



## CPED STAFF REPORT

Prepared for the Zoning Board of Adjustment  
BOA Agenda Item #2  
October 27, 2016  
BZZ-7941

### LAND USE 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.  
**Request:** To increase the height of the building in the SH Shoreland Overlay District to allow a rooftop addition

**Required Applications:**

<b>Variance</b>	To increase the height of the building in the SH Shoreland Overlay District from the permitted 28 feet to 48 feet to allow a rooftop addition.
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### SITE DATA

<b>Existing Zoning</b>	OR2 High Density Office Residence District SH Shoreland Overlay District
<b>Lot Area</b>	8,475 square feet / .19 acres
<b>Ward(s)</b>	7
<b>Neighborhood(s)</b>	Loring Park
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Growth Center (Downtown)
<b>Small Area Plan(s)</b>	<u>Loring Park Neighborhood Master Plan (2013)</u>

<b>Date Application Deemed Complete</b>	October 3, 2016	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	December 2, 2016	<b>End of 120-Day Decision Period</b>	Not applicable

**BACKGROUND**

**SITE DESCRIPTION AND PRESENT USE.** The property is located in Downtown Minneapolis. The site is located on the southwest corner of Oak Grove Street and Clifton Place. The site is occupied by a two-family dwelling.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The site is surrounded by residential developments of varying densities, Saint Mark’s Episcopal Cathedral, the Hennepin Avenue United Methodist Church, and office uses. The site is located in the Loring Park neighborhood.

**PROJECT DESCRIPTION.** The applicants are proposing to rehabilitate the rooftop deck by creating a new stair access to the roof. 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 approximately eight feet tall. The enclosure would be located towards the southwestern side of the roof.

The site is located in the OR2 High Density Office Residence District and in the SH Shoreland Overlay District as it is located within 1,000 feet of Loring Pond. In the OR2 High Density Office Residence District, the height limitation is four stories or 56 feet. However, the SH Shoreland Overlay District limits the height of single and two-family dwellings to two-and-a-half stories or 28 feet. When measured to the top of the structure, the proposed height of the two-family dwelling is 48 feet. The current height of the two-family dwelling is 40 feet.

**RELATED APPROVALS.** The two-family dwelling, located at 419 Oak Grove Street and 1600 Clifton Place, was designated as an individual historic landmark in 2011. The structure, known as 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. 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.

Planning Case #	Application	Description	Action
BZH-29259	Certificate of Appropriateness	To construct a rooftop addition to the Daniel B. Lyon House, an individual landmark.	Approved, August 23, 2016

**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 Zoning Board of Adjustment for consideration.

## ANALYSIS

### VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the height of the building in the SH Shoreland Overlay District from the permitted 28 feet to 48 feet based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The site is located in the SH Shoreland Overlay District which limits the height of a two-family dwelling to two-and-a-half stories or 28 feet. The applicant is proposing to construct a rooftop addition that would increase the height of the two-family dwelling to 48 feet. The current height of the two-family dwelling is 40 feet.

Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The applicant has indicated that neither the existing staircases nor the access hatches to the rooftop meet current building code. In order to gain access to the roof top and meet building code an enclosure that allows one to stand upright and rest on a landing is required.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The applicant is proposing to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan. The purpose of the SH Shoreland Overlay District is to preserve and enhance the environmental qualities of surface waters and the natural and economic values of shoreland areas within the city, to provide for the efficient and beneficial utilization of those waters and shoreland areas, to comply with the requirements of state law regarding the management of shoreland areas, and to protect the public health, safety and welfare.

While the proposed rooftop addition will exceed the maximum height in the SH Shoreland Overlay District, the proposed rooftop addition has been designed to be as low and compact as possible in order to still meet building code.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Granting of this variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. In addition, granting of the variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. Building heights in the surrounding area range between two stories to over 20 stories in height.

#### **Additional Standards for Variances within the SH Shoreland Overlay District**

In addition, the Zoning Board of Adjustment shall consider, but not be limited to, the following factors when considering conditional use permit or variance requests within the SH Shoreland Overlay District:

1. *The prevention of soil erosion or other possible pollution of public waters, both during and after construction.*

The construction of the proposed rooftop addition will not require that the soil be disturbed. The subject property is approximately 350 feet from Loring Pond. It is unlikely that construction on the site will impact or pollute Loring Pond. The applicant will be working closely with CPED and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements.

2. *Limiting the visibility of structures and other development from protected waters.*

The visibility of the proposed rooftop addition would be very limited given the topography of the area and the layering of buildings going up the hill. Between the site and Loring Pond is a three-story building.

3. *The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate.*

The proposed rooftop addition will not generate watercraft activity on Loring Pond.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application by Lynn and David Evinger and Kim Valentini for the property located at 419 Oak Grove Street and 1600 Clifton Place:

**A. Variance to increase the height of the building in the SH Shoreland Overlay District to allow a rooftop addition.**

Recommended motion: **Approve** the application for a variance to increase the height of the building in the SH Shoreland Overlay District from the permitted 28 feet to 48 feet.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Architectural plans
4. Plans
5. Door and window specifications
6. Photos
7. Correspondence

September 15, 2016

Zoning Board of Adjustment  
Community Planning and Economic Development  
250 South Fourth Street, Room 300  
Minneapolis, MN 55415

Re: Future Care and Use of Daniel B. Lyons House

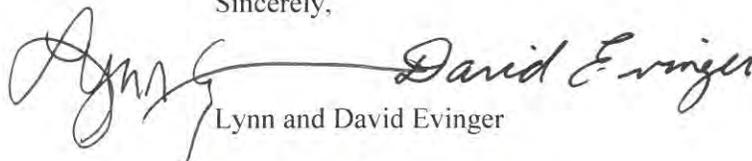
Dear Board Members:

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.

One of the principle reasons we purchased this Landmark is because of its existing roof top deck from which we can see part of the city skyline, and parts of the Basilica, St. Mark's, and the Walker. Each of our units have separate, very steep stairways to two difficult-to-operate roof hatches that open to the elements directly exposing our individual units. The current condition is not safe and is not energy efficient. To solve this problem, each of us will give up part of our individual units. We will create a common interior landing secured by fire doors on each side thereby protecting our individual units. There will be one common and safe stairway to a small roof top structure. We will be able to access the roof top deck standing up instead of crawling out. The small roof top structure will be energy efficient and will protect our units from the elements. This will also allow us to eliminate several roof top penetrations and remove clutter from the deck. This small roof top structure, especially where it will be located, will not impact the views of any of our neighbors.

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,

  
Lynn and David Evinger

  
Kim Rakos Valentini

**The Evinger & Valentini Roof Deck Project**

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

**Rehkamp Larson Architects**

Jean Rehkamp Larson  
2732 West 43<sup>rd</sup> Street  
Minneapolis, MN 55410

**Statement of proposed use and description of the project.**

*\*This project statement has been modified from the HPC COA application to address issues specific to the Variance application.*

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. We have met with the Citizens for a Loring Park Community and have received official approval for the completion of this project. Additionally, have received a Certificate of Appropriateness from the Heritage Preservation Committee on September 2<sup>nd</sup>, 2016 for the work on roof. We are asking for a variance to increase the height to allow for a safe access to the roof.

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, is code compliant, and minimal as possible to not block views to Loring Pond or cast major shadows on adjacent properties. 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 and demonstrates 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.<sup>1</sup> 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.

Exterior details of the home are in disrepair. (see exhibit 1 &2) 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 4-11) Additionally, a skylight was added to the roof deck, making three penetrations to the roof (see exhibit 4 & 5) These existing features make the deck difficult and unsafe to access, visually cluttered, and not historically compatible.

**New Stair Enclosure.** In order to get a safe, code compliant stair and proper exit door, we will need to create an enclosure that will sit above the allowed height restriction for the Shoreland Overlay District. The current roof deck or top of truncated hipped roof is about 40'-0" from natural grade and will need to increase about 8'-0" to get access.

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

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
- Energy efficient roof by closing up multiple penetrations and making one shared access
- Repair damaged roof and repair issues of critter infiltration at the existing deck
- 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 12-15 for precedent and spec sheets).<sup>2</sup>

## Required Findings for Shoreland Overlay District Variance

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

- (1) Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.**

419 Oak Grove/1600 Clifton Place has an existing roof deck that is currently not code compliant for safe access. By creating a single access point with a code compliant stair and proper door requires a small enclosure to be built. Adding this stair enclosure will be beyond the allowed height for the Shoreland Overlay District. The existing house is approximately at 40'-0" to the top of the existing deck. The stair enclosure will stand approximately 8'-0" tall from the existing deck height. The structure is as minimal as possible to make code compliant and low as possible given the existing constraints of the house geometries and allowing for a single access point.

- (2) The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.**

Property owners David and Lynn Evinger, and Kim Rakos Valentini, along with architect, Jean Rehkamp Larson of Rehkamp Larson Architects propose that the property will remain as a residence per the spirit of *The Loring Park Neighborhood Master Plan*. The master plan states,

"All mansions in the neighborhood should be preserved. Respectful and sensitive reuse of these structures may include multi-unit residential, office, bed & breakfast or small inn, and hospitality related services... This plan supports all efforts to address obstacles preventing reuse of mansions with the neighborhood. *Typical issues include but are not limited to accessibility, fire code compliance, energy efficiency, room and unit size, and issues of market suitability.*"  
(Chapter 3- Historic Preservation, *Adaptive Reuse of Mansions* pg. 26-27)

This historic mansion was converted into condominiums in 1995 by a previous owner, transitioning the property from single-family into a two-family dwelling unit. It was locally designated as an historic landmark in 2011 after the roof deck alterations occurred. After the designation, the roof deck balustrade was removed and replaced with a non-historic railing system. Along with building a proper stair and enclosure, we will be restoring the historic balustrade and significant repair work to parts of the exterior. This project has been approved by the Heritage Preservation Committee and has received the Certificate of Appropriateness on September 2, 2016 to do this work.

- (3) The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.**

The variance to increase the height in the Shoreland Overlay District will not alter the essential character of the locality or be injurious to the use of enjoyment of other properties in the vicinity. The nature of this small addition to the roof top is to be minimal and glassy as possibly to not obstruct the view of other structures nearby. The primary motivation for adding this small enclosure with a code compliant stair, is to improve the safety and welfare for the current property owners. The location of the addition on top of the existing structure will not increase the footprint of the structure or impinge on adjacent properties. The stair enclosure sits far away from its primary front façade and is barely seen from the public right-of-way and is minimized by its use of steel and glass.

**SHORELAND OVERLAY DISTRICT OR MISSISSIPPI RIVER CRITICAL AREA OVERLAY DISTRICT VARIANCE:**

In addition, the following findings must be addressed for a variance required by the Shoreland Overlay District or the Mississippi River Critical Area Overlay District:

**(1) The prevention of soil erosion or other possible pollution of public waters, both during and after construction.**

The rooftop stair enclosure addition will not impact the ground plane and or disturb the soils around the property. The contractor will maintain a clean jobsite allowing for on-site waste disposal for all harmful construction materials.

**(2) Limiting the visibility of structures and other development from protected waters.**

419 Oak Grove/1600 Clifton Place is located one street south of W 15<sup>th</sup> Street which borders protected Loring Pond at the center of Loring Park in Minneapolis. Oak Grove Street is obstructed by 3-4 story multi-family and office buildings that perimeter the park, which block views to the protected waters. The home is also bordered by properties that will not be impacted by the stair enclosure. These properties include: parking lot and office building (south), an historic mansion (west), and a 6-story building (east).

On the south side, there is a parking lot and a 3-story office building. This building set back from the property line and higher up in elevation and has many tall trees that obstruct the view of Loring Pond. If the rooftop enclosure is viewable from the office building it will be a very minimal. The historic mansion on the west side sits parallel and has same view to the protected waters as 419 Oak Grove/1600 Clifton. The rooftop stair enclosure will not obstruct views of the protected waters from the adjacent mansion. Additionally, given these findings about the properties location, the rooftop stair enclosure will not obstruct views of the protected waters in the neighborhood.

**(3) The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate.**

The Loring Pond is a non-motorized pond that is generally not used recreationally for watercraft. The property owners do not plan on putting watercraft on this body of water.

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

419 Oak Grove Street and 1600 Clifton Place

FILE NUMBER

BZZ-7941



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 MANSION, A CONDOMINIUM CIC PLAT

## 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



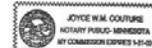
I, Larry R. Couture, a Licensed Land Surveyor, hereby certify that this CIC PLAT of CIC NUMBER 897, PARK MANSION, A CONDOMINIUM, located upon Lot 1 and the Easterly Half of Lot 2, described as follows: Commencing at the Northeast corner of said Lot 2 and running thence Northwesterly along Oak Grove Street 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, all 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. 9016

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*  
Joyce W.M. Couture, Notary Public - Minnesota  
My commission expires 1-31-00

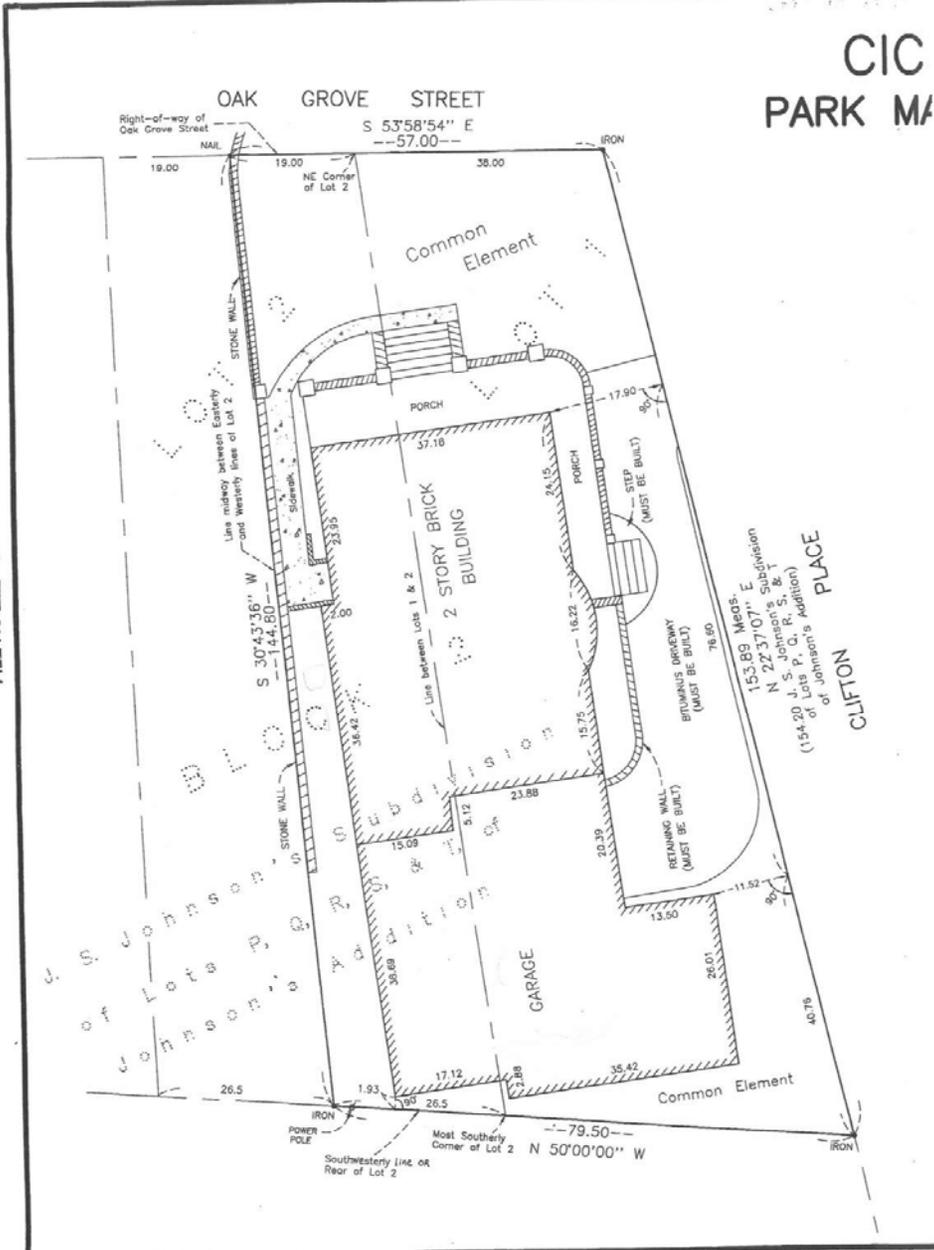
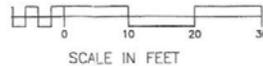


Survey Section, Hennepin County, Minnesota  
This CIC PLAT has been reviewed and is approved this 4th day of December, 1998.

*Gary F. Caswell*  
Gary F. 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

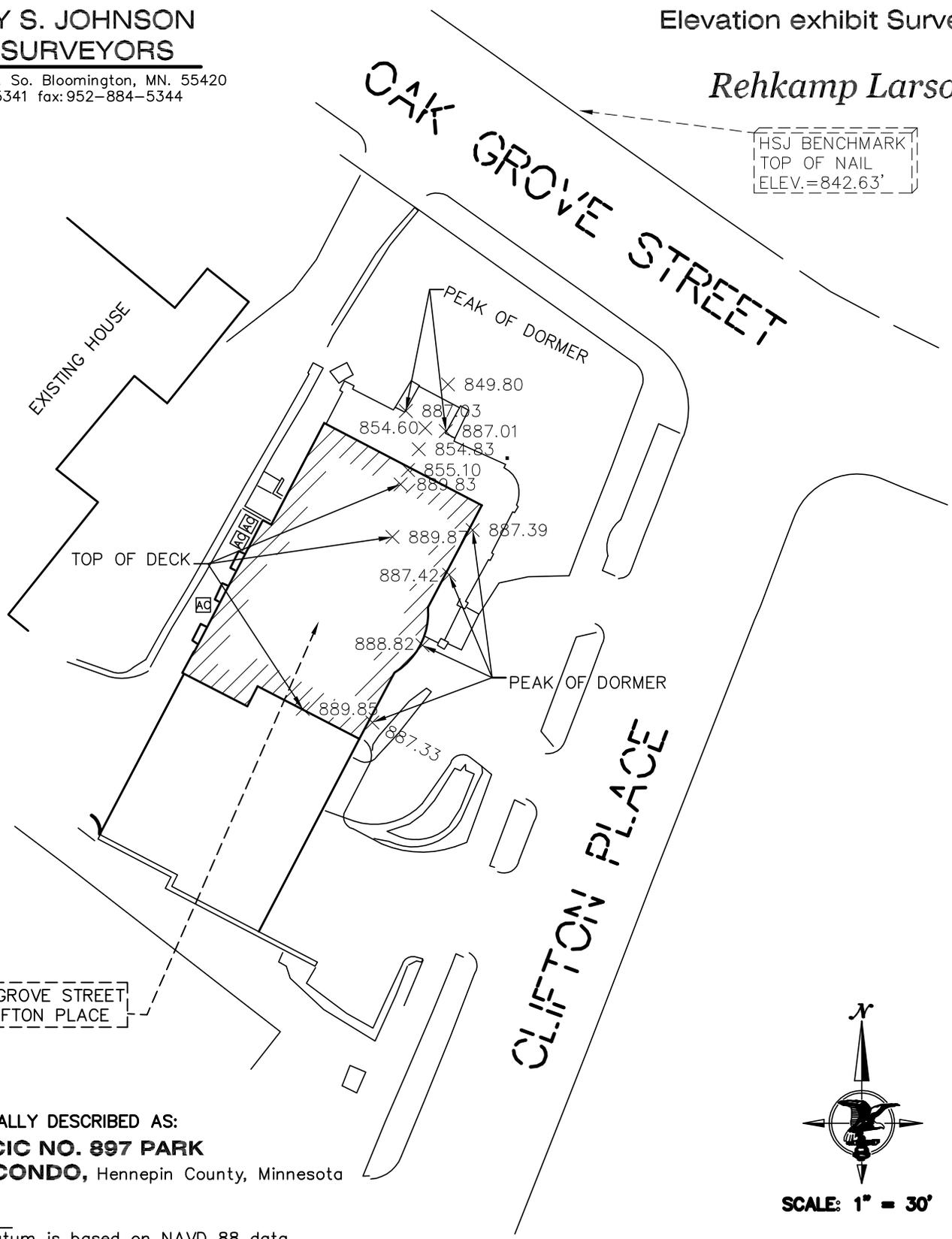


FILE NO. 349

A

53

HSJ BENCHMARK  
 TOP OF NAIL  
 ELEV. = 842.63'



419 OAK GROVE STREET  
 1600 CLIFTON PLACE

**PROPERTY LEGALLY DESCRIBED AS:**  
**UNIT 419, CIC NO. 897 PARK**  
**MANSION CONDO, Hennepin County, Minnesota**



**SCALE: 1" = 30'**

General Notes:  
 6. Elevation datum is based on NAVD 88 data.  
 Bench mark is located Top of Nail  
 (AS SHOWN ON SURVEY)  
 Elevation = 842.63'

**CERTIFICATION:**  
 I hereby certify that this survey, plan or report was prepared by me  
 or under my direct supervision and that I am a duly Registered Land  
 Surveyor under the laws of the State of Minnesota.

**LEGEND**  
 x942.00 Denotes Existing Elevation

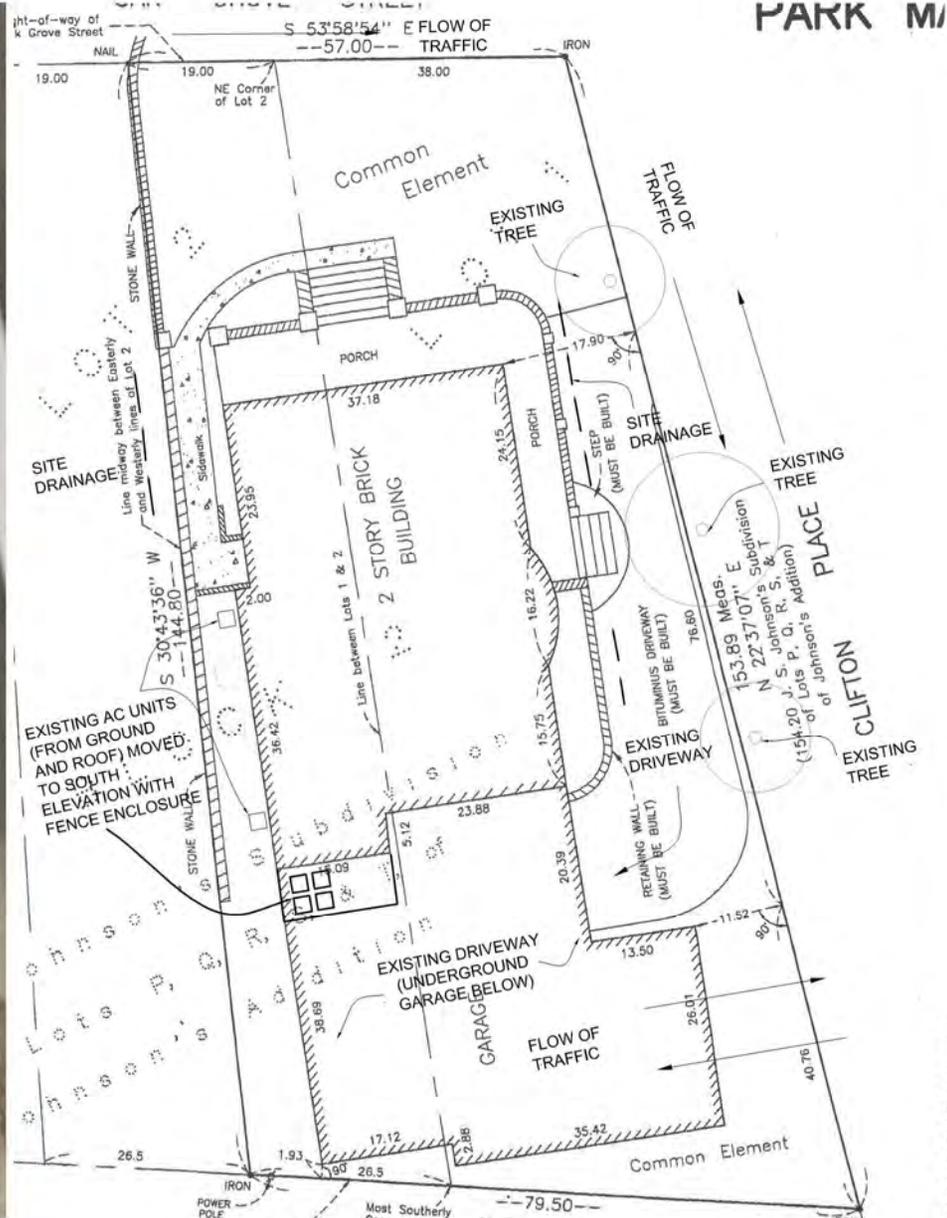
Date: **SEPTEMBER 30, 2016**

*Thomas E. Hodorff*  
 Thomas E. Hodorff, L.S. MN Reg. No. 23677

HSJ WO: 2016404exh.DWG



1 EXISTING HENNEPIN COUNTY PROPERTY MAP  
 1/8" = 1'-0" on 24x36 1/16" = 1'-0" on 11x17 (APPROX.)



2 PROPOSED SITE DIAGRAM  
 1/8" = 1'-0" on 24x36 1/16" = 1'-0" on 11x17

NOT FOR CONSTRUCTION

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

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

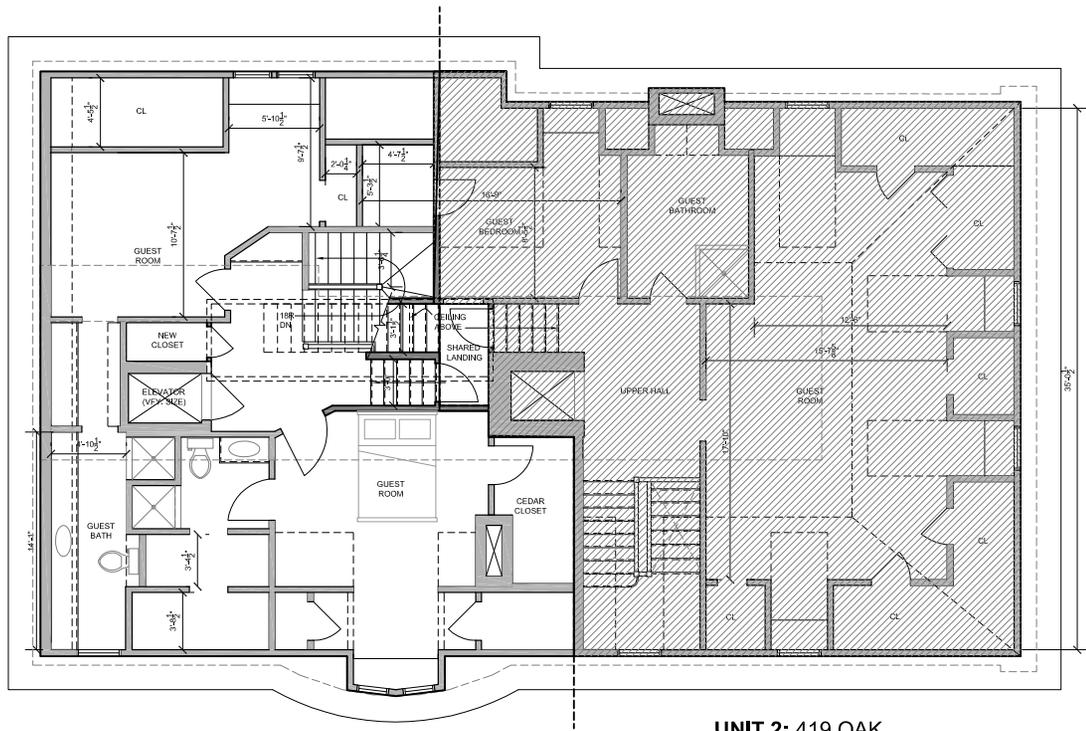
PROJECT PHASE:  
 VARIANCE REVIEW

PROJECT NUMBER:  
 16-028

ISSUE DATE:  
 September 15, 2016

DRAWN BY:  
 JRL/AT

**A1**  
 SITE DIAGRAMS



**UNIT 1: 1600  
CLIFTON AVE**

**UNIT 2: 419 OAK  
GROVE STREET**

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



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



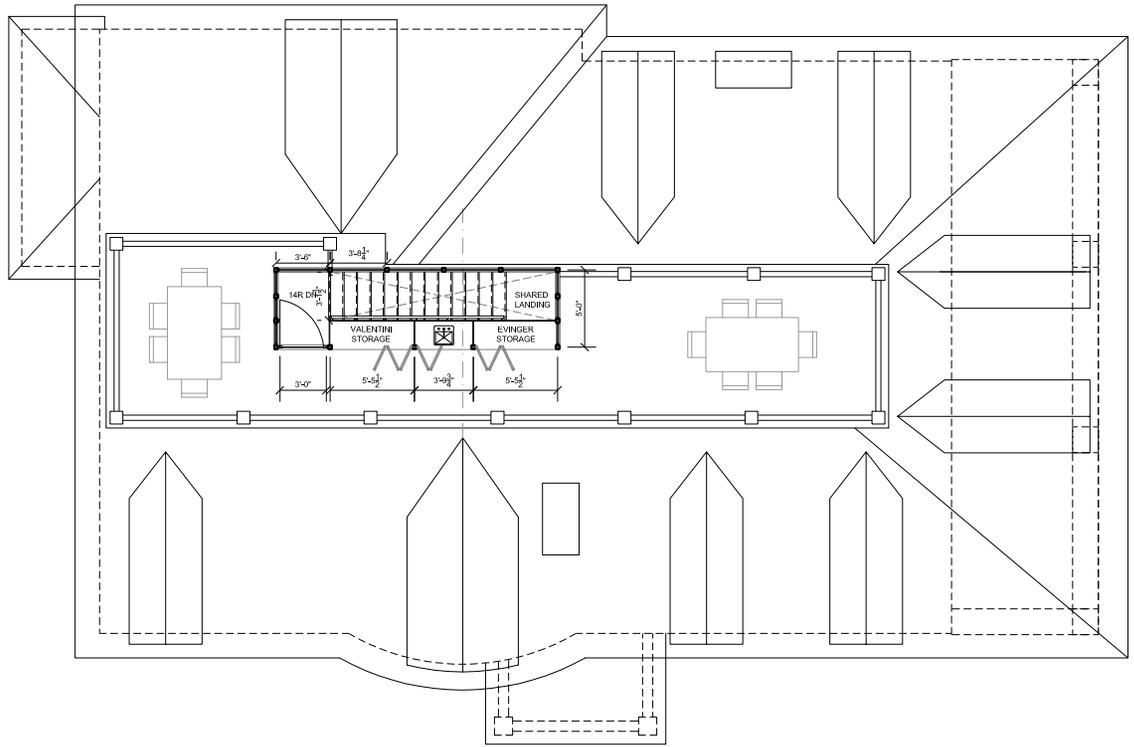
**EVINGER & VALENTINI**  
419 OAK GROVE & 1600 CLIFTON  
MINNEAPOLIS, MN

PROJECT PHASE:  
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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

**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:  
 VARIANCE REVIEW

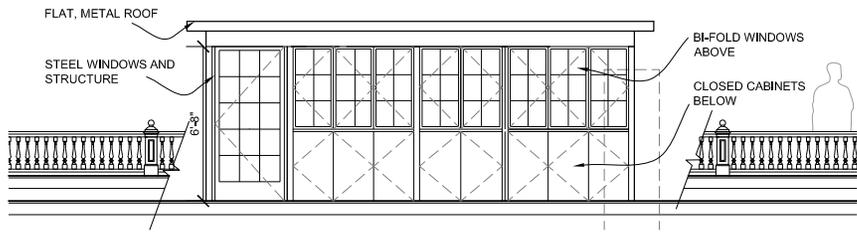
PROJECT NUMBER:  
 16-028

ISSUE DATE:  
 September 15, 2016

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 JRL/AT

NOT FOR CONSTRUCTION

**A14**  
 PROPOSED ROOF  
 PLAN



ZOOM IN OF PROPOSED EAST ELEVATION



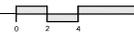
PRECEDENT IMAGE OF STAIR ENCLOSURE AND RAILING SYSTEM



EXISTING EAST FACADE



1 PROPOSED EAST ELEVATION  
1/4" = 1'-0" on 2/4/08 1/8" = 1'-0" on 1/15/17



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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:  
VARIANCE REVIEW

PROJECT NUMBER:  
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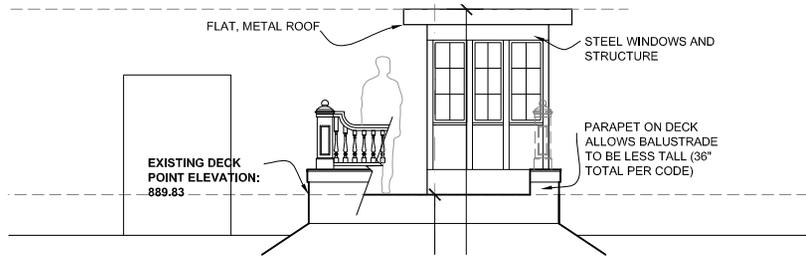
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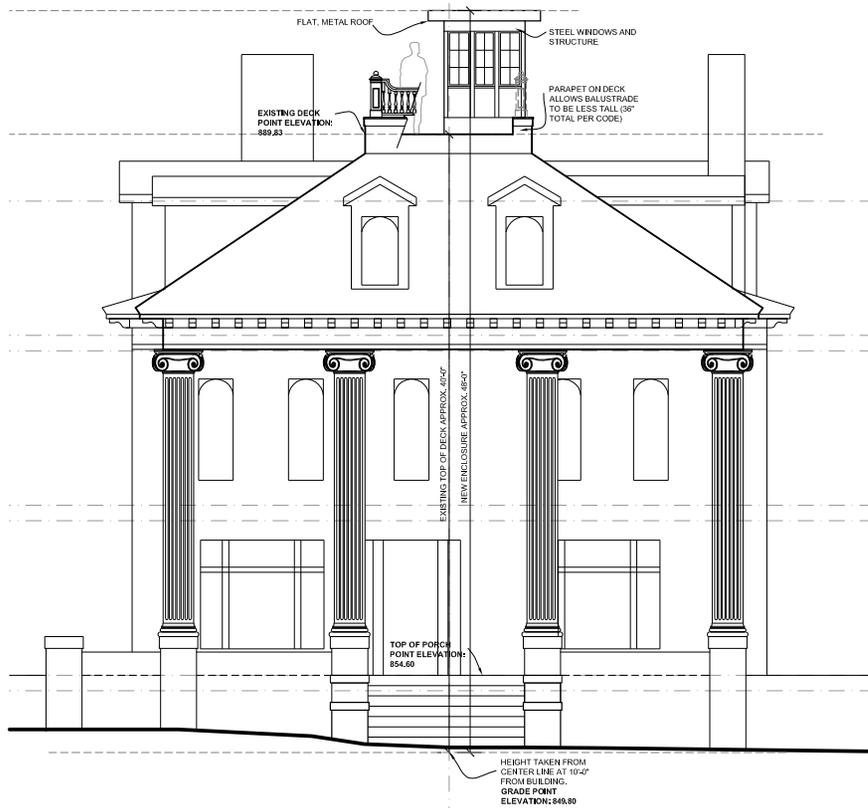
**A20**

PROPOSED ELEVATIONS

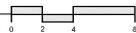
NOT FOR CONSTRUCTION



ZOOM IN OF PROPOSED NORTH ELEVATION



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



PRECEDENT IMAGE OF STAIR ENCLOSURE AND RAILING SYSTEM



EXISTING NORTH FACADE

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

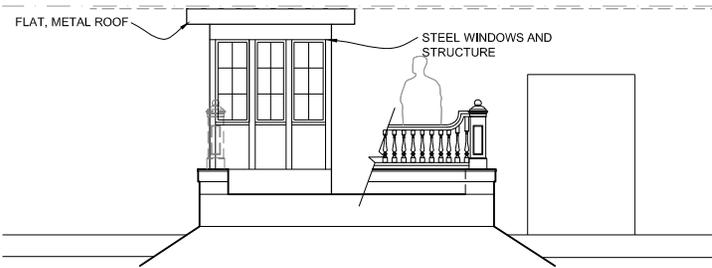
EVINGER & VALENTINI  
419 OAK GROVE & 1600 CLIFTON  
MINNEAPOLIS, MN

PROJECT PHASE:  
VARIANCE REVIEW  
PROJECT NUMBER:  
16-028  
ISSUE DATE:  
September 15, 2016

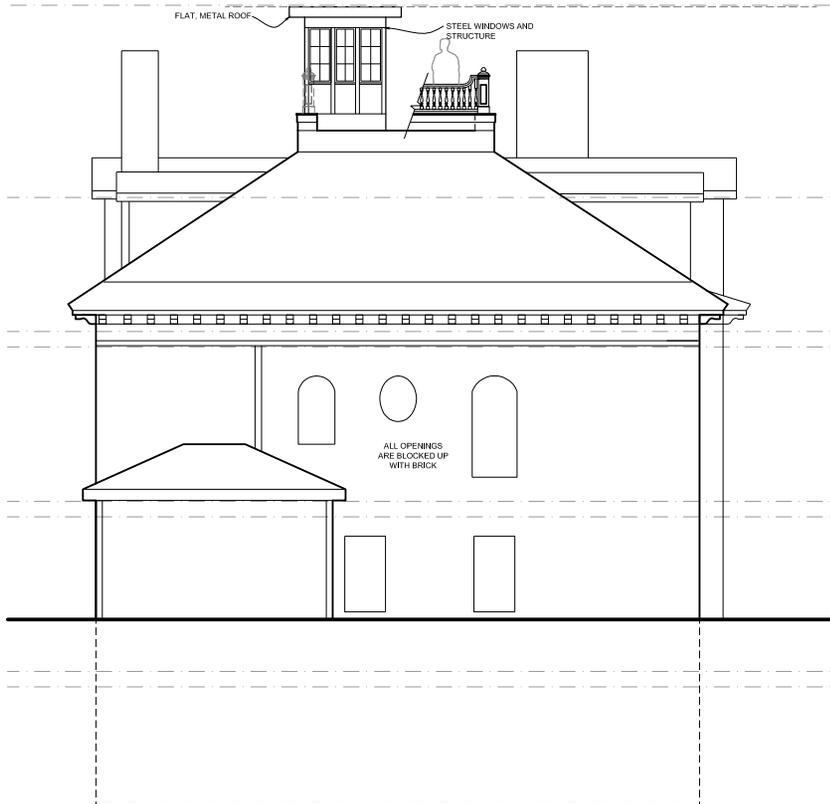
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JRL/AT

A21  
PROPOSED ELEVATIONS

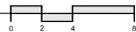
NOT FOR CONSTRUCTION



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

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 Tel. 612-285-7275 Fax. 612-285-7274

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

PROJECT PHASE:  
 VARIANCE REVIEW

PROJECT NUMBER:  
 16-028

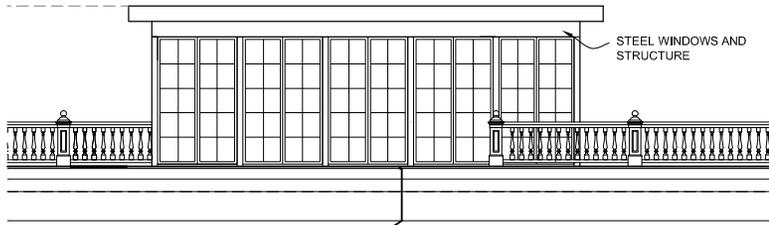
ISSUE DATE:  
 September 15, 2016

DRAWN BY:  
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**A22**

PROPOSED  
 ELEVATIONS

NOT FOR CONSTRUCTION



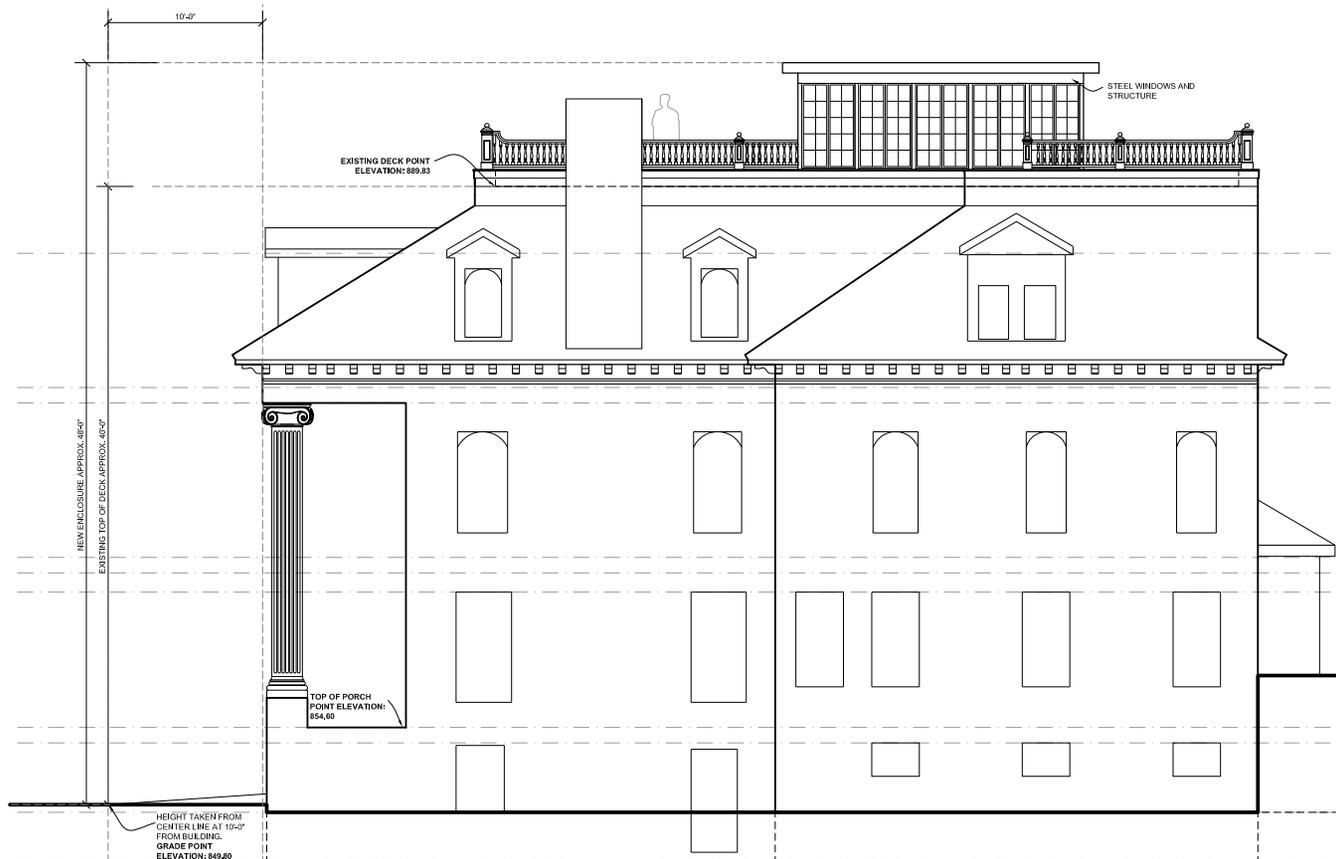
ZOOM IN OF PROPOSED WEST ELEVATION



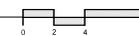
PRECEDENT IMAGE OF STAIR ENCLOSURE



EXISTING EAST FACADE



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



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 MINNEAPOLIS, MN

PROJECT PHASE:  
 VARIANCE REVIEW

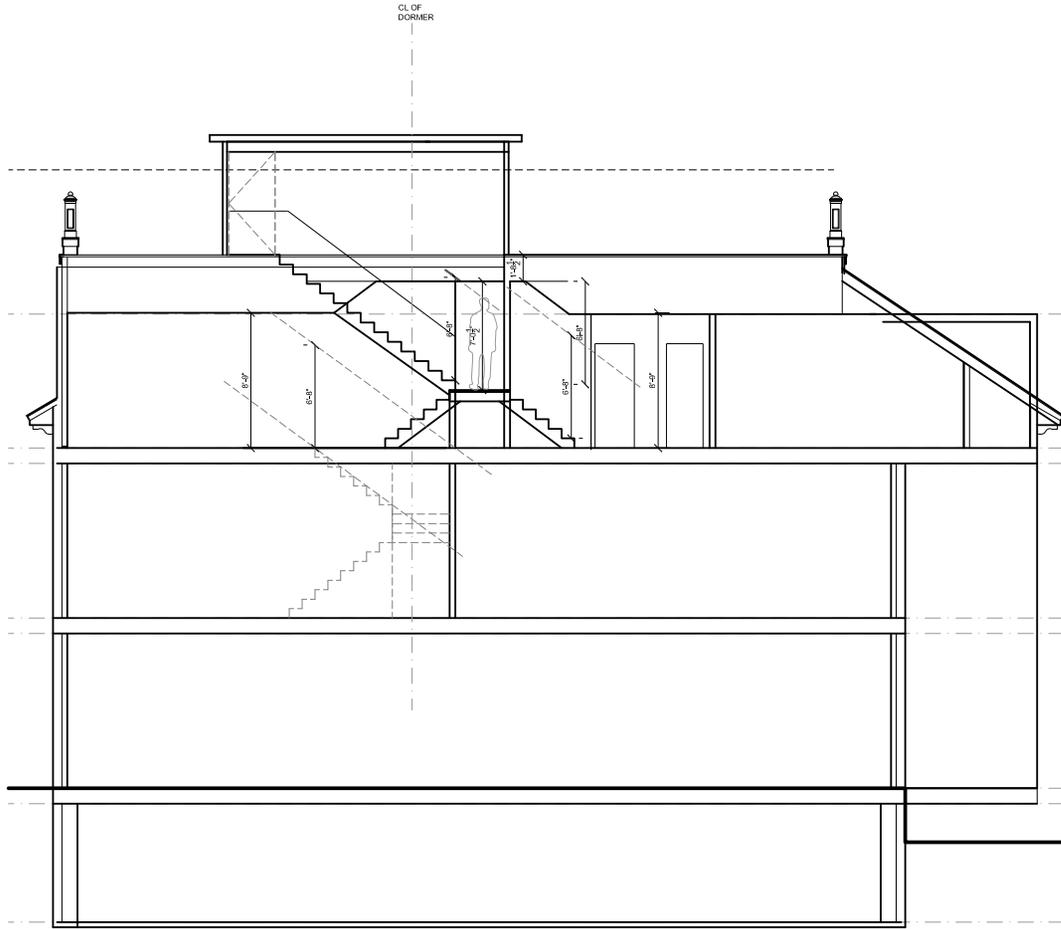
PROJECT NUMBER:  
 16-028

ISSUE DATE:  
 September 15, 2016

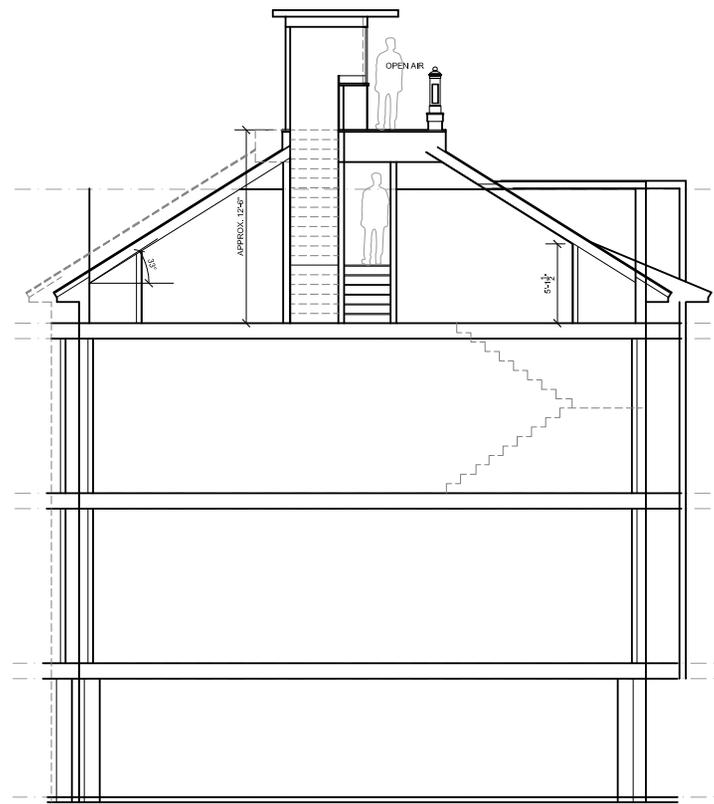
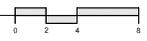
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**A23**  
 PROPOSED ELEVATIONS

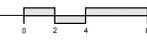
NOT FOR CONSTRUCTION



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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 MINNEAPOLIS, MN

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 VARIANCE REVIEW

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 16-028

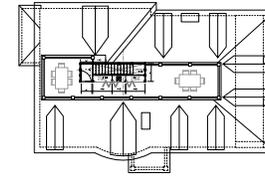
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**A30**  
 PROPOSED SECTIONS





PLAN KEY  




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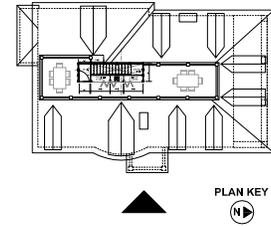
DRAWN BY:  
 JRL/AT

**NOT FOR CONSTRUCTION**

**R2**

PROPOSED RENDERING

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



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

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

PROJECT PHASE:  
VARIANCE REVIEW

PROJECT NUMBER:  
16-028

ISSUE DATE:  
September 15, 2016

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JRL/AT

**R3**

PROPOSED  
RENDERING

NOT FOR CONSTRUCTION

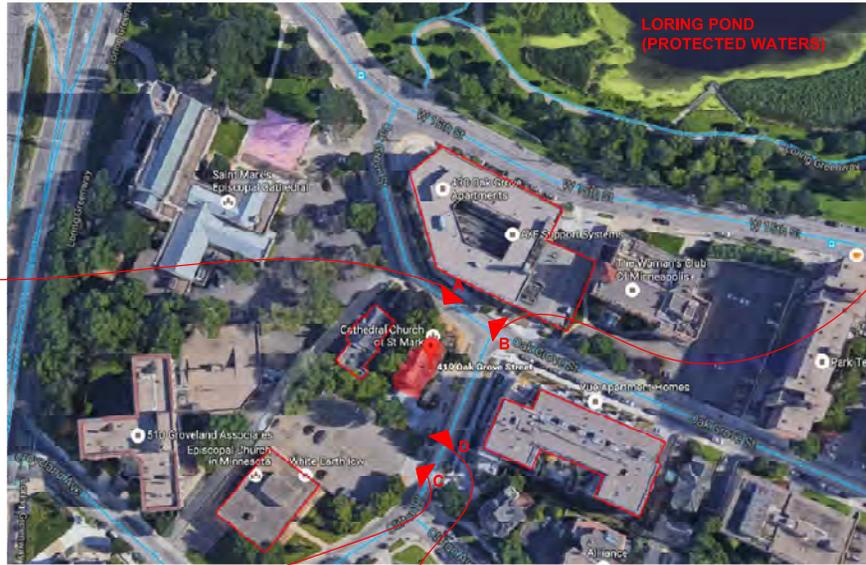
VIEW A. WEST NEIGHBOR - HISTORIC MANSION



VIEW B. NORTH NEIGHBOR - 430 OAK GROVE APARTMENTS (3-STORY BUILDING)



**EXISTING AERIAL PHOTO OF PROPERTY AND LORING HILL**



VIEW C. SOUTH NEIGHBOR - OFFICE BUILDING (3-STORY BUILDING)



VIEW D. EAST NEIGHBOR - "VUE" APARTMENTS (6-STORY BUILDING)



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MINNEAPOLIS, MN

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September 15, 2016

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**RF.1**

NEIGHBORHOOD  
CONTEXT

NOT FOR CONSTRUCTION

# 419 OAK GROVE/1600 CLIFTON PLACE - SHADOW STUDIES



SUMMER AM (9:00AM - JULY 1ST)



FALL AM (9:00AM - OCT 1ST)



WINTER AM (9:00AM - FEB 1ST)



SUMMER PM (3:00PM - JULY 1ST)



FALL AM (9:00AM - OCT 1ST)



WINTER PM (3:00PM - FEB 1ST)

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419 OAK GROVE & 1600 CLIFTON  
MINNEAPOLIS, MN

PROJECT PHASE:  
VARIANCE REVIEW

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September 15, 2016

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RF.2

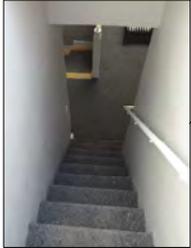
SHADOW  
STUDIES



VIEW OF SOUTH END OF DECK



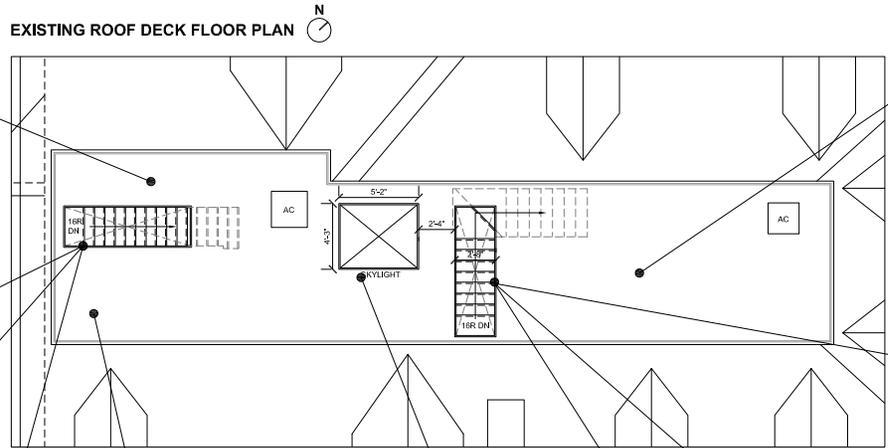
UNIT 1. ROOF HATCH DOOR



UNIT 1. ROOF HATCH DOOR  
LOOKING DOWN TO UNIT



STEEP STAIRWAY UP TO ROOF -  
+9" STEPS



VIEW OF NORTH END OF DECK



UNIT 2. ROOF HATCH DOOR



UNIT 2. STEEP STAIRWAY DOWN  
TO ROOF DECK



OVERALL VIEW OF DECK -  
LOOKING NORTH



SKYLIGHT



STEEP STAIRWAY UP TO ROOF  
DECK - NOT CODE COMPLIANT

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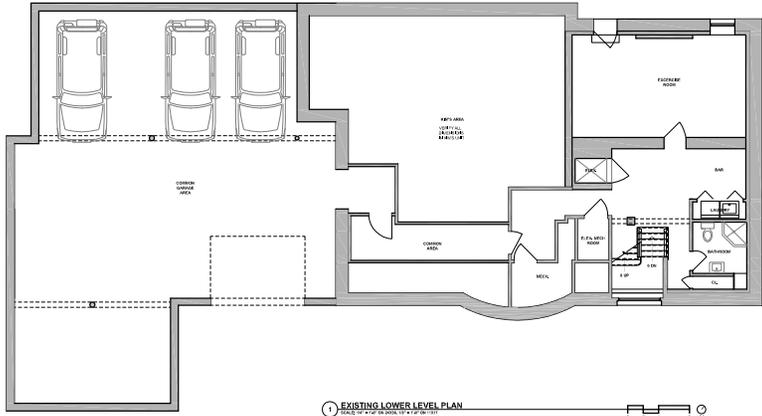
PROJECT PHASE:  
VARIANCE REVIEW  
PROJECT NUMBER:  
16-028  
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DRAWN BY:  
JRL/AT

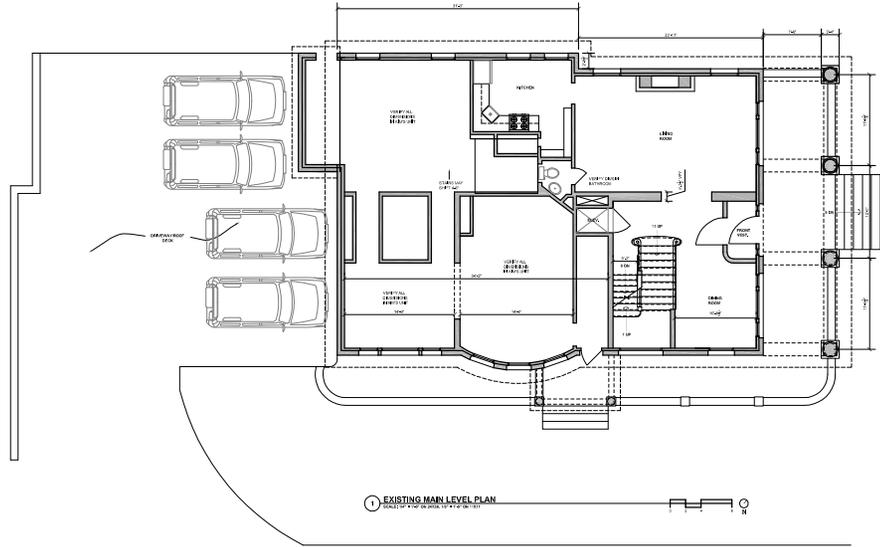
**NOT FOR CONSTRUCTION**

**RF.3**

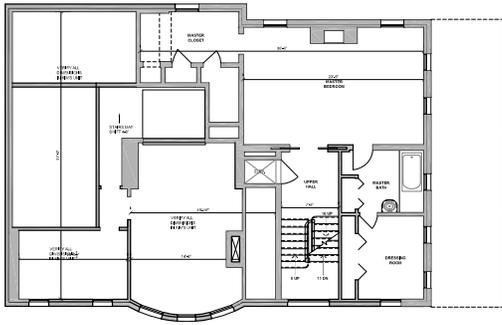
EXISTING ROOF  
DECK



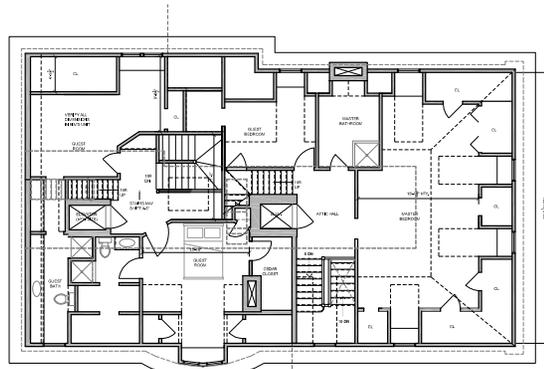
1 EXISTING LOWER LEVEL PLAN  
SCALE: 1/4" = 1'-0" (SEE SHEET 17 FOR DETAILS)



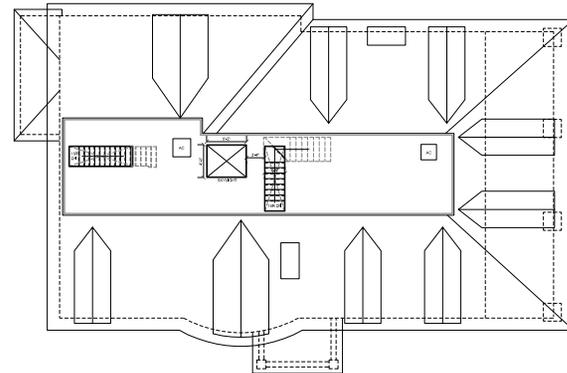
1 EXISTING MAIN LEVEL PLAN  
SCALE: 1/4" = 1'-0" (SEE SHEET 17 FOR DETAILS)



1 EXISTING UPPER LEVEL PLAN  
SCALE: 1/4" = 1'-0" (SEE SHEET 17 FOR DETAILS)



1 EXISTING ATTIC LEVEL PLAN  
SCALE: 1/4" = 1'-0" (SEE SHEET 17 FOR DETAILS)



1 EXISTING ROOF DECK & PLAN  
SCALE: 1/4" = 1'-0" (SEE SHEET 17 FOR DETAILS)

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ISSUE DATE:  
September 15, 2016

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JRL/AT

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XP01

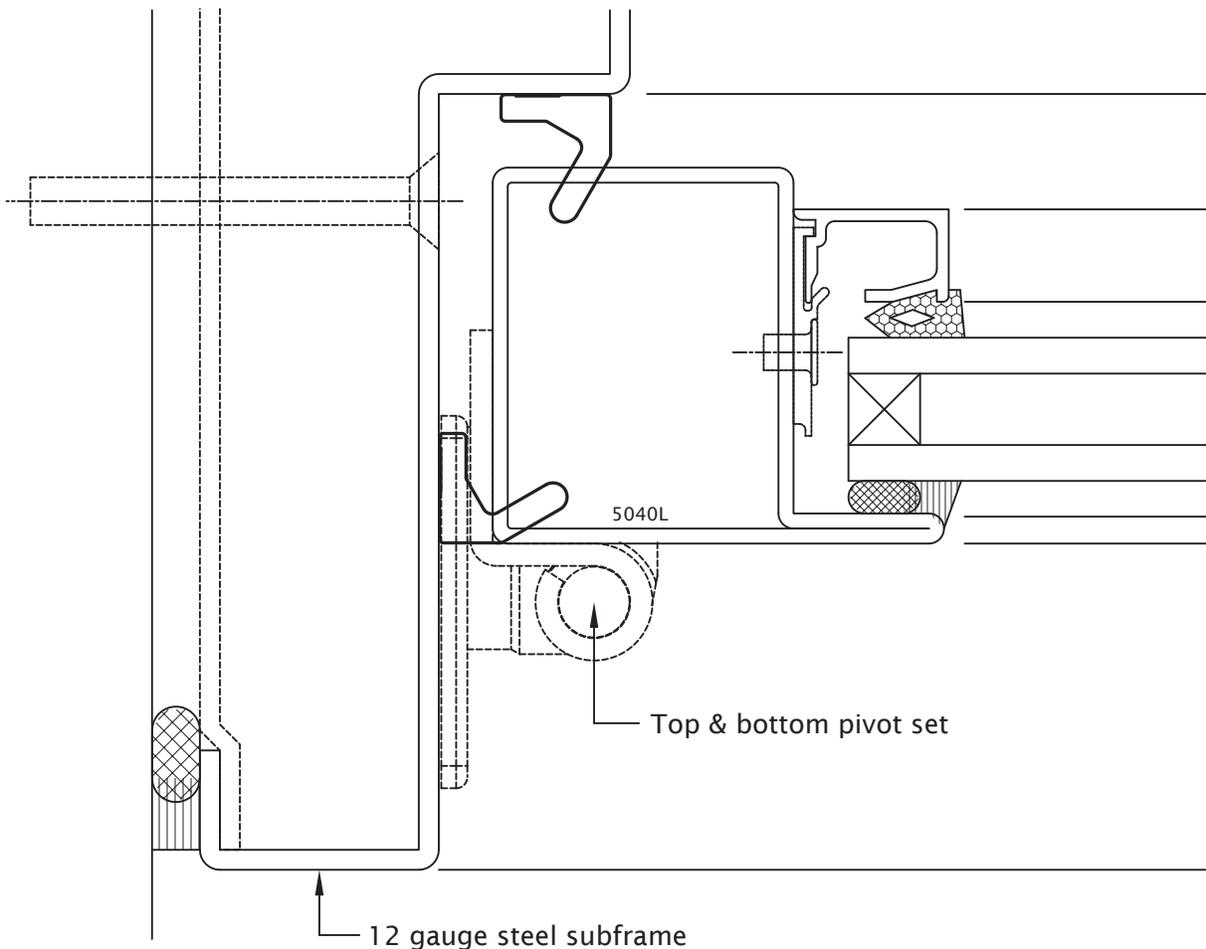
EXISTING  
PLANS



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.

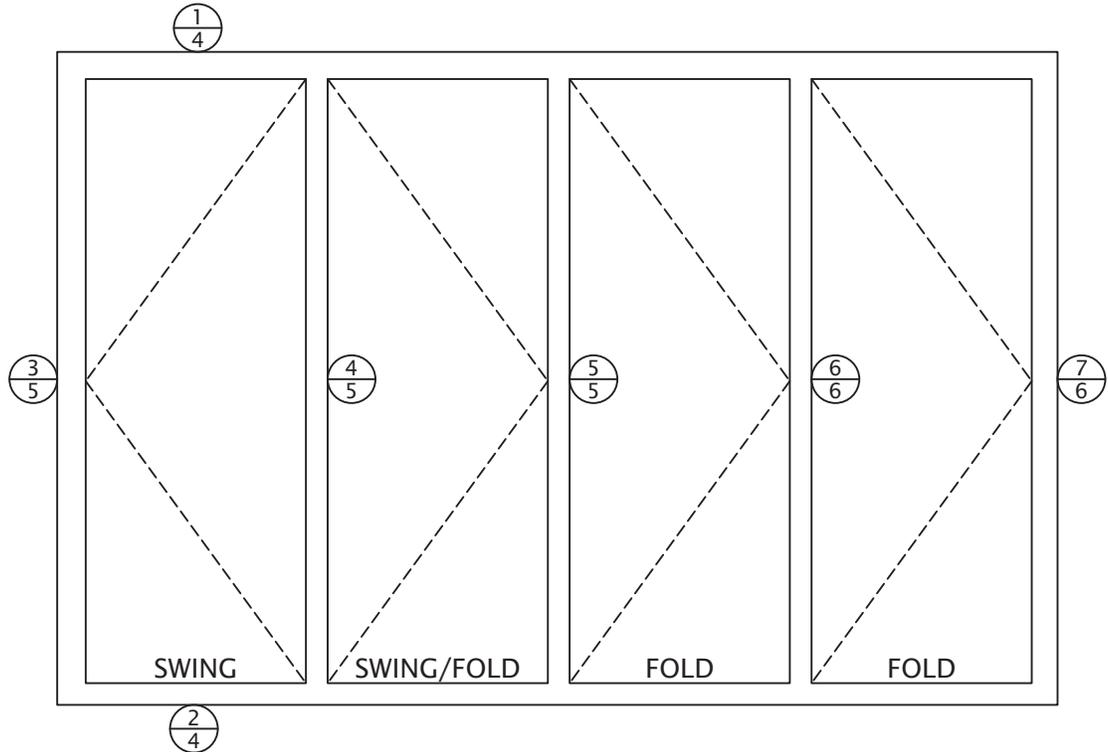
### PRODUCT FEATURES

- 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

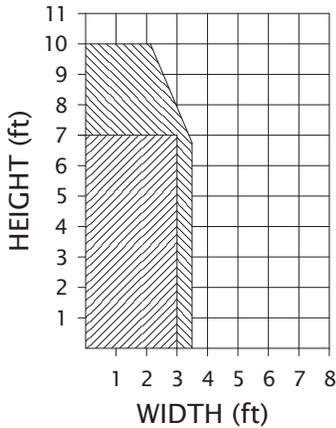


Details are full scale.

**Exhibit 15. Hopes Window  
details/specifications.**



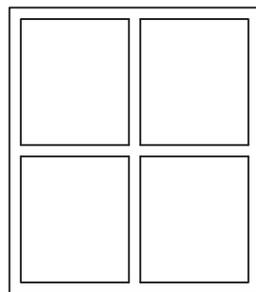
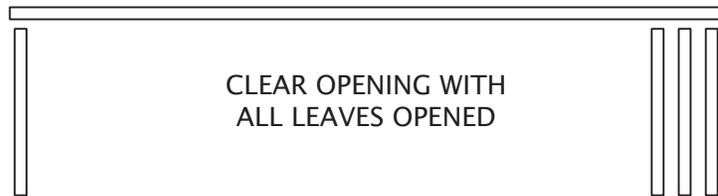
**RECOMMENDED SIZES**



- ▨ Weight limit per panel - 176 lbs
- ▨ Weight limit per panel - 265 lbs

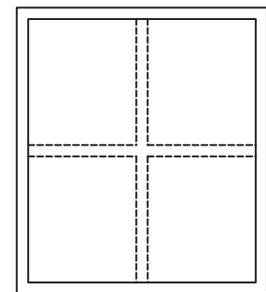
Sizes based on 1" insulating glass with 1/4" panes.

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



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

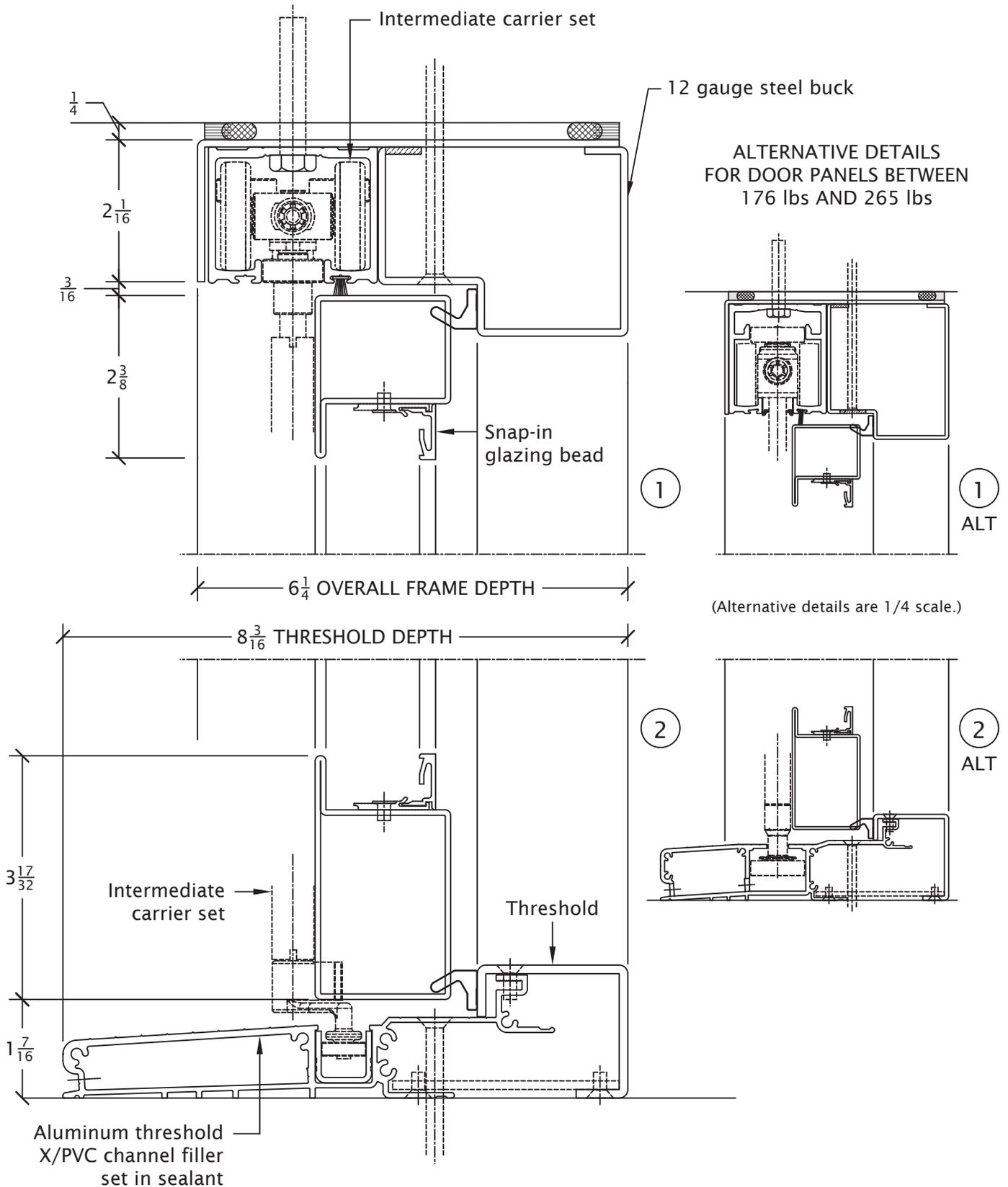
**SCHEME 7L**  
7 TOTAL LEAVES  
6 FOLDING / 1 SWING  
0 SWING



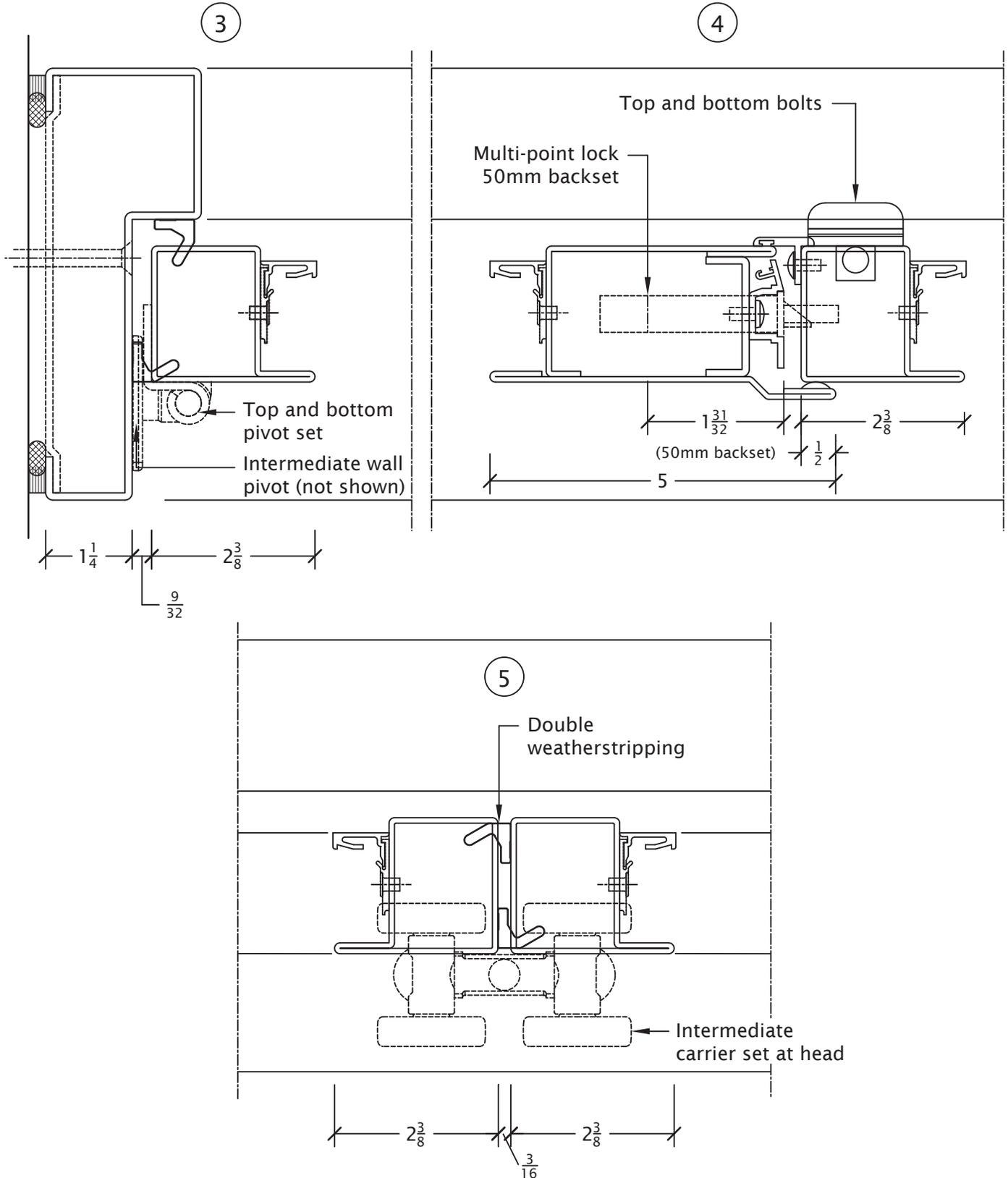
**SCHEME 7R**  
7 TOTAL LEAVES  
0 SWING  
6 FOLDING / 1 SWING

Other configurations are available. Please consult Hope's.

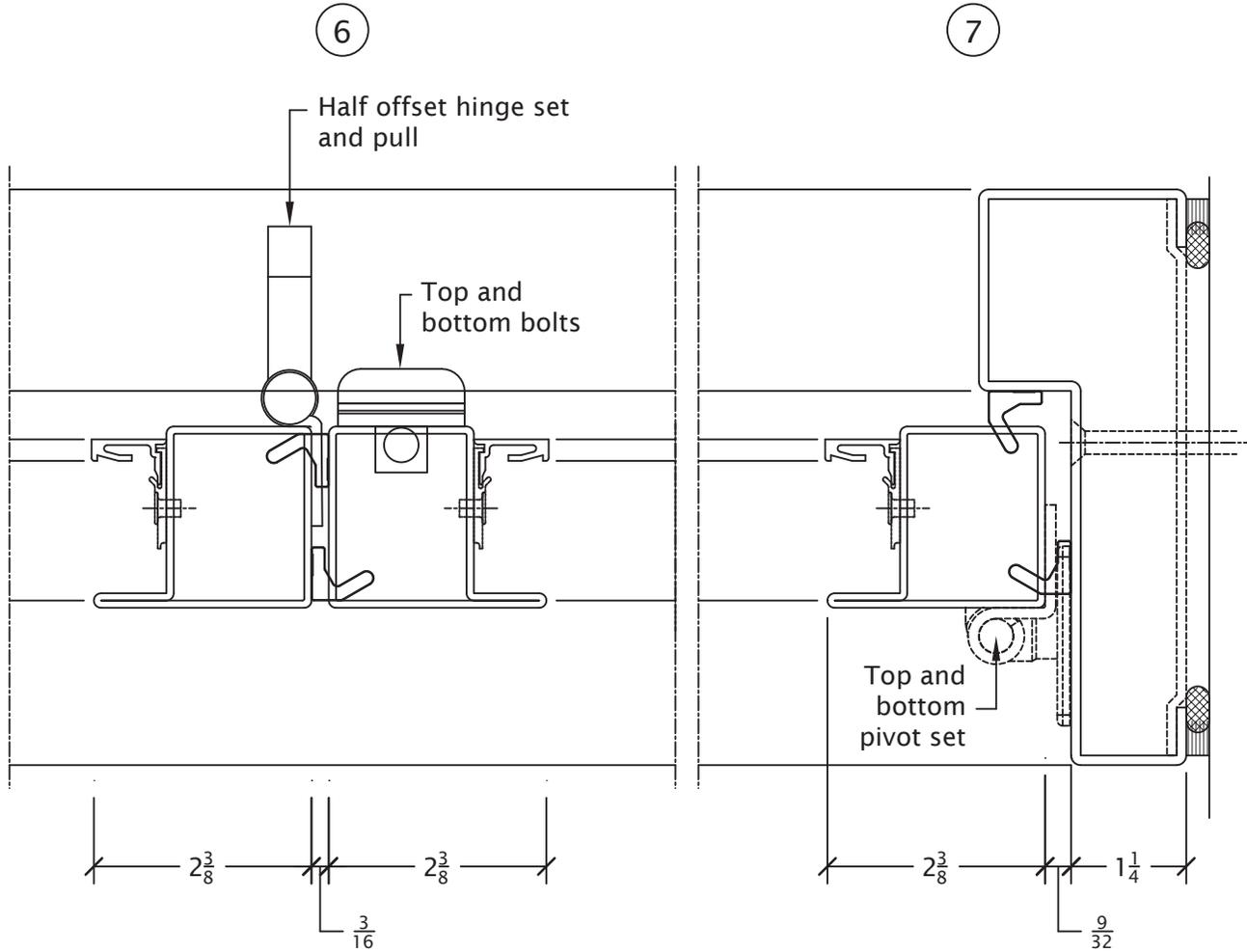
Elevations are for detail reference only. Elevations are not to scale.  
All Hope's products are custom manufactured for your specific project requirements.



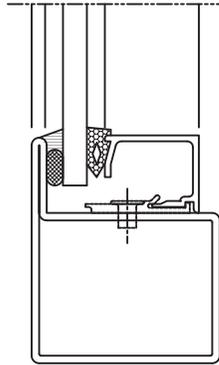
Details are half scale and shown inside glazed with 1" glass.  
See page 7 for further glazing bead options.



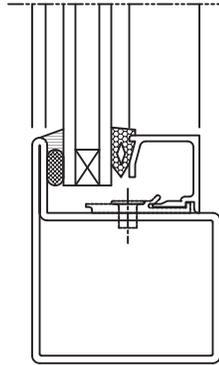
Details are half scale and shown inside glazed with 1" glass.  
See page 7 for further glazing bead options.



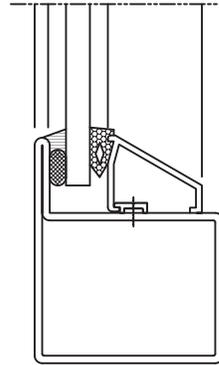
Details are half scale and shown inside glazed with 1" glass.  
See page 7 for further glazing bead options.



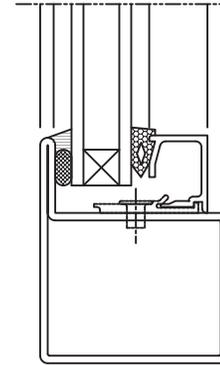
1/4" GLASS  
#350 BEAD



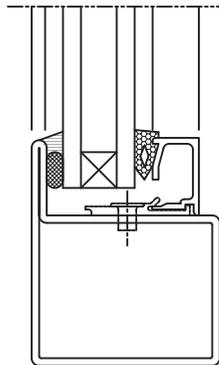
1/2" GLASS  
#352 BEAD



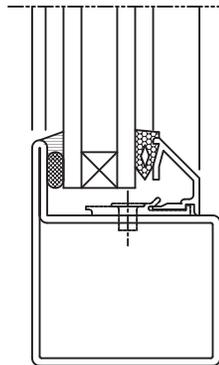
1/4" GLASS  
#360 BEAD



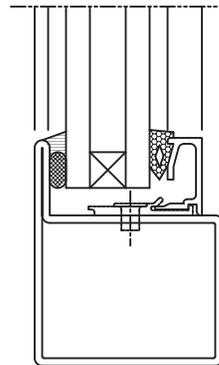
5/8" GLASS  
#45 BEAD



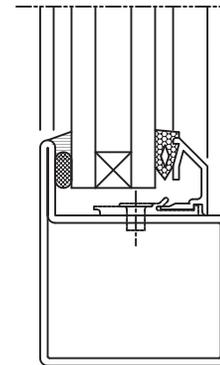
3/4" GLASS  
#355 BEAD



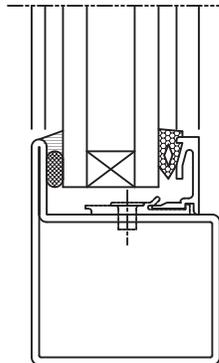
3/4" GLASS  
#356 BEAD



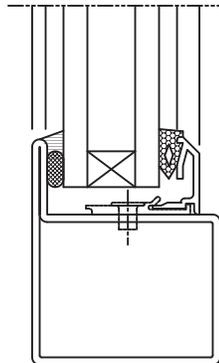
7/8" GLASS  
#46 BEAD



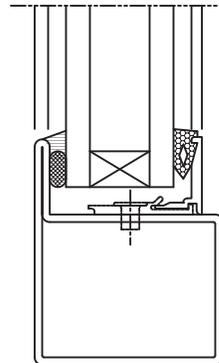
7/8" GLASS  
#357 BEAD



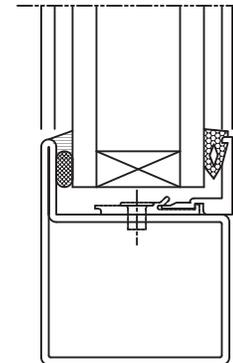
1" GLASS  
#47 BEAD



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 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



PLATE 305—RESIDENCE OF MR. D. B. LYON, MINNEAPOLIS, MINN.

Supplement to

THE ARCHITECT, BUILDER AND DECORATOR.

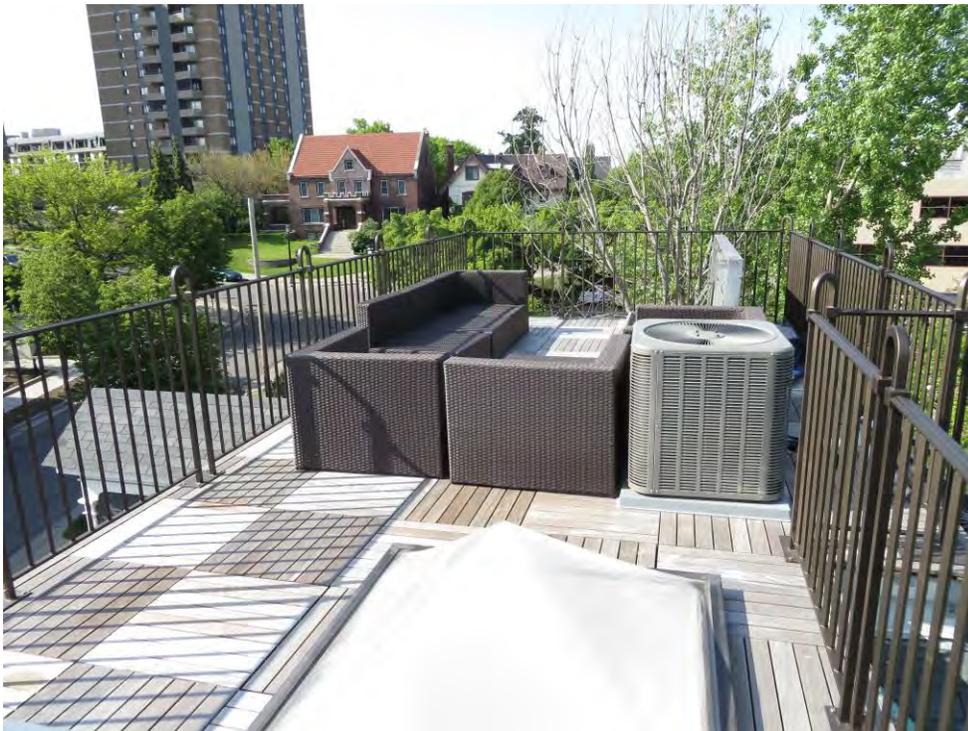
Mr. E. S. Stebbins, Architect, Minneapolis, Minn.

**Exhibit 3.** Daniel B. Lyon house photo. (Date and author unknown). Photo credit from Northwest Architectural archives from the Edward S. Stebbins papers.

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



**Exhibit 4.** Existing roof deck view facing north. Roof hatch in foreground is for Unit 1 and roof hatch in background is for Unit 2.



**Exhibit 5.** Existing roof deck facing south. Skylight in foreground and Unit 1 roof hatch.



**Exhibit 6.** Unit 1 roof hatch opening, located toward south side of house.



**Exhibit 7.** Unit 1 stair looking up from attic level.



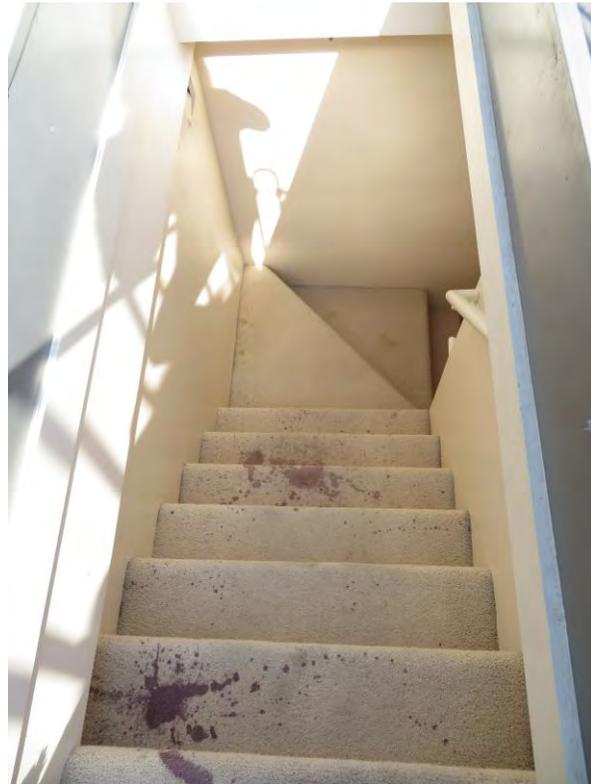
**Exhibit 8.** Unit 1 stair looking down to attic level.



**Exhibit 9.** Unit 2 roof hatch opening, located toward the north side of house in middle of deck.



**Exhibit 10.** Unit 2 stair looking up from attic level.



**Exhibit 11.** Unit 2 stair looking down toward attic level.



**Exhibit 12.** Precedent image of stair enclosure on a roof deck.



**Exhibit 13.** Precedent image of bi-fold windows.



**Exhibit 14.** Hopes Windows custom, steel windows application. (Photo curtsey of HopesWindows.com)

September 15, 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 – Variance Review

Dear Council Member 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 have received a Certificate of Appropriateness from the Heritage Preservation Committee on September 2<sup>nd</sup>, 2016 for the work on roof. We have also received approval from the Citizens for a Loring Park Community for the work. We are asking for a variance to increase the height to allow for a safe access to the roof. Please see below for the project description and necessary contact information for any questions you might have.

**Statement of proposed use and description of the project.**

*\*This project statement has been modified from the HPC COA application to address issues specific to the Variance application.*

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, is code compliant, and minimal as possible to not block views to Loring Pond or cast major shadows on adjacent properties. 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 and demonstrates 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.

Exterior details of the home are in disrepair. 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. These existing features make the deck difficult and unsafe to access, visually cluttered, and not historically compatible.

**New Stair Enclosure.** In order to get a safe, code compliant stair and proper exit door, we will need to create an enclosure that will sit above the allowed height restriction for the Shoreland Overlay District. The current roof deck or top of truncated hipped roof is about 36'-6" from natural grade and will need to increase about 9'-6" to get access.

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
- Energy efficient roof by closing up multiple penetrations and making one shared access
- Repair damaged roof and repair issues of critter infiltration at the existing deck
- 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.

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](mailto:levinger@comcast.net)

David Evinger  
Email: [DEvinger@ghlaw-llp.com](mailto:DEvinger@ghlaw-llp.com)

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

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

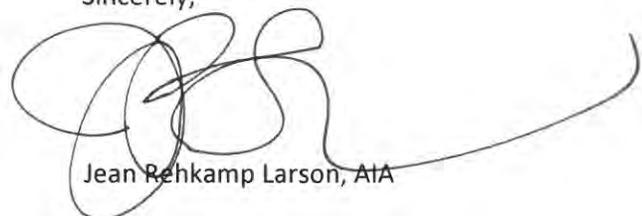
**Applicant's Representative(s):**

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

Jean Rehkamp Larson, AIA  
Email: [jean@rehkamplarson.com](mailto:jean@rehkamplarson.com)

Angela Taffe  
Email: [angela@rehkamplarson.com](mailto:angela@rehkamplarson.com)

Sincerely,



Jean Rehkamp Larson, AIA

September 15, 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 – Variance Review

Dear Citizens for Loring Park Community,

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**Applicant Name(s):**

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

Lynn Evinger  
Email: [levinger@comcast.net](mailto:levinger@comcast.net)

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- **Kim Rakos Valentini (Owner)**  
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**Applicant's Representative(s):**

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Sincerely,



Jean Rehkamp Larson, AIA