Department of Community Planning and Economic Development
Planning Division

Certificate of Appropriateness
BZH-27025

Date:	November 29, 2011
Proposal:	Certificate of Appropriateness for rehabilitation work
Applicant:	Ross Lumley
Address of Property:	2421 Clinton Avenue South
Project Name:	2421 Clinton Avenue Rehabilitation
Contact Person and Phone:	Ross Lumley, 612-490-1434
Planning Staff and Phone:	Aaron Hanauer, 612-673-2494
Date Application Deemed Complete:	November 8, 2011
Publication Date:	November 22, 2011
Public Hearing:	November 29, 2011
Appeal Period Expiration:	December 9, 2011
Ward:	Ward 6
Neighborhood Organization:	Whittier Alliance
Concurrent Review:	N/A
Attachments:	Attachment A: Materials submitted by CPED staff – • 350' map (A1) • Map- Washburn-Fair Oaks Historic District (A2) • Image circa 1996 (A3) • Image circa 2010 (A4) Attachment B: Materials submitted by Applicant – • Application (B1-B2) • Project Narrative (B3) • Neighborhood and Council Member Notification (B4) • Statement to Findings (B5) • Plan Drawings (B6-B9) • Images (B10-B19)

West (Front) Elevation of Property, Source: CPED file circa 1996

West Elevation of Property, Photo Submitted by Applicant (2011)

CLASSIFICATION:	
Local Historic District	Washburn-Fair Oaks Historic District
Period of Significance	1858- circa 1939
Criteria of significance	Broad patterns of development
Date of local designation	1976
Applicable Design Guidelines	Washburn-Fair Oaks Historic District Design Guidelines, Secretary of Interior Standards for Treatment of Historic Properties

PROPERTY INFORMATION	
Current name	2421 Clinton Avenue South
Historic Name	2421 Clinton Avenue South
Current Address	2421 Clinton Avenue South
Historic Address	2421 Clinton Avenue South
Original Construction Date	1915
Original Contractor	Hoyt Building Company
Original Architect	N/A
Historic Use	Residential
Current Use	Residential
Proposed Use	Residential

BACKGROUND:

The subject property is a 2.5 story house built in 1915 in the Colonial Revival style. The front porch was enclosed at some point, however, the date is not known (Attachment A3 and A4). The detached garage was built in 1965.

The property was purchased by FJR Capital in June 2011 for $48,500. In September 2011, Colleagues in Regulatory Services-Inspections informed the CPED-Preservation and Design Team that work was taking place to the property without a building permit. In reviewing the proposed work with the property owner's representative, the CPED-Preservation and Design Team determined the work-in-progress and the proposed work not completed was a major alteration and Certificate of Appropriateness application was required.

SUMMARY OF APPLICANT'S PROPOSAL:

The Applicant is proposing the following work (Attachment B3):

1. *Return the enclosed front porch into an open front porch:* The Applicant states that "After reviewing other porches in the neighborhood, the conforming style is consistent with the property's original structure."
2. *Installation of new bead board on the open front porch roof (Attachment B13)*
3. *Construct new stairs to the open front porch:* The Applicant states they are proposing handrail and guardrails that meet building code requirements (Attachment B10.1 and B16).
4. *Install a new picture window on the front elevation with a 12 inch transom window above* (Attachment B6 and B7)*:* The previous owner had converted the original window opening into a door opening and converted the front porch to living space as seen in attached photos (Attachment A3 and B17). The Applicant is proposing to convert the opening back to a window opening. They are proposing to install an aluminum clad picture window with a transom above (Attachment B7). The Applicant states that they will install the exact wood lap siding and trim that matches the surrounding original trim below the picture window (Attachment B3, B7, and B17).
5. *Reside the north elevation of the garage with a siding that matches the existing siding (Attachment B15)*

PUBLIC COMMENT:

As of November 22, 2011, no public comments were received.

CETIFICATE OF APPROPRIATENESS: Certificate of Appropriateness to replace siding and remove a chimney on a contributing resource in the Washburn-Fair Oaks Historic District.

Findings as required by the Minneapolis Preservation Code:

The Planning Division of the Minneapolis Community Planning and Economic Development Department has analyzed the application based on the findings required by the Minneapolis Preservation Ordinance. Before approving a certificate of appropriateness, and based upon the evidence presented in each application submitted, the commission shall make findings based upon, but not limited to, the following:

(1) The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.

The subject property is considered to be a contributing resource to the Washburn-Fair Oaks Historic District, which is significant for its collection of late nineteenth and early twentieth century residential structures, ranging from mansions to more modest dwellings to multi-family housing.

The proposed work is compatible with and continues to support the criteria of significance of the Washburn Fair Oaks Historic District. The proposed work, in particular the conversion of the enclosed front porch to an open front porch, will enhance the historic character of the single-family house (Attachment A3 and B12).

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

The exterior portions of the subject property contribute to the Washburn-Fair Oaks Historic District's significance. The proposed changes would enhance the building's contribution as a residential structure in a district significant for its collection of late nineteenth and early twentieth century residential structures. The proposed open front porch conversion, window replacement, and residing of the garage will improve the appearance of the property and return the property closer to its original appearance. The alterations are compatible with and support the exterior designation in which the property was designated.

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

Both the City of Minneapolis' Heritage Preservation Regulations and the National Register of Historic Places identify integrity as the authenticity of historic properties and recognize seven aspects that define a property's integrity: location, design, setting, materials, workmanship, feeling and association. Based upon the evidence provided below, the proposed work would ensure continued integrity of the contributing resource.

Location: The Applicant is not proposing to change the contributing resource's location, thus the project will not impair the integrity of location.

Design: The proposed changes will improve the historic design of the building. The Applicant is proposing to convert an enclosed front porch to an open front porch and convert a door opening to a picture window. An open front porch and picture window were part of the original design, therefore, the changes will be complimentary to the original design.

Setting: The project will not impair the contributing resource's integrity of setting. The Applicant is proposing work to a front elevation window, the front porch, and the garage. These improvements will help restore the property.

Materials: The Applicant is proposing to use wood materials for the porch, stairs, and garage work, which will compliment the original building materials. The applicant is proposing to install an aluminum clad picture window on the front elevation. The proposed replacement window will not have an impact on the building's historic materials given that the original window was missing.

Workmanship: The Applicant is proposing to install a new window and replace in kind materials to the front porch and the garage. The proposed work would not have an impact on the integrity of workmanship.

Feeling: The project would improve the property's integrity of feeling. The proposed changes are sensitive and would help restore the historic character and feeling of the house.

Association: The project will not impair the property's integrity of association.

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

The Applicant's proposal in compliance with the Washburn-Fair Oaks Historic District Guidelines.

The Applicant is proposing to convert an enclosed front porch back to an open front porch, which was part of the original design. The district guidelines states that "open porches should remain open (Binder 5.10.4). For the front porch restoration, the Applicant is proposing to install columns, spindles, and bead board, while leaving the original porch freeze. This work meets the spirit of District Guideline 8a, "Architectural details such as columns should be retained on open porches (Binder 5.10.4)."

The Applicant's proposal to install new clapboard siding on the north and west elevation of the garage to match the original is in compliance with the guidelines for clapboard, "New clapboard to an existing clapboard structure should match the directionality and dimensions of the original siding (Binder 5.10.4)."

The Applicant's proposal to install a new picture window with a transom window on the front elevation is also in compliance with the district guidelines. The guidelines state that "If existing windows [or missing windows] need to be replaced, use wooden, a suitable colored or anodized metal or other materials that blend with and not detract from the building (Binder 5.10.4)." As conditioned, the Applicant's proposed aluminum clad window material is in compliance with the district guideline. The Applicant states they will install replacement siding in the area below the proposed window to match the original trim that remains.

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

The Applicant is conducting a rehabilitation of the subject property. The proposed rehabilitation work is consistent with Secretary of the Interior's Standards for the Treatment of Historic Properties which recommends that the historic character of a property shall be retained and preserved and that new features shall match the old in design and materials.

(6) The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.

Action 8.1.1 of the Minneapolis Plan for Sustainable Growth indicates that the City shall protect historic resources from modifications that are not sensitive to their historic significance. As conditioned, the project will not modify the building in a way that is insensitive to its historical character, as discussed in items 4 and 5 above.

Comprehensive plan policy 8.1 states that the City will, "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture." The proposed work will help restore the house to its original appearance.

Before approving a certificate of appropriateness, and based upon the evidence presented in each application submitted, the commission shall make findings that alterations are proposed in a manner that demonstrates that the applicant has made adequate consideration of the following documents and regulations:

(7) Adequate consideration of the description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.

The proposed alterations are compatible with and support the statement of significance in the original nomination upon which designation of the landmark or historic district was based. The exterior portions of the building at 2421 Clinton Avenue South contribute to the district's significance.

(8) Where applicable, Adequate consideration of Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.

Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review does not require site plan review for this proposal, which includes no additions.

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

The Applicant is conducting a rehabilitation of the subject property. Given the scope of work, the rehabilitation guidelines are the most appropriate treatment. As discussed in finding #5, the application is in compliance with the rehabilitation guidelines of *the Secretary of the Interior's Standards for the Treatment of Historic Properties.*

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

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

The proposed alterations are compatible with and will ensure continued significance and integrity of all contributing properties in the historic district. The proposed open front porch work and picture window will improve the historic character of the subject property and the district.

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

The spirit and intent of the City of Minneapolis' Heritage Preservation Regulations is to preserve historically significant buildings, structures, sites, objects, districts, and cultural landscapes of the community while permitting appropriate changes to be made to these properties. The Applicant is proposing work that will bring back the historic character of the property, in particular the conversion of the enclosed porch to an open porch. The

proposed work is in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.

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

Approval of this Certificate of Appropriateness will not impede the normal and orderly preservation of surrounding resources within the district and City at large. As conditioned, the proposed work will improve the historic character of the subject property.

STAFF RECOMMENDATION

CPED-Planning staff recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the Certificate of Appropriateness for rehabilitation work to the principal structure and garage with the following condition(s):

1. CPED-Planning Preservation Staff shall review and approve the final plans prior to building permit issuance;
2. The Certificate of Appropriateness approval shall expire if it is not acted upon within one year of approval, unless extended by the Planning Director in writing prior to one-year anniversary date of approvals;
3. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval;
4. The Applicant shall obtain all other necessary City approvals prior to the commencement of work;
5. The existing window opening on the front elevation shall not be increased;
6. Window trim shall match the detail and size of the existing window trim;
7. The front elevation below the picture window shall have a minimum of five rows of clapboard siding installed to match the existing.

Attachment A: Submitted by CPED staff

Attachment B: Materials submitted by Applicant

Attachment C: Materials submitted by Others