

City of Minneapolis

Request for Committee Action

To: Zoning & Planning
Date: 6/23/2016
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: Kathy Osborne with 4401 Lyndale Avenue North, LLC, 4401 Lyndale Ave N

Description:

Considering an appeal submitted by Kathy Osborne with 4401 Lyndale Avenue North, LLC, regarding the Heritage Preservation Commission decision denying the following certificate of appropriateness applications (BZH 29074) for the property located at 4401 Lyndale Ave N:

1. A certificate of appropriateness to allow for the demolition of the Merein Johnson Office Building and the 32-foot by 48-foot “brick pattern vault” addition constructed on the northeast end of the Merein Johnson Factory Building.
2. A certificate of appropriateness to allow for an addition to the Merein Johnson Factory Building.

Previous Actions:

1. 4401 Lyndale Avenue North, Ward 4

Staff report by [Hilary Dvorak](#), BZH 29074

This item was continued from the May 03, 2016 meeting.

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the applications by 4401 Lyndale Avenue North, LLC for the property located at 4401 Lyndale Avenue North in the potential C.A. Smith Lumber Historic District:

A. Certificate of Appropriateness.

Action: The Heritage Preservation Commission **denied** the certificate of appropriateness application to allow for demolition of the Merein Johnson Office Building, and the 32-foot by 48-foot “brick pattern vault” addition constructed on the northeast end of the Merein Johnson Factory Building but **approved** the certificate of appropriateness to allow for the demolition of the Merein Johnson Garage Building.

Absent: Faucher, Lackovic, Olson

Aye: Bengtson, Hartnett, Hunter Weir, Mack Stade, Vork

Motion passed

A. Certificate of Appropriateness.

Action: The Heritage Preservation Commission **denied** the certificate of appropriateness to allow for an addition to the Merein Johnson Factory Building.

Absent: Faucher, Lackovic, Olson

Aye: Bengtson, Hartnett, Hunter Weir, Mack, Stade, Vork

Motion passed

Ward/Address:

Ward 4
4401 Lyndale Ave N

Background/Analysis:

Kathy Osborne with 4401 Lyndale Avenue North, LLC, has appealed the decision of the Heritage Preservation Commission to deny a certificate of appropriateness application to allow for the demolition of the Mereen Johnson Office Building and the 32-foot by 48-foot “brick pattern vault” addition constructed on the northeast end of the Mereen Johnson Factory Building (BZH-29074). She has also appealed the decision of the Heritage Preservation Commission to deny a certificate of appropriateness application to allow for an addition to the Mereen Johnson Factory Building (BZH-29074).

The parcels at 4401, 4440, and 4430 Lyndale Avenue North were nominated as individual landmarks by Council President Barbara Johnson at the May 1, 2015, meeting of the Minneapolis City Council. The Council adopted the nomination. The nomination was reviewed by Community Planning and Economic Development (CPED) staff and then presented to the Minneapolis Heritage Preservation Commission (HPC) at their public hearing on July 14, 2015. At this time, CPED staff recommended that the parcels at 4410 and 4420 Lyndale Avenue North be added to the nomination. The HPC adopted CPED’s findings, placing all five parcels under interim protection and directed the Planning Director to prepare or cause to be prepared a designation study. The designation study was considered at the May 17, 2016, HPC meeting. The HPC recommended that the Minneapolis City Council approve the local designation of the C.A. Smith Lumber Historic District located at 4401 and 4400-4430 Lyndale Avenue North. The Zoning & Planning Committee will be taking action on the designation study at the June 23, 2016, Zoning & Planning Committee meeting.

The appellant has listed several reasons for the appeal including several that speak to the designation of the historic district. Section 599.190 of the Minneapolis Code of Ordinances does not allow the appeal of the recommendation of the Heritage Preservation Commission to the City Council on designations, as the City Council makes the final determination on all designations.

The appellant is appealing the decision to deny the two certificate of appropriateness applications for two reasons. First, they suggest that they have submitted substantial information meeting all of the criteria for approval of their project and issuance of a certificate of appropriateness and second, the owner notes that the project is supported by union representatives, businesses in the Lyndale Avenue North area and members of the neighborhood.

End of 60/120-Day Decision Period: A 60-day extension letter was sent on April 22, 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