

SPECIFIC APPLICATION REQUIREMENTS

In addition to the General Application Requirements the following are required:

CERTIFICATE OF APPROPRIATENESS

If applying for a Certificate of Appropriateness, provide a written statement which addresses each of the following required findings:

- (1) The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.
- (2) The alteration will ensure the continued integrity of the landmark or historic district.
- (3) The alteration is consistent with the applicable design guidelines adopted by the commission.
- (4) The alteration is consistent with the applicable recommendations contained in *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.

*In addition, the following findings must be addressed if applying for 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
- (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.

DEMOLITION OF AN HISTORIC RESOURCE

If applying for a Demolition of Historic Resource application, provide a written statement and supporting documentation which addresses the following required 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.

HISTORIC VARIANCE

If applying for a Historic Variance application, provide a written statement 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.

RESOURCES

The following links can assist in completing the required findings for heritage preservation applications:

[Minneapolis Landmarks & Historic Districts](#)

[The Secretary of the Interior's Standards for the Treatment of Historic Properties](#)

[Preservation Ordinance](#)

[Comprehensive Plan, Heritage Preservation Chapter](#)

[Small Area Plans](#)

FEES

APPLICATION TYPE	FEE (DOLLARS)	
Certificate of appropriateness	0 - 5,000 square feet of lot area	250
	5,001 - 9,999 square feet of lot area	450
	10,000 - 43,559 square feet of lot area	750
	43,560 square feet of lot area or more	950
Demolition of historic resource	350	
Historic variance	250	

For applications requiring notice of a public hearing to affected property owners, the applicant **shall pay the cost of first class postage** based on the number of property owners to be notified. In addition, for **applications requiring publication in a newspaper of general circulation, the applicant shall pay a fee of twenty-five dollars (\$25.00)**.

Continuance. After notification of a public hearing has taken place, a request by the applicant to continue an application to a subsequent public hearing of the Heritage Preservation Commission shall be charged a fee totaling one hundred fifty dollars (\$150.00) when such request is granted. The fee shall be paid prior to the subsequent public hearing.

SEE CALCULATION FOR PROJECTS REQUIRING A PUBLIC HEARING:

APPLICATION FEES: \$ _____

PUBLICATION: \$25.00

POSTAGE: FIRST CLASS POSTAGE x # LABELS

FEE SUBTOTAL: \$ _____

Make checks payable to: Minneapolis Finance Department

HERITAGE PRESERVATION COMMISSION APPLICATION WORKSHEET

Property Owner/Applicant	Name	Lynn and David Evinger; Kim Valentini
	Mailing Address Including City, State and Zip Code	419 Oak Grove Street/1600 Clifton Place Minneapolis, MN 55403
	Phone Number	Lynn Evinger: 952-220-3023; Kim Valentini: 612-325-8076
	Fax	
	Email	Lynn Evinger: levinger@comcast.net ; David Evinger: DEvinger@ghlaw-llp.com ; Kim Valentini: villavalentini@msn.com
Applicant's Representative <i>This person will be the primary contact for staff, and is the authorized agent in place of the property owner</i>	Name	Jean Rehkamp Larson
	Mailing Address Including City, State and Zip Code	2732 West 43 rd Street Minneapolis, MN 55410
	Phone Number	612-285-7275
	Fax	
	Email	Jean@rehkamplarson.com
Demolition Contractor <i>(If applicable)</i>	Name	Don Forsman – Welch Forsman Construction
	Mailing Address Including City, State and Zip Code	6026 Pillsbury Avenue South Minneapolis, MN 55419
	Phone Number	612-827-4455
	Fax	
	Email	don@welchforsman.com
Neighborhood Group Contact <i>Be sure to include a copy of the letter or e-mail that was sent</i>	Organization	Citizens for a Loring Park Community
	Contact Name	Jana L. Metge
	Phone Number	612-874-9002
	Date letter/e-mail sent	Monday, July 11 th , 2016
Council Member Contact <i>Be sure to include a copy of the letter or e-mail that was sent</i>	Name	Lisa Goodman
	Ward	Ward 7
	Phone Number	612-673-2207

	Date letter/e-mail sent	Monday, July 11 2016
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Property Information	Address(es)	419 Oak Grove Street/1600 Clifton Place			
	Identification Number(s)	27-029-24-32-0292/27-029-24-32-0293			
	Legal Description	Lot 1 and the Easterly Half of Lot 2, described as follows: Commencing at along the Northeast corner of said Lot 2 and running thence Northwesterly along Oak Grove Street in the City of Minneapolis 19 feet; thence Southwesterly and midway between Easterly and Westerly lines of said Lot 2, 148 feet more or less to rear of Southwesterly line of said Lot 2; thence Easterly along said rear line 26.5 feet to most Southerly corner of said Lot 2; thence Block 2.			
	Lot Area (sq ft)	8,475 sq ft			
	Zoning classification(s)	OR2			
Name of Proposed Project	The Evinger & Valentini Roof Access Project				
Proposed Work <i>Select all applicable</i>	Preservation	X	Rehabilitation	X	
	Reconstruction	(NA)	Restoration	X	
Demolition <i>(If applicable)</i>	Does this project include the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection? : Yes No				
Property History	Name of current business:	Beginning / end dates:	Type of business / use:		
	Name of former business:	Beginning / end dates:	Type of business / use		
	Name of former business:	Beginning / end dates:	Type of business / use		
Building Data <i>Fill in existing & proposed even when no change is proposed</i>	Gross floor area (square feet) 7,277 SQ FT.	Existing to remain: 7,277 SQ FT.	Proposed new: 0 SQ FT	Total: 7,277 SQ FT	
	Building footprint area (square feet)	Existing to remain: 2800 SQ FT	Proposed new: 0 SQ FT	Total: 2800 SQ FT	
	Building height	Existing stories: 3 stories		Proposed stories: 3 stories	
		Existing feet: 33'		Proposed feet: approx. 42'	
	Dwelling units	Existing: 2		Proposed: 2	
Specific Uses <i>(as applicable)</i>	Car repair NA	Number of service bays:	Gross floor area excluding service bays (square feet):		
	Nightclub NA	Seating and lobby area (square feet):	Gross floor area:		

	Place of assembly or reception or meeting hall	Auditorium area (square feet)	NA
	School	Number of Classrooms:	Number of students of legal driving age (full attendance): NA
Parking Data	Number of standard spaces	Existing: 4	Proposed: 0
	Number of compact spaces	Existing: 1	Proposed: 0
	Number of handicap spaces	Existing: 0	Proposed: 0
	Total spaces	Existing: 5	Proposed: 5
	Number of bicycle spaces	Existing: NA	Proposed: NA
	Number of loading berths	Existing: 0	Proposed: 0
Landscaping Data	Landscaped area (square feet)	Existing: NA	Proposed: NA
Impervious Surface Data	Impervious surfaces (square feet)	Existing: NA	Proposed: NA
Fence Data	First fence (circle one): Existing / Proposed	Type / material (i.e. wood, chain-link): Iron - decorative	Length (feet): NA
			Height (feet): NA
	Second fence (circle one): Existing / Proposed	Type / material (i.e. wood, chain-link): NA	Length (feet): NA
			Height (feet): NA
Sign Data	Number of signs	Existing: NA	Proposed: NA
	First sign (circle one): Existing / Proposed	Type of sign (circle one): Freestanding / Mounted	Length x Width (feet): NA
		If lit, how?	Area (square feet): NA
			Height above grade (feet): NA
	Second sign (circle one): Existing / Proposed	Type of sign (circle one): Freestanding / Mounted	Length x Width (feet): NA
		If lit, how?	Area (square feet): NA
		Height above grade (feet): NA	

HERITAGE PRESERVATION APPLICATION(S)

Do not complete the following section (Staff will do this) BZH _____

1. (SEE ATTACHED DOCUMENTS)

2.

3.

4.

5.

I understand that I must file the heritage preservation application(s) listed above with the Department of Community Planning and Economic Development and obtain approval of these applications by the Heritage Preservation Commission in order to conform with the heritage preservation regulations of the City of Minneapolis. I certify that the information which I have supplied in submitting this application(s) is correct and accurate to the best of my knowledge. When I submit this application along with the required application fee(s) and *a properly scaled and dimensioned plan* of the subject property, I authorize the Department of Community Planning and Economic Development to process the heritage preservation application(s) listed above.



Applicant's name and signature

7.11.16

Date

- ❖ Must be signed and dated by the applicant before the application(s) will be processed.
- ❖ Applications received after 3:30 p.m. will be processed as received on the following business day.
- ❖ Development Services staff may identify additional land use applications upon further analysis of the proposed project.

The Evinger & Valentini Roof Deck Project

419 Oak Grove Street/1600 Clifton Place
Minneapolis, MN 55403

Rehkamp Larson Architects

Jean Rehkamp Larson
2732 West 43rd Street
Minneapolis, MN 55410

Statement of proposed use and description of the project.

- *Describe the project, including proposed changes or replacements to important architectural details such as windows, doors, siding, railings, steps, roof, foundation, porches, or ornamental features.*
- *Attach specifications for doors, windows, lighting and other ornamental features, if applicable, including color and material samples.*
- *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 documented physical evidence.*

Project Description

The Evinger & Valentini Roof Deck Project balances the efforts of rehabilitation of the Daniel B. Lyon Mansion while creating safe means of egress accessing the existing roof deck. The Evinger's and Valentini's are the permanent residents and the new stewards of this historic home. They are working to rectify poorly constructed and unsafe conditions inherited from past owners. The proposed project is sensitive to the historic character of the house, compliments architectural detail of neoclassicism, and ensure the home receives proper guardianship in the future. The proposed project will:

- Reconstruct the original roofline wooden balustrade with detail to mimic the original
- Rehabilitate the existing conditions to meet the new and continuing uses, by creating a new stair access to the roof, while retaining the buildings historic character²
- Restore key features of the exterior in need of repair

Together these components ensure that the Daniel B. Lyon House will remain as an historic and relevant fixture within the urban fabric of the Loring Park Community.

The Daniel B. Lyon house, originally built in 1892, retains its integrity of workmanship and still demonstrates the original intent of the architect, Edward S. Stebbins original design. With the exception of the south side of the house and roof deck, the house exterior remains as an unaltered original and a solid example of neoclassical architecture. Per the designation study, this is one of the few remaining neoclassical architecture examples in Loring Park Neighborhood and Minneapolis.¹ (see exhibit 1 & 2)

The Daniel B. Lyon house has a history of survival and ultimately was saved by the hard work of neighborhood group Citizens for Loring Park Community and developer Glenn Thorpe. It was

1. Daniel B. Lyon House Designation Study
2. The Secretary of the Interior's Standards for the Treatment of Historic Properties

converted from a single-family home into a two-family dwelling. The Daniel B. Lyon house represents the preservation efforts of the Citizens for Loring Park Community and the spirit of Loring Park Neighborhood Master Plan to retain historic properties developed for this area.

As part of this growing and changing urban neighborhood, Rehkamp Larson Architects alongside homeowners Lynn and David Evinger and Kim Valentini, seek to maintain the home's historic integrity while striking a balance of safety and longevity for another 100 years.

The existing conditions. The Daniel B. Lyons house is a neoclassical gem. It retains the architect Stebbin's original intent of design and hallmark features of neoclassicism, such as: a two-story front porch with fluted ionic columns; full width veranda; truncated hipped roof; and modillion detailed eaves.¹ The front elevation is mostly unaltered while the south elevation and roof deck have been heavily modified-- constructed without building permits and lacking solid construction methods. The roof deck is completely missing its historic wooden balustrade. Exterior details of the home are in disrepair. (see exhibit 1 &2; 6-8)

Roofline Wooden Balustrade. One of the key historic features, per the designation study, was the neoclassical balustrade that wrapped the roofline. (see exhibit 6-8) The current off-the-shelf metal railing system is not compatible with the original character of the balustrade and was constructed after the house was historically designated without a building permit (see exhibit 3 &4) Returning the balustrade to its original character is an important part of the restoration of this home. We will use a white, detailed balustrade system exemplified by Architectural Elements pvc product that mimics the historic detail (see exhibit 9 & 10 for spec sheet).

New Stair Enclosure. The existing conditions of the roof deck are unsafe, not code compliant, and missing historic features. After the house was converted into two units, there were two access points added to rooftop in the form of a low-profile hatch doors. The stairs are steep, narrow, dark and dangerous to scale. The hatch doors are heavy and difficult to operate. (see exhibit 13-18) Additionally, a skylight was added to the roof deck, making three penetrations to the roof (see exhibit 11 & 12) Air conditioning units are placed near the edges of the deck and are visible from the public right-of-way, which are in conflict with the historic guidelines. (see exhibit 5) These existing features make the deck difficult and unsafe to access, visually cluttered, and not historically compatible.

The addition of a new stair and enclosure consists of:

- A single access point for both units. Well-lit, code compliant stair, and safe means of egress
- 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 the property and environment" by the use of a different color and materials – glass and steel. (see exhibit 19-22 for precedent and spec sheets).²
- The new construction of the stair enclosure shall be "undertaken in a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired", rather improved.²

Additionally the rehabilitation of this roof deck will:

- Remove multiple existing penetrations to the roof and create one new shared access.
- Remove AC units from public viewing right of way to ground plane on the west side of the house, where they are less visible (see site plan)

1. Daniel B. Lyon House Designation Study

2. The Secretary of the Interior's Standards for the Treatment of Historic Properties

- Repair damaged roof and repair issues of critter infiltration at the existing deck

General repair and restoration. As part of a larger scope of this project, the Evinger's and Valentini's would like to maintain other parts of the exterior, returning the home to its original glory. These items include:

- Repair of the front column bases (see exhibit 23)
- Replace the terrazzo material on the front porch (see exhibit 24)
- Touch up metal railings on the front steps (see exhibit 25)
- Replace wood covers under porch (see exhibit 26)
- Replace all windows (see exhibit 27)
- Repair/replace trim (see exhibit 28)
- Properly seal underground garage roof (see exhibit 29)
- Patch existing roof and replace shingles as needed (see exhibit 30)