



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

Date: February 13, 2014

To: Council Member Lisa Bender, Chair, Zoning & Planning Committee and Members of the Committee

Referral to: Zoning & Planning Committee

Subject: Appeal of the Heritage Preservation Commission's approval of a Certificate of Appropriateness application to replace windows and a door at 3112 3rd Avenue South in the Healy Block Historic District.

Recommendation: Staff recommended, and the Heritage Preservation Commission **approved** the Certificate of Appropriateness application to replace windows and a door at 3112 3rd Avenue South in the Healy Block Historic District, on January 7, 2014.

Previous Directives: N/A

Prepared by: John Smoley, Ph.D., City Planner, (612) 673-2830

Approved by: Hilary Dvorak, Principal Planner, (612) 673-2639

Presenters in Committee: John Smoley, Ph.D., City Planner, (612) 673-2830

Financial Impact

- No financial impact

Community Impact

- Neighborhood Notification: The Central Area Neighborhood Development Organization and property owners within 350 feet of 3112 3rd Avenue South were notified of the Zoning and Planning Committee meeting by letter on February 3, 2014.
- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 60-120-day decision period: February 10, 2014 and April 11, 2014, respectively

Background/Supporting Information

On December 12, 2013, Jennifer Tschida, Supervisor of the Healthy Homes/Lead Hazard Control team of the Minneapolis Health Department submitted a complete Certificate of Appropriateness application to replace windows and a door at 3112 3rd Avenue South in the Healy Block Historic District. The proposal is a lead hazard reduction project, initiated in response to a child who was lead poisoned at the property. The property owners have received a Lead Hazard Reduction grant funded by the US Housing and Urban Development agency and administered by the city's Health Department. Staff recommended, and the Heritage Preservation Commission approved, the proposal at their January 7, 2014 meeting by a vote of 7 to 3. The approval is subject to the following conditions:

1. Glazing shall be clear. Low E and other energy-efficient glazing is acceptable.
2. The proposed storm windows with safety screens shall have rail widths, stile widths, and colors that match or closely resemble those of the historic windows.
3. The replacement door shall match or closely resemble the existing door in terms of materials and dimensions (prior to trimming), including the four panels.
4. 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 approval 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 January 7, 2016.
5. 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. CPED Staff shall review and approve the final plans and elevations prior to building permit issuance.

On January 17, 2014 David Piehl submitted an Appeal of the Heritage Preservation Commission's approval of a Certificate of Appropriateness application to replace windows and a door at 3112 3rd Avenue South in the Healy Block Historic District. CPED is withholding issuance of a Building Permit to conduct these lead abatement activities pending the results of this appeal. The CPED staff report is attached.

Supporting Material

- A. Appellant's Basis for Appeal and Supporting Materials
- B. January 7, 2014 Heritage Preservation Commission Meeting Minutes
- C. January 7, 2014 Heritage Preservation Commission Staff Report with Attachments