

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 2512 1st Avenue South
Project Name: 2512 1st Avenue South Rehabilitation
Prepared By: Aaron Hanauer, Senior City Planner, (612) 673-2494
Applicant: Colin Gatling
Project Contact: Colin Gatling
Ward: 10
Neighborhood: Whittier
Request: To rehabilitate the residential structure at 2512 1st Avenue South.
Required Applications:

Certificate of Appropriateness	Request to rehabilitate the residential structure at 2512 1 st Avenue South, a contributing building in the Washburn-Fair Oaks Historic District.
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HISTORIC PROPERTY INFORMATION

Current Name	2512 1 st Avenue South
Historic Name	2512 1 st Avenue South
Historic Address	2512 1 st Avenue South
Original Construction Date	Exact date unknown/Prior to 1898
Original Architect	Unknown
Original Builder	Unknown
Original Engineer	Unknown
Historic Use	Residential
Current Use	Residential
Proposed Use	Residential

Date Application Deemed Complete	March 23, 2015	Date Extension Letter Sent	April 27, 2015
End of 60-Day Decision Period	May 22, 2015	End of 120-Day Decision Period	July 21, 2015

CLASSIFICATION

Local Historic District	Washburn-Fair Oaks Historic District
Period of Significance	1858-1939
Criteria of Significance	Significant architecture
Date of Local Designation	1976
Date of National Register Listing	N/A
Applicable Design Guidelines	Washburn-Fair Oaks Historic District

SUMMARY

BACKGROUND

The Washburn-Fair Oaks Historic District is locally significant for its depiction of late nineteenth and early twentieth century residential architecture ranging from modest homes to opulent mansions. The 2 ½ story, modest residential structure at 2512 1st Avenue South is a contributing structure to the Washburn-Fair Oaks Historic District. Built prior to 1898 (city records showing the exact date of construction do not exist), the house exhibits Queen Anne elements including the asymmetrical massing, dominant front facing gable, minimal roof overhang, triplet windows, and an open front porch that extended the length of the front elevation. As early as 1961, the house was converted into a three-unit building. Today, the building has rights to four-units. The subject building is the only remaining structure on the block face that was built originally as a single-family home.

The applicant, Colin Gatling, purchased the property in 2006. CPED has images on file from 2005 that show the exterior of the house in poor condition. Since Mr. Gatling took ownership, the exterior of the property has improved substantially. However, most of this work was completed without permits. The only building permit issued since 2006 was for a reroofing project (BOTC 1078368).

In 2014, housing orders were issued by a City of Minneapolis housing inspector for the poor condition of the lap siding, soffit at the rear of the house, and the roof on the rear addition. After receiving the housing orders, the applicant submitted plans for a building permit. At that time, CPED staff identified that other work had taken place without heritage preservation approval and was considered to be major alterations. CPED worked with the applicant to apply for a certificate of appropriateness for the work already completed and proposed.

APPLICANT’S PROPOSAL

The applicant is seeking heritage preservation approval for the following work that has already been completed:

- Replaced wood lap siding with Hardiboard lap siding that matches the profile of the wood lap siding. As part of this work, the faux brick that hid the original lap siding was removed and the lap siding was painted a dark blue;
- Installed new roof decking and asphalt shingles that matched the profile of previous shingles;
- Replaced soffits on the back of the house that was beyond repair; and
- Replaced windows and doors on the rear portion of the house.

The applicant is seeking heritage preservation approval for the following work that is in progress:

- Removal of the non-original one-story enclosed front porch on east elevation (completed) and installation of a new open front porch in its place.;

- Removal of a one-story enclosed porch on the south elevation (completed) and construction of a two-story open front porch in its place; and
- Removal of a staircase and balcony on the north elevation (completed) and construction of a new staircase and porch in its place.

RELATED APPROVALS

Planning Case #	Application	Description	Action
BOTC-1078368	Building Permit	Remove existing roof material and replace with new roof on the house	Approved (3.30.2009)

PUBLIC COMMENTS

As of the publication of the staff report, one letter was submitted in support of the Certificate of Appropriateness. Any correspondence received after the publication of the staff report and prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

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 subject property is a contributing structure to the Washburn-Fair Oaks Historic District, which is significant for its collection of late nineteenth and early twentieth century residential structures, ranging from modest dwellings to mansions.

The completed and proposed alterations are compatible with and continue to support the criteria of significance and period of significance for which the historic district was designated. Although the applicant did not gain City approvals for most of the work completed since 2006, it was done in a sympathetic manner to the historic structure that will help maintain the house in good working order. The proposed construction of the front porch and south side porch would bring back original elements of the house that have been missing for decades. Of all the work completed and in progress, the open front porch will be the most visible. The open front porch is in character with the architecture of the subject property and similarly designed buildings in the Washburn-Fair Oaks Historic District.

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

The exterior of the residence communicates the building’s significance within the historic district. The completed and proposed alterations are compatible with and support the exterior designation for which the property was designated. Collectively, the alterations will help maintain or improve the structural and architectural integrity of the house.

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

The completed and proposed alterations are compatible with and will ensure continued integrity of the historic district for which the district was designated. The Washburn-Fair Oaks Historic District provides a varied platter of popular architectural styles that existed during the late 19th and early

20th centuries. The proposed alterations, in particular the construction of an open front porch, will bring the building more in line with its original appearance when viewing from 1st Avenue South.

4. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.*

The work completed without a permit and the work that is in progress is consistent with the Washburn-Fair Oaks Historic District Guidelines that were adopted by the Minneapolis Heritage Preservation Commission on July 30, 1976.

Completed work

Lap siding: Deteriorated wood lap siding was replaced with Hardiboard lap siding that matches the profile of the wood lap siding in portions of the house. As part of this work, the faux brick that hid the original lap siding was removed and all of the lap siding was painted a dark blue. No original details such as corner pilasters or sunbursts were covered. The replacement of the deteriorated wood lap siding with Hariboard is in compliance with Guideline 6c: Clapboard:

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

Roof: New roof decking and asphalt shingles were installed that matched the profile of previous shingles. In addition, the wood soffits on the back of the house were beyond repair and replaced with new wood that matched the profile of the previous. The roof work is in compliance with Guideline 7. Roof design.

7. Roof design: The original roof design should be maintained.

Window and door replacement at the rear of the house: Door and window openings on the rear elevation (north, south, and west elevations) were removed and new door openings and doors were placed on the north and south elevations. The exact construction date of the rear addition is unknown; however, it was completed prior to 1930 (source: Sanborn Fire Insurance Maps). The doors and windows that were removed are not historically significant, not visible from the public street, and at the back of the property. The proposed window and door work is in compliance with Guideline 9. Façade design:

9. Façade design: The fenestration, doorway openings, and ornamentation if intrinsic to the building design should be retained.

Work In Progress

Front Porch: The non-original, one-story enclosed front porch on the east elevation was recently removed. In its place, a 61-square foot, temporary landing/deck was built. Plans are to convert the landing/deck into a one-story open front porch with a spindlework frieze, wood balusters, railing, columns, cedar decking and porch roof with asphalt shingles to match those on the principal structure. The proposed construction of an open front porch will bring the structure closer to its original appearance, be similar to small open front porches on other homes within the Washburn-Fair Oaks Historic District, and be in compliance with the applicable district guidelines:

1. Dimensions of height, width, and depth of additions and new construction shall take into consideration the directionality of adjacent and nearby structures.

2. Scale of additions, alterations, and new construction shall be consistent with the existing pattern in the neighborhood.
3. Setbacks New buildings and additions to existing buildings shall be constructed at the legal setbacks for both front and side yards.
6. Materials Generally new materials shall be compatible with the existing.
9. Facade design The fenestration, doorway openings, and ornamentation if intrinsic to the building design should be retained or replaced to evoke the original.

To ensure that the front elevation will be historically accurate and that the temporary landing does not remain, CPED is recommending that the conversion of the temporary deck into an open front porch shall be completed first if the proposed work is done in phases.

South side porch: The non-original one-story enclosed side porch on the south elevation was recently removed. In its place, the applicant is proposing to construct a two-story, 90-square foot open front porch with a spindlework frieze, columns, wood composite decking, and a contemporary stainless steel cable railing system. As part of the porch project the applicant would remove one small window on the south elevation and replace a window on the west elevation with a wood door. The windows that are proposed to be removed are neither historically significant nor visible from the public street. The proposed open side porch, which will have minimal visibility from the street, will recall the original open side porch at this location. The proposed porch, including the alteration of two windows that will not be visible from 1st Avenue South, will be in compliance with the applicable district guidelines:

1. Dimensions of height, width, and depth of additions and new construction shall take into consideration the directionality of adjacent and nearby structures.
2. Scale of additions, alterations, and new construction shall be consistent with the existing pattern in the neighborhood.
3. Setbacks New buildings and additions to existing buildings shall be constructed at the legal setbacks for both front and side yards.
6. Materials Generally new materials shall be compatible with the existing.
9. Facade design The fenestration, doorway openings, and ornamentation if intrinsic to the building design should be retained or replaced to evoke the original.

North side stairway/second floor porch: The non-original stairway that provides access to the second floor was recently removed. In its place, the applicant is proposing to construct a stairway that provides access to the second floor and an 83-square foot second floor open porch. The extent of the new stairs and second floor porch will match that of what was there previously. The details of this porch/stairs will be similar to that of the other side porch as it will include a spindlework frieze on the first floor, porch columns, composite decking, and a contemporary stainless steel cable railing system. The proposed porch will be in compliance with the applicable district guidelines:

1. Dimensions of height, width, and depth of additions and new construction shall take into consideration the directionality of adjacent and nearby structures.
2. Scale of additions, alterations, and new construction shall be consistent with the existing pattern in the neighborhood.
3. Setbacks New buildings and additions to existing buildings shall be constructed at the legal setbacks for both front and side yards.
6. Materials - generally new materials shall be compatible with the existing.

9. Facade design The fenestration, doorway openings, and ornamentation if intrinsic to the building design should be retained or replaced to evoke the original.

5. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

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

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
6. *The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.*

The Certificate of Appropriateness application is consistent with the following policies of the comprehensive plan

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.

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.
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 proposal does not constitute a 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.*

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

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

This project does not trigger site plan review. The work the applicant is seeking approval will be in compliance with zoning code requirements.

10. *The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.*

The proposed alterations and the evidence presented in the application submitted demonstrate that the applicant has made adequate consideration of the treatments described in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for rehabilitation. Please see finding 5 for further analysis.

Before approving a Certificate of Appropriateness that involves alterations to a property within an historic district, the Commission shall make findings based upon, but not limited to, the following:

11. *The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.*

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

12. *Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.*

The proposed alterations are in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.

13. *The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.*

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

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the above findings for the certificate of appropriateness application by Colin Gatling for the property located at 2512 1st Avenue South in the Washburn-Fair Oaks Historic District:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow for the work completed and in progress, subject to the following conditions:

1. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approval is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than May 19, 2017.
2. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.
3. CPED shall review and approve the final site, building and elevation plans prior to the issuance of building permits.
4. The conversion of the temporary deck on the front elevation into an open front porch shall be completed first if the proposed work is done in phases.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Plan set: Site plan, floor plans, elevations
4. Photos
5. Aerial
6. Sanborn Fire Insurance map

Description Of Proposed Projects For 2512 1st Ave. S.

I am proposing to reconstruct three exterior structures that were attached to my house. They were removed due to the severity of their deterioration.

East Elevation (front of house)

I propose the reconstruction of a one-story porch with a roof, off of the front door. Roof shingles used will match existing roof shingles on the house. Railings will be outfitted with wood balusters. Decking will be cedar.

South Elevation

I propose the reconstruction of a porch (with a balcony on top). I propose to use a stainless steel cable railing system. I propose the removal of one window where the balcony will be. I propose converting another window into a door that allows access to the balcony. The door used will match the other doors on the house, which are modern wood doors with a vintage craftsman look and are designed for exterior use. Decking will be composite decking.

North Elevation

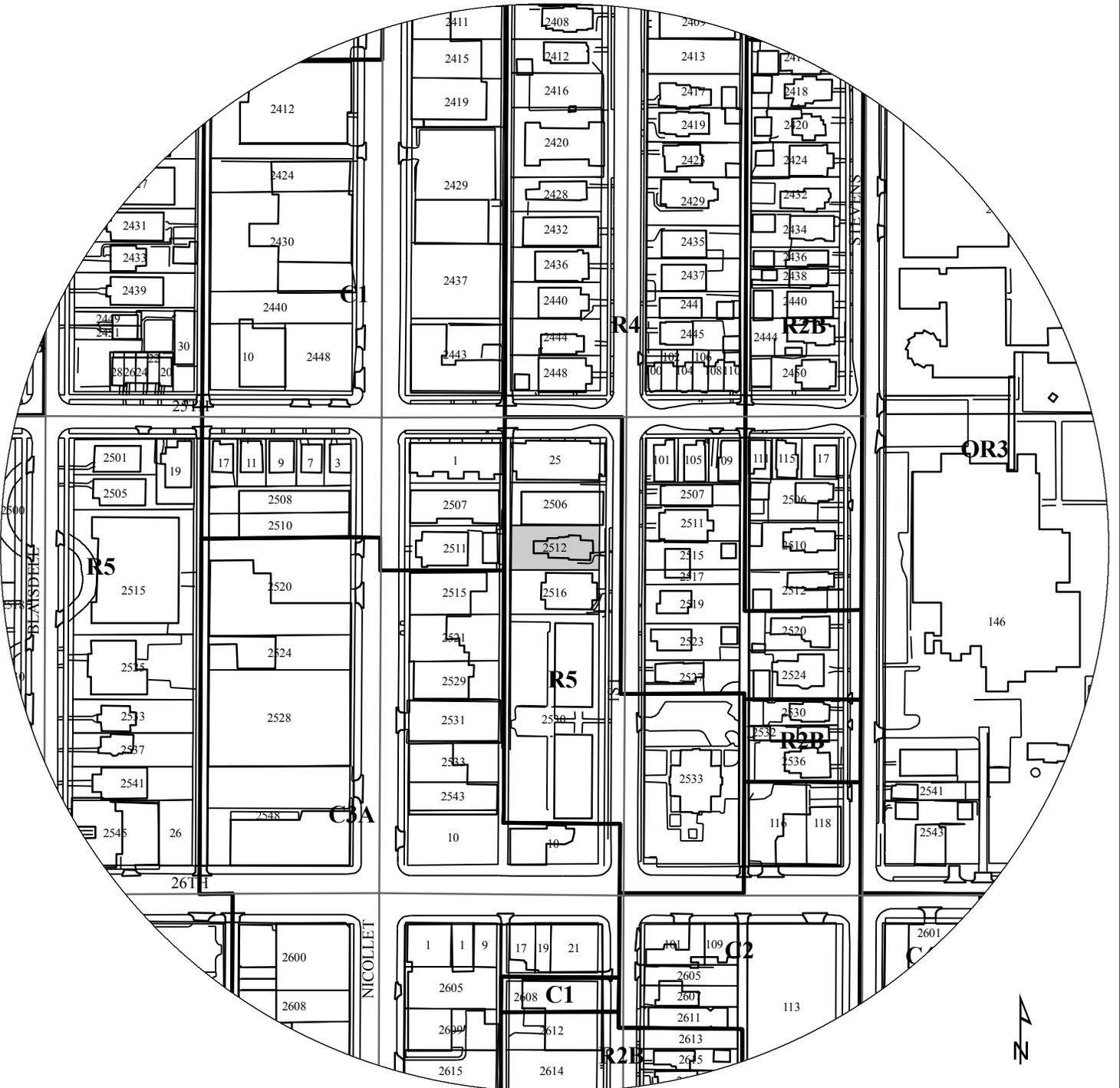
I propose the reconstruction of a balcony (with a roof) in front of the door on the second floor with a staircase that leads down to the ground. I propose to use a stainless steel cable railing system. Roof shingles used will match existing roof shingles on the house. Decking and stairs will be composite decking.

Colin Gatling

10th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2512 1st Avenue South

FILE NUMBER

BZH-28587

From: [Christian Johnson](#)
To: [Hanauer, Aaron M.](#)
Subject: Colin Gatling
Date: Wednesday, May 06, 2015 9:59:20 AM

Hey Aaron

How are you? Haven't seen you in quite awhile.

Anyways, I am writing in SUPPORT of Colin's request on his property for a Cert of Appropriateness.

I sold Bad Waitress a year ago, but I still retain ownership of the property at the Arts Quarter Lofts, in addition to being a Whittier home owner, as well as Owner of Spyhouse.

Thank you for your time.

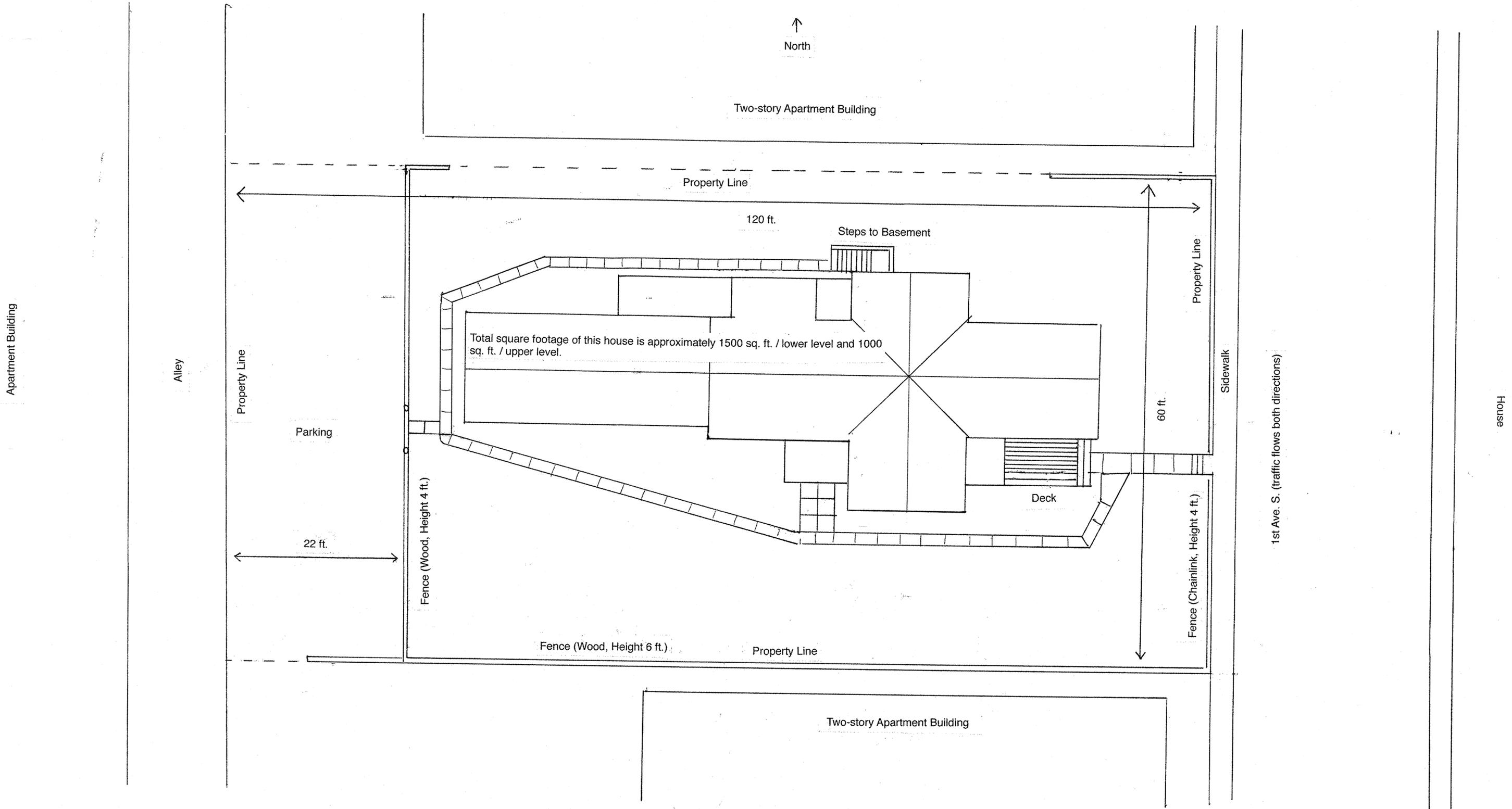
Christian Johnson
Owner / Director of Operations
612/812-2243
christianj@spyhousecoffee.com

SPYHOUSE  
Coffee Roasting Co.

2512 1st Ave. S.
SCALED AND DIMENSIONAL SITE PLAN

(As it exists now)

1/8 inch = 1 foot



↑
North

Two-story Apartment Building

Property Line

120 ft.

Steps to Basement

Total square footage of this house is approximately 1500 sq. ft. / lower level and 1000 sq. ft. / upper level.

Property Line

60 ft.

Sidewalk

Alley

Property Line

Parking

22 ft.

Fence (Wood, Height 4 ft.)

Fence (Wood, Height 6 ft.)

Property Line

Fence (Chainlink, Height 4 ft.)

1st Ave. S. (traffic flows both directions)

Two-story Apartment Building

House

SCALED AND DIMENSIONAL SITE PLAN (With proposed changes)

- A. Proposed front porch.
- B. Proposed side porch with balcony.
- C. Proposed balcony with staircase.

1/8 inch = 1 foot



Two-story Apartment Building

Property Line

120 ft.

Total square footage of this house is approximately 1500 sq. ft. / lower level and 1000 sq. ft. / upper level.

Property Line

60 ft.

Sidewalk

Fence (Chainlink, Height 4 ft.)

1st Ave. S. (traffic flows both directions)

House

Property Line

Two-story Apartment Building

Fence (Wood, Height 6 ft.)

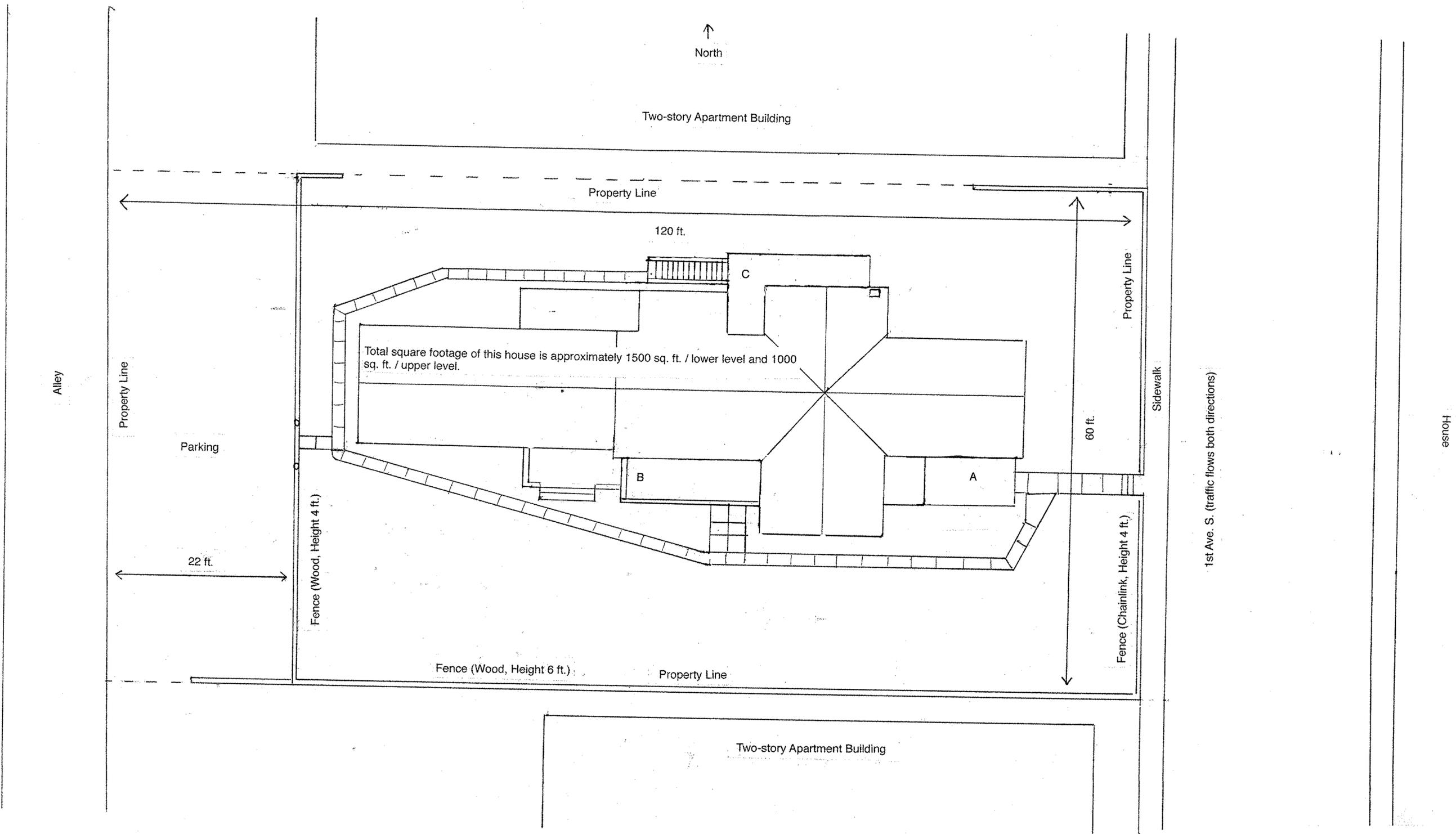
Property Line

Parking

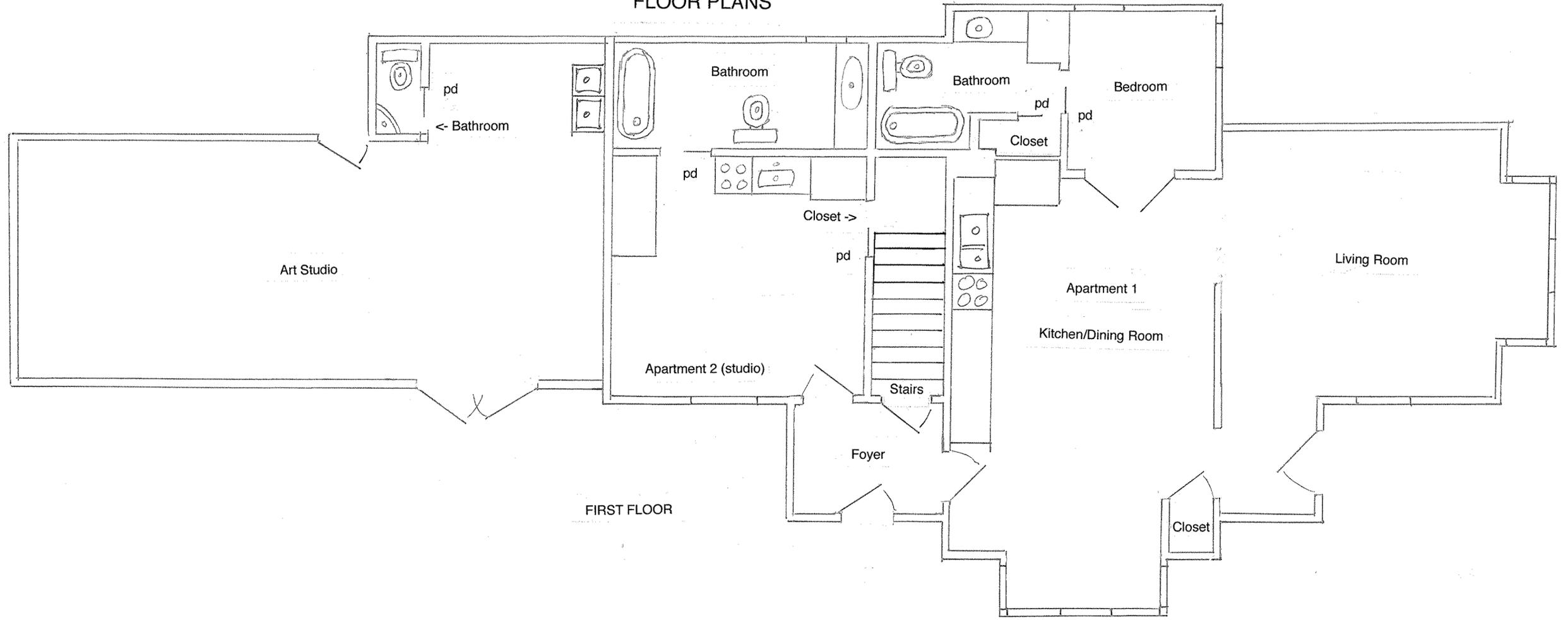
22 ft.

Fence (Wood, Height 4 ft.)

Alley

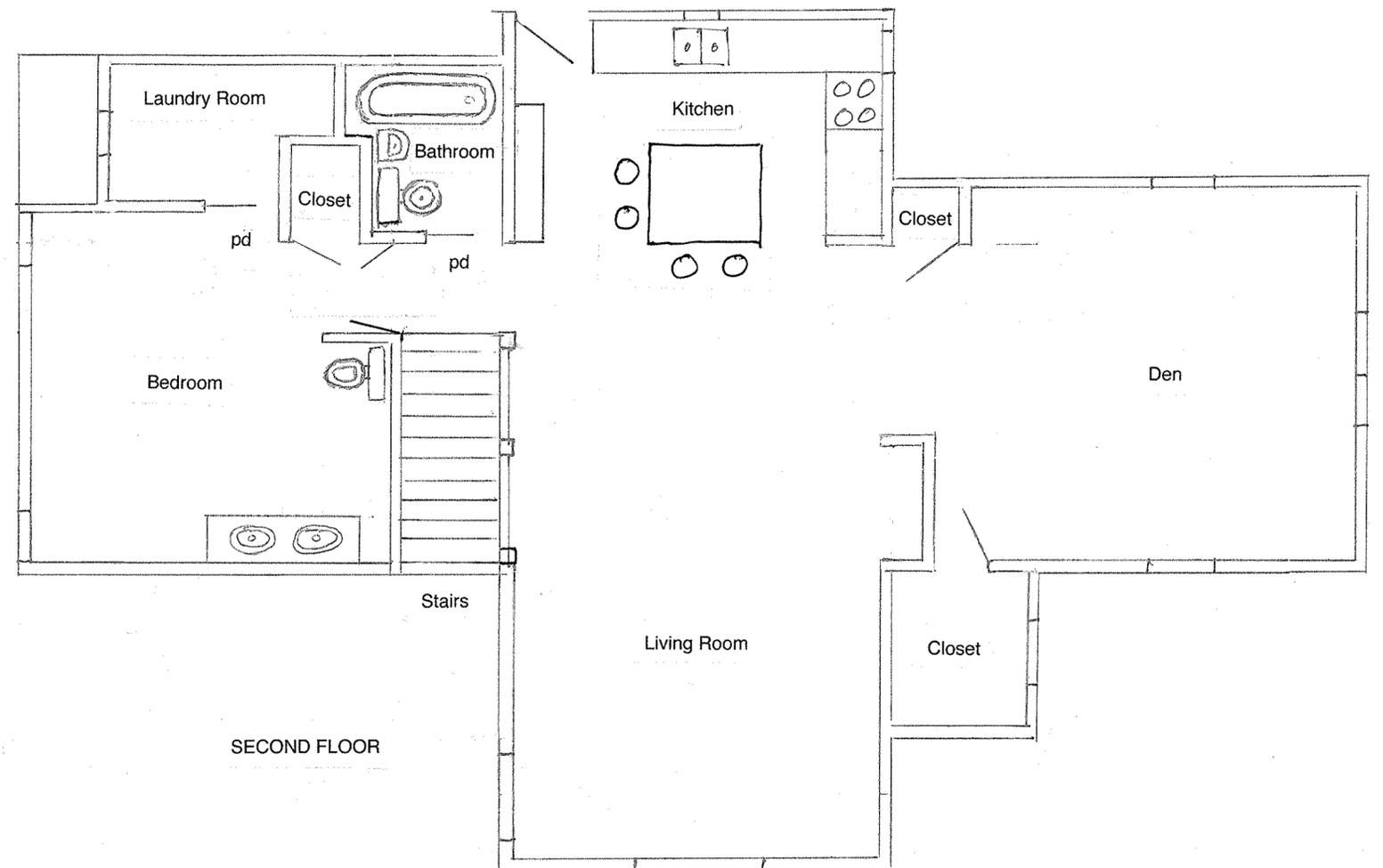


2512 1st Ave. S.
FLOOR PLANS



FIRST FLOOR

pd = Pocket Door



SECOND FLOOR

2512 1st Ave. S.
EAST ELEVATION

1/4 inch = 1 foot



FRONT OF HOUSE, EAST SIDE (As it exists now)

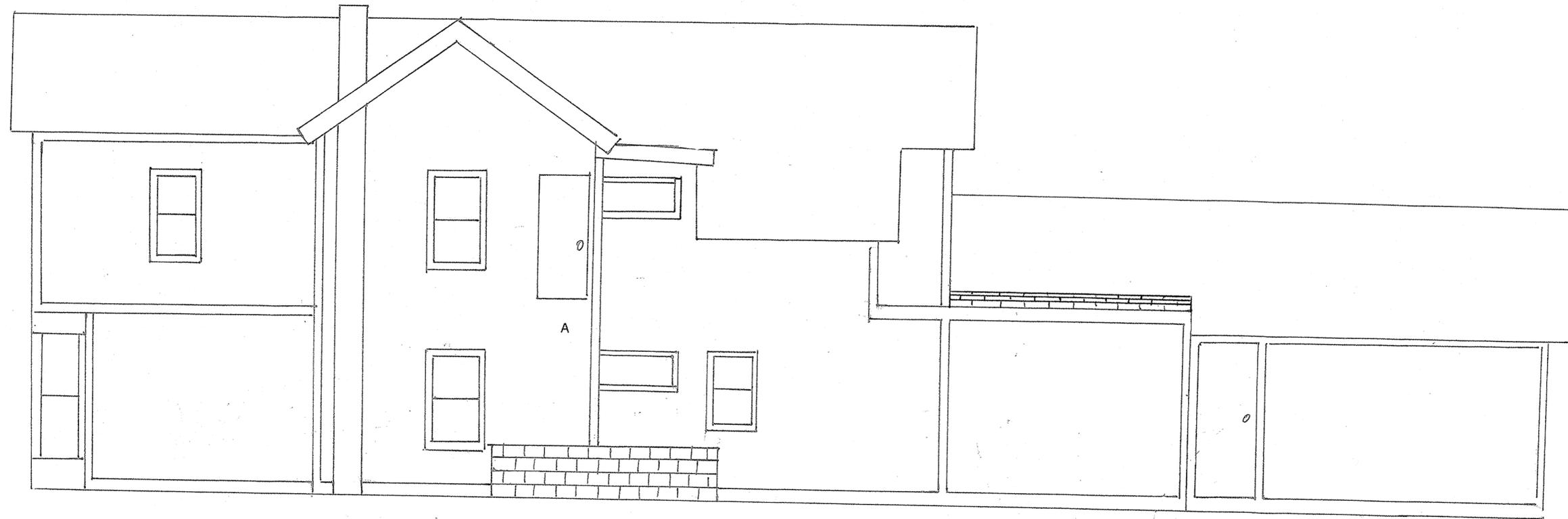


FRONT OF HOUSE, EAST SIDE (Proposed changes)

- A. Proposed front porch.
- B. Proposed balcony with staircase.

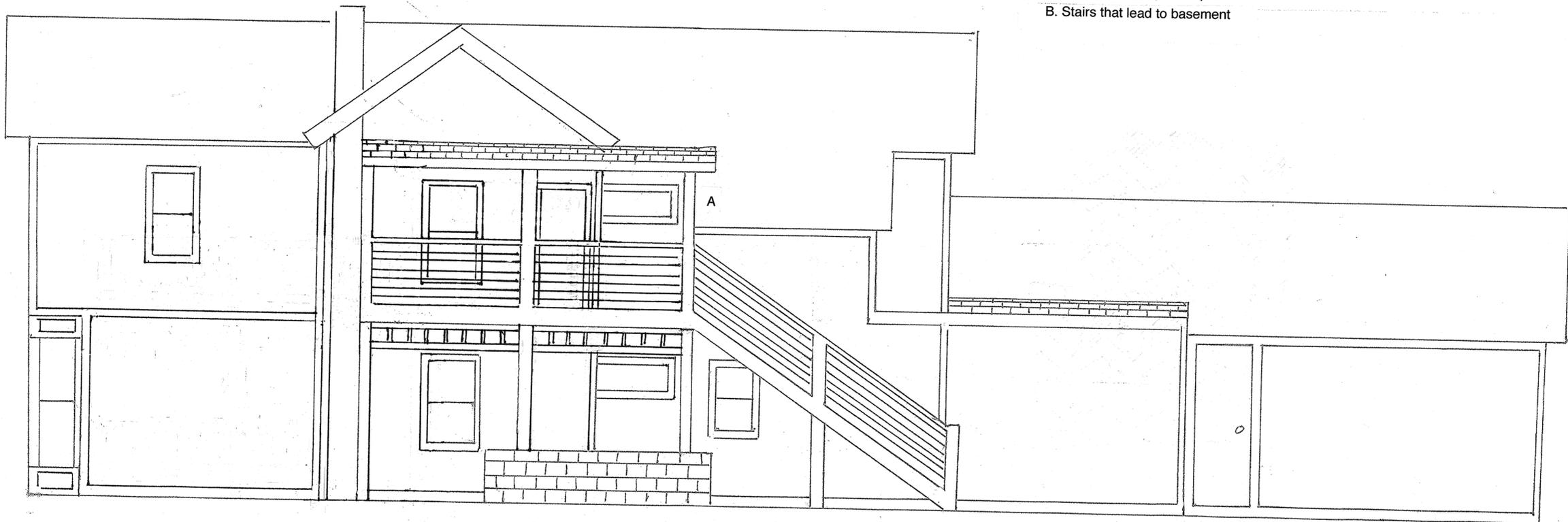
2512 1st Ave. S.
NORTH ELEVATION

1/4 inch = 1 foot



NORTH SIDE (As it exists now)

- A. There used to be an exterior staircase that led to this door, I removed it. It was deteriorated beyond repair.
- B. Stairs that lead to basement



NORTH SIDE (Proposed changes)

- A. Proposed balcony with roof and staircase.

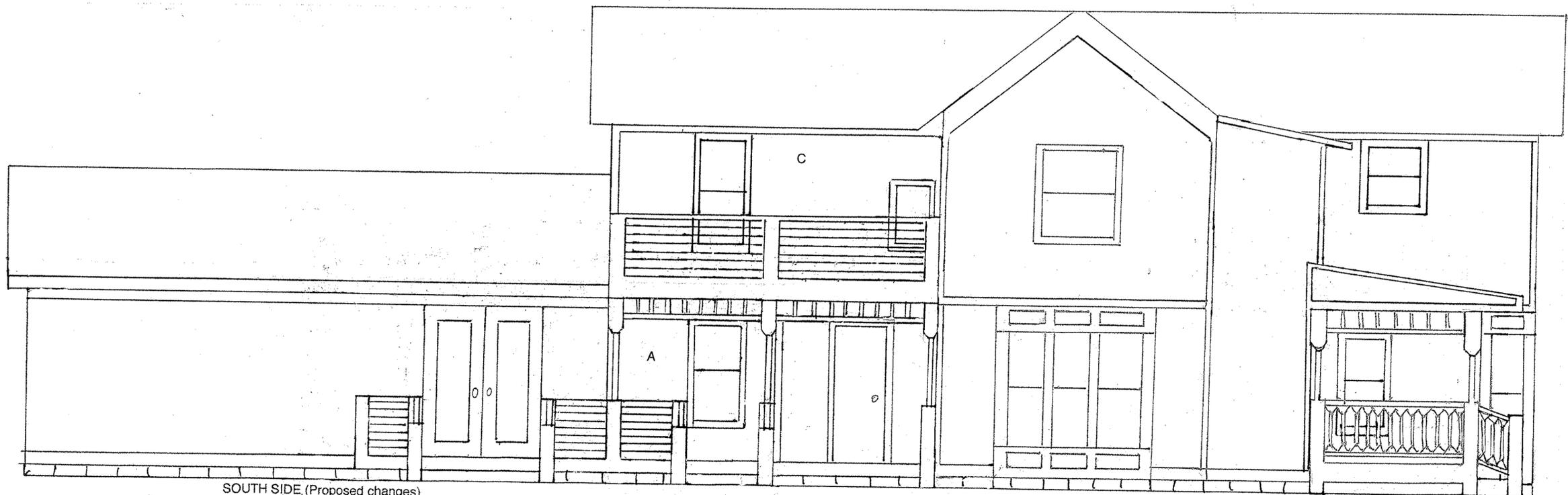
2512 1st Ave. S.
SOUTH ELEVATION

1/4 inch = 1 foot



SOUTH SIDE (As it exists now)

A. There used to be a front porch here, I removed it. It was deteriorated beyond repair. I replaced it with the temporary deck and railing illustrated here. I built this porch in a manner that will allow me to incorporate the majority of it into the proposed front porch illustrated below.

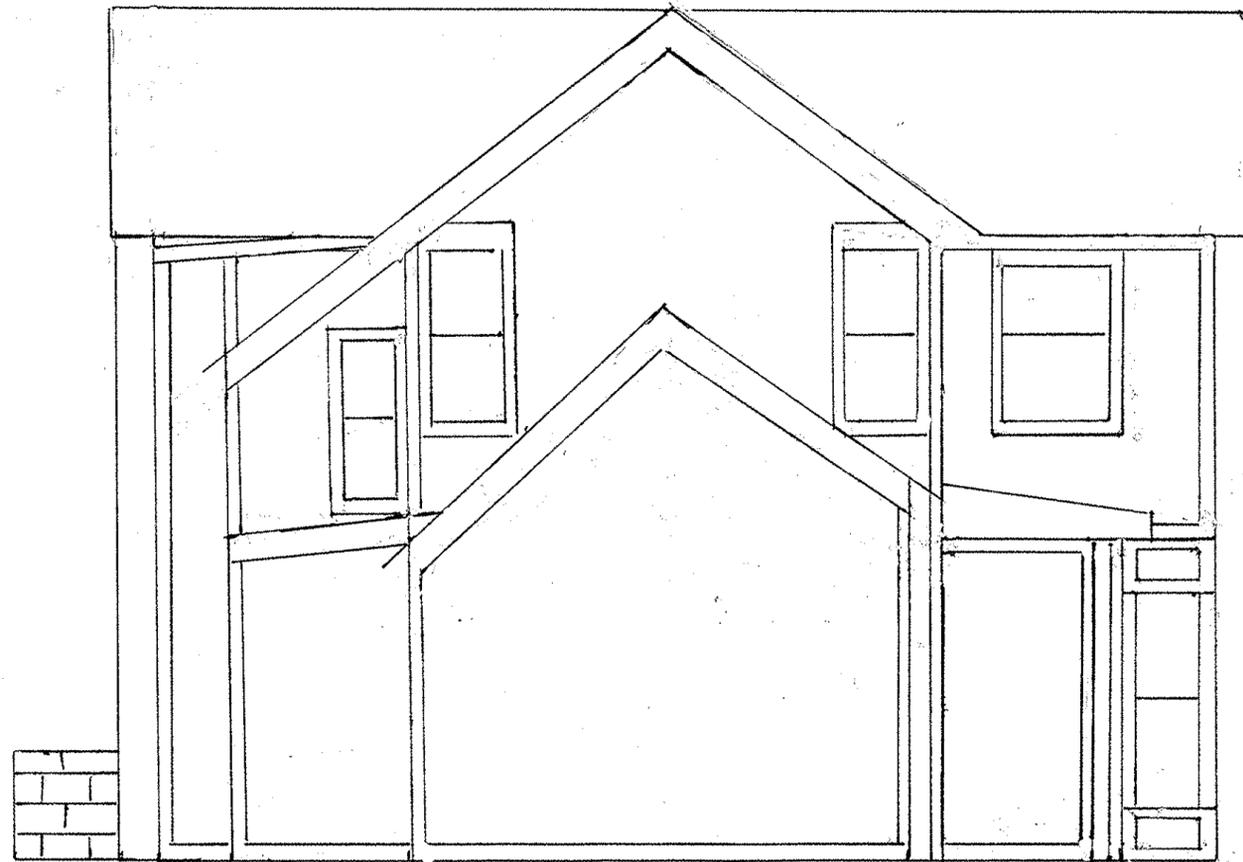


SOUTH SIDE (Proposed changes)

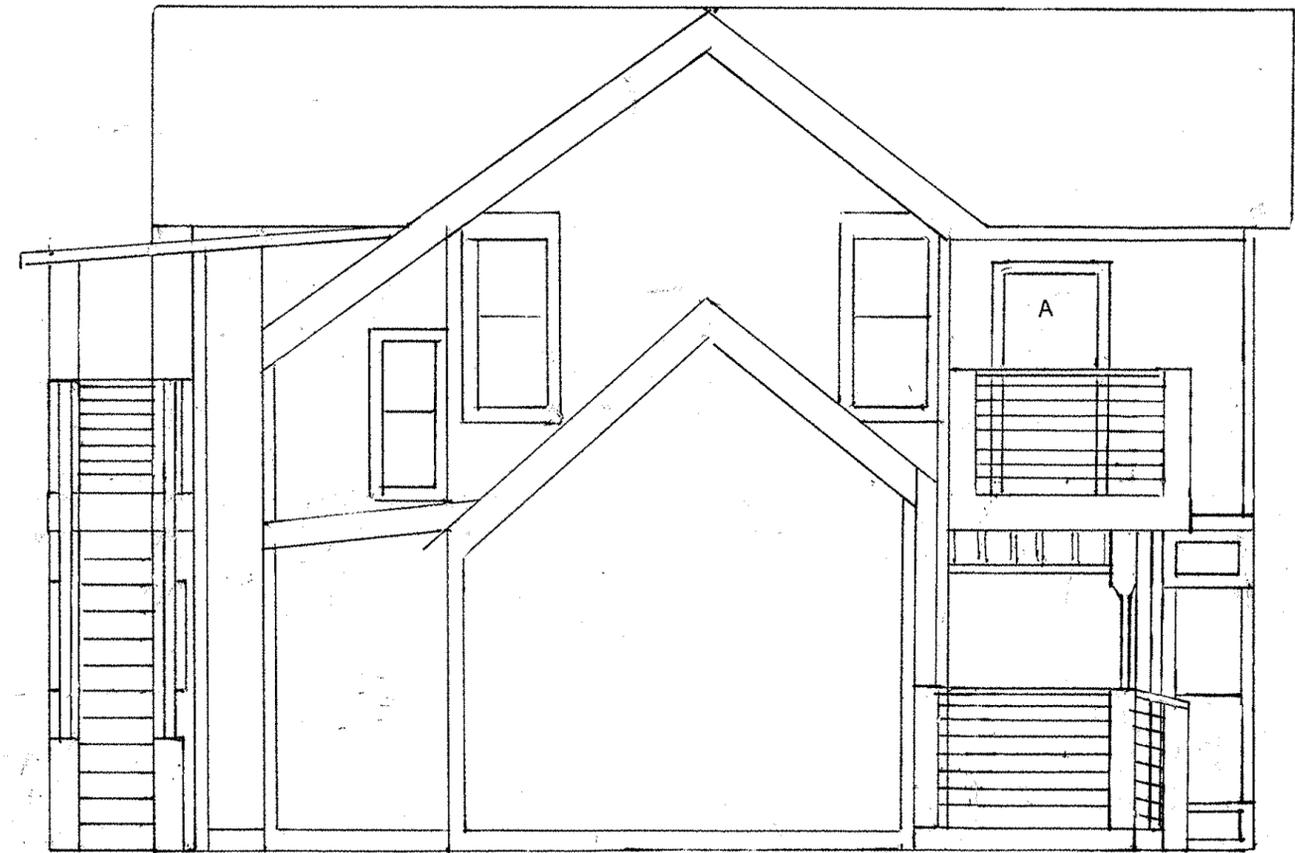
- A. Proposed porch with second story balcony. There used to be a porch in this location, I removed it. It was deteriorated beyond repair.
- B. Proposed front porch.
- C. Proposed removal of window.

2512 1st Ave S.
WEST ELEVATION

1/4 inch = 1 foot



WEST ELEVATION (As it exists now)



WEST ELEVATION (Proposed changes)

A. Proposed conversion of window to door.



1996



2005



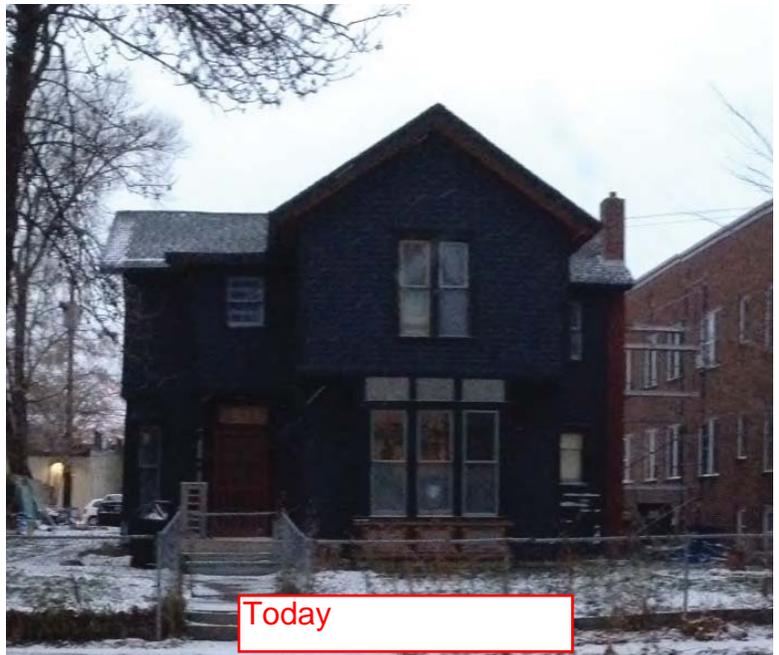
2007



2009

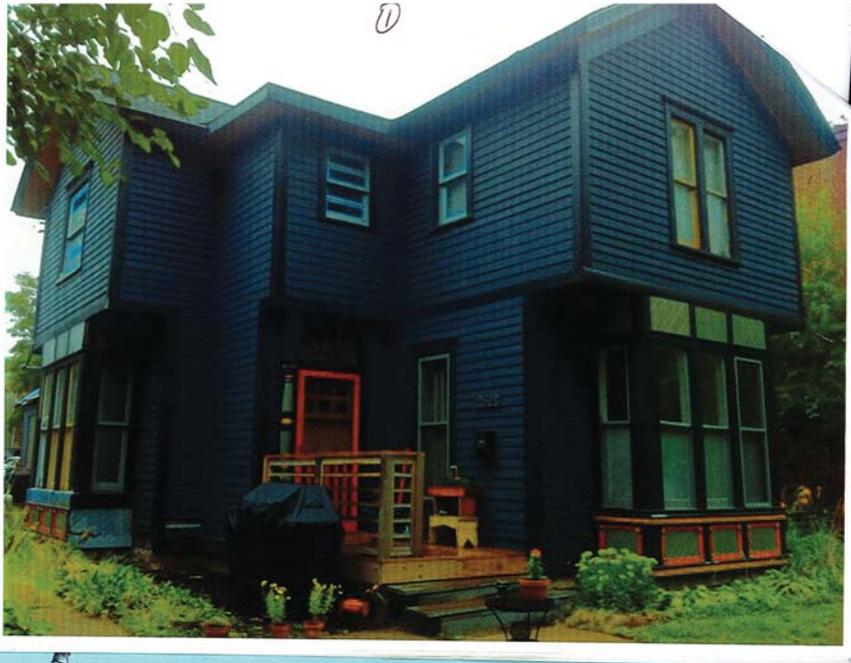


2011



Today

Front Elevation: Existing



West and south elevations



West and north elevations



2512 1st Ave. S.
Photo: June 2005



New material comparison with existing

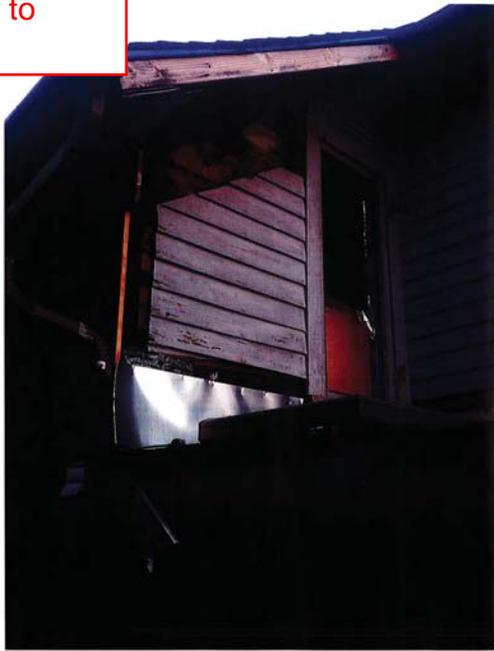


Shingles

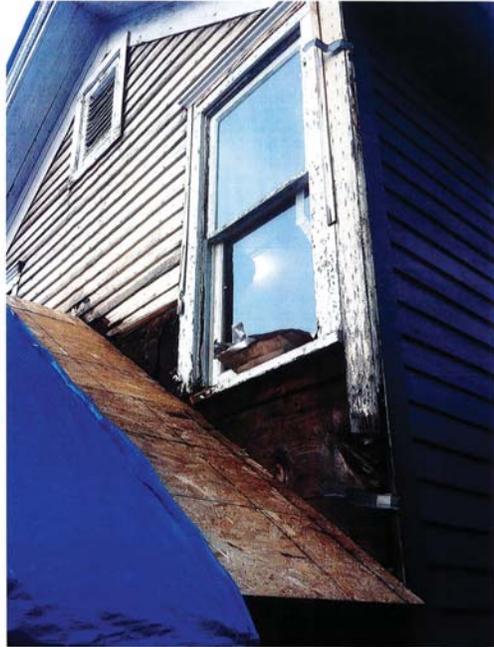


Clapboard

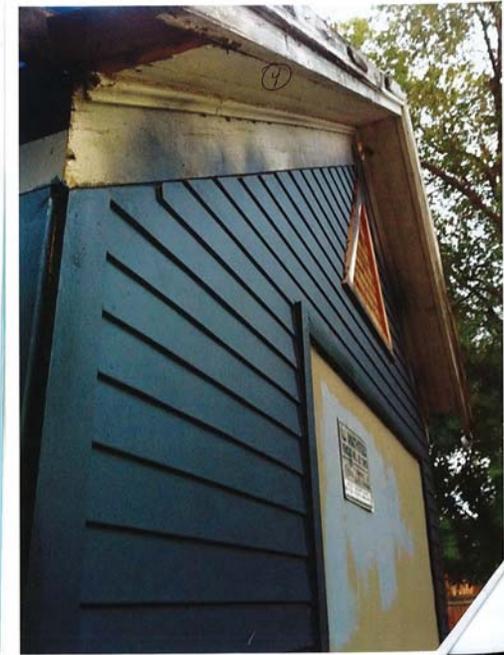
Images showing deterioration prior to rehabilitation



Siding and soffit



Siding



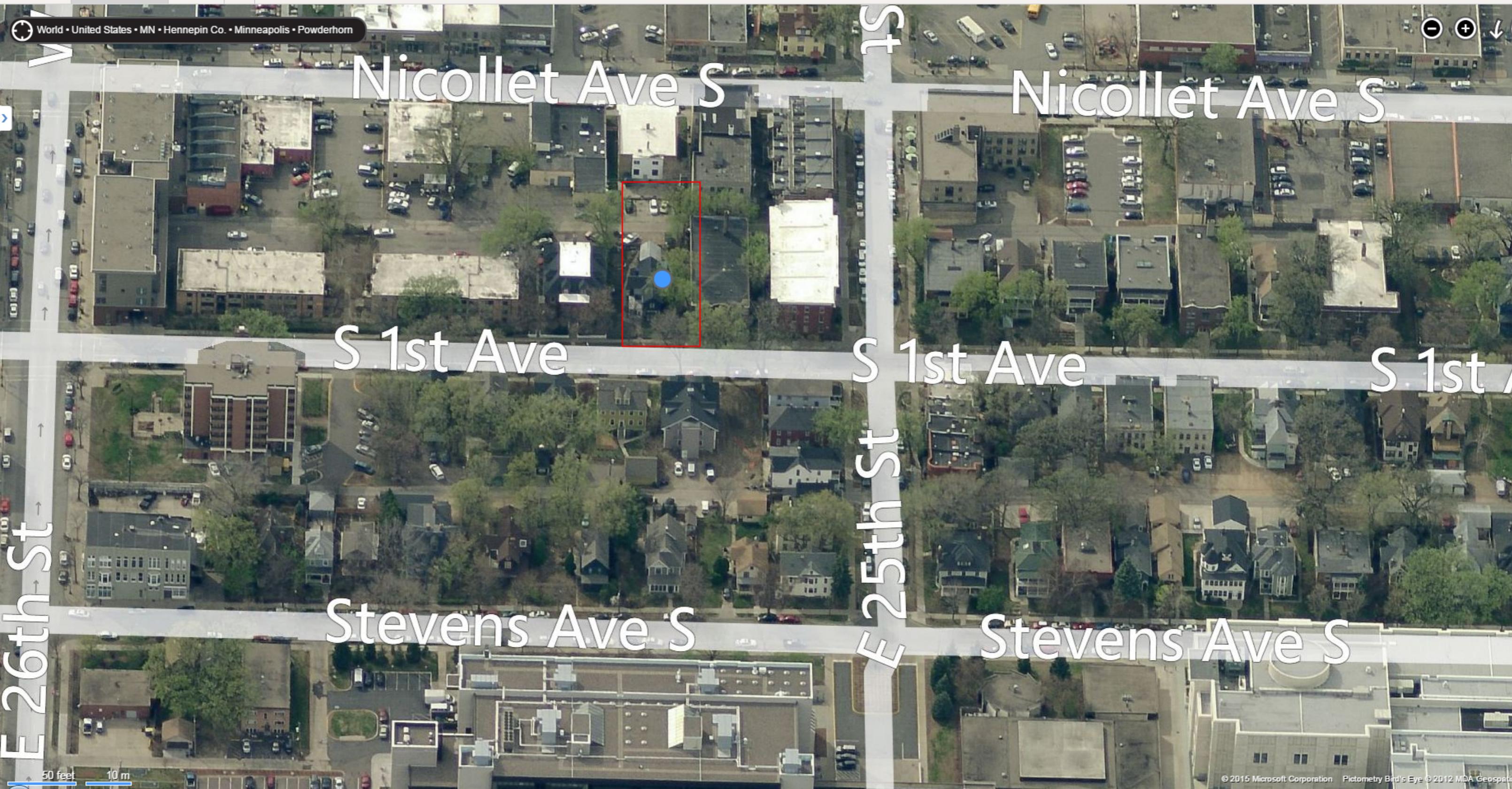
Soffit

Example of proposed door



Houses in Washburn Fair Oaks with one-story front porches





Nicollet Ave S

Nicollet Ave S

S 1st Ave

S 1st Ave

S 1st Ave

Stevens Ave S

Stevens Ave S

E 26th St

E 25th St

1912-1930 Sanborn Map

NICOLLET AV.

E. 25TH ST.

5th Ave

Taft Flats

