Minneapolis
City of Lakes

CPED STAFF REPORT

Prepared for the Heritage Preservation Commission
HPC Agenda Item #2
August 23, 2016
BZH-29259

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 419 Oak Grove Street and 1600 Clifton Place

Project Name: The Evinger & Valentini Roof Access Project

Prepared By: Hilary Dvorak, Principal Planner, (612) 673-2639

Applicant: Lynn and David Evinger and Kim Valentini

Project Contact: Jean Rehkamp Larson with Rehkamp Larson Architects, Inc.

Ward: 7

Neighborhood: Loring Park

Request: To construct a rooftop addition to the Daniel B. Lyon House

Required Applications:

Certificate of Appropriateness	To construct a rooftop addition to the Daniel B. Lyon House, an individual landmark located at 419 Oak Grove Street and 1600 Clifton Place

HISTORIC PROPERTY INFORMATION

Current Name	Daniel B. Lyon House
Historic Name	Daniel B. Lyon House
Historic Address	419 Oak Grove Street
Original Construction Date	1892
Original Architect	Edward B. Stebbins
Original Builder	Unknown
Original Engineer	Unknown
Historic Use	Private residence
Current Use	Two private condominiums
Proposed Use	Two private condominiums

Date Application Deemed Complete	July 20, 2016	**Date Extension Letter Sent**	Not applicable
End of 60-Day Decision Period	September 18, 2016	**End of 120-Day Decision Period**	Not applicable

CLASSIFICATION

Local Historic District	Not applicable
Period of Significance	1892-1954
Criteria of Significance	Architecture, Master Architect, Neighborhood Identity
Date of Local Designation	2011
Date of National Register Listing	Not applicable
Applicable Design Guidelines	*Secretary of the Interior Standards for the Treatment of Historic Properties*

SUMMARY

BACKGROUND. Located on the southwest corner of Oak Grove Street and Clifton Place, the Daniel B. Lyon House is a fixture in the Loring Park neighborhood. Designed by Edward S. Stebbins, the Daniel B. Lyon house exemplifies many features of the Neoclassical style of architecture, including a full width front veranda, two-story tall ionic styled columns, a symmetrical front façade with a centered main entry, and modillion course on the eaves and roofline balustrade.

Edward S. Stebbins is widely credited as being the first college educated architect to practice in the City of Minneapolis. His most prominent contributions to the architectural fabric of the City come from his work for the Minneapolis School Board. Stebbins was appointed the official architect of the School Board in 1898, and served in the post until 1912. During his tenure as official architect, Stebbins was involved in the design of several of the most notable schools in the city, including the Pratt (1898), West (1906, razed 1984), Willard (1910) and Barton (1912) schools. In addition to his work for the Minneapolis School Board, Stebbins designed a number of other notable structures in Minneapolis, including the Dunn Mansion (337 Oak Grove Street), Gethsemane Episcopal Church (901 4th Avenue S) and the "Mary Tyler Moore House" (2104 Kenwood Parkway).

The Daniel B. Lyon House is one of the few remaining examples of the ornate single-family residences that once lined Oak Grove Street. It is part of a grouping of three such houses that remain near the western edge of the neighborhood. These remaining mansions serve as a tangible reminder of the time when the area around Loring Park was one of the most fashionable places for wealthy and prominent Minneapolitans to live.

The structure was originally constructed as a single-family residence, but was converted to two condominium units in the late 1990's.

APPLICANT'S PROPOSAL. The applicants are proposing to reconstruct the balustrade with details that mimic the original design, rehabilitate the rooftop deck by creating a new stair access to the roof and restore key features of the building that are in need of repair. The proposed scope of work has been broken out into two separate applications; a Certificate of Appropriateness to reconstruct the balustrade and to construct a new stair access to the roof and a Certificate of No Change for the restoration work that meets the definition of minor alteration in Chapter 599, Heritage Preservation Regulations. Some of the work that will be done as part of the Certificate of No Change application includes restoration of the front columns, window replacement and roof repairs. The applicant has provided a complete list of the restoration work that will be completed under the Certificate of No Change application.

When the property was designated a white wooden balustrade capped the hipped roof. At some point after the property was designated the balustrade was replaced with an "off-the-shelf" metal railing system that is not compatible with the original character of the structure. The metal railing system was installed without a building permit. The applicants are proposing to remove the metal railing and replace it with a balustrade system by Architectural Elements. The balustrade would be made out of PVC and would be painted white. The balustrade would be designed with details that mimic the original design.

Currently, both of the dwelling units within the structure have access to a rooftop deck. Neither the staircases nor the access hatches to the rooftop meet current building code. According to the applicants, the stairs are steep, narrow, dark and dangerous to scale and the hatch doors are heavy and difficult to operate. The applicants are proposing to modify the internal staircases by combining them together to create a single access point to the roof. A new enclosure would be constructed over the staircase that would be made out of glass and steel. The enclosure would measure approximately five feet wide by 18.5 feet long and would be just under eight feet tall. The enclosure would be located towards the southwestern side of the roof.

RELATED APPROVALS. Not applicable.

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 a rooftop addition to the Daniel B. Lyon House 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 Daniel B. Lyon House is significant for its architecture, the architect, Edward S. Stebbins, and neighborhood identity. The period of significance for which the landmark was designated is 1892-1954. The period of significance begins with the issuance of the building permit for the house and ends with the conversion of the house from a single-family residence into a rest home. The proposed alterations are compatible with and will continue to support the criteria of significance and period of significance for which the landmark was designated.

   The existing, non-historic metal railing was installed after the property was designated and was done without a building permit. Removing the metal railing and replacing it with a new balustrade made out of PVC and designed with details that mimic the original design would be compatible with and continue to support the criteria and period of significance for which the landmark was designated.

   The proposed enclosure over the new staircase would be constructed out of glass and steel. The enclosure would measure approximately five feet wide by 18.5 feet long and would be just under eight feet tall. The enclosure would be located towards the southwestern side of the roof. As submitted, the enclosure is proposed to be black with a 24-inch overhang on the east side of the enclosure. To reduce the visual impact and to architecturally integrate the addition into the existing structure, CEPD is recommending that the enclosure be painted white and that the overhang not exceed 12 inches on any side. With the proposed conditions of approval, the construction of the

enclosure over the new staircase would be compatible with and continue to support the criteria and period of significance for which the landmark was designated.

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

Integrity is the ability of a property to convey its significance. Both the National Register and the City of Minneapolis preservation regulations evaluate integrity based on the following seven aspects:

Location: The location of the landmark would not be impacted by the proposed alterations.

Design: The white wooden balustrade that once capped the hipped roof was removed and replaced with a metal railing system at some point in the past six years. In addition, other elements such as access hatches and mechanical equipment have been added to the roof. The applicants are proposing to remove the existing metal railing and replace it with a new balustrade made out of PVC and designed with details that mimic the original design. In addition, a glass and steel enclosure is proposed to be located over a new staircase which will provide building code compliant access to the roof. CEPD is recommending that the enclosure be painted white and that the overhang not exceed 12 inches on any side. With the proposed conditions of approval, the proposed alterations will not impact design.

Setting: The proposed alterations will not impact the setting of the property. The new balustrade and enclosure will be visible from several vantage points given the topography of the area. Historically, the hipped roof was capped with a wooden balustrade so the proposed balustrade will bring the structure closer to its original design. While there was never an enclosure on top of the roof, with the recommend conditions of approval it should recede making it appear less bulky.

Materials: The white wooden balustrade that once capped the hipped roof was removed and replaced with a metal railing system at some point in the past six years. The proposed balustrade would be made out of PVC and designed with details that mimic the original design. The proposed enclosure over the new staircase would be made out of glass and steel. While steel is not a material found on the original structure its use on the enclosure will allow it to be differentiated from the original structure.

Workmanship: The proposed alterations would not obscure the workmanship evident in the original structure. A new balustrade made out of PVC and designed with details that mimic the original design would be more compatible with the structure than the existing metal railing.

Feeling: The alterations proposed will continue to convey the property's historic character and will not negatively impact its integrity of feeling.

Association: The alterations proposed will continue to convey the property's historic character and will not negatively impact its integrity of association with Edward S. Stebbins.

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

There are no adopted design guidelines for the Daniel B. Lyon House. Please see an evaluation of the Secretary of the Interior's Standards below.

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 residence since its construction in 1892 and will continue to be utilized as such. The historic character of the property will be retained and preserved, as no historic materials will be removed to accommodate the alterations. The construction of the balustrade and the enclosure over the new staircase should not create a false sense of historic development as the proposed materials for each element will be contemporary. The proposed balustrade and new enclosure will be compatible with the massing, size, scale, and architectural features of the existing structure in order to protect the historic integrity of the property. If the balustrade or the enclosure were removed in the future, the essential form and integrity of the landmark would be unimpaired. With the proposed conditions of approval, the alterations will be consistent 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 landmarks, 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 certificate of appropriateness 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.

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

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Lynn and David Evinger and Kim Valentini for the Daniel B. Lyon House located at 419 Oak Grove Street and 1600 Clifton Place:

A. Certificate of Appropriateness.

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

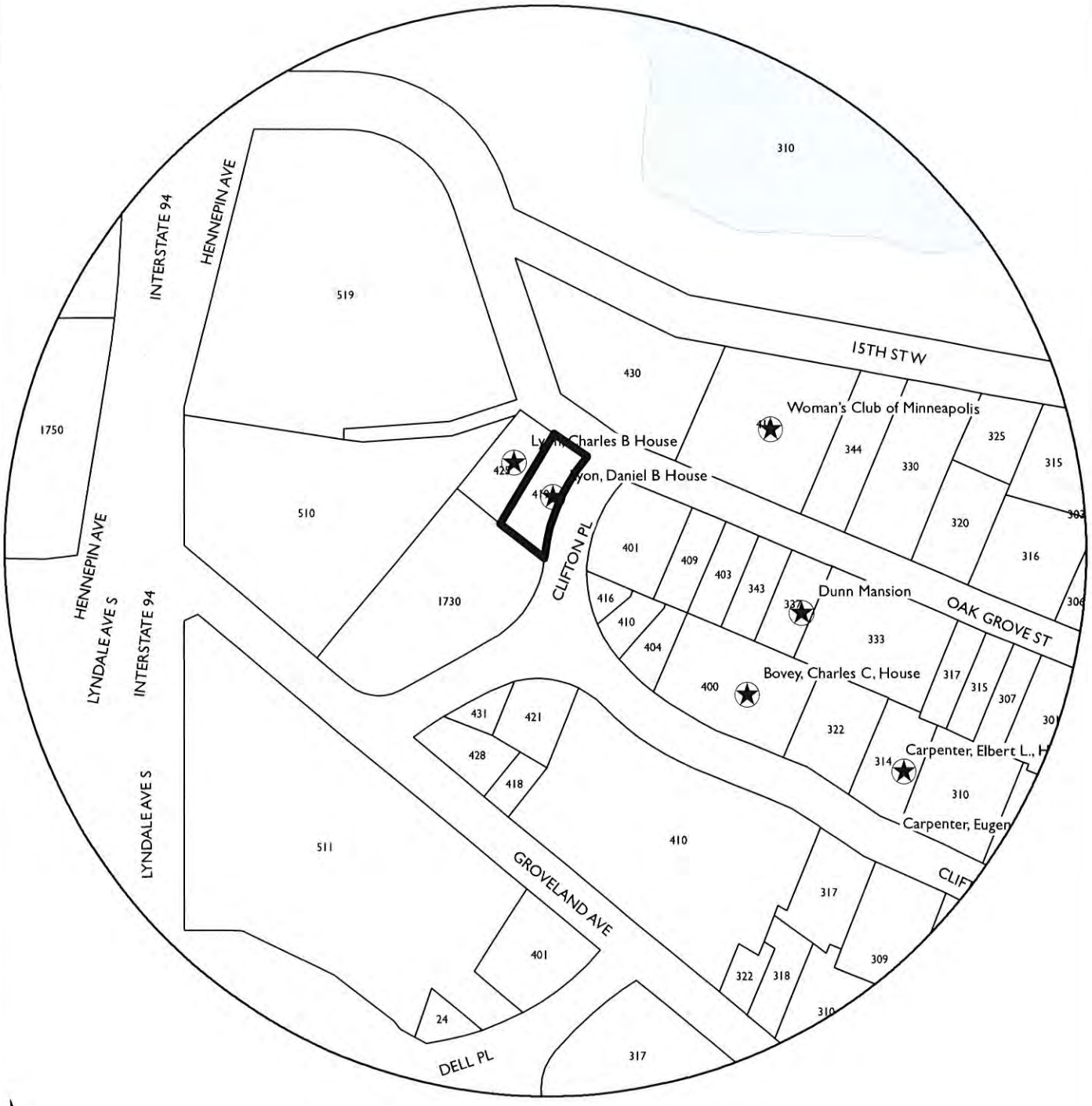
1. The enclosure over the new staircase shall be painted white.
2. The overhang on the enclosure over the new staircase shall not exceed 12 inches on any side.
3. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action 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 August 23, 2018.
4. 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. Written description of the project with supporting information
3. Written responses to the findings
4. Survey
5. Site plan
6. Building elevations
7. Renderings
8. Photos
9. Stair enclosure alternative drawings
10. Correspondence

The Evinger and Valentini Roof Access Project — **7th**

NAME OF APPLICANT — WARD



PROPERTY ADDRESS

419 Oak Grove Street and 1600 Clifton Place

FILE NUMBER

BZH-29259

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.

FEE 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 *This person will be the primary contact for staff, and is the authorized agent in place of the property owner*	Name	Jean Rehkamp Larson
	Mailing Address Including City, State and Zip Code	2732 West 43rd Street Minneapolis, MN 55410
	Phone Number	612-285-7275
	Fax	
	Email	Jean@rehkamplarson.com
Demolition Contractor *(If applicable)*	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 *Be sure to include a copy of the letter or e-mail that was sent*	Organization	Citizens for a Loring Park Community
	Contact Name	Jana L. Metge
	Phone Number	612-874-9002
	Date letter/e-mail sent	Monday, July 11th, 2016
Council Member Contact *Be sure to include a copy of the letter or e-mail that was sent*	Name	Lisa Goodman
	Ward	Ward 7
	Phone Number	612-673-2207

	Date letter/e-mail sent	Monday, July 11 2016

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 *Select all applicable*	Preservation X		Rehabilitation X	
	Reconstruction (NA)		Restoration X	
Demolition *(If applicable)*	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 *Fill in existing & proposed even when no change is proposed*	Gross floor area (square feet) 7,277 SQ FT.	Existing to remain: 7,277 SQ FT.	Proposed new: O SQ FT	Total: 7,277 SQ FT
	Building footprint area (square feet)	Existing to remain: 2800 SQ FT	Proposed new: O 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 *(as applicable)*	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 character[2]
- 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-away, 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)

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

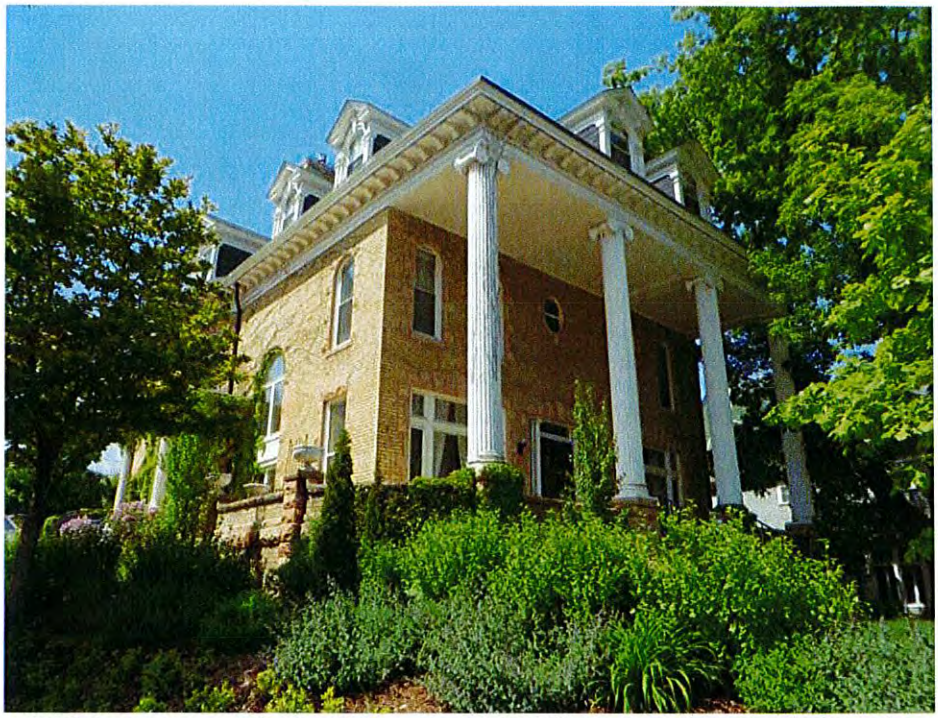


Exhibit 1. Existing north (front) façade. Most of the historic detail is intact on front – demonstrating neoclassical style.

Exhibit. 2 Existing south (rear) façade. Rear of house has been heavily altered: blocked up windows; yellow painted siding; gable end (instead of hip); non-historic roof deck railing.

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

Exhibit 3. Zoom in of existing roof deck from south (rear) façade. Non-historic metal railing wraps roof deck.

Exhibit 4. Existing roof deck showing non-historic railing.

Exhibit 5. Air-conditioning unit as see from front corner of house.

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

Exhibit 6. Daniel B. Lyon house photo. (Date and author unknown). Photo credit from Northwest Architectural archives from the Edward S. Stebbins papers.

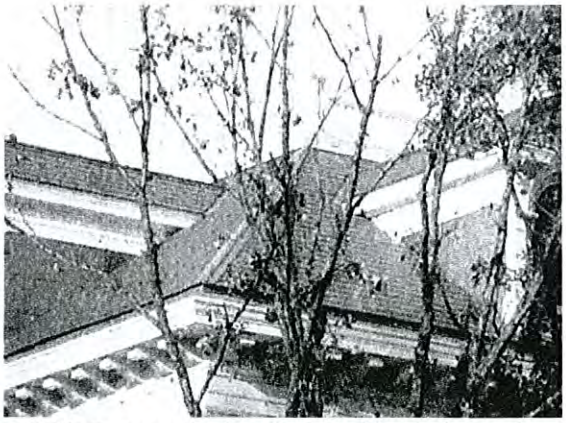


Exhibit 7. Zoom in detail of roofline balustrade.

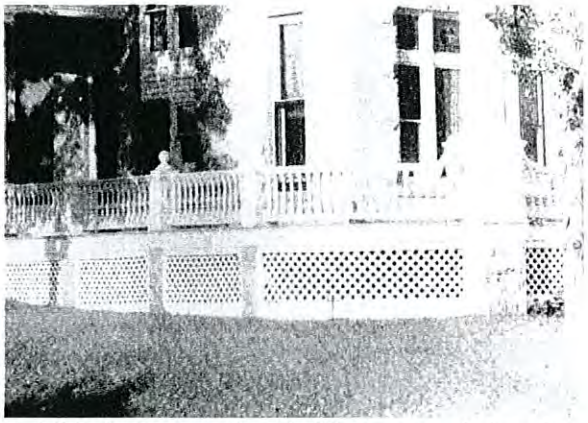


Exhibit 8. Zoom in detail of front veranda/porch railing detail.

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

Architectural-Elements_Balusters_Railings079.JPG

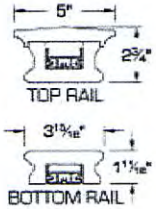
CLOSE ✕

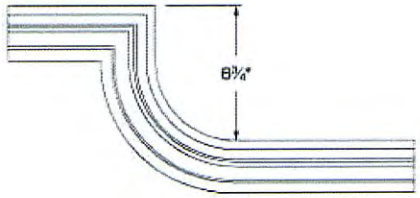
Exhibit 9. Images from Architectural Elements of PVC custom railings. Product used in historic preservation projects.

Gooseneck Rail

Add elegance and period style with the gooseneck rail. Once only available in wood, we now provide gooseneck rail in low maintenance cellular PVC. Gooseneck rail is available for straight runs and radius applications. Gooseneck sections are made to length ordered plus 1 inch, to maintain architecturally correct details while allowing a 1" trim cut for plumb.

RSGN500





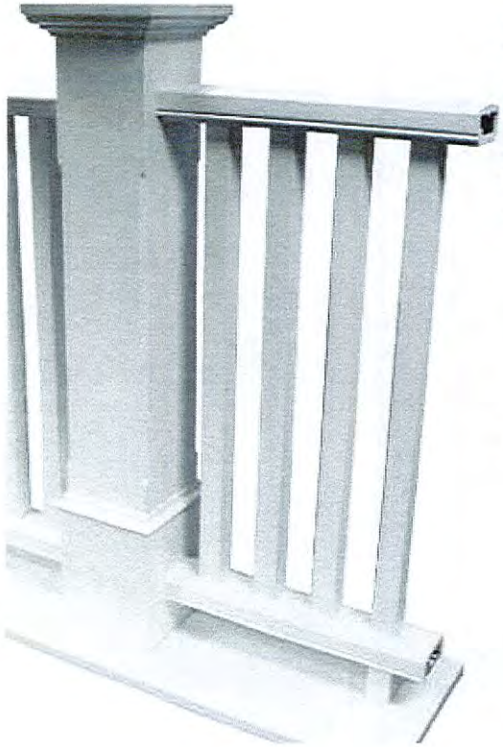
GOOSENECK RAIL SIDE PROFILE
6-3/4" RAIL DROP

NOTE: Maximum baluster width for RS20500 rail is 2-1/2 inches.

RAIL SET	LENGTH
RSGN500-6-1	Up to 6' Straight Section w/ 1 Gooseneck
RSGN500-8-1	6' to 8' Straight Section w/ 1 Gooseneck
RSGN500-10-1	8' to 10' Straight Section w/ 1 Gooseneck
RSGN500-6-2	Up to 6' Straight Section w/ 2 Goosenecks
RSGN500-8-2	6' to 8' Straight Section w/ 2 Goosenecks
RSGN500-10-2	8' to 10' Straight Section w/ 2 Goosenecks
RSGN500-6RAD-1	Up to 6' Arc Length Section w/ 1 Gooseneck
RSGN500-8RAD-1	6' to 8' Arc Length Section w/ 1 Gooseneck
RSGN500-10RAD-1	8' to 10' Arc Length Section w/ 1 Gooseneck
RSGN500-6RAD-2	Up to 6' Arc Length Section w/ 2 Goosenecks
RSGN500-8RAD-2	6' to 8' Arc Length Section w/ 2 Goosenecks
RSGN500-10RAD-2	8' to 10' Arc Length Section w/ 2 Goosenecks

Exhibit 10. Architectural Elements
PVC railing/balustrade products.

This extruded rail system offers outstanding strength in a range of beautiful standard designs. These components come pre-finished in white and carry a 10 year paint warranty. Available for straight runs, stairways and radius applications.

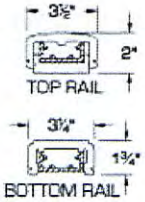


RS30350

Rail sections are available in 6', 8', 10' & 12'.

Rail Kits include: Horizontal Rails, Structural Reinforcements, Square Balusters and Hardware

Rail Sets include: Horizontal Rails, Structural Reinforcements, Brackets and Screws.



RAIL KIT	LENGTH / HEIGHT
RS30350-6K36	72" x 36"
RS30350-8K36	96" x 36"
RS30350-10K36	120" x 36"
RS30350-12K36	144" x 36"
RS30350-6K42	72" x 42"
RS30350-8K42	96" x 42"
RS30350-10K42	120" x 42"
RS30350-12K42	144" x 42"

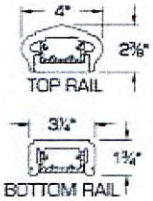
RAIL SET	LENGTH
RS30350-6	72"
RS30350-8	96"
RS30350-10	120"
RS30350-12	144"

RS30400

Rail sections are available in 6', 8', 10' & 12'.

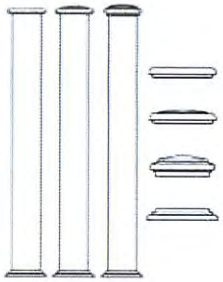
Rail Kits include: Horizontal Rails, Structural Reinforcements, Square Balusters and Hardware

Rail Sets include: Horizontal Rails, Structural Reinforcements, Brackets and Screws.



RAIL KIT	LENGTH / HEIGHT
RS30400-6K36	72" x 36"
RS30400-8K36	96" x 36"
RS30400-10K36	120" x 36"
RS30400-12K36	144" x 36"
RS30400-6K42	72" x 42"
RS30400-8K42	96" x 42"
RS30400-10K42	120" x 42"
RS30400-12K42	144" x 42"

RAIL SET	LENGTH
RS30400-6	72"
RS30400-8	96"
RS30400-10	120"
RS30400-12	144"



NEWEL POST WRAP W/ SHIMS	SIZE (SQUARE)	INSIDE CLEARANCE
RS30NP548	5-1/16" x 48	4-1/4"

NEWEL CAPS AND TRIM	STYLE	SIZE (SQUARE)
RS30NPTC5	Plain Cap	6-3/4"
RS30PYCAP5	Pyramidal Cap	6-3/4"
RS30HAR5	Harbor Cap	6-3/4"
RS30NPTR5-75B	Base Trim	6-3/4"

RS30 NEWEL

BALUSTERS	W	H	DESCRIPTION
RS30BAL15SP-36	1-1/2"	29-1/4"	Square Plain Baluster for 36" Rail
RS30BAL15SP-42	1-1/2"	35-1/4"	Square Plain Baluster for 42" Rail
RS30BAL20SP-36	2"	29-1/4"	Square Plain Baluster for 36" Rail
RS30BAL20SP-42	2"	35-1/4"	Square Plain Baluster for 42" Rail
RS30BAL25SP-36	2-1/2"	29-1/4"	Square Plain Baluster for 36" Rail
RS30BAL25SP-42	2-1/2"	35-1/4"	Square Plain Baluster for 42" Rail

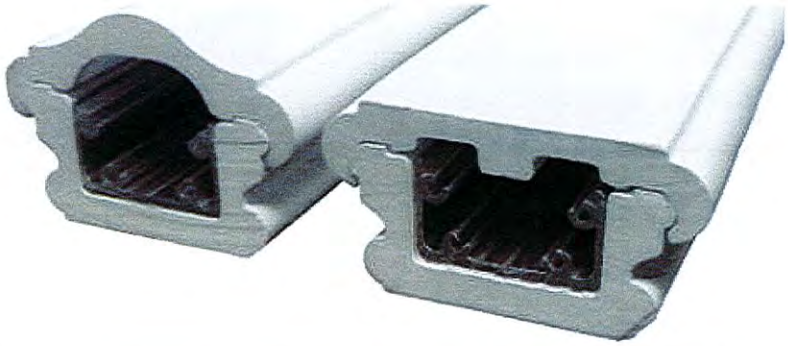
BALUSTERS	W	H	DESCRIPTION
RS30BAL15SC-36	1-1/2"	29-1/4"	Square Chamfered Baluster for 36" Rail
RS30BAL15SC-42	1-1/2"	35-1/4"	Square Chamfered Baluster for 42" Rail
RS30BAL20SC-36	2"	29-1/4"	Square Chamfered Baluster for 36" Rail
RS30BAL20SC-42	2"	35-1/4"	Square Chamfered Baluster for 42" Rail
RS30BAL25SC-36	2-1/2"	29-1/4"	Square Chamfered Baluster for 36" Rail
RS30BAL25SC-42	2-1/2"	35-1/4"	Square Chamfered Baluster for 42" Rail

BALUSTERS	W	H	DESCRIPTION
RS30BAL15T1-36	1-1/2"	29-1/4"	Turned Baluster Type 1 for 36" Rail
RS30BAL15T1-42	1-1/2"	35-1/4"	Turned Baluster Type 1 for 42" Rail
RS30BAL20T1-36	2"	29-1/4"	Turned Baluster Type 1 for 36" Rail
RS30BAL20T1-42	2"	35-1/4"	Turned Baluster Type 1 for 42" Rail
RS30BAL25T1-36	2-1/2"	29-1/4"	Turned Baluster Type 1 for 36" Rail
RS30BAL25T1-42	2-1/2"	35-1/4"	Turned Baluster Type 1 for 42" Rail

BALUSTERS	W	H	DESCRIPTION
RS30BAL15T2-36	1-1/2"	29-1/4"	Turned Baluster Type 2 for 36" Rail
RS30BAL15T2-42	1-1/2"	35-1/4"	Turned Baluster Type 2 for 42" Rail
RS30BAL20T2-36	2"	29-1/4"	Turned Baluster Type 2 for 36" Rail
RS30BAL20T2-42	2"	35-1/4"	Turned Baluster Type 2 for 42" Rail
RS30BAL25T2-36	2-1/2"	29-1/4"	Turned Baluster Type 2 for 36" Rail
RS30BAL25T2-42	2-1/2"	35-1/4"	Turned Baluster Type 2 for 42" Rail

BALUSTERS

This extruded rail system is available in 6, 8 and 10 foot lengths for level & radius rail runs, and 6 & 8 foot lengths for stairway applications.

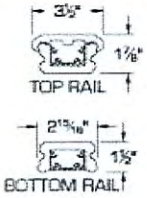


RS40350F

Rail sections are available in 6', 8' & 10'.

Rail Kits and 3 Line Rail Kits include: Horizontal Rails, Structural Reinforcements, Square Balusters and Hardware.

Rail Sets and Top Rails include: Horizontal Rails, Structural Reinforcements, Brackets and Screws.

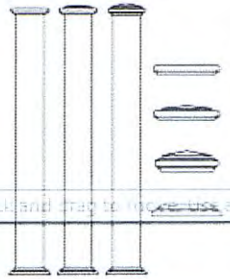


RAIL KIT	LENGTH / HEIGHT
RS40350F-6K36	72" x 36"
RS40350F-8K36	96" x 36"
RS40350F-10K36	120" x 36"
RS40350F-6K42	72" x 42"
RS40350F-8K42	96" x 42"
RS40350F-10K42	120" x 42"

3 LINE RAIL KIT	LENGTH / HEIGHT
RS40350F3-6K36	72" x 36"
RS40350F3-8K36	96" x 36"
RS40350F3-10K36	120" x 36"
RS40350F3-6K42	72" x 42"
RS40350F3-8K42	96" x 42"
RS40350F3-10K42	120" x 42"

RAIL SET	LENGTH
RS40350F-6	72"
RS40350F-8	96"
RS40350F-10	120"

TOP RAIL	LENGTH
RS40350F-6T	72"
RS40350F-8T	96"
RS40350F-10T	120"



NEWEL POST WRAP W/ SHIMS	SIZE (SQUARE)	INSIDE CLEARANCE
RS40NP548	5-1/16" x 48	4-1/4"

NEWEL CAPS AND TRIM	STYLE	SIZE (SQUARE)
RS40NPC5	Plain Cap	6-3/4"
RS40PYCAP5	Pyramidal Cap	6-3/4"
RS40HAR5	Harbor Cap	6-3/4"
RS40BT5-WM75	Base Trim Ring (WM75)	6-3/4"

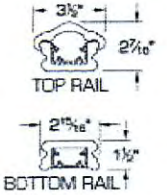
RS40 NEWEL

RS40350P

Rail sections are available in 6', 8' & 10'.

Rail Kits and 3 Line Rail Kits include: Horizontal Rails, Structural Reinforcements, Square Balusters and Hardware.

Rail Sets and Top Rails include: Horizontal Rails, Structural Reinforcements, Brackets and Screws.



RAIL KIT	LENGTH / HEIGHT
RS40350P-6K36	72" x 36"
RS40350P-8K36	96" x 36"
RS40350P-10K36	120" x 36"
RS40350P-6K42	72" x 42"
RS40350P-8K42	96" x 42"
RS40350P-10K42	120" x 42"

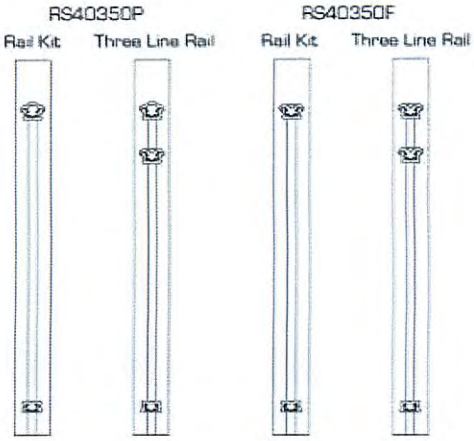
3 LINE RAIL KIT	LENGTH / HEIGHT
RS40350P3-6K36	72" x 36"
RS40350P3-8K36	96" x 36"
RS40350P3-10K36	120" x 36"
RS40350P3-6K42	72" x 42"
RS40350P3-8K42	96" x 42"
RS40350P3-10K42	120" x 42"

RAIL SET	LENGTH
RS40350P-6	72"
RS40350P-8	96"
RS40350P-10	120"

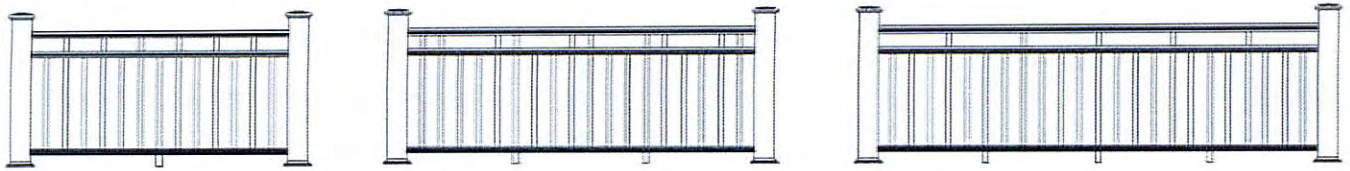
TOP RAIL	LENGTH
RS40350P-6T	72"
RS40350P-8T	96"
RS40350P-10T	120"

BALUSTERS	W	H	DESCRIPTION
RS40BAL-36	1-1/4"	29-3/4"	Square Plain Baluster for 36" Rail
RS40BAL-42	1-1/4"	35-3/4"	Square Plain Baluster for 42" Rail

BALUSTERS



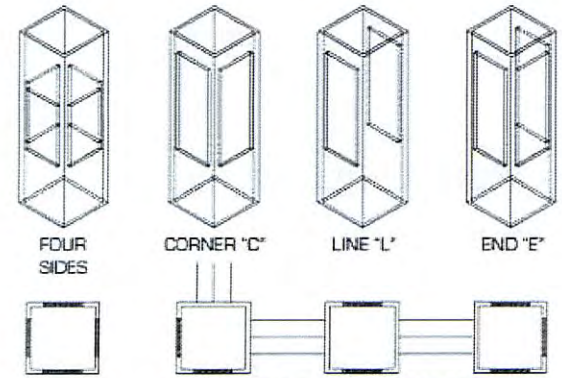
THREE LINE RAIL CONFIGURATION



Newel

POST WRAPS

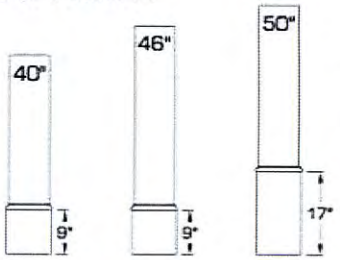
Several newel posts wraps are also available in corner "C", inline "L" and three-side "E" panel configurations. Our Newels are made from quality 5/8" thick PVC, and are designed for use with all rail systems. Custom sizing and applications are also available.



INSIDE CLEARANCE

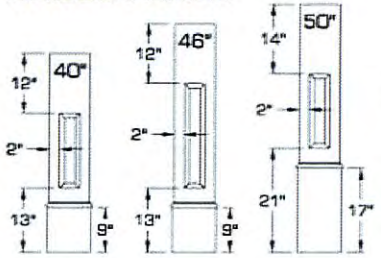
NEWEL POST SIZE	PLAIN, RAISED OR FLUTED PANEL SIDES	RECESSED PANEL SIDES
6"	4-3/4"	4-3/4" at Top & Bottom, 4" at Center
8"	6-3/4"	6-3/4" at Top & Bottom, 6" at Center
10"	8-3/4"	8-3/4" at Top & Bottom, 8" at Center
12"	10-3/4"	10-3/4" at Top & Bottom, 10" at Center

FLAT PANEL



HEIGHT	WIDTH			
	6" x 6"	8" x 8"	10" x 10"	12" x 12"
40"	NP640	NP840	NP1040	NP1240
46"	NP646	NP846	NP1046	NP1246
50"	NP650	NP850	NP1050	NP1250

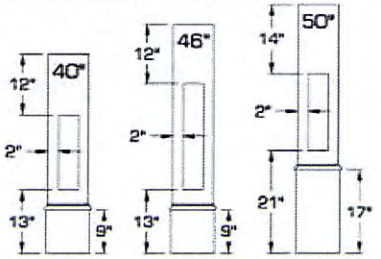
RAISED PANEL



HEIGHT	WIDTH			
	6" x 6"	8" x 8"	10" x 10"	12" x 12"
40"	NRA640	NRA840	NRA1040	NRA1240
46"	NRA646	NRA846	NRA1046	NRA1246
50"	NRA650	NRA850	NRA1050	NRA1250

Raised Panel Post Wraps are also Available in Corner "C", Line "L" and End "E" Configurations

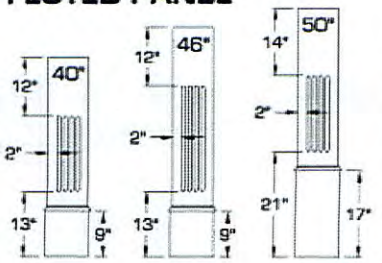
RECESSED PANEL



HEIGHT	WIDTH			
	6" x 6"	8" x 8"	10" x 10"	12" x 12"
40"	NRE640	NRE840	NRE1040	NRE1240
46"	NRE646	NRE846	NRE1046	NRE1246
50"	NRE650	NRE850	NRE1050	NRE1250

Recessed Panel Post Wraps are also Available in Corner "C", Line "L" and End "E" Configurations

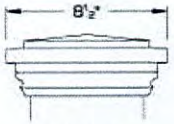
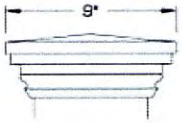
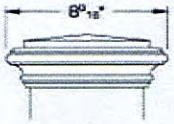
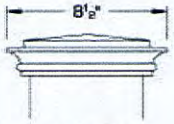
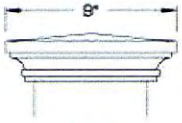
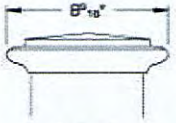
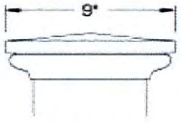
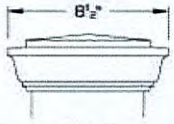
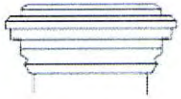
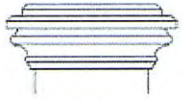
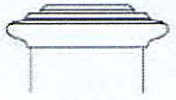
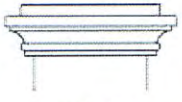
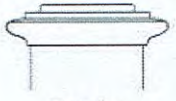
FLUTED PANEL



HEIGHT	WIDTH			
	6" x 6"	8" x 8"	10" x 10"	12" x 12"
40"	NF640	NF840	NF1040	NF1240
46"	NF646	NF846	NF1046	NF1246
50"	NF650	NF850	NF1050	NF1250

Fluted Panel Post Wraps are also Available in Corner "C", Line "L" and End "E" Configurations

Newel Caps

STYLE 1	STYLE 2	STYLE 3	STYLE 4	STYLE 5	STYLE 6	STYLE 7	STYLE 8	STYLE 9	STYLE 10
									
NNHP1	NNP1	NNHP2	NNP2	NNHP3	NNP3	NNHP4	NNP4	NNHP5	NNP5
									
NNHC1	NNC1	NNHC2	NNC2	NNHC3	NNC3	NNHC4	NNC4	NNHC5	NNC5
									
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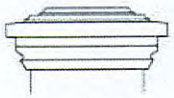				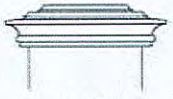					
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						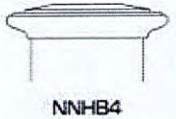	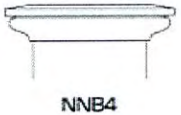	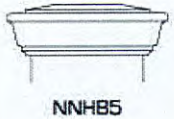	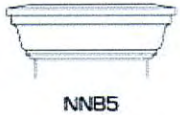
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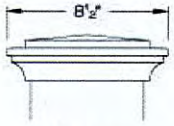
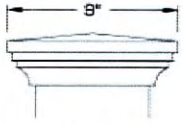
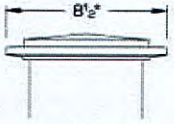
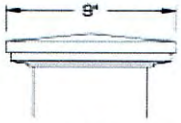
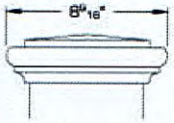
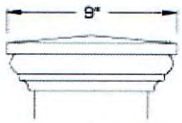
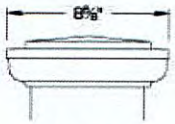
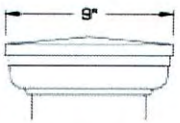
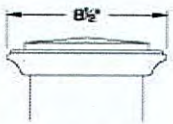
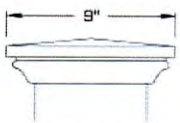
NNHF1	NNF1	NNHF2	NNF2	NNHF3	NNF3	NNHF4	NNF4	NNHF5	NNF5

Newel cap dimensions that are shown are for 6" newels.

Newel Caps

STYLE 11	STYLE 12	STYLE 13	STYLE 14	STYLE 15	STYLE 16	STYLE 17	STYLE 18	STYLE 19	STYLE 20
									
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		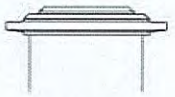		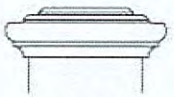		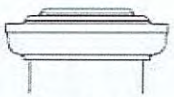			
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	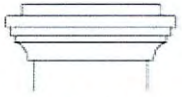	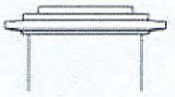	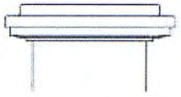			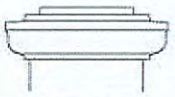		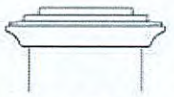	
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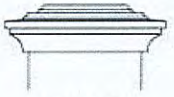						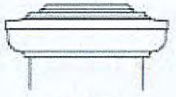			
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			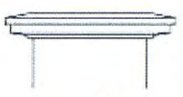	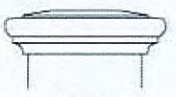					
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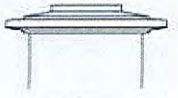
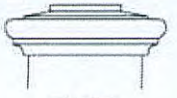
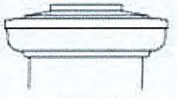
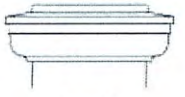
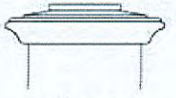
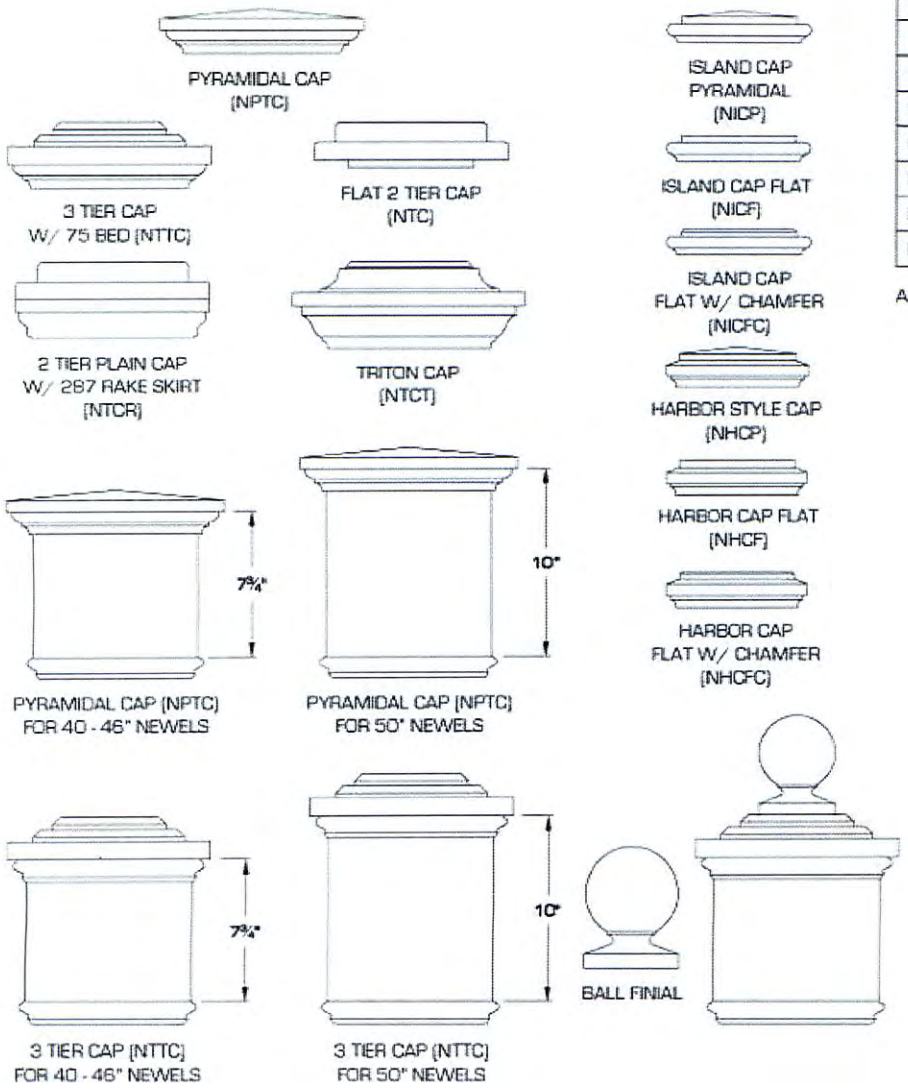
									
NNHF6	NNF6	NNHF7	NNF7	NNHF8	NNF8	NNHF9	NNF9	NNHF10	NNF10

Newel cap dimensions that are shown are for 6" newels.

Newel Caps



NEWEL CAP	6" x 6"	8" x 8"	10" x 10"	12" x 12"
2 Tier Plain Cap	NTC6	NTC8	NTC10	NTC12
2 Tier Plain Cap with WM287 Rake Trim	NTRC6	NTRC8	NTRC10	NTRC12
3 Tier Cap with WM75 Trim	NTTC6-75B	NTTC8-75B	NTTC10-75B	NTTC12-75B
3 Tier Cap with Skirt for 40 - 46" Newel	NTTC640	NTTC840	NTTC1040	NTTC1240
3 Tier Cap with Skirt for 50" Newel	NTTC650	NTTC850	NTTC1050	NTTC1250
Pyramidal Cap with WM75 Trim	NPTC6	NPTC8	NPTC10	NPTC12
Pyramidal Cap with Skirt for 40 - 46" Newel	NPTC640	NPTC840	NPTC1040	NPTC1240
Pyramidal Cap with Skirt for 50" Newel	NPTC650	NPTC850	NPTC1050	NPTC1250
Triton Cap	NTCT6	NTCT8	NTCT10	NTCT12
Island Cap Pyramidal Top	NICP6	NICP8	NICP10	NICP12
Island Cap Flat Top	NICF6	NICF8	NICF10	NICF12
Island Cap Flat Top w/ Chamfer	NICFC6	NICFC8	NICFC10	NICFC12
Harbor Cap Pyramidal Top	NHCP6	NHCP8	NHCP10	NHCP12
Harbor Cap Flat Top	NHCF6	NHCF8	NHCF10	NHCF12
Harbor Cap Flat Top w/ Chamfer	NHCFC6	NHCFC8	NHCFC10	NHCFC12

All flat-top caps are available with Ball Finial (add "B" to item number)

Exhibit 11. Existing roof deck view facing north. Roof hatch in foreground is for Unit 1 and roof hatch in background in for Unit 2.

Exhibit 12. Existing roof deck facing south. Skylight in foreground and Unit 1 roof hatch.

Exhibit 13. Unit 1 roof hatch opening, located toward south side of house.

Exhibit 14. Unit 1 stair looking up from attic level.

Exhibit 15. Unit 1 stair looking down to attic level.

Exhibit 16. Unit 2 roof hatch opening, located toward the north side of house in middle of deck.

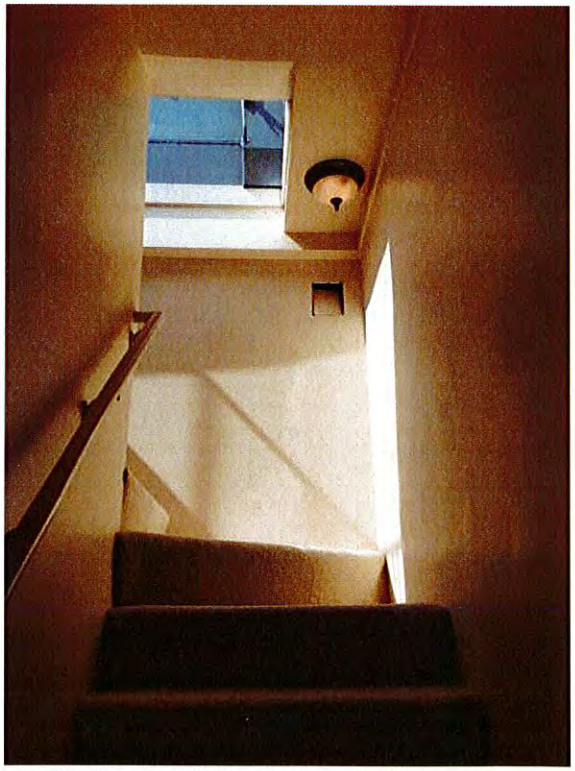


Exhibit 17. Unit 2 stair looking up from attic level.

Exhibit 18. Unit 2 stair looking down toward attic level.

Exhibit 19. Precedent image of stair enclosure on a roof deck.

Exhibit 20. Precedent image of bi-fold windows.

Exhibit 21. Hopes Windows custom, steel windows application. (Photo curtsey of HopesWindows.com)

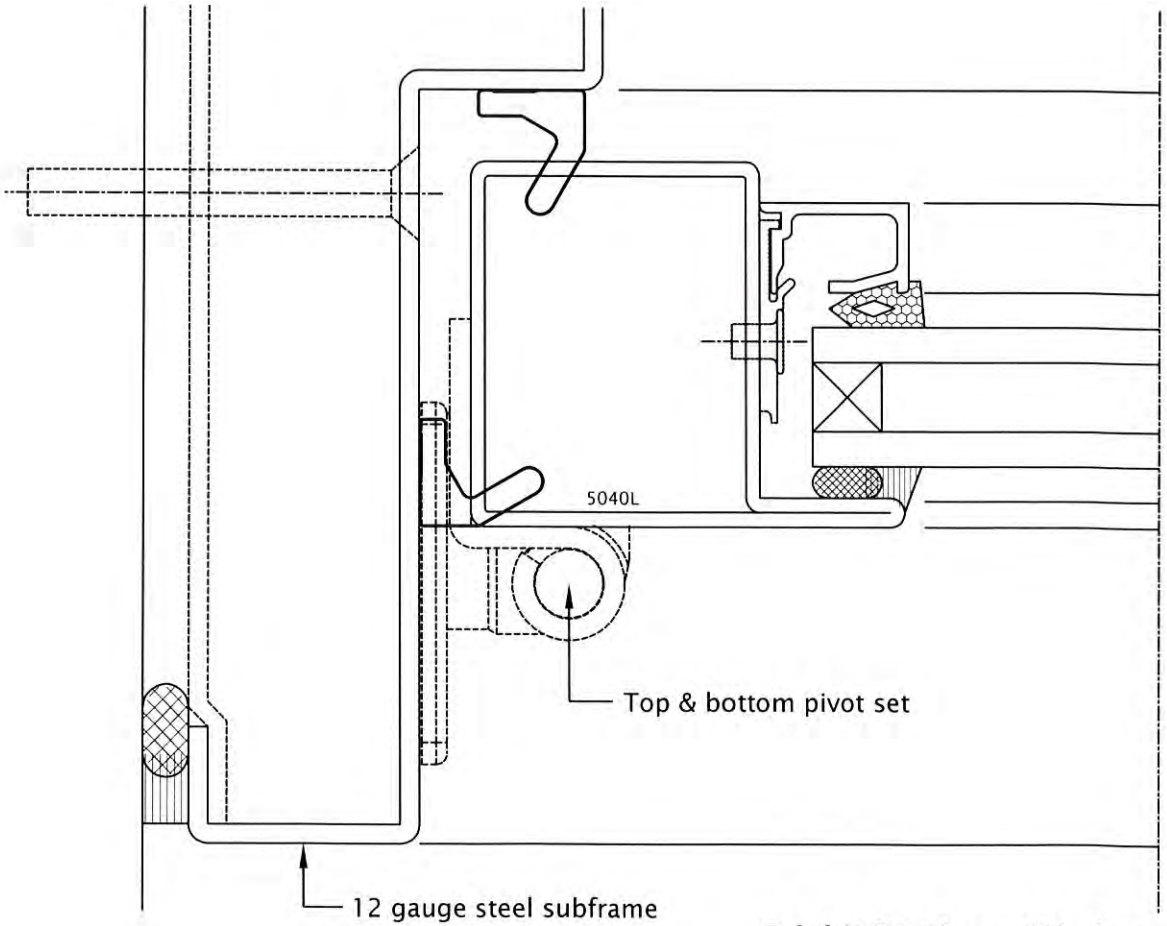
HOPE'S®

HOPKINS SERIES™
Slide and Fold Steel Doors

Hope's Hopkins Series slide and fold door frames are custom formed from heavy 12 gauge steel for high-end residential or commercial projects. All configurations include a single active swing leaf that can be used for passage in addition to the folding leaves that can be opened to achieve a maximum clear opening. Operable hardware include a 4-wheel overhead carriage and track system with corresponding 2-wheel sill guides for smooth operation and multi-point locking gears. Top and bottom bolts are applied to secure the folding leaves to the frame. Hope's Hopkins Series slide and fold doors can also complement the Jamestown175™ Series windows and doors.

PRODUCT FEATURES

- Solidly face welded joints are ground smooth for uniform appearance, superior strength and water tightness
- Hope's traditional hot-rolled true muntins or muntin grids are optional
- Accepts up to 1-1/8" thick insulating glass
- Solid brass or bronze hardware
- Hope's Power of 5 Finishing System includes cleaning, pretreatment, epoxy e-coat primer, epoxy powder primer and ultrathane polyurethane top coat

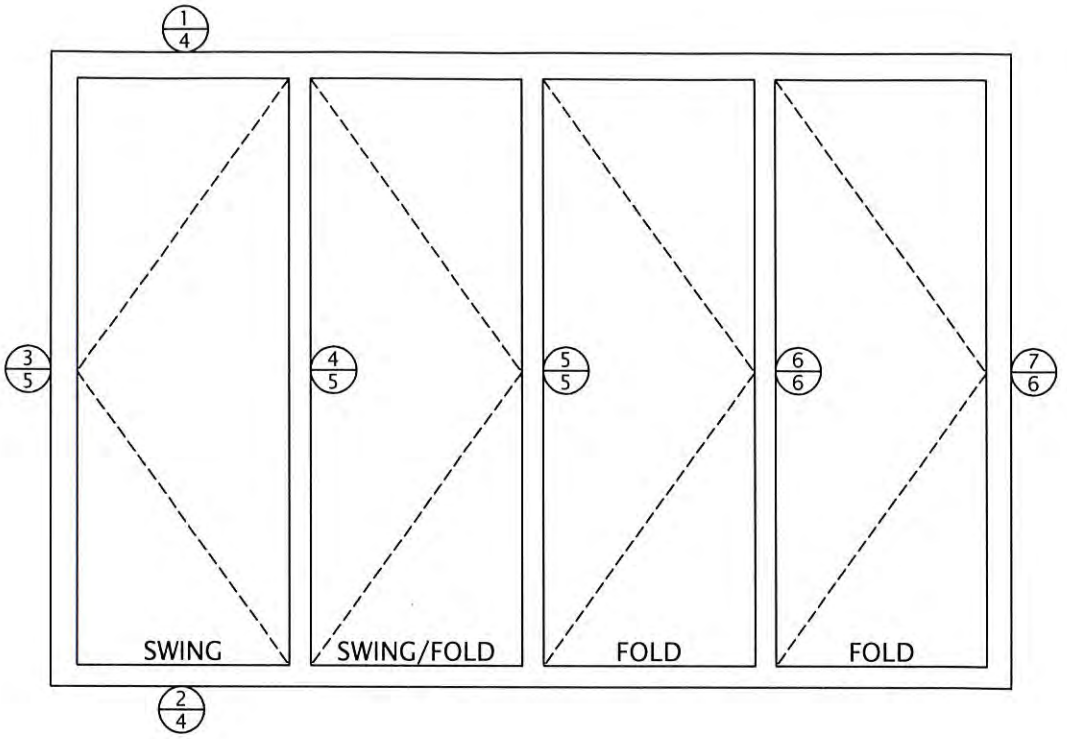


Details are full scale.

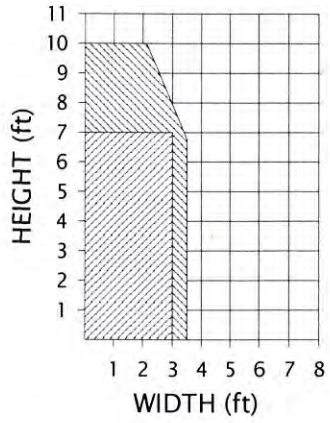
Exhibit 22. Hopes Window details/specifications.

HOPE'S®

HOPKINS SERIES™
Slide and Fold Steel Door
Sample Elevations and Recommended Sizes



RECOMMENDED SIZES

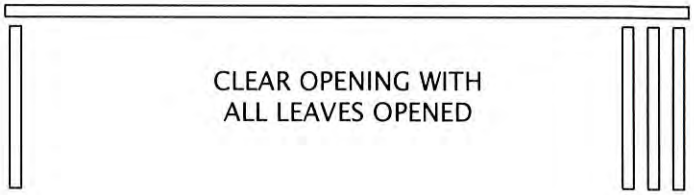


Weight limit per panel - 176 lbs

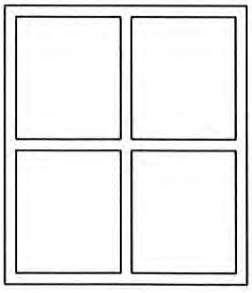
Weight limit per panel - 265 lbs

Sizes based on 1" insulating glass with 1/4" panes.

For requirements exceeding the sizes shown above up to 265 lbs., See page 4 for alternative details.



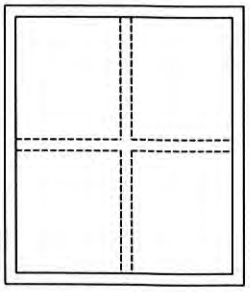
CLEAR OPENING WITH ALL LEAVES OPENED



TRUE DIVIDED LITES (TDL)

MUNTINS

FOR TRUE AND SIMULATED DIVIDED LITES SEE "MUNTINS, MULLIONS, STACKS AND DEFLECTION CHANNELS" SECTION



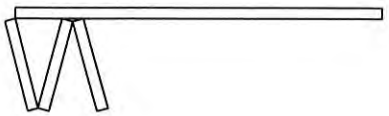
SIMULATED DIVIDED LITES (SDL)

(MUNTIN GRIDS)

Elevations are for detail reference only. Elevations are not to scale.
All Hope's products are custom manufactured for your specific project requirements.

NOTE: SEE BELOW FOR CONFIGURATIONS OPPOSITE TO THOSE SHOWN ON THE LEFT

SCHEME 3L
3 TOTAL LEAVES
2 FOLDING / 1 SWING
0 SWING

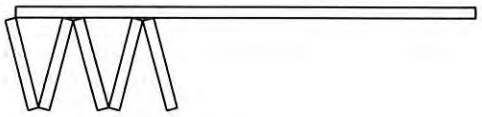


SCHEME 3R
3 TOTAL LEAVES
0 SWING
2 FOLDING / 1 SWING

SCHEME 3L1R
4 TOTAL LEAVES
2 FOLDING / 1 SWING
1 SWING

SCHEME 1L3R
4 TOTAL LEAVES
1 SWING
2 FOLDING / 1 SWING

SCHEME 5L
5 TOTAL LEAVES
4 FOLDING / 1 SWING
0 SWING



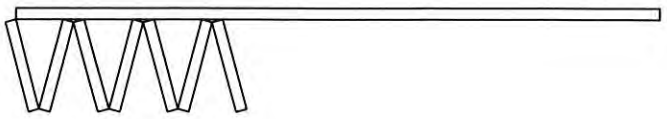
SCHEME 5R
5 TOTAL LEAVES
0 SWING
4 FOLDING / 1 SWING

SCHEME 3L3R
6 TOTAL LEAVES
2 FOLDING / 1 SWING
2 FOLDING / 1 SWING

SCHEME 5L1R
6 TOTAL LEAVES
4 FOLDING / 1 SWING
1 SWING

SCHEME 1L5R
6 TOTAL LEAVES
1 SWING
4 FOLDING / 1 SWING

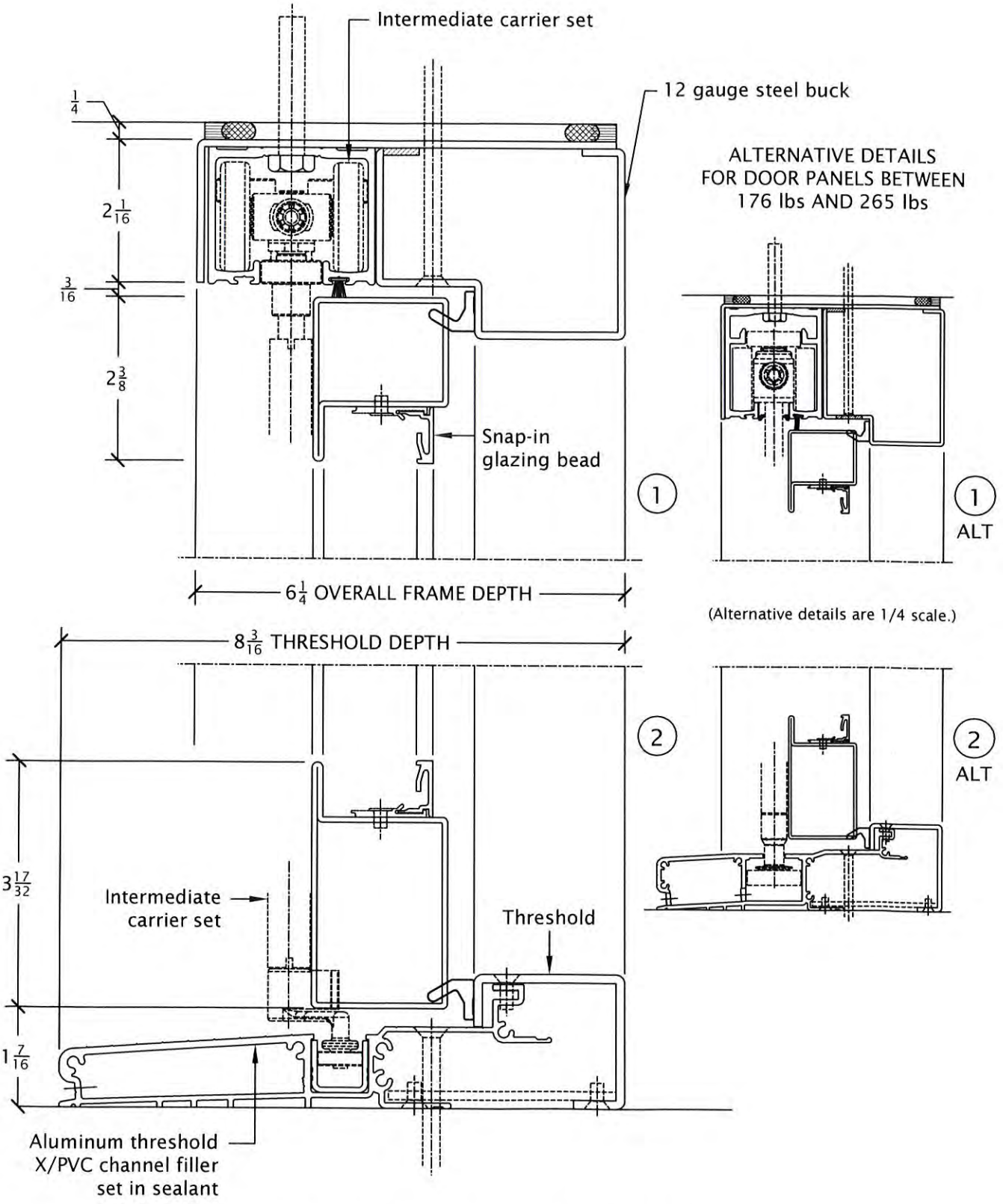
SCHEME 7L
7 TOTAL LEAVES
6 FOLDING / 1 SWING
0 SWING



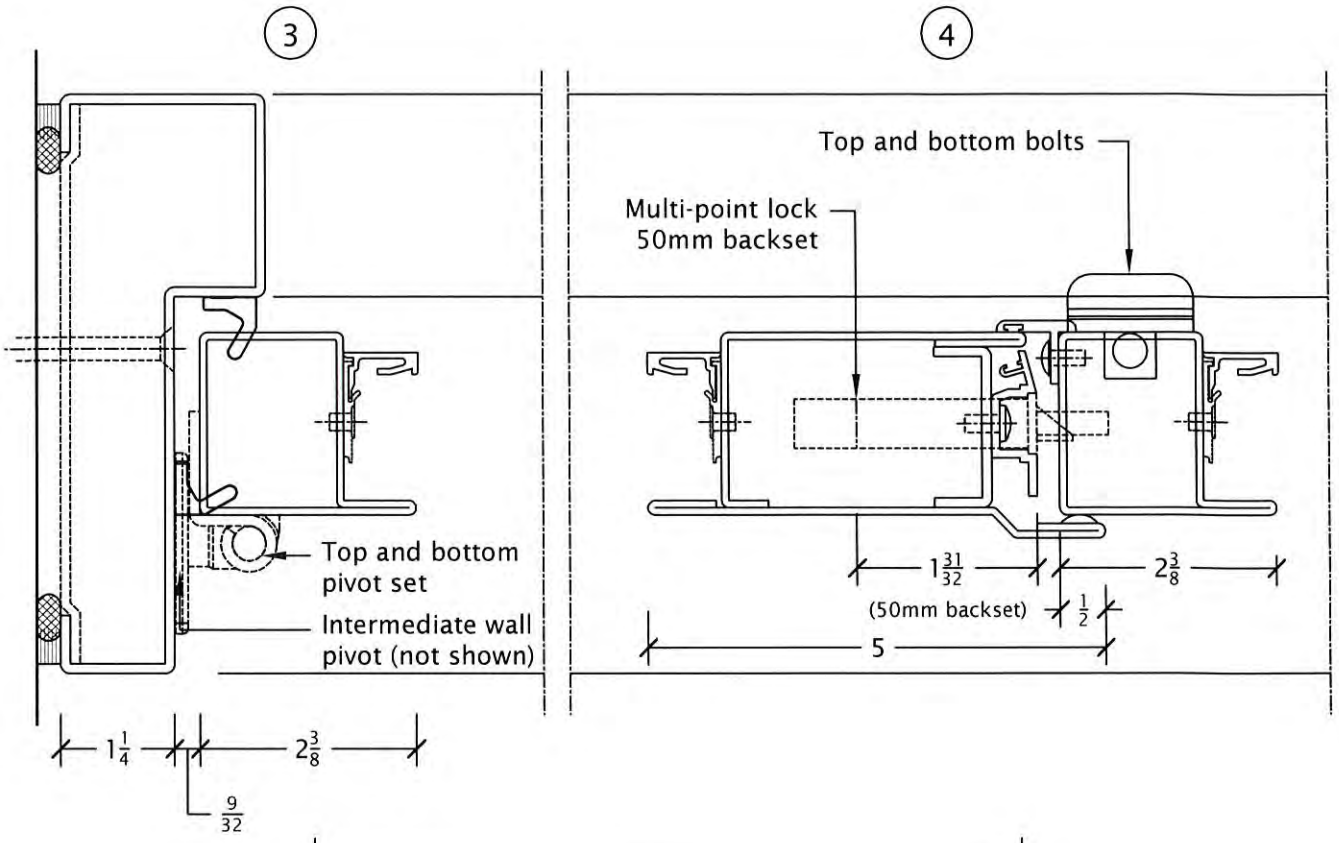
SCHEME 7R
7 TOTAL LEAVES
0 SWING
6 FOLDING / 1 SWING

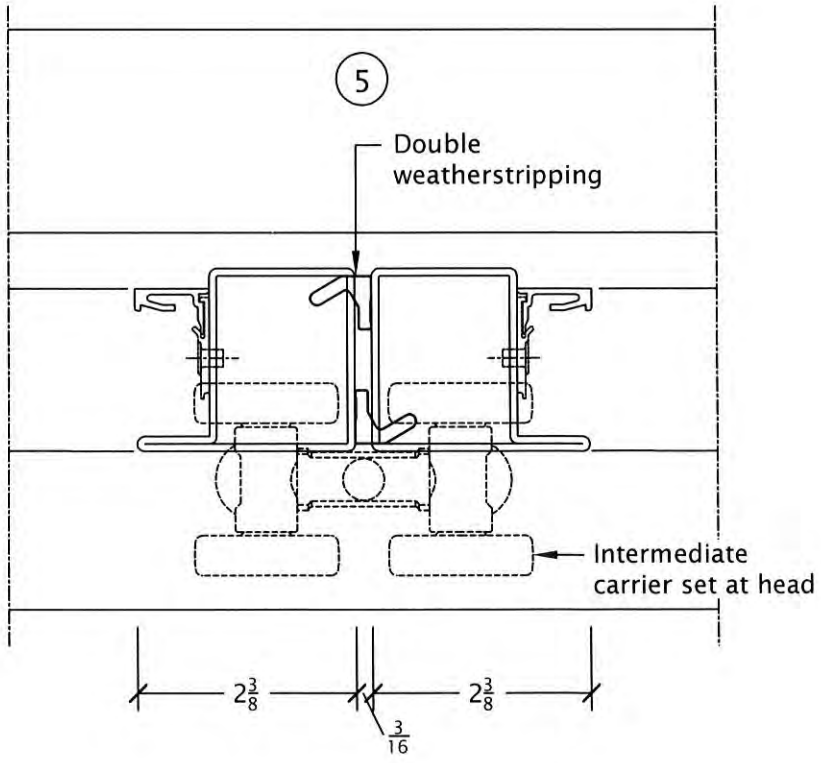
Other configurations are available. Please consult Hope's.

Elevations are for detail reference only. Elevations are not to scale.
All Hope's products are custom manufactured for your specific project requirements.

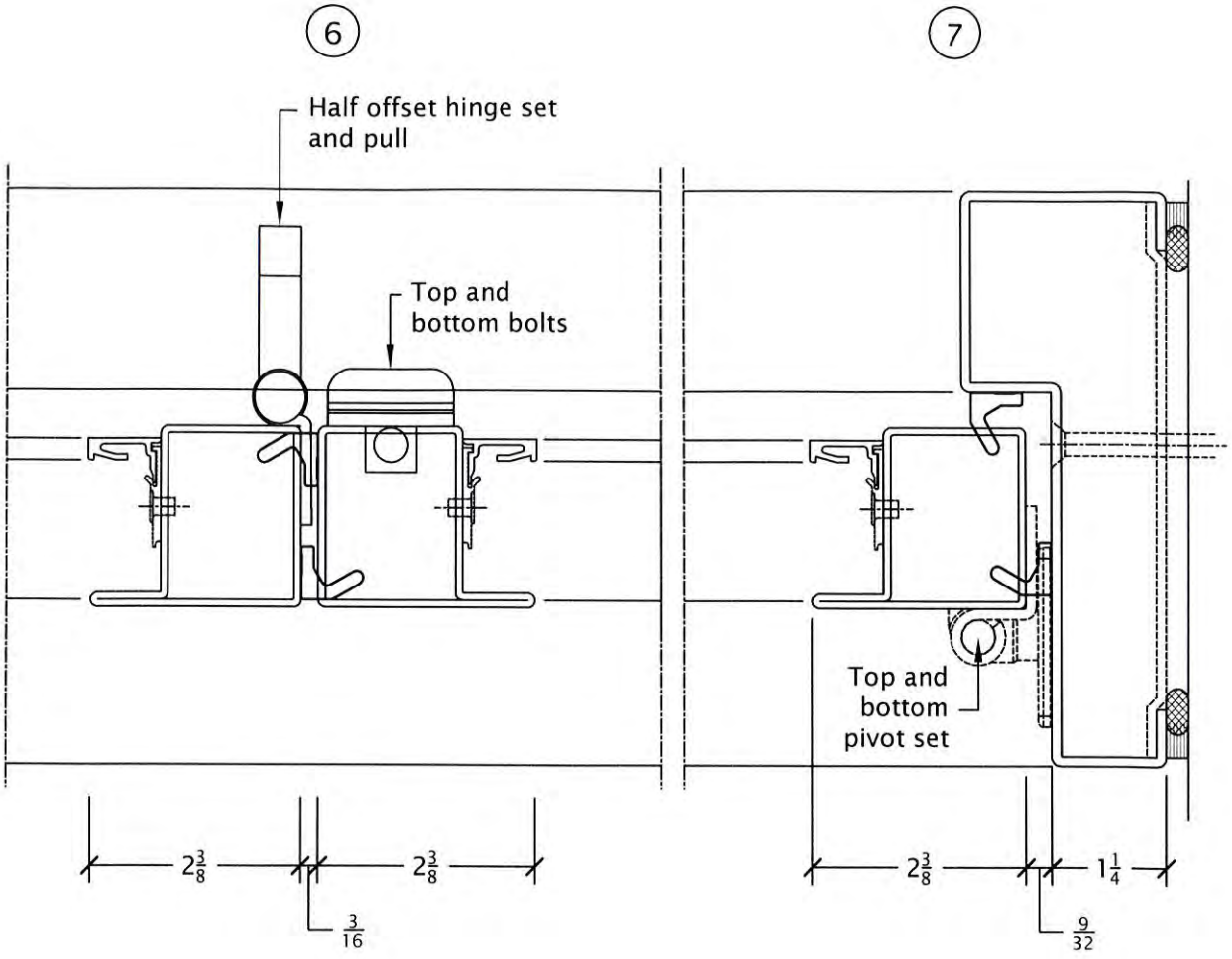


Details are half scale and shown inside glazed with 1" glass.
See page 7 for further glazing bead options.

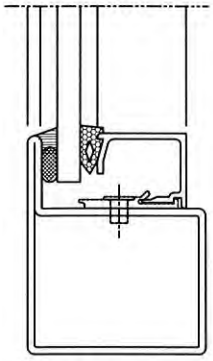




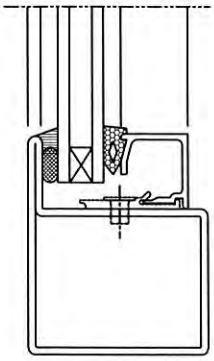
Details are half scale and shown inside glazed with 1" glass.
See page 7 for further glazing bead options.



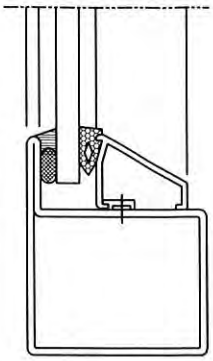
Details are half scale and shown inside glazed with 1" glass.
See page 7 for further glazing bead options.



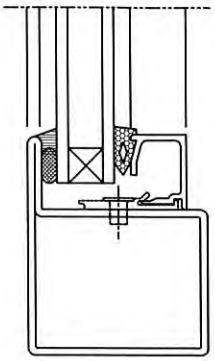
1/4" GLASS
#350 BEAD



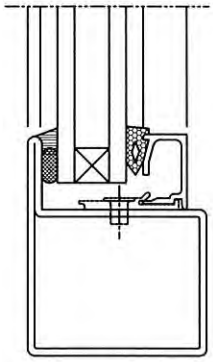
1/2" GLASS
#352 BEAD



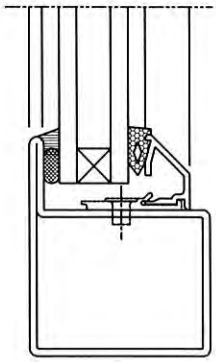
1/4" GLASS
#360 BEAD



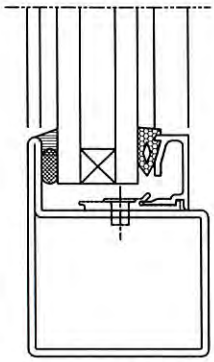
5/8" GLASS
#45 BEAD



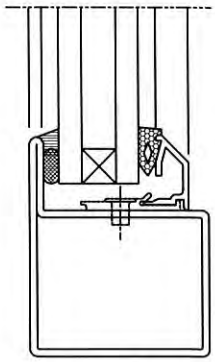
3/4" GLASS
#355 BEAD



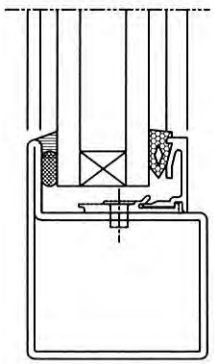
3/4" GLASS
#356 BEAD



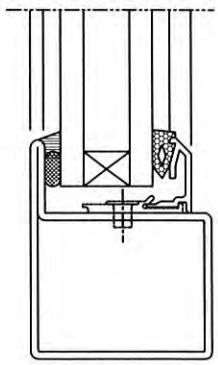
7/8" GLASS
#46 BEAD



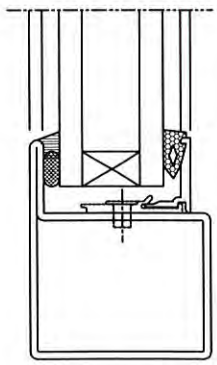
7/8" GLASS
#357 BEAD



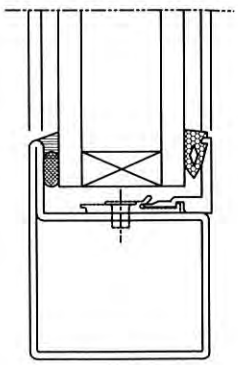
1" GLASS
#47 BEAD



1" GLASS
#247 BEAD



1-1/8" GLASS
#48 BEAD



1-3/8" GLASS
#49 BEAD

GLAZING BEAD NOTES

Hope's offers various types of glazing beads including: snap-in, hook-on and screw-on.

Consult Hope's for other options.

All true divided lite muntins have corresponding glazing beads to match the perimeter profiles.

Details are half scale and shown inside glazed.

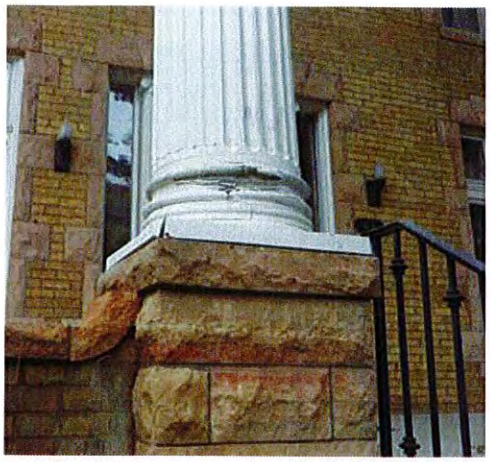


Exhibit 23. Front porch column bases need repair.

Exhibit 24. Replace terrazo material at front porch.

Exhibit 25. Front railings at steps need to be painted.

Exhibit 26. Replace wood covers under porch.

Exhibit 27. Replace windows.

Exhibit 28. Replace/Paint trim.

Exhibit 29. Properly seal concrete at garage roof.

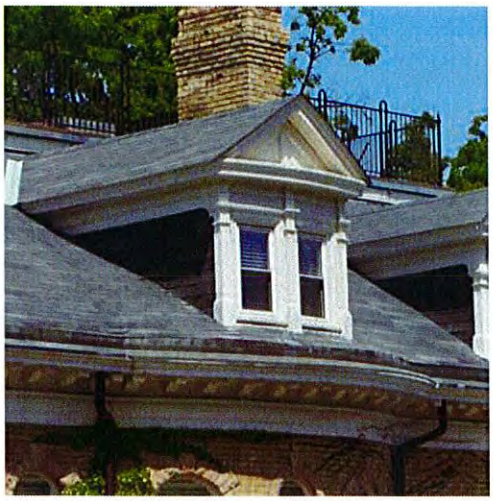


Exhibit 30. Patch and replace roof shingles.

July 5, 2016

HERITAGE PRESERVATION COMMISSION
Community Planning and Economic Development
Development Services Division
250 South 4th Street, Room 300
Minneapolis, MN 55415-1316

Re: Future Care of Daniel B. Lyons House

Dear Commission:

This is a joint letter from Lynn and David Evinger and Kim Rakos Valentini. Lynn and David are the new owners of 419 Oak Grove Street and Kim is the new owner of 1600 Clifton Place. We refer to our properties as the Daniel B. Lyons House. We have retained Jean Rehkamp Larson of Rehkamp Larson Architects, Inc. to submit this application on our behalf.

We are both excited about the opportunity of making the Daniel B. Lyons House our primary and permanent residence. We have been and will be making a very significant financial and personal investment in this Landmark residence. It has fallen into disrepair over the last several years. The level of investment we are prepared to make will put the Daniel B. Lyon House in a better condition than it has seen for over a hundred years; and we hope that our efforts will protect this Landmark for the next hundred years.

Sincerely,

David Evinger

Lynn and David Evinger

Kimberly Rakos Valentini

Kim Rakos Valentini

July 11, 2016

CITIZENS FOR LORING PARK COMMUNITY
Attention: Jana L. Metge, CLPC Coordinator
1645 Hennepin Avenue, S. Suite #204
Minneapolis, MN 55403

Re: Future Care of Daniel B. Lyon House

Dear Citizens for Loring Park Community,

We are working along side permanent residents Lynn & David Evinger and Kim Valentini of 419 Oak Grove Street and 1600 Clifton Place, to provide much needed rehabilitation work to the Daniel B. Lyon house for its continued future use. We are applying for a Certificate of Appropriateness to allow safe access to the existing roof deck. Please see below for the project description and necessary contact information for any questions you might have.

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 and are working to rectify poorly maintained 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 character
- 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]

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 converted from a single-family home into a two-family dwelling for its new future use. 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. 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.

Roofline Wooden Balustrade. One of the key historic features, per the designation study, was the neoclassical balustrade that wraps the roofline. The current 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. 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 that mimics the historic detail.

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. Additionally, a skylight was added to the roof deck, making three penetrations to the roof. Air conditioning units are placed near the edges of the deck and are visible from the public right-away, which are in conflict with the historic guidelines. 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.
- 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.

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
- 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 Evingers & 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
- Replace the terrazzo material on the front porch
- Touch up metal railings on the front steps
- Replace wood covers under porch
- Replace all windows
- Patch existing roof and replace shingles as needed
- Repair/replace trim
- Properly seal underground garage roof

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

Applicant Name(s):

- **Lynn & David Evinger (Owner)**
  419 Oak Grove Street
  Minneapolis, MN 55403
  Phone: (952) 220-3023

  Lynn Evinger
  Email: levinger@comcast.net

  David Evinger
  Email: DEvinger@ghlaw-llp.com

- **Kim Rakos Valentini (Owner)**
  1600 Clifton Place
  Minneapolis, MN 55403

  Phone: (612) 325-8076
  Email: villavalentini@msn.com

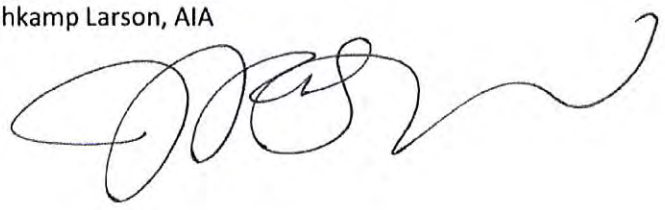
Applicant's Representative(s):

- **Rehkamp Larson Architects, Inc.**
  2732 West 43rd Street
  Minneapolis, MN 55410
  (612) 285-7275

  Jean Rehkamp Larson, AIA
  Email: jean@rehkamplarson.com

  Angela Taffe
  Email: angela@rehkamplarson.com

Sincerely,
Jean Rehkamp Larson, AIA



July 11, 2016

MINNEAPOLIS CITY COUNCIL
Attention: Lisa Goodman
City Hall, Room 307
350 South Fifth Street
Minneapolis, MN 55415

Re: Future Care of Daniel B. Lyon House

Dear Lisa Goodman,

We are working alongside permanent residents Lynn & David Evinger and Kim Valentini of 419 Oak Grove Street and 1600 Clifton Place, to provide much needed rehabilitation work to the Daniel B. Lyon house for its continued future use. We are applying for a Certificate of Appropriateness to allow safe access to the existing roof deck. Please see below for the project description and necessary contact information for any questions you might have.

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- 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.

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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:

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- Replace wood covers under porch
- Replace all windows
- Patch existing roof and replace shingles as needed
- Repair/replace trim
- Properly seal underground garage roof

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

Applicant Name(s):

- **Lynn & David Evinger (Owner)**
  419 Oak Grove Street
  Minneapolis, MN 55403
  Phone: (952) 220-3023

  Lynn Evinger
  Email: levinger@comcast.net

  David Evinger
  Email: DEvinger@ghlaw-llp.com

- **Kim Rakos Valentini (Owner)**
  1600 Clifton Place
  Minneapolis, MN 55403

  Phone: (612) 325-8076
  Email: villavalentini@msn.com

Applicant's Representative(s):

- **Rehkamp Larson Architects, Inc.**
  2732 West 43rd Street
  Minneapolis, MN 55410
  (612) 285-7275

  Jean Rehkamp Larson, AIA
  Email: jean@rehkamplarson.com

  Angela Taffe
  Email: angela@rehkmaplarson.com

Sincerely,
Jean Rehkamp Larson, AIA

Required Findings for Certificate of Appropriateness

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

The criteria of significance from the designation study pertinent to this study are as follows:

3. The property contains or is associated with distinctive elements of city or neighborhood identity

4. The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction

6. The property exemplifies works of master builders, engineers, designers, artists, and craftsmen or architects.

The Loring Park Neighborhood is distinctive with diversity- from historic properties to new multi-story apartment buildings. As part of the Loring Park Neighborhood Master Plan, there is an emphasis on maintaining and preserving historic properties that evoke a sense of the areas past, while acknowledging the need for re-use. The Evinger & Valentini Roof Deck Project recognizes the distinctive elements of the historic integrity of the house, and will not destroy historic materials that characterize the property. It is clear that the house exemplifies the craftsmanship of master architect Edward S. Stebbins, and we intend on preserving those features.

There are two (2) major elements that we intend on restoring/rehabilitating: the restoration of the roofline balustrade to its original character; and the rehabilitation of a code compliant stair and enclosure. While we will look closely at original photographs from its period of significance to replicate the missing balustrade-- we will purposely differentiate the new stair enclosure from the old. Instead of creating a false historical appearance, we will make sure this stair enclosure is of a different character. We will demarcate this difference by use of different materials (steel and glass) and color (black). The design allows the structure to recede into the backdrop better than solid walls.

Massing, size, scale and architectural features of the new enclosure will be proportioned to be compatible with scale of the existing house. [1] The stair enclosure will be as low as possible given the constraints of code compliant stair. Based on the house geometries and locating a joint stair for both units, the stair access lands on the west side, away from the public right-of-way – allowing the stair enclosure to not be viewable from the front north façade and minimized on east and south facades. (see pg. A13, A14, R1-R3 for plans and massing).

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

This project will identify, retain, and preserve the functional and decorative features that are important in defining the overall historic character of the building. [1] The addition of a new stair enclosure will not destroy or alter the existing roof form. The new addition 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

1. The Secretary of the Interior's Standards for the Treatment of Historic Properties
2. The Loring Park Neighborhood Master Plan
3. Daniel B. Lyon Designation Study

would be unimpaired. [1] We will accomplish this with construction techniques that are sensitive to the existing structure. We will be improving the overall appearance of the roof with the restoration of the balustrade, removing air conditioning units, skylight, and old roof hatches.

The current owners will be stewards of this architectural gem by following the proper channels such as heritage preservation review, building permits, and building design professionals, to keep this home intact for 100 more years. The kind of investments the Evinger's & Valentini's will add to this property will bring value to the property and neighborhood. The modifications will be sensitive, keeping the integrity of the property in place for the neighborhood while providing future use for the clients.

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

There are no particular guidelines for this historic property adopted by the commission, so we use The Secretary of the Interior's Standards for the Treatment of Historic Places (see question #4).

(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 Secretary of the Interior's Standards for the Treatment of Historic Properties states, "the *Rehabilitation Standards* acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character". [1] This guideline recognizes that historic properties require flexibility for new owners to adjust or alter parts that do not support continued use. The roof deck currently is in conflict with the historic character and does not function for the current needs of the homeowners.

As defined by The Secretary of the Interior's Standards for the Treatment of Historic Properties, "*Restoration Standards* allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods". [1] By restoring the historic balustrade to its period of significance, we will greatly improve the appearance of the roofline. In addition to appropriate balustrade details, the mass of balustrade will obscure the stair access– unlike the porous railing system currently in place. (See pg# R1-R3 for massing studies). Other improvements will eliminate the existing mechanical units, skylight, hatch doors "that damages or obscures character-defining features...(and) conspicuous from the public right-of-way".[1]

The Evinger & Valentini Roof Deck Project will follow the Secretary of the Interior's Standards for the Treatment of Historic Properties recommendations. The project will be compatible with the historic property by purposeful differentiation, therefore not jeopardizing the essential form and integrity of the historic property.

1. The Secretary of the Interior's Standards for the Treatment of Historic Properties
2. The Loring Park Neighborhood Master Plan
3. Daniel B. Lyon Designation Study

(5) *The alteration is* ***consistent with the spirit and intent*** *of the preservation ordinance (599.10), the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.*

The Preservation Ordinance (section 599.10); Loring Park Neighborhood Master Plan; and Loring Hill Design Guidelines; all share the common vision for historic features to be adequately protected, preserved and ultimately reused in a positive manner. Similar to *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, each "recognizes the need to alter or add to an historic building to meet continuing or new uses while retaining the buildings historic character".[1] In the Loring Park Neighborhood Master Plan: Protecting Historic Resources & Strategic Goal #3, looks to "... support efforts to overcome obstacles preventing re-use of Neighborhood Mansions". [2]

The beauty of these guidelines is the belief that old properties must be adjusted to continue to be useful and relevant to owners and the community. The re-use of this home creates the safe access and usability for all spaces in these dwelling units. Our project, as outlined above in previous questions, seeks to strike a balance of restoration and rehabilitation. With stewardship, the historic integrity of the Daniel B. Lyon house will be preserved by the Evinger's and Valentini's so that it can last for another 100 years.

1. The Secretary of the Interior's Standards for the Treatment of Historic Properties
2. The Loring Park Neighborhood Master Plan
3. Daniel B. Lyon Designation Study

Evinger & Valentini Roof Deck

419 Oak Grove Street/1600 Clifton Place
Minneapolis, MN

GENERAL NOTE:
FULL-SIZE SET: 24" x 36" SHEETS- SCALE AS NOTED @ EACH DWG.
HALF-SIZE SET: 11" x 17" SHEETS- SCALE IS 1/2 OF NOTED @ EACH DWG.

HPC COA REVIEW
JULY 11, 2016

NOT FOR CONSTRUCTION

REHKAMP LARSON ARCHITECTS INC.
2732 West 43rd Street, Mpls, MN 55410
Tel. 612-285-7275 Fax. 612-285-7274

EVINGER & VALENTINI
419 OAK GROVE & 1600 CLIFTON
MINNEAPOLIS, MN

PROJECT PHASE:
HPC REVIEW

PROJECT NUMBER:
16-028

ISSUE DATE:
July 11, 2016

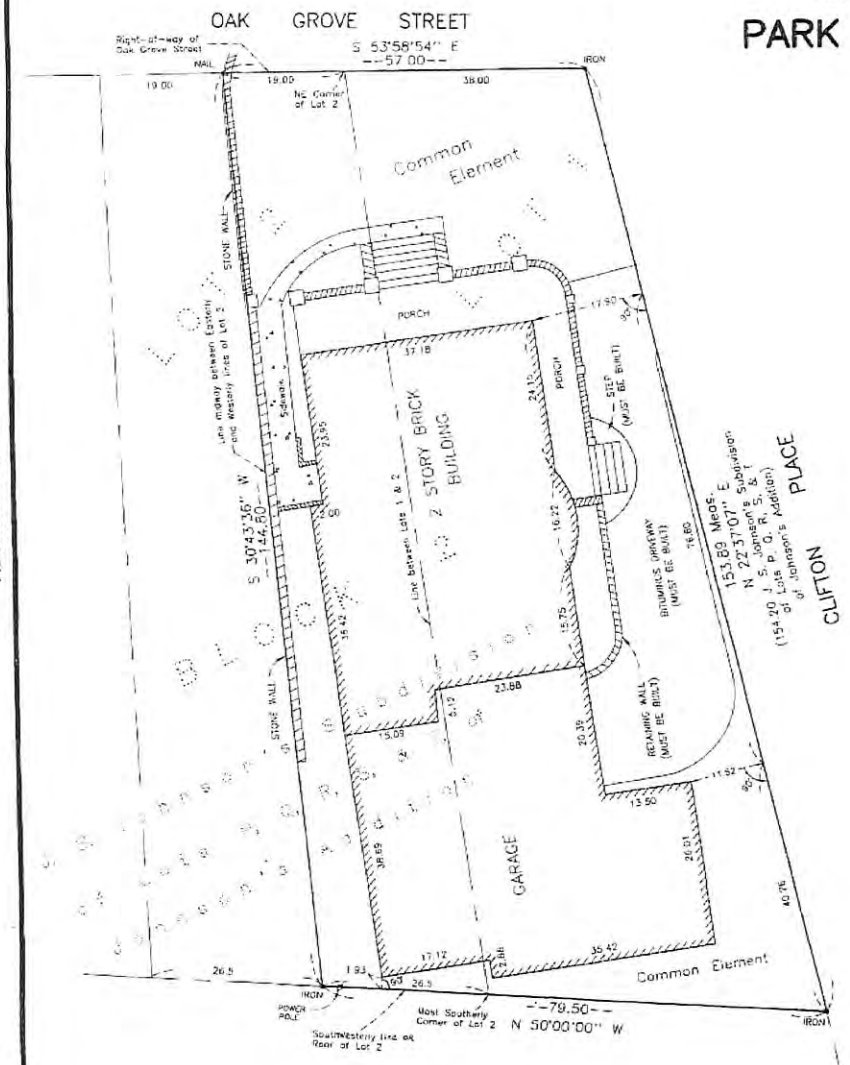
DRAWN BY:

COVER

OFFICIAL PLAT FILE NO. 349 06652

THIS CIC PLAT IS PART OF THE DECLARATION FILED AS DOCUMENT NO. 7015096 ON THE 7TH DAY OF Dec. A.D., 1998, HENNEPIN COUNTY RECORDER.

CIC NUMBER 897
PARK MA SION, A CONDOMINIUM
CIC PLAT



FILE NO. 349

SITE PLAN

I, Milo H. Thompson, a Registered Architect, pursuant to Minnesota Statutes, Section 515B.2-101 (c), do hereby certify that all structural components and mechanical systems of all buildings containing or comprising any units hereby created are substantially completed.

Dated this 1st day of December, 1998.

Milo H. Thompson

Milo H. Thompson, a Registered Architect
Minnesota License No. 9856

STATE OF MINNESOTA
COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this 1st day of December, 1998, by Milo H. Thompson, Registered Architect.

Notary Public, Hennepin County, Minnesota
My commission expires 01-31-00

SARAH L. GOSTISCH NOTARY PUBLIC - MINNESOTA HENNEPIN COUNTY MY COMMISSION EXPIRES 01-31-00

I, Larry R. Couture, a Licensed Land Surveyor, hereby certify that this CIC PLAT of CIC NUMBER 897, PARK MANSION, A CONDOMINIUM, located upon Lot 1 and the Easterly Half of Lot 2, described as follows: Commencing at 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 or Southwesterly line of said Lot 2; thence Easterly along said rear line 26.5 feet to most Southerly corner of said Lot 2; thence Northwesterly along the line between said Lot 2 and Lot 1, 148 feet to point of commencement, of in Block 2, J.S. Johnson's Subdivision of Lots P, Q, R, S, & T of Johnson's Addition, according to the recorded plat thereof, and situate in Hennepin County, Minnesota was prepared by me or under my direct supervision and that it fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110, as amended.

Dated this 23rd day of November, 1998.

Larry R. Couture

Larry R. Couture, Licensed Land Surveyor
Minnesota License No. 9018

STATE OF MINNESOTA
COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this 23rd day of November, 1998, by Larry R. Couture, Licensed Land Surveyor.

Joyce W. M. Couture

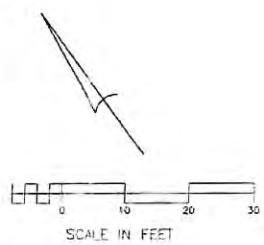
Notary Public, Hennepin County, Minnesota
My commission expires 1-31-00

JOYCE W.M. COUTURE NOTARY PUBLIC - MINNESOTA MY COMMISSION EXPIRES 1-31-00

Survey Section, Hennepin County, Minnesota
This CIC PLAT has been reviewed and is approved this 4th day of December, 1998.

by Peter E. Fuhrh

Gary L. Caswell, Hennepin County Surveyor

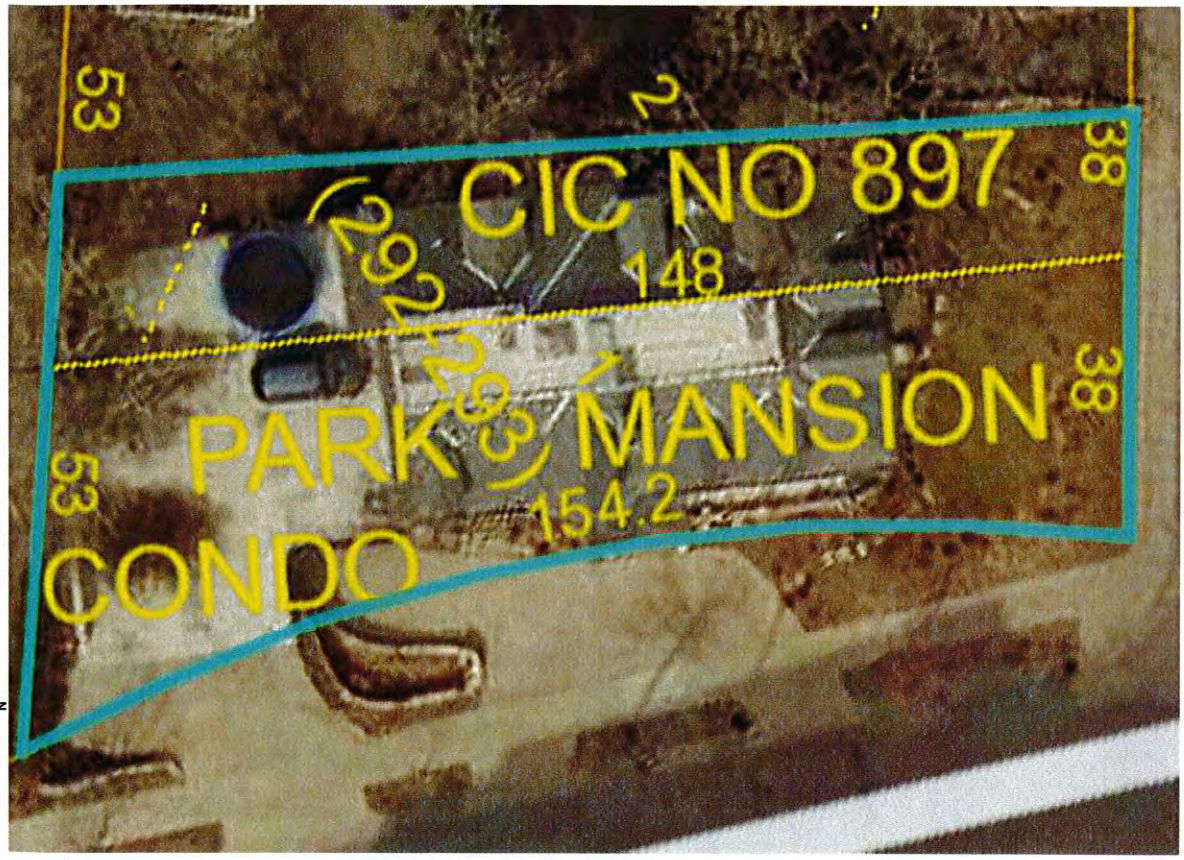


NOTE:
All units of measure are shown in feet and hundredths of a foot.
• Denotes iron monument.
Bearings shown are on an assumed basis.

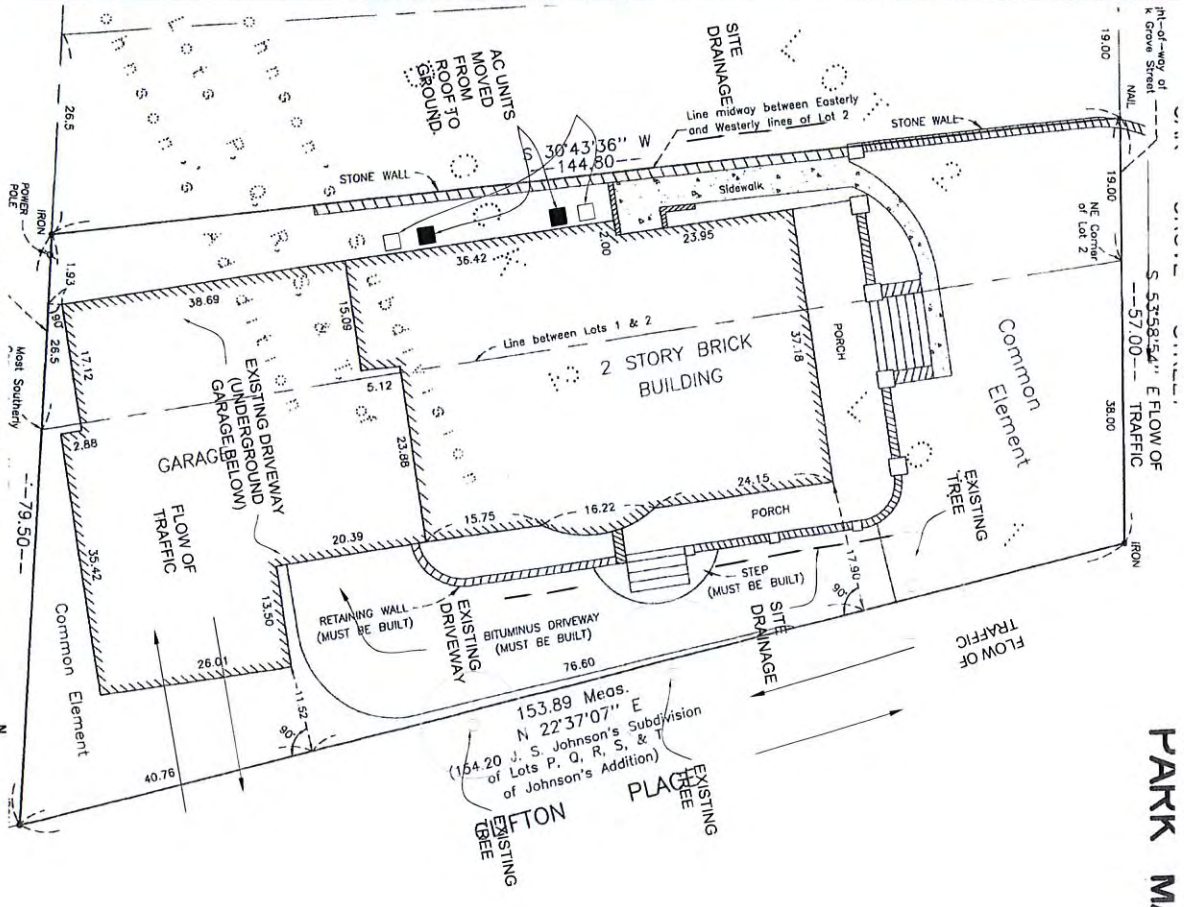
BENCHMARK:
Top of Hydrant at the Southeast quadrant of Clifton Avenue and Clifton Place
Elevation = 874.12 feet
NGVD 1929

CARLSON & CARLSON INC.
LAND SURVEYORS

1 EXISTING HENNEPIN COUNTY PROPERTY MAP



2 PROPOSED SITE DIAGRAM



NOT FOR CONSTRUCTION

A1 SITE DIAGRAMS	DRAWN BY: JRL/AT
PROJECT PHASE: HPC REVIEW	PROJECT NUMBER: 16-028
ISSUE DATE: July 11, 2016	

EVINGER & VALENTINI
419 OAK GROVE & 1600 CLIFTON
MINNEAPOLIS, MN

REHKAMP LARSON ARCHITECTS INC.
2732 West 43rd Street, Mpls, MN 55410
Tel. 612-285-7275 Fax. 612-285-7274

1 **PROPOSED ATTIC LEVEL PLAN**
SCALE: 1/4" = 1'-0" ON 24X36, 1/8" = 1'-0" ON 11X17

N

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419 OAK GROVE & 1600 CLIFTON
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PROJECT PHASE: HPC REVIEW
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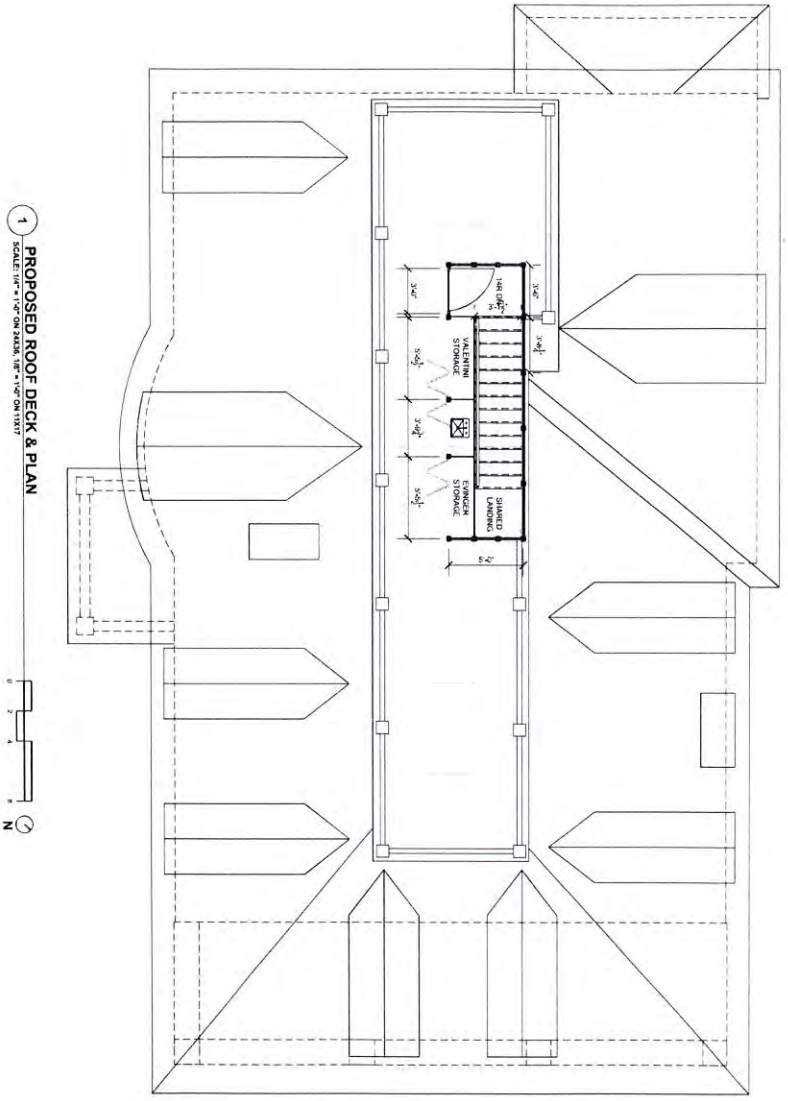
ISSUE DATE: July 11, 2016
DRAWN BY: JRL/AT

NOT FOR CONSTRUCTION

A13
PROPOSED ATTIC PLAN



1 PROPOSED ROOF DECK & PLAN

SCALE: 1/4" = 1'-0" ON 24X36, 1/8" = 1'-0" ON 11X17

NOT FOR CONSTRUCTION

A14

PROPOSED ROOF PLAN

DRAWN BY: JRL/AT

PROJECT PHASE: HPC REVIEW

PROJECT NUMBER: 16-028

ISSUE DATE: July 11, 2016

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419 OAK GROVE & 1600 CLIFTON
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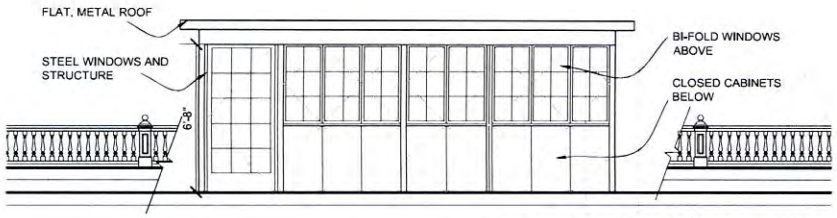
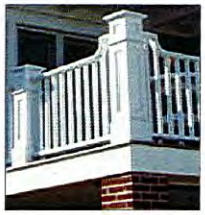


ZOOM IN OF PROPOSED EAST ELEVATION



PRECEDENT IMAGE OF STAIR ENCLOSURE AND RAILING SYSTEM

1 PROPOSED EAST ELEVATION

1/4" = 1'-0" on 24x36 1/8" = 1'-0" on 11x17

EXISTING EAST FACADE

NOT FOR CONSTRUCTION

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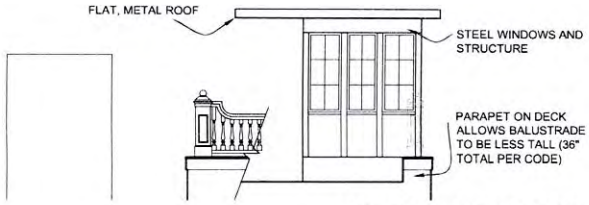
JRL/AT

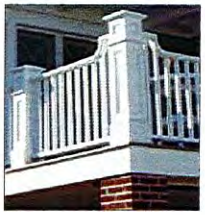
A20

PROPOSED ELEVATIONS



ZOOM IN OF PROPOSED NORTH ELEVATION

1 PROPOSED NORTH ELEVATION
1/4" = 1'-0" on 24x36 1/8" = 1'-0" on 11x17



PRECEDENT IMAGE OF STAIR ENCLOSURE AND RAILING SYSTEM

EXISTING NORTH FACADE

NOT FOR CONSTRUCTION

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EVINGER & VALENTINI
419 OAK GROVE & 1600 CLIFTON
MINNEAPOLIS, MN

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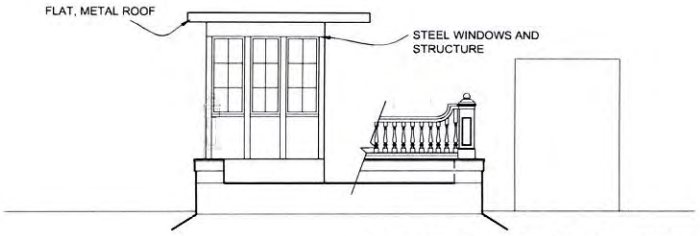
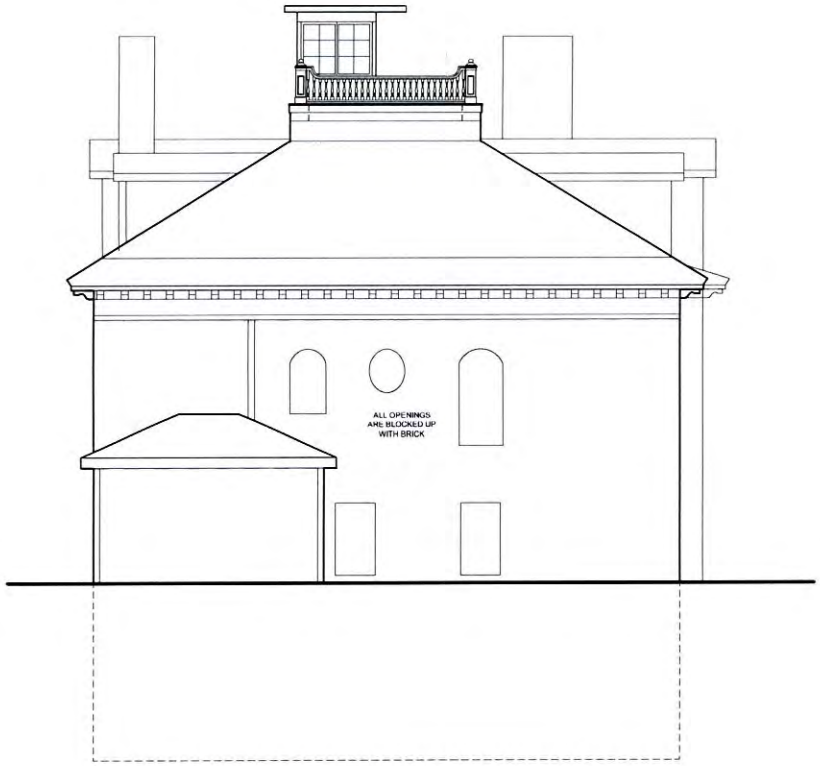
JRL/AT

A21

PROPOSED ELEVATIONS



ZOOM IN OF PROPOSED SOUTH ELEVATION



1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0" on 24x36 1/8" = 1'-0" on 11x17

PRECEDENT IMAGE OF STAIR ENCLOSURE AND RAILING SYSTEM

EXISTING SOUTH FACADE

NOT FOR CONSTRUCTION

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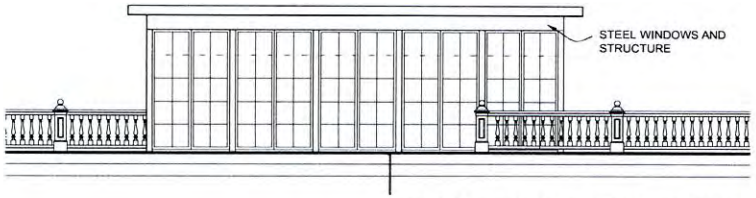
A22

PROPOSED ELEVATIONS



ZOOM IN OF PROPOSED WEST ELEVATION

PRECEDENT IMAGE OF STAIR ENCLOSURE

1 PROPOSED WEST ELEVATION
1/4" = 1'-0" on 24x36 1/8" = 1'-0" on 11x17

EXISTING EAST FACADE

NOT FOR CONSTRUCTION

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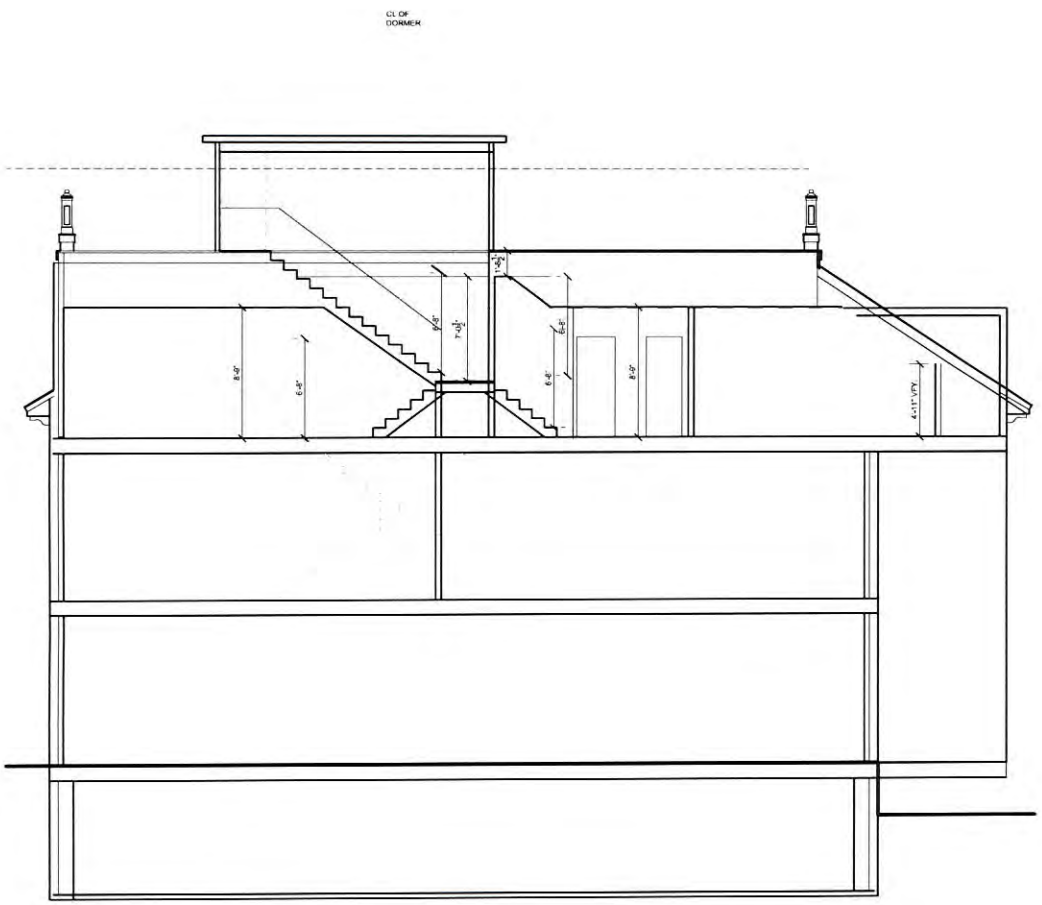
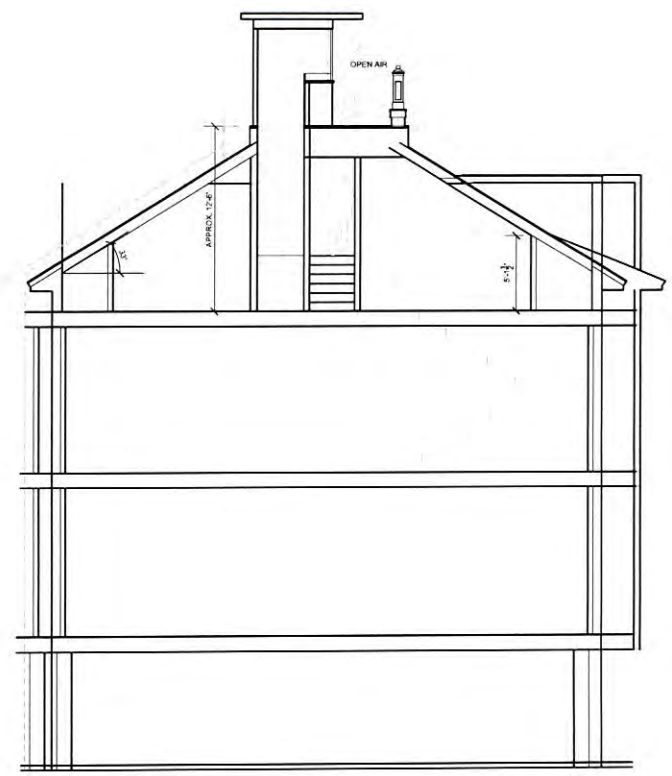
A23

PROPOSED ELEVATIONS



1 **PROPOSED BUILDING SECTION**
1/4" = 1'-0" on 24x36 1/8" = 1'-0" on 11x17



2 **PROPOSED BUILDING SECTION**
1/4" = 1'-0" on 24x36 1/8" = 1'-0" on 11x17

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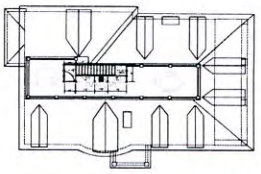
A30

PROPOSED SECTIONS



PLAN KEY

PROPOSED OF NORTHEST CORNER FACADE AS VIEWED FROM PUBLIC RIGHT-OF-WAY (RENDERING)

NOT FOR CONSTRUCTION

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July 11, 2016

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R1

PROPOSED RENDERING

PROPOSED OF NORTH FRONT FACADE AS VIEWED FROM PUBLIC RIGHT-OF-WAY (RENDERING)

NOT FOR CONSTRUCTION

PROJECT PHASE:	HPC REVIEW
PROJECT NUMBER:	16-028
ISSUE DATE:	July 11, 2016
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R2

PROPOSED RENDERING

EVINGER & VALENTINI
419 OAK GROVE & 1600 CLIFTON
MINNEAPOLIS, MN

REHKAMP LARSON ARCHITECTS INC.
2732 West 43rd Street, Mpls, MN 55410
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PROPOSED OF EAST FACADE AS VIEWED FROM PUBLIC RIGHT-OF-WAY
(RENDERING)

NOT FOR CONSTRUCTION

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R3 PROPOSED RENDERING

EVINGER & VALENTINI
419 OAK GROVE & 1600 CLIFTON
MINNEAPOLIS, MN

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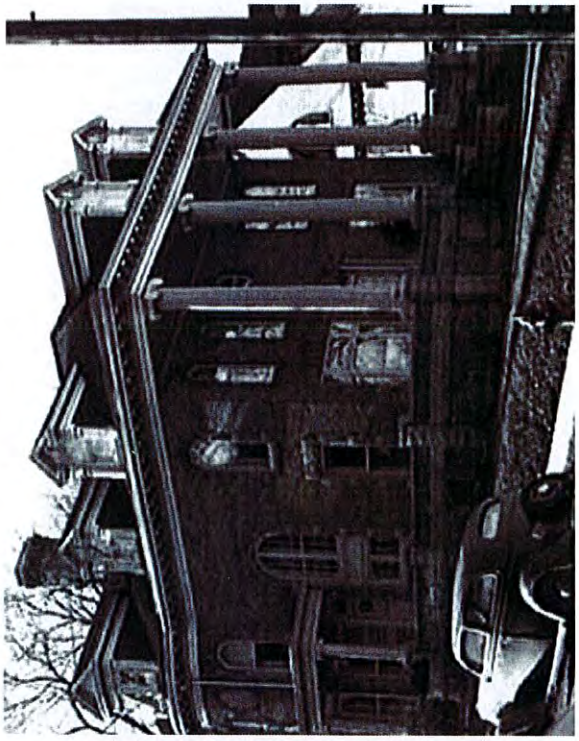
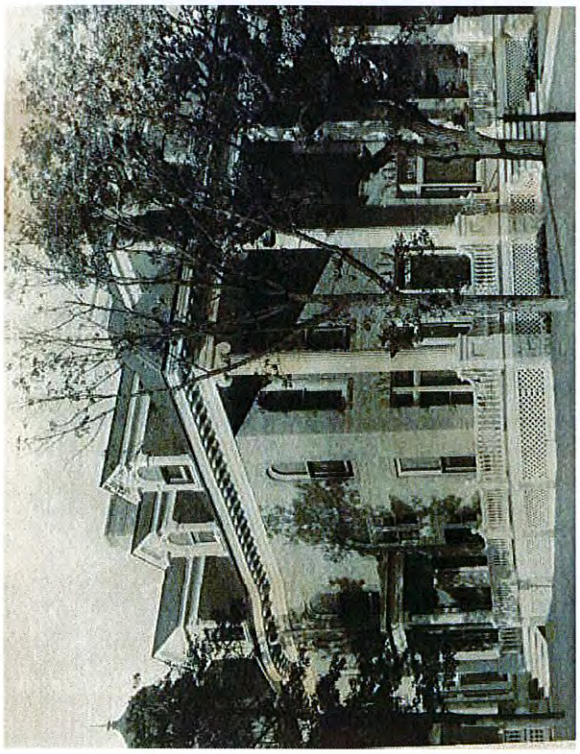
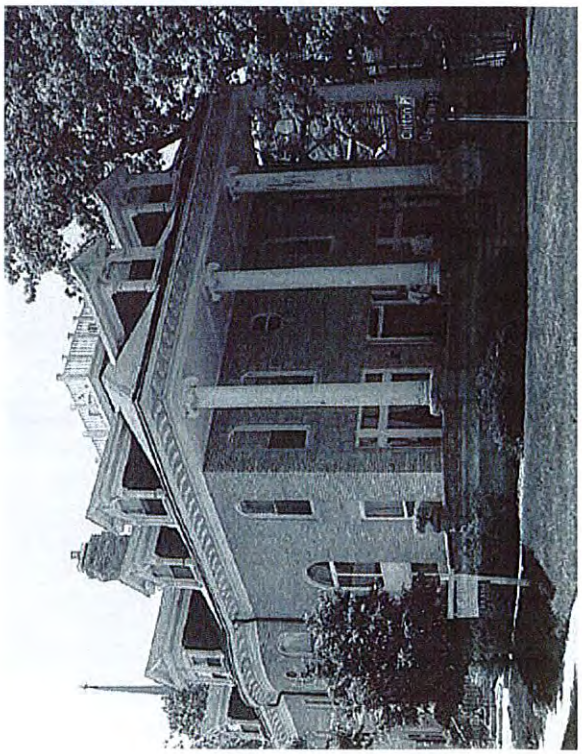






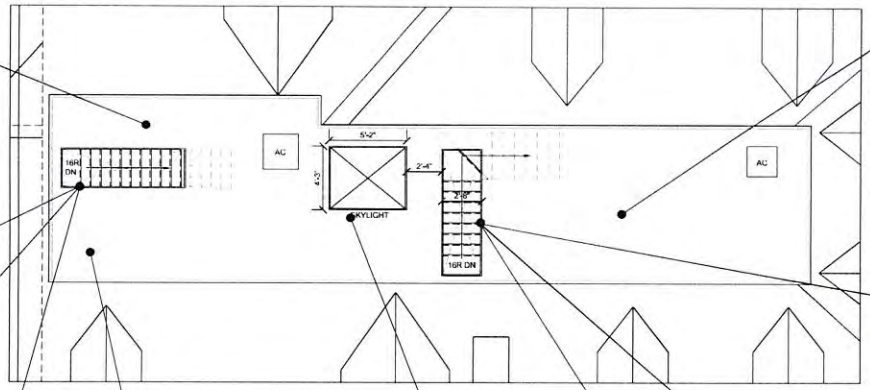
VIEW OF SOUTH END OF DECK

UNIT 1. ROOF HATCH DOOR

UNIT 1. ROOF HATCH DOOR
LOOKING DOWN TO UNIT

STEEP STAIRWAY UP TO ROOF -
+9" STEPS

EXISTING ROOF DECK FLOOR PLAN N



OVERALL VIEW OF DECK -
LOOKING NORTH

SKYLIGHT

VIEW OF NORTH END OF DECK

UNIT 2. ROOF HATCH DOOR

UNIT 2. STEEP STAIRWAY DOWN
TO ROOF DECK

STEEP STAIRWAY UP TO ROOF
DECK - NOT CODE COMPLIANT

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MINNEAPOLIS, MN

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JRL/AT

NOT FOR CONSTRUCTION

RF.2

EXISTING ROOF DECK

EXISTING NORTHEAST CORNER OF HOUSE

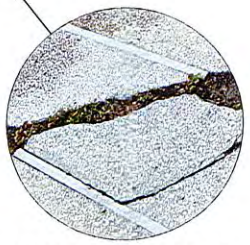
REPAIR/REPLACE TRIM

REPAIR/REPLACE ROOF SHINGLES

PROPERLY SEAL UNDERGROUND GARAGE ROOF

REPLACE WINDOWS

REPLACE COVERS UNDER PORCH



REPLACE TERAZZO MATERIAL AT PORCH

TOUCH UP RAILING AT FRONT STEPS

REPAIR COLUMN BASES

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EVINGER & VALENTINI
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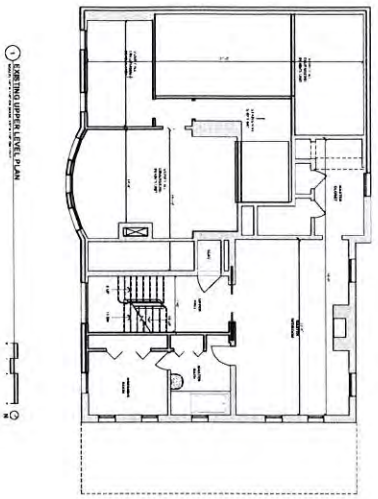
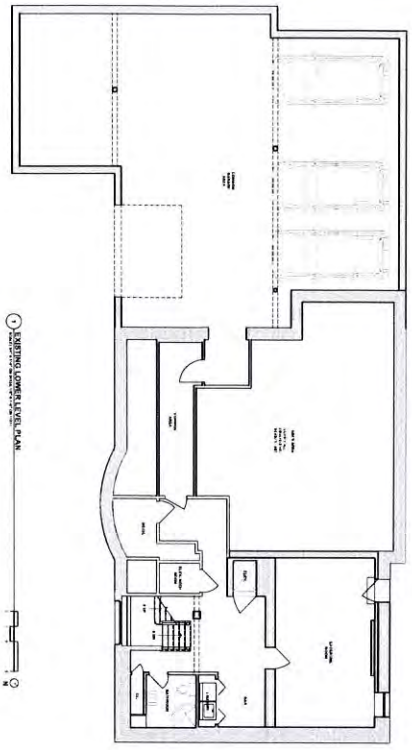
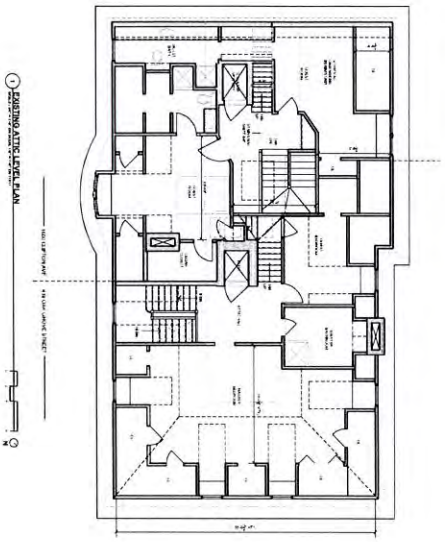
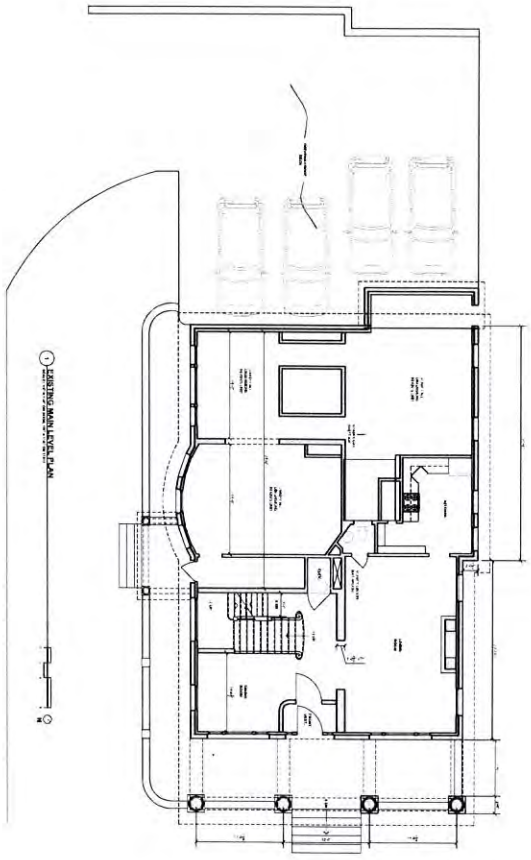
RF.3

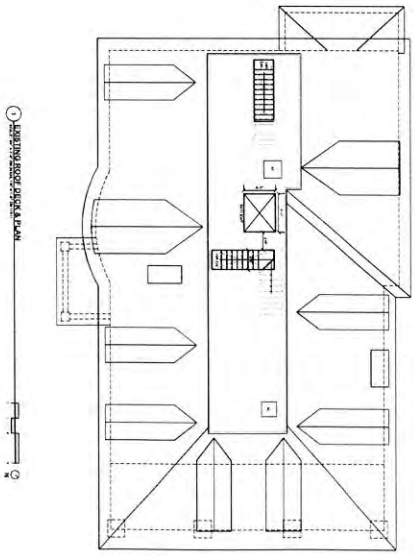
EXTERIOR IMPROVEMENTS











NOT FOR CONSTRUCTION

XP01	EXISTING ROOF DECK
DRAWN BY:	JRL/AT
PROJECT PHASE:	HPC REVIEW
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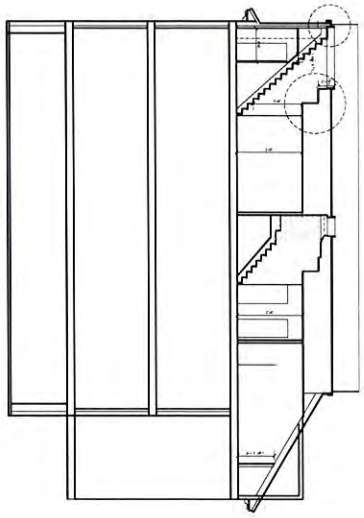

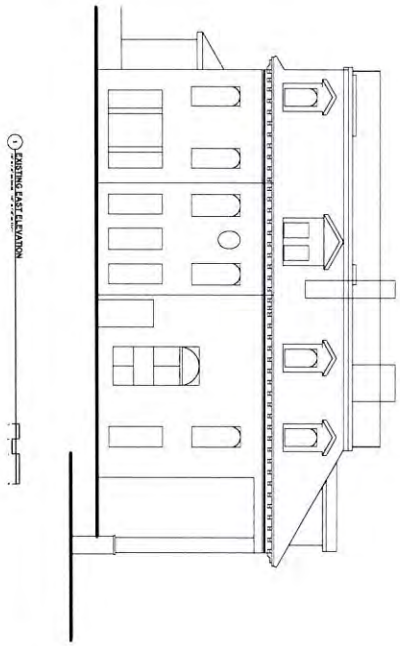

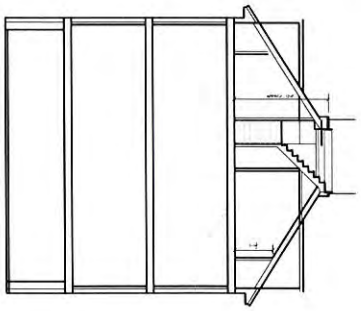

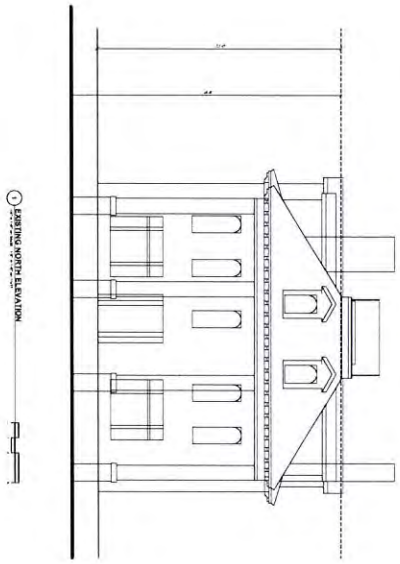

NOT FOR CONSTRUCTION

EXISTING ROOF DECK	X20

DRAWN BY: JRL/AT

PROJECT PHASE: HPC REVIEW

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