



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

Date: August 13, 2015

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

Referral to: Zoning & Planning Committee

Subject: Approval of the designation of the Lowry Hill East Residential Historic District which includes the following properties:

2400 Colfax Ave S	2444 Bryant Ave S
2404 Colfax Ave S	2447 Bryant Ave S
2408 Colfax Ave S	2439 Bryant Ave S
2410 Colfax Ave S	2433 Bryant Ave S
2416 Colfax Ave S	2429 Bryant Ave S
2420 Colfax Ave S	2425 Bryant Ave S
2424 Colfax Ave S	2421 Bryant Ave S
2428 Colfax Ave S	2417 Bryant Ave S
2432 Colfax Ave S	2415 Bryant Ave S
2440 Colfax Ave S	2409 Bryant Ave S
2447 Colfax Ave S	2405 Bryant Ave S
2441 Colfax Ave S	2401 Bryant Ave S / 811 24 th ST W
2437 Colfax Ave S	2400 Aldrich Ave S
2433 Colfax Ave S	2406 Aldrich Ave S
2429 Colfax Ave S	2412 Aldrich Ave S
2425 Colfax Ave S	2416 Aldrich Ave S
2419 Colfax Ave S	2344 Aldrich Ave S
2417 Colfax Ave S	2316 Aldrich Ave S

2415 Colfax Ave S	2323 Bryant Ave S
2409 Colfax Ave S	2317 Bryant Ave S #1
2405 Colfax Ave S	2317 Bryant Ave S #2
911 24th St W	2317 Bryant Ave S #3
2400 Bryant Ave S	2317 Bryant Ave S #4
2408 Bryant Ave S	2317 Bryant Ave S #5
2412 Bryant Ave S	2317 Bryant Ave S #6
2416 Bryant Ave S	2311 Bryant Ave S
2420 Bryant Ave S	2309 Bryant Ave S
2424 Bryant Ave S	
2428 Bryant Ave S	
2432 Bryant Ave S	
2436 Bryant Ave S	
2442 Bryant Ave S	

Recommendation: The Heritage Preservation Commission recommended approval of the historic landmark designation of the Lowry Hill East Residential Historic District on July 28, 2015.

Previous Directives: N/A

Prepared by: Alexandr Young, Intern City Planner, (612) 673-2118
 Approved by: Jason Wittenberg, Planning Manager, (612) 673-2297
 Steve Poor, Interim Development Services Director, (612) 673-5837
 Presenters in Committee: Alexandr Young, Intern City Planner, (612) 673-2118
 John Smoley Ph.D. Senior City Planner, (612) 673 2830

Financial Impact

- No financial impact

Community Impact

- Neighborhood Notification: The Lowry Hill East Neighborhood Association and property owners within 350 feet of the portions of the 2400 block of Colfax Avenue South; the 2300 and 2400 blocks of Bryant Avenue South and Aldrich Avenue South; 811 and 911 24th Street West that comprise the district were notified of the Heritage Preservation Commission meeting by letter on July 13, 2015.
- City Goals: N/A

- Comprehensive Plan: See staff report
- Zoning Code: N/A
- End of 60-120-day decision period: N/A

Background/Supporting Information

On January 26, 2015 Council Member Lisa Bender submitted an application for nomination to the City of Minneapolis Department of Community Planning and Economic Development (CPED) for the Lowry Hill East Residential Historic District situated within portions of the 2400 block of Colfax Avenue South; the 2300 and 2400 blocks of Bryant Avenue South and Aldrich Avenue South; and 811 and 911 24th Street West. After completing an initial review, CPED recommended to the Heritage Preservation Commission (HPC) on February 17, 2015 that this district exhibited at least one of the local designation criteria found in section 599.210 of the Heritage Preservation Regulations. The HPC adopted CPED's findings and placed the Lowry Hill East Residential Historic District under interim protection and called for a designation study to be conducted.

On July 5, 2015, the State Historic Preservation Officer found the subject properties to be eligible for local designation.

On June 18, 2015, CPED brought the designation study to the Committee of the Whole of the Planning Commission for review and comment.

On July 28, 2015, the Heritage Preservation Commission adopted staff findings and approved the designation of the Lowry Hill East Residential Historic District, and directed staff to forward the designation study (dated July 28, 2015) and recommendation to the Zoning and Planning Committee of the City Council with a recommendation to approve the designation of the Lowry Hill East Residential Historic District.