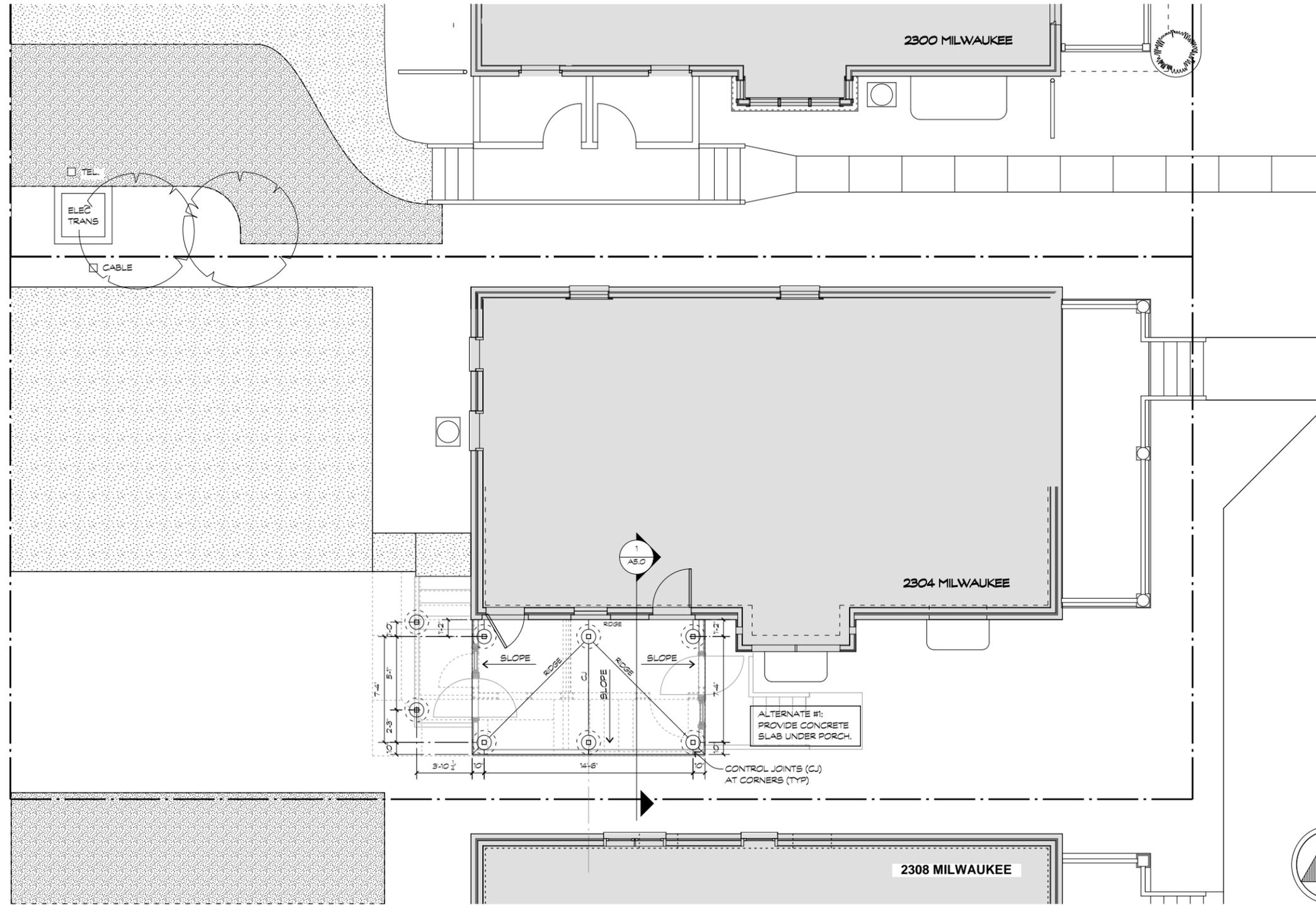
**P 612.729.5333
F 612.729.8351
E chuck@clevin.com**

**Alterations
to the**

**RICHARD
ERICKSON
RESIDENCE**

**2304 Milwaukee Av.
Minneapolis, MN
55404-3150**

M I L W A U K E E A V E N U E
P U B L I C A L L E Y



ISSUE FOR PRELIM MAHA REVIEW	9/27/12
ISSUE FOR FINAL MAHA REVIEW	4/15/13
ISSUE FOR SEBACK VARIANCE AND HPC APPROVAL	4/18/13

2:18 PM 4/18/13

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Charles A. Levin
Registration No. 14672

Date



**FOUNDATION
PLAN**

A2.0

© 2013
Charles Levin Architects

4/22/13



Charles
Levin
Architect

2300
Milwaukee
Avenue

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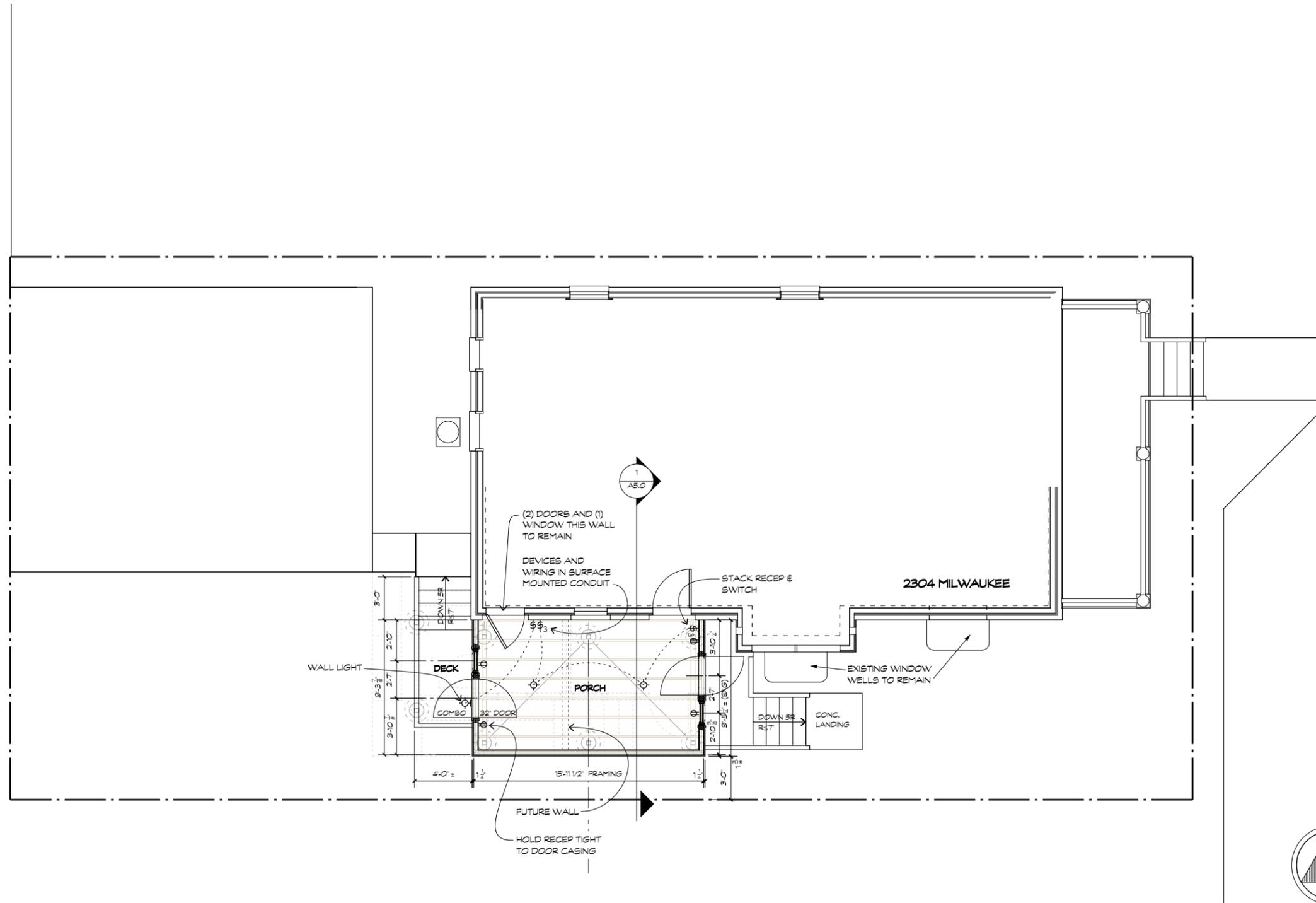
Alterations
to the

RICHARD ERICKSON RESIDENCE

2304 Milwaukee Av.
Minneapolis, MN
55404-3150

M I L W A U K E E A V E N U E

P U B L I C A L L E Y



ISSUE FOR PRELIM
MAHA REVIEW 9/27/12

ISSUE FOR FINAL
MAHA REVIEW 4/15/13

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2:18 PM 4/18/13

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Charles A. Levin
Registration No. 14672

Date

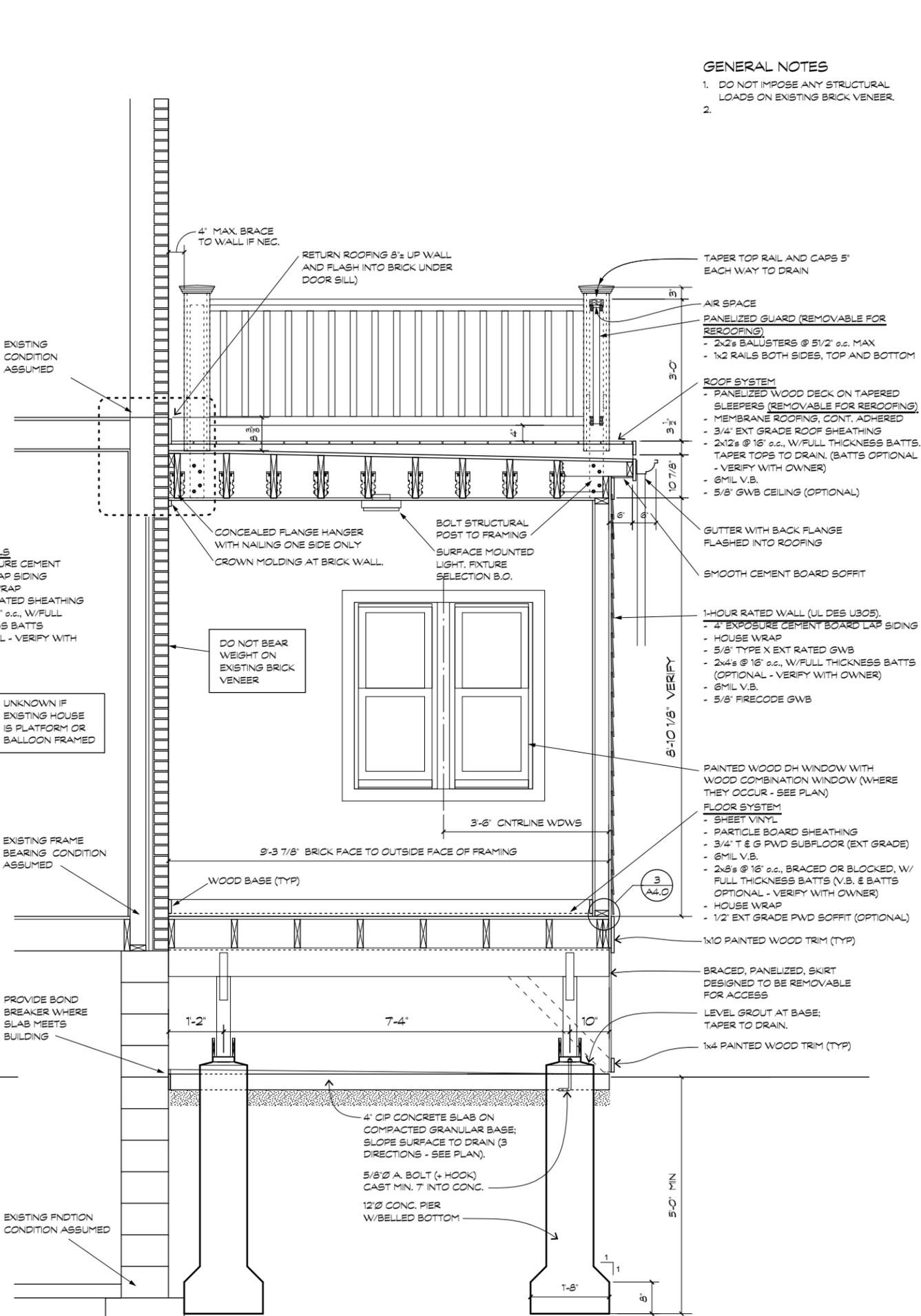
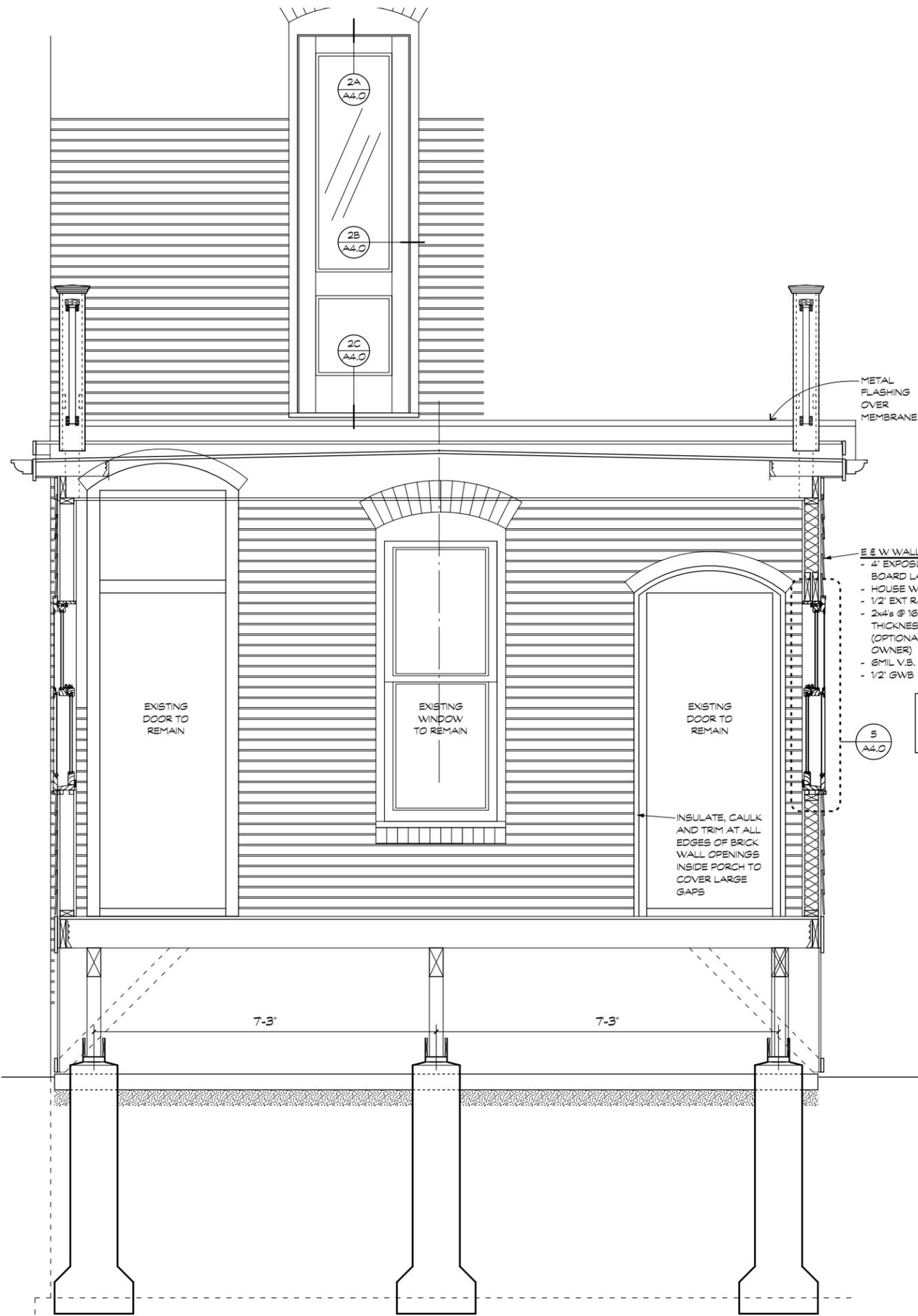


1ST FLOOR
PLAN

A3.0

© 2013
Charles Levin Architects

4/22/13



GENERAL NOTES
 1. DO NOT IMPOSE ANY STRUCTURAL LOADS ON EXISTING BRICK VENEER.
 2.

Charles Levin Architect
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 Minneapolis Minnesota 55404-3150
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 F 612.729.8351
 E chuck@clevin.com

Alterations to the RICHARD ERICKSON RESIDENCE
 2304 Milwaukee Av. Minneapolis, MN 55404-3150

0 1 2 3

ISSUE FOR PRELIM MAHA REVIEW	9/27/12
ISSUE FOR FINAL MAHA REVIEW	4/15/13
ISSUE FOR SEBACK VARIANCE AND HPC APPROVAL	4/18/13

2:32 PM 4/18/13
 I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Charles A. Levin
 Registration No. 14672
 Date

CROSS SECTIONS

A5.0

© 2013 Charles Levin Architects

4/22/13



**Charles
Levin
Architect**

**2300
Milwaukee
Avenue**

**Minneapolis
Minnesota
55404-3150**

**P 612.729.5333
F 612.729.8351
E chuck@clevin.com**

**Alterations
to the**

**RICHARD
ERICKSON
RESIDENCE**

**2304 Milwaukee Av.
Minneapolis, MN
55404-3150**



ISSUE FOR PRELIM MAHA REVIEW 9/27/12

ISSUE FOR FINAL MAHA REVIEW 4/15/13

ISSUE FOR SEBACK VARIANCE AND HPC APPROVAL 4/18/13

2:20 PM 4/18/13

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Charles A. Levin
Registration No. 14672

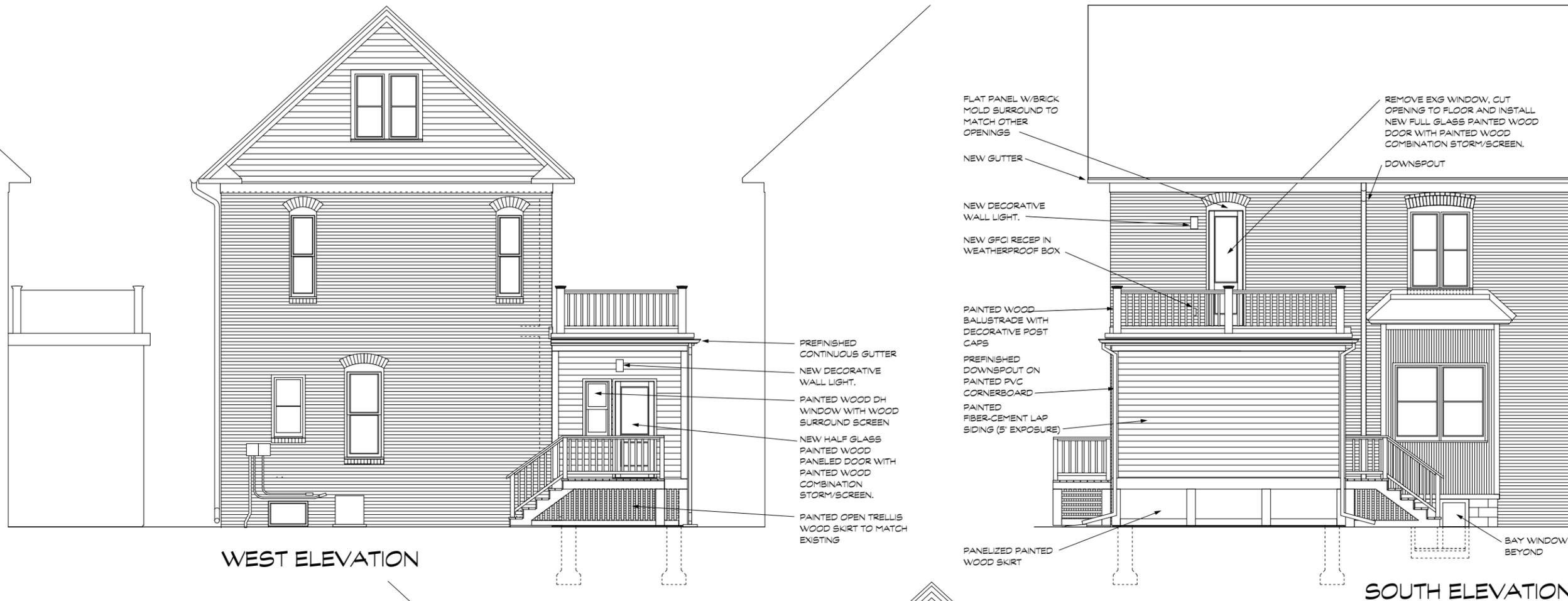
Date

**EXTERIOR
ELEVATIONS**

A6.0

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4/22/13



WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

EXT ELEVATION GENERAL NOTES

1. REPAIR/REPLACE ALL DETERIORATED EXTERIOR WOODWORK TO MATCH EXISTING. REPAINT ALL PAINTED WOODWORK SAME COLOR AS EXISTING.
- 2.



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ISSUE FOR PRELIM MAHA REVIEW	9/27/12
ISSUE FOR FINAL MAHA REVIEW	4/15/13
ISSUE FOR SEBACK VARIANCE AND HPC APPROVAL	4/18/13
SUPPLEMENTAL SUBMITTAL PER HANAUER REQUEST	6/19/13

1:51 PM 6/19/13

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Charles A. Levin
Registration No. 14672

Date

**EXTERIOR
ELEVATIONS**

A6.1

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Charles Levin Architects



41 * 8 = 328

10

5% = 16.4



Sketch of Back Elevation of Proposed Porch



Sketch of Northeast corner of Proposed Porch



Sketch of Front Elevation of Proposed Porch



Sketch of Northwest corner of Proposed Porch



Sketch of Southeast corner of Proposed Porch

EXHIBIT L: NEIGHBOR LETTERS OF SUPPORT

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April 18, 2013

Board of Adjustment
City of Minneapolis

c/o Zoning Administration Office
Public Service Center
Room 300
250 South 4th Street
Minneapolis, MN 55415-1339

Re: Variance for 2304 Milwaukee Avenue, Minneapolis, MN
Legal: Lot 7 Block 10, Milwaukee Mall Addition, Hennepin County, MN

To Whom it Concerns:

I am the Milwaukee Avenue neighbor directly to the west and across the alley from Richard Erickson. I have reviewed his proposed porch design and am in favor of its construction.

I believe his planned improvements will benefit our property and our neighborhood.

I encourage you to grant his request for variance and HPC approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Shane Frazier", written over a light blue horizontal line.

Shane Frazier, Property Owner
2307 22nd Avenue South
Minneapolis, MN 55404

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