



**Request for City Council Committee Action from the Department of Community Planning & Economic Development – Planning Division**

**Date:** January 19, 2011

**To:** Council Member Gary Schiff, Chair, Zoning and Planning Committee  
Members of the Committee

**Referral to:** Zoning and Planning Committee

**Subject:** At the December 13, 2011 Heritage Preservation Commission (HPC) meeting, the HPC approved the following historic variance applications applied for by The Minnesota African American Museum and Cultural Center.

Historic Variance to reduce the minimum required lot area for a museum from 20,000 square feet to 15,962 square feet.

Historic Variance to reduce the minimum required on-site parking from 6 spaces to 4 spaces.

**Recommendation:** The HPC adopted the staff recommendation and approved the application. The vote was unanimous.

**Previous Directives:** N/A

**Prepared or Submitted by:** Chris Vrchota, City Planner, 612-673-5467

**Approved by:** Hilary Dvorak, Interim Planning Manager, 612-673-2639 

**Presenters in Committee:** Chris Vrchota, City Planner

**Financial Impact (Check those that apply)**

- No financial impact (If checked, go directly to Background/Supporting Information).
- Action requires an appropriation increase to the \_\_\_\_\_ Capital Budget or \_\_\_\_\_ Operating Budget.
- Action provides increased revenue for appropriation increase.
- Action requires use of contingency or reserves.
- Business Plan: \_\_\_\_\_ Action is within the plan. \_\_\_\_\_ Action requires a change to plan.
- Other financial impact (Explain):
- Request provided to department's finance contact when provided to the Committee Coordinator.

**Community Impact (use any categories that apply)**

**Ward:** 6

**Neighborhood Notification:** The Stevens Square Community Association was notified of this application by e-mail, sent on October 13, 2011.

**City Goals:** See staff report.

**Comprehensive Plan:** See staff report.

**Zoning Code:** See staff report.

**Living Wage/Job Linkage:** Not applicable.

**Other:** Not applicable.

***Background/Supporting Information Attached:***

Section 599.540 of the City of Minneapolis' Heritage Preservation Regulations states, "The City Council shall make the final decision on all historic variances." At the December 13, 2011 Heritage Preservation Commission (HPC) meeting, the HPC approved the requested historic variance application.

***Supporting Material***

Appendix A: Heritage Preservation Commission Actions

Appendix B: Staff Report and Staff Report Attachments

## Appendix A: Heritage Preservation Commission Actions

# Minneapolis Heritage Preservation Commission

## Actions

### Regular Meeting

4:30 p.m., Tuesday, December 13, 2011  
Room 317, City Hall  
350 South Fifth Street  
Minneapolis, MN 55415-1385

**Commission Membership:** Mr. Chad Larsen, Ms. Denita Lemmon, Mr. Kevin Kelley, Ms. Meghan Elliott, Mr. Alex Haecker, Ms. Christina Harrison, Ms. Susan Hunter Weir, Ms. Ginny Lackovic, Ms. Tammy Lindberg, and Ms. Linda Mack

**Planning Manager:** Jack Byers, 612.673.2634

**Committee Clerk:** Diana Armstrong, 612.673.2615

Commissioner Harrison was absent and excused from tonight's meeting.

The meeting was called to order at 4:35 p.m.

Minutes were approved for the meeting held on November 29, 2010

## Public Hearings

### For Presentation

#### 1. 2006 Laurel Avenue West, Viehman Residence – Historic Resource, Ward 7

Staff: John Smoley, 612.673.2830

Landmark designation study.

**Action:** Adopt staff findings and approve the landmark designation of the Viehman Residence, and forward the study and recommendation to the Zoning and Planning Committee of the City Council with a recommendation to approve the designation of the property at 2006 Laurel Avenue West.

#### 2. 2006 Laurel Avenue West, Viehman Residence – Historic Resource, Ward 7

Staff: John Smoley, 612.673.2830

Request for extension of interim protection.

**Action:** Adopt staff findings and approve the extension of interim protection for 2006 Laurel Avenue West until January 31, 2012, or the official publication of the designation, whichever comes sooner.

#### 3. 2511 1<sup>st</sup> Avenue South – Washburn Fair Oaks Historic District, Ward 6

Staff: Brian Schaffer, 612.673.2670

Certificate of Appropriateness for new siding and window replacement.

A-1

**Action: Adopt** staff findings and **approve** the Certificate of Appropriateness with the following condition(s):

1. The proposed replacement of window trim shall match the details and materials of the existing, historic, window trim and sill.
2. The design of any proposed window replacement shall not include an integrated screen or integrated sill as proposed.
3. The Applicant shall perform a survey and inventory of the existing windows, identifying windows that can be rehabilitated and reused and identifying windows where replacement is needed. Based on the results of this survey and inventory, the Applicant shall provide a cost estimate that compares the cost to repair the windows versus the cost to replace the windows. Window replacement shall only be permitted where it is demonstrated that repair/rehabilitation is not possible or feasible. The survey and information shall be submitted to CPED-Planning staff for review prior to the issuance of any building permit.
4. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>
5. The Applicant shall obtain all other necessary City approvals prior to the commencement of work.

**4. 501 Main Street Southeast, Pillsbury A-Mill Complex – St. Anthony Falls Historic District, Ward 3**

Staff: Aaron Hanauer, 612.673.2494

Certificate of Appropriateness for a new apartment building.

**Action: Adopt** staff findings and **approve** the Certificate of Appropriateness for the new construction at 501 Main Street Southeast with the following conditions:

1. The Applicant shall submit and be responsible for implementing a plan to monitor the stability of the adjacent historic buildings during the demolition and construction phase as approved by the respective building owners.
2. All glass must be clear, non-tinted, non-reflective glass. One coat of Low-E glazing is permitted on the interior surface of the windows.
3. The historic extent of the mid-block portions of the Great Northern Rail Spur Corridor shall be preserved in its entirety. Buildings shall not be located within the rail spur corridor. At the western extent of the proposed Phase I building the southern edge of the rail spur corridor is 16.4 feet from the north lot line. The northern wall of the proposed building at the northwest corner is to be stepped back to the south at least one foot and to extend at least 13.4 feet to the east in order to align with the existing rail corridor.
4. The existing rail lines within the Great Northern Rail Spur Corridor shall be salvaged and reinstalled as part of the interpretation of this resource.
5. CPED Planning Preservation Staff shall review and approve the final design plans prior to building permit issuance.

6. The Certificate of Appropriateness approval shall expire if it is not acted upon within one year of approval, unless extended by the Planning Director in writing prior to one-year anniversary date of approvals.
  7. 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.
5. **413-501 Main Street Southeast, Pillsbury A-Mill Complex – St. Anthony Falls Historic District, Ward 3**

Staff: Brian Schaffer, 612.673.2670

Certificate of Appropriateness for the Site Plan and Treatment of the Great Northern Rail Spur Corridor.

**Action:** Adopt staff findings and approve the Certificate of Appropriateness with the following condition(s):

1. The current location and alignment of the southernmost rail line of the mid-block portion of the Great Northern Rail Spur Corridor shall be preserved and retained in the proposed interpretation of this rail line.
2. The current location and alignment of the rail line in the Main Street SE portion of the Great Northern Rail Spur Corridor shall be preserved and retained in the proposed interpretation of this rail line.
3. The historic extent of the mid-block portions of the Great Northern Rail Spur Corridor shall be preserved in its entirety. Buildings shall not be located within the rail spur corridor. At the 6<sup>th</sup> Avenue SE the southern edge of the rail spur corridor is 12 feet from the north lot line. At the western extent of the proposed Phase I building the southern edge of the rail spur corridor is 16.4 feet from the north lot line. At the Red Tile Elevator the southern edge of the rail spur corridor is 25 feet from the north lot line.
4. The current extent of the Main Street SE portion of the Great Northern Rail Spur Corridor shall be preserved in its entirety as defined in this report. Buildings shall not be located within the rail spur corridor.
5. The existing rail lines within the Great Northern Rail Spur Corridor shall be salvaged and reinstalled as part of the interpretation of this resource.
6. The trees proposed within the mid-block portion of the Great Northern Rail Spur Corridor are *not* approved.
7. The pattern of proposed street trees within the public rights-of-way shall reflect a volunteer vegetation pattern with clustering and irregular spacing between trees.
8. The paving materials for the site and the Great Northern Rail Spur Corridor as well as the material details for the interpretation of the rail lines within the rail spur corridor are *not* approved.
9. The Applicant shall submit and be responsible for implementing a plan to monitor the stability of the adjacent historic buildings during the demolition and construction phase as approved by the respective building owners.

10. CPED-Planning Preservation Staff shall review and approve the final plans prior to building permit issuance.
11. Approvals for this Certificate of Appropriateness shall expire if they are not acted upon within one year of approval, unless extended by the Planning Director in writing prior to one-year anniversary date of approvals;
12. 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.

**6. 1700 3<sup>rd</sup> Avenue S, Amos B. Coe House – Individual Landmark, Ward 6**

Staff: Chris Vrchota, 612.673.5467

Certificate of Appropriateness for elevator addition and site alterations.

**Action:** Adopt staff findings and approve the Certificate of Appropriateness with the following condition(s):

1. The proposed tuck-pointing, window repair and parking area improvements are approved.
2. The Applicant shall provide detailed specifications for the replacement windows and window repair prior to the issuance of permits.
3. Mortar used for tuck pointing shall match the historic mortar in color, strength and reveal.
4. The Heritage Preservation Commission shall review and approve the final site plan, elevations, finishes and materials.
5. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>
6. The Applicant shall obtain all other necessary City approvals prior to the commencement of work.
7. The Certificate of Appropriateness approvals shall expire if not acted upon within one year of approval, unless extended by the Planning Director in writing prior to the one-year anniversary date of the approvals.

→ **7. 1700 3<sup>rd</sup> Avenue S, Amos B. Coe House – Individual Landmark, Ward 6**

Staff: Chris Vrchota, 612.673.5467

Historic Variances to reduce the minimum required lot area for a museum and to reduce the minimum on-site parking requirement.

**Action:** Adopt staff findings and approve the Historic Variance to reduce the minimum required lot area for a museum use from 20,000 square feet to 15,962 square feet, and adopt and approve the Historic Variance to reduce the minimum required on-site parking from 6 spaces to 4 spaces, both with the following condition:

- 1. The final site plan shall be subject to review and approval by CPED - Planning staff and other applicable City departments.

## Information Items

### New Business

Nomination and approval of 2012 Nominating Committee, Commissioners Kelley and Hunter Weir. (Larsen)

Invitations extended to attend the Chair's annual holiday party following the January 3 HPC meeting. (Larsen)

Discussion of items scheduled for the January 3 HPC Business Meeting. (Byers)

Minneapolis Park Board Meeting scheduled at the Mill City Museum. (Lindberg)

### Adjournment

Meeting was adjourned at 9:48 p.m.

### The Next Heritage Preservation Commission Meeting: January 3, 2012

#### Heritage Preservation Commission decisions are final unless appealed.

**Attention:** The meeting site is wheelchair accessible: if you need other disability related accommodations, such as a sign language interpreter or materials in alternative format, please contact 612.673.3220 (673.2157) TTDY/VOICE at least five days prior to the meeting.

**Attention:** If you want help translating this information, call: **Hmong** – Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koy dawb, hu 612.673.2800; **Spanish** – Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612.673.2700; **Somali** – Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612.673.3500.

## Appendix B: Staff Report and Attachments

**CITY OF MINNEAPOLIS  
CPED PLANNING DIVISION  
HERITAGE PRESERVATION COMMISSION STAFF REPORT  
BZH #27076**

---

**ADDRESS:** 1700 3<sup>rd</sup> Avenue South

**CATEGORY/DISTRICT:** Individual Landmark- Amos B. Coe House

**CLASSIFICATION:** Historic Variance

**APPLICANT:** Minnesota African American Museum and Cultural Center

**CONTACT PERSON:** Nathan Johnson, 4RM+ULA Architects, 612-867-0953

**DATE APPLICATION DEEMED COMPLETE:** November 15, 2011

**PUBLICATION DATE:** December 6, 2011

**DATE OF HEARING:** December 13, 2011

**APPEAL PERIOD EXPIRATION:** December 23, 2011

**STAFF INVESTIGATION AND REPORT:** Chris Vrchota, 612-673-5467

**REQUEST:** Historic Variance to reduce the minimum required lot area for a museum from 20,000 square feet to 15,962 square feet.

Historic Variance to reduce the minimum required on-site parking from 6 spaces to 4 spaces.

**Attachments**

Appendix A: Material provided by Staff

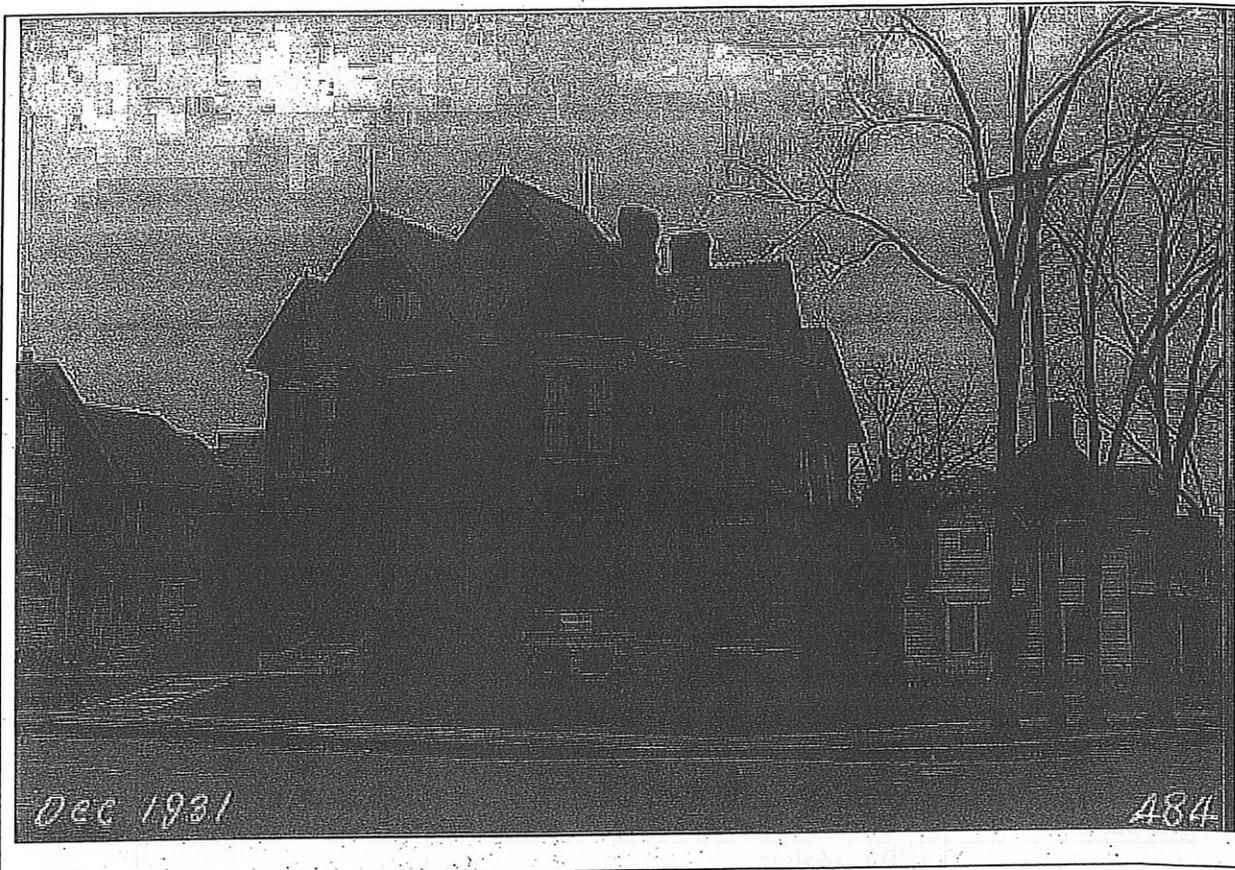
- 350' Map (A-1)

Appendix B: Material Provided by the Applicant

- Application form (B-1 – B-2)
- Project summary and statement addressing findings (B-3 – B-4)
- Existing and proposed site plans (B-5 – B-6)

CLASSIFICATION	
Individual Landmark	Amos B. Coe House
Period of Significance	1884- Circa 1910
Criteria of significance	Architecture
Date of local designation	1983
Date of National Register Designation	1984
Applicable Design Guidelines	<i>Secretary of Interior's Standards for the Treatment of Historic Properties</i>

PROPERTY INFORMATION	
Current name	The Amos B. Coe House
Historic Name	The Amos B. Coe House
Current Address	1700 3 <sup>rd</sup> Avenue South
Historic Address	1700 3 <sup>rd</sup> Avenue South
Original Construction Date	1884- House 1886- Carriage House
Original Contractor	Unknown
Original Architect	Unknown
Historic Use	Single Family Residence
Current Use	Vacant
Proposed Use	Museum



1700 3<sup>rd</sup> Avenue S, The Amos B. Coe House, Circa 1931  
Source: Minnesota Historical Society



1700 3<sup>rd</sup> Avenue S, The Amos B. Coe House, Present Day  
Source: Applicant

**BACKGROUND:**

The subject property is a 2.5 story brick residence designed in the Queen Anne architectural style. It was constructed in 1884 for Amos B. Coe, a real estate developer. It sits at the southwest corner of 3<sup>rd</sup> Avenue South and 17<sup>th</sup> Street East, directly south of I-94.

The house was used as a single-family residence for approximately 24 years, before being turned into a hospital by Dr. John Rydell in 1908. Around 1928 the house was purchased by the Women's Christian Association, who used it as an orphanage, followed by the Young Men's Residence Club in 1931. A.D. Kleinman Realty acquired the property in 1960, and altered the house to accommodate a total of 6 dwelling units.

In 1982, the Minneapolis Department of Inspections found the property to be vacant and boarded, and required that the house either be rehabilitated or demolished. This spurred both the rehabilitation of the house and the effort to have it designated as an individual local landmark and placed on the National Register of Historic Places. The restoration work, which included exterior repairs to both the house and carriage house and reconfiguration of interior spaces to make the structure a duplex, was completed by the mid 1980s.

Dr. Robert Wengler owned the property through the 1990s and most of the 2000s. At some point, he converted the carriage house to a bed and breakfast. (Materials submitted by the Applicant state that this happened in the early 1990s, while licensing records from the City indicate that a bed and breakfast license was issued for the property from 2006-2009.) The Applicants, who purchased the property in June of 2009, have stated that the property has been vacant since 2005.

**SUMMARY OF APPLICANT'S PROPOSAL:**

The Applicant intends to convert the structure for use as the Minnesota African American Museum & Cultural Center. The Applicant is proposing building and site alterations that require a Certificate of Appropriateness (see BZH- 27075).

The Applicant is requesting 2 historic variances for the property. The first is to reduce the minimum required lot area for a museum use from 20,000 square feet to 15,962 square feet. The second requested variance is to reduce the minimum required on-site parking from 6 spaces to 4 spaces.

## **FINDINGS REQUIRED FOR A HISTORIC VARIANCE:**

- 1. Before recommending approval of a historic variance, the commission shall make findings that the variance is compatible with the preservation of the property and with other properties in the area.**

**A. Variance to reduce the minimum required lot area for a museum use from 20,000 square feet to 15,962 square feet.**

The Applicant is proposing to convert the building for use as the new Minnesota African American Museum and Cultural Center. The minimum required lot area for a museum in the OR-3 zoning district is 20,000 square feet. The subject property is 15,952 square feet. The property is a corner lot. The adjacent lots are developed. It would not be possible to expand the existing lot without obtaining property from other property owners. The building has not functioned as a single-family dwelling for over 100 years, and has been vacant since 2005. Conversion of the building to use as a museum would allow it to be re-occupied and rehabilitated, which would be compatible to the preservation of the property.

**B. Variance to reduce the minimum required on-site parking from 6 spaces to 4 spaces.**

As shown on the existing site plan (Appendix B-5), there are currently 4 on-site parking spaces on the property, adjacent to the alley at the rear of the lot. The Applicant is proposing to reconfigure and resurface this parking area, still providing 4 parking spaces, with proper clearance for a legal handicap parking stall. The only other location on the property where parking might be possible is in the side yard on the south side of the property. Putting surface parking in this side yard would be detrimental to the historic nature of the property, intruding in to what has historically been an open yard providing views of the south side of the house and the carriage house and creating a buffer between the house and adjacent structures. The adjacent properties are developed; in order to obtain additional land to provide parking, the Applicant would need to purchase and demolish another building. Reducing the number of required spaces from 6 to 4 would be compatible with the preservation of the property and other properties in the area.

- 2. Before recommending approval of a historic variance, the commission shall make findings that the variance is necessary to alleviate undue hardship due to special conditions or circumstances unique to the property and not created by the applicant.**

**A. Variance to reduce the minimum required lot area for a museum use from 20,000 square feet to 15,962 square feet.**

The Applicant is proposing to use the property as a museum, which is a permitted use in the OR3 district, but requires a minimum lot area of 20,000

square feet. The existing parcel is 15,962 square feet. The adjacent properties are developed and are not owned by the Applicant, leaving little option for increasing the area of the lot. The parcel boundaries reflect the historic boundaries of this parcel. The historic size of the parcel is a condition which was not created by the Applicant.

**B. Variance to reduce the minimum required on-site parking from 6 spaces to 4 spaces.**

Due to the size and placement of the house, the property has a relatively small rear yard. There are 4 existing parking spaces at the rear of the lot, adjacent to the alley. This is the maximum number of spaces that can be provided in this location due to the placement of the carriage house and the required side yard setback adjacent to 17<sup>th</sup> Street East. The only other location on the property where parking might be possible is in the side yard on the south side of the property, though it is likely that setback variances would be needed to provide parking in this area. The lack of feasible areas to provide parking on the site is a hardship created by the placement of the structures on the site, a condition not created by the Applicant.

**STAFF RECOMMENDATION:**

Staff recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the Historic Variance to reduce the minimum required lot area for a museum use from 20,000 square feet to 15,962 square feet with the following conditions:

1. The final site plan shall be subject to review and approval by CPED- Planning staff and other applicable City departments.

Staff recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the Historic Variance to reduce the minimum required on-site parking from 6 spaces to 4 spaces with the following conditions:

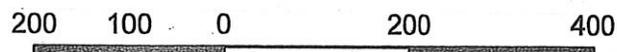
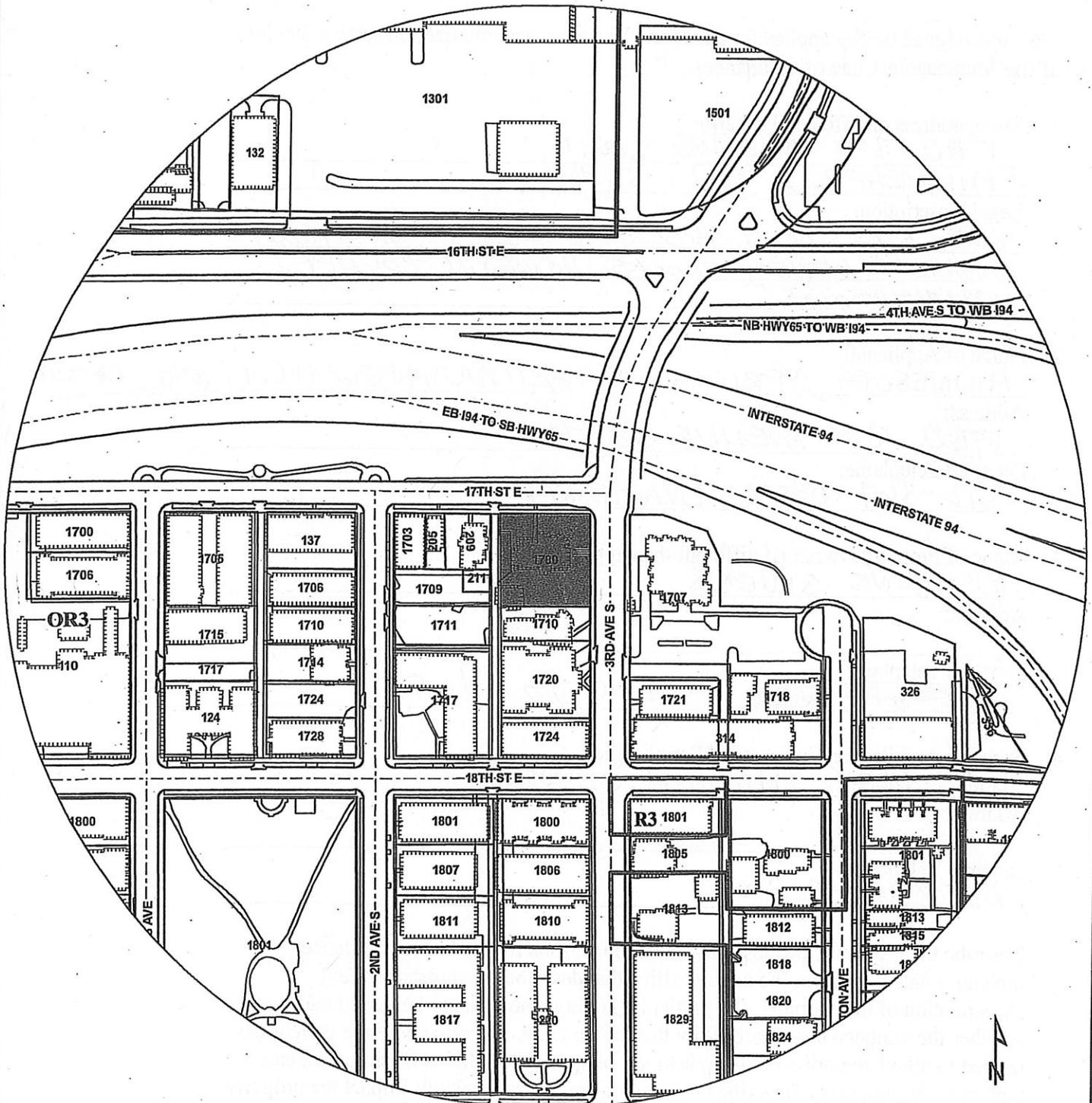
1. The final site plan shall be subject to review and approval by CPED- Planning staff and other applicable City departments.

# Minnesota African American Museum

6th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

1700 3rd Avenue S

FILE NUMBER

BZH- 27076

B-8

APPLICATION FOR HISTORIC VARIANCE  
HERITAGE PRESERVATION COMMISSION  
MINNEAPOLIS, MINNESOTA

The undersigned hereby applies for a Historic Variance, as authorized in section 599.500 of the Minneapolis Code of Ordinances.

1. Street address of Affected Property:

1700 3RD AVENUE SOUTH  
MINNEAPOLIS, MN, 55404

Legal Description:

LOT 5, 6, AND 7, BLOCK 13 REPLAT JACKSON  
DANIEL WHITNEY - BLOCKS, HENNEPIN COUNTY,  
MINNESOTA

2. Name of Applicant:

MINNESOTA AFRICAN AMERICAN MUSEUM + CULTURAL CENT.

Address:

1700 3RD AVENUE SOUTH

Daytime Telephone:

612-867-0953 (NATHAN)

3. Name of Property Owner (if different than applicant):

ROXANNE GIUENS

Address:

Daytime Telephone:

~~952-699-0090~~ 612-872-1655

4. Name of Architect or Contractor (if applicable):

YRM+DLA (NATHAN JOHNSON)

Address:

Daytime Telephone:

612-867-0953

5. Describe the project or proposal and state the reasons for the historic variance. Include a statement from the zoning office that describes the current zoning classification of the property, the particular zoning restriction to be varied and whether the variance is authorized by the zoning code. Describe why the variance is needed to alleviate undue hardship because of special conditions or circumstances unique to the property. Describe how the project or proposal will impact the property and other properties in the area. Attach additional documentation as needed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

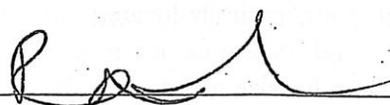
6. Attach a list of property owners and mailing labels for property located within 350 feet of the affected property obtained from:

Hennepin County Taxpayer Services Division  
A-600 Government Center  
300 South 6<sup>th</sup> Street  
Minneapolis, MN 55487  
Telephone: 612-348-5910

7. Attach three copies of scaled and dimensioned plans for the project or proposal, including at least one copy that is reduced to 8 1/2" x 11" or 11" x 17". Project plans must include a site plan, floor plan and all exterior elevations.

8. Attach photographs of all affected elevations of the project or proposal (no Polaroid pictures).

Signature of Applicant:

  
\_\_\_\_\_

Date: 10/13/11

Submit completed application and required attachments to:

Minneapolis Community Planning & Economic Development (CPED)  
Preservation and Design  
250 S. 4<sup>th</sup> St  
Room 300  
Minneapolis, MN 55415-1385  
Telephone: 612-673-2597

The proposed addition will lightly touch the existing house on the south façade through a 10-foot wide link. The link comes into the house through existing windows and the location of the existing tunnel. The link is set behind the projected bay on the south elevation and constructed with glass complimentary materials.

The carriage barn will not be renovated at this time.

### **Approvals Needed:**

#### ***Historic Variance to Reduce the Required Lot Area for a Museum Use***

The property is zoned OR3 and while a museum is an allowed use, the minimum lot area required by the zoning code is 20,000 sq. ft. The Coe House property is 15,962 sq. ft., so the historic variance request will be to vary the minimum lot area required for the museum use.

#### ***Proposed Findings***

- The variance is compatible with the preservation of the property:
  - While the historic use of the property was as a single-family house and, later, as a hospital and apartment building, these are no longer viable uses. Although records are not clear, it is believed that the house has been mostly vacant since the 1970s. While residents lived in apartments in the house intermittently for a few years after the rehabilitation work in the early 1980s, the house was mostly vacant in the late 1990s and has been completely vacant since 2005. Therefore, the historic use as a residence is no longer viable.
  - Since residential has proven to not be a viable use, this has resulted in conditions and circumstances unique to the property and not created by the applicant; therefore, another use must be considered.
  - A museum is a viable use that is compatible with the preservation of the property and with other properties in the area. Moreover, a museum use would be compatible with the identification of Third Avenue as "Avenue of the Arts."
- The variance is necessary to alleviate undue hardship:
  - The 20,000 sq. ft. minimum lot area required by the zoning code is oriented towards the construction of new facilities. This minimum lot area, creates an undue hardship on historic properties, specifically on historic houses that are typically located on small lots, and precludes them from being able to be used as a museum unless additional property is acquired in order to meet the minimum lot size required by the zoning code.
  - The varying of the minimum lot size requirement to allow the property to be used as a museum will allow the property to be put into a compatible, and viable, new use that will require minimal change to the landmark, and which is consistent with the long-term preservation of the property.

#### ***Historic Variance to Reduce the Required Parking for a Museum Use***

The second part of the requested variance will be to reduce the required parking for the museum use from 6 to 4.

#### ***Proposed Findings***

- The variance is compatible with the preservation of the property:
  - Currently, there are four (4) parking spaces on the property, all located behind the house.

- Since a residential use is not a viable use of the property, a new use must be permitted. Any new use such as a museum, office, or commercial use will all require more parking than what is currently on the property.
- The creation of additional parking on the property is not compatible with the historic character of the property.
- The creation of additional parking on the property is not compatible with the preservation of the property.
- The variance is necessary to alleviate undue hardship:
  - Since additional parking cannot be added to the property without compromising the historic character of the landmark, the result is a special circumstance unique to the property and not created by the applicant.
  - The number of parking spaces required for the proposed museum use is six (6). The only way to fit 6 parking spaces on the site would be to pave the yard on the south side of the house and install a curb cut along the street for access, which would compromise the historic character of the property.
  - Varying the parking requirement for a museum use on the property from six to four is compatible with the preservation of the property and with other properties in the area, and is necessary to allow for a viable use of the property in order to alleviate undue hardship due to special conditions and or circumstances unique to the property not created by the applicant.

### ***Certificate of Appropriateness***

The project will need a Certificate of Appropriateness for the rehabilitation of the exterior of the house and construction of the proposed new addition.

*Historic Designation:* "The Amos B. Coe House and Carriage Barn are both excellent examples of the Queen Anne architectural style designed for the upper-middle class in the late nineteenth century. The brick residence was constructed for Amos B. Coe, a Minneapolis real estate developer, in 1884 – with a carriage barn addition two years later. The building's Queen Anne form is enlivened by varied surface textures, multiple two-story bays, spindled porches and balconies, and chimney stacks piercing its multi-gable roof. Although many homes of this type were built in the late nineteenth century, few have survived and of those most have suffered major alterations. The Coe House and Carriage Barn are significant as an unusually picturesque representative of the Queen Anne style in an urban environment."

<http://www.ci.minneapolis.mn.us/hpc/landmarks/3rd Ave S 1700 Amos B Coe House.asp>

*Rehabilitation of the House:* The exterior of the house is generally in good condition. Exterior work will generally include tuck-pointing of the masonry, the replacement and repair of wood basement windows. The biggest proposed changes would be to: 1) enlarge existing window openings on the south elevation, behind the projecting bay, to accommodate the proposed link to the addition in order to make the house ADA accessible; and 2) remove the circa 1930s concrete block tunnel between the Coe House and the house to the south.

*Addition:* The design team looked at a number of options to turn the existing house into a museum. Originally, the goal was to attempt to fit everything into the existing house. This approach would have necessitated the construction of a very long ADA ramp that would have been highly visible and the construction of an elevator in the house to make it accessible. The addition of an elevator in the building would have necessitated the reconfiguration of numerous interior spaces, the addition of a "bump up" on the roof for the elevator shaft, and the loss of substantial historic fabric within the house.





275 East 4th Street, Ste. 400  
 St. Paul, MN 55101  
 612-291-1111

CR3 Institutional Office Residence District

Family of Uses

Conditional Uses

N/A

Building Footprint

Floor Area Ratio

Building Area (gross)

Building Area (net)

Corner daily yard setback (17th St) - 8x2X

Corner daily yard setback (3rd Ave) - 8x2X

Day yard setback - 5x2X

Impervious Surface

Impervious Ratio

Previous to Impervious Ratio

79.21

Proposed

Maximum 1 impervious 500 sq ft in terms of 4,000 sq

Basement Area

3,200

Basement Area

6,811

Reduction Building

Reduction Bicycle Parking

4

Proposed

Landscape Area (20%)

9,251 sf

Subtotal Landscape Area(100)

58

Required

Landscape Area (20%)

2,469 sf

Subtotal Landscape Area(100)

29

Required

Site Plan Review

Medium to Area Variance

Paving Variance

4

Required

Site Plan Review

Medium to Area Variance

Paving Variance

4

Required

Site Plan Review

Medium to Area Variance

Paving Variance

4

Required

Site Plan Review

Medium to Area Variance

Paving Variance

4

Required

Site Plan Review

Medium to Area Variance

Paving Variance

4

Required

Site Plan Review

Medium to Area Variance

Paving Variance

4

Required

Site Plan Review

Medium to Area Variance

Paving Variance

4

Required

Site Plan Review

Medium to Area Variance

Paving Variance

4

15,992 sf

0.73

11,719 sf

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

15,992 sf

0.73

11,719 sf

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

15,992 sf

0.73

11,719 sf

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

23.5

15,992 sf

0.73

11,719 sf

23.5

23.5

23.5

23.5

23.5

