Minneapolis
City of Lakes

CPED STAFF REPORT

Prepared for the Heritage Planning Commission
Agenda Item #2
May 19, 2015
BZH-28627

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 1204 Harmon Place, Unit 21

Project Name: Kenosha Rooftop Deck and Vestibule

Prepared By: Lisa Steiner, City Planner, (612) 673-3950

Applicant: Transform Design

Project Contact: Casimir Semlak

Ward: 7

Neighborhood: Loring Park; adjacent to Downtown West

Request: To allow a vestibule addition and rooftop deck on a contributing building in the Harmon Place Historic District.

Required Applications:

Certificate of Appropriateness	To amend a previously approved Certificate of Appropriateness for a rooftop deck. The proposal now includes a 10-foot tall vestibule in order to meet building code requirements.

HISTORIC PROPERTY INFORMATION

Current Name	Kenosha Condos
Historic Name	Kenosha Flats
Historic Address	1204 Harmon Place/ 11 12th Street
Original Construction Date	1907
Original Architect	Unknown
Original Builder	Charles C. Chase
Original Engineer	Unknown
Historic Use	Apartments
Current Use	Condominiums
Proposed Use	No change

Date Application Deemed Complete	April 10, 2015	**Date Extension Letter Sent**	Not applicable
End of 60-Day Decision Period	June 9, 2015	**End of 120-Day Decision Period**	Not applicable

CLASSIFICATION

Local Historic District	Harmon Place Historic District
Period of Significance	1907-1930
Criteria of Significance	*Criteria 1*: Association with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history *Criteria 4*: Embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
Date of Local Designation	2001
Date of National Register Listing	N/A
Applicable Design Guidelines	*Harmon Place Historic District Guidelines* and *The Secretary of the Interior's Standards for the Treatment of Historic Properties*

SUMMARY

BACKGROUND. In the late 19th century, the area now known as the Harmon Place Historic District was a primarily residential district filled with mansions, townhouses, and residential hotels. Around the turn of the century, downtown retail and commercial growth began to extend to the southwest along Harmon Place, Hennepin Avenue, and other nearby streets. In the early twentieth century, new apartments were constructed that offered one or two bedroom flats intended for the many single people and couples who worked downtown. Only three of the apartment buildings from the period of significance remain: Kenosha Flats (1907), Haverhill Court (1908), and Yale Place (1916). The first automotive businesses opened on Hennepin Avenue and Harmon Place in 1905 and 1907 respectively. After this, the area began to turn more intensively to automotive-related development and by 1920 it was the major automotive district of the city with over 100 auto-related businesses concentrated in the area.

The Kenosha Flats building is a contributing building to the district. It was constructed in 1907 by builder Charles Chase. The four-story building originally housed 26 apartments as well as a basement-level beauty shop and other retail space. The Renaissance Revival style structure is constructed of brown brick with horizontal bands of brick below the second and fourth story windows. Identical round-arched recessed entries are located on both the Harmon Place and 12th Street elevations. The building has a 4-foot deep overhanging cornice with slender corbels. The original apartments have now become condominiums and a restaurant is currently located in the basement-level retail section of the building.

The building has undergone some interior alterations to the units, but exterior alterations have been primarily limited to the basement-level retail space. In 1985, a rooftop addition was constructed at the southwestern corner of the building; the Zoning Board of Adjustment at this time granted a variance for the interior side yard from the required 13 feet to 0 feet to allow the expansion of one of the units to a fifth/mezzanine floor. This greenhouse and deck is still located on the rooftop and is visible from the public right-of-way. The rooftop photos provided by the applicant show this existing structure as well as the oblique aerial photo provided in the appendix. The Harmon Place Historic District was not designated until 2001, so the Heritage Preservation Commission did not review this addition.

This property is located in the B4N Downtown Neighborhood District and the Harmon Area Overlay District. The Harmon Area Overlay District was adopted in 2001. The maximum height allowed for properties in most of the Harmon Area Overlay District is 4 stories or 56 feet, whichever is less. The subject property is 4 stories with a basement level that does not meet the definition of a story in the zoning code. Enclosed habitable space on the roof of this building would not be allowed without a conditional use permit to increase the maximum height in the overlay district. An entrance vestibule is not considered habitable space.

APPLICANT'S PROPOSAL. The applicant is proposing to construct a previously approved rooftop deck with the addition of a new 10-foot tall vestibule that is approximately 58 square feet in area. The rooftop deck would only be accessible to the owner of this top-level condo unit, not to other residents of the building. A spiral stair would be constructed in their unit up to the deck above. The rooftop deck would be approximately 22 feet by 23 feet in size. Along the Harmon Place and 12th Street sides of the deck, the applicant is proposing a 3-foot high cable railing system. The south and west sides of the deck, which are the interior sides, are proposed to be constructed of cedar screen walls rising a total of 5 feet 5 ½ inches from the existing roof height. The applicant has stated that the cedar screen walls are necessary to provide privacy from the existing adjacent structure on the roof. The entrance vestibule would be clad with cedar siding with a metal roof.

RELATED APPROVALS. On July 22, 2014, the Heritage Preservation Commission approved, notwithstanding staff recommendation, a Certificate of Appropriateness for a rooftop deck at this location. At the time, the rooftop deck was proposed to be accessed by a roof hatch with no vestibule structure. Staff had recommended denial of the application, but the HPC approved the Certificate of Appropriateness application with a 5-4 vote. The HPC determined that the rooftop deck would not be visible from the public right-of-way. For reference, the previously approved plans are provided in the appendix.

In November 2014, after submitting their plans and an application for a building permit, the applicant was informed that the proposed rooftop access hatch would not meet building code requirements. Because a rooftop deck is considered occupied space, an independent exit is required just as it would be for any story of a building. Roof hatches are only permitted to provide access to unoccupied spaces.

The applicant revised their plans, which in order to comply with the building code provisions related to exiting from occupied space, required the addition of an entrance vestibule. CPED staff determined that the revised plans and addition of a vestibule was a major change from the previously approved Certificate of Appropriateness and would require an amendment of the Certificate of Appropriateness to be approved by the HPC.

PUBLIC COMMENTS. No comments have yet been received. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow an amendment to a previously approved Certificate of Appropriateness for a rooftop deck with a vestibule structure based on the following findings:

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 Harmon Place Historic District was designated in 2001 for its association with the early automotive industry and the twentieth-century economy that both evolved at the edge of downtown Minneapolis. The district was also designated for its embodiment of the distinctive characteristics of automotive buildings which co-existed with distinctive apartment buildings. The apartment buildings in the district were noted to be excellent representatives of an early twentieth-century building type long associated with the Harmon Place and Loring Park area.

   The period of significance identified for the Harmon Place Historic District is 1907-1930. These dates encapsulate the earliest development of auto-related buildings as well as the construction of early twentieth-century apartment buildings such as the Kenosha. The period of significance extends to the waning of construction activity after the 1929 stock market crash. The Kenosha, constructed in 1907, is the oldest apartment building remaining in the historic district.

   The proposed privately-accessed rooftop deck and vestibule addition is not compatible with the criteria of significance and period of significance for which the Harmon Place Historic District was designated. Rooftop decks were not historically constructed on early twentieth-century apartment buildings in the area. Only three of these apartment buildings, which were noted as an essential part of the significance of the district, remain. Rooftop additions are not common in the Harmon Place Historic District. Aside from the 1985 addition on the Kenosha building which was approved prior to district designation, no rooftop decks or additions exist on the remaining apartment buildings in the district. (See aerial and street level photos of the other contributing apartment buildings in the appendix). Unlike other districts in the city where industrial or commercial buildings have been converted to residential buildings, apartment buildings in this area have not historically had rooftop equipment or structures. The proposed rooftop deck and vestibule does not support the criteria of significance or the period of significance for which the Harmon Place Historic District was designated.

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

   The Kenosha Flats building was identified as a contributing structure in the 2001 designation study of the Harmon Place Historic District. The exterior of the building communicates the building's significance. The significance of the Kenosha building was identified in the designation as one of only four remaining large apartment buildings built in the period between 1907 and 1916. Currently, only three of these apartment buildings remain in the district. The building was also noted to have good exterior integrity at the time of designation.

   The proposed privately-accessed rooftop deck and vestibule addition will not be compatible with the exterior designation of the Kenosha building in the Harmon Place Historic District. The proposed deck will have a setback of only approximately 5 feet 6 inches from the building walls, and 9 feet from the edge of the cornice. The vestibule would be set back 21.5 feet from the building

edge along Harmon Place and 18 feet from the 12th Street building edge. This building has no parapet to screen the proposed addition so the deck and vestibule would be visible from various vantage points along the public right-of-way. Staff found through basic 3D modeling (see CPED analysis in the appendix) that the vestibule would be visible from approximately 150 feet away on 12th to the south or Harmon to the east. The proposal does not support the exterior designation of the contributing Renaissance Revival building as it would not have historically included any rooftop structures, is one of only three remaining apartment buildings from the period of significance in the district, and will be visible from the public right-of-way.

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

The Minneapolis Heritage Preservation Regulations recognize a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. Based upon the evidence provided below, the proposed privately-accessed rooftop deck and vestibule will materially impair the significance and integrity of the historic district.

Location: The applicant is not proposing to change the location of the building within the district.

Design: Design is the combination of elements that create the form, plan, space, structure, and style of a property. The Kenosha building and other apartment buildings in the Harmon Place Historic District were noted to be significant as well-preserved examples of a common early twentieth-century building type that co-existed with the automotive district. The Kenosha building and other apartment buildings were typically built in the Renaissance Revival style, similar to the common style chosen by architects of the automotive buildings in the area. Renaissance Revival buildings have a strong sense of top, middle, and base, with a flat roof commonly emphasized with an overhanging cornice. The proposed alteration will negatively impact the integrity of the Renaissance Revival design of the Kenosha building as it will alter the definitive flat roof feature of the building.

Setting: Setting is the physical environment of a historic property. The proposed alteration will not impact the setting of the property.

Materials: Materials are the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property. The apartment buildings in the Harmon Place Historic District were typically constructed of brick. The proposal will not impact the brick exterior of the building, but will require penetration of the flat roof. Along the Harmon Place and 12th Street sides of the deck, the applicant is proposing a 3-foot high cable railing system. The south and west sides of the deck, which are the interior sides, are proposed to be constructed of cedar screen walls rising a total of 5 feet 5 ½ inches from the existing roof height. The 10 foot tall entrance vestibule will be clad in cedar siding and topped with a metal roof.

Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. The existing integrity of the Kenosha building displays the workmanship involved in the construction of an early-twentieth century apartment building in a Renaissance Revival style.

Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. With the exception of the 1985 addition, the Kenosha building maintains exceptional exterior integrity. Allowing the rooftop deck and vestibule addition to be built will be detrimental to the integrity of the building. The deck and vestibule will both be visible from the public right-of-way. The deck is proposed to be constructed in a prominent part of the building at the junction of both of the building's primary facades on Harmon Place and 12th Street. This will have a further detrimental effect on the integrity of the district which is so entwined with the distinctive

characteristics of the apartment buildings in the area. The remaining buildings are excellent representative examples of the early-twentieth century apartment buildings in the area. Additionally, staff has concerns that this will set a precedent for allowing rooftop decks in the Harmon Place Historic District, where the apartment buildings have not historically had similar rooftop equipment or structures. If each top-unit apartment were to build a similar privately-accessed deck above their unit, the feeling of the building would be significantly impacted. This would be particularly noticeable and impactful as all future decks would also be subject to the building code provision which necessitates the entrance vestibule. If a single rooftop deck were to be constructed for the use of all occupants in the building and could therefore be more centrally located, that would allow occupants to utilize the rooftop area while minimizing potential negative impacts on this historic building's integrity.

Association: Association is the direct link between an important historic event or person and a historic property. The three apartment buildings remain as important representations of the transition between the area's residential character and automotive district character. The association between this as a rare representative example of the apartment buildings that co-existed with the automotive industry on Harmon Place would be negatively impacted if this rooftop deck and vestibule addition were approved.

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 *Harmon Place Historic District Design Guidelines* were adopted in 2002. The guidelines do not specifically address rooftop deck or vestibule additions. However, the Roofs, Parapets, and Cornices section of the guidelines provides some guidance for roofs with the following guidelines:

a. The original roofline including the cornice, parapet, and other elements should be maintained. No part of the cornice or parapet should be covered or removed.

e. Rooftop equipment that projects above the roofline should be set back from the primary building elevation. It should not be visible from the street level.

Additionally, the New Construction and Additions section of the guidelines specifies:

a. New buildings and additions in the Harmon Place Historic District should be compatible with surrounding buildings and the pedestrian-oriented streetscape.

b. New buildings and additions should relate to the scale, size, height, massing and materials of existing historic buildings. Acceptable building materials include stone, brick, rusticated concrete block and decorative terra cotta.

f. Additions to existing historic buildings should not replicate the original but should be designed as a new structure that is compatible with the scale, height, massing, materials and details of the original building.

The privately-accessed rooftop deck and vestibule will be minimally visible from directly below the building, but will be visible from various vantage points approximately 150 feet and further from the building. The design guidelines do not specify whether "street level" means directly below the building or street level throughout the district. Staff recommends a strict interpretation of this guideline. The vestibule in particular will be visible from street level in numerous areas, as shown in the 3D modeling provided by CPED staff in the appendix. A rooftop deck or vestibule would not have been original to the historic building and is not compatible with the scale, height, massing, materials, or details of the original building. The applicant is proposing cedar siding and metal roofing for the vestibule, which are neither historic materials nor a compatible contemporary design. The

rooftop addition of the deck and vestibule will further mar the distinctive flat roofline of the Kenosha building, a significant feature of Renaissance Revival apartment buildings that was noted in both the guidelines and the designation study as important features of the building and the district. The proposed rooftop deck addition will materially impair the significance and integrity of the Kenosha building in the Harmon Place Historic District, as it will not be consistent with the applicable design guidelines for the district.

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 rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* recommend designing additions to roofs so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features. The following *Secretary of Interior's Standards for Rehabilitation* are also applicable:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Because the subject building has no parapet, the existing privately-accessed rooftop greenhouse and deck addition that was built in 1985 is clearly visible from the right-of-way. Staff found through basic 3D modeling that the proposed deck and vestibule will both similarly be visible from the right-of-way. Additionally, the flat roof and strong demarcating line of the overhanging cornice, a significant character-defining feature of the building, would be negatively impacted by the proposed addition of a rooftop deck and vestibule. One positive feature of the proposal is that if the rooftop deck and vestibule were to be constructed, both could be removed in the future without permanently impairing the integrity of the historic property.

Rooftop additions and structures are much more common in other historic districts and areas of the city where buildings have been adaptively reused for residential purposes. This building continues to be used for its historic purpose, as it has been an apartment building since its construction in 1907. No change of use has necessitated this alteration of the building. The 1985 rooftop addition is unsympathetic to the character of the building, negatively impacts the integrity of the building, and does not provide precedent for approving additional structures on the roof as it was constructed over 25 years prior to the designation of the historic district.

The alteration will materially impair the significance and integrity of the Kenosha building within the Harmon Place Historic District due to its inconsistency with *The Secretary of 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 proposal is not consistent with the following applicable comprehensive plan policies:

   Heritage 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.

   8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.

   8.1.2 Require new construction in historic districts to be compatible with the historic fabric.

   Heritage Preservation Policy 8.8: Preserve neighborhood character by preserving the quality of the built environment.

   8.8.1 Preserve and maintain the character and quality of residential neighborhoods with regulatory tools such as the zoning code and housing maintenance code.

   Additionally, the *Loring Park Neighborhood Master Plan* was approved by the City Council in 2013. One of the five major strategic goals of the plan is to protect, preserve and enhance historic character and unique architecture. The *Protecting Historic Resources* chapter of the plan specifies that properties within the historic district should utilize the adopted Harmon Place Historic District design guidelines to guide design of development. See finding #4 for specific analysis related to the design guidelines.

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 applicant is not proposing any destruction of 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. *The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.*

   As discussed in finding #1, the apartment buildings remaining in the Harmon Place Historic District are excellent representatives of an early twentieth-century building type long associated with the Harmon Place and Loring Park area, one which has co-existed with the automotive district for over

a century. The proposed alterations do not demonstrate that the applicant has made adequate consideration of the description and statement of significance in the designation of the Harmon Place Historic District. The Kenosha building is a contributing building in the historic district. The alteration will negatively impact one of only three remaining apartment buildings in the historic district. Rooftop structures have not historically existed on the early twentieth-century apartment buildings in the district. Staff has concerns that approval of this Certificate of Appropriateness would set a precedent for the other top-level units in the building to build a similar deck and vestibule, which would also significantly alter the character of the building. The proposed privately-accessed rooftop deck and building code required vestibule would be detrimental to the significance and integrity of the district.

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

   This project would not trigger Site Plan Review.

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 proposed alteration does not demonstrate that the applicant has made adequate consideration of the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The proposed rooftop deck and vestibule would not be inconspicuous from the public right-of-way as it would be visible from various vantage points at street level in the district. Additionally, the flat roof and strong demarcating line of the overhanging cornice, a significant character-defining feature of the building, would be negatively impacted by the proposed addition of a rooftop deck and vestibule.

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 alteration will not be compatible with or ensure continued significance and integrity of all contributing properties in the Harmon Place Historic District based on the period of significance of 1907-1930. There are only three apartment buildings remaining in the Harmon Place Historic District. (See aerial and street level photos of the other remaining apartment buildings in the appendix.) None have privately-accessed rooftop decks built from top level units. The one exception is the greenhouse and deck that was constructed on this building in 1985, which was built prior to district designation and is not considered a compatible addition. Rooftop structures would not have been common to early twentieth century apartment buildings and the proposed deck and vestibule would not be compatible with or ensure the continued significance or integrity of the contributing properties in the 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 proposed work will not be in keeping with the spirit and intent of the ordinance and will negatively alter the essential character of the historic district. There is a limited number of remaining apartment buildings in the historic district. Their character is integral to the significance of the district. As discussed in other findings, the proposed rooftop deck and vestibule addition is not

consistent with the designation of the district, the design guidelines for the district, the *Secretary of Interior's Standards for the Treatment of Historic Properties*, or the city's comprehensive plan.

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 certificate of appropriateness will be injurious to the significance and integrity of the Kenosha building and the Harmon Place Historic District, as noted in the previous findings. Staff has concerns that this could set a precedent for the other apartment buildings in the district where rooftop structures are not present as well as for other top-level units in the Kenosha building to construct privately-accessed rooftop decks for each individual top-level unit. The character of the few remaining apartment buildings in the Harmon Place Historic District is an integral part of the significance of the district. Approval of the proposed privately-accessed rooftop deck and vestibule would impede the normal and orderly preservation of surrounding resources.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Transform Design for the property located at 1204 Harmon Place, Unit 21:

A. Certificate of Appropriateness.

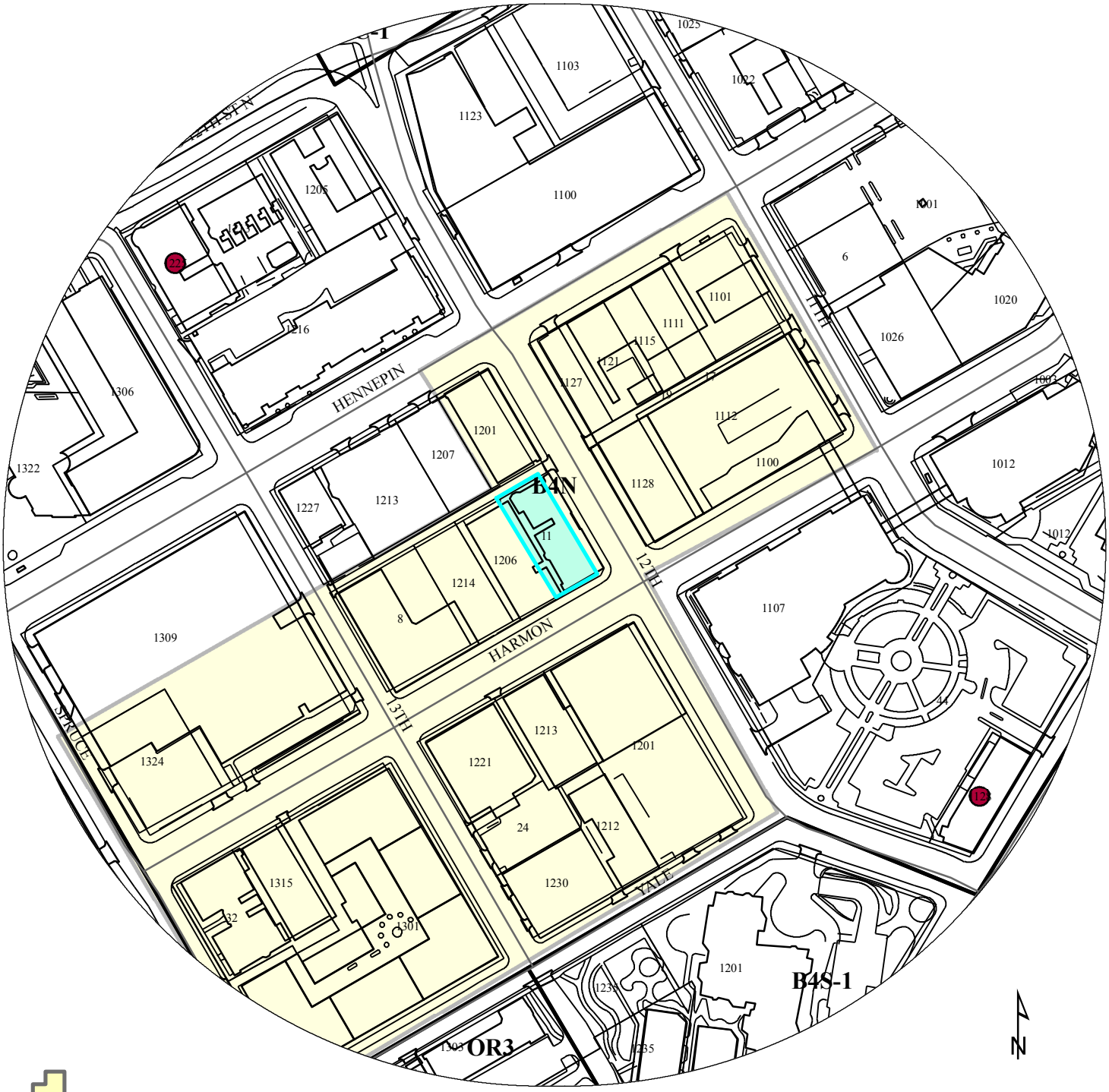
Recommended motion: **Deny** the amendment of a certificate of appropriateness for a rooftop deck with a vestibule addition.

ATTACHMENTS

1. Zoning map
2. Oblique aerial
3. For reference only: previously approved roof deck with roof hatch access plans
4. Written description and findings submitted by applicant
5. Site plan
6. Plans
7. Building elevations
8. CPED photos
9. CPED analysis – 3D modeling
10. Aerial and street-level photos of other remaining apartment buildings
11. Correspondence

Transform Design **7**

NAME OF APPLICANT WARD



Harmon Place Historic District

200 100 0 200 400

PROPERTY ADDRESS

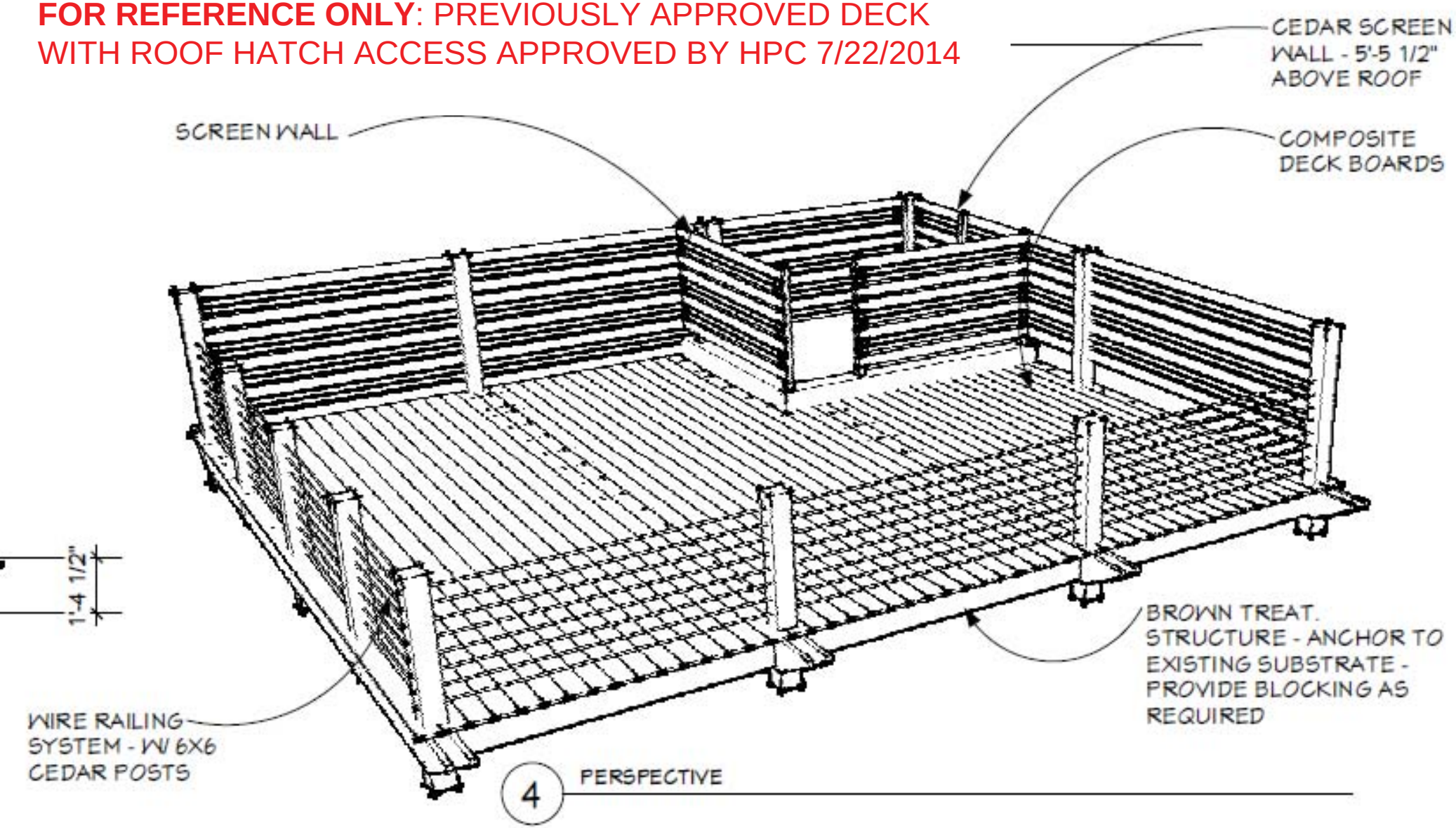
1204 Harmon Place, Unit 21

FILE NUMBER

BZH-28627

1204 Harmon Place

FOR REFERENCE ONLY: PREVIOUSLY APPROVED DECK WITH ROOF HATCH ACCESS APPROVED BY HPC 7/22/2014



FOR REFERENCE ONLY:
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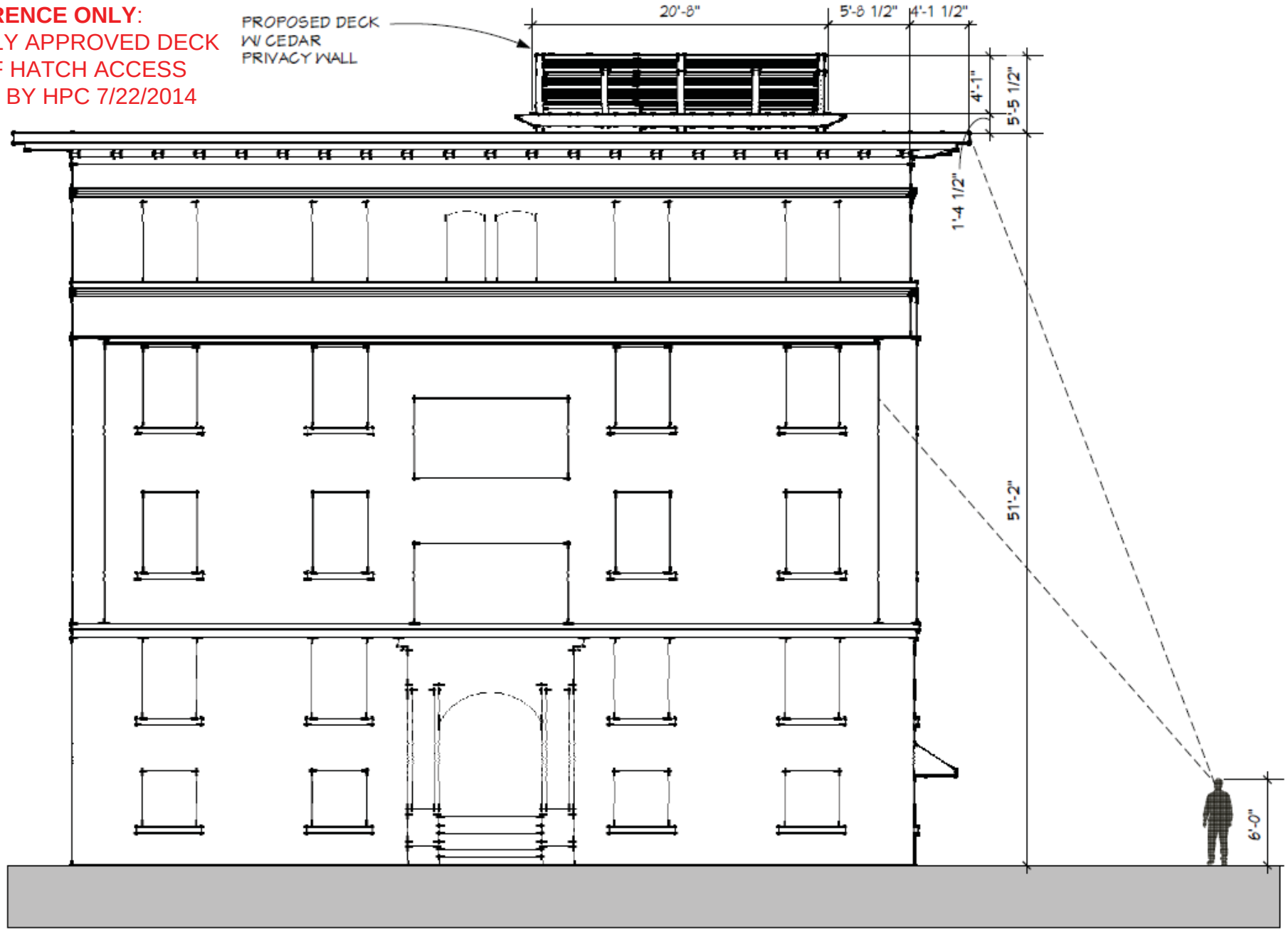
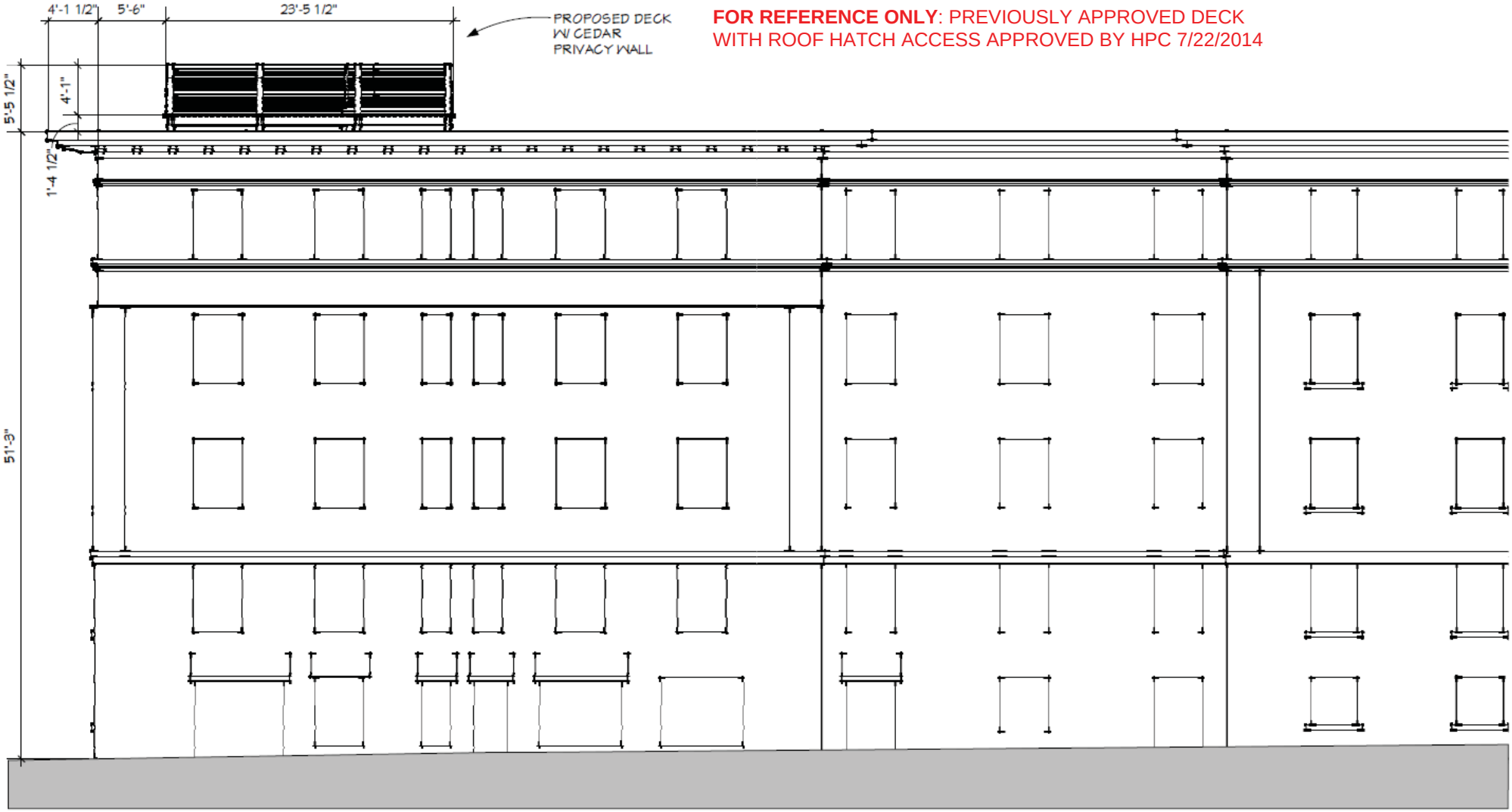


1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



FOR REFERENCE ONLY: PREVIOUSLY APPROVED DECK WITH ROOF HATCH ACCESS APPROVED BY HPC 7/22/2014

1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

4.3.2015

PROJECT OUTLINE

1204 HARMON PLACE – UNIT #21
ROOFTOP DECK

Submitted by
Transform Design Solutions, LLC
1883 St. Clair Ave #2
St. Paul, MN 55105

Owner: Casimir Semlak
612.251.4712
csemlak@trans-form-design.com

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trans form DESIGN
1883 St. Clair Ave #2
Saint Paul, MN 55105
p:612.251.4712

PROJECT DESCRIPTION

Project: 1204 Harmon Place, Unit #21 – Rooftop Deck
Subject: Statement of proposed use and Project Description

The proposed project will be adding a roof top deck to the area directly above unit #21 which is a top level condo unit located in the 1204 Harmon Place Building. This project will offer no replacement or changes to any important architectural features of the building. There will be modifications to the existing built up roof to allow for structural supports needed for the framing of the proposed deck. In addition there will be a new penetration for private rooftop access to the proposed deck.

The proposed deck will be approximately 22'-0"x 24'-0" and the deck surface will be set approximately 1'-4 1/2" above the existing rooftop surface. The north and East sides of the deck will be set back 5'-8 ½" and 5'-6" from the faces of the building accordingly, with an additional setback from the edge of the roof edge at approx. 4'-1 ½". On both the south and west side of the deck there will be cedar screen walls constructed to add privacy for the home owner. The height of this wall will be set to add privacy but not to be visual for the street. We are proposing a total of 5'-5 1/2" from the existing roof height. On both the North sides and east sides will have railings constructed of 4"x4" cedar posts and a cable railing system to 36" above deck level. In addition, a small vestibule structure will be constructed to accommodate an entrance to the deck structure. The proposed structure will be approximately 6'-7"x6'-7" and project 10'-0" above the finished roof. The exterior will be composed of cedar sheathing & sheet metal accents. '

All exterior lighting will be only temporary. Meaning the owner has asked for outdoor outlets in the design, but will provide his own lighting as needed only for accent.

No Windows, Doors, siding, railings, steps, foundation, porches or ornamental features will be modified or replaced in this project.

trans form DESIGN
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CERTIFICATE OF APPROPRIATENESS

(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 addition of this deck on this structure is in our opinion compatible within the historic district. Due to the low visual impact to the street view, this structure will not take away from the historic beauty of the building, but will lend fine craftsmanship and details that will transcend in years to come. By not trying to emulate a false sense of historical nature its own detailing will be visually appealing.

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

This project will have little or no affect on the building due to the fact it will not be visual from street view. The interior as a private residence does not apply in this instance and the exterior detailing will remain unaffected by this addition.

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

We find this alteration in our opinion will be compatible and will not affect the integrity of the historic district. It is a piece that will be finely crafted and in the event of removal, it will leave the building as though nothing was ever built. Please refer to the section regarding the Harmon district.

(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.

We find this alteration in our opinion will be compatible and will not affect the integrity of the historic district. It is a piece that will be finely crafted and in the event of removal, it will leave the building as though nothing was ever built. Please refer to the section regarding the Harmon district.

(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 addition of this deck on this structure is in our opinion compatible within the historic district. Due to the low visual impact to the street view, this structure will not take away from the historic beauty of the building, but will lend fine craftsmanship and details that will transcend in years to come. By not trying to emulate a false sense of historical nature its own detailing will be visually appealing.

(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.

This project will in no way harm or alter the historical significance of this building. We are offering a appropriate design and construction means and methods that will provide a aesthetically pleasing end product. We understand and respect the plans and policies in place in order to maintain a well designed and planned city in regards to the historical aspects.

In addition, the following findings must be addressed if 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:

(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.

This is not applicable in this situation.

In addition, a written statement by the applicant making the findings that alterations are proposed in a manner that demonstrates that the applicant has made adequate consideration of the following documents and regulations:

(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.

This is not applicable in this situation.

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 In addition, the following findings must be addressed if approving a certificate of appropriateness that involves ***ALTERATIONS TO A PROPERTY WITHIN AN HISTORIC DISTRICT:***

(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.

Within this project, the historic integrity and use of the buildings existing characteristics will be minimally affected. The deck structure that is being proposed, although comprised of wood materials, it will be built in a fashion that will not be seen from the street and will be unnoticeable almost entirely.

(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.

We feel that a grant of the certificate of appropriateness will keep the spirit of the intent. The project proposed will have little or no affect visually within the district. We understand and respect the intent of this ordinance and will be flexible to make sure the end product will be suitable for the spirit of the ordinance and the use of the owner.

(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.

We feel that this project will not harm, in any way, the adjacent resources and other buildings within the district. This will have low or no visual impact within the community. We feel the surrounding community will feel no impact from this project.

DEMOLITION OF AN HISTORIC RESOURCE

 A written statement by the applicant which addresses the following required findings:

(1) That the demolition is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the demolition. 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.

This is not applicable in this instance.

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HISTORIC VARIANCE

A written statement by the applicant which addresses the following required findings:

(1) That the variance is compatible with the preservation of the property and with other properties in the area, and that the variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.

This is not applicable in this instance.

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The Harmon Place Historic District Design Guidelines

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Within this project, the historic integrity and use of the buildings existing characteristics will be minimally affected. The deck structure that is being proposed, although comprised of wood materials, it will be built in a fashion that will not be seen from the street and will be unnoticeable almost entirely.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

No characteristics of the existing building will be affected by the construction of this project. There will be no removal of any materials. Also the minor alterations to the interior space will not fall into the district design guidelines.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

As stated previously the historic integrity of this building will be maintained. There will be no attempt to create a false sense of historical features or other.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Noted, and we would hope that the design presented along with any suggestions in collaboration from the historical board, will set some design precedence in this type of project moving forward. We would find this to be a significant improvement from the previous deck structure built adjacent to the proposed.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

No existing finishes or features will be harmed in this project. It is our firm's goal to build quality crafted projects. As a standard we always use proven construction means and methods. It is very imperative for our group to design and build projects that will have longevity and transcend eras in the future. The staff employed take great pride in their work and look to have impressive end details.

6. Deteriorated historic features shall be repaired rather than replaced. Where

the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

This is not applicable within this project.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

This is not applicable within this project.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

This is not applicable within this project.

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

As this would be considered a "new addition" to the roof, the design and construction will be differentiated from the old as it will employ the use of tasteful modern details and materials that are in fact timeless such as Cedar and steel. It is our hope that the scale of the project fits in accordingly and does not take away from the existing in any manner. In addition as stated before this project will not be visible from the street side as it will be sized and set back accordingly to minimize the view.

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

If this structure was removed in the future the only thing that will be needed will be a bit of roof patching and repair upon removal. The result from such removal shall be unnoticeable.

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In conclusion, we hope to work in collaboration with the historic committee to provide the owner with a thoughtfully designed and built structure for him to enjoy and in the event that the property shall switch ownership, we hope that the end product will be a very appealing feature to the potential new owners.

We hope that we have demonstrated that we are concerned and respect the thoughtful and important work the historical committee has invested into the great city of Minneapolis. Being from and architectural background I personally as an officer of my firm, can appreciate the details and craftsmanship provided in these wonderful buildings standing the test of time within our community. If there is anything the committee finds offensive in design or construction details we are certainly open, as well is the owner, to suggestions on how we can get this project completed to satisfy both the owners ideas and the historical guidelines.

Thank you for your time and we hope to enter into a good working relationship moving forward.

Regards,

Casimir Semlak
Owner/Lead Design
Transform Design

CODE REVIEW

TO:	Cazmir Semlak Transform Design 1883 St Clair Avenue #2 St Paul, MN 55105	**DATE:**	March 12, 2015
PROJECT:	1204 Harmon Place #21 Minneapolis, MN 55403 Rooftop Deck addition	**FROM:**	Sara Kelzenberg

---

The following is a Code Review for a private rooftop deck addition at 1204 Harmon Place, Minneapolis, MN with access from condominium unit #21 via a new spiral stair and roof access shelter. The rooftop deck will be used exclusively by one dwelling unit.

2006 IBC
2007 MN State Building Code

1. **Existing Building:**
   A. Brick condominium building w/ restaurant on garden level.
   B. 4 stories above grade (garden level considered a basement)
   C. 7,750 GSF per storey
   D. Non-sprinkled

2. **Proposed rooftop deck & access shelter:**
   A. 442 sf deck
   B. 43 sf roof access shelter
   C. Non-sprinkled

3. **Chapter 3 - Occupancy Type**
   A. Group R-2 (condominiums)

4. **Chapter 5 - Allowable Height & Building Area**
   A. Allowed: 3 stories above grade & 8,750 SF with Frontage Increase per IBC 506.2 (frontage on 2 sides) Aa = {7,000 + (7,000 x .25) + (7,000 x 0)} = 8,750 SF
   B. Actual: 4 stories above grade & 7,750 SF
   C. It is assumed that this building was in compliance with a previous edition of the building code regarding building height.
   D. Proposed rooftop deck does not add a 5th storey to the building as it is located within a private dwelling unit.

5. **Chapter 6 – Types of Construction**
   A. Existing building assumed to be Type III-B
   B. Proposed rooftop deck and access shelter is Type V-B which is consistent with the fire rating requirements of components of the dwelling unit that it is a part of:
      1) IBC Table 601 - fire rating of dwelling unit's floor construction is 0 hrs.
      2) IBC Table 602 - fire rating of dwelling unit's nonbearing exterior walls with a fire separation distance greater than 30' is 0 hrs.
   C. Proposed rooftop deck will not increase hazard level of existing building:
      1) Does not change use of existing building
      2) 1-1/2" of aggregate will be added to the surface of the existing roof under the proposed rooftop deck to protect existing non-rated roof construction.

6. **Chapter 10 - Occupant Load**
   A. Building occupant load is 194 per IBC 1004.1.1 (Residential: 200 occupants/GSF)
   B. Occupant load of proposed rooftop deck is not applicable because it is part of a private dwelling unit.

7. **Chapter 10 – Exiting**
   A. One exit is provided from proposed rooftop deck via spiral stair.

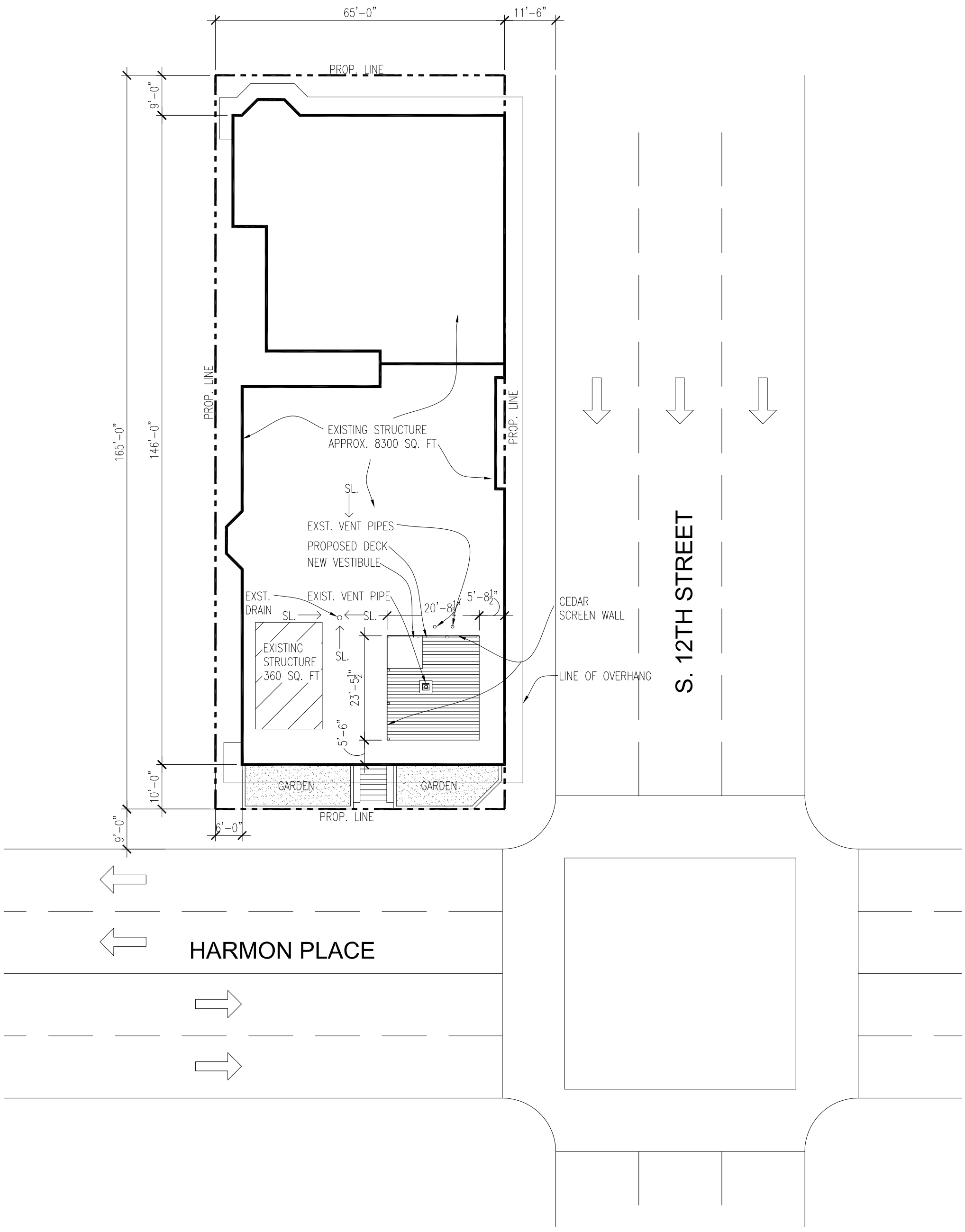
B. One exit is allowed due to the proposed deck being a part of a private dwelling unit per IBC 1004.8 exception #2: egress exception for outdoor areas of individual units in Group R-2.
C. Egress travel distance from rooftop deck is 150' (200' is allowed per IBC table 1016.1).

8. Chapter 10 – Guards & Handrails

A. Guardrails are not required along perimeter of rooftop deck per IBC 1013 due to deck being located less than 30" above existing roof.
B. Proposed rooftop deck will have a 36"H railing along 2 sides and a 48"H privacy fence along the other 2 sides.

9. Chapter 10 – Spiral Stair

A. Spiral stair is permitted as a means of egress within private dwelling units per IBC 1009.8
B. Proposed spiral stair meets dimensional requirements of 1009.8.



SITE PLAN

SCALE: 1" = 20'-0"

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WESSEL DESIGN, LLC
www.wesseldesign.com
kerrik@wesseldesign.com
1148 Oakcrest Avenue
Roseville, MN 55113
651-484-9190

ROOFTOP DECK

1204 HARMON PLACE
MINNEAPOLIS, MN 55403

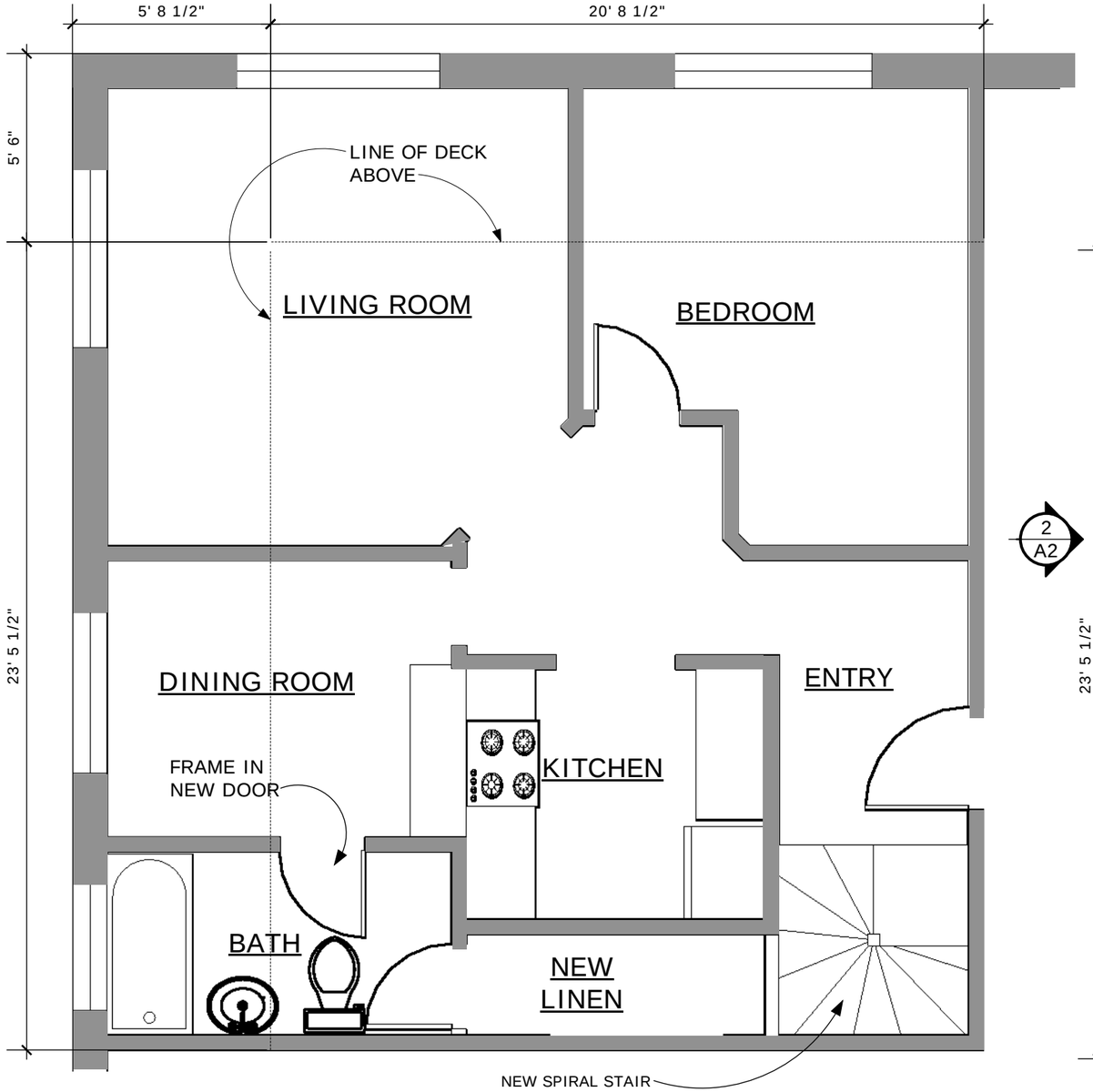
DESIGN, LLC

Certification:
I hereby certify that the plans, specification or report was prepared by me or under my supervision and that I am a registered architect under the laws of Minnesota.

Date Registration No.

A0

6.30.2014



1 PLAN
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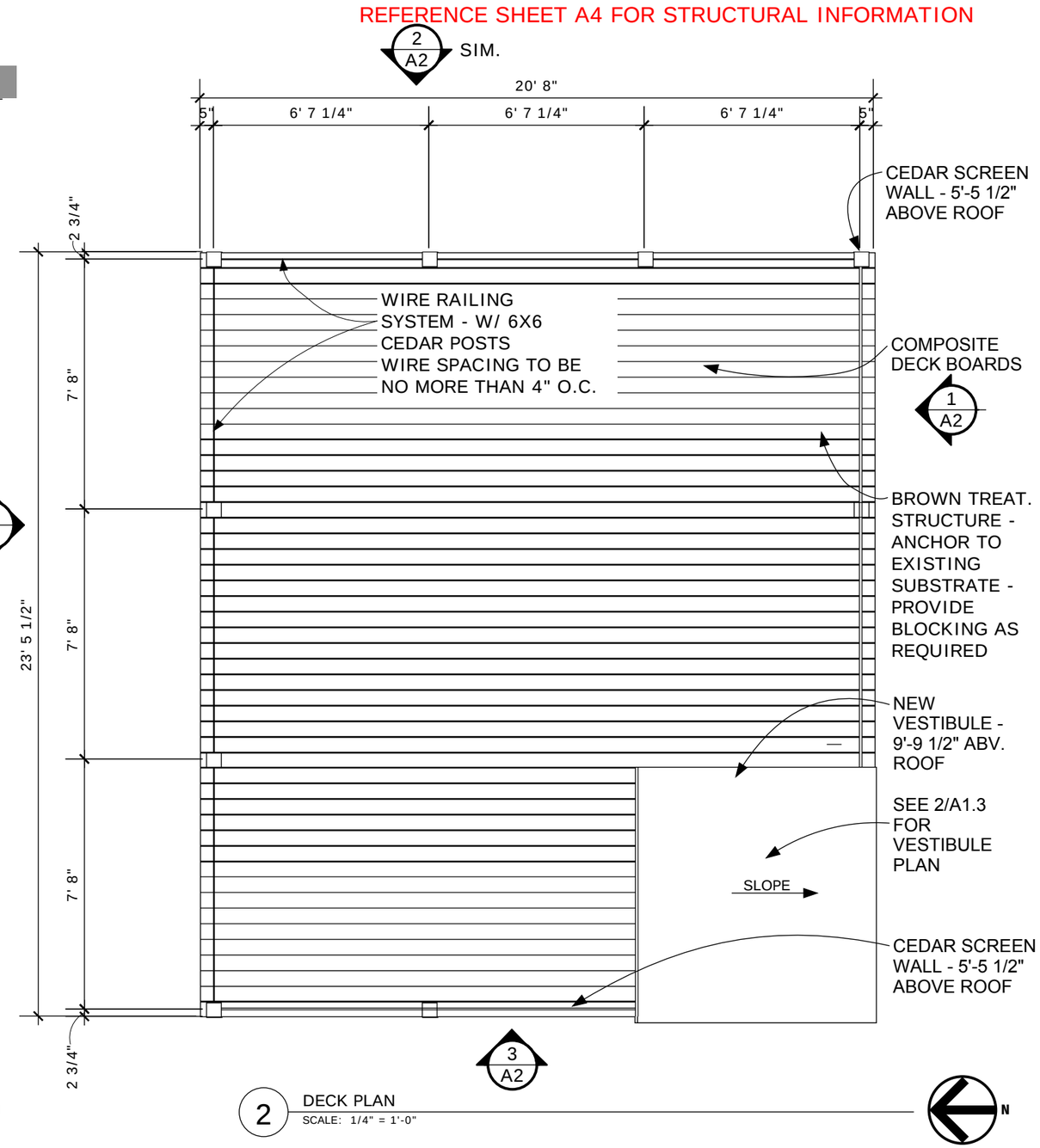

2 DECK PLAN
SCALE: 1/4" = 1'-0"

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ROOFTOP DECK

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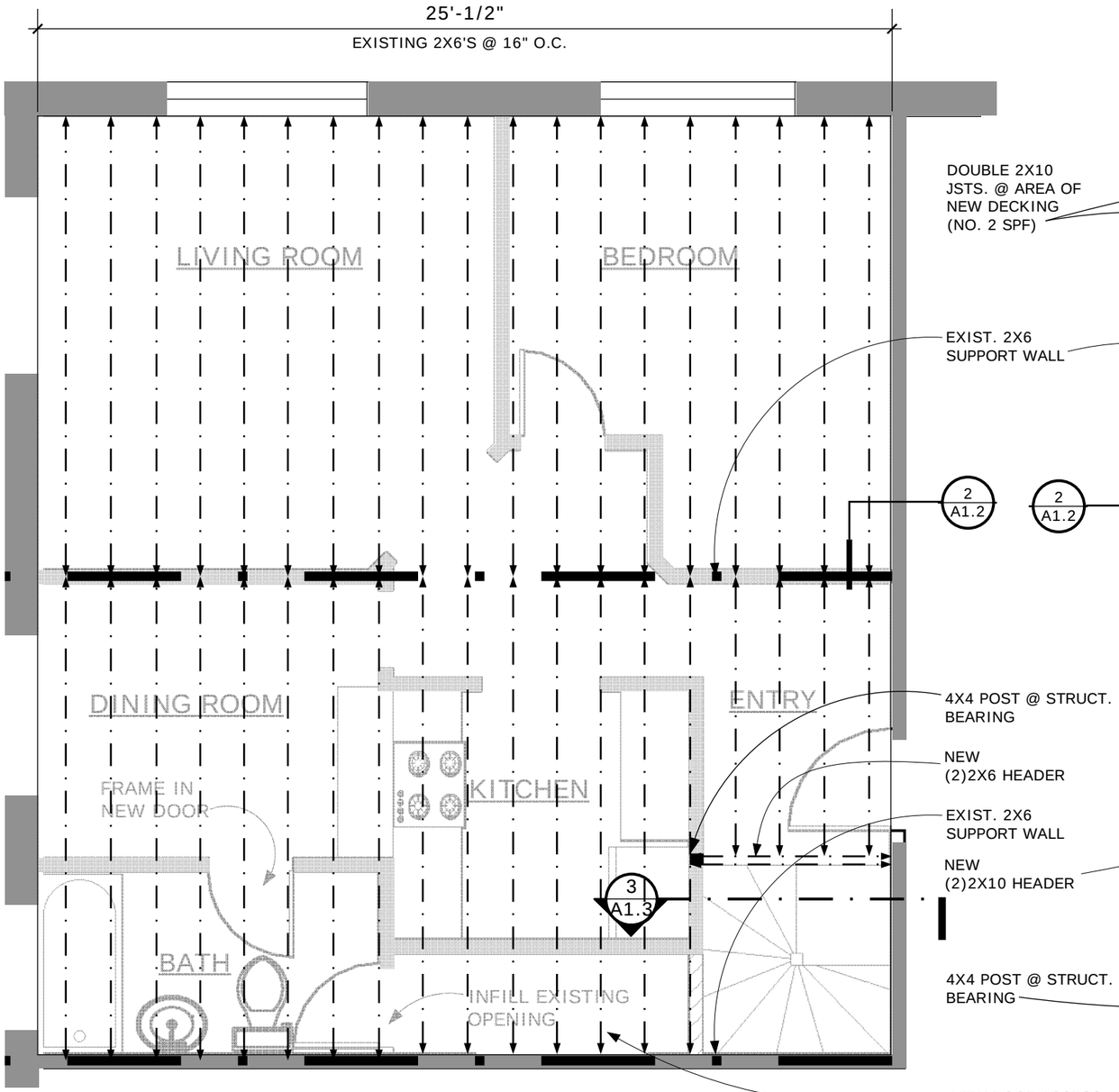

1 CEILING FRAMING PLAN
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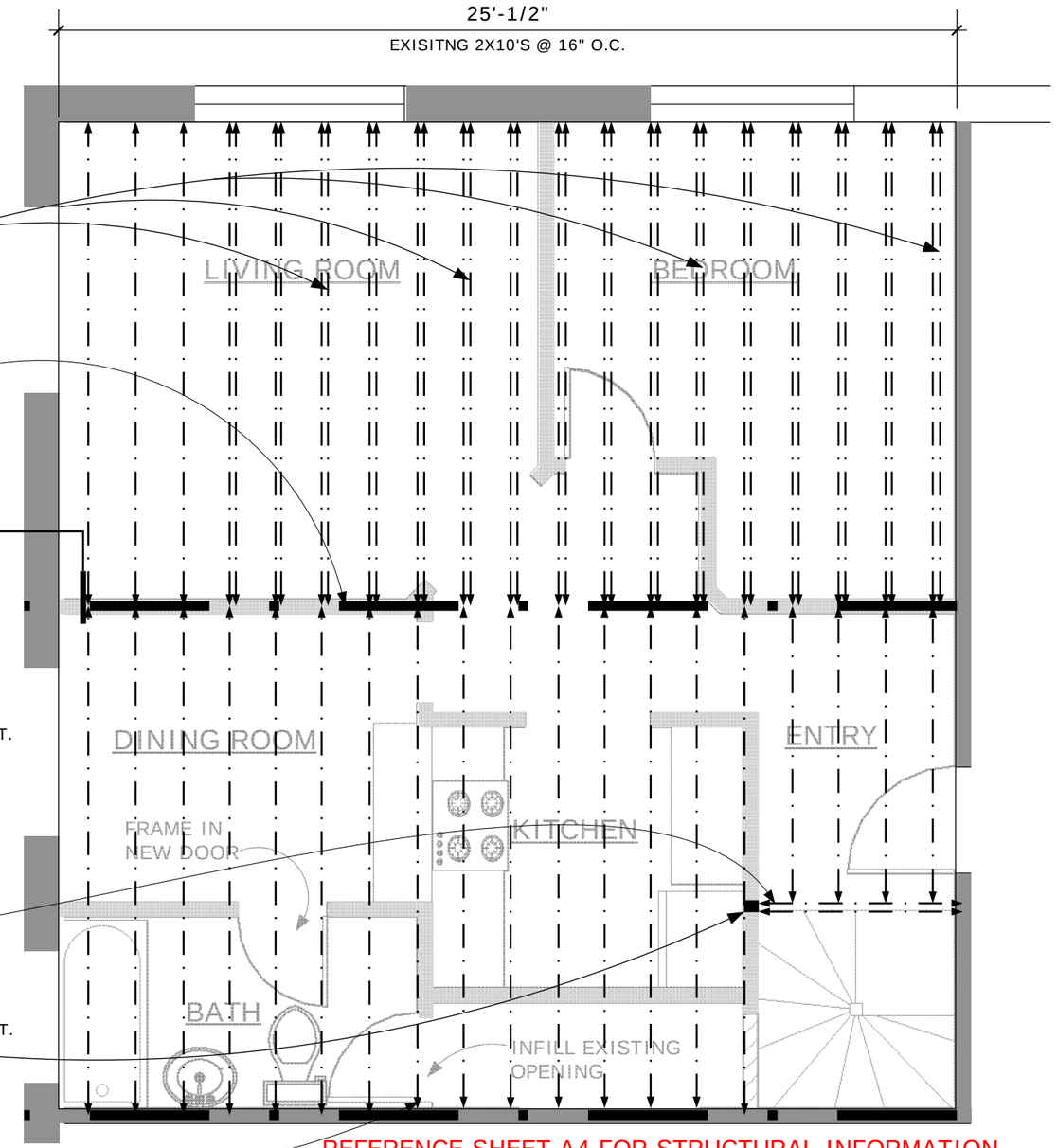

REFERENCE SHEET A4 FOR STRUCTURAL INFORMATION

2 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

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ROOFTOP DECK

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A1.1

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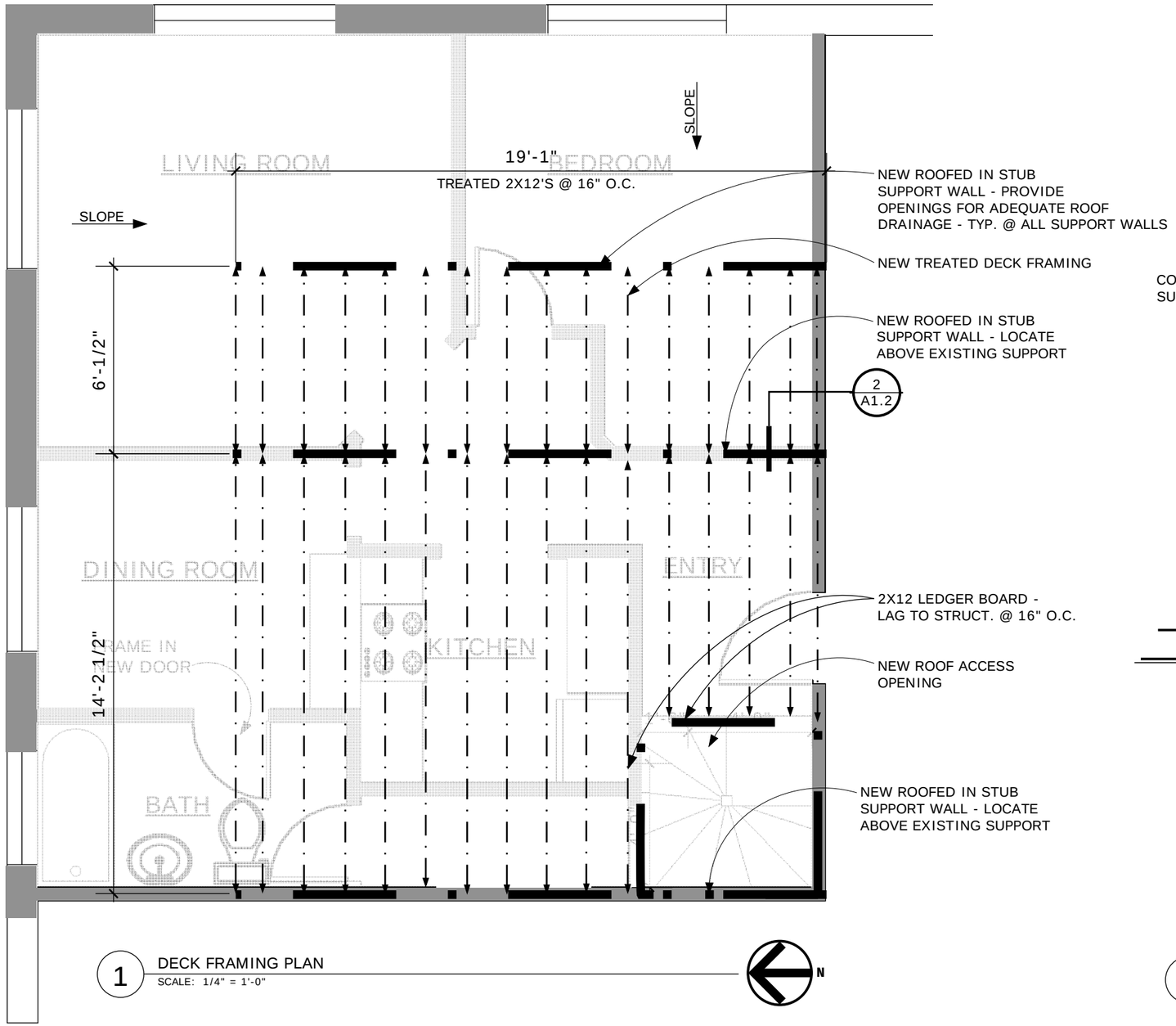

1 DECK FRAMING PLAN
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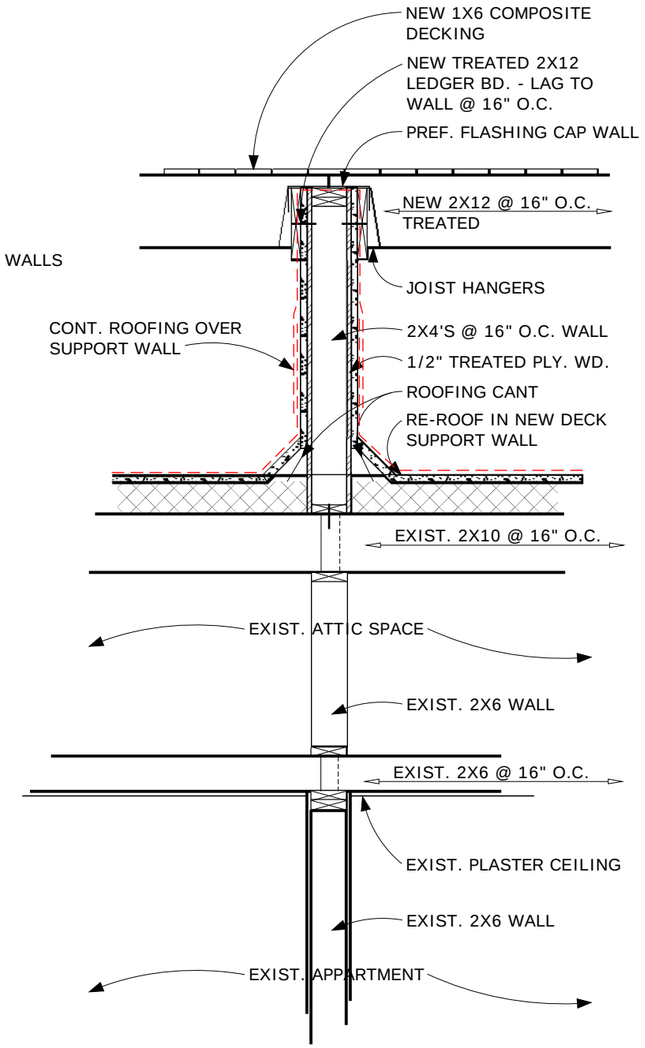

2 STRUCTURAL SUPPORT DETAIL
SCALE: 1/2" = 1'-0"

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ROOFTOP DECK

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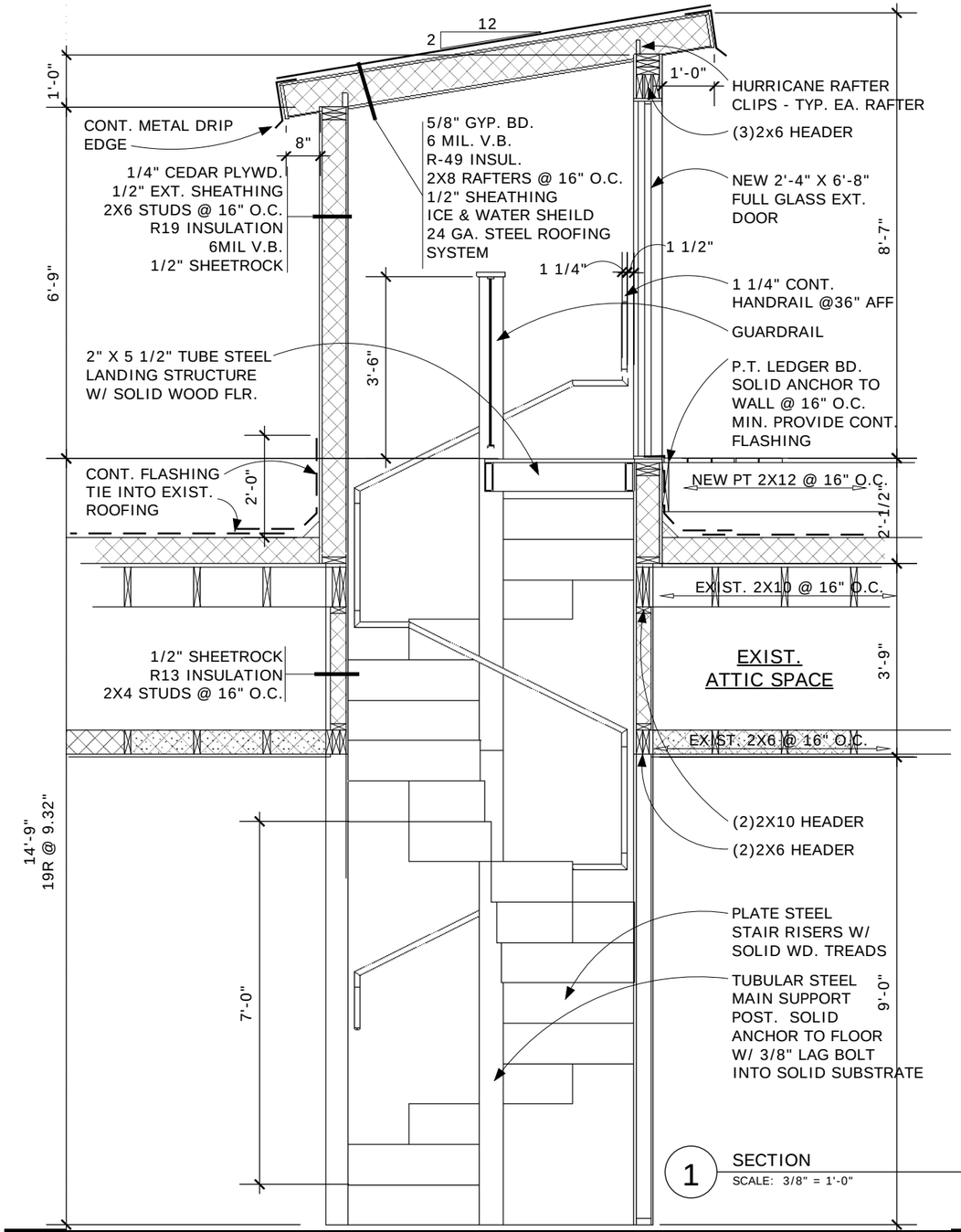

1 SECTION
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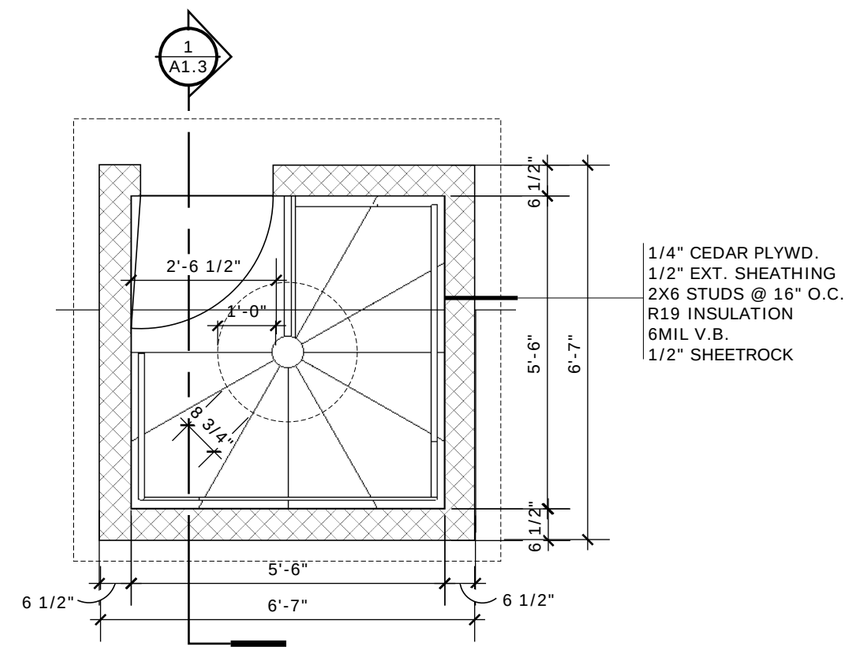

2 VESTIBULE & STAIR PLAN
SCALE: 1/4" = 1'-0"

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ROOFTOP DECK

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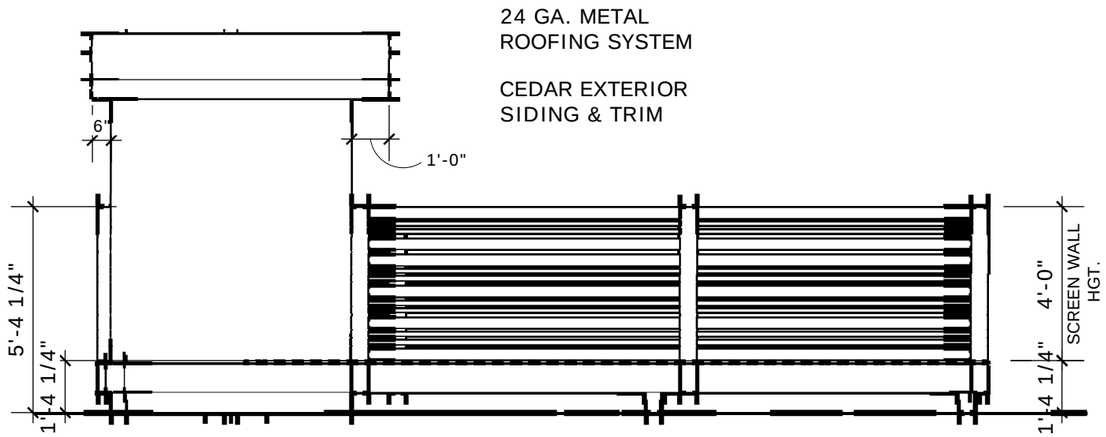

1 ELEVATION
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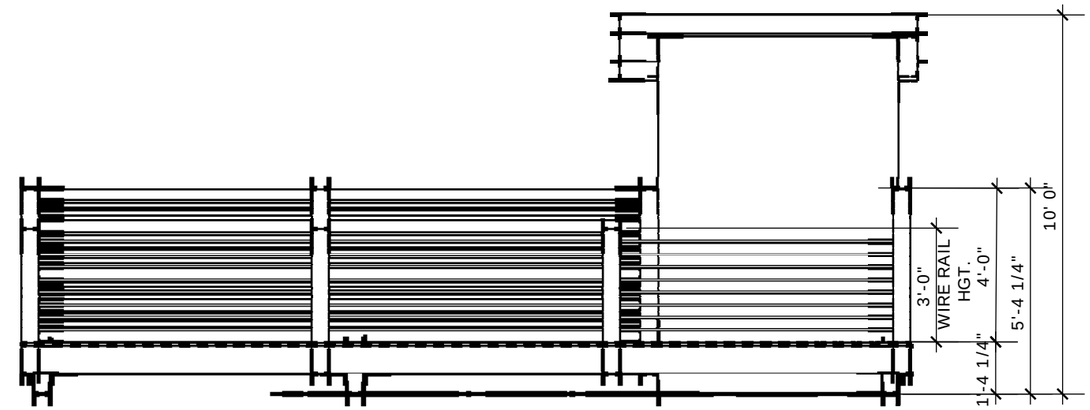

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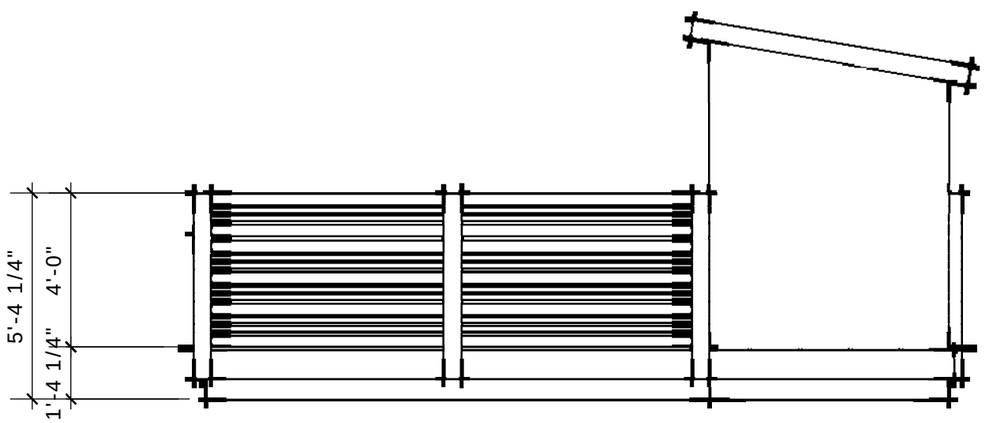

3 ELEVATION
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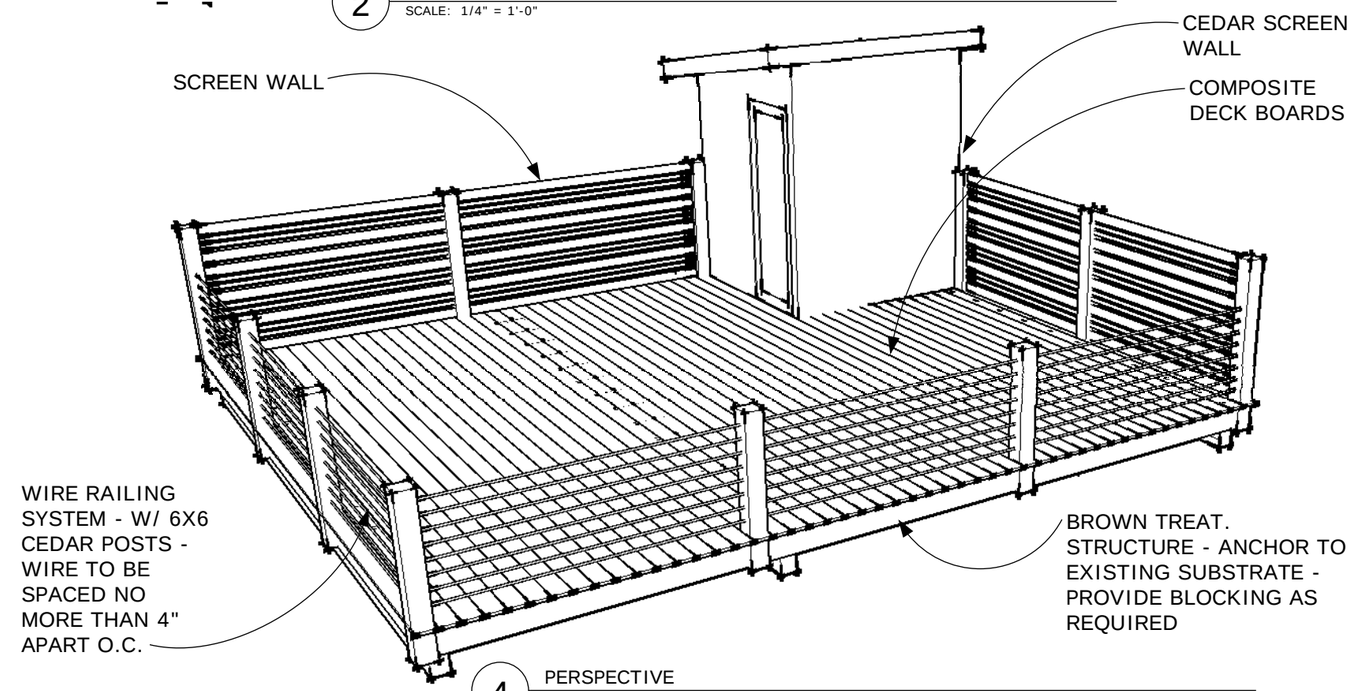

4 PERSPECTIVE

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ROOFTOP DECK

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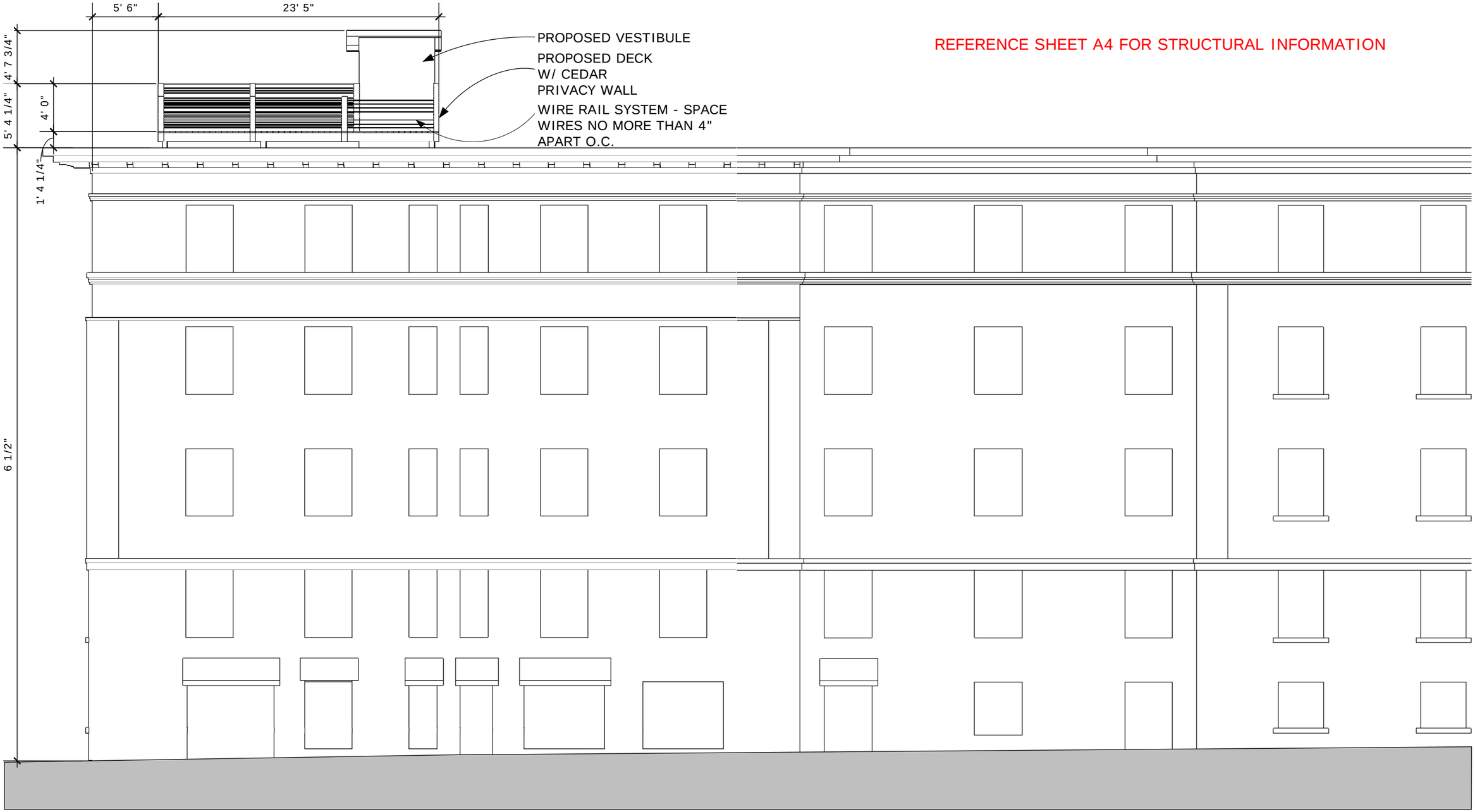

REFERENCE SHEET A4 FOR STRUCTURAL INFORMATION

1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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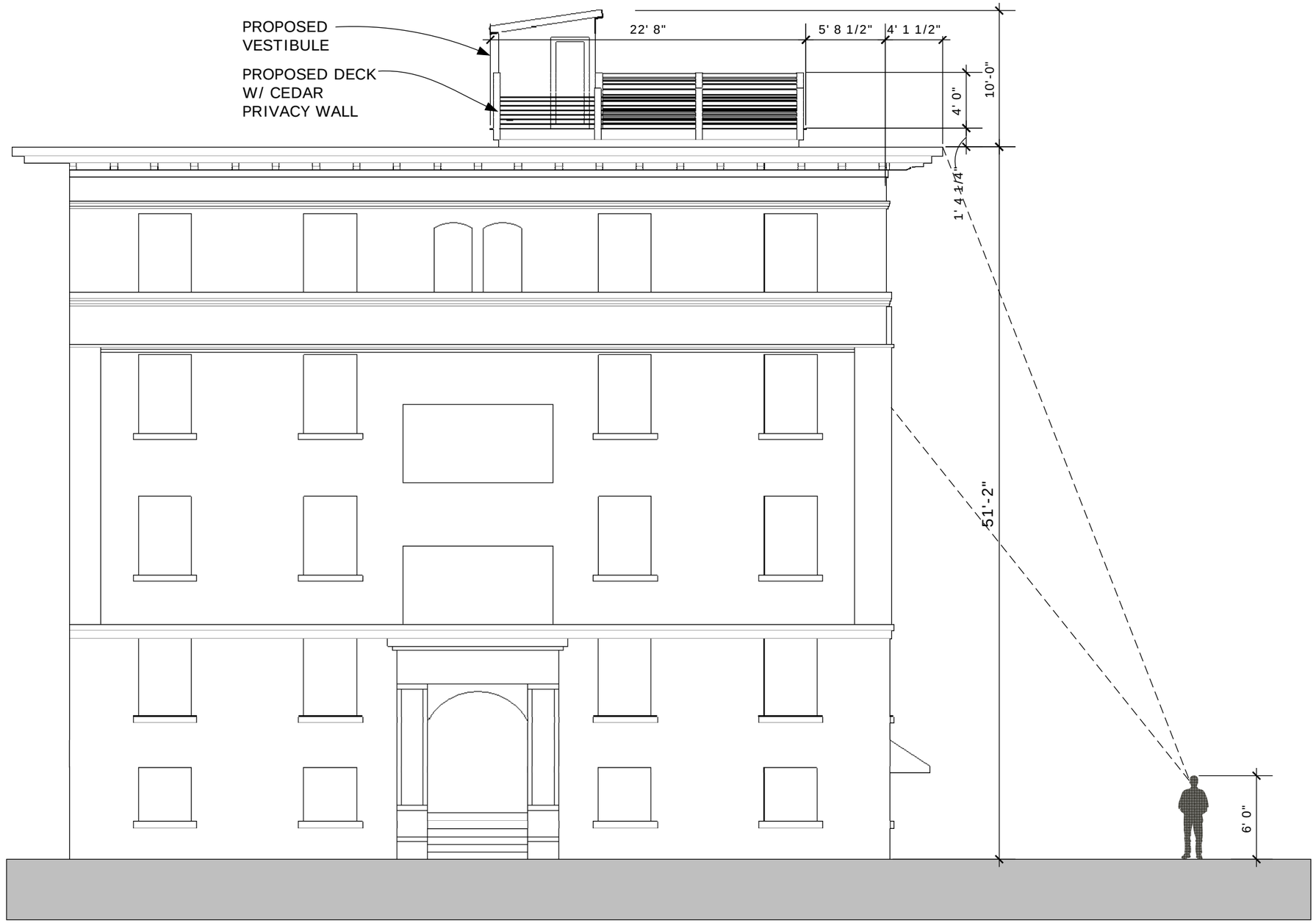

1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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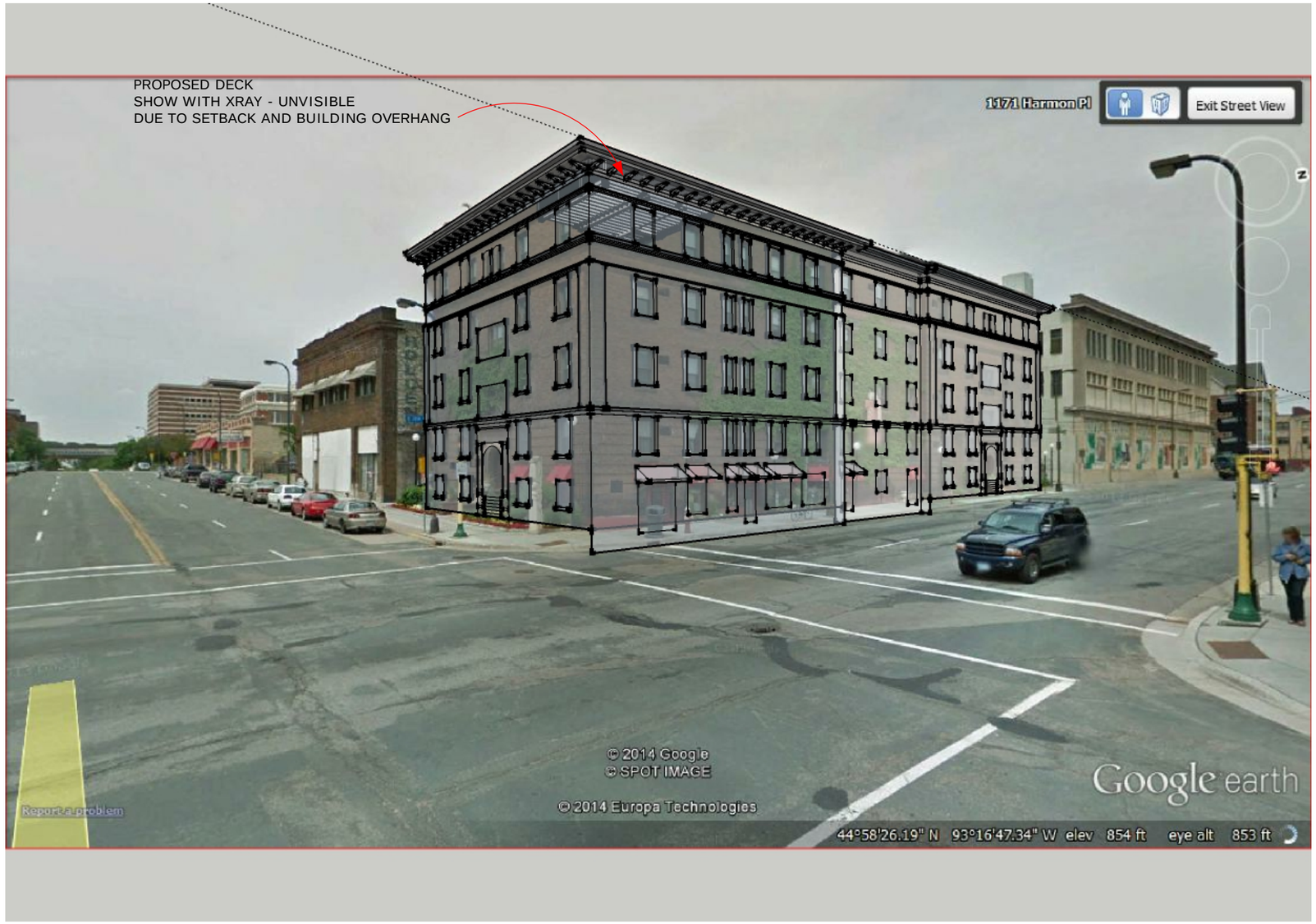

1 XRAY PERSPECTIVE - VIEW FROM NORTH ON HARMON PL.

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ROOFTOP DECK

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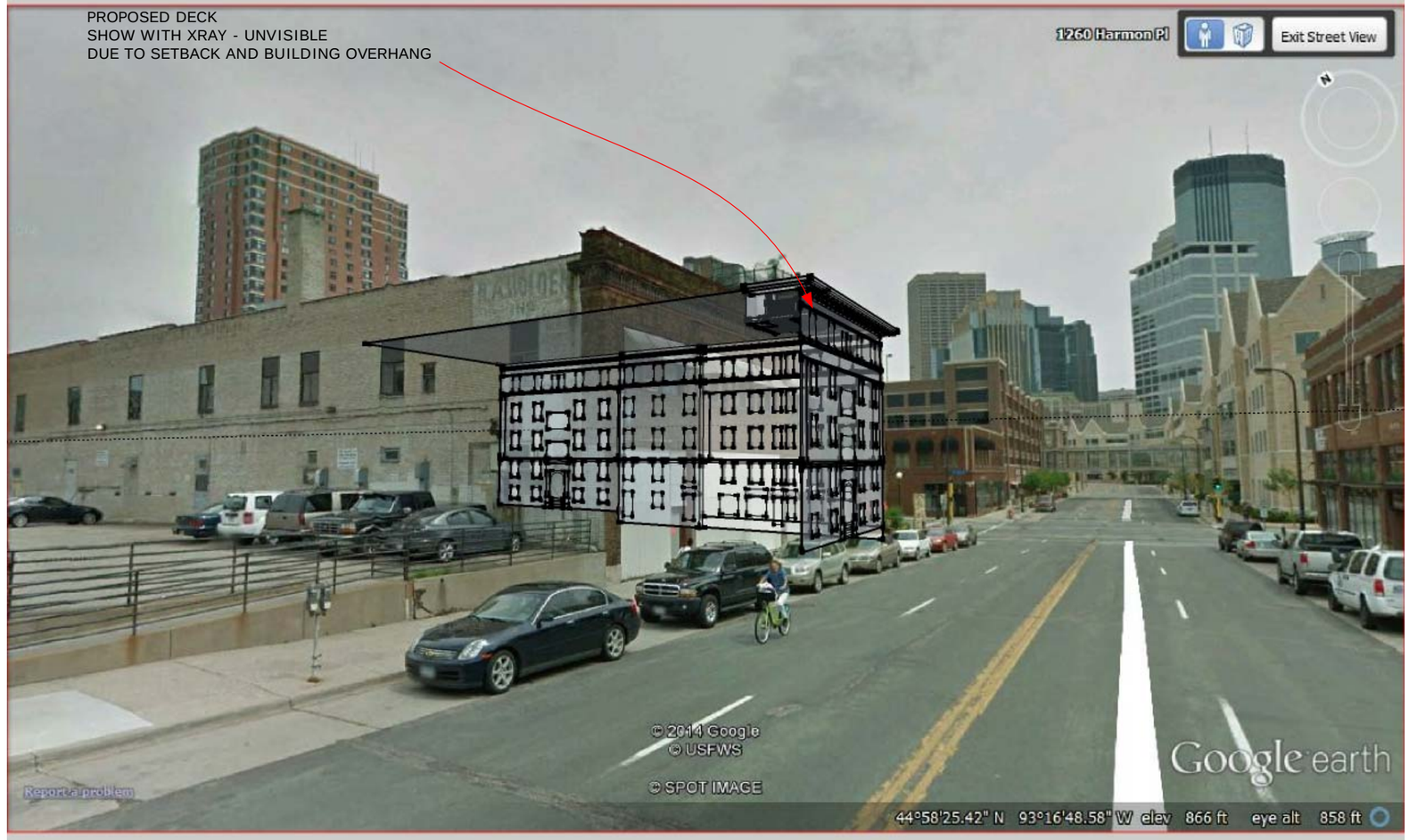

1 XRAY PERSPECTIVE - VIEW FROM WEST

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ROOFTOP DECK

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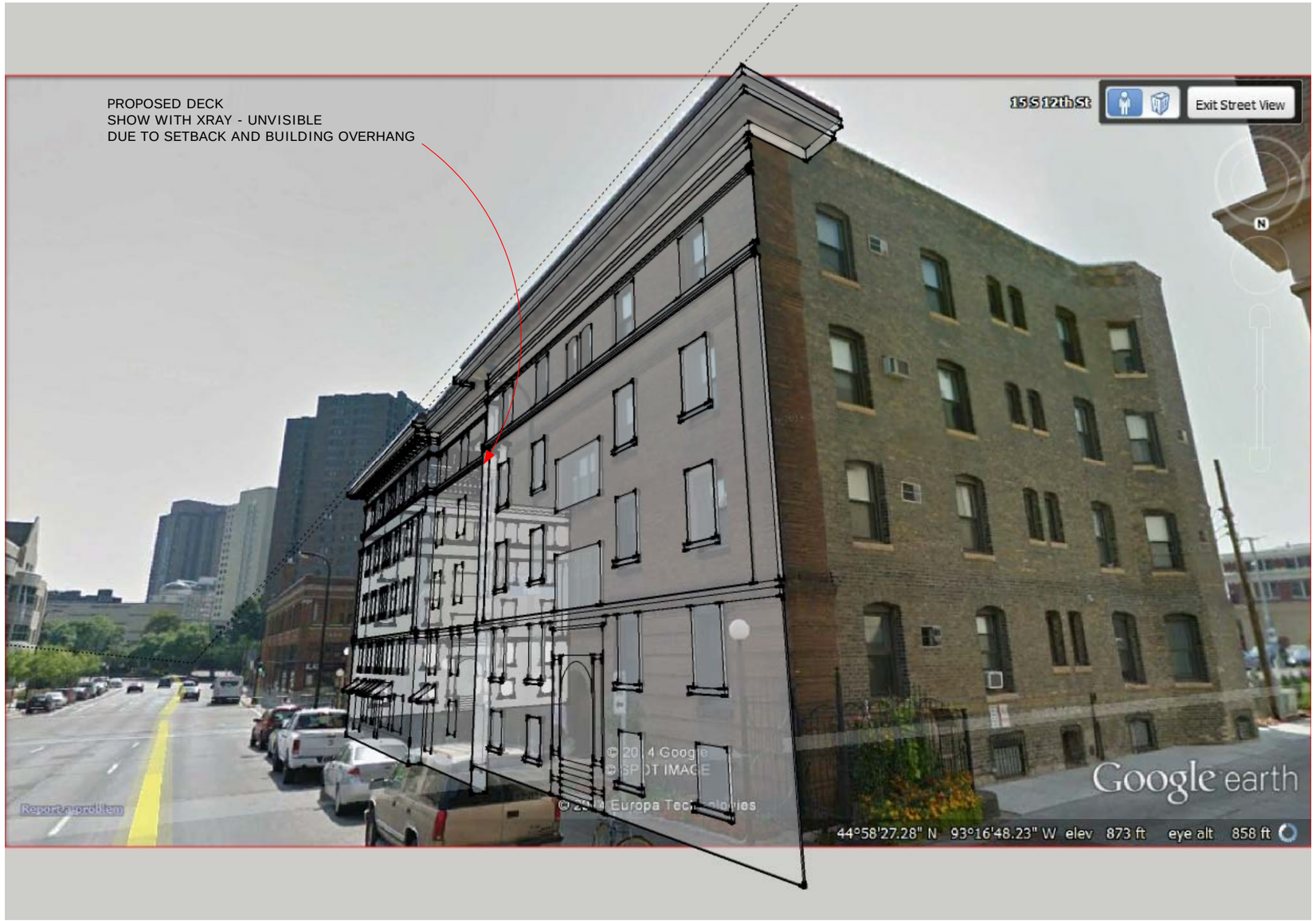

1 XRAY PERSPECTIVE - VIEW FROM EAST

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ROOFTOP DECK

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ROOFTOP DECK

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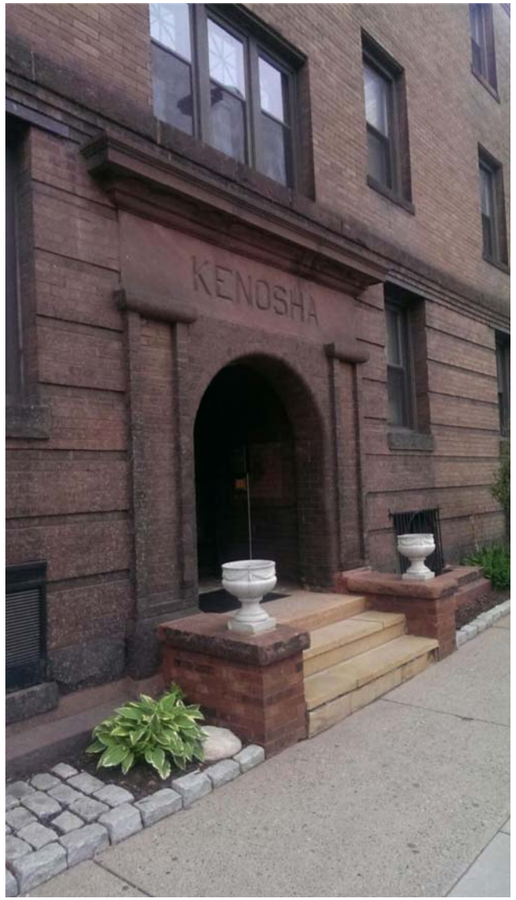

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ROOFTOP DECK

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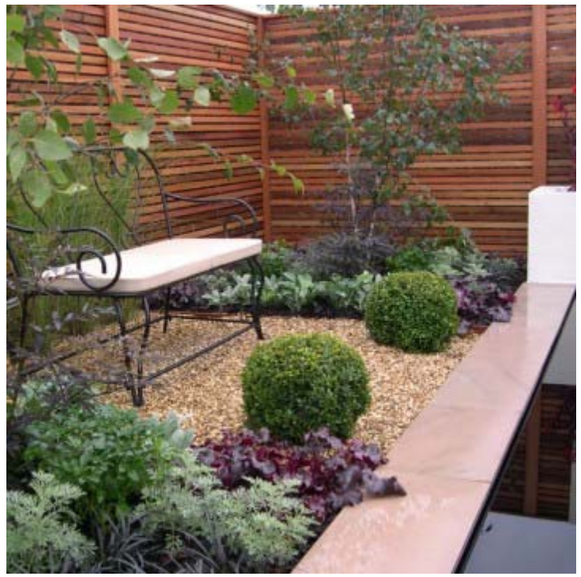

CEDAR SCREEN WALL

CEDAR SCREEN WALL

COMPOSITE DECKING

WIRE RAILING

COMPOSITE DECKING

trans form DESIGN
1883 Saint Clair Ave. #2
Saint Paul, MN 55105
p: 612.251.4712
csemlak@trans-form-design
www.trans-form-design.com

ROOFTOP DECK

1204 HARMON PLACE #21
MINNEAPOLIS, MN 55403

A10

2.2.2015

EXTERIOR SIDING

EXTERIOR METAL ROOFING

EXTERIOR DOOR

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ROOFTOP DECK

1204 HARMON PLACE #21
MINNEAPOLIS, MN 55403

A11

2.2.2015

Front Facade along Harmon Place

12th Street Facade

View from approximately 12th Street and Lasalle Avenue

View from approximately 12th Street and Yale Avenue

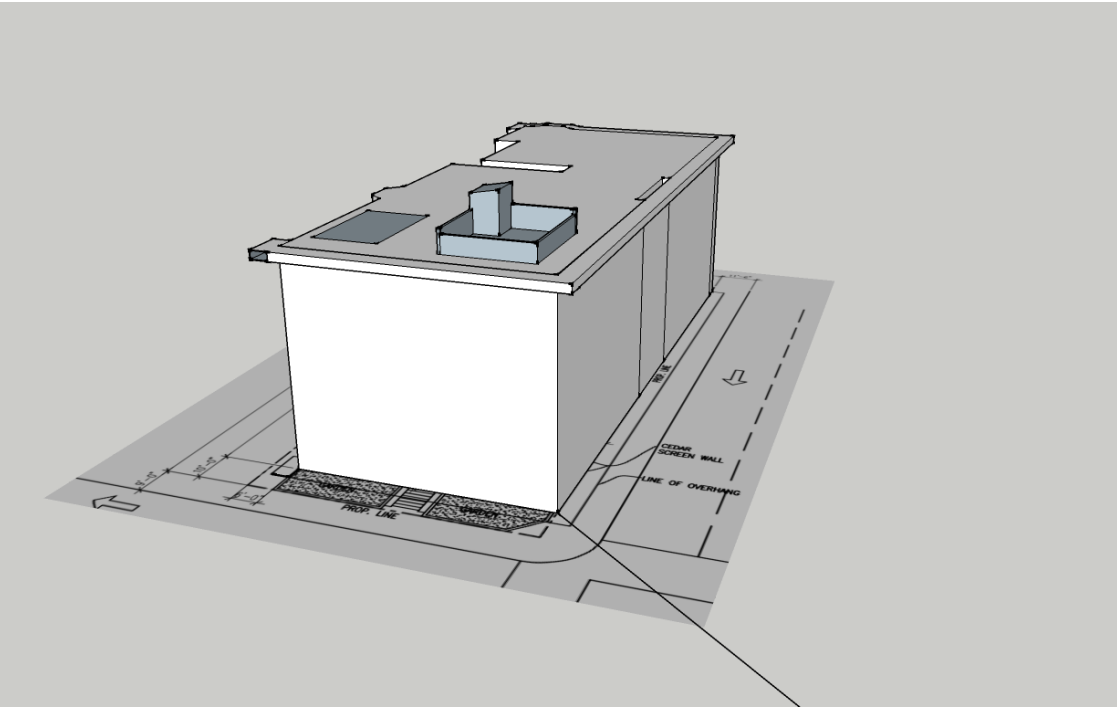
View from across 12th Street

View from across 12th Street and Harmon Place

1204 Harmon Place
Rooftop Deck and Vestibule
CPED analysis based on information provided

Method of analysis:

SketchUp model drawn from submitted plans



Geolocated building

New proposed vestibule

Deck screen walls approved by HPC

Existing structure on roof (built 1985 - measurement approximate)

Exit ground-level view
HARMON COURT
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Google earth

Exit ground-level view
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Exit ground-level view
HARMON COURT
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Exit ground-level view
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Note: 1980s green-house structure would partially obscure the proposed deck from this view

Exit ground-level view
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Exit ground-level view
sanctuary
1201
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Exit ground-level view
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Exit ground-level view
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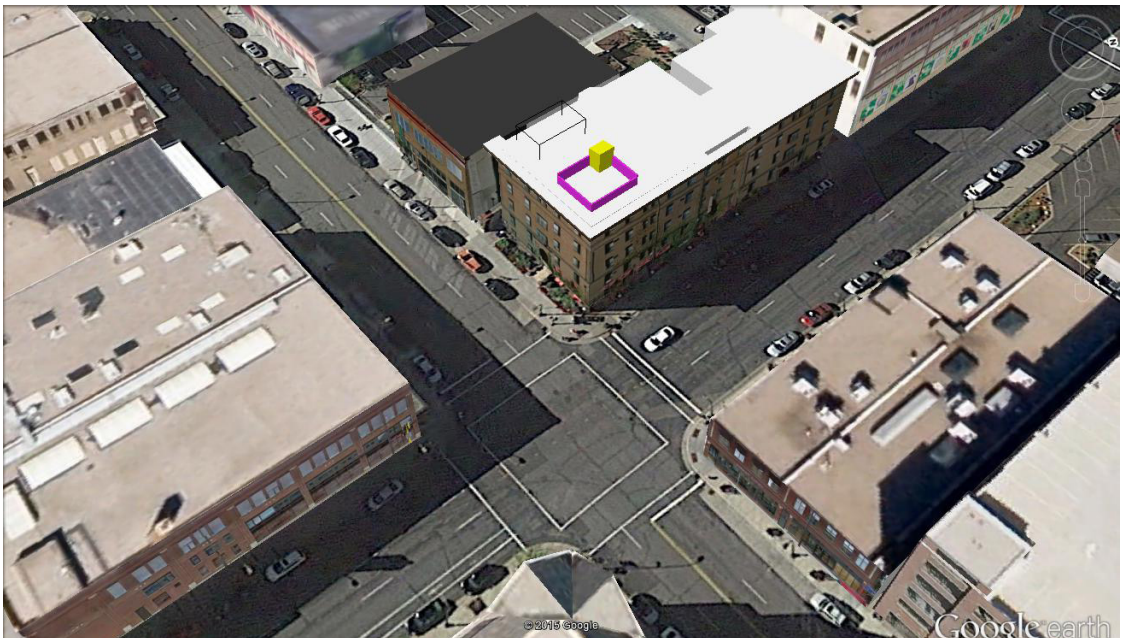
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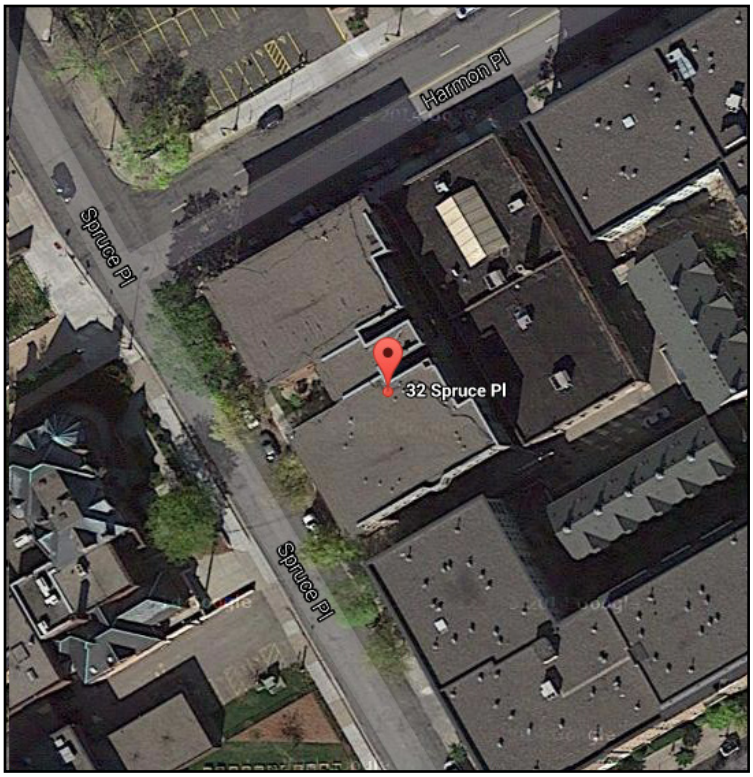
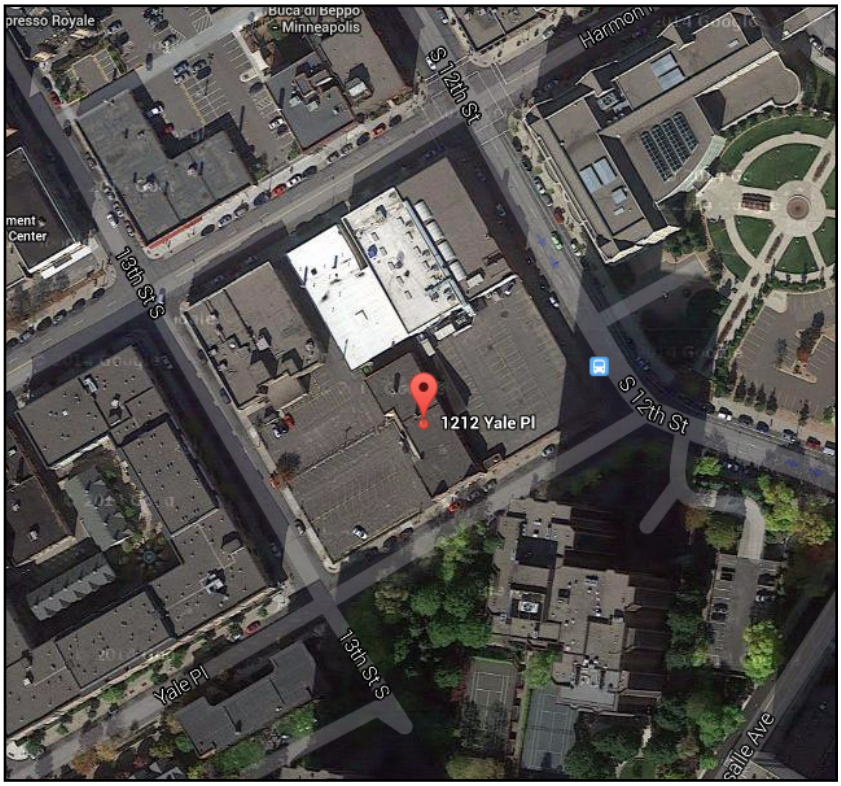
Google earth

Other remaining apartment buildings in the Harmon Place Historic District

32 Spruce Place : Haverhill Apartments



1212 Yale Place: Yale Place Apartments



Steiner, Lisa

From: csemlak1@gmail.com on behalf of Casimir Semlak <csemlak@trans-form-design.com>
Sent: Tuesday, April 07, 2015 10:27 AM
To: Goodman, Lisa R.; Jana Metge; The DMNA; Steiner, Lisa
Subject: Project: 1204 Harmon Place, Unit #21 – Rooftop Deck (Revised)
Attachments: 4-2-2015_Review Set.pdf; Worksheet.pdf; 2-2-2015 Historic Preservation letter.pdf

Categories: HPC

To whom it may concern:

I am writing in regards to a project that my company is undertaking in the Harmon historical district. This is a revision to the original project in June of 2014.

The property is located at :

1204 Harmon Place, Unit #21, Minneapolis, MN 55403

Applicants Name and Contact Info:

Michael Fromelt

612.618.6890

spellweaver@hotmail.com

PROJECT DESCRIPTION

The proposed project will be adding a roof top deck to the area directly above unit #21 which is a top level condo unit located in the 1204 Harmon Place Building. This project will offer no replacement or changes to any important architectural features of the building. There will be modifications to the existing built up roof to allow for structural supports needed for the framing of the proposed deck. In addition there will be a new penetration for private rooftop access to the proposed deck.

The proposed deck will be approximately 22'-0"x 24'-0" and the deck surface will be set approximately 1'-4 1/2" above the existing rooftop surface. The north and East sides of the deck will be set back 5'-8 ½" and 5'-6" from the faces of the building accordingly, with an additional setback from the edge of the roof edge at approx. 4'-1 ½". On both the south and west side of the deck there will be cedar screen walls constructed to add privacy for the home owner. The height of this wall will be set to add privacy but not to be visual for the street. We are proposing a total of 5'-5 1/2" from the existing roof height. On both the North sides and east sides will have railings constructed of 4"x4" cedar posts and a cable railing system to 36" above deck level. In addition, a small vestibule structure will be constructed to accommodate an entrance to the deck structure. The proposed structure will be approximately 6'-7"x6'-7" and project 10'-0" above the finished roof. The exterior will be composed of cedar sheathing & sheet metal accents. '

All exterior lighting will be only temporary. Meaning the owner has asked for outdoor outlets in the design, but will provide his own lighting as needed only for accent.

No Windows, Doors, siding, railings, steps, foundation, porches or ornamental features will be modified or replaced in this project.

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Casimir Semlak
Transform Design
C: 612.251.4712