Minneapolis
City of Lakes

CPED STAFF REPORT

Prepared for the Heritage Preservation Commission
HPC Agenda Item #1
July 12, 2016
BZH-29166

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 2542 Clinton Avenue South

Project Name: 2542 Clinton Avenue South Garage

Prepared By: Mei-Ling Smith, Senior City Planner, (612) 673-5342

Applicant: Kari Askeland

Project Contact: Bill Young

Ward: 10

Neighborhood: Whittier Alliance

Request: To demolish an existing garage and construct a new detached garage.

Required Applications:

Certificate of Appropriateness	To allow the demolition of a detached garage, a contributing structure in the Washburn-Fair Oaks Historic District.
Certificate of Appropriateness	To allow the construction of a new detached garage in the Washburn-Fair Oaks Historic District.

HISTORIC PROPERTY INFORMATION

Current Name	N/A
Historic Name	Unknown
Historic Address	2542 Clinton Avenue S
Original Construction Date	1892 (residence), 1916 (garage)
Original Architect	Unknown
Original Builder	J. A. Fagan
Original Engineer	Unknown
Historic Use	Residence
Current Use	Residence
Proposed Use	No change

Date Application Deemed Complete	June 16, 2016	**Date Extension Letter Sent**	Not applicable
End of 60-Day Decision Period	August 15, 2016	**End of 120-Day Decision Period**	Not applicable

CLASSIFICATION

Local Historic District	Washburn-Fair Oaks
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 Design Guidelines (1976)*

SUMMARY

BACKGROUND. The residence at 2542 Clinton Avenue South was constructed in 1892 by J. A. Fagan. The structure is two-and-a-half stories tall and has wood lap siding on its exterior. The existing one-stall detached garage was constructed in 1916 with a 10-foot by 16-foot footprint. However, the garage has since been modified and is now 10 feet by 22 feet in area. No permit information could be found to determine when the small addition was built.

The property is located near the southeastern boundary of the Washburn-Fair Oaks Historic District, which was designated in 1976. The properties directly to the north and south of the property contain single-family homes, and there are duplexes and multi-family residential structures to the east and west of the property. The surrounding area also includes a health center, the Minneapolis Institute of Arts (MIA), and the Minneapolis College of Art and Design (MCAD).

APPLICANT'S PROPOSAL. The applicant is proposing to demolish the existing 10-foot by 22-foot detached garage and replace it with a 10-foot by 19-foot detached garage in the same location. According to the applicant, the foundation of the existing garage is crumbling and the walls are rotting. The exterior siding of the new structure would be 6-inch wood (Smart LP) siding that would be painted to match the house. The color of the trim and roof shingles would also match the trim and roof of the house. The roof pitch of the garage would be approximately 8/12, which is similar to the dominant roof pitch on the home. The project would also include replacing the asphalt between the garage and alley with concrete.

Both the residence and the garage were built during the period of significance for the Washburn-Fair Oaks Historic District, so both are considered contributing structures. A Certificate of Appropriateness is required for the demolition of the garage and for the construction of the proposed garage.

PUBLIC COMMENTS. No comments have been received as of the writing of this report. 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 the demolition of the existing detached garage at 2542 Clinton Avenue S based on the following findings:

1. *The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.*

   The Washburn-Fair Oaks Historic District is significant for its collection of late nineteenth and early twentieth century residential structures, ranging from modest dwellings to mansions. The Washburn-Fair Oaks Historic District's period of significance is 1858-1939, which captures the time in which most of the residential structures were built within the district. The designation study notes that the MIA, large mansions, well-designed apartments and other modest dwellings from the period of significance all are important features of the historic district.

   The existing garage was constructed in 1916, during the period of significance for the Washburn-Fair Oaks Historic District, and is considered a contributing structure in the district. The demolition will not affect the primary residence or the surrounding properties, as the exterior of the residence communicates the building's significance within the historic district.

2. *The alteration will ensure the continued integrity of the landmark or historic district.*

   The demolition of the existing garage would not negatively impair the integrity of the historic district. In addition, the integrity of the existing garage has been compromised since its construction in 1916. The preservation ordinance defines "integrity" as the authenticity of a landmark, historic district, nominated property under interim protection, or historic residence evidenced by the following seven factors:

   Location: The existing garage is in its original location, as is the primary residence, which would remain.

   Design: The existing garage is 10 feet by 22 feet in size, however, the original garage was constructed as a 10-foot by 19-foot structure; the 30 square-foot addition was added at an unknown time. The existing garage is similar to the structure that was constructed during the period of significance. However, the 3-foot by 10-foot addition compromises the original design of the garage.

   Setting: The area surrounding this property has experienced significant changes since the construction of the garage. The apartment building directly to the east of the property was constructed in 1969, as were several of the apartment buildings to the west of the site along 3rd Avenue South. Interstate 35W, which is located a block east of the subject site, was constructed in the 1960s. However, most of the residential structures within the Washburn-Fair Oaks Historic District are still intact and retain their importance as contributing structures in the district.

   Materials: The existing garage retains the key exterior materials dating from the period of significance.

   Workmanship: Workmanship is still apparent and is consistent with the architectural style of the residential structure.

   Feeling: The existing garage evokes an aesthetic or historic sense of the period of time corresponding with the district's period of significance.

Association: The existing garage and residential structure retain their association with the period of significance with the district. The property is used as a single-family home, as consistent with its use during the district's period of significance. The demolition of the existing garage will not impact the property's association with the historic district.

3. *The alteration is consistent with the applicable design guidelines adopted by the commission.*

The *Washburn-Fair Oaks Historic District Design Guidelines* were adopted in 1976 and provide the following applicable guidance for the applicant's proposal:

General Guidelines

Demolition of a building

Before the demolition of a building, findings must be made regarding: (1) the architectural and historic merit of the building; (2) the effect of the building's demolition on surrounding buildings' (3) the effect of any new construction to the rest of building (in partial demolition) and to surrounding building; (4) the possible economic value or usefulness of building (as it now exists or if altered or modified) compared to the value or usefulness of proposed structure.

While the existing garage was constructed in 1916 and is considered a contributing structure within the district, its demolition would not have a negative impact on the historic merit of the residential structure on the property or on surrounding buildings. As described in the analysis for the Certificate of Appropriateness regarding the proposed garage, the new construction would be located in the same location as the existing garage. The usefulness of the new building will be greater than that of the existing garage, which has a broken foundation and rotting walls based on the materials submitted by the applicant. In addition, the garage is not stable and has a tendency to lean either to the north or south, despite internal bracing that has been added to the structure throughout the years.

4. *The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The following standards for rehabilitation are most applicable to the proposal to demolish the existing garage:

- 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.
- 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.

While demolition would result in the loss of a structure deemed to be contributing due to its time of construction, the existing garage does not reflect the significance of the district. In addition, there have been alterations to the design of the original garage, and the materials of the garage have deteriorated significantly since the original construction date. Meanwhile, the residential structure and the defining historic characteristics of the site would be retained.

5. *The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.*

   The following preservation policies of the comprehensive plan are most applicable to this proposal:

   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.

   While the retention of historic resources is recommended, the demolition of the garage would not result in a modification within the historic district that would negatively impair the property's historic significance or the significance of the district in which it is located.

<u>Additional Findings for Destruction</u>

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 the following findings:

1. *The destruction is necessary to correct an unsafe or dangerous condition on the property; or*
2. *That there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to:*
   a. *The significance of the property;*
   b. *The integrity of the property; and*
   c. *The economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses.*

UNSAFE OR DANGEROUS CONDITION

While the applicant has not stated that the destruction is necessary to correct an unsafe or dangerous condition on the property, the applicant has indicated that the existing garage structure is not stable and leans from one side to the other.

REASONABLE ALTERNATIVES TO DEMOLITION

Significance: While the existing garage was constructed in 1916, during the district's period of significance, the property is significant for the residential home on the site. The destruction of the garage will not negatively affect the historical significance of the property.

Integrity: The existing garage has lost some design integrity, as a result of a 3-foot by 10-foot addition that was constructed on the east side of the garage at an unknown time. However, the garage largely retains authenticity in terms of location, setting, materials, workmanship, feeling, and association.

Economic Value or Usefulness of the Existing Structure: The applicant has not evaluated an alternative option to rehabilitating the garage rather than demolishing and replacing it. However, the evidence submitted by the applicant shows that the existing structure is beyond its useful life. The foundation is cracked, and the original walls have deteriorated over the structure's 100-year history. There have been past attempts to retain the structural usefulness of the garage – which leans to the north or south – by installing brackets on the interior of the structure. However, the garage has lost most of its structural integrity and cannot be reasonably rehabilitated.

Conclusion: For the above reasons, there are no reasonable alternatives to the demolition of the existing garage. Although the existing garage retains a fair level of integrity, it has limited significance to the Washburn-Fair Oaks Historic District, and the usefulness of the existing structure has depreciated to the point that rehabilitation is no longer a feasible option.

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow a new 10-foot by 19-foot detached garage based on the following findings:

1. *The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.*

   The Washburn-Fair Oaks Historic District is significant for its collection of late nineteenth and early twentieth century residential structures, ranging from modest dwellings to mansions. The Washburn-Fair Oaks Historic District's period of significance is 1858-1939, which captures the time in which most of the residential structures were built within the district. The designation study notes that the MIA, large mansions, well-designed apartments and other modest dwellings from the period of significance all are important features of the historic district. The exterior of the residence communicates the building's significance within the historic district.

   The proposed garage would match the roof pitch and roof material of the residential structure. The proposed Smart LP wood siding and trim on the garage would match the color and dimensions of the wood siding on the residential structure. The alterations proposed are compatible with and will continue to support the criteria and period of significance for the Washburn-Fair Oaks Historic District.

2. *The alteration will ensure the continued integrity of the landmark or historic district.*

   The proposed alteration will be compatible with and will ensure the continued integrity of the Washburn-Fair Oaks Historic District based on the following assessment of the aspects of integrity:

   Location: The proposed garage would be located to the rear of the property and would be minimally visible from the public right-of-way along Clinton Avenue South.

   Design: The design of the garage is compatible with the design of the house, as its roof and siding materials would be consistent with that of the existing residence. The 8/12 roof pitch is similar to the dominant roof pitch on the home. The proposed design for the garage is simple and complementary to the design of the existing historic home.

   Setting: Setting is the physical environment of a historic property. The garage will not impact the setting of the property, and the rear of the lot currently contains a garage.

   Materials: The applicant is proposing to match the siding and roofing materials as close as possible to the existing siding and roofing materials of the residence.

   Workmanship: The construction of a new garage will not impact the workmanship evident in the construction of the existing contributing residence.

   Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The construction of a garage at the rear of this property will not impact the feeling of an early 20th century residence.

Association: Association is the direct link between an important historic event or person and a historic property. With the proposed construction of a new garage, the building will continue to express the building's association with the turn-of-the-century residential development of the area noted in the district designation.

3. *The alteration is consistent with the applicable design guidelines adopted by the commission.*

The *Washburn-Fair Oaks Historic District Design Guidelines* were adopted in 1976 and provide the following applicable guidance for the applicant's proposal:

General Guidelines

New building

Proposed new buildings shall not "materially impair the architectural or historic value of buildings on adjacent sites or in the immediate vicinity within the preservation district."

The HPC wishes to encourage contemporary design that is compatible with the nature of the preservation area.

Design Considerations (for additions, alterations, and new construction)

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** - Background: The distance a building is set back from the front lot line varies greatly in Washburn-Fair Oaks from rowhouses built up to the sidewalk to greater than average setbacks.
   New buildings and additions to existing buildings shall be constructed at the legal setbacks for both front and side yards.
4. **Spacing** between buildings shall be consistent with existing codes.
5. **Building plan** - there is no uniform plan for the buildings in either district, so this area is open for discussion.
6. **Materials** - generally new materials shall be compatible with the existing.
   a. ***Brick*** New brick should match existing brick in terms of brick size, texture, and color as well as the existing mortar color, bonding pattern, and the width and type of joint.
   b. ***Stone*** Where stone exists it should be retained, but in additions or auxiliary buildings alternate materials will be considered that would provide a harmonious appearance, especially in terms of color.
   c. ***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.
   d. ***Stucco*** If stucco is in good condition or if it is the original material, it should be maintained. However, if the original material was clapboard, restoration to this material is encouraged (but not demanded).
   e. ***General facade guideline*** Avoid fake brick or stone, asphalt or asbestos siding.
   f. ***Windows*** If existing windows need to be replaced, use wooden, a suitable colored or anodized metal or other materials that blend with and not detract from the building.

It is recognized that cost may encourage the use of bare aluminum windows. In such cases the use of enamel paint to minimize the shiny quality of aluminum is suggested.

7. **Roof design** -The original roof design should be maintained, but the insertion of dormers may be allowed depending on the building's design and the location of the proposed dormer.
   Where unusual roof styles exist they should be retained, but the roofs of additions should be a complementary type. For example, a gambrel roofed house may have a gabled roof addition.

The construction of the proposed detached garage would not materially impair the architectural or historic value of buildings on the adjacent site or in the immediate vicinity. There are three, two-to-three story apartment buildings on the subject block, and the rest are single- or two-family residences. The majority of the single- and two-family homes have detached garages. The proposed one-stall detached garage is consistent with the character of the area and complies with the existing setback requirements.

The proposed garage complies with the dimensions, scale, setbacks, spacing, plan, and roof design guidelines listed above. The new garage would be located in the same location on the site as the existing garage. The applicant is proposing to utilize Smart LP wood siding which would match the direction and dimensions of the existing wood siding on the home. The roof design of the garage has been designed to match the roof color of the house, and the 8/12 roof pitch will also be compatible with the primary roof pitch of the house.

The proposed garage will not materially impair the significance or integrity of the contributing property within the historic district, as evidenced by the consistency of the proposal with the *Washburn-Fair Oaks Historic District Design Guidelines.*

4. *The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The following standards are most applicable to the proposal:

- 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.

The property has been utilized as a single-family residence since its construction in 1892 and will continue to be utilized as such. The historic character of the property as a single-family residence will be retained and preserved. The construction of the new garage should not create a false sense

of historic development, as the garage will be contemporary while also maintaining compatibility with the character of the existing building. The new construction will be compatible with the massing, size, scale, and architectural features of the existing building in order to protect the historic integrity of the property. If the new garage were removed in the future, the essential form and integrity of the contributing residence would be unimpaired. The alteration will not materially impair the significance and integrity of the contributing building within the historic district, as evidenced by the consistency of the alteration with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

5. *The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.*

   The preservation ordinance is intended to promote the recognition, preservation, protection and reuse of historic districts, to promote the economic growth and general welfare of the city, to further educational and cultural enrichment, and to implement the policies of the comprehensive plan. With the recommended conditions of approval, the proposal would be consistent with the following applicable 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.

   8.1.2 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.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the applications by Bill Young for the property located at 2542 Clinton Avenue South in the Washburn-Fair Oaks Historic District:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow the demolition of an existing detached garage, 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 approved 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 July 12, 2016.
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.

B. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow the construction of a detached garage, subject to the following conditions:

1. The Department of Community Planning and Economic Development staff shall review and approve the final plans and elevations prior to building permit issuance.
2. 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 approved 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 July 12, 2016.
3. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

ATTACHMENTS

1. BZH Map
2. Oblique aerial photo
3. Written description and findings submitted by applicant
4. Site plan
5. Building elevations
6. Renderings
7. Photos

Bill Young | **10th**

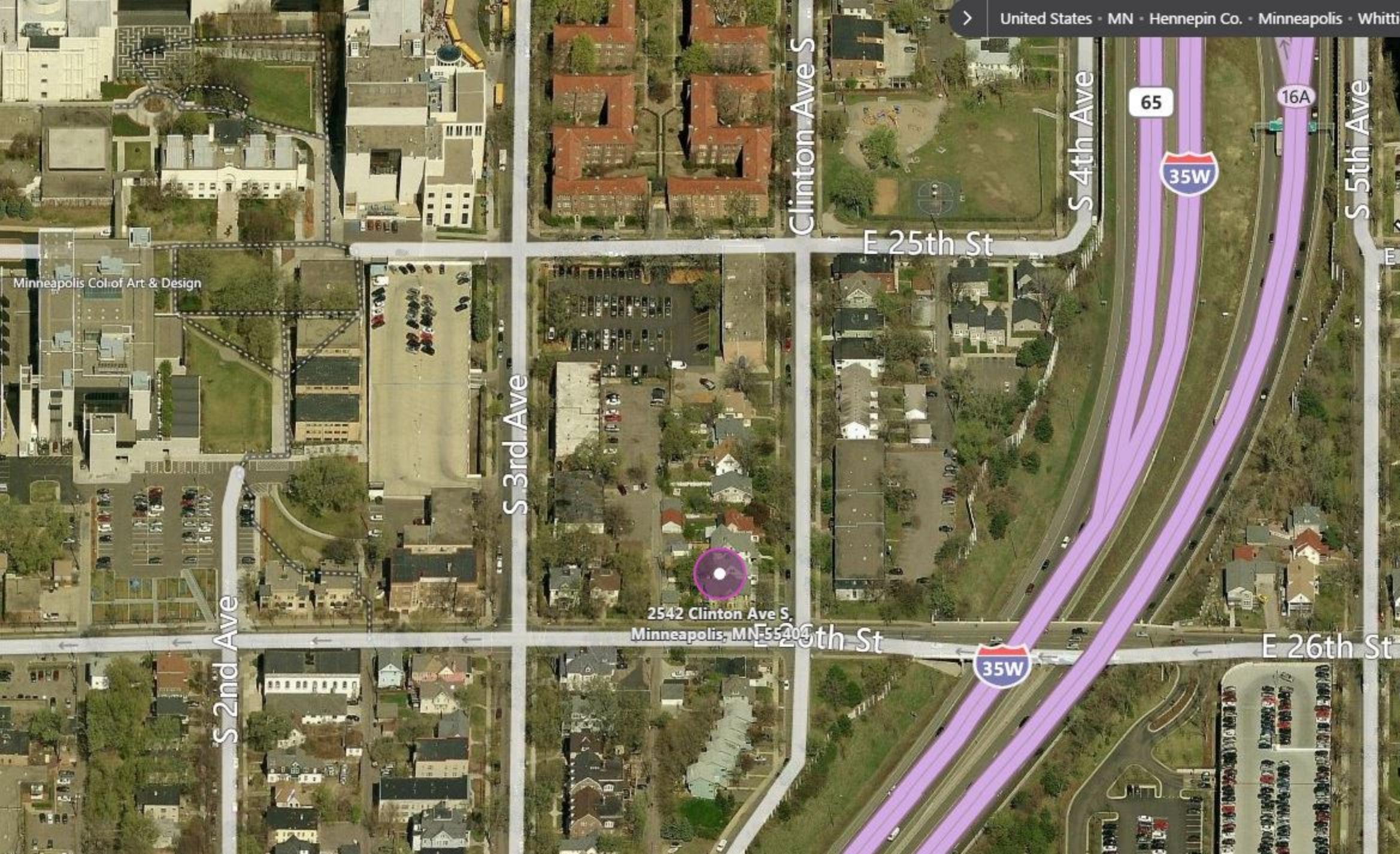
NAME OF APPLICANT | WARD

PROPERTY ADDRESS

2542 Clinton Ave S

FILE NUMBER

BZH-29166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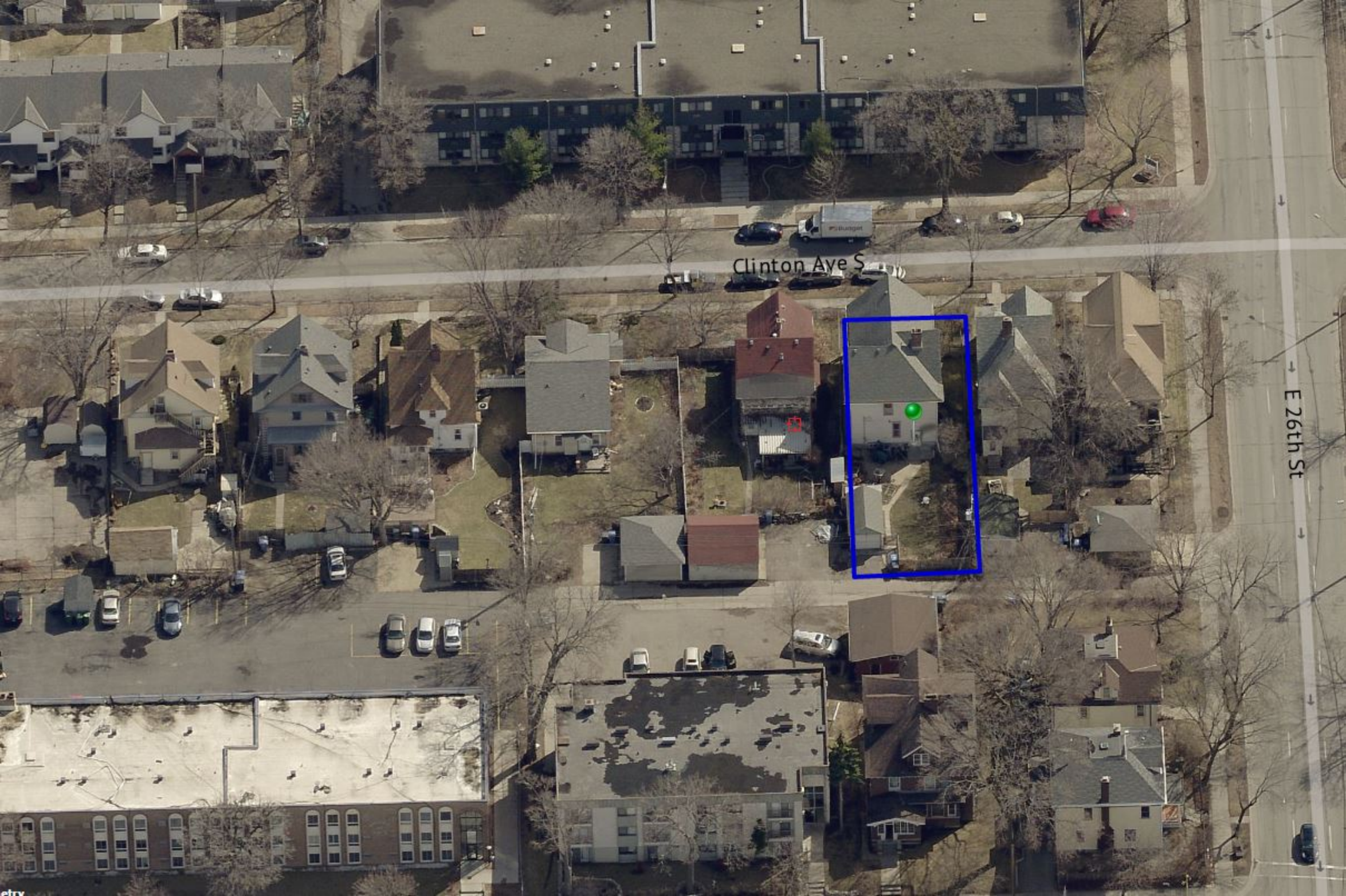

Clinton Ave S
E 26th St

Certificate of Appropriateness Request

Job Address: 2542 Clinton Ave S
Minneapolis Mn 55404

Applicant: Bill Young
2542 Clinton Ave S
Minneapolis Mn 55404
612.879.9695
blorg007@comcast.net

Statement of proposed use and Description of Project

We intend to demolish and rebuild a 10' by 22' detached single stall garage on the property of 2542 Clinton Ave. The property is located near the southeastern boundary of the Washburn-Fair Oaks Historic District and is located near both the Minneapolis Institute of Arts (MIA) and the Minneapolis College of Art and Design (MCAD). The residence at 2542 Clinton Avenue was constructed in 1893. The original garage was constructed in 1915 at 10' X 19', at some unknown time a 3' addition was added to the east side.

Demolition is necessary because the foundation is broken and crumbling, the original walls (tongue and groove boards-not code) are rotting and showing gaps between the boards and the garage has a tendency to lean slightly to either north or south despite additional internal bracing that has been added throughout the years.

The new garage will keep the same location, size and roof pitch as the current garage. The garage will be sided with 6” lap siding to match the house. The garage siding and trim will be painted with colors exactly matching those of the house. The roof shingles will be Atlas GlassMaster in Hearthstone Grey to match the house. With these additions, the new garage will much more closely match the look of the existing house. The area from the alley to the garage is currently asphalt in poor condition and will be replaced with concrete and will enhance the look from the alley.

Sincerely,

Bill Young

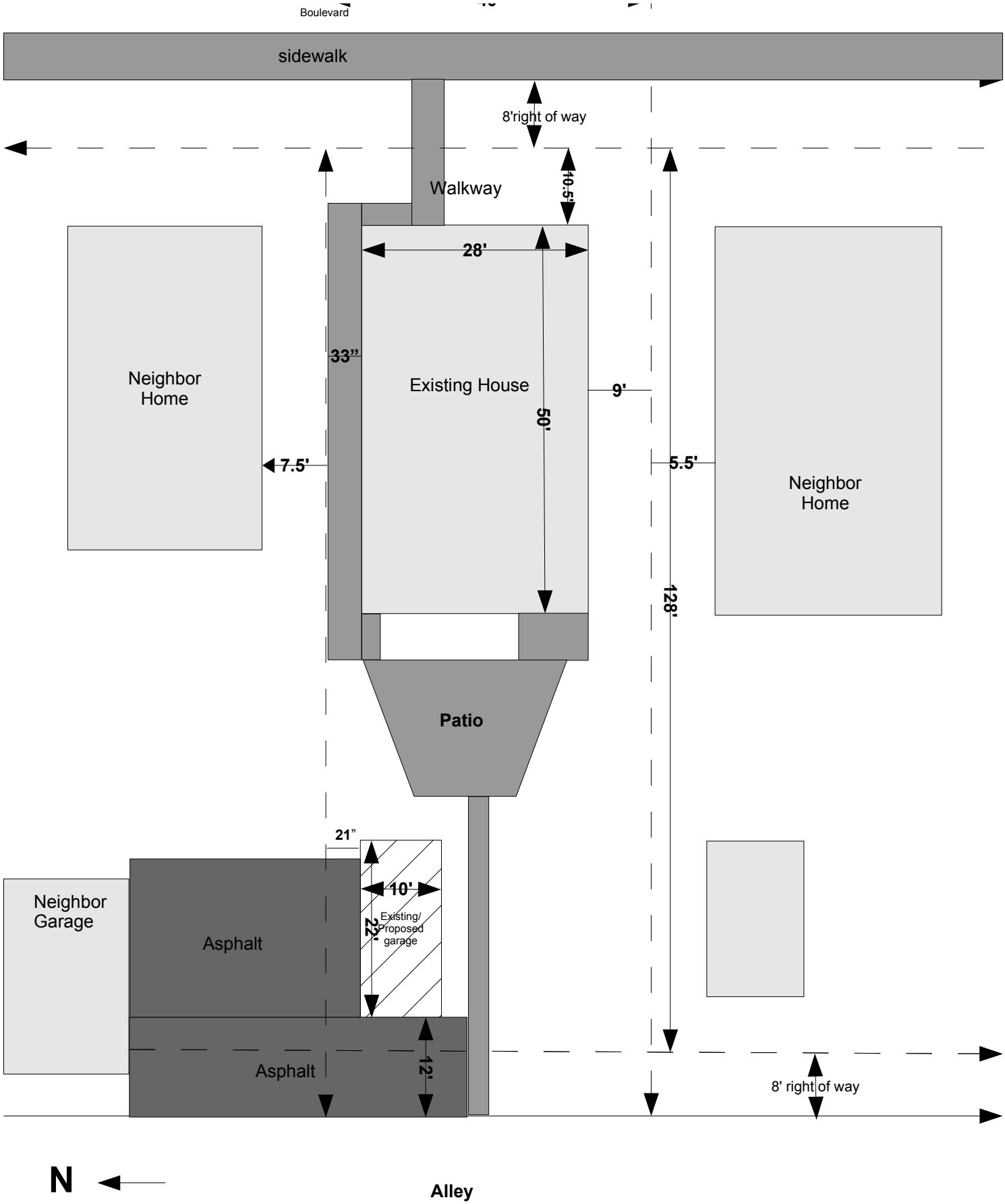
Attached are photos of the current garage from the alley, the condition of the foundation, and the interior showing gaps in the siding.

Certificate of Appropriateness Findings

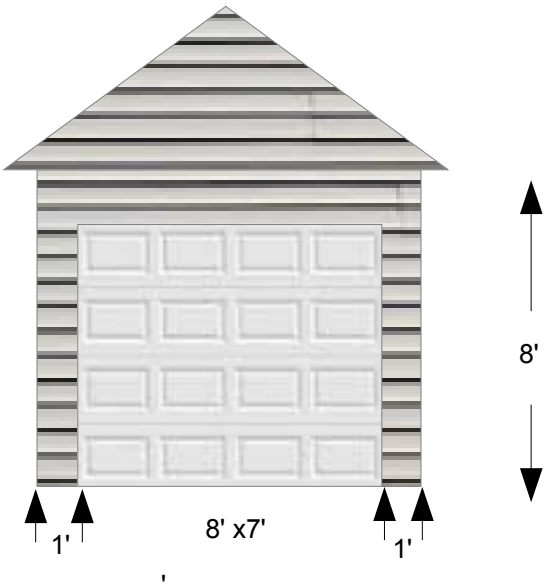
1. The garage will be compatible with the traditional styles of the neighborhood and current garage. We are maintaining the same size, layout, and roof pitch of the current garage. We are upgrading the siding of the garage to match that of the house built in 1893. This garage is compatible with intentions of the site and neighborhood. The new garage will be placed in the same space as the current garage.
2. The replacement of the garage will be done in a way to keep the integrity of the historic district.
3. The siding of the new garage will now match that of the house. This will make the property more esthetically pleasing to visitors and neighbors.
4. The garage follows the historic guidelines for preserving the historic site according to the Secretary of Interior's Standards for the treatment of Historic Properties. The structure will be in keeping with the spirit and intent of the ordinance and will only improve the esthetics of the lot and neighborhood.
5. The structure will be in keeping with the spirit and intent of the ordinance and will only improve the esthetics of the lot and neighborhood.
6. Demolition is necessary because the foundation is broken and crumbling. The garage walls are resting on untreated wood that has deteriorated to the point that it is crumbling and rotten and the original siding (tongue and groove boards) are also rotting and showing gaps between the boards allowing wind, rain dirt etc to enter the garage. In addition, the garage has a tendency to lean slightly to either north or south despite additional internal bracing that has been added throughout the years.
7. There are no reasonable alternatives to the destruction of the garage. The existing foundation cannot be removed and replaced without removing the garage. The garage cannot be moved because the structure is already unstable despite all the internal bracing that has been added throughout the years.

Certificate of Appropriateness Findings

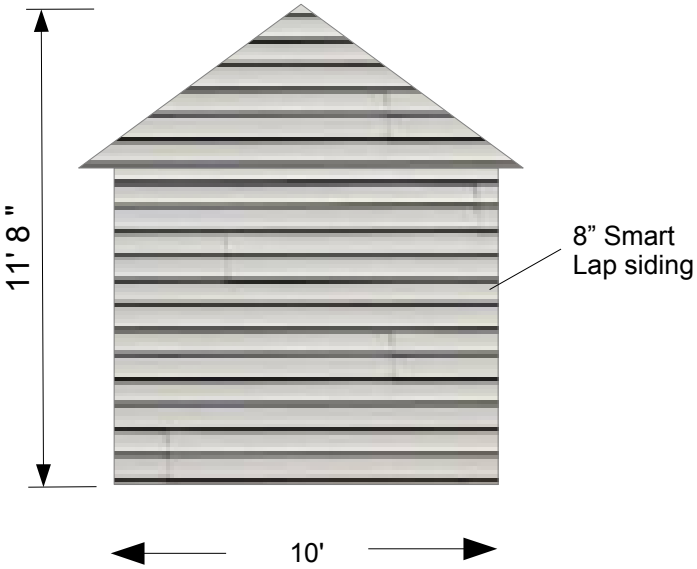
1. The garage will be compatible with the traditional styles of the neighborhood and current garage. We are maintaining the same size, layout, and roof pitch of the current garage. We are upgrading the siding of the garage to match that of the house built in 1893.
2. This garage is compatible with intentions of the site and neighborhood. The garage will be place in the same space as the current garage.
3. The replacement of the garage will be done in a way to keep the integrity of the historic district. The siding of the new garage will now match that of the house. This will make the property more esthetically pleasing to visitors and neighbors.
4. The new garage will not materially impair the significance of the historic district. The addition of clapboard siding matching that of the house is more appropriate than the current siding.
5. The garage will stay consistent to the Secretary of Interior's Standards for the treatment of Historic Properties. The garage will take same place as the current garage. The garage will also take on the same siding as the existing house.
6. The garage conforms to all applicable regulations of the preservation ordinance and stays consistent with the applicable policies.
7. Demolition is necessary because the foundation is broken and crumbling, and the original walls (tongue and groove boards) are rotting and showing gaps between the boards. In addition, the garage has a tendency to lean slightly to either north or south despite additional internal bracing that has been added throughout the years.
8. The garage fits within both the lot environment and the neighborhood itself. The facade will also maintain the styling of the lot and neighborhood.
9. The structure does not merit a site plan review as it does not include any other land use application requiring a public hearing and contains less than twenty thousand (20,000) square feet of gross floor area.
10. The garage follows the historic guidelines for preserving the historic site according to the Secretary of Interior's Standards for the treatment of Historic Properties. The garage will be located in the same place as the current garage and with the addition of clapboard siding will more closely match the historic look of the existing house.
11. The garage will be compatible and will ensure the significance and integrity of the surrounding properties. The new facade will be more traditional to the historic neighborhood.
12. The structure will be in keeping with the spirit and intent of the ordinance and will only improve the esthetics of the lot and neighborhood.
13. The structure will not be “injurious” to the intent of the Certificate of Appropriateness and what the certificate is meant to accomplish. The structure will be placed appropriately within the lot and be in harmony with the environment.


Boulevard
sidewalk
8'right of way
Walkway
10.5'
28'
33"
Existing House
9'
50'
Neighbor Home
7.5'
5.5'
Neighbor Home
128'
Patio
21"
10'
Existing/ Proposed garage
22'
Neighbor Garage
Asphalt
Asphalt
12'
8' right of way
N
Alley

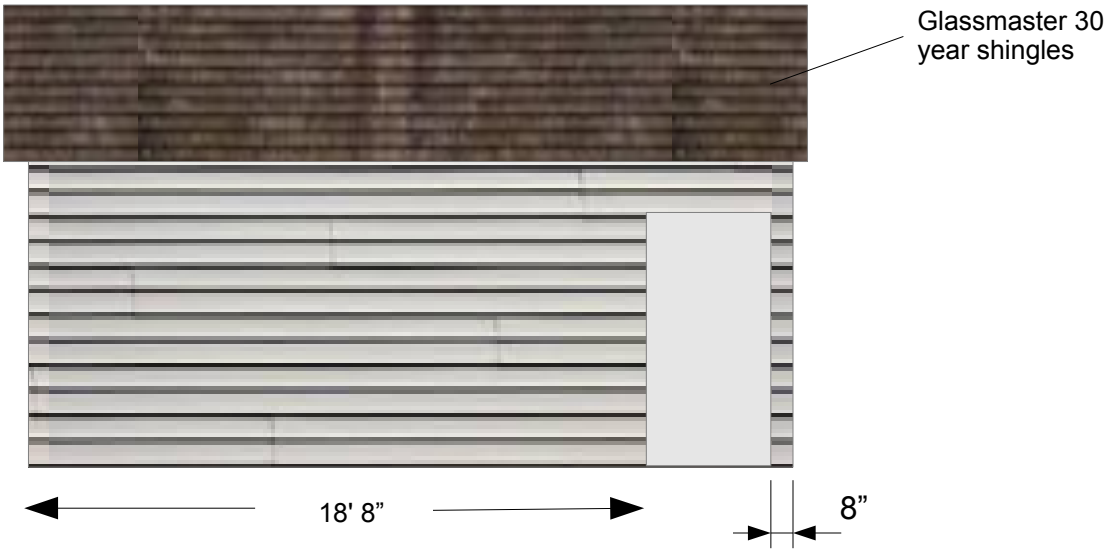
Scale: 1"=16'



Gable West View



Gable East View



Eave South View

Eave North View

Scale: 1”=5'

2542