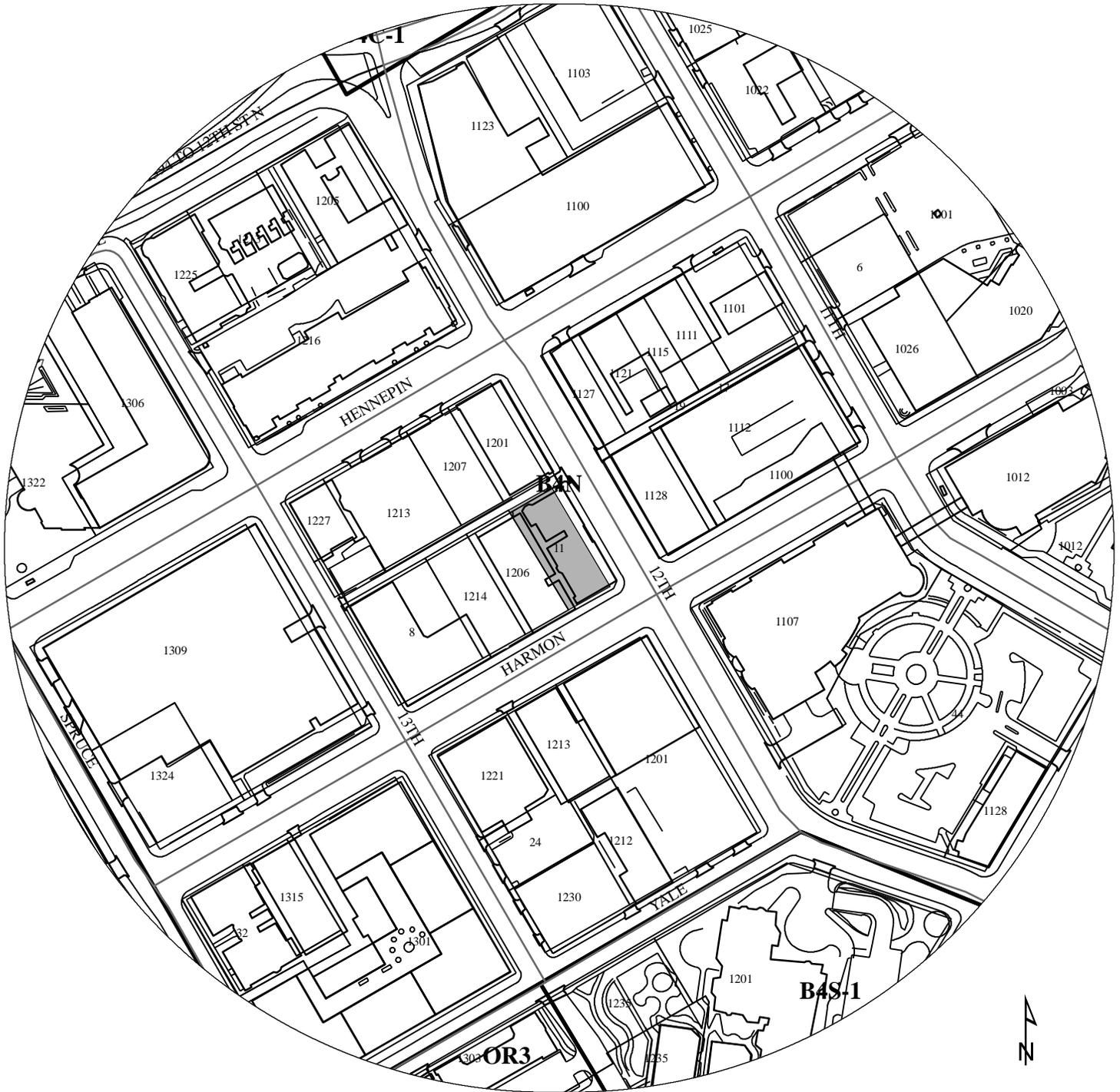


NAME OF APPLICANT

WARD



PROPERTY ADDRESS

1204 Harmon Place, Unit 21

FILE NUMBER

BZH-28219

1204 Harmon Place





Front Facade along Harmon Place



12th Street Facade

View from approximately 12st Street and Lasalle Avenue



View from approximately 12st Street and Yale Avenue



View from across 12th Street



View from across 12th Street and Harmon Place



PROJECT DESCRIPTION

Project: 1204 Harmon Place, Unit #21 – Rooftop Deck

Subject: Statement of proposed use and Project Description

The proposed project will be adding a roof top deck to the area directly above unit #21 which is a top level condo unit located in the 1204 Harmon Place Building. This project will offer no replacement or changes to any important architectural features of the building. There will be modifications to the existing built up roof to allow for structural supports needed for the framing of the proposed deck. In addition there will be a new penetration for private rooftop access to the proposed deck. The homeowner has a budget that is preventing a above roof room for this project, but the scaled down plan for the project will provide the structure required to build a above deck room in the future. The scaled down plan will provide one rooftop hatch allowing the homeowner to privately access the deck.

The proposed deck will be approximately 22'-0" x 24'-0" and the deck surface will be set approximately 1'-4 1/2" above the existing rooftop surface. The north and East sides of the deck will be set back 5'-8 1/2" and 5'-6" from the faces of the building accordingly, with an additional setback from the edge of the roof edge at approx. 4'-1 1/2". On both the south and west side of the deck there will be cedar screen walls constructed to add privacy for the home owner. The height of this wall will be set to add privacy but not to be visual for the street. We are proposing a total of 5'-5 1/2" from the existing roof height. On both the North sides and east sides will have railings constructed of 4"x4" cedar posts and a cable railing system to 36" above deck level.

All exterior lighting will be only temporary. Meaning the owner has asked for outdoor outlets in the design, but will provide his own lighting as needed only for accent.

No Windows, Doors, siding, railings, steps, foundation, porches or ornamental features will be modified or replaced in this project.

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 addition of this deck on this structure is in our opinion compatible within the historic district. Due to the low visual impact to the street view, this structure will not take away from the historic beauty of the building, but will lend fine craftsmanship and details that will transcend in years to come. By not trying to emulate a false sense of historical nature its own detailing will be visually appealing.

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

This project will have little or no affect on the building due to the fact it will not be visual from street view. The interior as a private residence does not apply in this instance and the exterior detailing will remain unaffected by this addition.

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

We find this alteration in our opinion will be compatible and will not affect the integrity of the historic district. It is a piece that will be finely crafted and in the event of removal, it will leave the building as though nothing was ever built. Please refer to the section regarding the Harmon district.

(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.

We find this alteration in our opinion will be compatible and will not affect the integrity of the historic district. It is a piece that will be finely crafted and in the event of removal, it will leave the building as though nothing was ever built. Please refer to the section regarding the Harmon district.

(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 addition of this deck on this structure is in our opinion compatible within the historic district. Due to the low visual impact to the street view, this structure will not take away from the historic beauty of the building, but will lend fine craftsmanship and details that will transcend in

years to come. By not trying to emulate a false sense of historical nature its own detailing will be visually appealing.

(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.

This project will in no way harm or alter the historical significance of this building. We are offering a appropriate design and construction means and methods that will provide a aesthetically pleasing end product. We understand and respect the plans and policies in place in order to maintain a well designed and planned city in regards to the historical aspects.

In addition, the following findings must be addressed if 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:

(1) 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.

This is not applicable in this situation.

In addition, a written statement by the applicant making the findings that alterations are proposed in a manner that demonstrates that the applicant has made adequate consideration of the following documents and regulations:

- (1) The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.
- (2) Where applicable, Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.
- (3) 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.

This is not applicable in this situation.

In addition, the following findings must be addressed if approving a certificate of appropriateness that involves **ALTERATIONS TO A PROPERTY WITHIN AN HISTORIC DISTRICT**:

(1) 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.

Within this project, the historic integrity and use of the buildings existing characteristics will be minimally affected. The deck structure that is being proposed, although comprised of wood materials, it will be built in a fashion that will not be seen from the street and will be unnoticeable almost entirely.

(2) 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.

We feel that a grant of the certificate of appropriateness will keep the spirit of the intent. The project proposed will have little or no affect visually within the district. We understand and respect the intent of this ordinance and will be flexible to make sure the end product will be suitable for the spirit of the ordinance and the use of the owner.

(3) 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.

We feel that this project will not harm, in any way, the adjacent resources and other buildings within the district. This will have low or no visual impact within the community. We feel the surrounding community will feel no impact from this project.

DEMOLITION OF AN HISTORIC RESOURCE

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

(1) That the demolition is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the demolition. 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.

This is not applicable in this instance.

HISTORIC VARIANCE

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

(1) That the variance is compatible with the preservation of the property and with other properties in the area, and that the variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.

This is not applicable in this instance.

The Harmon Place Historic District Design Guidelines

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.

Within this project, the historic integrity and use of the buildings existing characteristics will be minimally affected. The deck structure that is being proposed, although comprised of wood materials, it will be built in a fashion that will not be seen from the street and will be unnoticeable almost entirely.

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.

No characteristics of the existing building will be affected by the construction of this project. There will be no removal of any materials. Also the minor alterations to the interior space will not fall into the district design guidelines.

3. 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.

As stated previously the historic integrity of this building will be maintained. There will be no attempt to create a false sense of historical features or other.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Noted, and we would hope that the design presented along with any suggestions in collaboration from the historical board, will set some design precedence in this type of project moving forward. We would find this to be a significant improvement from the previous deck structure built adjacent to the proposed.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

No existing finishes or features will be harmed in this project. It is our firm's goal to build quality crafted projects. As a standard we always use proven construction means and methods. It is very imperative for our group to design and build projects that will have longevity and transcend

eras in the future. The staff employed take great pride in their work and look to have impressive end details.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

This is not applicable within this project.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

This is not applicable within this project.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

This is not applicable within this project.

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.

As this would be considered a "new addition" to the roof, the design and construction will be differentiated from the old as it will employ the use of tasteful modern details and materials that are in fact timeless such as Cedar and steel. It is our hope that the scale of the project fits in accordingly and does not take away from the existing in any manner. In addition as stated before this project will not be visible from the street side as it will be sized and set back accordingly to minimize the view.

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.

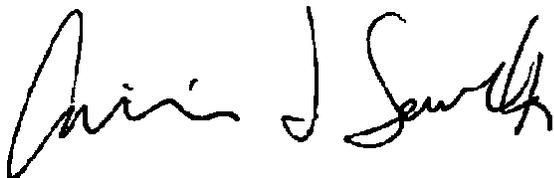
If this structure was removed in the future the only thing that will be needed will be a bit of roof patching and repair upon removal. The result from such removal shall be unnoticeable.

In conclusion, we hope to work in collaboration with the historic committee to provide the owner with a thoughtfully designed and built structure for him to enjoy and in the event that the property shall switch ownership, we hope that the end product will be a very appealing feature to the potential new owners.

We hope that we have demonstrated that we are concerned and respect the thoughtful and important work the historical committee has invested into the great city of Minneapolis. Being from an architectural background I personally as an officer of my firm, can appreciate the details and craftsmanship provided in these wonderful buildings standing the test of time within our community. If there is anything the committee finds offensive in design or construction details we are certainly open, as well is the owner, to suggestions on how we can get this project completed to satisfy both the owners ideas and the historical guidelines.

Thank you for your time and we hope to enter into a good working relationship moving forward.

Regards,



Casimir Semlak
Owner/Lead Design
Transform Design

Historic Preservation Commission

Public Service Center

250 south 4th Street Room 300

Minneapolis, MN 55415

June 3rd, 2014

To Whom It May Concern:

The Kenosha is a condominium at the corner of Harmon Place and 12th Street. It is part of the Harmon Place Historic District. I, Michael Fromelt, owner of unit 21, authorize Casimir Senglak to submit the application to add a rooftop deck above my unit.

Sincerely,

Michael Fromelt

1204 Harmon Pl #21

Minneapolis, MN 55403

612-618-6890



FirstService
RESIDENTIAL

Historic Preservation Commission

Public Service Center

250 south 4th Street Room 300

Minneapolis, MN 55415

May 27, 2014

To Whom It May Concern:

The Kenosha is a condominium at the corner of Harmon Place and 12th Street. It is part of the Harmon Place Historic District. Mike Fromelt, owner of unit 21, is applying for a permit from the Historic District to add a rooftop deck above his unit. As far as we are aware, his plans are within the guidelines of the Historic District and we authorize his application.

Sincerely,

Marion Slocum

Association Manager

FirstService Residential

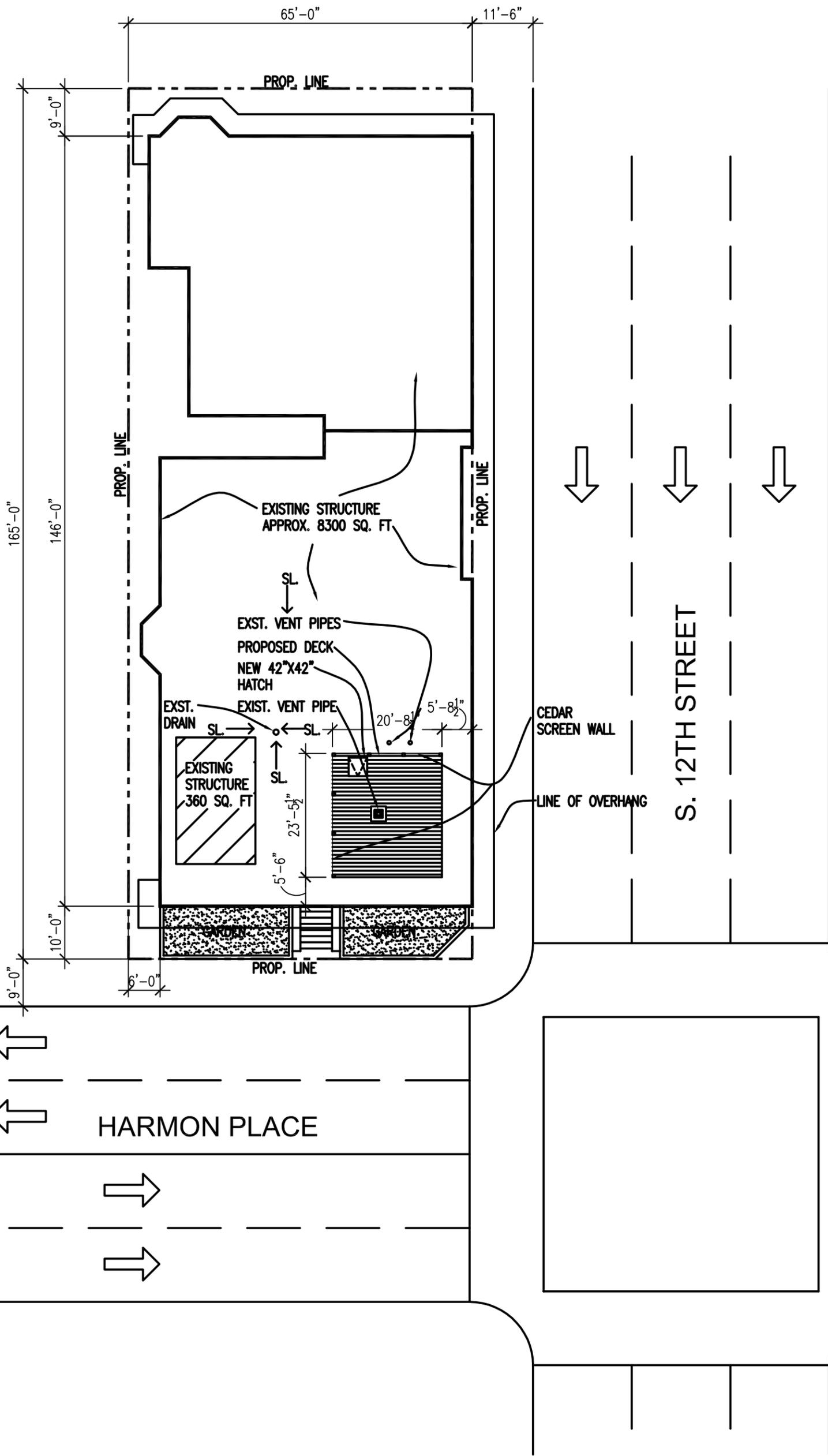
3104 West Lake Street

Minneapolis, MN 55416

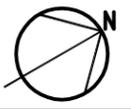
612-777-8300

FirstService Residential Minnesota, Inc.
1801 American Boulevard East | Suite 21 | Bloomington, MN 55425
Tel 952.277.2700 | Fax 952.277.2739

www.fsresidential.com



SITE PLAN
SCALE: 1" = 20'-0"

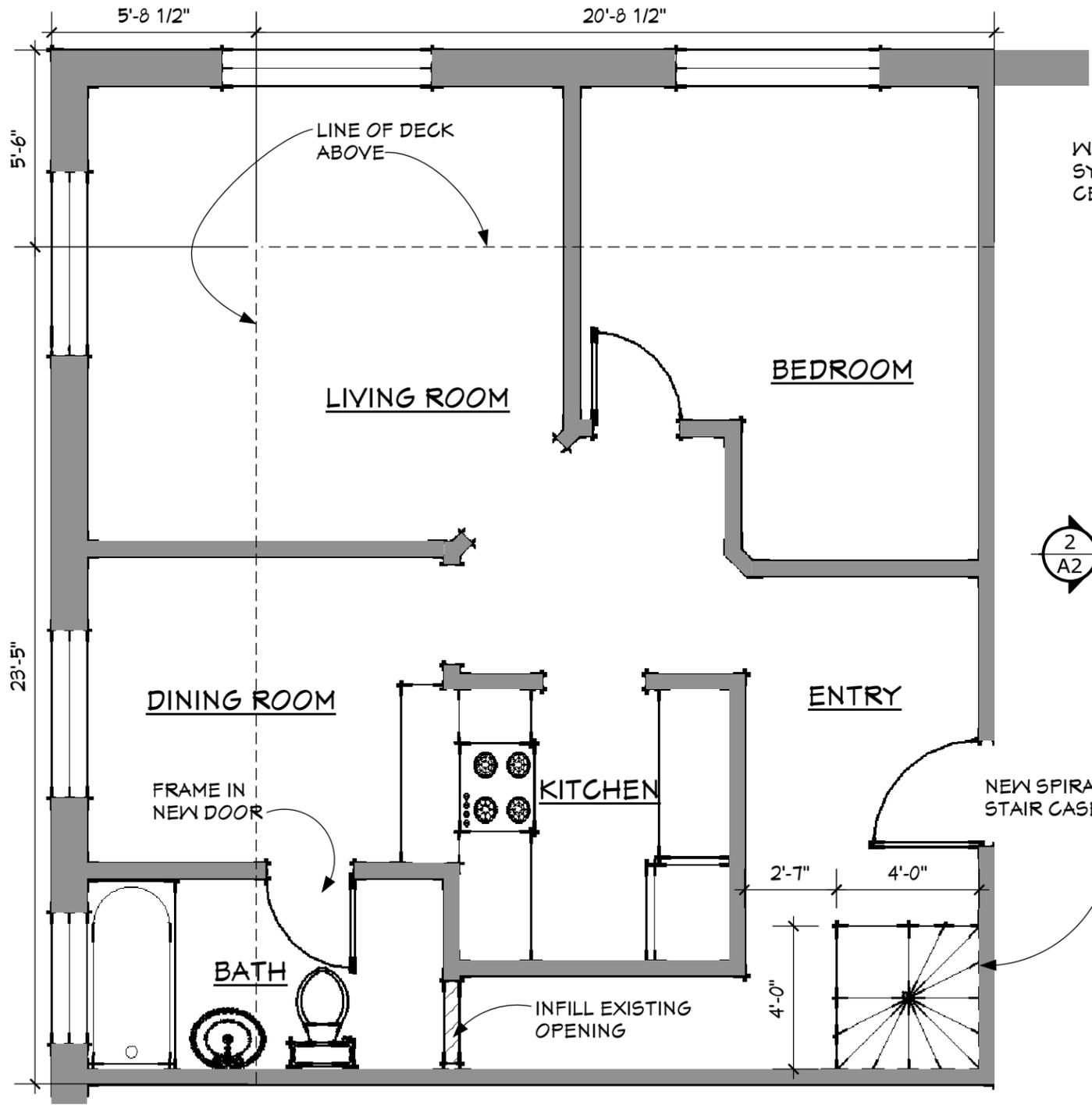


trans form
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 2841 Lexington Ave. N. Apt. F
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 csemik@trans-form-design
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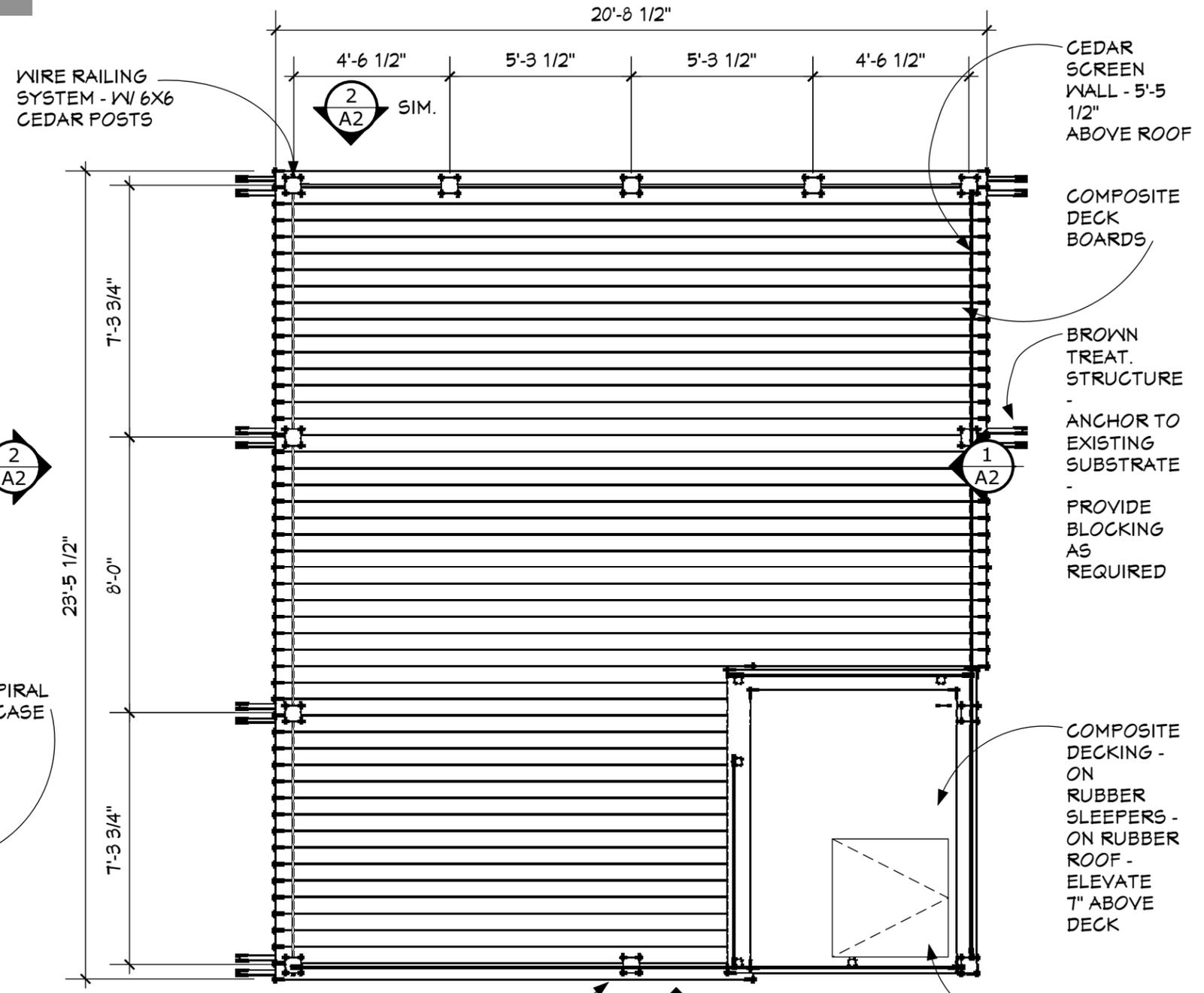
ROOFTOP DECK
 1204 HARMON PLACE
 MINNEAPOLIS, MN 55403

A0

6.30.2014

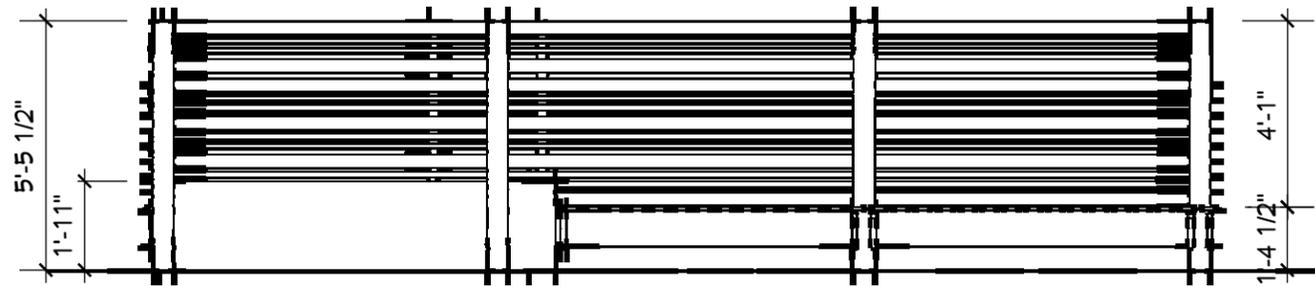


1 PLAN
SCALE: 1/4" = 1'-0"

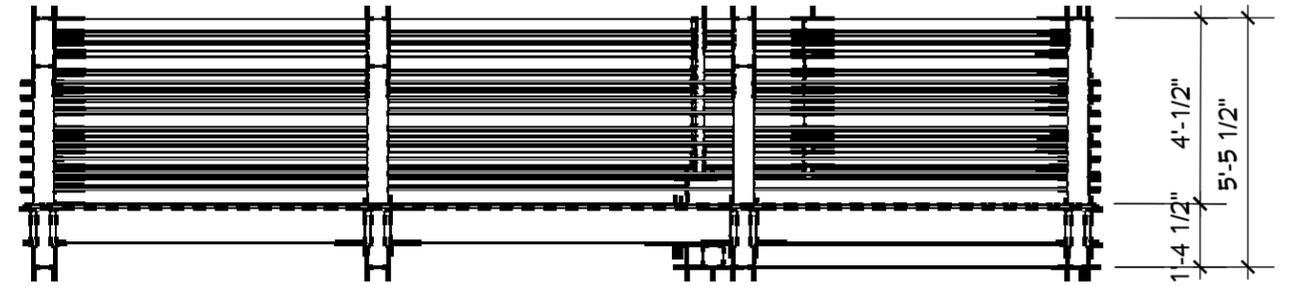


2 DECK PLAN
SCALE: 1/4" = 1'-0"

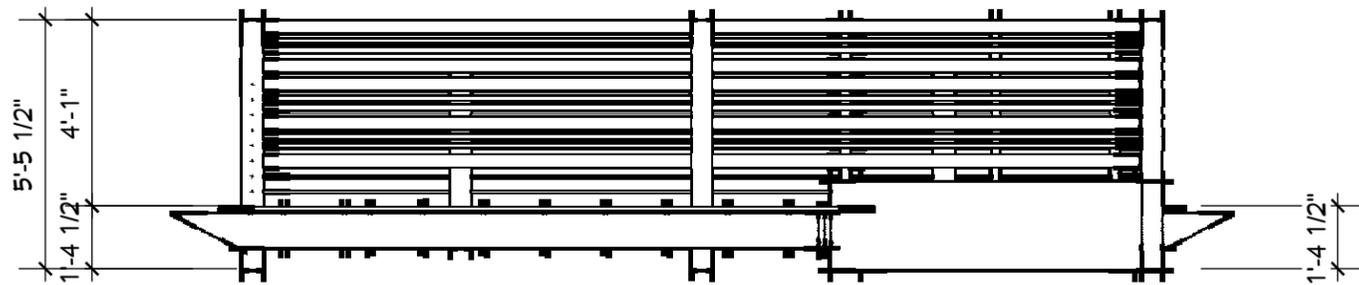




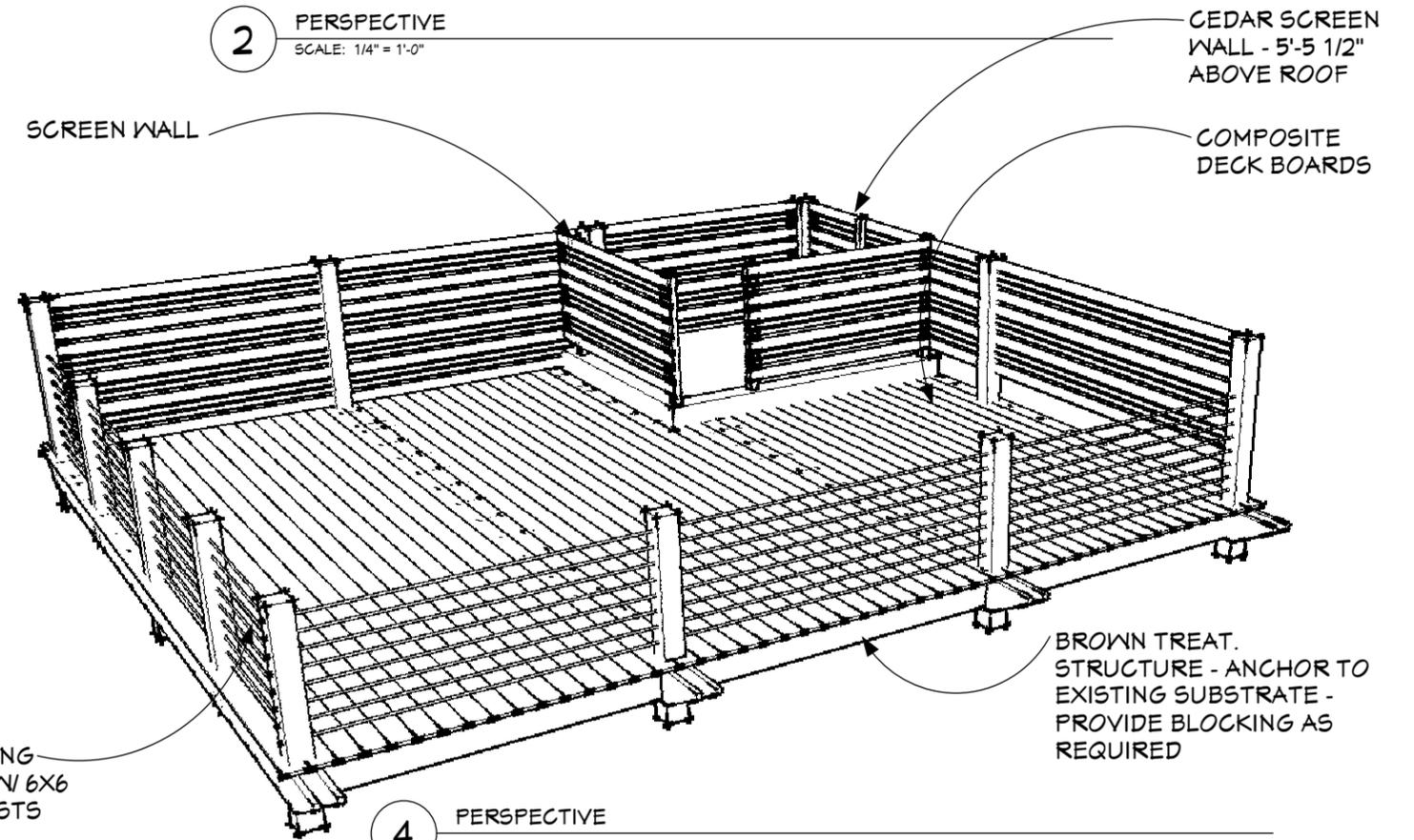
1 PERSPECTIVE
SCALE: 1/4" = 1'-0"



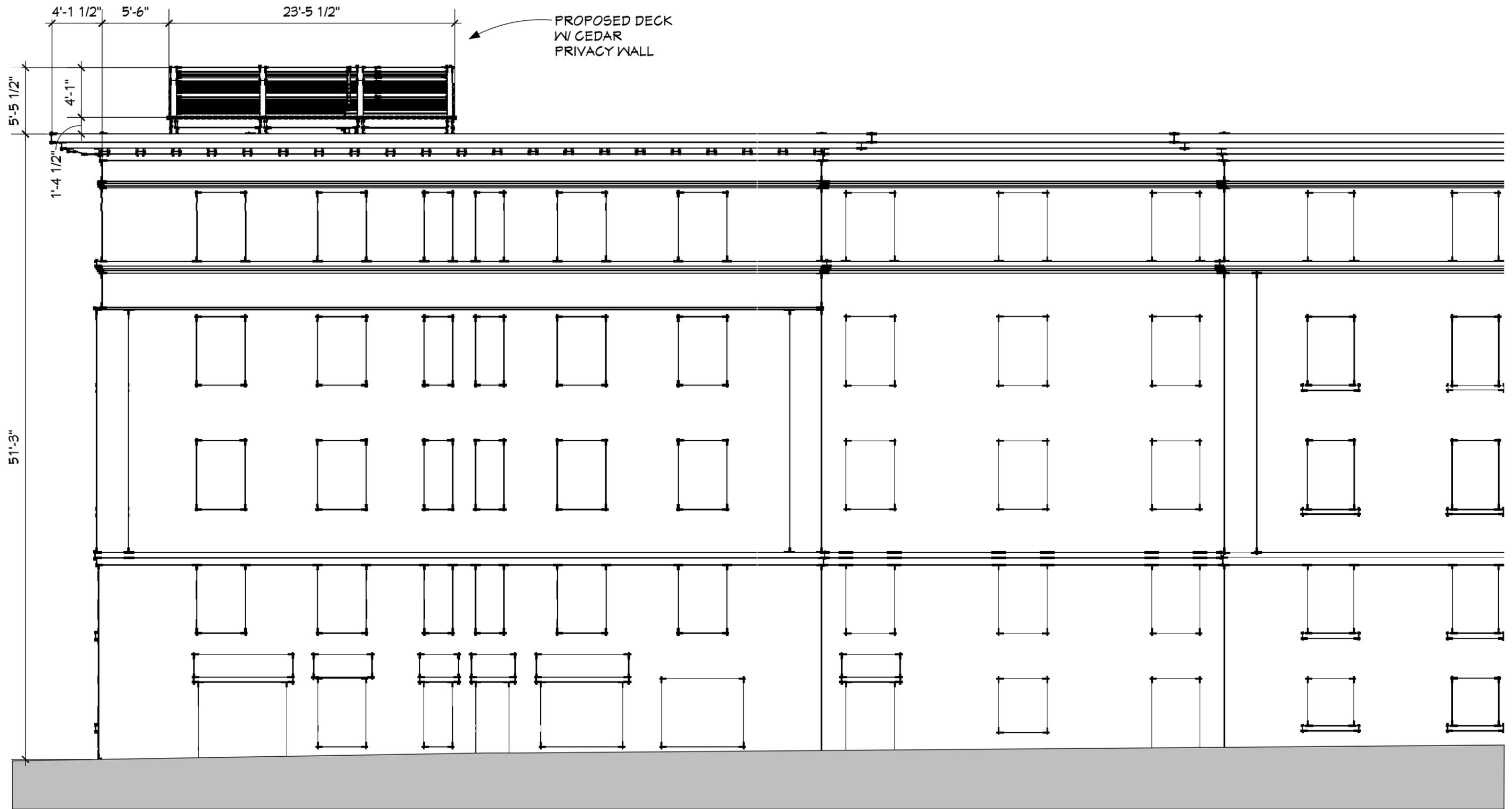
2 PERSPECTIVE
SCALE: 1/4" = 1'-0"



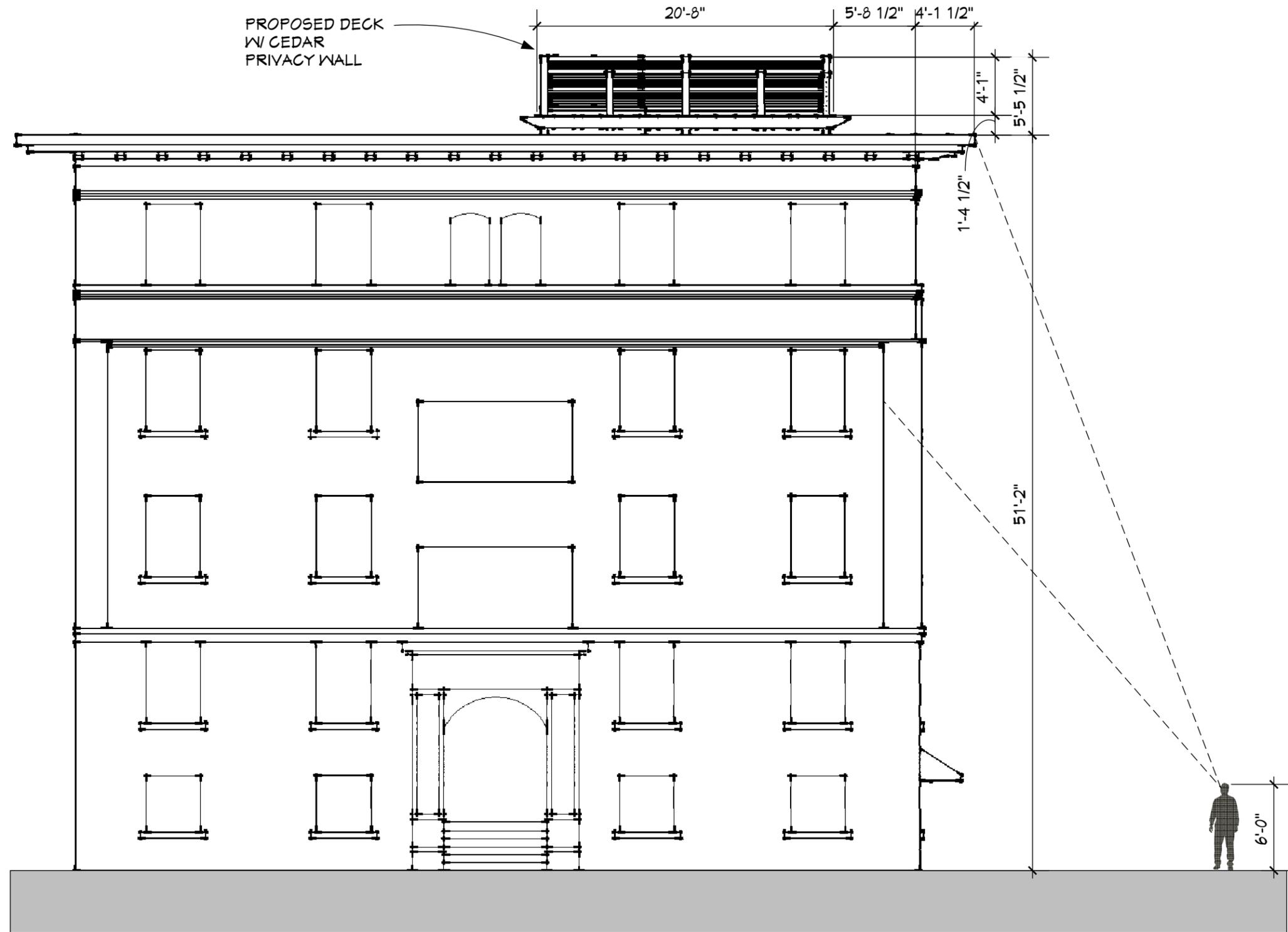
3 PERSPECTIVE
SCALE: 1/4" = 1'-0"



4 PERSPECTIVE



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

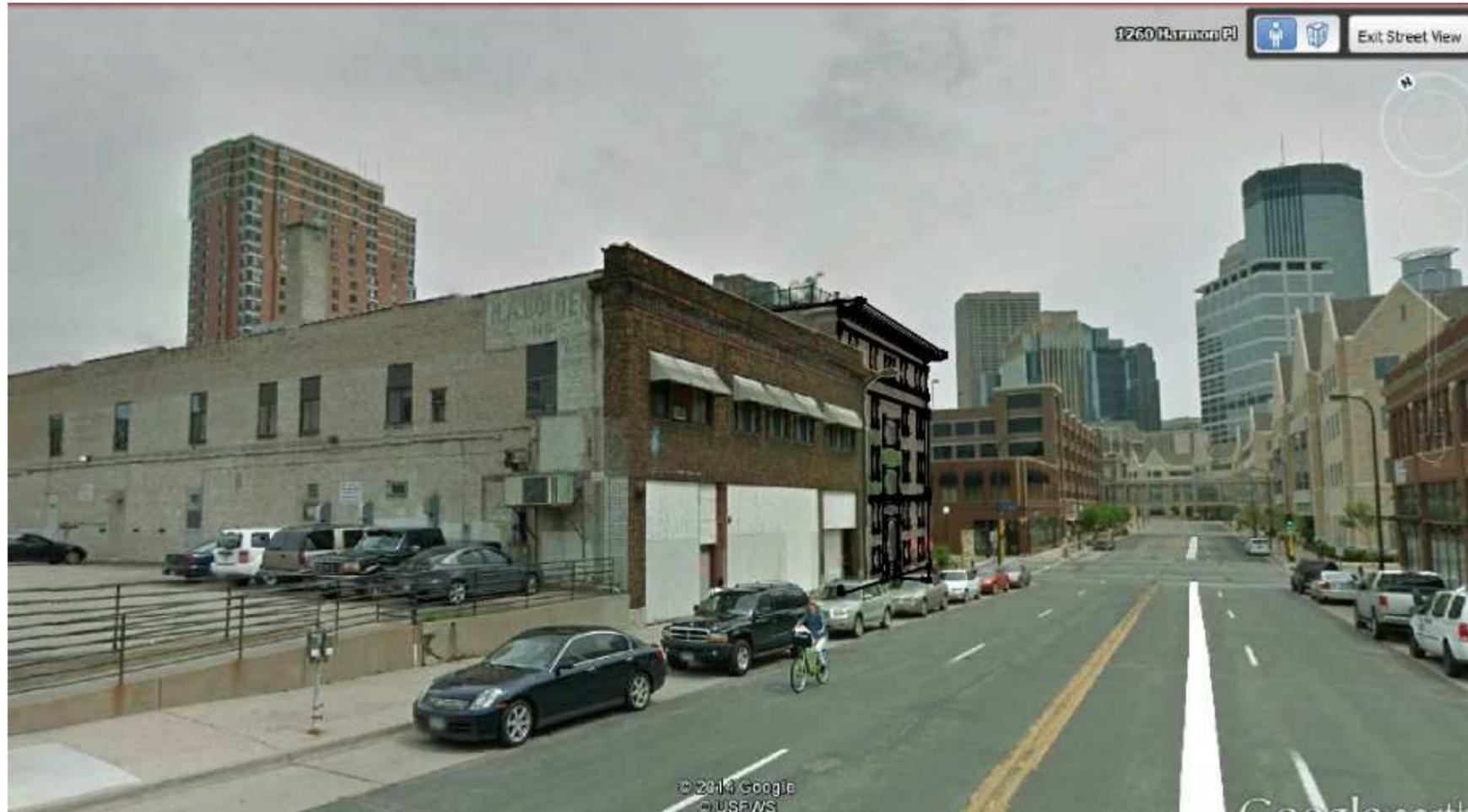


1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED DECK
IS INVISIBLE AS
DESIGNED



1 PERSPECTIVE - VIEW FROM NORTH ON HARMON PL.



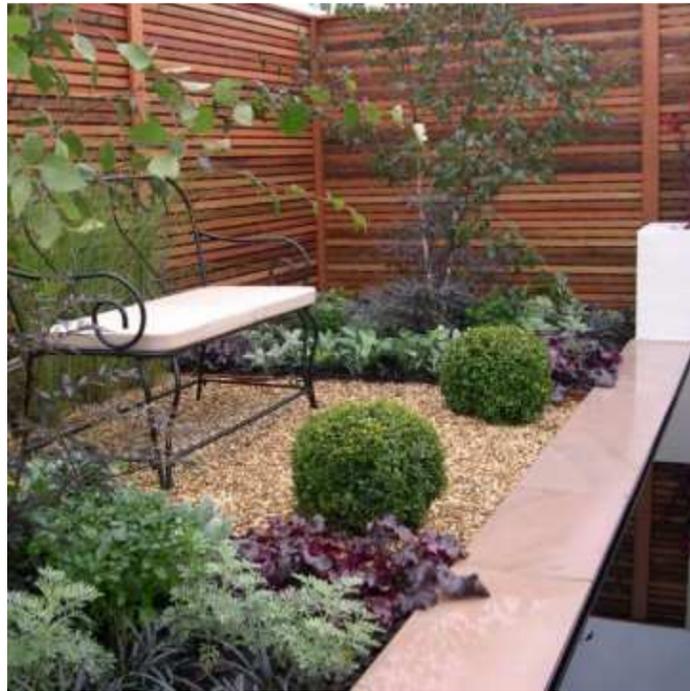
1 PERSPECTIVE



1 PERSPECTIVE







CEDAR SCREEN WALL



CEDAR SCREEN WALL



COMPOSITE DECKING



WIRE RAILING



ROOF HATCH



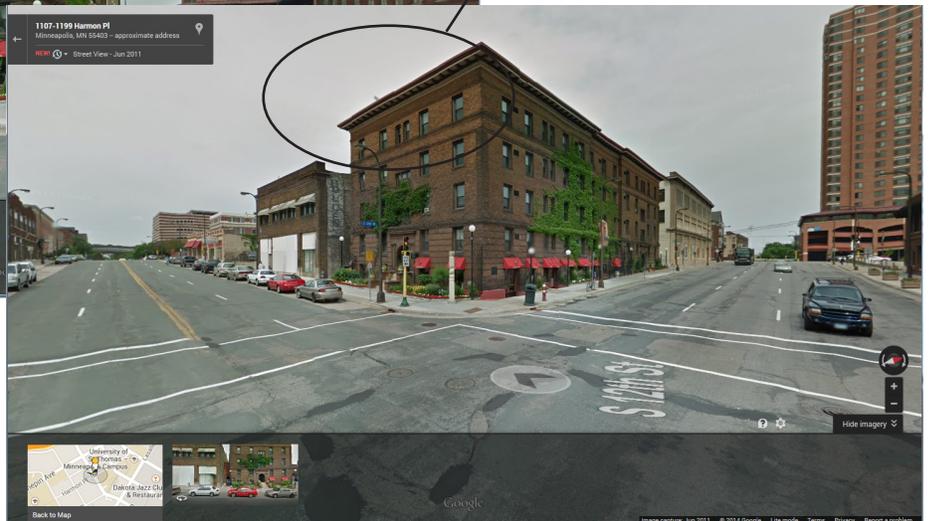
COMPOSITE DECKING

Current structure on top of 1204 Harmon is 5 Feet from the edge on the South side. Their 4-season room is well over 7 feet tall

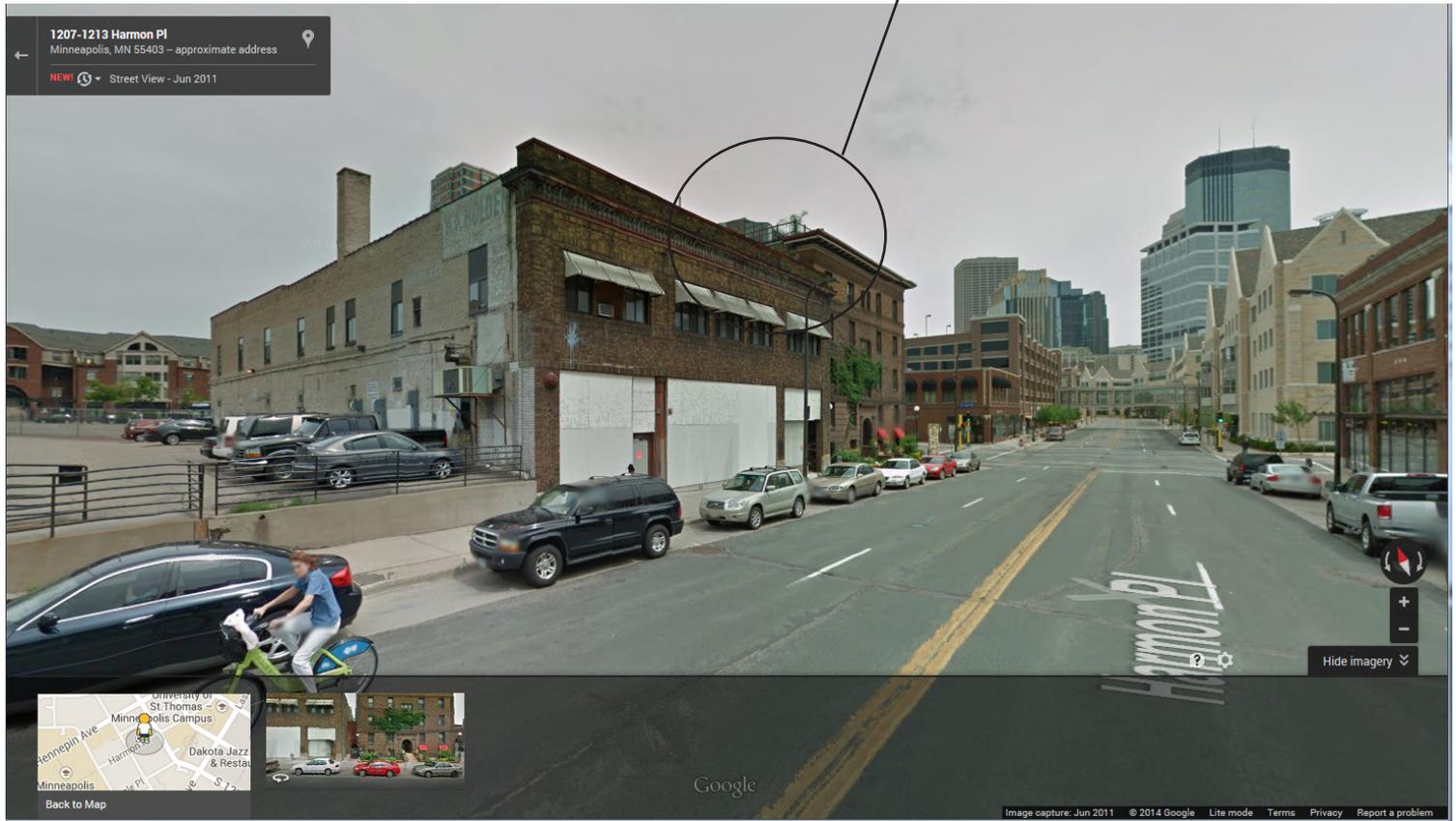
4-season room invisible



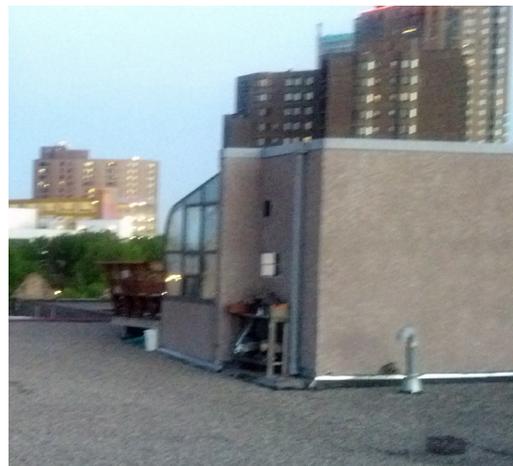
4-season room invisible



The only reason you can see it here is because they built directly to the edge of the building, not 5 feet away. If they had, you wouldn't be able to see their railings at all.



Neighbors structure on top of deck



Steiner, Lisa

From: csemlak1@gmail.com on behalf of Casimir Semlak <csemlak@trans-form-design.com>
Sent: Wednesday, June 11, 2014 3:20 PM
To: Goodman, Lisa R.; loveloring@gmail.com; info@thedmna.org
Cc: Steiner, Lisa
Subject: Project: 1204 Harmon Place, Unit #21 – Rooftop Deck
Attachments: 6-1-2014 PLANS.pdf; 6-1-2014 Project Outline.pdf; Worksheet.pdf

To whom it may concern:

I am writing in regards to a project that my company is undertaking in the Harmon historical district.

The property is located at :

1204 Harmon Place, Unit #21, Minneapolis, MN 55403

Applicants Name and Contact Info:

Michael Fromelt

612.618.6890

spellweaver@hotmail.com

In the rules regarding the Historical preservation group, it is required that a email be sent to the neighborhood in which the project presides as well as the adjacent neighborhoods. Please read the following project description as it pertains to the project. I have also attached the application documents regarding the project.

If there are any questions or concerns please do not hesitate to call or email with questions. Thanks!

Project Description:

The proposed project will be adding a roof top deck to the area directly above unit #21 which is a top level condo unit located in the 1204 Harmon Place Building. This project will offer no replacement or changes to any important architectural features of the building. There will be modifications to the existing built up roof to allow for structural supports needed for the framing of the proposed deck. In addition there will be a new penetration for private rooftop access to the proposed deck. The homeowner has a budget that is preventing a above roof room for this project, but the scaled down plan for the project will provide the structure required to build a above deck room in the future. The scaled down plan will provide one rooftop hatch allowing the homeowner to privately access the deck.

The proposed deck will be approximately 22'-0" x 24'-0" and the deck surface will be set approximately 2'-4" above the existing rooftop surface. The north and East sides of the deck will be set back 5'-0" from the faces of the building accordingly. On both the south and west side of the deck there will be cedar screen walls constructed to add privacy for the home owner. The height of this wall will be set to add privacy but not to be visual for the street. We are proposing a total of 8'-0" from the existing roof height. On both the North sides and east sides will have railings constructed of 4" x 4" cedar posts and a cable railing system to 36" above deck level.

All exterior lighting will be only temporary. Meaning the owner has asked for outdoor outlets in the design, but will provide his own lighting as needed only for accent.

No Windows, Doors, siding, railings, steps, foundation, porches or ornamental features will be modified or replaced in this project.

--

Casimir Semlak
Transform Design
C: 612.251.4712