

City of Minneapolis

Request for Committee Action

To: Zoning & Planning
Date: 6/9/2016
Referral: N/A
From: Community Planning & Economic Development
Lead Staff: Hilary Dvorak, Principal Planner
Presented by: Hilary Dvorak, Principal Planner
File Type: Action
Subcategory: Heritage Preservation

Subject:

Certificate of Appropriateness appeal: Matt Janzen, 721 N 1st St

Description:

Considering an appeal submitted by Matt Janzen regarding the Heritage Preservation Commission decision approving a Certificate of Appropriateness application (BZH-29079) to allow the construction of a new residential building located at 721 N 1st St.

Previous Actions:

On May 3, 2016, the Heritage Preservation Commission approved a certificate of appropriateness application to allow the construction of a new residential building located in the St. Anthony Falls Historic District (BZH-29079).

As part of the Heritage Preservation Commission review, the following actions were taken:

5. 721 North 1st Street, Ward 3
Staff report by [Hilary Dvorak](#), BZH 29079

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Curt Gunsbury for the property located at 721 North 1st Street in the St. Anthony Falls Historic District:

A. Certificate of Appropriateness.

Action: The Heritage Preservation Commission **approved** the certificate of appropriateness to allow the construction of a new residential building, subject to the following conditions:

1. The trees along 8th Avenue North shall be arranged so they are not located in front of any building entrances.
2. The proposed HVAC equipment shall be allowed on North 1st Street and 8th Avenue North as long as it is incorporated into the window openings and covered with grilles.
3. The primary exterior material for the façade facing North 1st Street shall be brick. Brick and metal shall be allowed as primary exterior materials facing 8th Avenue North.
4. Historic images, including images showing the tunneling of Bassett Creek and the railyard, shall be included as part of the interior design.
5. 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 May 3, 2018.

6. 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.

Absent: Olson

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

Nay: Mack

Motion passed

Ward/Address:

Ward 3

721 North 1st Street

Background/Analysis:

Matt Janzen has appealed the decision of the Heritage Preservation Commission to approve a certificate of appropriateness application to allow the construction of a new residential building located in the St. Anthony Falls Historic District (BZH-29079). The appellant is appealing the decision as he believes that the approval violates Minneapolis Code of Ordinances 599.350 (a), subdivisions (1), (2) and (3) and because the design of the building does not meet the *St. Anthony Falls Historic District Design Guidelines* sections 9.21, 9.9 and 10.33.

End of 60/120-Day Decision Period: A 60-day extension letter was sent on May 16, 2016, extending the 120-time period to July 20, 2016.

Financial Review:

No financial impact.

Attachments:

1. Appellant's statement
2. Meeting Minutes
3. CPED Staff Report and Attachments