

CPED STAFF REPORT

Prepared for the Heritage Preservation Commission
HPC Agenda Item #5
June 7, 2016
BZH-29141

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 2530 Stevens Avenue South
Project Name: Detached Garage
Prepared By: Lisa Steiner, Senior City Planner, (612) 673-3950
Applicant: Schochow Construction
Project Contact: Matt Schochow
Ward: 10
Neighborhood: Whittier
Request: To construct a detached two-car garage.
Required Applications:

Certificate of Appropriateness	To allow the construction of a detached garage.
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HISTORIC PROPERTY INFORMATION

Current Name	None
Historic Name	None
Historic Address	2530 Stevens Avenue South
Original Construction Date	1900
Original Architect	Unknown
Original Builder	Unknown
Original Engineer	Unknown
Historic Use	Residence
Current Use	Residence
Proposed Use	Residence

Date Application Deemed Complete	May 5, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	July 4, 2016	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	Not applicable
Applicable Design Guidelines	<i>Washburn - Fair Oaks Historic District Design Guidelines (1976)</i>

SUMMARY

BACKGROUND. The residence at 2530 Stevens Avenue South was constructed in 1900. No architect or builder was listed on the building permit. The building appears to have shared a lot with the 2532 Stevens Avenue property but at some point the lots were split. The existing two-story home on the subject property is clad in cedar lap siding. A garage historically existed on the property but was demolished at some point after the 1950s. The property is located near the southern boundary of the Washburn-Fair Oaks Historic District and is located near both the Minneapolis Institute of Arts (MIA) and the Minneapolis College of Art and Design (MCAD). The local historic district was designated in 1976.

To the north of the property is a four-unit condominium building and south of the property is a single-family home, both of which have detached garages at the rear of the property. Across the alley is a surface parking area for a seven-story multi-family residential building located at the corner of 1st Avenue South and East 26th Street.

APPLICANT'S PROPOSAL. The applicant is proposing to construct a 400 square foot detached garage at the northwest corner of the subject property. The garage would comply with the zoning code requirements for garages. The garage is proposed to be clad in 4 inch vinyl siding with LP SmartSide utilized for the trim work.

PUBLIC COMMENTS. No comments had 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 detached garage based on the following findings:

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

The 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. The designation study

notes that the MIA, large mansions, well designed apartments and other modest dwellings from the period of significance all are important features of the historic district. The exterior of the residence communicates the building's significance within the historic district. Staff finds that the proposed vinyl siding would not be sufficiently compatible with the existing home and instead recommends that either cedar lap siding or a fiber cement siding product that more closely replicates the appearance and durability of cedar siding be utilized. With this condition of approval, the construction of the proposed garage would be compatible with the designation of this property within the Washburn-Fair Oaks Historic District.

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

The proposed alterations will be compatible with and will ensure the continued integrity of the Washburn-Fair Oaks Historic District based on the following assessment of the aspects of integrity:

Location: The proposed garage will not impact the integrity of location. The garage will be located similarly to a detached garage that was present on the property during the period of significance.

Design: The proposed design for the garage is simple and complementary to the design of the existing historic home. The 5/12 roof pitch is similar to the dominant roof pitch on the home.

Setting: The garage will not impact the setting of the property. The rear of the lot is currently utilized for parking.

Materials: The applicant has indicated that the vinyl siding would match the dimensions of the existing cedar on the house. As noted above, staff finds that the proposed vinyl would not replicate the appearance of cedar lap siding as closely as alternative materials could, such as fiber cement siding or cedar lap siding.

Workmanship: The construction of a new garage will not impact the workmanship evident in the construction of the existing residence.

Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The construction of a garage at the rear of this property will not impact the feeling of an early 20th century residence.

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

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

The *Washburn-Fair Oaks Historic District Design Guidelines* were adopted in 1976 and provide the following applicable guidance for the applicant's proposal:

General Guidelines

New building

Proposed new buildings shall not "materially impair the architectural or historic value of buildings on adjacent sites or in the immediate vicinity within the preservation district."

The HPC wishes to encourage contemporary design that is compatible with the nature of the preservation area.

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

1. **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** - Background: 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.

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.

The construction of the proposed detached garage would not materially impair the architectural or historic value of buildings on the adjacent site or in the immediate vicinity. To the north of the

property is a four-unit condominium building and south of the property is a single-family home, both of which have detached garages. Across the alley from the subject property is a surface parking area for a seven-story multi-family residential building located at the corner of 1st Avenue South and East 26th Street. The proposed garage complies with the dimensions, scale, setbacks, spacing, plan, and roof design guidelines listed above. The applicant is proposing to utilize vinyl siding which would match the direction and dimensions of the existing cedar lap siding on the home. However, staff finds that utilizing either a cedar lap siding or a fiber cement siding would be a more compatible material as it would more closely replicate the existing siding of the home. Staff therefore recommends a condition of approval requiring the use of either cedar lap siding or a fiber cement siding that replicates the appearance of cedar siding.

4. *The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The following standards are most applicable to the proposal:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The property has been utilized as a residence since its construction in 1900 and will continue to be utilized as such. The historic character of the property will be retained and preserved, as no historic material will be removed to accommodate the garage. The construction of the new garage should not create a false sense of historic development as the garage will be contemporary. The new construction will be compatible with the massing, size, scale, and architectural features of the existing building in order to protect the historic integrity of the property. If the new garage were removed in the future, the essential form and integrity of the contributing residence would be unimpaired. With the proposed conditions of approval related to materials, the alteration is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

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

The preservation ordinance is intended to promote the recognition, preservation, protection and reuse of historic districts, to promote the economic growth and general welfare of the city, to further educational and cultural enrichment, and to implement the policies of the comprehensive plan. With the recommended conditions of approval, the certificate of appropriateness would be consistent with the following applicable policies of the comprehensive plan:

Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.

- 8.1.2 Require new construction in historic districts to be compatible with the historic fabric.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Matt Schochow for the property located at 2530 Stevens Avenue in the Washburn - Fair Oaks Historic District:

A. Certificate of Appropriateness.

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

1. The garage siding shall match the dimensions of the existing cedar lap siding on the home. Cedar or a fiber cement siding product which replicates the appearance of cedar shall be utilized.
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 June 7, 2018.
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.

ATTACHMENTS

1. BZH Map
2. Oblique aerial photo
3. Sanborn map
4. Written description and findings submitted by applicant
5. Product details
6. Elevations
7. Plans
8. Photos
9. Correspondence

NAME OF APPLICANT

WARD

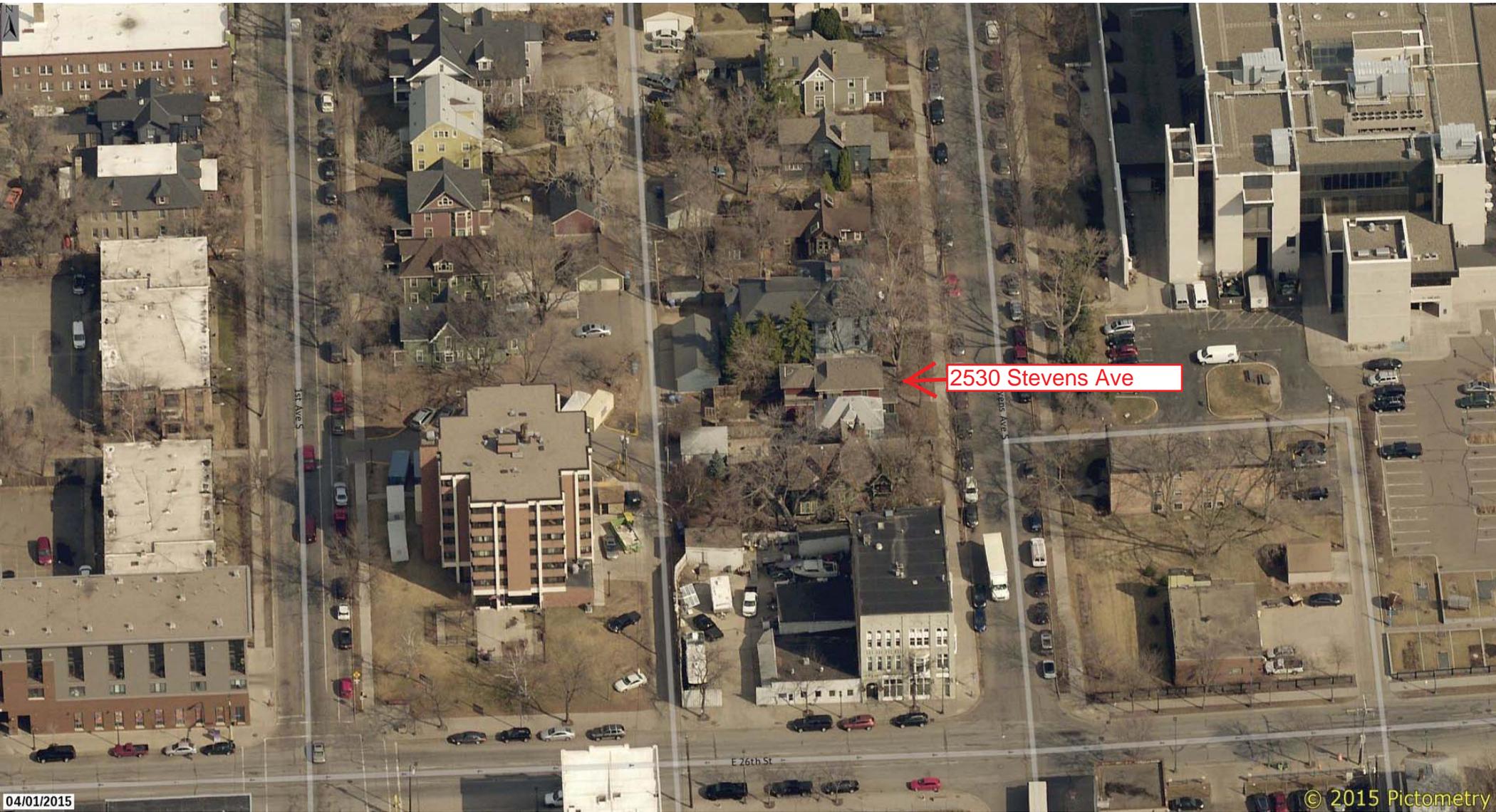


PROPERTY ADDRESS

2530 Stevens Avenue

FILE NUMBER

BZH-29141



04/01/2015

© 2015 Pictometry

334 E. 24TH ST.

MANUFACTURING 229

354
MIN 006

DORLUS MORRISON PARK



W. 24th St

NICOLLET AV.

AV. S.

AV.

W. 25th St
353

E. 25TH ST.

355

NICOLLET

1ST

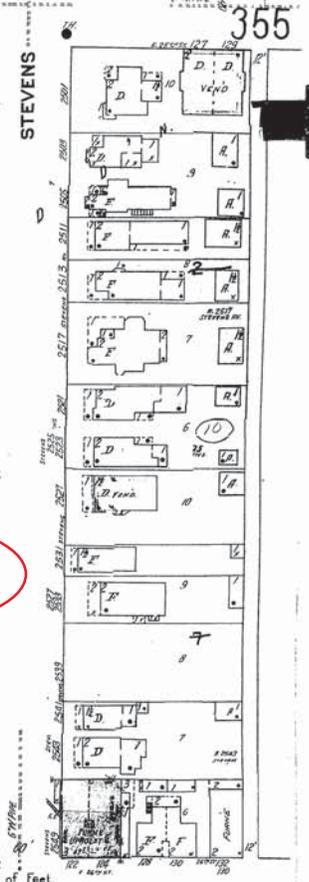
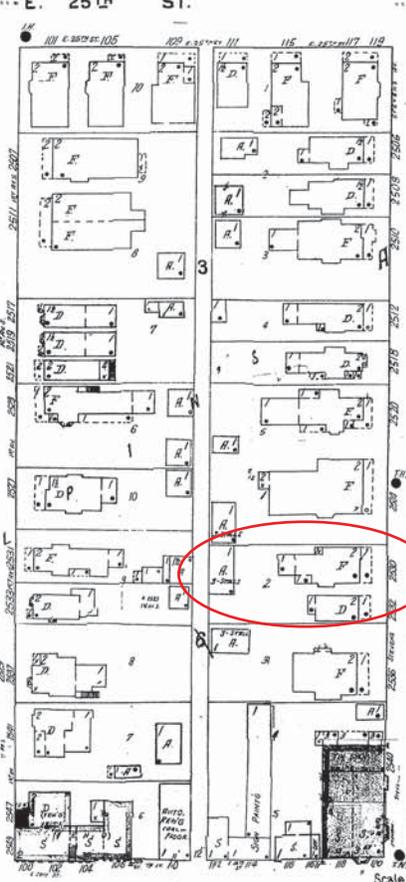
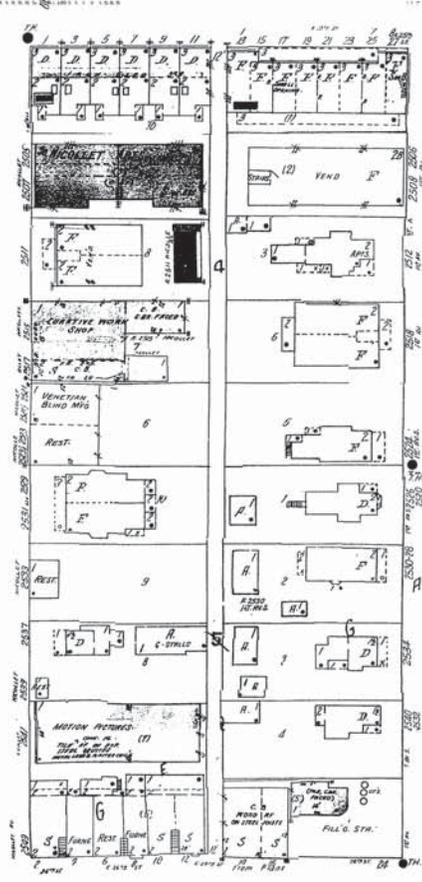
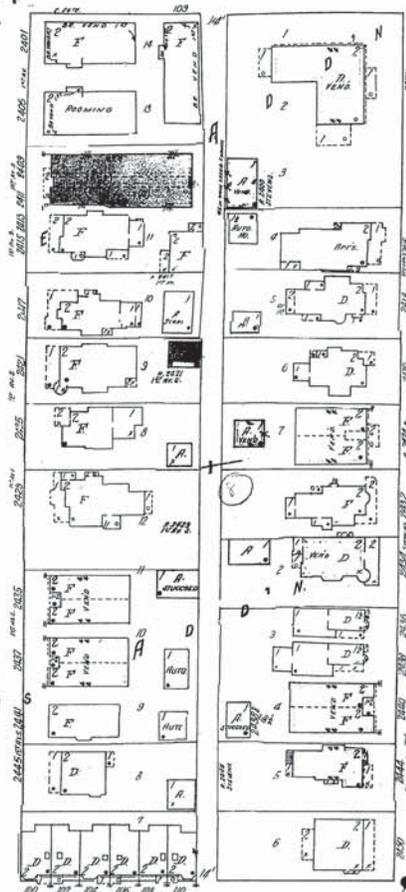
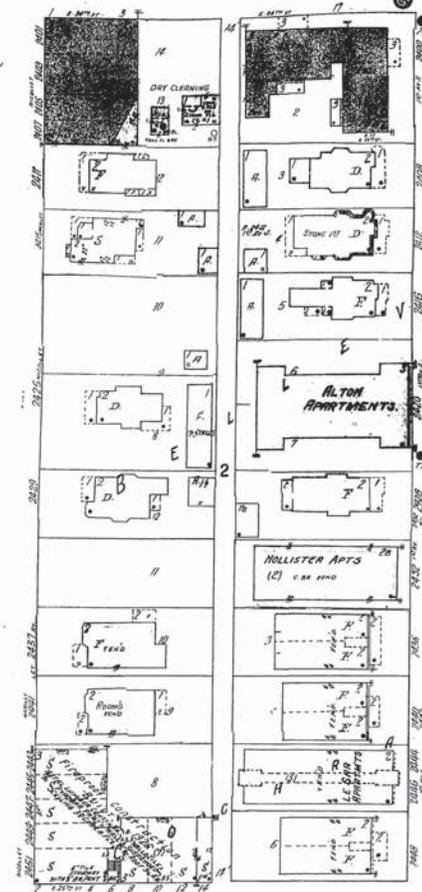
STEVENS

W. 26th St

E. 26TH ST.

376

Scale of Feet
0 50 100 150



2530 Stevens Ave S
Minneapolis, MN
Proposed Garage Statement

To Whom it may concern,

We propose to build a new 20'x20' detached garage located on the property at 2530 Stevens Ave South. The garage walls will be of 2x4 construction and stand on a floating reinforced concrete slab. There will be a single 16' overhead garage door facing the alley and a 3' service door facing the existing house. There will also be a maintenance free glider window facing the existing house. The roofing material will be architectural asphalt shingles to match what's installed on the existing house. The siding will be Camden Pointe double 4" vinyl siding. The existing cedar boards have a 4" lap. Color and texture will match the house as close as possible. My customer requested a maintenance free siding to be installed on the garage as the current house siding is cedar boards. He is forced to spend money every year on replacement boards and touch up paint as wood siding is a deteriorating product and an attraction to bugs and wildlife. In an effort to maintain original appearance and character we have decided the exterior trim features will be LP Smartside trim boards and will be painted to match the house trim. The LP Smartside trim boards have a wood grain pattern imprinted on them.

We are making every effort that we can to give the appearance the garage is original while ensuring the quality of products used will maintain their integrity for many years to come.

Thank you!

Sincerely,

Matt Schochow



Schochow Construction

Lic # BC699658

(763)438-2649

2530 Stevens Ave S
Minneapolis, MN
Appropriateness Statement

To Whom it may concern,

1. Our proposed detached garage will meet the design features of the house on the property which is consistent with the time period of the house.
2. This project will ensure the continued integrity of the historic district. Every house on the block currently has a detached garage.
3. This project is consistent with the design guidelines of the commission. We are making every effort to ensure the structure appears to be original while using in some cases more current methods of construction and materials. The dimensions of the structure and our proposed setbacks are all within the parameters of the current building code.
4. This project meets the Secretary's standards for the treatment of historic properties. Only a small section of the property will be disturbed under construction and we are not performing any demolition as there is currently no garage on the property.
5. We feel that our proposal is within the intent of the preservation ordinance as we are making every effort to design the structure to appear to be original to the property.

Thank you!

Sincerely,

Matt Schochow

Schochow Construction
Lic # BC699658
(763)438-2649

FEATURES OF CAMDEN POINTE®

Engineering

- Extra-thick .044" panel thickness
- Patented Pointe-Lock® system snaps in place and delivers a six-layer attachment point for a snug fit and exceptional strength
- Rolled-over locking leg detail delivers maximum wind resistance up to 222 mph*
- 5/8" panel projection enhances rigidity
- Scenic Scapes® colors use Permahue®, a color enhancer that combines a Luran® S ASA resin from BASF and Variform's proprietary technology to ensure colors resist fading.

Style

- Authentic wood-grain finish makes for a classic look
- Deep panel projection creates natural shadow lines
- Wood-grain emboss with ultra-low gloss finish
- Available in D4 and D5 Traditional Lap and D4 and D5 Dutch Lap styles
- Available in a broad range of decorative and Scenic Scapes® colors

Dependability

- Limited Lifetime Transferable Warranty
- Color-through technology reduces the appearance of scratches.
- Won't peel, flake, check or craze like paint
- Virtually maintenance-free



*Tested in accordance with ASTM D5206. Wind speed rating will vary depending on specific code region and construction method. Refer to local building codes for detailed requirements concerning allowable wind loads and specified conversion tables for actual wind speed.

PERFORMANCE FOR CAMDEN POINTE® VINYL SIDING

- Resists winds up to 222 mph*
- Limited Lifetime Transferable Warranty
- Virtually maintenance-free



THIS PRODUCT HAS BEEN GREEN APPROVED BY THE NAHB RESEARCH CENTER. This means you can be assured that this product complies with specific green practice criteria in the National Green Building Standard. Visit www.GreenApprovedProducts.com for more details.



ASTM D 3679



*Tested in accordance with ASTM D5206. Wind speed rating will vary depending on specific code region and construction method. Refer to local building codes for detailed requirements concerning allowable wind loads and specified conversion tables for actual wind speed.

** See vinylsiding.org for a list of certified products and colors.

* DOUBLE 4" LAP

* COLOR SEDONA RED

Camden Pointe Double 4"

Camden Pointe



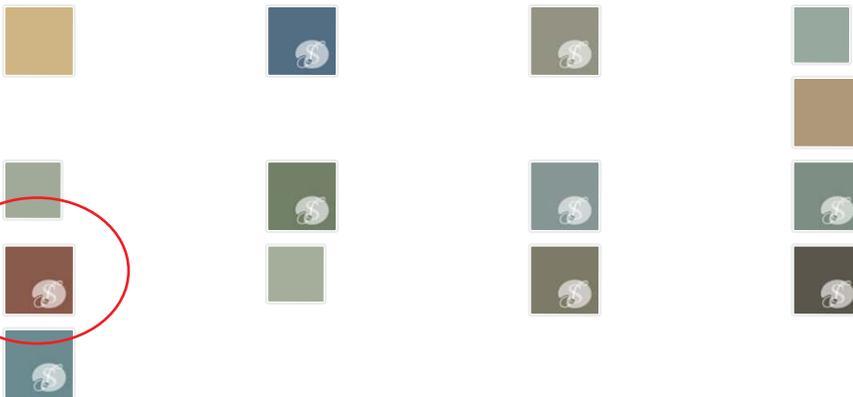
Double 4" traditional lap siding is patterned after v-groove lap siding. This siding commonly has a 4" panel exposure, at least a 1/2" projection that creates a realistic and dramatic shadow line, and is often used for a more historic look and decorative accents. *Due to screen resolution limitations, product colors may not be exactly as shown.

Colors

9 Exterior Colors Available



14 Premium Exterior Colors Available

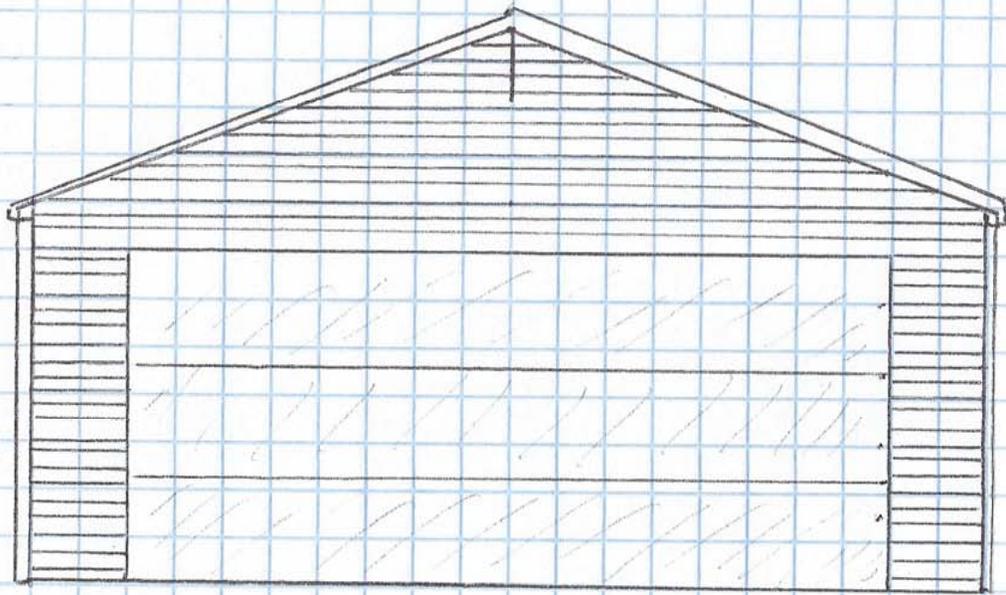


Accessories

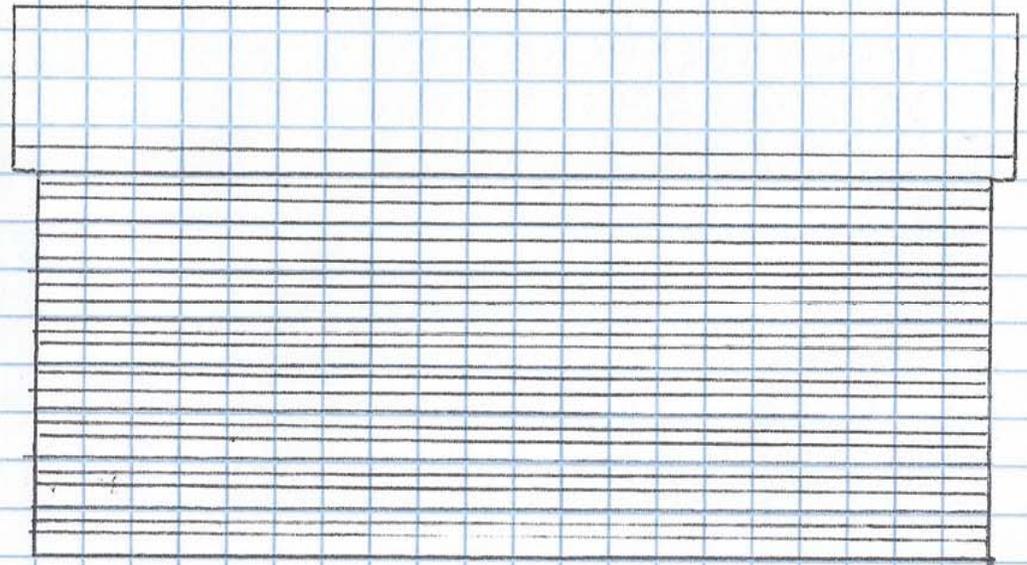
ACCESSORIES FOR VARIFORM VINYL SIDING

Accent Panels



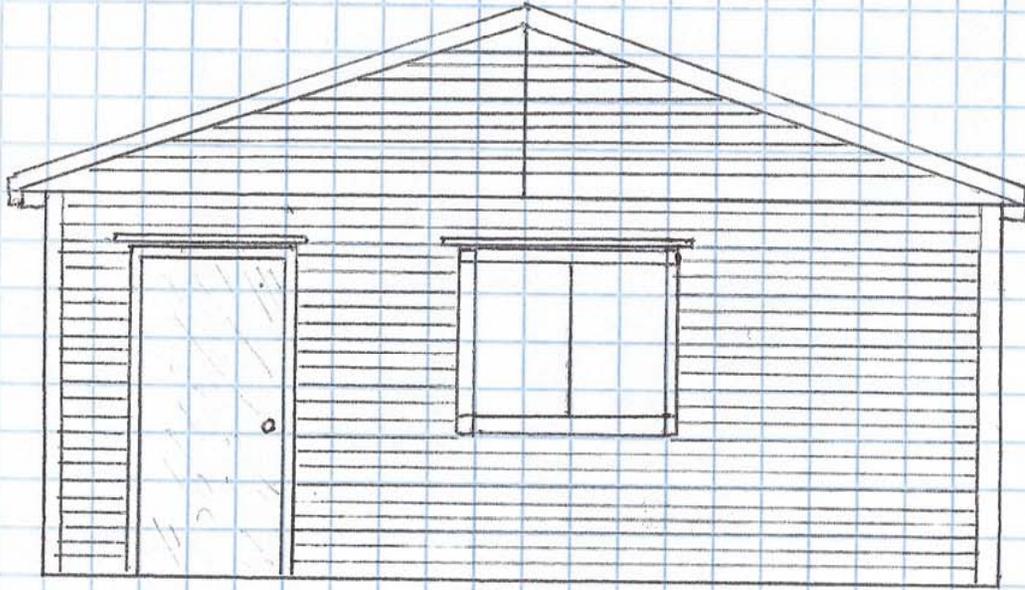


WEST ELEVATION



NORTH : SOUTH ELEVATION

SCALE
 $\frac{1}{4}'' = 1'-0''$



EAST ELEVATION

SCALE
 $\frac{1}{4}'' = 1'-0''$

2530 STEVENS AVE S
MINNEAPOLIS, MN



* SLAB

- ° STRUCTURAL GARAGE SLAB WITH 10" X 12" PERIMETER 2 # 4 REBAR CONTINUOUS WITH GRID INSIDE 20' X 20'
- ° 6" COURSE OF BLOCK WITH ANCHOR BOLTS

* WALLS

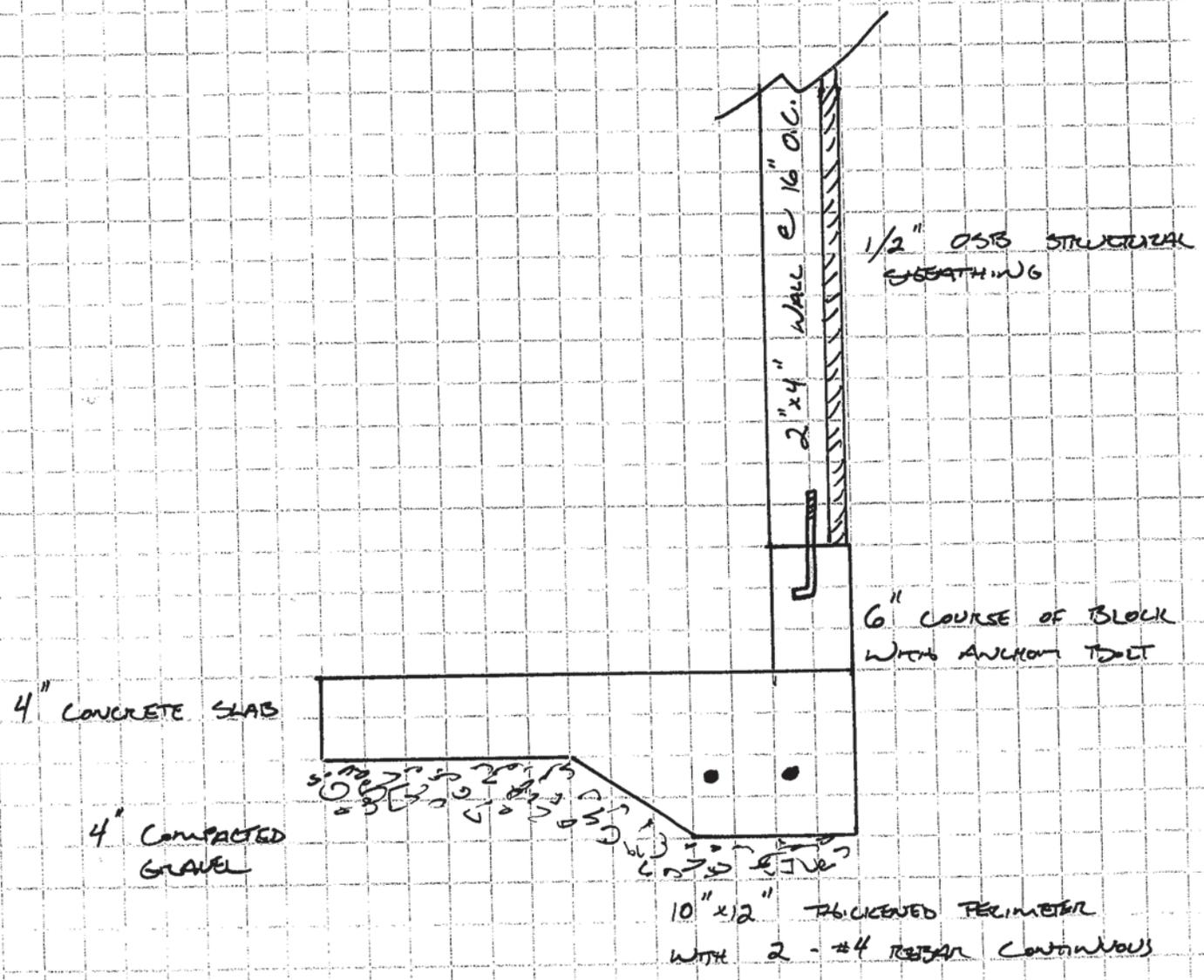
- ° 8'-TALL 2" X 4" WALLS VINYL SIDING OVER STRUCTURAL SHEATHING

* ROOF

- ° 6/12 PITCH ENGINEERED MANUFACTURED TRUSS
- ° ASPHALT ARCHITECTURAL SHINGLES OVER 15 LB ROOF FELT PROTECTION

T-90 5 4/6

1-90546



BOARDWALK

2'-0"±
SETBACK

EXISTING
HOUSE

2'-0"

5'-0"

19'-6"

6'-6"

1'-0"
SETBACK

PROPOSED
GARAGE

6'-0" SETBACK

33'-0"±

20'-0"±

44'-0"±

122'-0"±

32'-0"±

20'-0"

6'-0"

2530 STEVENS
AVENUE SOUTH

* 1/4" = 3'-0"

ALLEY



2530 Stevens Avenue



Proposed location of detached garage

Matt Schochow



Across Stevens Avenue



Existing garage - adjacent neighbor to north



Existing garage - adjacent neighbor to south



Matt Schochow <schochowconstruction@gmail.com>

2530 Stevens Ave

Matt Schochow <schochowconstruction@gmail.com>

Mon, May 2, 2016 at 7:43 AM

To: info@whittieralliance.org, ricardo@whittieralliance.org, schochowconstruction@gmail.com

To whom it may concern,

I am writing to you today on behalf of my customer Anthony Andaloro to inform you that we have applied for a building permit to construct a new detached garage located at 2530 Stevens Ave S. The property is currently without a garage. The proposed structure will measure 20'x20' and have a 16' garage door (which is a standard size for a 2 car garage) and will be accessible via the alley way. We have had our pre application meeting with Senior City Planner Lisa Steiner and have received our application requirements.

Please feel free to contact me with any questions or concerns.

Thank you!

My Customer;
Anthony Andaloro
[612-871-9465](tel:612-871-9465)
2530 Stevens Ave S

Matt Schochow
Schochow Construction, LLC
License # BC699658
[763-438-2649](tel:763-438-2649)