



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

Date: September 11, 2014

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

Referral to: Zoning and Planning Committee

Subject: Local Historic Designation of the Webster/Deinard Residence at 1729 Morgan Avenue South

Recommendation: The Heritage Preservation Commission adopted a resolution recommending that the Minneapolis City Council designate the Webster/Deinard Residence at 1729 Morgan Avenue South.

Previous Directives: On June 23, 2013, Council Member Lisa Goodman made a motion to nominate the subject property. The City Council adopted the nomination and directed staff to bring forward a nomination report of the Webster/Deinard Residence to the Heritage Preservation Commission (HPC) in order to initiate a designation study and establish interim protection. After completing an initial review, CPED recommended to the HPC on September 24, 2013, that the property exhibited at least one of the local designation criteria found in section 599.210 of the Heritage Preservation Ordinance. The HPC adopted CPED's findings and placed the Webster/Deinard Residence under interim protection and called for a designation study to be conducted. A designation study was completed in the spring of 2014 (attached) and has been presented for review to the State Historic Preservation Office, the City of Minneapolis Planning Commission, and the Heritage Preservation Commission.

Department Information

Prepared by: Joe Bernard, Senior City Planner, (612) 673-2422 Approved by: Jack Byers, Manager of Long Range Planning, (612) 673-2634 Presenters in Committee: Joe Bernard, Senior City Planner

Financial Impact

- No financial impact

Community Impact

- **Ward:** 7
- **Neighborhood Notification:** The Lowry Hill Neighborhood Association was notified of the August 5, 2014, HPC public hearing on July 14, 2014
- **City Goals:** See HPC staff report
- **Comprehensive Plan:** See HPC staff report
- **Zoning Code:** See HPC staff report

Supporting Information

In August 2013, Amos Samuel Deinard submitted an application for nomination to the City of Minneapolis Department of Community Planning and Economic Development for the Webster/Deinard Residence at 1729 Morgan Avenue South. The HPC accepted the nomination and established interim protection at their September 24, 2013, meeting.

The designation study has been reviewed by the Minnesota State Historic Preservation Office (SHPO) and the Minneapolis City Planning Commission. The designation received favorable comments from both groups.

If adopted, the proposed local designation of the Webster/Deinard Residence would implement policy direction in The Minneapolis Plan for Sustainable Growth which was adopted by the Minneapolis City Council in 2009 as outlined in the attached HPC report.

The Heritage Preservation Commission voted unanimously to adopt a resolution recommending that the Minneapolis City Council designate the Webster/Deinard Residence at 1729 Morgan Avenue South as a local historic landmark.

Attachments

1. Heritage Preservation Commission Actions from the August 5, 2014, public hearing
2. Heritage Preservation Commission staff report from the August 5, 2014, public hearing
 - a. The Webster / Deinard Residence Designation Study, dated May 1, 2014
 - b. State Historic Preservation Office Comment Letter, date June 13, 2014
 - c. Minneapolis City Planning Commission Comment Letter, dated August 14, 2014
 - d. Heritage Preservation Commission Nomination Staff Report, dated August 7, 2013
 - e. Map of the subject property

Minneapolis Heritage Preservation Commission Actions

Regular Meeting
4:30 p.m., Tuesday, August 5, 2014
Room 317, City Hall
350 South Fifth Street
Minneapolis, MN 55415-1385

Commission Membership: Mr. Paul Bengtson, Ms. Laura Faucher, Mr. Alex Haecker, Mr. Chris Hartnett, Ms. Susan Hunter Weir, Ms. Ginny Lackovic, Ms. Linda Mack, Mr. Robert Mack, Mr. Ian Stade, and Ms. Constance Vork

Committee Clerk: Fatima Porter, 612.673.3153

Members absent: Ms. Linda Mack and Mr. Robert Mack
The meeting was called to order at 4:30 p.m.
Minutes were approved for the meeting held on July 22, 2014

Public Hearings

Public Hearing

1. Proposed Conservation District Ordinance ([John Smoley](#))

This item was continued from the July 22 HPC meeting.

An amendment to the Heritage Preservation Regulations to create the legal framework for identifying and protecting conservation districts.

Action: The Heritage Preservation Commission adopted staff findings and **adopted** the proposed amendment to Minneapolis Code of Ordinances (MCO) chapter 599, Heritage Preservation Regulations, as indicated in the attached ordinance, with the following amendments (with proposed additions underlined and proposed deletions stricken out):

599.730 Initiation of conservation district plan. Application for initiation of a conservation district plan shall be submitted on an application from approved by the planning director and shall be accompanied by evidence documenting the consent of owners who represent one-third (1/3) or more of all tax parcels, excluding streets and alleys, within the proposed conservation district boundary. The commission shall review all complete applications. If the commission determines that the subject district appears to meet the criteria for establishment contained in section 599.720, the commission may direct the planning director to prepare or cause to be prepared design guidelines. Complete applications will be acted upon in the order that they are received, with no more than one application per city sector (north, east, downtown, south, and southwest) processed simultaneously.

599.740 Design guidelines. (a) In general. ~~After receipt of a complete conservation district plan application,~~ Conservation district design guidelines shall be drafted by the planning director with the active participation of property owners in the proposed district.

Aye: Bengtson, Harnett, Hunter Weir, Lackovic, Stade, Vork

Nay: Haecker, Faucher

Absent: L. Mack and R. Mack

Motion passed

2. 1729 Morgan Avenue South (BZH #27906, Ward 7) ([Joe Bernard](#))

A designation study has been completed by the City of Minneapolis and reviewed by the City Planning Commission and State Historic Preservation Office for the Webster/Deinard Residence at 1729 Morgan Avenue South. The Minneapolis Heritage Preservation Commission will discuss the proposed designation and consider recommending addition of the property to the City's list of designated historic properties.

Action: The Heritage Preservation Commission **adopted** the staff report and attachments as findings of fact and submit the same together to the Zoning & Planning Committee of the City Council with a recommendation to approve the local designation of the property at 1729 Morgan Avenue South with the following conditions:

The designation includes the entire property including the exteriors of the principal structure (constructed in 1924) and the landscaping elements identified in the designation study (constructed in 1924).

The Secretary of Interior's Standards for Treatment of Historic Properties will used to evaluate alterations to the property.

Aye: Bengtson, Faucher, Haecker, Hartnett, Hunter Weir, Lackovic, Stade, Vork

Absent: L. Mack and R. Mack

Motion Passed

3. 1 (3) Lourdes Place (BZH # 28271, Ward 3) ([Becca Farrar-Hughes](#))

Landscape Research, LLC, on behalf of Our Lady of Lourdes Parish, has applied for a Certificate of Appropriateness application to allow for the up-lighting of the exterior of the church and steeple located on the property at 1 Lourdes Place, a contributing building in the St. Anthony Falls Historic District.

Action: The Heritage Preservation Commission adopted staff findings and **approved** the Certificate of Appropriateness to allow up-lighting of the church and steeple of Our Lady of Lourdes Church located at 1 (3) Lourdes Place subject to the following conditions:

1. 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 5, 2016.
2. 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.

3. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>.
4. Final plans shall include fixtures that meet the size stipulations and locational specifications as well as the color and luminance level noted in the attached plans.
5. All building mounted and pole mounted off-site light fixtures used to illuminate the church shall be removed from said premises prior to the installation of the fixtures on the church.

Absent: L. Mack and R. Mack

Approved on consent

4. 21 Third Street North (BZH # 28267, Ward 3) ([Becca Farrar-Hughes](#))

Adsit Architecture & Planning, on behalf of John Rimarcik, has applied for a Certificate of Appropriateness application to allow for the removal of the non-historic masonry infill at the street level of the front (north) elevation of the building. A new wood storefront, wood entry door and stone wainscot is proposed to be installed in the three front bays of the building located at 21 Third Street North, also known as the Lakeland Building. No other work is proposed for the building at this time. The structure is a contributing building in the Minneapolis Warehouse Historic District.

Action: The eritage Preservation Commission adopted the findings and **approved** the Certificate of Appropriateness to allow for the removal of the non-historic masonry infill at the street level of the front (north) elevation of the building. A new wood storefront, wood entry door and stone wainscot is proposed to be installed in the three front bays of the Lakeland Building located at 21 Third Street North subject to the following conditions:

1. 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 5, 2016.

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.

All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>.

Final plans shall comply with the Minneapolis Warehouse Historic District Design Guidelines as noted within this report and as indicated in the submitted plans.

Absent: L. Mack and R. Mack

Approved on consent

Information Items

5. Camden Park State Bank Building (BZH 28291, Ward 4) ([Alexandr Young](#)) with ([John Smoley](#))

Property owner Tyler Avestini has nominated the Camden Park State Bank building located at 705 42nd Avenue North for designation as a Landmark.

Action: The Heritage Preservation Commission **adopted** staff findings and approved the nomination of the Camden Park State Bank building located at 705 42nd Avenue North as a landmark; established interim protection; and directed the Planning Director to prepare or cause to be prepared a designation study.

Aye: Bengtson, Faucher, Haecker, Hartnett, Hunter Weir, Lackovic, Stade, Vork

Absent: L. Mack and R. Mack

Motion passed

New Business

The next HPC meeting will be held in City Hall room 212. (Porter)

Cinema in the Cemetery at Minneapolis Pioneers and Soldiers Cemetery is coming to an end soon. The next show is The Blob on September 10. Plan 9 from Outer Space and The Thing From Another World will follow in coming weeks. (Hunter Weir)

Adjournment

The meeting was adjourned at 5:52 p.m.

The next regular Heritage Preservation Commission meeting: August 19, 2014

The Chair reserves the right to limit discussion on Agenda items.

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.