



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #2

September 23, 2014

BZH-28347

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 2300 Milwaukee Avenue
Project Name: Side Porch Replacement
Prepared By: [Lisa Steiner](#), City Planner, (612) 673-3950
Applicant: Charles Levin & Lynn Brofman
Project Contact: Charles Levin & Lynn Brofman
Ward: 6
Neighborhood: Seward
Request: To allow the replacement of a non-historic enclosed side porch with a new enclosed side porch with deck above.

Required Applications:

Certificate of Appropriateness	To allow an enclosed side porch replacement and deck above in the Milwaukee Avenue Historic District.
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HISTORIC PROPERTY INFORMATION

Current Name	N/A
Historic Name	N/A
Historic Address	2300 Milwaukee Avenue
Original Construction Date	1883
Original Architect	Unknown
Original Builder	Unknown
Original Engineer	Unknown
Historic Use	Residence
Current Use	Residence
Proposed Use	Residence

Date Application Deemed Complete	August 28, 2014	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	October 27, 2014	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

Local Historic District	Milwaukee Avenue Historic District
Period of Significance	1883 - 1904
Criteria of Significance	Agriculture, Architecture, Social History, Urban Planning
Date of Local Designation	1975
Date of National Register Listing	1974
Applicable Design Guidelines	<i>Milwaukee Avenue Historic District Design Guidelines</i>

SUMMARY

BACKGROUND. The subject property is a two and a half story duplex designed in a vernacular manner and built in 1883. It is located midblock between 22nd Street East and 24th Street East and is a contributing building to the Milwaukee Avenue Historic District. The property is zoned R2B Two-family District, which has a required side interior setback of 5 feet.

The Milwaukee Avenue Historic District is a contiguous two-block development of 19th century homes constructed for working class families. Originally platted as an alley, real estate agent William Ragan developed Milwaukee Avenue as a street for speculative purposes in 1883. Building clusters of modest homes on small narrow lots was a method often employed for housing lower class residents during the industrial period. Milwaukee Avenue is the earliest planned workers’ community in Minneapolis. Representing vernacular architecture popular in the later 19th century, houses along Milwaukee Avenue were generally constructed of brick veneer on timber frame between 1884 and 1890. The houses share common architectural treatments such as uniform roof pitch, uniform separation on lots, modified flat arch windows, and open front porches.

The lots are smaller than a typical low-density residential Minneapolis lot. The subject property is only 3,078 square feet in size. However, the subject property and many of the Milwaukee Avenue houses were built with ample square footage for today’s living standards. The building has 2,943 square feet of gross floor area with a 964 square foot building footprint. The building is a technically a duplex and has two separate kitchens, though the owners live and work in both of the units. The building has 5 bedrooms and 3 bathrooms. The property does not have a garage but has a surface parking area to the rear of the building.

The existing side porch is 5 feet by 16 feet in size (80 square feet) with an existing side yard setback of 7 feet 6 inches. A 4 foot wide stair and walkway is located along the south side of the porch.

APPLICANT’S PROPOSAL. The applicant is proposing to demolish the existing porch which was constructed in 1979 and replace it with a larger enclosed porch with deck above. The proposed side porch would have dimensions of 8 feet 7 inches by 16 feet (approximately 137 square feet). Additionally, the applicant is proposing to replace a second story window with a doorway that would lead onto the proposed deck. The applicant is also proposing to restore and replace deteriorated wood on a bay window and replace window air conditioning units with central air, for which the condensing unit would be located on the roof deck of the porch. Finally, the applicant is proposing to paint exterior woodwork and complete related walkway and landscaping improvements.

The proposed enclosed porch would be clad in cedar lap siding with fiber cement board soffit and foundation skirt. The windows proposed would be wood windows with wood screens. All wood would be painted to match the existing color scheme of the building.

RELATED APPROVALS. In 2001, the applicant was granted a Certificate of Appropriateness to replace the existing side porch with a 9' by 15' screened porch with second story balcony. The project was also approved by the Board of Adjustment for a variance to reduce the interior side yard setback from the (at the time) required setback of 15 feet to 3 feet 6 inches, and a variance to allow a second story doorway facing the interior side lot line. The project was never implemented, and both the heritage preservation regulations and applicable zoning code regulations have been amended significantly since that time.

PUBLIC COMMENTS. The Seward Neighborhood Group and Milwaukee Avenue Homeowners Association have both sent letters indicating their support of the project which are included in the appendix. The applicant has included letters from neighbors in their application which have been included in the appendix. Any additional 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 an enclosed side porch replacement and deck above in the Milwaukee Avenue Historic District 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 contributing structures to the Milwaukee Avenue Historic District are significant for their collective representation of vernacular architecture and turn-of-the century worker housing. CPED is recommending that the proposed 8 foot 7 inch wide porch be reduced in size so as to maintain a 5-foot separation from the adjacent property line to the south. This size porch, with a 7 foot 5 ³/₄ inch width would better relate to the modest 23 foot width of the structure and come closer in maintaining the original uniform separation of the buildings on the lots (see Sanborn map). Modest sized structures and uniform separation were features of the original construction. As conditioned, the proposed alterations would be compatible with and support the criteria of significance and period of significance for the Milwaukee Avenue Historic District.

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

The Milwaukee Avenue Historic District is significant for being an intact collection of late 19th century, brick veneer worker housing sharing similar architectural treatments. The designation notes that the "houses share common architectural treatments such as uniform roof slopes, uniform separation on lots, modified flat arch windows, and open front porches which utilize a minimum of applied ornamentation." Additionally, the designation states that the "distinct architectural quality of Milwaukee Avenue is created by the continuity of modest and similar forms, while maintaining a relationship of closeness with the spaces in between." As conditioned, the alteration would be compatible with and support this designation.

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

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

Location: The applicant is not proposing to change the location of the structure, thus the project will not impair the landmark's integrity of location.

Design: As proposed, the applicant's addition would impact the building's design. The 8 foot 7 inch addition would create a significantly wider house than originally designed (31 feet 7 inches wide compared to the original 23 feet). If the proposed addition is reduced in width, it would better relate to the size of the original construction.

Setting: As proposed, the applicant's addition would negatively impact the building's setting, particularly in relation to the neighboring structure to the south. The original nomination form for the Milwaukee Avenue Historic District stated that a shared common characteristic of Milwaukee Avenue homes is their uniform separation on the lots. The Sanborn maps (available in the appendix) confirm that the houses were built very close to their northern property line and had a larger southern yard. These setting, spacing, and design characteristics are still an important feature in the district and would be negatively impacted by the proposed addition.

Materials: The proposed project would have a minimal impact to the building's original materials. The existing side porch was constructed in 1979. No historic materials will be removed as part of this proposal. The only significant change to existing building materials would be the replacement of the second-story window with a door opening which will provide access to the rooftop deck. This proposed work would be at the rear of a secondary elevation and staff does not find that it would negatively impact the authenticity of materials.

Workmanship: The modifications proposed will not result in the loss of workmanship. The character defining features and the architectural details of the building are not proposed to be removed. The applicant is proposing to maintain the arched masonry detail above the window that is proposed to be replaced with a door.

Feeling: As conditioned, the proposed project would not have an adverse impact on the building's ability to evoke the historic sense of modest worker style housing. An addition that is smaller in width than proposed will better relate to the size of the original construction. As conditioned, the distinct architectural quality of Milwaukee Avenue created by the continuity of modest and similar forms, while maintaining a relationship of closeness with the spaces in between, would be maintained.

Association: As conditioned, the proposed alterations would not have an adverse impact on the worker house characteristic of the Milwaukee Avenue Historic District. The reduced width of the structure would help increase the spacing between the subject property and the house to the south, which is an important aspect to the district's setting.

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.*

As conditioned, the proposed alterations will not materially impair the significance and integrity of the historic district as evidenced by the consistency with the Milwaukee Avenue Historic District Guidelines. The Milwaukee Avenue Historic District Guidelines provide limited guidance for rehabilitation projects; a majority of the guidelines provide guidance for infill construction. However, the guidelines do provide guidance for windows and siding for the rehabilitation of existing structures:

Windows

- Windows added to rehabilitated homes or built in infill homes must be rectangular, placed vertically in the wall and cannot be square.

Siding

- Lapped, narrow cedar or redwood siding, or preservative-treated other species should replace asphalt siding and deteriorated wood siding.
- Lapped siding shall be sided to within 2" of grade elevation.

The applicant is proposing to utilize narrow cedar lap siding and rectangular wood windows as recommended in the 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.*

With the condition that the porch be reduced in width to be no closer than 5 feet from their south property line, the side porch addition and deck above will be consistent with the following Secretary of the Interior's Standards for Rehabilitation:

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.

As conditioned, the property would continue to be utilized as a residence and the addition would minimally change the characteristics of the building, its site, and environment. No historic materials would be removed and the new construction would be undertaken so that if removed, the essential form and integrity of the historic building would be unimpaired. The condition to reduce the width of the porch would ensure that the new addition would be compatible in massing, size, scale, and architectural features, thereby protecting the historic integrity of the property.

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.*

As stated in Findings #1 through #5, CPED is supportive of the overall rehabilitation project with conditions. If the addition and deck are reduced in width it will allow the property owners to have additional living space compared to existing conditions, while having the addition better relate to the exterior environment of the Milwaukee Avenue Historic District. As conditioned, the certificate of appropriateness will conform to all applicable regulations of this preservation ordinance and would be consistent with the following policies of the comprehensive plan:

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.

- 8.1.1 The City shall protect historic resources from modifications that are not sensitive to their historic significance.

Preservation Policy 8.8: Preserve neighborhood character by preserving the quality of the built environment.

- 8.8.1 Preserve and maintain the character and quality of residential neighborhoods with regulatory tools such as the zoning code and housing maintenance code.

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 project does not involve the destruction of the property. The applicant is proposing to replace a noncontributing addition built in the 1970s with a new addition.

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 alteration demonstrates that the applicant has made adequate consideration of the original nomination in maintaining the principal elevation and locating the proposed addition at the back portion of a secondary elevation. However, the original nomination emphasizes the significance of the structures maintaining a uniform separation on the lots and the continuity of modest and similar form structures, or the “relationship of closeness with the spaces in between.” The applicant’s proposal will not maintain the uniform separation of the lots within the Milwaukee Avenue Historic District. It will also reduce the continuity of modest structures with similar form.

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

The proposed project will not require a site plan review application. However, as proposed the project would require a side yard setback variance, as it would be located 3 feet 10 ³/₄ inches from the south interior side property line. The required side yard setback for residences in the R2B District is 5 feet. The property currently conforms to the required setback, as the existing side porch falls 7 feet 6 inches from the property line. With the recommended conditions of approval, the enclosed side porch would be at least 5 feet from the property line and would not then require a side yard setback variance.

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 Secretary of the Interior’s Guidelines for Rehabilitation recommend that the historic relationship between buildings and landscape features of the setting be retained. If the proposed addition is reduced in width as recommended, it will assist with the building maintaining the spacing that is characteristic of houses in the Milwaukee Avenue Historic District.

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.*

As conditioned, the proposed addition is compatible with and will ensure continued significance and integrity of all contributing buildings in the historic district based on the period of significance for which the district was designated. Please see Findings #1 and #2 for 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.*

As conditioned, the proposed alterations will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district. Please see Findings #1 through #4 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.*

As conditioned, the approval of the certificate of appropriateness application 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. If the proposed addition is reduced in width as recommended, it will better maintain the character, setting, and design of the area. Furthermore, if the project is built as conditioned it will not require a side yard variance.

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 the replacement of a non-historic enclosed side porch with a new enclosed side porch with deck above, subject to the following conditions:

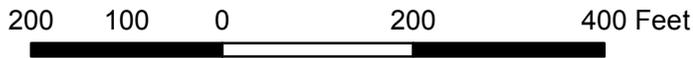
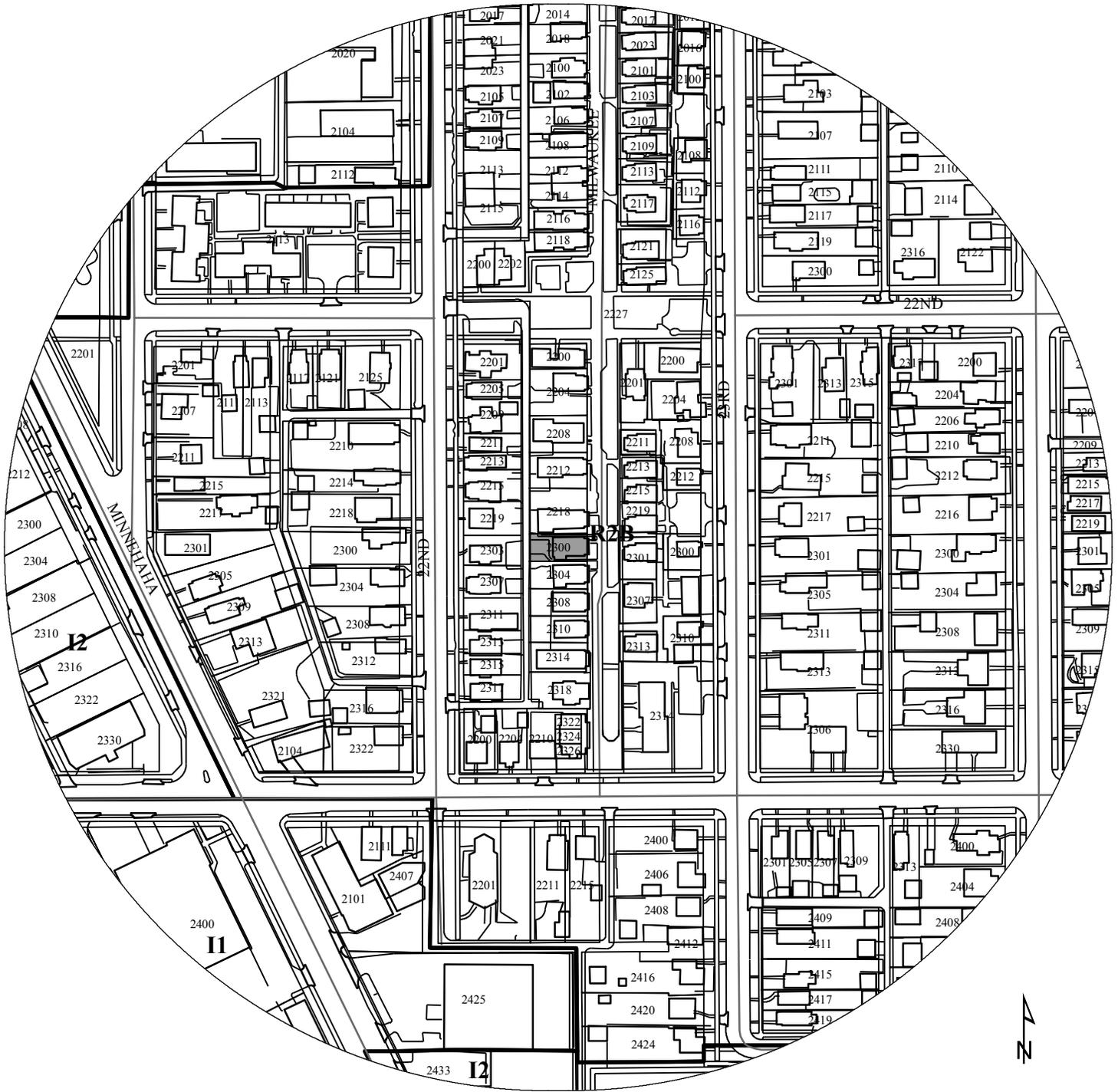
1. The proposed addition shall be set back a minimum of five (5) feet from the south interior side property line.
2. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds 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 23, 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.

ATTACHMENTS

1. Zoning map
2. Oblique aerials
3. Historic District maps and Sanborn maps
4. Photo of existing side porch
5. Written description and findings submitted by applicant
6. Survey
7. Site plan
8. Floor plans
9. Plans
10. Building elevations
11. Renderings
12. Material specifications
13. Photos
14. Correspondence

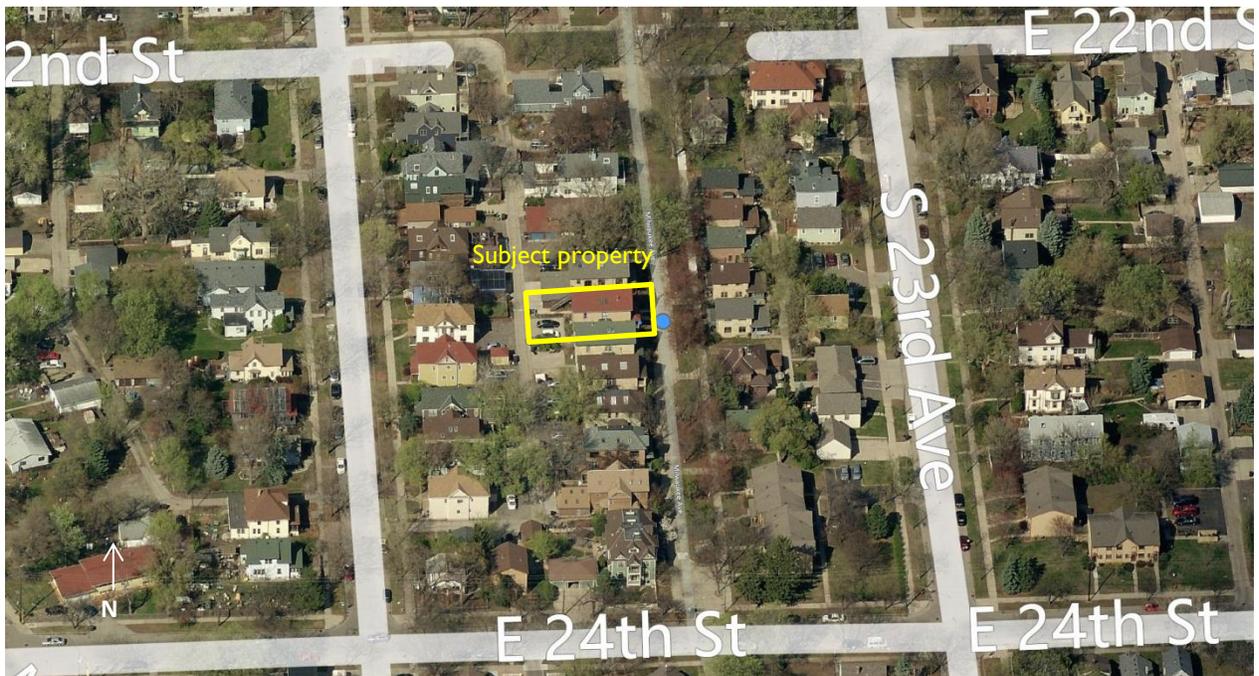
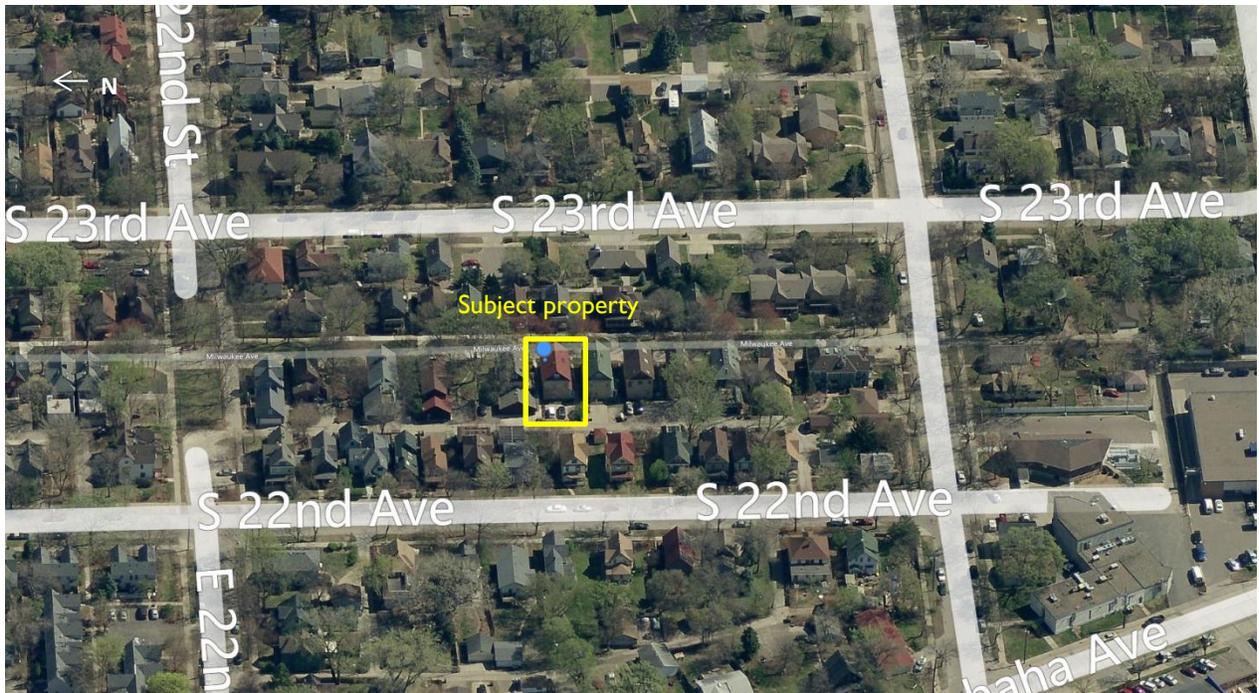
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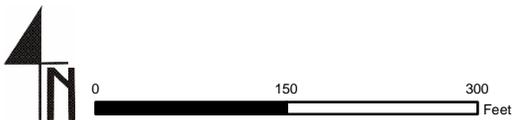


PROPERTY ADDRESS
2300 Milwaukee Avenue

FILE NUMBER
BZH-28347



Milwaukee Avenue Historic District

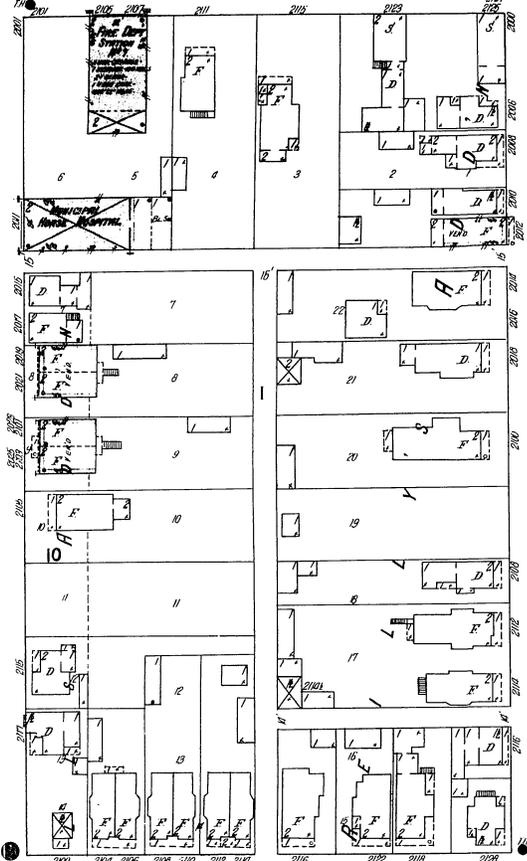


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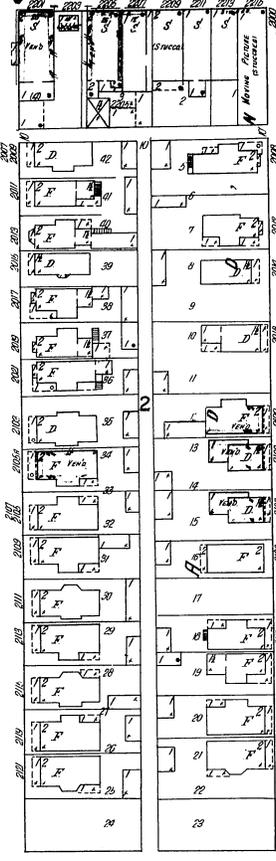
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AV. S.



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E. 22ND

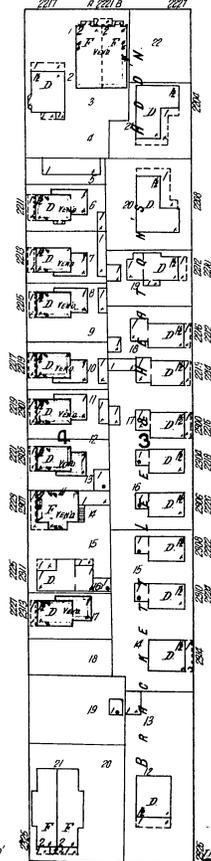
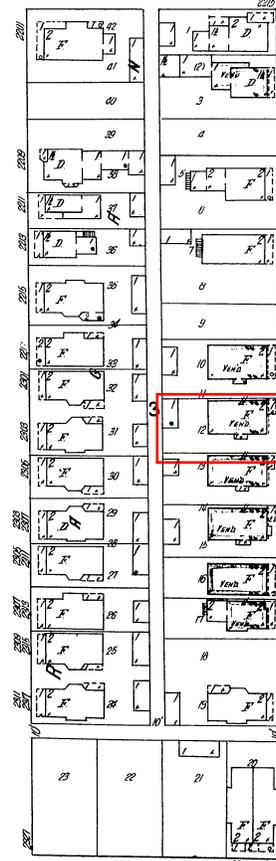
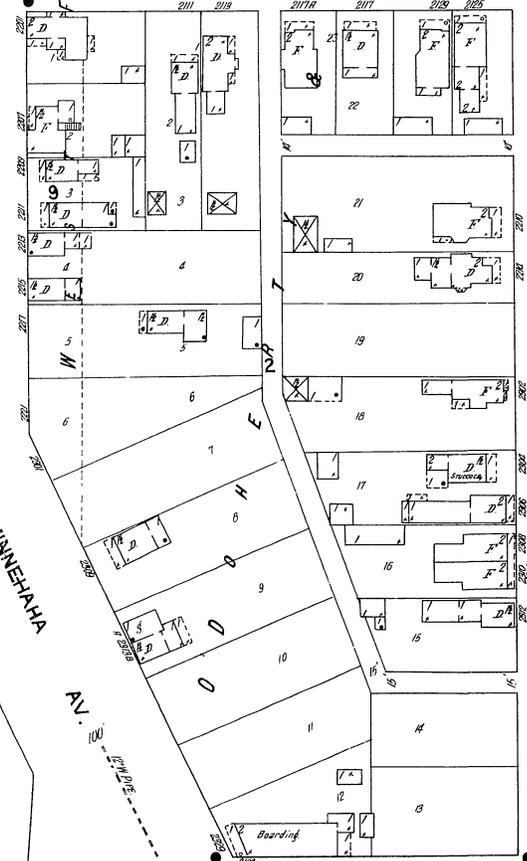
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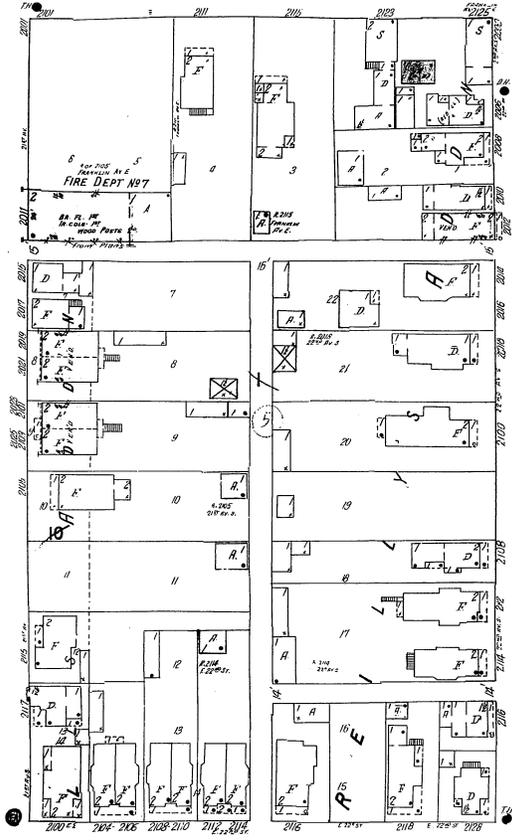
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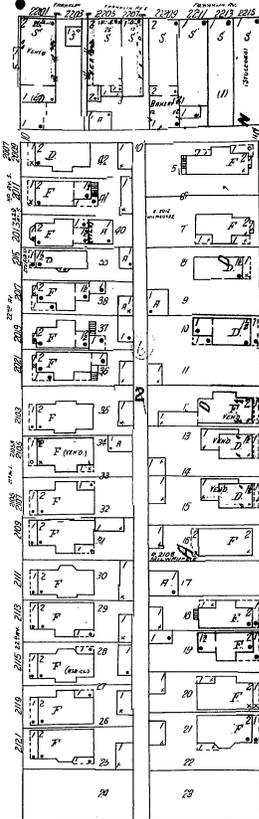
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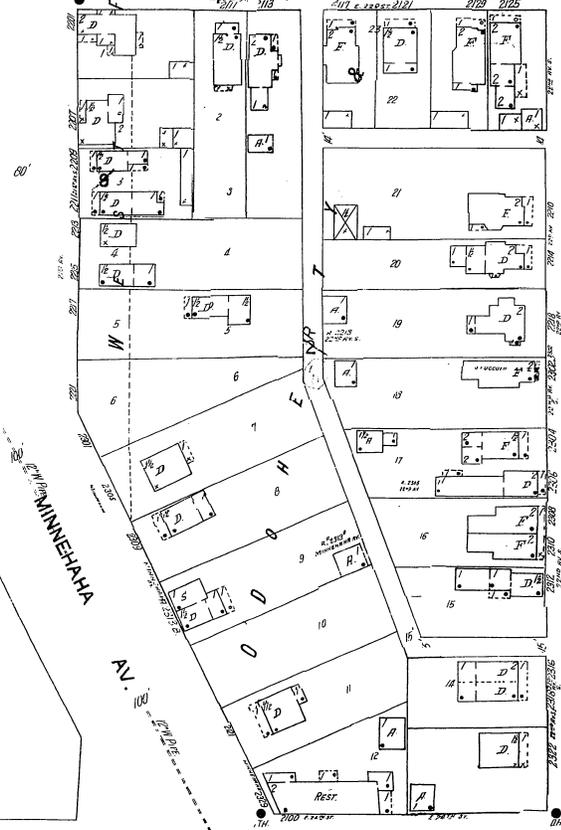
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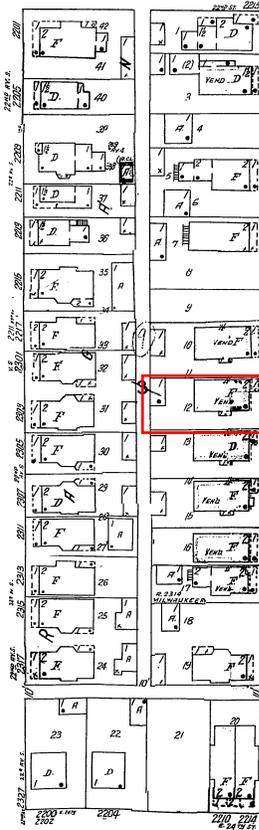
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E. 24TH

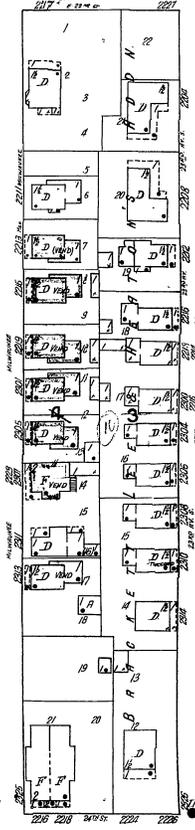
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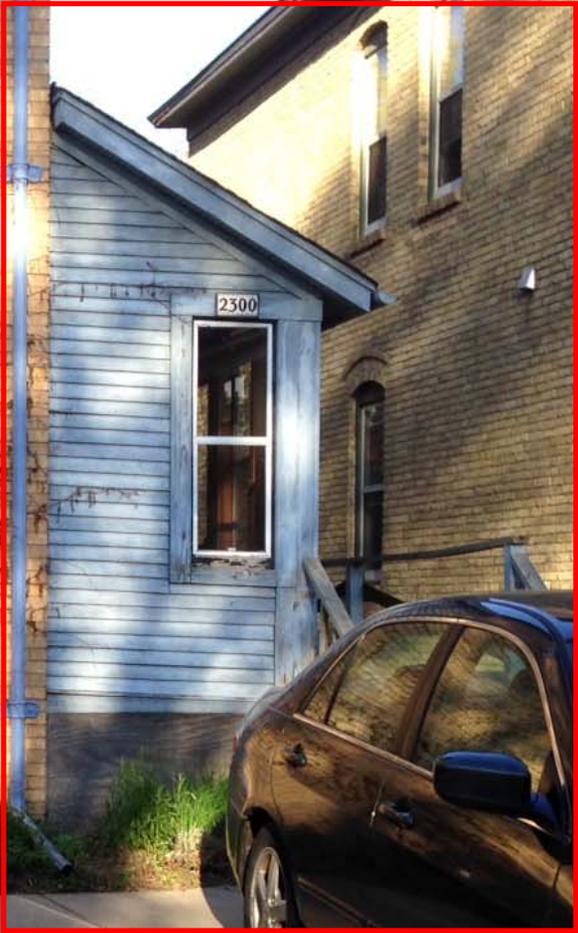
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Scale of Feet. 0 50 100 150



August 5, 2014

Heritage Preservation Commission
City of Minneapolis

c/o Minneapolis Planning Department
City Hall
Room 210
350 South 5th Street
Minneapolis, MN 55415-1385

Re: Certificate of Appropriateness for alterations to 2300 Milwaukee Avenue
Legal: Lot 6 Block 10, Milwaukee Mall Addition, Hennepin County, MN

To Whom It May Concern:

We own a two family duplex at 2300 Milwaukee Ave. We wish to demolish our existing dilapidated side yard porch and replace it with a new porch of a slightly smaller footprint, but with improved design. The existing side yard porch was built in the mid 1970s. Please refer to the attached graphic materials and written description explaining the necessity of this work and illustrating the proposed design.

Our property is within the Milwaukee Avenue Historic District. The district is a Planned Residential Development approved by the mayor on March 31, 1976. We are presenting our ideas and design to the Milwaukee Avenue Homeowners Association (MAHA) concurrently.

We are also concurrently applying for a side yard setback variance from the Board of Adjustments (both existing and proposed new porches intrude on the side yard setback standards). Since the porch is quite small, the variance, if granted, will provide an extra 13 ¼", making the design a more usable space.

The next-door neighbor most directly affected by the variance is in favor of the project (see attached letter – Exhibit J).

The project was granted an HPC certificate of appropriateness and a side yard set-back variance in 2001, but due to budget, was never implemented.

Scope of Proposed Work:

1. Remove the existing side yard 3-season porch, steps and landings (see attached photos and drawings)
2. Construct new 3-season porch (unheated) and steps/landings (2) with a 2nd floor deck.
3. Install a new door from the second floor to the porch roof deck by removing an existing window and lowering the sill to the floor (width remains the same).

4. Install central air for the upper unit to eliminate current window ac units. (new ac condenser to be installed on the roof deck of new porch).
5. Restore/replace deteriorated wood on adjacent bay window.
6. Related walkway and landscape improvements.
7. Paint exterior woodwork.

Please contact me with any questions or comments. I will provide any additional information necessary.

Thank you for your consideration,

Charles Levin & Lynn Brofman, Property Owners
 2300 Milwaukee Avenue
 Minneapolis, MN 55404-3150

Phone: (612) 729-5333

E-mail: chuck@charleslevinarchitects.com
Jlb55404@visi.com

- Exhibit A: Statement of Proposed Use and Description of the Project *dated 07/29/14*
- Exhibit B: Outline Specification *dated 08/04/14*
- Exhibit C: Letter to Seward Neighborhood Group and City Council Member *dated 08/05/14*
- Exhibit D: Photos of Existing Property
- Exhibit E: Certificate of Appropriateness Statement *dated 08/05/14*
- Exhibit F: Planned Residential Development Conditional Use Permits (1976 & 1979)
- Exhibit G: Milwaukee Ave Survey by Egan, Field & Nowak, Inc. *dated 03/09/77*
- Exhibit H: Land and Property Survey by Carley-Togersen, Inc. *dated 12/12/00*
- Exhibit I: Drawings by Charles Levin Architects *dated 08/04/14*
 - A1.0 Existing Site Plan
 - A1.1 Proposed Site Plan
 - A3.4 Basement Floor Plan
 - A4.1 First Floor Plan
 - A5.1 Second Floor Plan
 - A6.4 Third floor Plan
 - A7.1 East Elevation
 - A7.2 South Elevation
 - A7.3 West Elevation
 - A7.4 North Elevation
 - Sketches
- Exhibit J: Neighbor Letter of Support

Statement of Proposed Use and Description of the Project

Proposed Exterior Porch Remodeling
2300 Milwaukee Avenue, Minneapolis, MN

Owner: Charles Levin & Lynn Brofman

Building Type: Duplex (up/down)

Project Description: Replace existing 3-season side porch with a new 3-season porch with an open deck above

Project Goals:

- Appropriate design for historic district
- Eliminate winter ice build-up on walking surface due to roof melt
- Improve usability

Project Features:

- Overall footprint somewhat less than existing (including existing walkway)
- Side porch will feature:
 - Painted storm / screen windows on the upper 2/3rd of wall with painted wood lap siding on the lower third on the east and west walls to allow for transparency through the porch from the front and back of the house
 - Painted wood siding inside and out
 - Maximum 25% openings and 1 hour-rated wall to comply with fire code on the south wall of the porch (wall facing neighbor, perpendicular to the street – this will have minimal visual obstruction from the front and back sides of the house)
 - Wood ceiling stained
 - Painted balustrade
- Flat roof design prevents snow/ice from sliding onto landings, steps and walkways and provides deck for upper unit (several nearby houses, including next-door neighbors, have 2nd story decks)
- New structure constructed of appropriate materials to maintain existing character of the house and neighborhood

Certificate of Appropriateness Findings

General:

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.*
2. *The alteration is compatible with and supports the interior and/or exterior designation in which the property was designated.*
3. *The alteration is compatible with and will ensure continued integrity of the landmark or historic district for which the district was designated.*
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.*
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.*
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 above statements appear to require substantial knowledge of certain criteria, guidelines, standards, plans and policies. While we do not have a working knowledge of these documents, we can affirm that we have reviewed the following and believe this project will be in compliance:

- Milwaukee Avenue National Register of Historic Places Inventory – Nomination Form (dated 11/19/73 by the National Register),
- Architectural guidelines of the Milwaukee Avenue Homeowner's Association (dated 1987), The Milwaukee Avenue Historic District Guidelines (adopted by the HPC November 14, 1975, revised March 26, 1976)
- The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating Restoring & Reconstructing Historic Buildings.
- It appears that the structure falls within the Franklin-Cedar/Riverside Area Master Plan, but that does not appear to be relevant to the application.

It should be noted that *it is the district, not the residence that is designated.*

Destruction:

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.*

According to the renovation drawings the porches were new in 1979. They were poorly conceived, structured and detailed. The entire porch structure needs to be replaced.

- They are small to the extent that they are hardly useable beyond being vestibules.
- They are structurally inadequate: the entire construction rests on ground supported pier blocks and the floor sags in middle, which has allowed water to pond and wick up walls and cause deterioration.
- The southwest facing sloped roof south encourages significant snow melt and ice build-up on the walkway.

Associated standards:

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.*

The following is an excerpt from the National Register of Historic Places Inventory – Nomination Form:

Historically, the Milwaukee Avenue houses represent a "common man's architecture" which proliferated from a rash of copy-book plans that attained popularity in the second half of the nineteenth century. However, the extensive use of sand-colored brick, the flat-arch window treatment, and the regular and somewhat severe geometry is reminiscent of the immigrant German-style residences of the late 1800s found along the upper Mississippi River Valley.

The district architectural quality of Milwaukee Avenue is created by the continuity of modest and similar forms, while maintaining a relationship of closeness with the spaces between. The narrowness of the street with its 1200 foot length give it a distinct beginning and end and make it equally suited for pedestrians as well as limited automobile access. The simple rhythm of the gabled roofs of houses built in close proximity to the sidewalk creates an intimate sense of scale, once part of urban life, but now largely absent from American urban centers.

The proposed porch differs from the existing in height and slope roof. The proposed is the same (or similar) to the existing and to the adjacent properties in materials, detailing and color. Additionally, the new porch design is within the existing porch footprint.

Alterations:

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.*
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.*
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.*

The changes to the porch (configuration, use, volume and roof shape) are compatible with the neighborhood. There are several other properties with second story decks and the proposed 3'-10³/₄" setback is consistent with the closeness of other properties in the district, most of which are setback just 2' from at least one property line. Because the porch facade is set back 25 feet from the front façade of the house, street front rhythm between the houses is maintained and the porch is relatively inconspicuous.

Historic Variance:

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 is requested to alleviate the practical difficulty of usability. We would like to have a porch that is wide enough for a table with 4 chairs while still allowing sufficient

walking space. The requested 13¼" variance will increase the usable width from 6'-11¾" to 8'-1" making a noticeable difference to the interior usability. The overall width would still be 3¼" less than the existing porch/walkway footprint.

Other relevant information:

The requested design approval and variance were previously approved by the HPC and the Zoning Board of Adjustment in 2001, but the project was never implemented.

Outline Specification

SCOPE OF WORK

LEVIN/BROFMAN RESIDENCE

7/29/14

DIVISION 01 – GENERAL REQUIREMENTS

1. Alternates
 - #1: Concrete slab under porch
 - #2: Insulate floor system and apply soffit

DIVISION 02 – EXISTING CONDITIONS

1. Demolition, general: provide dumpsters for debris. Keep dumpsters covered; remove as soon as filled.
 - a. Demo existing wooden side-porch and stairs (2) including foundation, if any.
 - b. Demo existing concrete walk to extent shown on drawings.
 - c. See Division 04 for masonry demo.

DIVISION 03 – CONCRETE

1. See structural notes on framing plan.

DIVISION 04 – MASONRY

1. Brick:
 - a. General: existing brick is non-structural veneer installed new in 1979. Do not impose any loads.
 - b. Lower sill of existing 2nd floor south window opening for new door. Salvage removed brick, if possible. Clean mortar off removed bricks for use in toothing in jambs such that uncut faces are exposed.
 - c. Some amount of tuckpointing will be necessary; provide unit cost. Provide tuckpoint sample (in place) for architect's approval before proceeding.

DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES

1. General
 - a. See structural notes.
 - b. Interior crown: to be selected.
 - c. Exterior Sheathing: ½" CDX or equal.

- d. Wrap tops and ends of beams exposed to weather with Ice & Water Shield or equal.
- 2. Exterior deck/steps:
 - a. Treated substructure
 - b. Deck: cedar, natural; submit sample for approval.
- 3. Trim: cedar S4S to be painted
 - a. Balustrade: cedar, clear 2x2's
 - b. Cornerboards: cedar, smooth; see drawings for sizes. Provide mock-up for approval.
 - c. Soffit: Hardisoffit, smooth.
 - d. Foundation skirt: solid: Hardipanel, open (screened): match existing painted wood.

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

- 1. Exterior siding: cedar lap siding, painted, 3" exposure lap, color to be selected.
- 2. Roofing: adhered membrane, add strips under sleepers for extra protection.
- 3. Flashing: prefinished metal, submit color samples for approval.
- 4. Rainware:
 - a. Porch: 3x4 prefinished gutter with back flange for flashing into roof system, elbows, 2x3 downspouts (2) and leaders; precast splashblocks.
- 5. Sealants, Tremco or equal exterior grade paintable.

DIVISION 08 – OPENINGS

- 1. Doors, general:
 - a. Deck Door: Buffelin 4015 or approved equal, field verify size. Oak or mahogany (verify), exterior grade paneled, thermopane, low 'e' argon tempered. Custom wide frame as necessary for wall thickness.
 - i. Provide soldered galvanized or membrane sill pan.
 - ii. Provide custom frame and sill, see drawings.
 - b. Porch doors: Combination Door Company style #50, primed wood with integral or interchangeable storm/screen. Tempered or laminated glass.
- 2. Windows: Marvin
 - a. Painted wood surround storm/screen unit below
 - b. Screen with storm insert above
- 3. Installation:
 - a. Weatherstrip all exterior doors.
 - b. Flash openings into wall using Dupont FlexWrap or equal. Install strictly according to manufacturer's instructions.

- c. Provide preformed, prefinished metal drip caps continuous over window/door pairs. Field form and seal ends.
- 4. Hardware
 - a. Provide top and bottom closers on storm doors. Storm door hardware to be selected.
 - b. Key 2nd floor deck door to match existing upper unit exterior door.

DIVISION 09 – FINISHES

- 1. Porch floor: Painted fir T&G
- 2. Porch walls and ceilings: bead board (painted walls, stained ceilings)
- 3. Porch interior trim: painted wood, verify profile
- 4. Paint: Prepare all surfaces as recommended by paint manufacturer. Provide primer and 2 coats if unfinished; 2 coats if previously painted or factory primed.
 - a. Exterior: repaint same colors as existing front porch.
 - b. Interior: verify with Owner. Provide fan deck, then (3) field samples, min 4'x4'.

DIVISION 10 – SPECIALTIES

- 1. Address numbers: to be selected

DIVISION 12 – FURNISHINGS

- 1. By owner

DIVISION 26 – ELECTRICAL

- 1. General: Electrical to be design/build by electrician.
 - a. Investigate existing services (2) to determine availability of circuits, location of switches, etc. Report any observed system deficiencies to Owner.
 - b. Divide new electrical between upper and lower units as appropriate.
 - c. Design interior porch lighting to be rewired to separate panels of each unit should porch ever be subdivided.
- 2. Device colors and fixtures to be selected by Owner.
- 3. Light fixtures
 - a. Interior ceiling first floor, porch (1): provide recessed box for surface mounted fixture.
 - b. Exterior ceiling first floor, deck (1): provide recessed box for surface mounted fixture.
 - c. Exterior wall second floor, deck (1): investigate existing conditions to determine if wiring can be fed through masonry wall. Report findings to

4. Receptacles, interior and exterior: GFCI in weatherproof enclosure.
5. Switches: interior standard grade, toggle.
 - a. Lower deck: use existing; upper deck: new; lower porch: use existing
 - b. Exterior lights to also be on photocells

DIVISION 31 – EARTHWORK

1. Excavation for footings and slab

DIVISION 32 – EXTERIOR IMPROVEMENTS

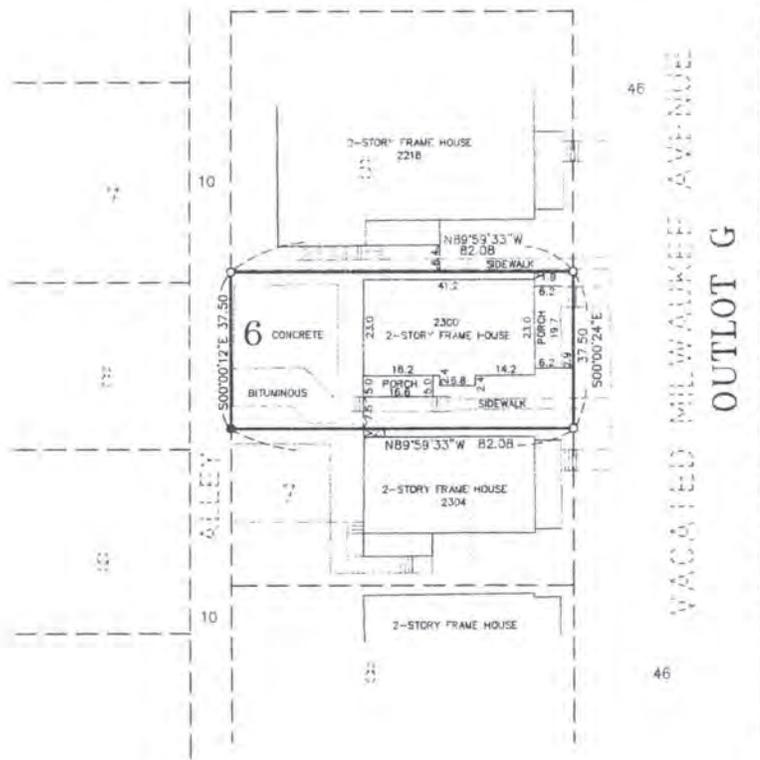
1. Verify landscape requirements.
2. Provide stepping stone path.

END OF SPEC NOTES

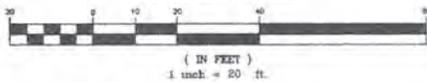
CERTIFICATE OF SURVEY FOR; CHARLES LEVIN

DESCRIPTION;

LOT 6 BLOCK 10, MILWAUKEE MALL ADDITION, HENNEPIN COUNTY, MINNESOTA



GRAPHIC SCALE



- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET

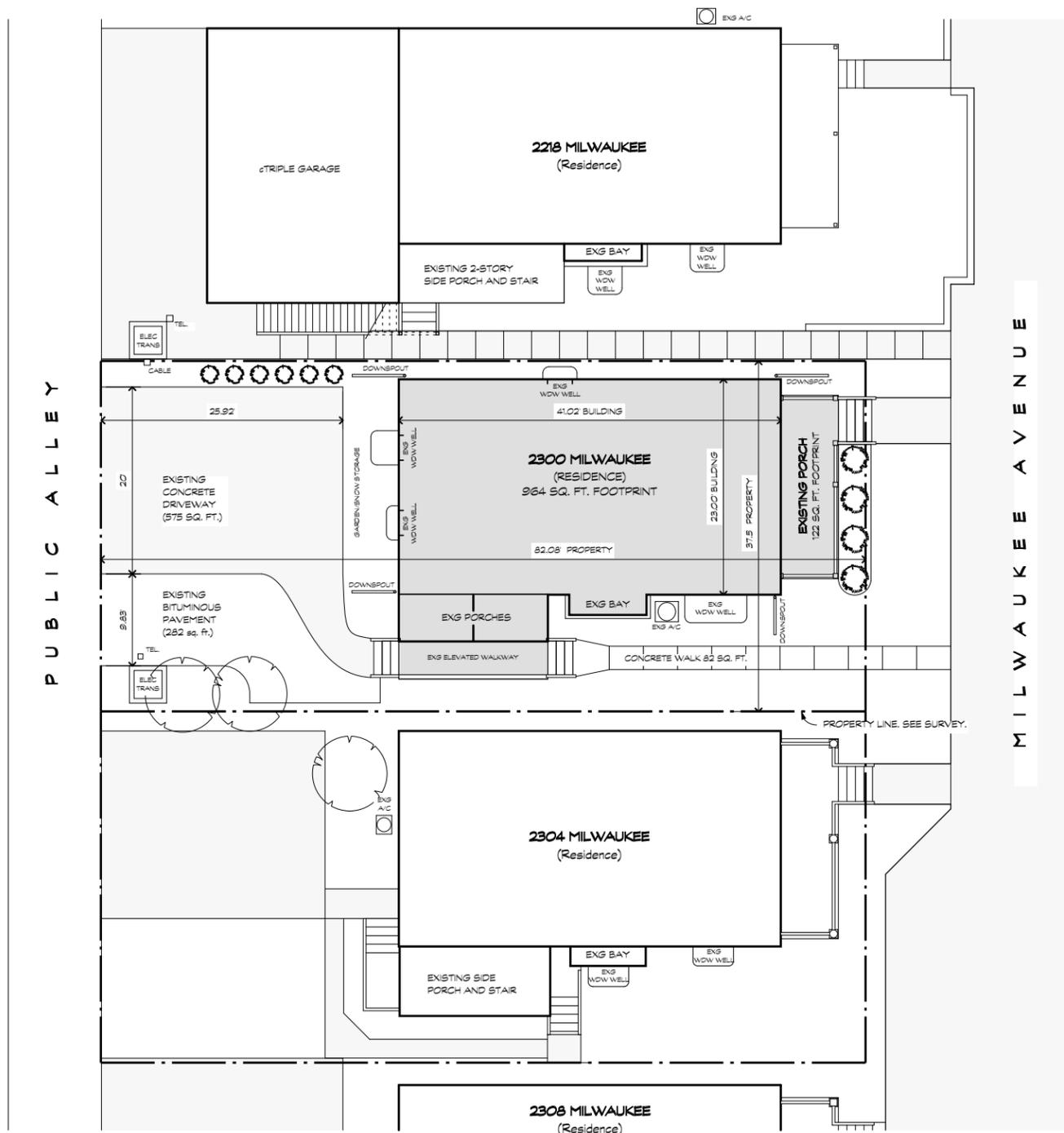
THE LOCATION OF UTILITIES SHOWN ARE APPROXIMATE ONLY. OTHER UTILITIES MAY EXIST WHICH HAVE NOT BEEN SHOWN. CONTACT GOPHER STATE ONE CALL AT 454-0002 FOR EXACT LOCATIONS BEFORE BEGINNING CONSTRUCTION.

	CARLEY-TORGENSEN, INC. LAND SURVEYORS (65) 424-3301
	SLIDE 703 70 WEST COUNTY ROAD LITTLE CANADA, MN 55117

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

David E. Torgersen
 David E. Torgersen, P.
 Minn. Reg. No. 7551 Date 12-11-00

Revision Date _____ Book No. _____ Job No. 2000-183 File No. 9254



- GENERAL NOTES**
1. PROPERTY IS ESSENTIALLY FLAT.
 2. PAVED AREAS DRAIN TO STREET AND ALLEY, BOTH OF WHICH HAVE STORM SEWERS.

AREA CALCULATIONS, EXISTING

House	964
Front porch	122
Side porch	137
Pavement	939
Landscape	916
TOTAL	3,078

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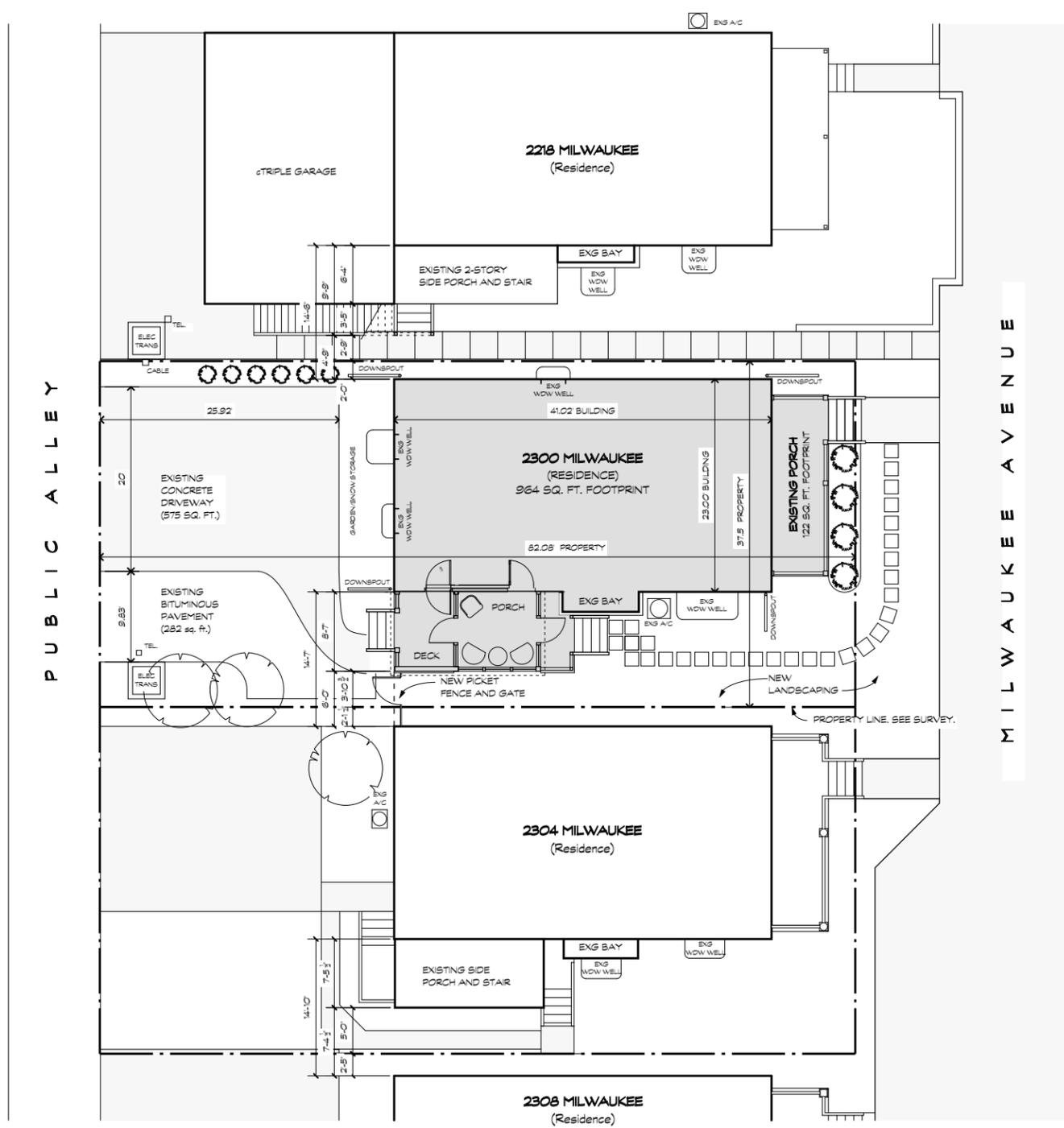
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ISSUE FOR ZONING REVIEW	7/25/01
ISSUE FOR VARIANCE APPLICATION	8/7/01
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Charles A. Levin
 Registration No. 14672
 Date



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M I L W A U K E E A V E N U E

P U B L I C A L L E Y

- GENERAL NOTES**
1. PROPERTY IS ESSENTIALLY FLAT.
 2. PAVED AREAS DRAIN TO STREET AND ALLEY, BOTH OF WHICH HAVE STORM SEWERS.

AREA CALCULATIONS, EXISTING

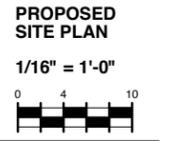
House	964
Front porch	122
Side porch	137
Pavement	939
Landscape	916
TOTAL	3,078

AREA CALCULATIONS, NEW

House	964
Front porch	122
Side porch	165
Pavement	895
Landscape	932
TOTAL	3,078

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**BASEMENT
FLOOR PLAN**

1/4" = 1'-0"



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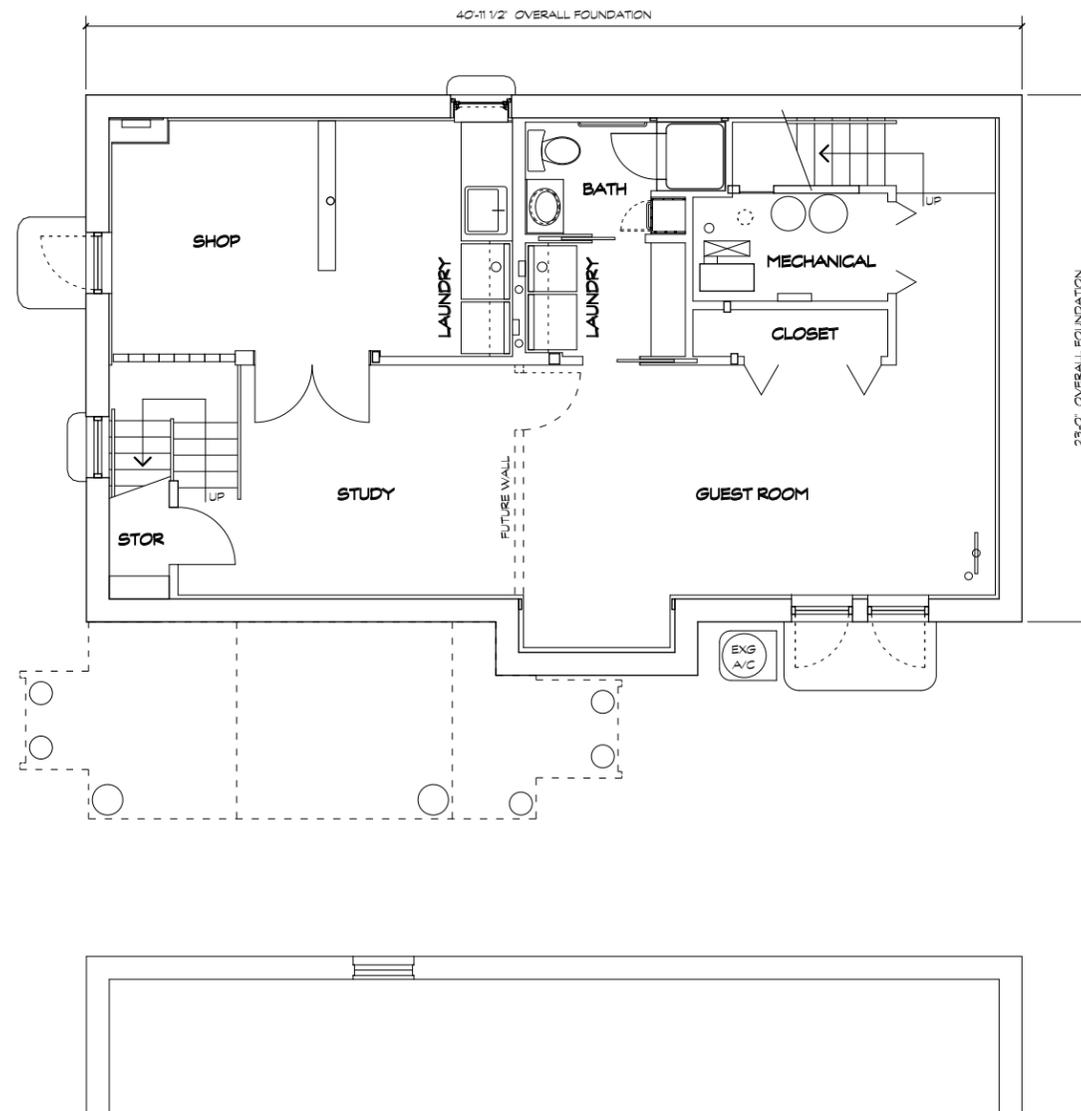
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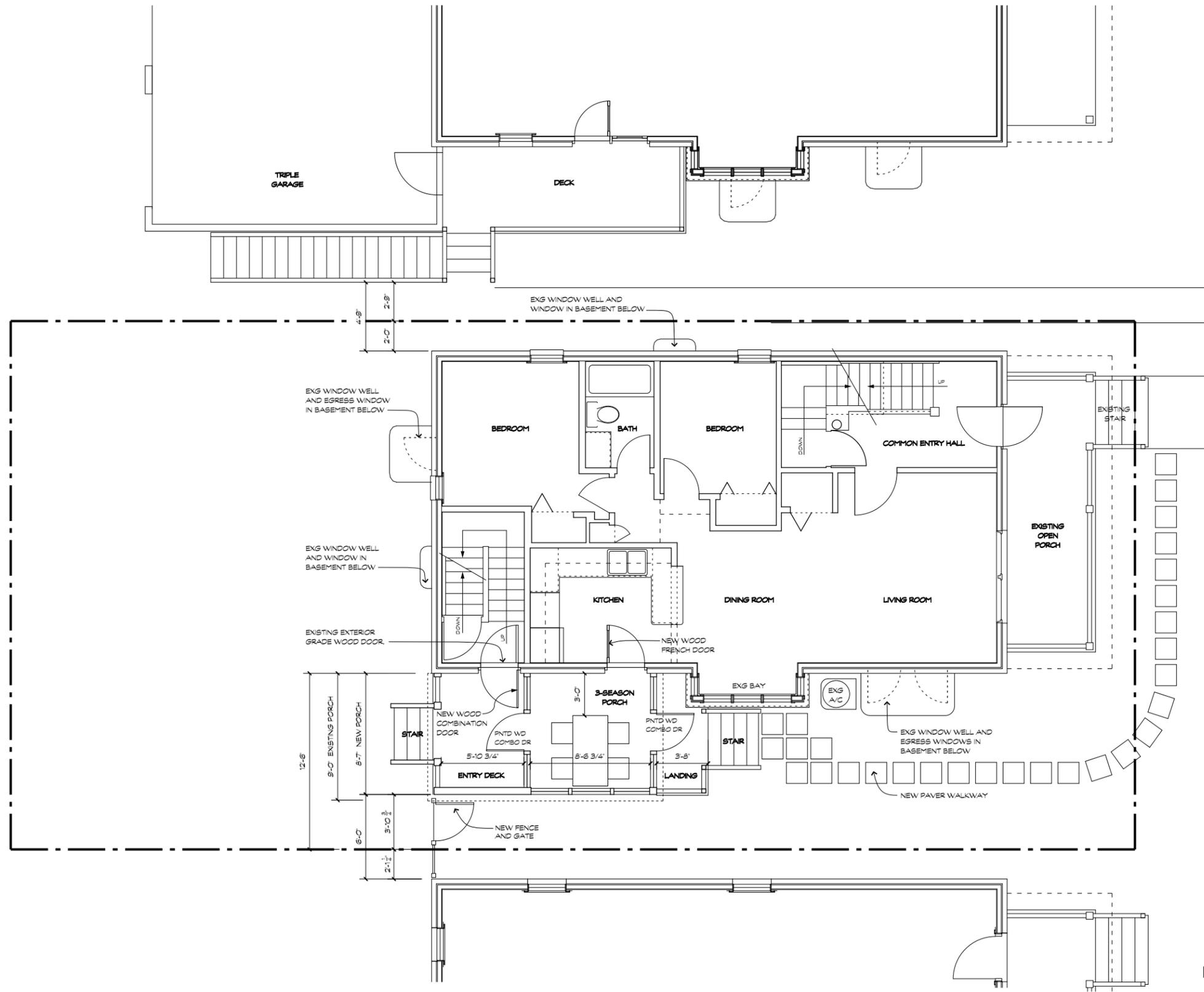
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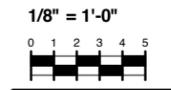
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**1ST FLOOR
PLAN**



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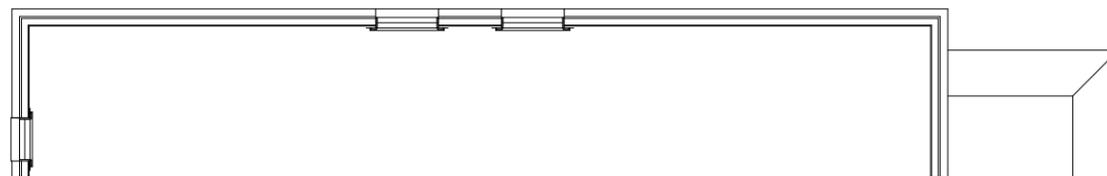
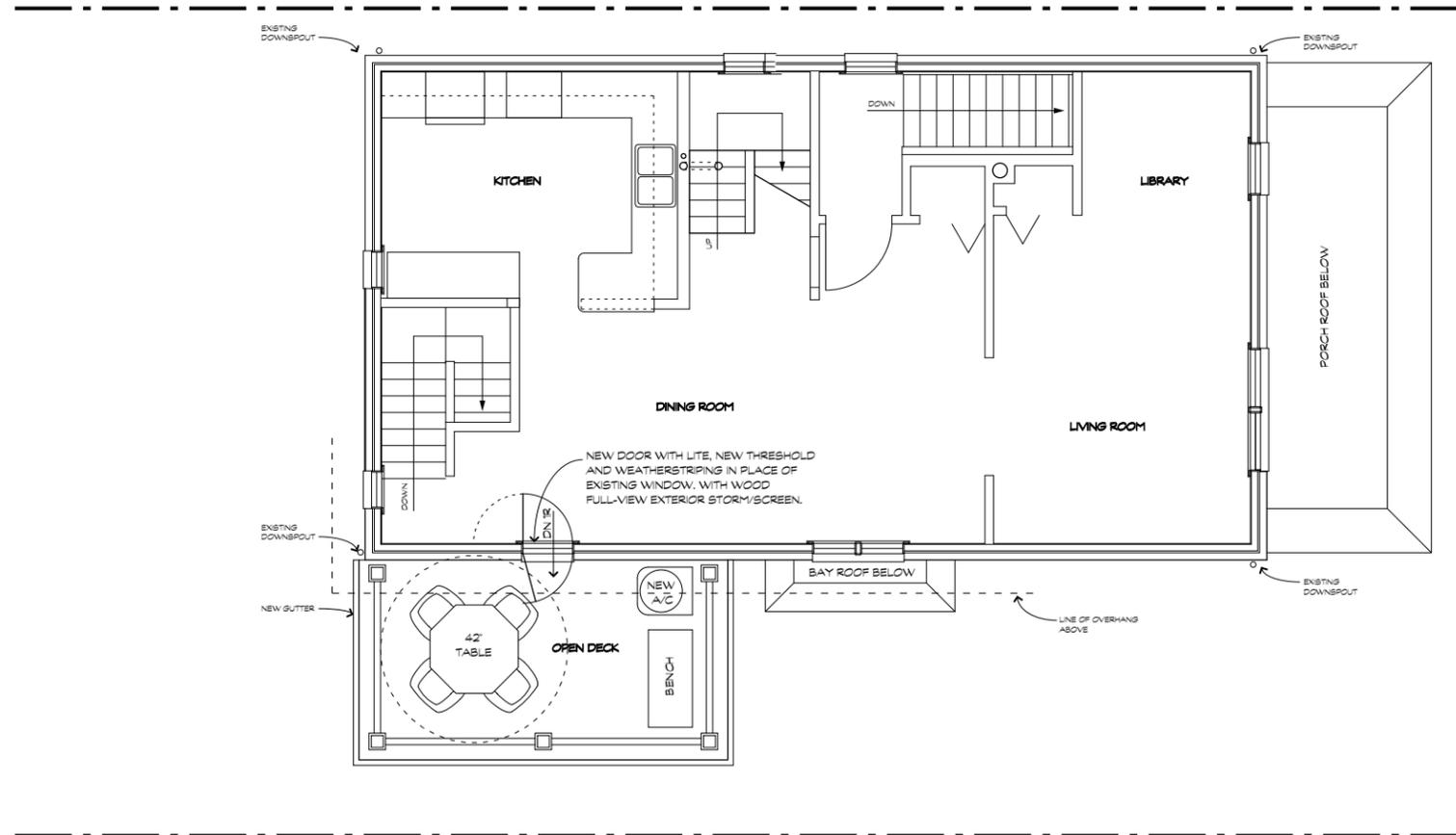
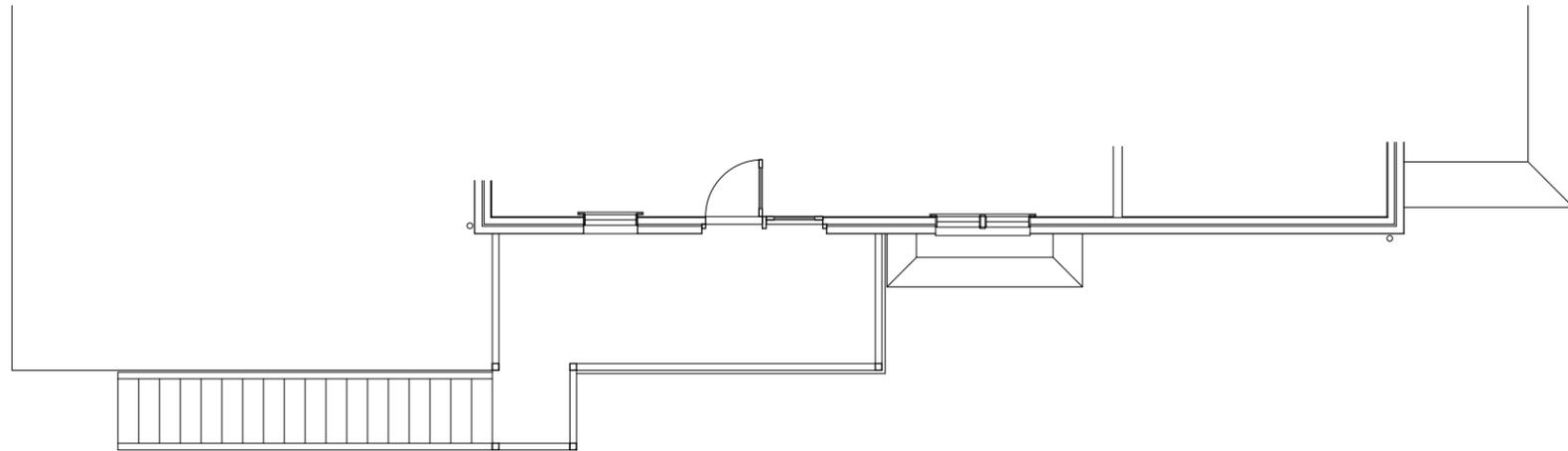
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**2ND FLOOR
PLAN**

1/8" = 1'-0"



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**3RD
FLOOR PLAN**

1/4" = 1'-0"



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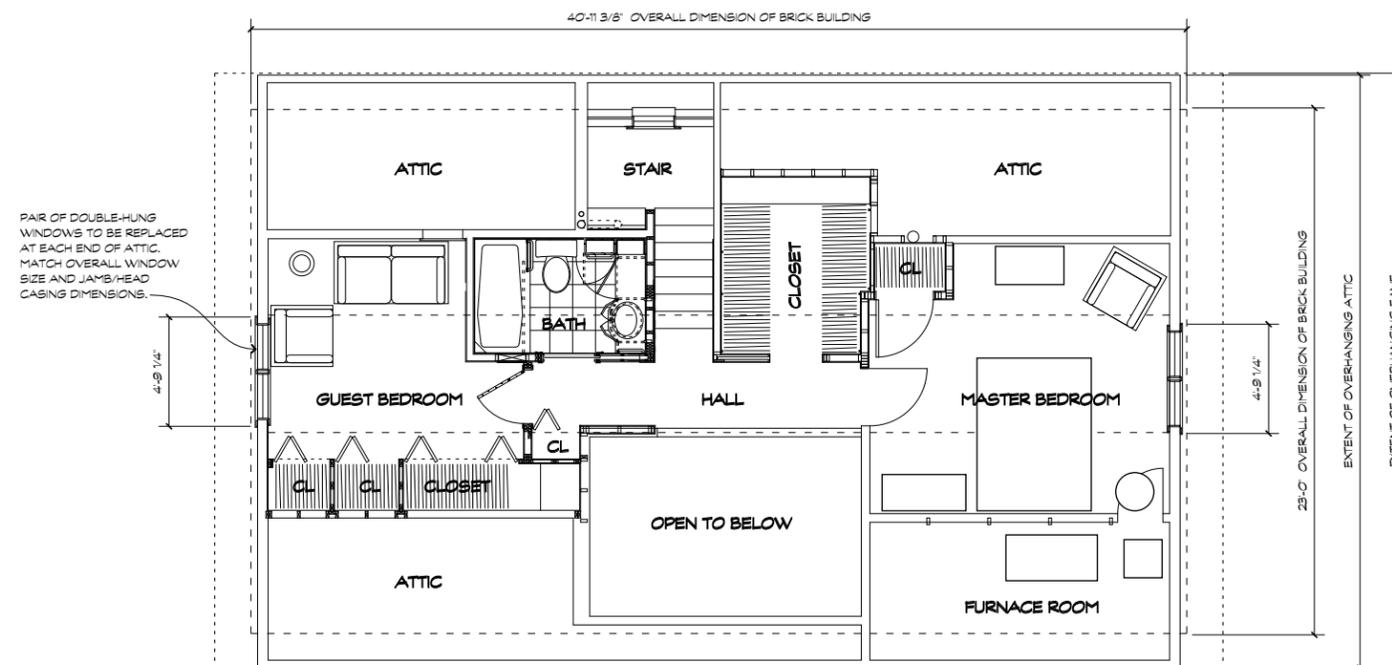
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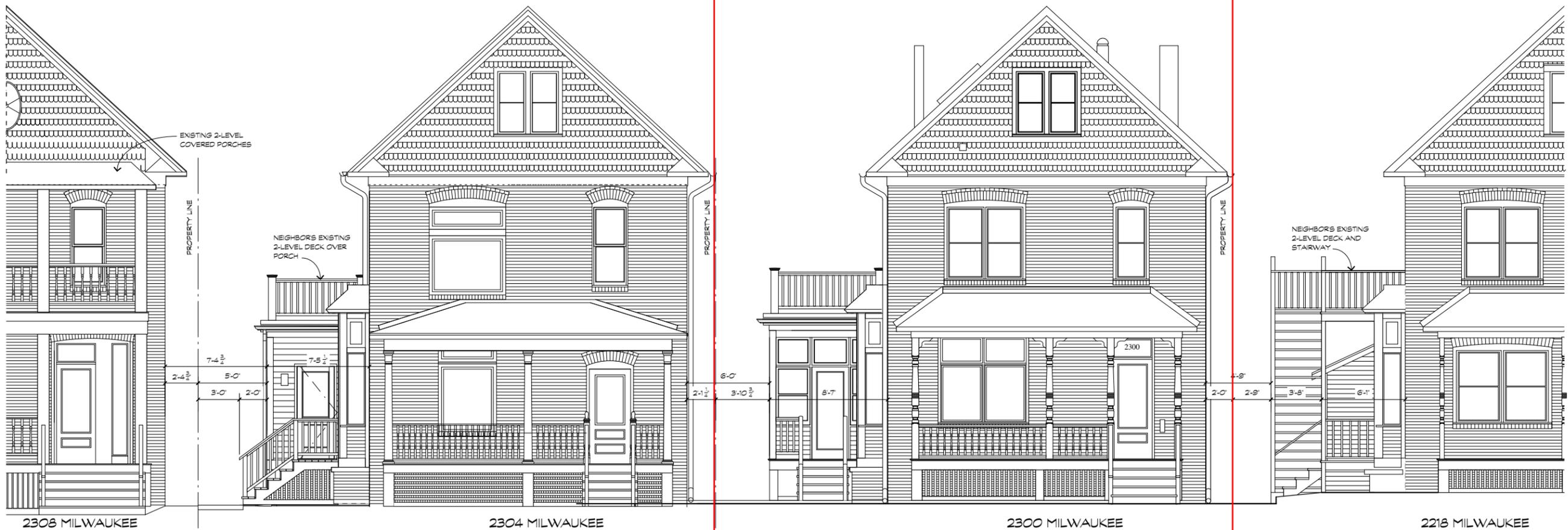


NORTH

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Subject property

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EAST ELEVATION
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**SOUTH
ELEVATION**



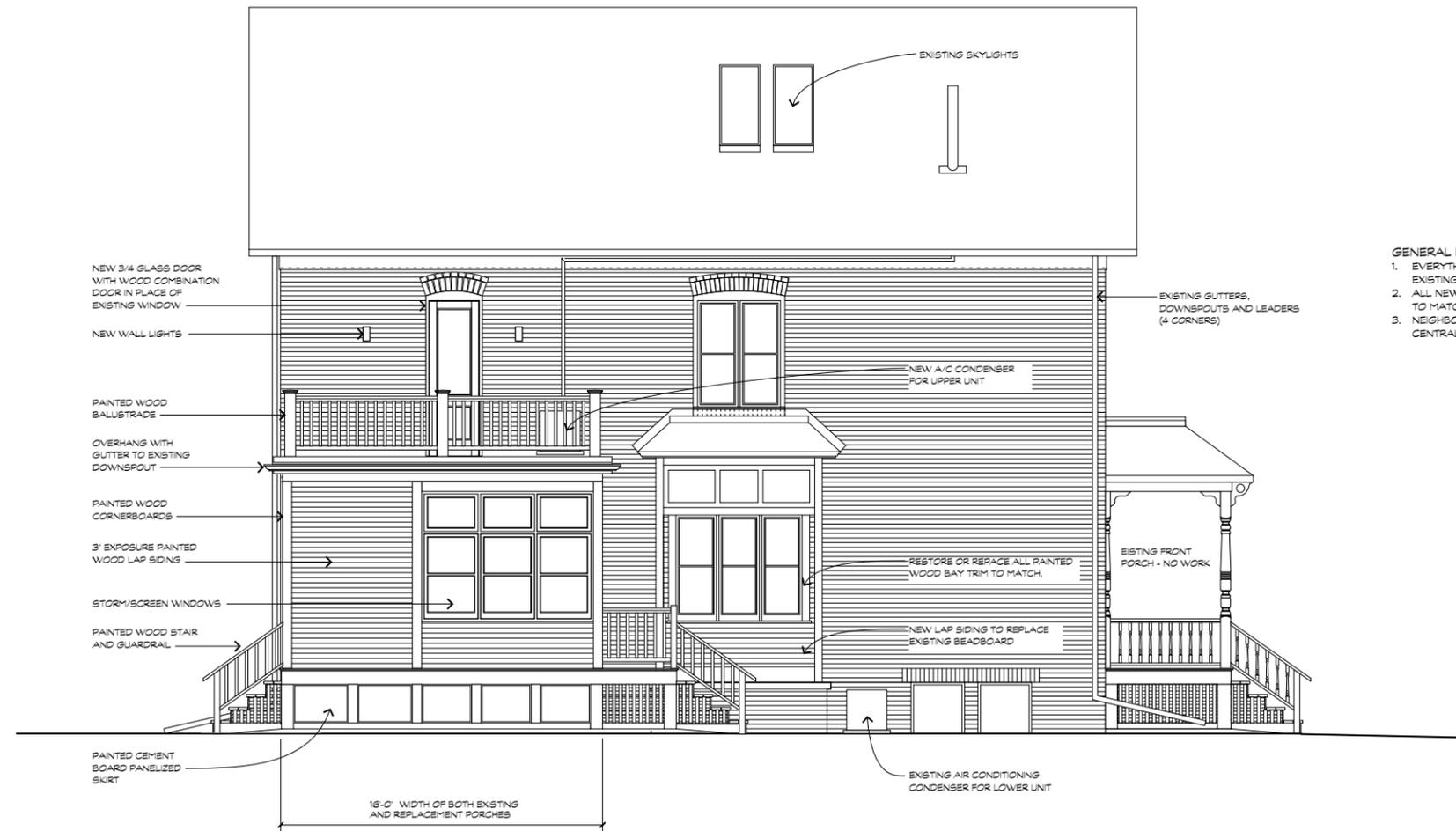
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- GENERAL NOTES
1. EVERYTHING SHOWN IN DRAWING IS EXISTING UNLESS NOTED OTHERWISE
 2. ALL NEW MATERIALS AND DETAILING TO MATCH EXISTING.
 3. NEIGHBORS ON BOTH SIDES HAVE CENTRAL AIR CONDITIONING



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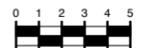
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**WEST
ELEVATION**



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**NORTH
ELEVATION**



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NO WORK THIS ELEVATION

Sketches



Sketch of Front (East) View of Proposed Porch



Sketch of Back (West) Elevation of Proposed Porch



Close-up Sketch of Southeast corner of Proposed Porch



Close-up Sketch of Southwest corner of Proposed Porch



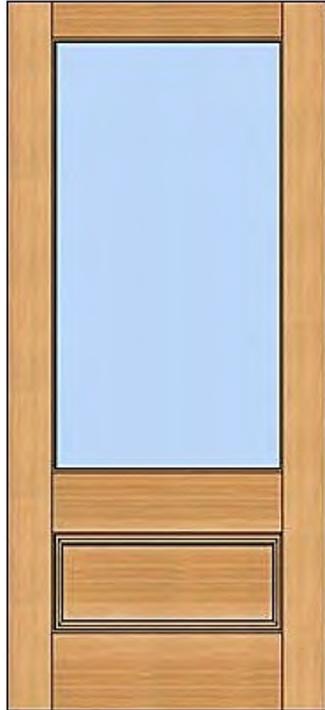
Photograph of 2300 Milwaukee Ave in August 2014
Representative of materials and colors that will be used on the new porch

Entry Door



Buffelen
Since 1913

1901 Taylor Way
Tacoma, WA 98421
253-627-1191



4015

SPECIFICATIONS

{For wood doors, all overall measurements include sticking}

Thickness

1 3/4"

Stiles

4 1/2"

Top Rail

4 1/2"

Lock Rail

7 1/2"

Bottom Rail

9 1/4"

Panel Thickness

1-3/8" HIP RAISED

Glass Options

1/2" CLEAR IG

Width

2' 6" | 2' 8" | 3'

Height

6' 8"

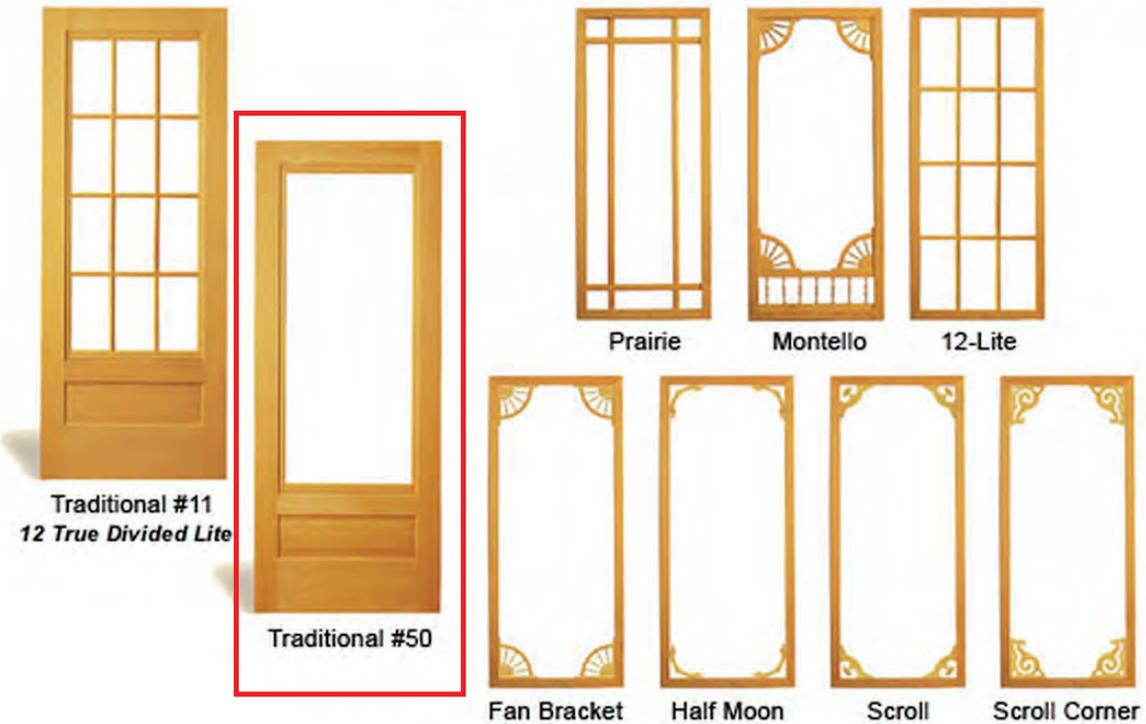
Custom jambs, brick molds, astragals and sills are available in the same species to match your wood door.

DOOR SELECTION GUIDE

You can always customize any of our doors to your exact specifications.

Storm Door

Customize your Traditional #11 or #50 with one of these Grilles.



Traditional Specifications

Porch Lights



Wall Mounted



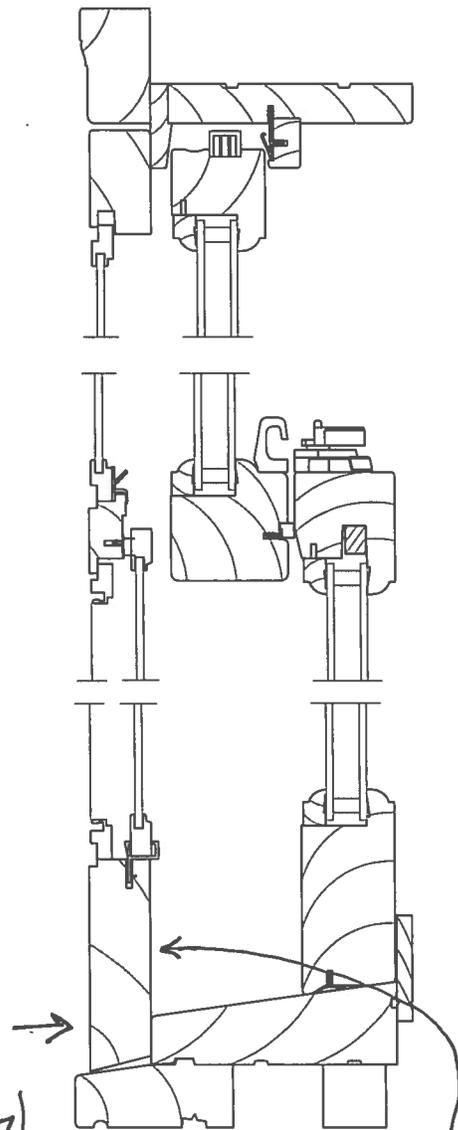
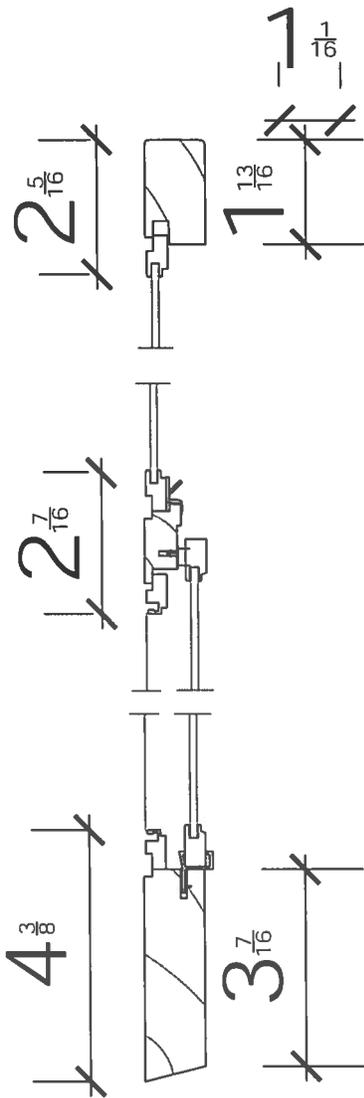
Ceiling Mounted

Jalapeño	Bee	Secure Blue	Full Moon
SW 6629 P R/O/O/86	SW 6683 P Y/O/Y/100	SW 6508 P B/G/B/108	SW 6679 P Y/O/Y/96

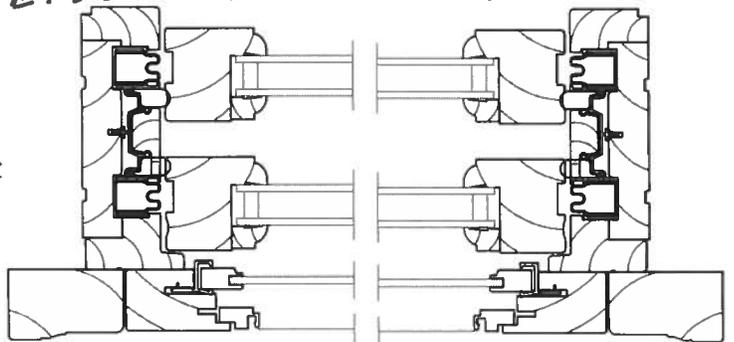
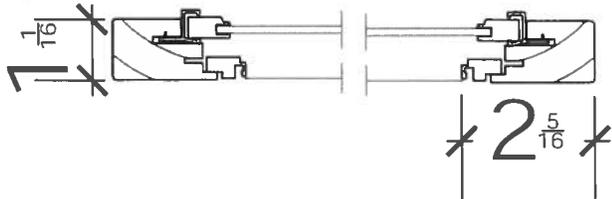


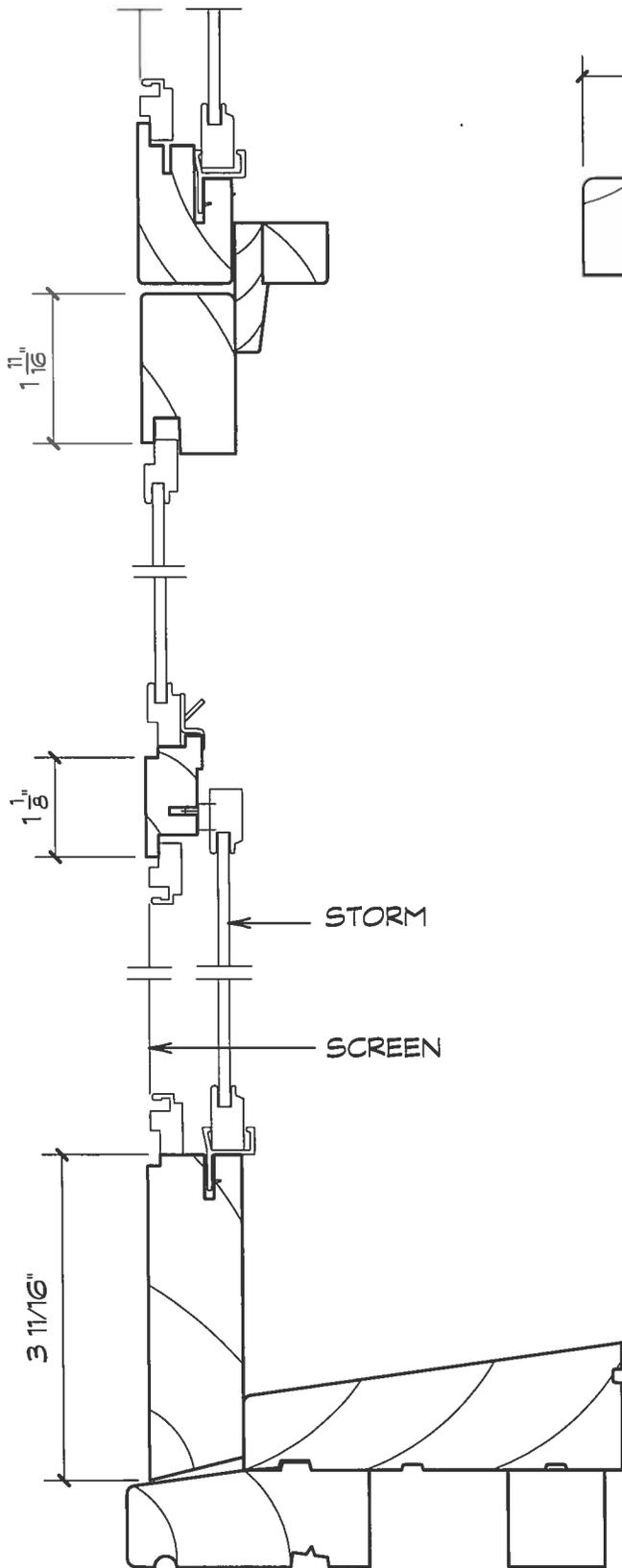


2300 Milwaukee Ave (BZH - 29347)
photo - example of storm window planned for porch.
storm only

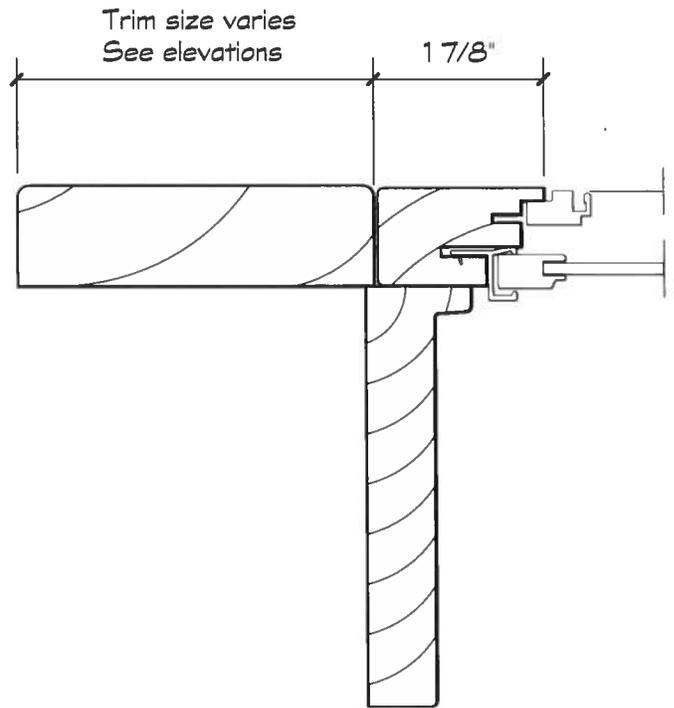


2300 Milwaukee Ave (B2H-28347)
 Porch stem window. NOTE: outside window only





VERTICAL SECTION

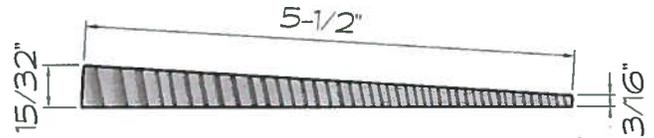
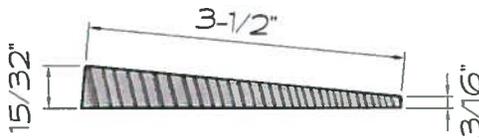


HORIZONTAL SECTION

ENLARGEMENT
OF COMBINATION
STORM/SASH

2300 Milwaukee Ave (B2H-28347)

Western Red Cedar 1/2" Bevel Siding



nominal size	exposed face width	linear ft./sq.ft.	bf/sq.ft.	wt./mbf
1" x 4"	2-1/2"	4.80	1.60	600 lbs.
1" x 6"	4-1/2"	1.67	1.33	600 lbs.

COMMON APPLICATION:

Western Red Cedar 1/2" Bevel Siding is the classic horizontal lap siding which has been in use throughout North America for centuries. It can be applied with either the smooth face exposed for a traditional appearance or using the saw textured face for a more rustic treatment.

GRADE:

A/Btr. Clear Vertical Grain (CVG) graded to the smooth-face is the premium WRC siding option and is also available as a Mixed Grain (MG) product. A secondary clear grade is an A Clear Saw-Textured face in both CVG or MG.

KILN DRYING:

Kiln dried and steam conditioned to 10-12% MC for excellent dimensional stability.

TALLY:

3'/20' odd & even with minimum 30% 12' & longer, maximum 15% 3'/5', 20% 6'/7', balance 8'/11'.

PACKAGING:

Bevel siding is sub-bundled to protect graded face. Bundles are packaged in standardized random length "Tally Pack" assortments of approximately 5000 BF per unit or in smaller, specified job lot quantities.



Nominal dimension 3" exposure Cedar lap siding, matches siding on existing porch

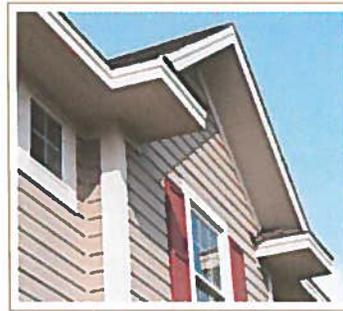
2300 Milwaukee Ave (BZH-28347)



Products / Exterior / HardieSoffit®
Fiber Cement Soffit Panels

Soffit Material: Primed, NON-vented, smooth

James Hardie Soffit panels are available in a vented and non-vented in a range of pre-cut sizes. As with all James Hardie siding products, HardieSoffit panels are Engineered for Climate®, so you can have peace of mind that your siding products will stand up to the harshest elements no matter where you live. HardieSoffit panels are noncombustible and come with a 30-year non prorated, transferable, limited warranty.



PRODUCT INFORMATION

WARRANTY

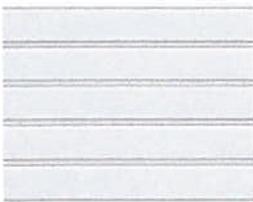
INSTALLATION

Your zip code has been saved as: 55404

Change your location:

HLS
The above HardieZone products are suited for your local climate. [Learn more](#)

[Click here to view all products.](#)



Beaded Porch Panel
Thickness: 1/4"
Weight: 1.9 lbs./sq. ft.

SIZES 4'X8'
COLORPLUS® ✓
PRIMED ✓

Siding Color Palette

Non-Vented Cedarmill®



Thickness: 1/4"
Weight: 1.9 lbs./sq. ft.

SIZES 12"X12' 16"X12' 24"X8' 4'X8'
COLORPLUS® ✓ ✓ ✓ ✓
PRIMED ✓ ✓ ✓ ✓

Color Palette



Non-Vented Smooth



Thickness: 1/4"
Weight: 1.9 lbs./sq. ft.

SIZES 12"X12' 16"X12' 24"X8' 4'X8'
COLORPLUS® ✓ ✓ ✓ ✓
PRIMED ✓ ✓ ✓ ✓

Color Palette



Cobble Stone

2300 Milwaukee Ave. (B2H-28347)

Maximize your HomeDepot.com experience. Let us use your location to find your nearest store.

YES

NOT NOW

Close x



More saving. More doing.

Your Store
Eden Prairie #2812 (Change)

[Tool & Truck Rental](#) | [Installation Services and Repair](#) | [Gift Cards](#) | [Help](#)

Model # 39456 | Internet # 203270883 | Store SKU # 167136

5/4 in. x 6 in. x 12 ft. Premium Cedar Lumber

★★★★★ [Write the First Review](#) | [Questions & Answers \(1\)](#)

\$13.97 / each

IN STOCK AT YOUR SELECTED STORE

Eden Prairie #2812

Eden Prairie, MN 55344

[Change Pick Up Store](#)

180 In Stock

Aisle 25, Bay 001



Decking Material

PRODUCT OVERVIEW [Model # 39456](#) [Internet # 203270883](#) [Store SKU # 167136](#)

Western red cedar is a unique and prestigious softwood with outstanding physical characteristics. It offers a rare combination of aesthetic appeal and durability, thanks to its natural decay-resistant composition. Western red cedars superior dimensional stability means that, when properly installed and maintained, project components are likely to stay straight and flat and resist warping and cupping season after season. In addition, cedar is easy to cut, saw and nail with common tools.

- Manufactured with strict quality standards, so the profile matches exactly from one piece to the next
- 100% Natural product, it doesn't require any special handling, extra health protection, or pose any cleanup problems
- Western red cedar is easy to finish with solid, oil-based stains and clear penetrating sealers
- With its low density and high proportion of air spaces, western red cedar is the best thermal insulator among the commonly available softwood species and is far superior to brick, concrete and steel
- Note: product may vary by store

SPECIFICATIONS

Actual product thickness (in.)	1	Actual product width (in.)	5.5
Assembled Depth (in.)	144 in	Assembled Height (in.)	1 in
Assembled Width (in.)	5.5 in	Manufacturer Warranty	No warranty
Nominal Product H x W (In.)	2x12	Nominal Product Height (In.)	1.25
Nominal Product Length (ft.)	12	Nominal Product Length (in.)	144
Nominal Width	6 in	Pressure Treated	No
Primed	No	Product Length (ft.)	12 ft
Product Width (in.)	5.5	Returnable	90-Day
Total area covered (sq. ft.)	5.5		

2300 Milwaukee Ave (BZH-28347)

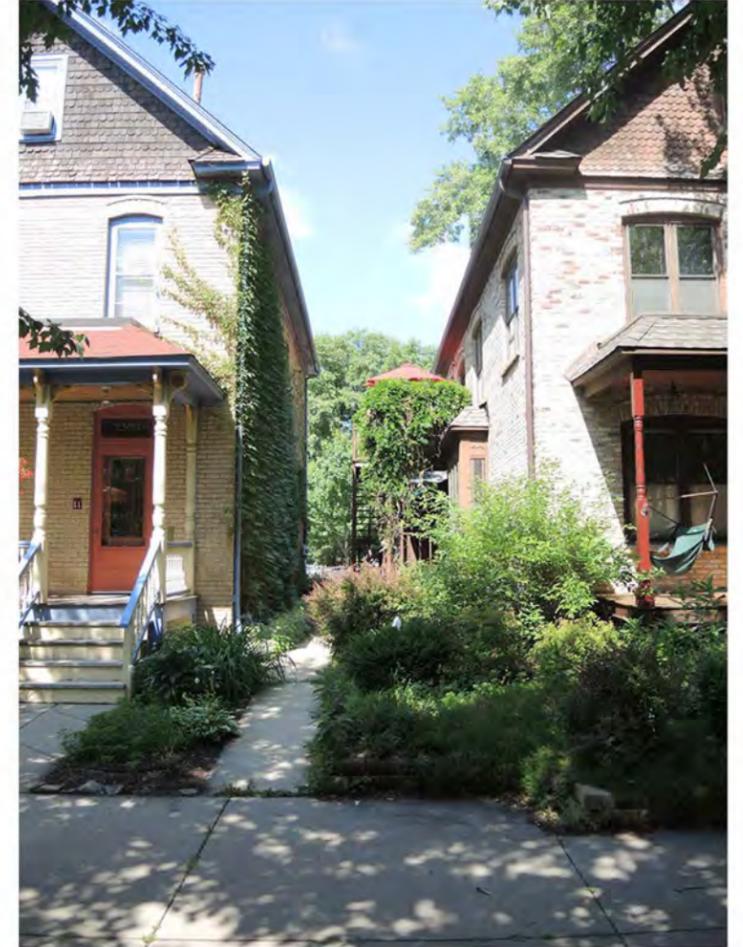
Existing Front (East) Elevations



2304 Front Facade and 2300 Side Yard



2300 Front Facade and Side Yard



2218 Side Yard and Front facade

Existing Back (West) Elevations



2218 Back Facade and Side Yard

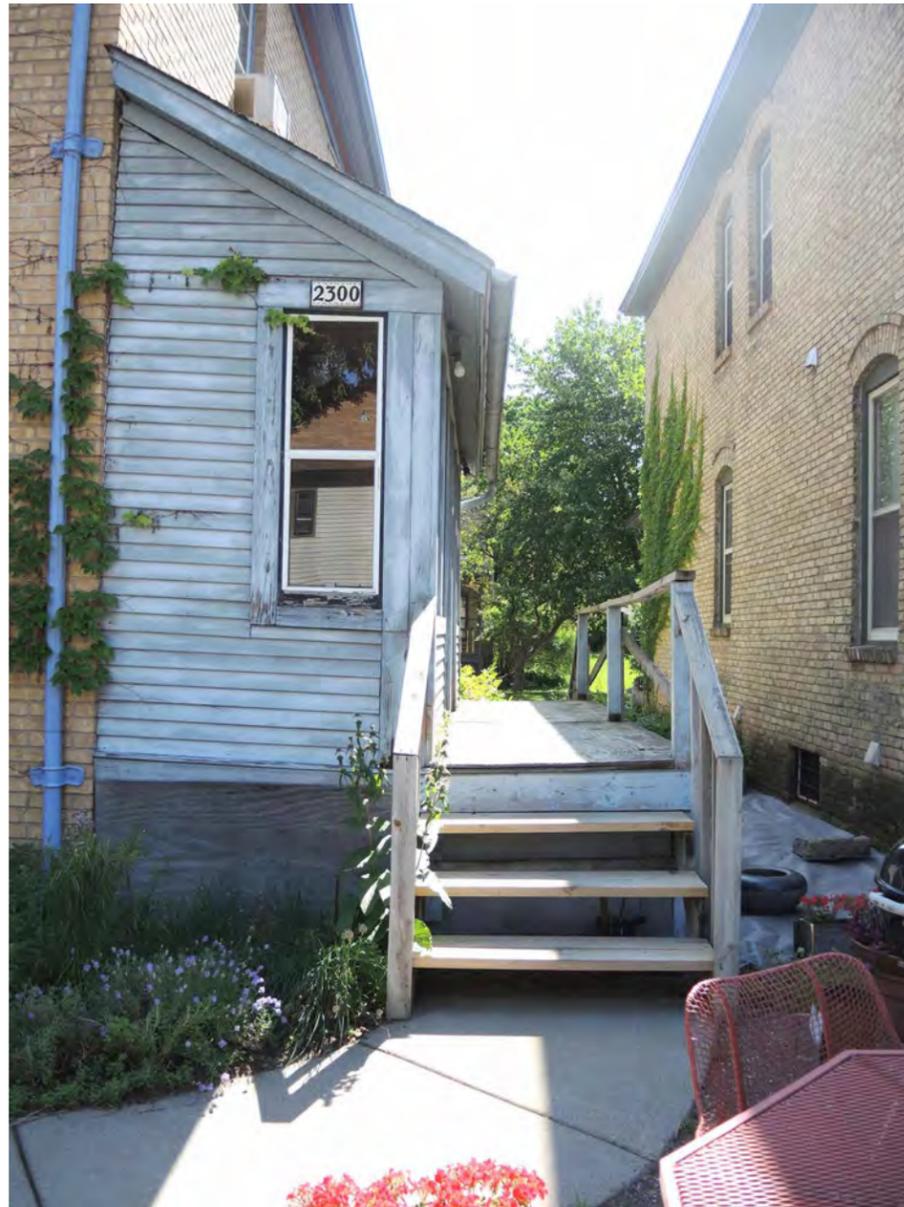


2300 Back Facade



2300 Side Yard and 2304 Back facade

Porch Elevations



Existing West (back) Elevation



Existing North (side) Elevation



Existing East (front) Elevation

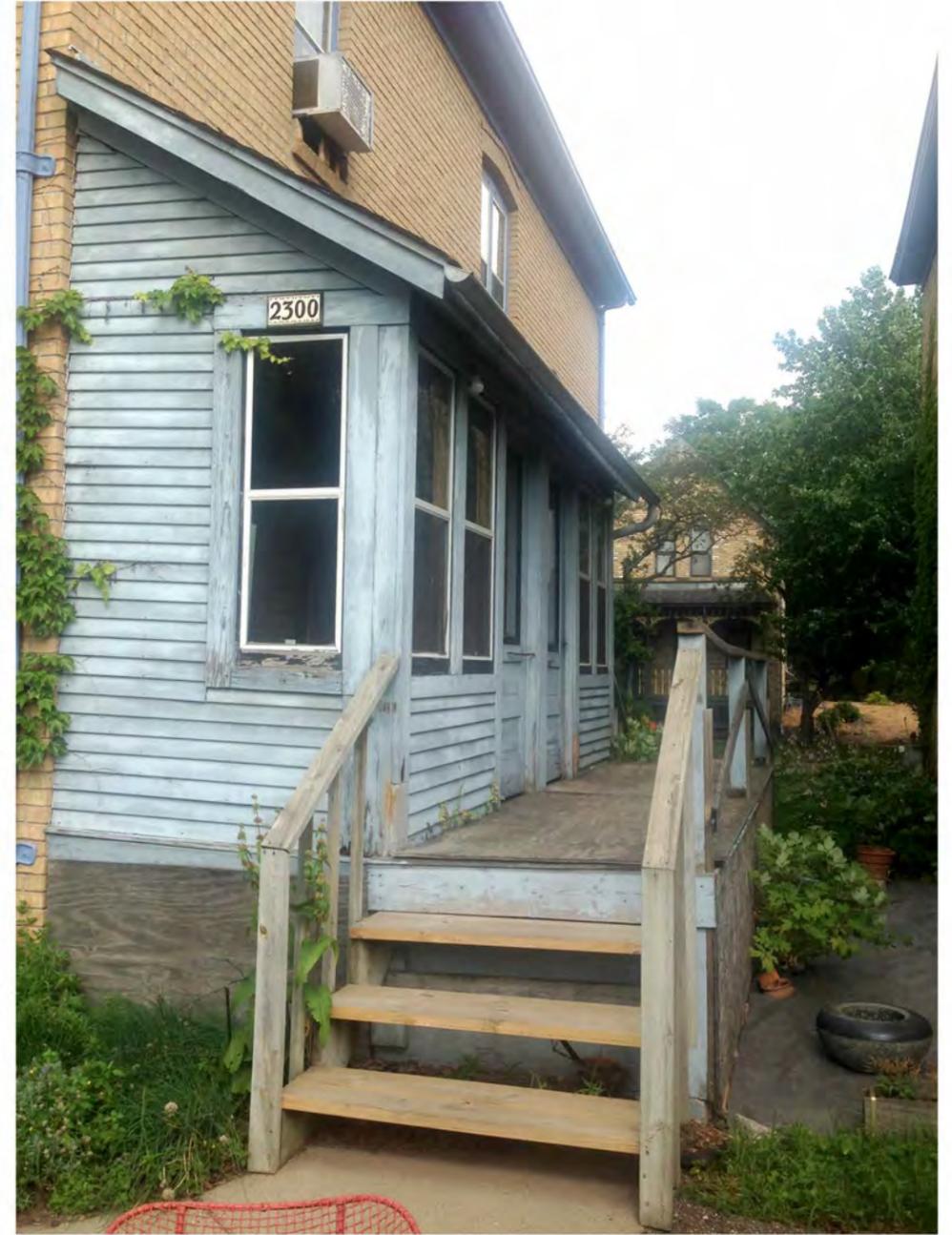
Porch Deterioration



Snow and ice that collects on the sloped roof falls on porch walkway



Snow collects on the porch walkway creating hazardous walking conditions and causing rot and structural deterioration of the porch



Exterior finishes on side porch are deteriorated beyond repair: note sagging and rotten wood

Letter to Seward Neighborhood Group

From: Chuck Levin <chuck@charleslevinarchitects.com>
Subject: Proposed Milwaukee Avenue Project
Date: August 5, 2014 2:46:21 PM CDT
To: doug@sng.org
Cc: Lynn Brofman <jlb55404@visi.com>, Christina Stark <christina@charleslevinarchitects.com>
▶ 3 Attachments, 834 KB

August 5, 2014

Doug Wise
Seward Neighborhood Group
2323 East Franklin
Minneapolis, MN 55406

Dear Mr. Wise,

As required by CPED's Heritage Preservation application, I am writing to make SNG aware of a proposed project at our residence located at 2300 Milwaukee Avenue. We are seeking a Heritage Preservation Commission (HPC) Certificate of Appropriateness and a side-yard setback Variance for a new side porch.

Our current side porch is seriously deteriorated and needs to be replaced. We intend to change the design to make the porch more usable and include a 2nd story deck. Although the new design will occupy the same footprint, the Zoning Code requires that we obtain a variance. We also need HPC approval since we are located in the Milwaukee Avenue Historic District. I am attaching photos of the current condition and a rendering of the proposed design.

We would like to appear before the SNG Development Committee to explain the project and request a letter of support. Please reply to confirm the date and time of the next meeting and to let me know if you require handouts.

Please contact me with any questions or comments.

Thank you for your consideration.

Sincerely,

CHARLES LEVIN & LYNN BROFMAN

2300 Milwaukee Ave.
Minneapolis, MN 55404
P: 612.729.5333
F: 612.729.8351
C: 612.940.3758



[New Porch.jpg \(140 KB\)](#)



[Before 1.jpg \(320 KB\)](#)



[Before 2.jpg \(374 KB\)](#)

Letter to City Council Member

From: Chuck Levin <chuck@charleslevinarchitects.com>
Subject: Proposed Milwaukee Avenue project
Date: August 5, 2014 2:54:03 PM CDT
To: abdi.warsame@minneapolismn.gov
Cc: Lynn Brofman <jlb55404@visi.com>, Christina Stark <christina@charleslevinarchitects.com>, abdi.salah@minneapolismn.gov, marcela.sotela@minneapolismn.gov
▶ 3 Attachments, 834 KB

August 5, 2014

Abdi Warsame
Ward 6 Council Member
350 S. 5th St. - Room 307
Minneapolis, MN 55415

Dear Mr. Warsame,

As required by CPED's Heritage Preservation application, I am writing to make you aware of a proposed project at our residence located at 2300 Milwaukee Avenue. We are seeking a Heritage Preservation Commission (HPC) Certificate of Appropriateness and a side-yard setback Variance for a new side porch.

Our current side porch is seriously deteriorated and needs to be replaced. We intend to change the design to make the porch more usable and include a 2nd story deck. Although the new design will occupy the same footprint, the Zoning Code requires that we obtain a variance. We also need HPC approval since we are located in the Milwaukee Avenue Historic District. I am attaching photos of the current condition and a rendering of the proposed design.

Please contact me with any questions or comments. This correspondence is for your information only. No action is necessary.

Thank you for your consideration.

Sincerely,

CHARLES LEVIN & LYNN BROFMAN
2300 Milwaukee Ave.
Minneapolis, MN 55404
P: 612.729.5333
F: 612.729.8351
C: 612.940.3758



[New Porch.jpg \(140 KB\)](#)



[Before 1.jpg \(320 KB\)](#)



[Before 2.jpg \(374 KB\)](#)



SEWARD NEIGHBORHOOD GROUP

2323 E Franklin Avenue • Minneapolis, MN 55406

PHONE 612 338 6205
FAX 612 399 0739

E MAIL info@sng.org
WEB www.sng.org

September 10, 2014

Lisa Steiner
250 South 4th Street, Room 300
Minneapolis, MN 55415

Regarding: 2300 Milwaukee Ave. Certificate of Appropriateness & Variance (BZH-28347)

Dear Ms. Steiner:

The Seward Neighborhood Group recommends approval of a Certificate of Appropriateness by the Heritage Preservation Commission and a side-yard setback variance to replace an existing porch with a new porch at 2300 Milwaukee Avenue.

Thank you for the opportunity to comment on this proposal.

Sincerely,

Ben Walen
Co-President
Seward Neighborhood Group

cc: Charles Levin



Milwaukee Avenue Homeowners Association

August 25, 2014

Chuck Levin and Lynn Brofman
2300 Milwaukee Avenue
Minneapolis, MN 55404

RE: Approval of side porch project

Dear Chuck and Lynn,

This letter is to confirm that the Milwaukee Avenue Homeowner's Association (MAHA) Architectural Review Committee (the ARC) has recommended, and the MAHA Board of Directors has approved, your proposal for your side porch project, a copy of which is on file with the ARC. This approval includes both the appropriateness of the Porch design and MAHA's support of your request for a side setback variance.

Please be advised that MAHA approvals are only for conformance with the *MAHA Guidelines for Architecture and Maintenance of Properties (11/87)* and that other approvals/permits from regulatory agencies such as the Heritage Preservation Commission (HPC), the Zoning Department or the Building Code Department may be required.

In addition, to ensure that your project goes smoothly for you and your neighbors, please adhere to the following guidance:

- Any obstruction of the paved mall 'street' or 'sidewalk' requires an obstruction permit from the City of Minneapolis. This is available at <http://www.minneapolis.mn.roway.net/> and triggers notification of emergency service providers. In addition, obstructions require warning cones/tape to increase pedestrian safety. These permits should be provided by the contractor or homeowner.
- Driving vehicles on the mall 'landscape' and/or staging of materials is strongly discouraged due to the possibility of damage. If absolutely necessary, coordination with the landscape committee to flag sprinkler system components is required. Also, plywood or other protection should be used under materials, tires, etc. Homeowner is responsible for the cost of repairing any damage caused by their activities.
- If you are going to need a dumpster, think about where it will need to be located. Do not use MAHA or City property without obtaining prior written permission/s.
- It's highly encouraged that you talk to your neighbors in advance; notify your neighbors prior to starting your project, e.g. talk face-to-face, distribute notices, call, email, etc. as necessary to avoid surprises.

On behalf of MAHA, I thank you for your compliance with MAHA's review and approval process and wish you good luck with your project.

Sincerely,



Jenny Ebert
MAHA Board Vice President
2218 Milwaukee Avenue
Minneapolis, MN 55404
612.867.5915

cc: MAHA Board
MAHA Architectural Review Committee (Diane Richard, Chairperson)
Minneapolis Heritage Preservation Commission

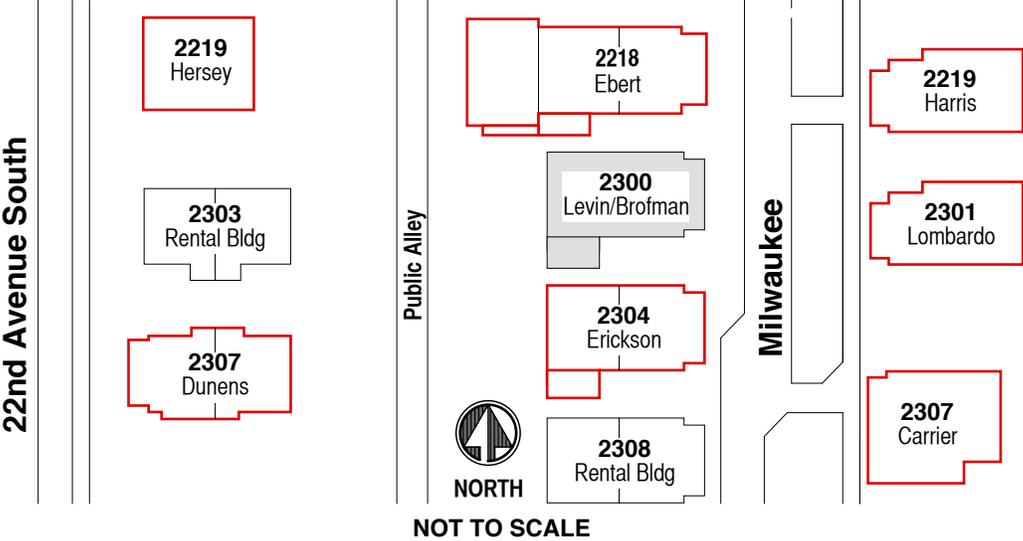
Helpful Links:

HPC: <http://www.ci.minneapolis.mn.us/hpc/>

Mpls.Development Review Hours: <http://www.ci.minneapolis.mn.us/mdr/>

Mpls.Development Review Free Parking Info: <http://www.ci.minneapolis.mn.us/mdr/location-and-parking.asp>

LETTER OF SUPPORT FROM NEIGHBORS



August 10, 2014

Heritage Preservation Commission
City of Minneapolis
c/o Minneapolis Planning Department
Public Service Center
Room 300
250 South 4th Street
Minneapolis, MN 55415-1339

Re: Certificate of Appropriateness and Variance for 2300 Milwaukee Avenue, Minneapolis, MN
Legal: Lot 6 Block 10 Milwaukee Mall Addition, Hennepin County, MN

To Whom It May Concern:

I own the rental property at 2219 Milwaukee Avenue which is across Milwaukee Avenue to the Northeast from Lynn Brofman and Chuck Levin.

I have reviewed their proposed porch design and understand their request for a side setback variance from 5'-0" to 3'-10³/₄". I support both their request for a Certificate of Appropriateness and for a Variance. I believe this planned improvement will be a welcome improvement to the building while maintaining the integrity of the historic district.

I encourage you to grant their requests for Certificate of Appropriateness and Variance.

Sincerely,



Ed Harris, Property Owner
2219 Milwaukee Avenue
Minneapolis, MN 55404-3150

August 10, 2014

Heritage Preservation Commission
City of Minneapolis
c/o Minneapolis Planning Department
Public Service Center
Room 300
250 South 4th Street
Minneapolis, MN 55415-1339

Re: Certificate of Appropriateness and Variance for 2300 Milwaukee Avenue, Minneapolis, MN
Legal: Lot 6 Block 10 Milwaukee Mall Addition, Hennepin County, MN

To Whom It May Concern:

I am the neighbor of Lynn Brofman and Chuck Levin located directly across Milwaukee Avenue to the East at 2301 Milwaukee Ave.

I have reviewed their proposed porch design and understand their request for a side setback variance from 5'-0" to 3'-10³/₄". I support both their request for a Certificate of Appropriateness and for a Variance. I believe this planned improvement will be a welcome improvement to the building while maintaining the integrity of the historic district.

I encourage you to grant their requests for Certificate of Appropriateness and Variance.

Sincerely,

A handwritten signature in cursive script that reads "Arlene Lombardo".

Arlene Lombardo, Property Owner
2301 Milwaukee Avenue
Minneapolis, MN 55404-3150

August 10, 2014

Heritage Preservation Commission
City of Minneapolis
c/o Minneapolis Planning Department
Public Service Center
Room 300
250 South 4th Street
Minneapolis, MN 55415-1339

Re: Certificate of Appropriateness and Variance for 2300 Milwaukee Avenue, Minneapolis, MN
Legal: Lot 6 Block 10 Milwaukee Mall Addition, Hennepin County, MN

To Whom It May Concern:

I am a Milwaukee Avenue neighbor of Lynn Brofman and Chuck Levin located at the adjacent Southeast property (2307 Milwaukee Ave.).

I have reviewed their proposed porch design and understand their request for a side setback variance from 5'-0" to 3'-10³/₄". I support both their request for a Certificate of Appropriateness and for a Variance. I believe this planned improvement will be a welcome improvement to the building while maintaining the integrity of the historic district.

I encourage you to grant their requests for Certificate of Appropriateness and Variance.

Sincerely,



Carol Carrier, Property Owner
2307 Milwaukee Avenue
Minneapolis, MN 55404-3150

August 10, 2014

Heritage Preservation Commission
City of Minneapolis
c/o Minneapolis Planning Department
Public Service Center
Room 300
250 South 4th Street
Minneapolis, MN 55415-1339

250 South 4th Street
Minneapolis, MN 55415-1339

c/o Zoning Administration Office
Public Service Center
Room 300

Re: Certificate of Appropriateness and Variance for 2300 Milwaukee Avenue, Minneapolis, MN
Legal: Lot 6 Block 10 Milwaukee Mall Addition, Hennepin County, MN

To Whom It May Concern:

I am a Milwaukee Avenue neighbor of Lynn Brofman and Chuck Levin located at the adjacent North property (2218 Milwaukee Ave.).

I have reviewed their proposed porch design and understand their request for a side setback variance from 5'-0" to 3'-10³/₄". I support both their request for a Certificate of Appropriateness and for a Variance. I believe this planned improvement will be a welcome improvement to the building while maintaining the integrity of the historic district.

I encourage you to grant their requests for Certificate of Appropriateness and Variance.

Sincerely,



Jenny Ebert, Property Owner
2218 Milwaukee Avenue
Minneapolis, MN 55404-3150

August 1, 2014

Board of Adjustment
City of Minneapolis

Heritage Preservation Commission
City of Minneapolis

c/o Zoning Administration Office
Public Service Center
Room 300
250 South 4th Street
Minneapolis, MN 55415-1339

c/o Minneapolis Planning Department
Public Service Center
Room 300
250 South 4th Street
Minneapolis, MN 55415-1339

Re: Certificate of Appropriateness and Variance for 2300 Milwaukee Avenue, Minneapolis, MN
Legal: Lot 6 Block 10 Milwaukee Mall Addition, Hennepin County, MN

To Whom It May Concern:

I am a Milwaukee Avenue neighbor of Lynn Brofman and Chuck Levin located at the adjacent South property (2304 Milwaukee Ave.).

I have reviewed their proposed porch design and understand their request for a side setback variance from 5'-0" to 3'-10³/₄". I support both their request for a Certificate of Appropriateness and for a Variance. I believe this planned improvement will be a welcome improvement to the building while maintaining the integrity of the historic district.

I encourage you to grant their requests for Certificate of Appropriateness and Variance.

Sincerely,

A handwritten signature in black ink that reads "Richard Erickson". The signature is written in a cursive style with a large, stylized initial "R".

Richard Erickson, Property Owner
2304 Milwaukee Avenue
Minneapolis, MN 55404-3150

August 10, 2014

Heritage Preservation Commission
City of Minneapolis
c/o Minneapolis Planning Department
Public Service Center
Room 300
250 South 4th Street
Minneapolis, MN 55415-1339

Re: Certificate of Appropriateness and Variance for 2300 Milwaukee Avenue, Minneapolis, MN
Legal: Lot 6 Block 10 Milwaukee Mall Addition, Hennepin County, MN

To Whom It May Concern:

I am a Milwaukee Avenue neighbor of Lynn Brofman and Chuck Levin located at the adjacent Northwest property (2219 22nd Ave. S).

I have reviewed their proposed porch design and understand their request for a side setback variance from 5'-0" to 3'-10³/₄". I support both their request for a Certificate of Appropriateness and for a Variance. I believe this planned improvement will be a welcome improvement to the building while maintaining the integrity of the historic district.

I encourage you to grant their requests for Certificate of Appropriateness and Variance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Galen Hersey".

Galen Hersey, Property Owner
2219 22nd Avenue S
Minneapolis, MN 55404-3150

August 10, 2014

Heritage Preservation Commission
City of Minneapolis
c/o Minneapolis Planning Department
Public Service Center
Room 300
250 South 4th Street
Minneapolis, MN 55415-1339

Re: Certificate of Appropriateness and Variance for 2300 Milwaukee Avenue, Minneapolis, MN
Legal: Lot 6 Block 10 Milwaukee Mall Addition, Hennepin County, MN

To Whom It May Concern:

We are Milwaukee Avenue neighbors of Lynn Brofman and Chuck Levin located at the adjacent Southwest property (2307 22nd Ave. S).

We have reviewed their proposed porch design and understand their request for a side setback variance from 5'-0" to 3'-10 $\frac{3}{4}$ ". We support both their request for a Certificate of Appropriateness and for a Variance. We believe this planned improvement will be a welcome improvement to the building while maintaining the integrity of the historic district.

We encourage you to grant their requests for Certificate of Appropriateness and Variance.

Sincerely,

Handwritten signatures of Elizabeth and Eriks Dunens in cursive ink.

Elizabeth and Eriks Dunens, Property Owners
2307 22nd Avenue S
Minneapolis, MN 55404-3150