



## CPED STAFF REPORT

Prepared for the Heritage Preservation Commission  
 HPC Agenda Item #2  
 August 23, 2016  
 BZH-29259

### HERITAGE PRESERVATION APPLICATION SUMMARY

*Property Location:* 419 Oak Grove Street and 1600 Clifton Place  
*Project Name:* The Evinger & Valentini Roof Access Project  
*Prepared By:* Hilary Dvorak, Principal Planner, (612) 673-2639  
*Applicant:* Lynn and David Evinger and Kim Valentini  
*Project Contact:* Jean Rehkamp Larson with Rehkamp Larson Architects, Inc.  
*Ward:* 7  
*Neighborhood:* Loring Park  
*Request:* To construct a rooftop addition to the Daniel B. Lyon House  
*Required Applications:*

<b>Certificate of Appropriateness</b>	To construct a rooftop addition to the Daniel B. Lyon House, an individual landmark located at 419 Oak Grove Street and 1600 Clifton Place
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### HISTORIC PROPERTY INFORMATION

<b>Current Name</b>	Daniel B. Lyon House
<b>Historic Name</b>	Daniel B. Lyon House
<b>Historic Address</b>	419 Oak Grove Street
<b>Original Construction Date</b>	1892
<b>Original Architect</b>	Edward B. Stebbins
<b>Original Builder</b>	Unknown
<b>Original Engineer</b>	Unknown
<b>Historic Use</b>	Private residence
<b>Current Use</b>	Two private condominiums
<b>Proposed Use</b>	Two private condominiums

<b>Date Application Deemed Complete</b>	July 20, 2016	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	September 18, 2016	<b>End of 120-Day Decision Period</b>	Not applicable

**CLASSIFICATION**

<b>Local Historic District</b>	Not applicable
<b>Period of Significance</b>	1892-1954
<b>Criteria of Significance</b>	Architecture, Master Architect, Neighborhood Identity
<b>Date of Local Designation</b>	2011
<b>Date of National Register Listing</b>	Not applicable
<b>Applicable Design Guidelines</b>	<i>Secretary of the Interior Standards for the Treatment of Historic Properties</i>

**SUMMARY**

**BACKGROUND.** Located on the southwest corner of Oak Grove Street and Clifton Place, the Daniel B. Lyon House is a fixture in the Loring Park neighborhood. Designed by Edward S. Stebbins, the Daniel B. Lyon house exemplifies many features of the Neoclassical style of architecture, including a full width front veranda, two-story tall ionic styled columns, a symmetrical front façade with a centered main entry, and modillion course on the eaves and roofline balustrade.

Edward S. Stebbins is widely credited as being the first college educated architect to practice in the City of Minneapolis. His most prominent contributions to the architectural fabric of the City come from his work for the Minneapolis School Board. Stebbins was appointed the official architect of the School Board in 1898, and served in the post until 1912. During his tenure as official architect, Stebbins was involved in the design of several of the most notable schools in the city, including the Pratt (1898), West (1906, razed 1984), Willard (1910) and Barton (1912) schools. In addition to his work for the Minneapolis School Board, Stebbins designed a number of other notable structures in Minneapolis, including the Dunn Mansion (337 Oak Grove Street), Gethsemane Episcopal Church (901 4<sup>th</sup> Avenue S) and the “Mary Tyler Moore House” (2104 Kenwood Parkway).

The Daniel B. Lyon House is one of the few remaining examples of the ornate single-family residences that once lined Oak Grove Street. It is part of a grouping of three such houses that remain near the western edge of the neighborhood. These remaining mansions serve as a tangible reminder of the time when the area around Loring Park was one of the most fashionable places for wealthy and prominent Minneapolitans to live.

The structure was originally constructed as a single-family residence, but was converted to two condominium units in the late 1990’s.

**APPLICANT’S PROPOSAL.** The applicants are proposing to reconstruct the balustrade with details that mimic the original design, rehabilitate the rooftop deck by creating a new stair access to the roof and restore key features of the building that are in need of repair. The proposed scope of work has been broken out into two separate applications; a Certificate of Appropriateness to reconstruct the balustrade and to construct a new stair access to the roof and a Certificate of No Change for the restoration work that meets the definition of minor alteration in Chapter 599, Heritage Preservation Regulations. Some of the work that will be done as part of the Certificate of No Change application includes restoration of the front columns, window replacement and roof repairs. The applicant has provided a complete list of the restoration work that will be completed under the Certificate of No Change application.

When the property was designated a white wooden balustrade capped the hipped roof. At some point after the property was designated the balustrade was replaced with an “off-the-shelf” metal railing system that is not compatible with the original character of the structure. The metal railing system was installed without a building permit. The applicants are proposing to remove the metal railing and replace it with a balustrade system by Architectural Elements. The balustrade would be made out of PVC and would be painted white. The balustrade would be designed with details that mimic the original design.

Currently, both of the dwelling units within the structure have access to a rooftop deck. Neither the staircases nor the access hatches to the rooftop meet current building code. According to the applicants, the stairs are steep, narrow, dark and dangerous to scale and the hatch doors are heavy and difficult to operate. The applicants are proposing to modify the internal staircases by combining them together to create a single access point to the roof. A new enclosure would be constructed over the staircase that would be made out of glass and steel. The enclosure would measure approximately five feet wide by 18.5 feet long and would be just under eight feet tall. The enclosure would be located towards the southwestern side of the roof.

**RELATED APPROVALS.** Not applicable.

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

## ANALYSIS

### CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow a rooftop addition to the Daniel B. Lyon House based on the following findings:

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

The Daniel B. Lyon House is significant for its architecture, the architect, Edward S. Stebbins, and neighborhood identity. The period of significance for which the landmark was designated is 1892-1954. The period of significance begins with the issuance of the building permit for the house and ends with the conversion of the house from a single-family residence into a rest home. The proposed alterations are compatible with and will continue to support the criteria of significance and period of significance for which the landmark was designated.

The existing, non-historic metal railing was installed after the property was designated and was done without a building permit. Removing the metal railing and replacing it with a new balustrade made out of PVC and designed with details that mimic the original design would be compatible with and continue to support the criteria and period of significance for which the landmark was designated.

The proposed enclosure over the new staircase would be constructed out of glass and steel. The enclosure would measure approximately five feet wide by 18.5 feet long and would be just under eight feet tall. The enclosure would be located towards the southwestern side of the roof. As submitted, the enclosure is proposed to be black with a 24-inch overhang on the east side of the enclosure. To reduce the visual impact and to architecturally integrate the addition into the existing structure, CEPD is recommending that the enclosure be painted white and that the overhang not exceed 12 inches on any side. With the proposed conditions of approval, the construction of the

enclosure over the new staircase would be compatible with and continue to support the criteria and period of significance for which the landmark was designated.

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

Integrity is the ability of a property to convey its significance. Both the National Register and the City of Minneapolis preservation regulations evaluate integrity based on the following seven aspects:

**Location:** The location of the landmark would not be impacted by the proposed alterations.

**Design:** The white wooden balustrade that once capped the hipped roof was removed and replaced with a metal railing system at some point in the past six years. In addition, other elements such as access hatches and mechanical equipment have been added to the roof. The applicants are proposing to remove the existing metal railing and replace it with a new balustrade made out of PVC and designed with details that mimic the original design. In addition, a glass and steel enclosure is proposed to be located over a new staircase which will provide building code compliant access to the roof. CEPD is recommending that the enclosure be painted white and that the overhang not exceed 12 inches on any side. With the proposed conditions of approval, the proposed alterations will not impact design.

**Setting:** The proposed alterations will not impact the setting of the property. The new balustrade and enclosure will be visible from several vantage points given the topography of the area. Historically, the hipped roof was capped with a wooden balustrade so the proposed balustrade will bring the structure closer to its original design. While there was never an enclosure on top of the roof, with the recommend conditions of approval it should recede making it appear less bulky.

**Materials:** The white wooden balustrade that once capped the hipped roof was removed and replaced with a metal railing system at some point in the past six years. The proposed balustrade would be made out of PVC and designed with details that mimic the original design. The proposed enclosure over the new staircase would be made out of glass and steel. While steel is not a material found on the original structure its use on the enclosure will allow it to be differentiated from the original structure.

**Workmanship:** The proposed alterations would not obscure the workmanship evident in the original structure. A new balustrade made out of PVC and designed with details that mimic the original design would be more compatible with the structure than the existing metal railing.

**Feeling:** The alterations proposed will continue to convey the property's historic character and will not negatively impact its integrity of feeling.

**Association:** The alterations proposed will continue to convey the property's historic character and will not negatively impact its integrity of association with Edward S. Stebbins.

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

There are no adopted design guidelines for the Daniel B. Lyon House. Please see an evaluation of the Secretary of the Interior's Standards below.

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

The following standards are most applicable to the proposal:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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

The property has been utilized as a residence since its construction in 1892 and will continue to be utilized as such. The historic character of the property will be retained and preserved, as no historic materials will be removed to accommodate the alterations. The construction of the balustrade and the enclosure over the new staircase should not create a false sense of historic development as the proposed materials for each element will be contemporary. The proposed balustrade and new enclosure will be compatible with the massing, size, scale, and architectural features of the existing structure in order to protect the historic integrity of the property. If the balustrade or the enclosure were removed in the future, the essential form and integrity of the landmark would be unimpaired. With the proposed conditions of approval, the alterations will be consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

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

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

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

- 8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Lynn and David Evinger and Kim Valentini for the Daniel B. Lyon House located at 419 Oak Grove Street and 1600 Clifton Place:

**A. Certificate of Appropriateness.**

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

1. The enclosure over the new staircase shall be painted white.
2. The overhang on the enclosure over the new staircase shall not exceed 12 inches on any side.
3. 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 August 23, 2018.
4. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

## ATTACHMENTS

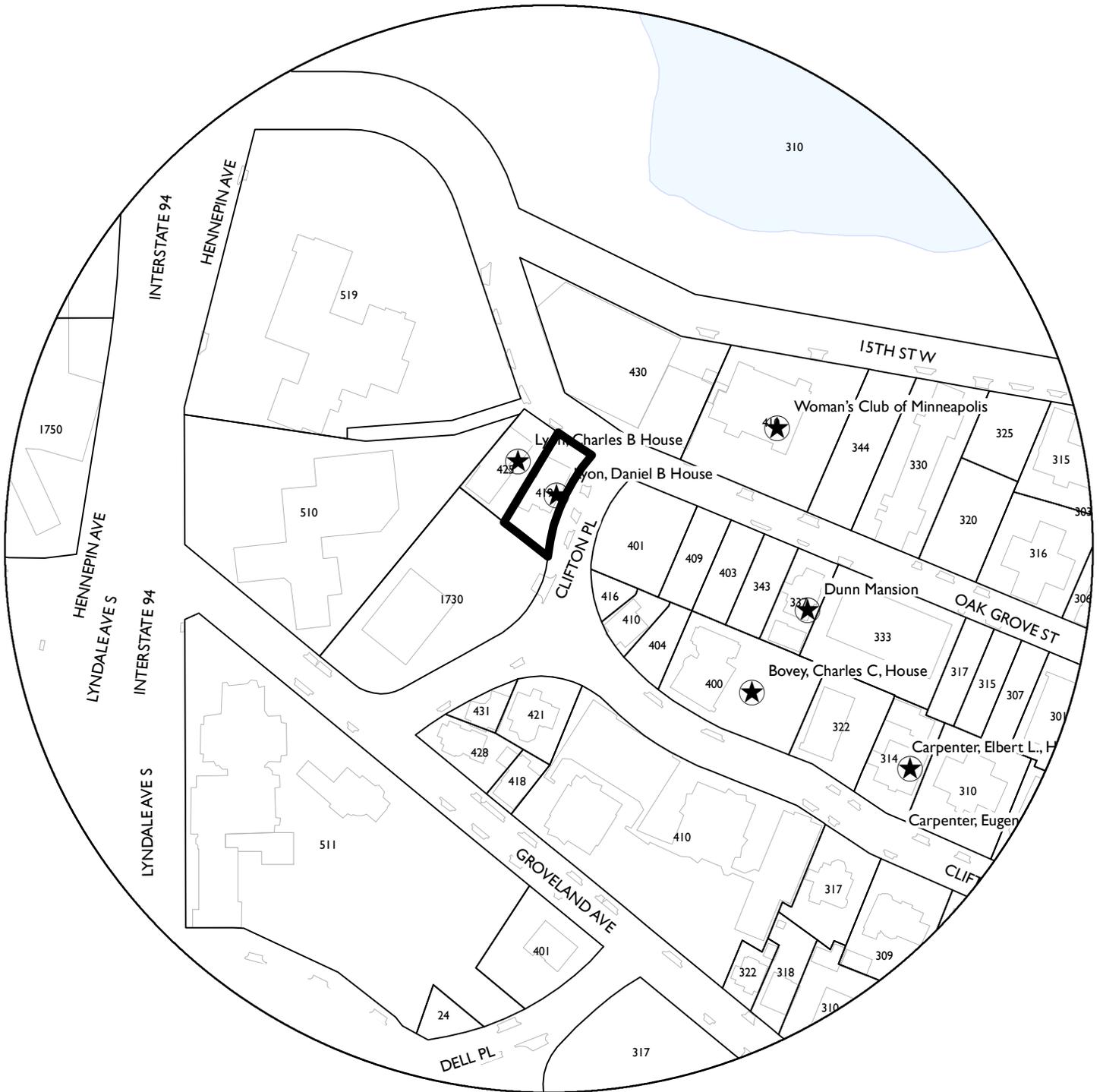
1. BZH Map
2. Written description of the project with supporting information
3. Written responses to the findings
4. Survey
5. Site plan
6. Building elevations
7. Renderings
8. Photos
9. Stair enclosure alternative drawings
10. Correspondence

# The Evinger and Valentini Roof Access Project

7th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

**419 Oak Grove Street and 1600 Clifton Place**

FILE NUMBER

**BZH-29259**