



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #1
September 9, 2014
BZH-28333

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 2412 1st Avenue South
Project Name: Porch Replacement
Prepared By: [Lisa Steiner](#), City Planner, (612) 673-3950
Applicant: Omega One, Ltd.
Project Contact: Josh DuBois
Ward: 10
Neighborhood: Whittier
Request: To allow the replacement of a non-historic rear porch and maintain the existing side yard setback.

Required Applications:

Certificate of Appropriateness	To allow an enclosed rear porch replacement in the Washburn Fair-Oaks Historic District.
Historic Variance	To allow a porch addition to maintain the existing 2.5 foot north interior side yard setback.

HISTORIC PROPERTY INFORMATION

Current Name	N/A
Historic Name	N/A
Historic Address	2412 1 st Avenue South
Original Construction Date	1891
Original Architect	T.P. Healy
Original Builder	T.P. Healy
Original Engineer	T.P. Healy
Historic Use	Residence
Current Use	Residence
Proposed Use	Residence

Date Application Deemed Complete	August 13, 2014	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	October 12, 2014	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

Local Historic District	Washburn Fair-Oaks
Period of Significance	1858 - 1939
Criteria of Significance	Significant architecture
Date of Local Designation	1976
Date of National Register Listing	N/A
Applicable Design Guidelines	Washburn Fair-Oaks Historic District Design Guidelines

SUMMARY

BACKGROUND. The residence at 2412 1st Avenue South was constructed in 1891 by prolific Minneapolis builder T.P. Healy. The building is a contributing structure to the Washburn Fair-Oaks Historic District. The first floor of the residence is primarily wrapped in stone and the rest of the home is clad in narrow wood clapboard siding. The house has decorative shingle work and original stained glass windows. Originally, the house had both a front porch and a wrap-around rear porch (see Sanborn maps provided in the appendix). An enclosed front porch still remains. At some point between 1952 and 1989, the wrap-around rear porch was removed and the existing one-story shed-roofed rear porch was constructed.

APPLICANT'S PROPOSAL. The applicant is proposing to demolish the existing approximately 6 foot by 14 foot enclosed shed-roofed rear porch and replace it with an approximately 9 foot by 14 foot enclosed porch. The proposed porch would have a gabled roof with trim details and roof pitch which replicate the existing gables on the home. The porch would sit on a parged concrete block foundation which would match the height of the existing stone foundation of the house.

The applicant is also proposing to replace the siding on an existing painted plywood section of the west and south elevation. The applicant has stated that this may have been where the rear wrap-around porch was once attached to the house. The plywood has been in place there since at least 1989 (see attachment 9 in the appendix), and remained when the house was re-sided at some point in the 1990s or early 2000s. Clapboard siding is proposed to be installed in these missing sections to match the rest of the building.

The applicant is proposing three double-hung windows in the proposed enclosed rear porch which would match the existing wood windows on the house and meet the window requirements for additions per the zoning code. Additionally, the applicant is proposing to install a new west-facing window in the dining room. This area was originally the location of a door to the wrap-around porch, but was infilled and covered in plywood at some point (see photo in the appendix). The proposed new window would match the style and size of the others on the home and the windows on the replacement porch. Lastly, the applicant is proposing to replace worn deck boards with new cedar boards.

RELATED APPROVALS. In 2003, the property owner was granted a Certificate of Appropriateness to replace the shed-roofed rear porch with a new 10 foot by 14 foot shed-roofed rear porch, but that project was never implemented.

PUBLIC COMMENTS. No comments have been received as of the writing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS**CERTIFICATE OF APPROPRIATENESS**

The Department of Community Planning and Economic Development has analyzed the application to allow the construction of a new enclosed rear porch based on the following [findings](#):

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 Washburn Fair-Oaks Historic District is significant for its collection of late nineteenth and early twentieth century residential structures, ranging from modest dwellings to mansions. The Washburn Fair-Oaks Historic District's period of significance is 1858-1939, which captures the time in which most of the residential structures were built within the district.

Sanborn maps show that the subject property originally had a wrap-around rear porch until at least the 1950s. The existing shed-roofed rear porch was constructed sometime between 1952 and 1989, and was therefore built outside of the period of significance. The existing rear porch does not contribute to the significance of the district. Demolishing the existing rear porch would not negatively impact the criteria or period of significance.

The proposed replacement porch would match the roof pitch, trim, windows, and siding of the existing building and would be compatible with the contributing structure. The additional modifications proposed including installing a new window in the dining room, replacing decking material, and replacing missing siding are also found to be compatible with the district. The proposed alteration is compatible with and continues to support the criteria of significance and period of significance of the Washburn Fair-Oaks Historic District.

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

The exterior of the residence communicates the building's significance within the historic district. The proposed rear porch will be constructed of compatible materials and design features to the existing historic residence and will be compatible with and support the exterior designation of the building. The proposal to install a new west-facing window in the dining room, replace missing siding along the southwest corner of the house, and replace decking material would also be compatible alterations.

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

The current shed-roofed porch is constructed primarily of plywood, is not structurally sound, and is not insulated or heated. The proposed porch and other alterations proposed would be compatible with and would ensure continued integrity of the historic district. The City of Minneapolis Heritage Preservation Regulations recognize a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association.

Location: The location of the proposed enclosed porch would be the same as the existing porch but would extend three feet further towards the rear of the property.

Design: Design is the arrangement of elements that create the form, plan, space, structure, and style of a property. The design of the proposed porch will be more compatible with the historic building than the current shed-roofed rear porch. The proposed replacement porch's roof pitch and trim will match the house's gables and the siding will match the siding on the rest of the house.

Setting: Setting is the physical environment of a historic property. The proposal will not affect the physical environment.

Materials: Materials are the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property. The applicant is proposing to match almost all historic materials of the existing house including the windows, trim, and siding. The parged concrete block foundation of the proposed porch will differ from the historic stone foundation of the house but will be compatible in color and height.

Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. The late nineteenth century workmanship of the Queen Anne style residence will not be negatively impacted by the proposed alteration. The materials and design chosen will be compatible with the workmanship evident on the rest of the home.

Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. Removing the non-historic shed-roofed rear porch and replacing it with the proposed gabled roof porch will better evoke the feeling of the Queen Anne aesthetic of the historic building. Although the building historically had a wrap-around rear porch, the proposed porch is compatible with major features of the historic house and does not negatively impact the feeling of the property.

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

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 Washburn Fair-Oaks Historic District Design Guidelines provide the following applicable guidance for the applicant's proposal:

General Guidelines

Alteration or addition to an existing building - "will not materially impair the architectural or historic value of the building." Written findings shall consider existing appearance (building height, width, depth, and other dimensions, roof style, type of building materials, ornamentation, paving setback, and color).

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

- I. Dimensions of height, width, and depth of additions and new construction shall take into consideration the directionality of adjacent and nearby structures.

2. Scale of additions, alterations, and new construction shall be consistent with the existing pattern in the neighborhood.
3. Setbacks - The distance a building is set back from the front lot line varies greatly in Washburn-Fair Oaks from rowhouses built up to the sidewalk to greater than average setbacks.

New buildings and additions to existing buildings shall be constructed at the legal setbacks for both front and side yards.

4. Spacing between buildings shall be consistent with existing codes.
5. Building plan - there is no uniform plan for the buildings in either district, so this area is open for discussion.
6. Materials - generally new materials shall be compatible with the existing.
 - a. *Brick* - New brick should match existing brick in terms of brick size, texture, and color as well as the existing mortar color, bonding pattern, and the width and type of joint.
 - b. *Stone* - Where stone exists it should be retained, but in additions or auxiliary buildings alternate materials will be considered that would provide a harmonious appearance, especially in terms of color.
 - c. *Clapboard* - New clapboard to an existing clapboard structure should match the directionality and dimensions of the original siding. Where a synthetic or aluminum siding is used, it should match direction, dimensions, and texture of original covering. Details such as corner pilasters, sunbursts, etc. should not be covered and, if removed, should be replaced.
 - d. *Stucco* - If stucco is in good condition or if it is the original material, it should be maintained. However, if the original material was clapboard, restoration to this material is encouraged (but not demanded).
 - e. *General facade guideline* - Avoid fake brick or stone, asphalt or asbestos siding.
 - f. *Windows* - If existing windows need to be replaced, use wooden, a suitable colored or anodized metal or other materials that blend with and not detract from the building. It is recognized that cost may encourage the use of bare aluminum windows. In such cases the use of enamel paint to minimize the shiny quality of aluminum is suggested.
7. Roof design - The original roof design should be maintained, but the insertion of dormers may be allowed depending on the building's design and the location of the proposed dormer.
8. Where unusual roof styles exist they should be retained, but the roofs of additions should be a complementary type. For example, a gambrel roofed house may have a gabled roof addition.

Staff finds that the proposed alteration is consistent with the design guidelines for the Washburn Fair-Oaks Historic District. The scale of the proposed porch is in keeping with the existing pattern in the neighborhood. Although the porch will not meet the required side yard setback

for the R4 District (see Historic Variance analysis in this report), it will be in the same location as the existing porch and the original wrap-around rear porch, according to Sanborn maps. The addition will not replicate the stone foundation of the house, but the proposed parged concrete material for the porch foundation will be harmonious with the historic stone foundation. The applicant is proposing three wood windows for the porch addition which will match the existing windows of the building. The roof design of the addition will match roof pitch and trim of the house's main gables. The proposed alterations will not impair the significance and integrity of the district, as evidenced by the consistency of the proposed alterations with the district design guidelines.

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 following standards are most applicable to the proposal:

1. **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.**
2. **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.**
9. **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.**
10. **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 will continue to be utilized as a residence, as it always has historically. The historic character of the building will be retained and preserved as no historic materials will be removed as part of this proposal. The rear porch was constructed sometime between 1952 and 1989, is not structurally sound, and has not acquired any historic significance on its own. The new porch will not destroy any historic materials and will be compatible in massing, size, scale, and architectural features with the rest of the house, ensuring its continued integrity. If the proposed porch is ever removed, no existing historic materials of the home would be impaired. The proposed parged concrete block foundation will differentiate the porch as a non-historic addition but will be compatible in color and height with the historic stone foundation. Staff finds that the proposed alteration will not impair the significance and integrity of the district, as the alterations proposed are consistent with the recommendations in the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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.*

With the approval of the historic variance discussed below, the certificate of appropriateness conforms to all regulations of the preservation ordinance and is consistent with applicable policies of the comprehensive plan.

7. *Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.*

The proposal does not constitute a destruction of property.

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:

8. *The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.*

The proposed alterations and the evidence presented in the application demonstrate that the applicant has made adequate consideration of the original nomination and designation of the Washburn Fair-Oaks Historic District. Please see findings 1 through 4 for detailed analysis.

9. *Where applicable, adequate consideration of Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.*

This project does not trigger Site Plan Review. The proposal does meet the minimum window requirement outlined for residential additions facing rear and interior side lot lines, as well as impervious surface requirements and lot coverage requirements.

10. *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 proposed alterations and the evidence presented in the application submitted demonstrate that the applicant has made adequate consideration of the treatments described in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for rehabilitation. Please see finding 5 for further analysis.

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:

11. *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 enclosed rear porch, installation of a new window in the dining room, and alterations to the siding and decking will be compatible with and will ensure continued significance and integrity of all contributing properties in the Washburn Fair-Oaks Historic

District based on the period of significance for which the district was designated. Please see findings 1 and 2 for detailed analysis.

12. *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.*

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 Washburn Fair-Oaks Historic District. Please see findings 1 through 5 for analysis.

13. *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.*

The certificate of appropriateness will not be injurious to the significance or integrity of other resources in the Washburn Fair-Oaks Historic District and will not impede the normal and orderly preservation of surrounding resources. The proposed enclosed porch and other alterations proposed will be compatible with the contributing historic property and other properties in the historic district.

HISTORIC VARIANCE

The Department of Community Planning and Economic Development has analyzed the application to maintain a 2.5 foot setback in the R4 Multiple-family District based on the following [findings](#):

1. *The variance is compatible with the preservation of the property and with other properties in the area.*

The applicant is proposing to construct a new rear porch which would maintain the existing 2.5 foot north interior side yard setback of the current porch that will be demolished. The existing setback of the rest of the north elevation of the home is also 2.5 feet. Additionally, a bay window extends even closer to the property line, within 0.2 feet. The adjacent home to the north was built similarly on its lot and is over 17 feet from the property line they share. Because the location of the home on the lot is an existing condition, and the building and rear porch has historically maintained this setback, staff finds that the variance would be compatible with the preservation of the property and other properties in the area. The variance will allow for the replacement of a dilapidated non-historic porch but will maintain the same setback of that existing porch. It will not increase the nonconformity that currently exists. The variance is compatible with the preservation of the property and with other properties in the area.

2. *The variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.*

In 1891, the subject building was constructed only 2.5 feet from its north property line, with a bay window extending to only 0.2 feet from the property line. The current required side yard setback in the R4 Multiple-family District is 5 feet. Requiring the proposed enclosed porch to adhere to the required 5 foot setback would require significant interior alterations including the relocation of interior stairways. It would also impact the functionality and design of the rear porch. Staff finds that practical difficulties exist due to the location of the building on the lot and the existing interior vertical circulation of the home, neither of which are circumstances created by the applicant. The variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Certificate of Appropriateness:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the above findings and **approve** the Certificate of Appropriateness to allow a new enclosed rear porch for the property located at 2412 1st Avenue South, subject to the following conditions:

1. CPED staff shall review and approve the final plans and elevations prior to building permit issuance.
2. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than September 9, 2016.
3. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

Recommendation of the Department of Community Planning and Economic Development for the Historic Variance:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the above findings and **approve** the application for a Historic Variance to maintain the existing 2.5 foot north interior side yard setback for the property located at 2412 1st Avenue South.

ATTACHMENTS

1. Zoning map
2. 1891 building permit
3. Written description and findings submitted by applicant
4. Site plan
5. Plans and elevations
6. Photos
7. Material details
8. Historic photo: adjacent residence and portion of north wall of subject property
9. 1989 photos of property
10. Sanborn maps
11. Correspondence

AGREEMENT.

Made this 17 day of Nov 1891, by and between the City of Minneapolis, by J. M. Hazen, Inspector of Buildings, party of the first part and H. S. Smith party of the second part, that for and in consideration of Building Permit No. **B 26736** to him hand delivered by said party of the first part, said party of the second part agrees to do the proposed work in accordance with the description set forth in the application and statement hereto attached, and the plans and specifications of which the said application and statement are a part, and according to the provisions of the ordinance entitled, "An Ordinance to Regulate the construction, Repairs and Removal of Buildings in the City of Minneapolis," and amendments thereto.

J. M. Hazen (SEAL.)
Inspector of Buildings.
H. S. Smith (SEAL.)

**BUILDING OUTSIDE OF FIRE LIMITS.
GENERAL STATEMENT.**

PLAN.

26 x 56

I hereby certify that the within statement is substantially correct.

Minneapolis, ^{DAY} <u>17</u> ^{MONTH} <u>Nov</u> 1891, No. B 26736	
Owner <u>G. L. Smith</u>	
Architect _____	
BUILDERS	Wood Work } <u>J. P. Healy</u>
	Brick Work } _____
	Stone Work } _____
Kind of Building.	STORY. <u>2 1/2</u> BUILT OF <u>Stone</u> USED AS <u>dwelling</u> OF _____ ROOMS. _____

LOCATION.	No. <u>2412</u> <u>1st Ave. So.</u>
	Sec. <u>42</u> Ward. <u>8</u> Pint. <u>Becker View</u>
	Lot. <u>4</u>
	Block. <u>2</u>
Estimated cost of Buildings.	Building. \$ _____
	_____ <u>8000</u> _____
To be Completed <u>May 1, 1892</u>	
Wiring application, No. <u>357</u>	
Plumbing application, No. <u>D...</u>	

PERMIT TO BUILD OUTSIDE THE FIRE LIMITS. (Original.)

Permission is hereby granted to G. L. Smith to erect the building described in the statement hereto attached. This permit is granted upon the express condition that the person to whom it is granted, and his agents, employees and workmen, in all the work done in, around and upon said building, and any part thereof shall conform in all respects to the ordinances of the City of Minneapolis, regulating the construction, alteration, repair and removal of buildings in the city limits, and this permit may be revoked at any time upon the violation of any of the provisions of said ordinances.

J. M. Hazen
Inspector of Buildings.

N. B.—The above permit is of no effect unless the name at the head of same is duly recorded in the office of the Inspector of Buildings.

Application to the Minneapolis Heritage Preservation Committee
for a Certificate of Appropriateness for
2412 1st Avenue South, Minneapolis, Minnesota

From:

Josh DuBois / Omega One, Ltd.
2412 1st Avenue South
Minneapolis, Minnesota 55404

Contact:

Josh DuBois
612-227-9435
josh@joshdubois.com

July 22, 2014

Statement of Proposed Use

We seek to replace a non-historic rear porch on a house at 2412 1st Avenue South in Minneapolis. We propose to replace the existing non-original porch structure with something which will serve the same function but be of higher quality and also better match the character of the remainder of the house. We require a Certificate of Appropriateness from the Heritage Preservation Committee because the house at 2412 1st Avenue South lies within the Washburn Fair-Oaks preservation district. The house is a contributing property to the district, but is not individually listed.

The house at 2412 1st Avenue South was built by Minneapolis architect T.P. Healy in 1902. It is a three story wood-sided Victorian home. The original front entrance faces east onto 1st Avenue South. The rear entrance faces west into a north-south alleyway between 1st Avenue South and Nicollet Avenue. The front entrance is a large entrance with an expansive foyer and a large wooden staircase leading upstairs. The rear entrance is composed of an exterior door leading to the existing rear porch, with an interior door opening into the kitchen. It is this existing rear porch which we seek to replace.

The Existing Rear Porch

The existing rear porch is a dilapidated shed-roof structure. It is unclear precisely when it was added to the house, but it is obvious that it is not original. It sits on wooden posts and lacks proper footings or foundation. It is sided with painted plywood rather than the wood siding on the rest of the house. The single window does not match the remaining rear windows in either size or style. Both the screen door and the door itself are in extremely poor condition. The trim around the door is unpainted wood and completely unlike other trim nearby. The shed roof does not match any other feature of the house. The structure is neither insulated nor heated. It's small size, lack of heat and sunlight, and dilapidated nature limit its usefulness. The wooden posts upon which it sits are settling. The existing rear porch is in poor shape and is at the ends of its useful life.

Our Proposal to Replace the Dilapidated Structure

We seek a Certificate of Appropriateness to replace the dilapidated shed-roof structure on the rear of the house with a new structure. The new rear entrance will have a peaked roof which will match the pitch of the house's main rooflines. Trim on the roof will match as well. The siding will be wood cladding, with boards cut to match the existing siding. The windows will be double-hung with trim selected to match trim on the existing rear windows on the rest of the house. The space will be heated and insulated. The structure will rest on a concrete block skirt with a crawlspace underneath, and proper footings. The height of the skirt wall will match the height of the existing stone foundation on the rest of the home. The materials of the skirt wall will be modern, but chosen for an approximate color match with the existing natural stone basement wall. Because the existing stone foundation wall will be hard or impossible to precisely match with new materials, the foundation wall on the new structure will be a detail which allows people to distinguish the new construction from the historic, while still seeking to blend well. Because the primary change is the replacement of the existing, non-historic shed-roofed structure with the new structure, the historic features of the house will not be negatively impacted.

We propose one additional change to the siding of the house. The siding of the house is primarily wooden clapboard. Adjacent to the existing rear porch, there is an area which lacks clapboard and instead is sided with painted plywood. This section runs in a horizontal band approximately two and one-half feet high between the first and second floor. The plywood extends from the edge of the existing shed-roofed porch all the way along the rear of the house, to the southwest corner. We propose to replace this plywood with painted, wooden clapboard siding to match the existing siding in both size and color. We believe this will be an improvement over the existing plywood.

Factors addressing findings for a Certificate of Appropriateness

- (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 Washburn Fair-Oaks District Designation Information mentions residential settlement of the District between 1870s and the 1930s as contributing to the character of the district. The house at 2412 1st Avenue South was built in 1902 and is a contributing building. However, the existing shed-roofed rear porch structure was not part of the original building and was not built during the period of significance for the district. It is unclear precisely when the structure was built, but it was almost certainly sometime in past three decades. Removal of the existing porch structure will not have a negative impact on the building's contribution to the historic district.

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

The house at 2412 1st Avenue South is a contributing property to the Washburn Fair-Oaks District. As a contributing property, the historic exterior features are significant and should be preserved. The existing shed-roofed porch is non-historic and does not contribute to the district. The proposed addition is compatible with the contributing exterior features in that it will use similar materials and match the roof pitch and scale of the contributing historic exterior of the rest of the house.

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

The alteration will help ensure the continued integrity of both the house at 2412 1st Avenue South and the district as a whole. The existing shed-roofed structure is so dilapidated that it poses a threat to the physical integrity of the rear of the building: if the rear porch were to suffer structural failure, the rear part of the house could be damaged. The existing porch also fails to make any real effort to match the historic features of the rest of the house. The siding material does not match the house; the roof style and pitch is different; and the door and single window are inappropriate for the building.

The new porch will help ensure the integrity of the house and the district. The new porch will be of better construction and built on solid footings, alleviating the risk of damage to the back of the house. The new porch will have siding, roof lines, windows, and trim which will be compatible with the historic features of the rest of the house. By better matching the historic features of the rest of the house's exterior, the new porch will be more compatible with the integrity of the district than the dilapidated porch that is there now. The alteration does not entail any new use for the rear of the house: it is a pedestrian entrance serving the same function as what is there. The new porch is larger than what exists now, but only extends beyond the existing porch boundary by three feet. The new porch is appropriate in scale for the rest of the house.

- (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.*

Factors upon which alterations within Washburn Fair-Oaks are judged include the dimension, scale, building plan, materials, roof plan, and projection of the alteration. The proposed alteration to 2412 1st Avenue South is appropriate given these guidelines. The roof line is consistent with the main roof of the house. The dimension of the alteration is harmonious with the rest of the house: it is large enough to serve as an entryway for a home of its size, but not so large that dwarfs the historic structure. The alteration extends the east-west projection of the existing structure: this east-west projection is consistent with nearby homes and in fact with most other homes in the district. The roof and siding material will match the rest of the home, and the boards used in the siding will be the same size, direction, and color as the existing ones. The door and windows will be new, but wooden and selected to conform to existing features.

- (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 proposed alteration will not impair the significance or integrity of the house at 2412 1st Avenue South according to the standards set forth by the Secretary of the Interior. The alteration does not remove any of the historic structure: only the non-historic, shed-roofed porch is being removed. The alteration does not change the basic use of either the building as a whole or of the area being altered. The new work will use the same materials as the old and

mimic features such as roof pitch and window size and style. The new construction will be differentiated from the old in that it will have a skirt wall foundation instead of being built over a full basement, and the small bit of above-grade foundation will not be natural stone. These facts will allow the new construction to be distinguished from the old, even though it is generally harmonious with the existing structure.

- (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.*

The proposed alteration conforms to the Historic Preservation Chapter of the city's Comprehensive Plan. Because the existing porch is non-historic, the proposal does not alter the historic features of the house at 2412 1st Avenue South. The house is not being demolished nor converted to another use. Property maintenance is listed among the historic preservation goals in the Comprehensive Plan. The plan recognizes that maintenance benefits both individual properties and neighborhoods as a whole. Given the dilapidated nature of the existing shed-roofed porch at the rear of 2412 1st Avenue South, replacing the existing porch serves an important maintenance need and will benefit both the house itself and the district.

Statement of Additional Considerations

- (1) *Consideration of the description and statement of significance in the original nomination upon which the designation of the Washburn Fair-Oaks district*

The original nomination considered residential settlement of the district between the 1870s and the 1930s. The portion of the structure being altered is not part of the original house, nor was it built during this period.

- (2) *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 house at 2412 1st Avenue South is a contributing property in the Washburn Fair-Oaks district, but is not individually designated or protected. Per the guidelines of the Secretary of the Interior, rehabilitation of such a property is an appropriate treatment for such a property. Rehabilitation fits within the scope of what we propose to do to the house in that we are using new materials, but the alteration does not impact the essential historic features of the house (such as ornate woodwork which is present on the front of the house, or diamond-shaped shingles which are present along the top of the home). Given that these features are not impacted, use of new materials in our proposal will be OK: preservation might be required if ornate features of the house were being altered, but is not needed for this project.

- (3) *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 alteration is compatible with the integrity of the historic district for many reasons listed

above, including the facts that we are not altering the historic elements of the home nor changing the fundamental use of the property, and the design and scale of the alteration are appropriate to the building.

- (4) *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.*

Again, for the reasons above, the certificate of appropriateness will not have a negative impact on the district. It will keep the spirit of the ordinance in that the district is meant to be preserved as an area of historically significant residential settlement in Minneapolis, and this proposal continues and facilitates that use.

- (5) *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.*

Because of the scale of this proposal, it will not be injurious to preservation of surrounding properties.

Application to the Minneapolis Heritage Preservation Committee
for an Historic Variance for
2412 1st Avenue South, Minneapolis, Minnesota

From:

Josh DuBois / Omega One, Ltd.
2412 1st Avenue South
Minneapolis, Minnesota 55404

Contact:

Josh DuBois
612-227-9435
josh@joshdubois.com

August 12, 2014

Historic Variance Sought

We make this application for an Historic Variance to allow construction of a new rear porch at 2412 1st Avenue South to replace the existing porch. A variance is required because the existing porch is only set back approximately 2.5 feet from the north property line. We understand that the normally required setback would be 5 feet. We make this application for an Historic Variance for the construction described in our related application for a Certificate of Appropriateness, submitted to the City of Minneapolis on August 1, 2014.

Facts Supporting Our Application for an Historic Variance

In order to obtain a variance, we must show the following:

- (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*

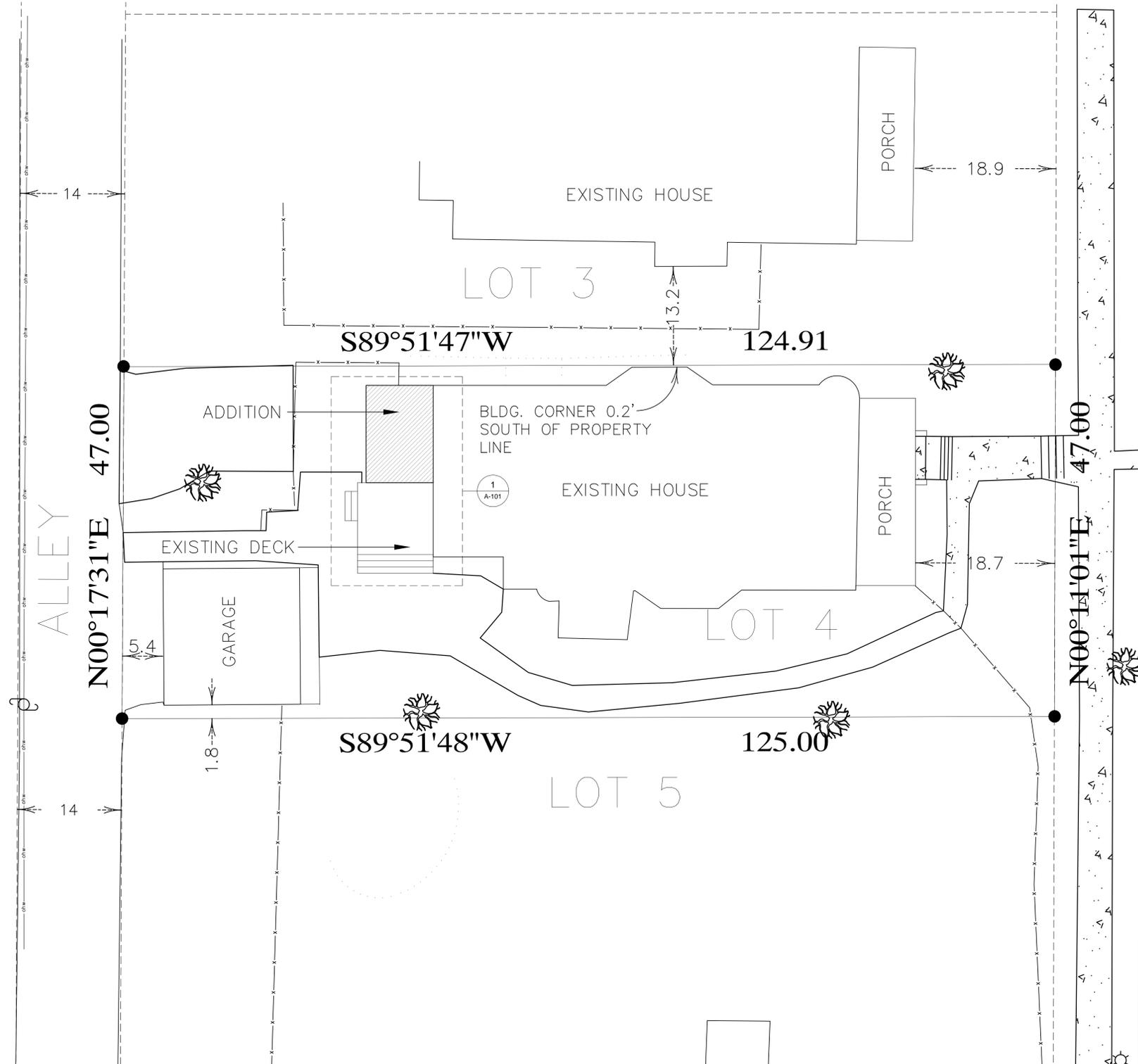
The variance we seek is compatible with the preservation of the property at 2412 1st Avenue South. We seek to maintain the approximately 2.5 foot distance between the existing rear porch and the property line to the north. As shown on the site plan submitted with our existing application, much of the house at 2412 1st Avenue South is built with the north wall no more – and in some cases seemingly less – than 2.5 feet from the northern property line.

The variance therefore does not alter the general projection or lines of the exterior of the house, but seeks to preserve and extend the lines which already exist. With a 2.5 foot setback, both the northern edge of the house is essentially maintained. Also, the size, pitch, and peak of the new porch will mimic the historic roof lines on the remainder of the house. In contrast, a 5 foot setback for a new porch would required any new structure to be in from the existing north wall by a noticeable amount. It is unclear how a 5 foot setback would impact the roof configuration of a new porch in terms of pitch, size, and location. A 5 foot setback for a new porch would not preserve the existing lines of the house.

The variance we seek is also compatible with other properties in the area. The existing non-historic porch is in the same location – 2.5 feet from the northern property line – where we intend to build. It will have no greater impact than what already exists.

The variance we seek is also necessary to alleviate practical difficulties which would arise if we were required to maintain a 5 foot setback for a new porch. In addition to aesthetic difficulties which a 5 foot setback would pose, there would be substantial practical difficulties in building a working porch. An interior stairway which will open into the porch exists on the north side of the building. This stair is apparently within 2.5 feet of the property line. Maintaining a 5 foot setback would require moving this interior stair to the south by at least 2.5 feet. This would not only require a complete redesign of the project, but also expand the scope dramatically in that we would be forced to do much more substantial interior work, including major changes to the second floor, to accommodate movement of the stairway. Even if the movement of the stairway were not at issue and we could somehow maintain appropriate roof lines and location with a 5 foot setback, those additional design constraints might necessitate moving a different interior door or otherwise impact the functionality of the porch.

The circumstances which cause these practical difficulties are not circumstances which we created. Instead, they stem from the fact that much of the historic structure itself – including both exterior walls and important interior features such as the stairway against the north wall – were built within 2.5 feet of the property line.



1ST AVE. SOUTH

1

Site Plan
1/8"=1'-0"

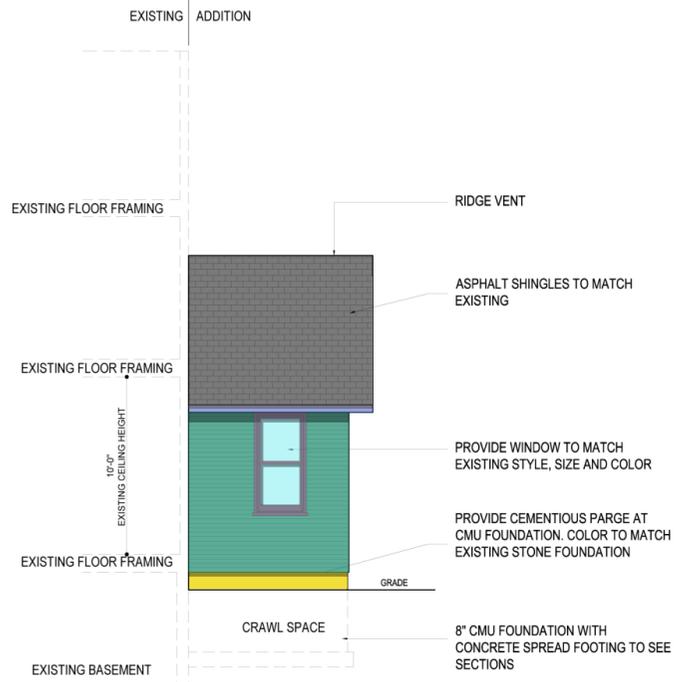


Omega House
2412 1st Avenue South
Minneapolis, MN 55404

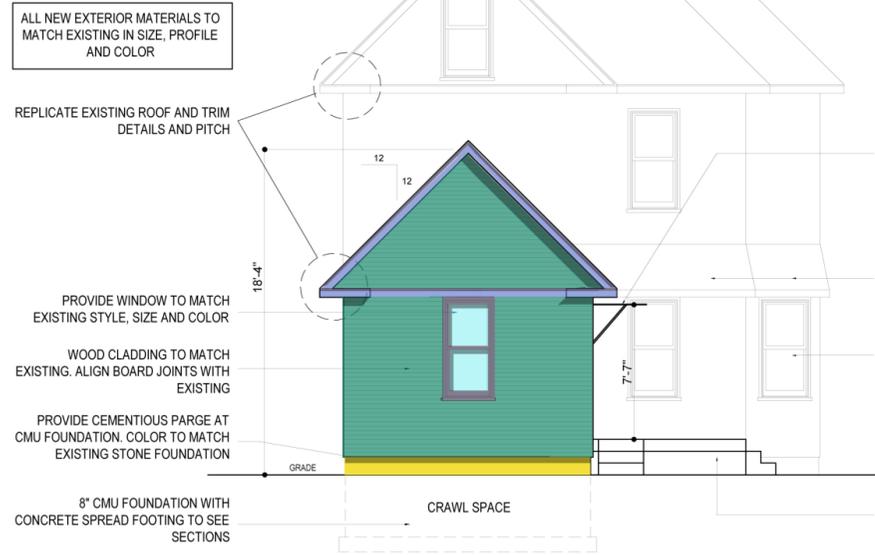
Issue Date:

Date:

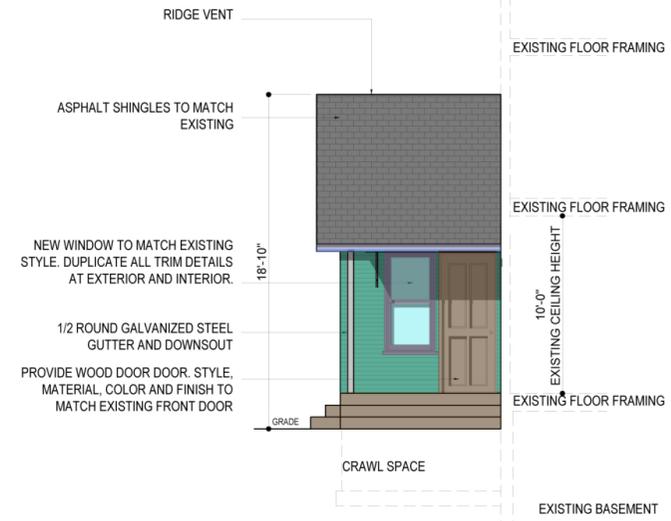
SITE PLAN
A-001



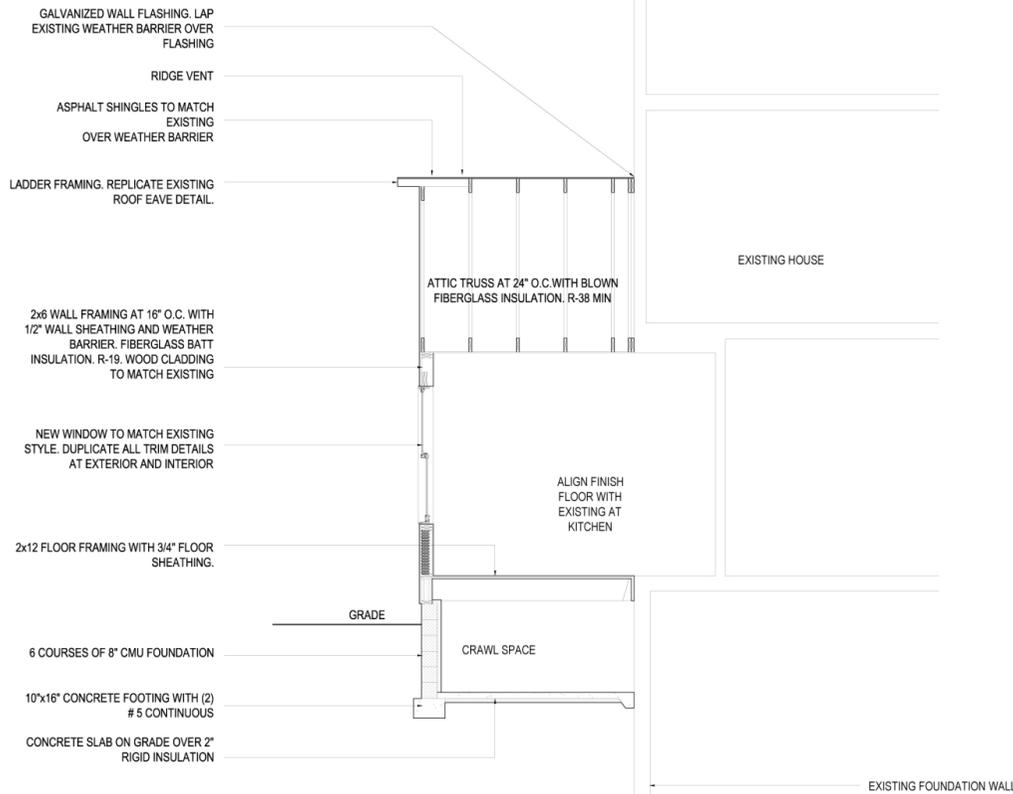
5 Elevation: North
3/16"=1'-0"



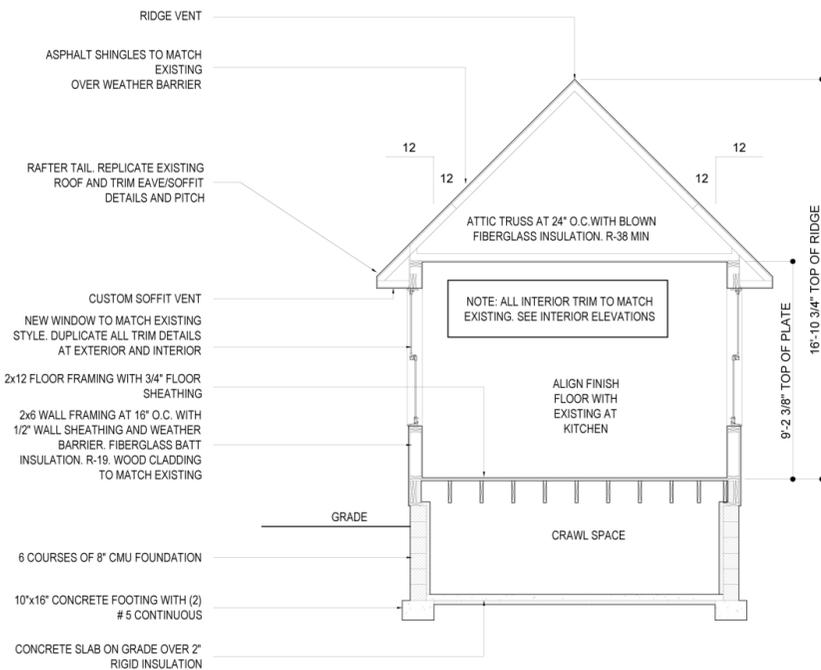
4 Elevation: West
3/16"=1'-0"



3 Elevation: East
3/16"=1'-0"



2 Section:
1/4"=1'-0"



1 Section:
1/4"=1'-0"

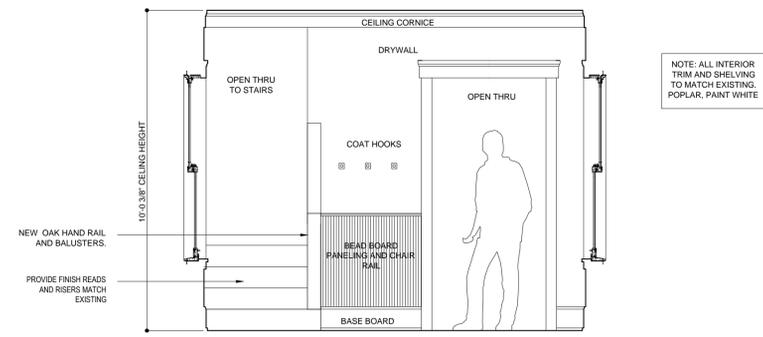
ALL WINDOWS:
QUANTITY (3)
MARVIN WUDH2628. EBONY
PRIMED AT INTERIOR. OILRUBBED
BRONZE HARDWARE. SCREEN
COLOR TBD

OVER HANG. 3"x7"x3/16" GALVANIZED
SHEET WITH ROUND T.S STRUTS AND
MOUNTING PLATE. PROVIDE ANGLE
AT WALL FOR ATTACHMENT

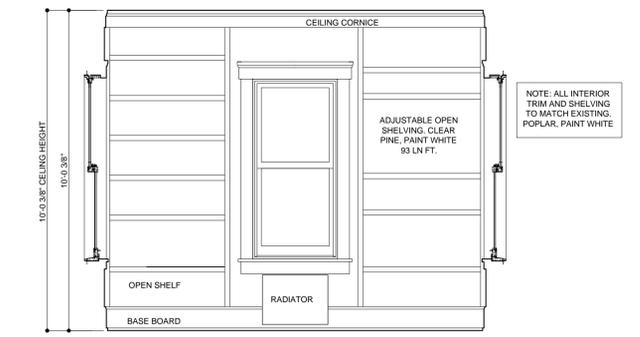
REPLACE EXISTING PAINTED
PLYWOOD WITH WOOD CLADDING
MATERIAL TO MATCH EXISTING.
CONTINUE EXISTING CURVED
PORTION OF WALL TO NEW
CONSTRUCTION

PROVIDE WINDOW TO MATCH
EXISTING STYLE, SIZE AND COLOR

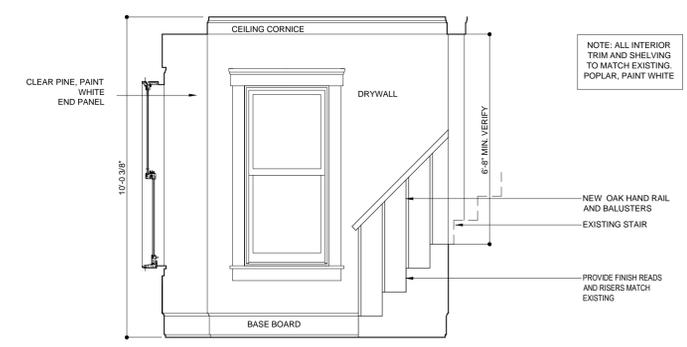
EXISTING DECK TO REMAIN. MODIFY
JOISTS, LEDGERS AND JOISTS AS
REQUIRED FOR NEW WORK. PROVIDE
NEW CEDAR DECK BOARDS



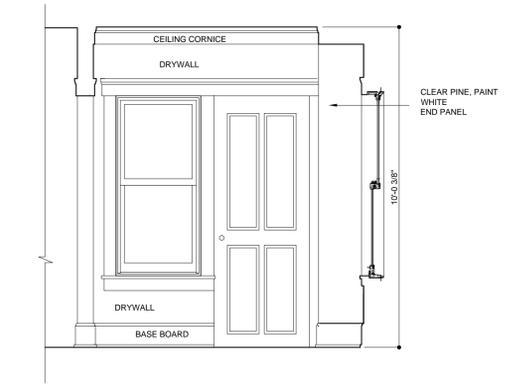
4 Interior Elevations: East
3/8"=1'-0"



2 Interior Elevations: West
3/8"=1'-0"



3 Interior Elevations: North
3/8"=1'-0"



1 Interior Elevations: South
3/8"=1'-0"

Omega House
2412 1st Avenue South
Minneapolis, MN 55404

Issue Date:

Date:

**INTERIOR
ELEVATIONS
A-801**

2412 1st AVE S

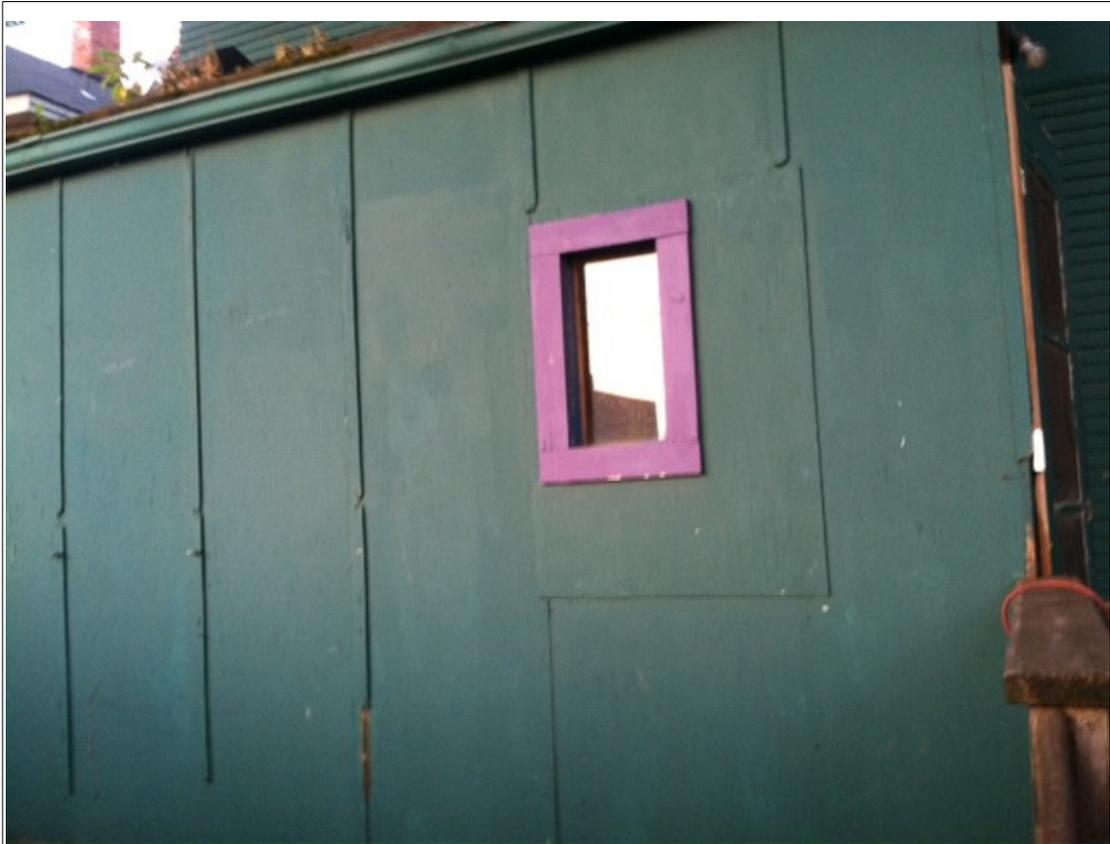




View of the existing porch from the rear of the house.



The existing porch has a shed roof which does not match the house, and missing or unfinished trim. (Also, note the band of plywood siding at the top of the porch, which we intend to replace with clapboard matching the rest of the house's siding.)



The existing porch has a single, undersized window without details that match other windows. The siding of the existing porch is plywood and does not match the wooden clapboard on the rest of the house.



The bottom of the existing porch suffers from rot and decay. There is no foundation.



The existing porch is supported only by wooden posts.

New window proposed to be installed in area covered by plywood



Material List:

All materials ot match existing and are as follows:

Cedar LapSiding with 2 1/4 " revel

Exterior grade plywood Soffit (Painted to Match)

1x4 Facia with Crown molding to match existing molding along flare

8" Cinder Block foundation

3 Custom made windows and window trim from A&A Millwork in Minneapolis

Architectual shingles to match existing roof

1 Simpson Door, Stratford Abbey (Model 4073), Oak, dark stain.

[Back to Search Results](#)



[View Detailed Drawing](#)

STRATFORD ABBEY™

4073

SERIES: [Mastermark® Collection](#)

TYPE: Exterior Decorative

MATCHING COMPONENTS

[4576 Sidelight \(4576\)](#)

STANDARD FEATURES

[Available in Any Wood Species](#)

Available in Virtually Any Size

[UltraBlock® technology included – 5-year warranty](#)



Process of applying a layer of mortar to masonry constructions, especially used for foundation walls as a protective layer. Also, parging refers to cement layer itself.

Image 22 of 27

[Close X](#)



Historic stone foundation

2412 1st Avenue South



Photo of 2408 1st Avenue South (adjacent property to north): Hennepin History Museum

1989 photos of subject property

#1. 2412 15th. Ave S.
p.1



#1. 2412 1st. Ave. S.
#2

1989 photos of subject property



#1. 2412 1st Ave. S.

p.1

1989 photos of subject property



#1. 2412 1st. Ave. S.
P. 2

1989 photos of subject property



Sanborn Map: 1912-1930

334 E. 24TH ST.

MINNEAPOLIS 6 729

354

PROPOSED SITE FOR MINNEAPOLIS ROT MUSEUM.



AV.

AV. S.

AV.

E. 25TH ST.

355

NICOLLET

1ST

STEVENS

Taft Flats

E. 26TH ST.

376

Scale of Feet



Steiner, Lisa

From: Josh DuBois <josh@joshdubois.com>
Sent: Friday, August 01, 2014 12:08 PM
To: marian@whittieralliance.org
Cc: Steiner, Lisa
Subject: Notification of request for HPC Certificate of Appropriateness for 2412 1st Avenue South

Hello,

I am writing the Whittier Alliance to notify it, as the neighborhood organization for 2412 1st Avenue South, that we are seeking a certificate of appropriateness from the Minneapolis Historic Preservation Committee for a project happening at the west end (the rear) of the house at 2412 1st Avenue South. The project is for replacement of a shed-roofed porch on the rear entrance to the house. The exiting porch does not appear to be historic (not original), and it is in poor condition currently. We hope to remove this non-historic porch and replace it with something both more fitting for the house and also of better construction. We are applying to the HPC because the house lies within the Washburn Fair-Oaks preservation district and was constructed by a well-known Minneapolis architect, T.P. Healy. The house itself is not individually protected, but requires HPC approval because of its location in the district.

My name is Josh DuBois. I can be contacted at:

Josh DuBois
2412 1st Avenue South
Minneapolis, MN 55404
612-227-9435
josh@joshdubois.com

We hope to request permission at a public hearing on September 9th.

Thank you,

Josh DuBois

Steiner, Lisa

From: Josh DuBois <josh@joshdubois.com>
Sent: Tuesday, August 05, 2014 8:05 AM
To: Bender, Lisa; Bender, Lisa
Cc: Steiner, Lisa
Subject: Historic Preservation Application for 2412 1st Avenue South

Hello,

I am writing to the office of Lisa Bender to notify it, as the City Council office for 2412 1st Avenue South, that we are seeking a certificate of appropriateness from the Minneapolis Historic Preservation Committee for a project happening at the west end (the rear) of the house at 2412 1st Avenue South. The project is for replacement of a shed-roofed porch on the rear entrance to the house. The exiting porch does not appear to be historic (not original), and it is in poor condition currently. We hope to remove this non-historic porch and replace it with something both more fitting for the house and also of better construction. We are applying to the HPC because the house lies within the Washburn Fair-Oaks preservation district and was constructed by a well-known Minneapolis architect, T.P. Healy. The house itself is not individually protected, but requires HPC approval because of its location in the district.

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Josh DuBois

2412 Ist AVE S

