

**CITY OF MINNEAPOLIS
CPED PLANNING DIVISION
HERITAGE PRESERVATION COMMISSION STAFF REPORT
BZH #25767**

FILE NAME: 64 Bedford Street SE

CATEGORY/DISTRICT: Prospect Park Historic District (Interim Protection)

CLASSIFICATION: Certificate of Appropriateness

APPLICANT: Chuck Voght, University Bible Fellowship, (612) 331-9738

DATE OF APPLICATION: March 16, 2009

PUBLICATION DATE: April 7, 2009

DATE OF HEARING: April 14, 2009

APPEAL PERIOD EXPIRATION: April 24, 2009

STAFF INVESTIGATION AND REPORT: John Smoley, Ph.D., (612) 673-2830

REQUEST: Install a parking lot; driveway; landscaping; fence; rain garden; accessible ramp and entryway; bicycle rack; trash enclosure; and retaining wall

A. SITE DESCRIPTION:

64 Bedford St SE is a 2.5 story Colonial Revival residence. This building is located mid-block along Bedford Street SE just south of University Avenue SE in the Prospect Park Historic District, currently under interim protection pending the completion of a designation study.

According to the local nomination and the National Register of Historic Places nomination prepared and submitted by Hess, Roise, and Company, the Prospect Park Historic District is locally significant for its depiction of social history, community planning, architecture, and landscape architecture during the period 1883-1965.¹

Prospect Park's social history significance stems from its exhibition of characteristics common to early twentieth century suburban development. Prospect Park remained sparsely settled until the installation of the first inter-urban street railway along University Avenue in 1890.

¹ City of Minneapolis, Department of Community Planning and Economic Development, *Staff Report to the Heritage Preservation Commission: Prospect Park Historic District, Nomination for Consideration for Designation as a Local Historic District*, 2008, Prospect Park District Designation Study, Files of the Prospect Park Historic District, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, 3; Hess, Roise, and Company, *National Register of Historic Places Registration Form: Prospect Park Residential Historic District*, no date, Prospect Park District Designation Study Folder, Files of the Prospect Park Historic District, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, 8-1.

Curvilinear streets built along wooded hillsides stand out in this relatively level city built primarily in a grid network.²

Home to the first neighborhood association in the City, the Prospect Park Improvement Association, the neighborhood is also associated with prominent forces in Minneapolis' early development: the University of Minnesota and numerous residents important to the City's development such as Robert Taylor Jones, Ralph Rapson, and Lowell Lamoreaux.³

In addition to many architect designed residences, the neighborhood housed and was shaped by a relatively large population of architects like Lamoreaux. Rapson lived in a Prospect Park home designed by Lamoreaux and went on to design many other modern buildings throughout the world while teaching at the University of Minnesota. Jones, another member of the university's faculty, lived in the neighborhood and brought his architectural ideas to the Architects' Small House Service Bureau, the Minneapolis Planning Commission, the Minneapolis Mayor's Housing Conference, and President Herbert Hoover's Conference on Housing.⁴

Hess, Roise, and Company determined that the exterior portions of the building at 64 Bedford Street SE contribute to the district's significance.⁵ Designed by architect Lewis Lockwood and constructed in 1898 for E.G. Nichensen by Olaf Swenson, the building is representative of Colonial Revival architecture and development characteristic of the neighborhood.⁶

B. PROPOSED CHANGES:

64 Bedford Street SE is being converted from a multi-family residence to a mixed use building consisting of residential units above a university fellowship hall. The applicant proposes to:

² Marjorie Pearson, *National Register of Historic Places Registration Form: Prospect Park Residential Historic District*, no date, Prospect Park District Designation Study Folder, Files of the Prospect Park Historic District, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, F1-F4.

³ Marjorie Pearson, *National Register of Historic Places Registration Form: Prospect Park Residential Historic District*, no date, Prospect Park District Designation Study Folder, Files of the Prospect Park Historic District, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, F5, F10-F17.

⁴ Marjorie Pearson, *National Register of Historic Places Registration Form: Prospect Park Residential Historic District*, no date, Prospect Park District Designation Study Folder, Files of the Prospect Park Historic District, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, F11, F14-F16.

⁵ Marjorie Pearson, *National Register of Historic Places Registration Form: Prospect Park Residential Historic District*, no date, Prospect Park District Designation Study Folder, Files of the Prospect Park Historic District, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, E-13.

⁶ Marjorie Pearson, *Minneapolis HPC Building Inventory Form: 64 Bedford St SE*, 26 March 2001, 64 Bedford St SE, Potential Historic Resource Files, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN.

1. Construct an asphalt-concrete pavement parking area capable of holding five vehicles and construct an asphalt-concrete pavement driveway;
2. Install landscaping and a fence to screen the proposed parking lot from views from the north, west, and south;
3. Install a rain garden;
4. Construct an accessible ramp and alter the existing steps, entryway, and door at the first floor northwestern entrance to the building to meet accessibility standards; and
5. Install a new bicycle rack, wooden trash enclosure, and retaining wall.

C. ANALYSIS:

Certificate of Appropriateness

As conditioned, the proposed work will not materially impair the integrity of the subject property and are consistent with the Secretary of the Interior's Standards for Rehabilitation. No local guidelines exist for changes in the Prospect Park Historic District.

Integrity

Both the city of Minneapolis' Heritage Preservation Regulations and the National Register of Historic Places identify integrity as the authenticity of historic properties and recognize seven aspects that define a property's integrity: location, design, setting, materials, workmanship, feeling and association. The most widely recognized standard in the United States for determining adverse effects to the integrity of historic properties is the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68), one part of which is the Secretary of the Interior's Standards for Rehabilitation. In all but rare circumstances, alterations consistent with the Secretary's Standards for the Treatment of Historic Properties produce no adverse effects to historic properties. The proposed alterations at the subject property comply with the Secretary of the Interior's Standards for Rehabilitation. Staff finds no unusual circumstances that cause the proposed project to meet these standards while materially impairing the integrity of the subject property.

Secretary of the Interior's Standards for Rehabilitation

1. Construct an asphalt-concrete pavement parking area capable of holding five vehicles and construct an asphalt-concrete pavement driveway.

The Secretary of the Interior's Standards for Rehabilitation do not recommend placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or landscape features or be intrusive to the building site (Building Site: Alterations/Additions for the New Use). The proposed parking area and driveway is separated from the building by at least 6 feet of landscaping or other features.

The Secretary of the Interior's Standards for Rehabilitation recommend designing required new parking so that it is as unobtrusive as possible, i.e., on side streets or at the rear of buildings (District/Neighborhood: Alterations/Additions for the New Use). The proposed parking is

located at the rear of the existing building. Hess, Roise, and Company determined that the site is significant for its building, not its site features. Staff determined that the character-defining features of the building are its numerous roof components: a fairly complex arrangement of a pediment, gables, hips, eaves, and a rear dormer. The proposed parking area will not affect these character-defining features.

The Secretary of the Interior's Standards for Rehabilitation do not recommend destroying streetscape and landscape features by widening existing streets, changing paving material, or introducing inappropriately located new streets or parking lots (District/Neighborhood: Alterations/Additions for the New Use). Hess, Roise, and Company determined that the site is significant for its building, not its site features, including landscaping. This parking area is required by the City of Minneapolis' Zoning Code. All existing trees at least 12 inches in diameter at breast height will be preserved in place.

The Secretary of the Interior's Standards for Rehabilitation do not recommend placing parking facilities directly adjacent to historic buildings which cause the removal of historic plantings, relocation of paths and walkways, or blocking of alleys (District/Neighborhood: Alterations/Additions for the New Use). Hess, Roise, and Company determined that the site is significant for its building, not its landscape features. No historic plantings shall be removed. No paths and walkways shall be relocated. No alleys shall be blocked.

2. Install landscaping and a fence to screen the proposed parking lot from views from the north, west, and south.

The Secretary of the Interior's Standards for Rehabilitation do not recommend removing or relocating historic buildings, or features of the streetscape and landscape, thus destroying the historic relationship between buildings, features and open space. Additionally, they do not recommend stripping features from buildings or the streetscape such as wood siding, iron fencing, or terra cotta balusters; or removing or destroying landscape features, including plant material (District/Neighborhood: Alterations/Additions for the New Use). Hess, Roise, and Company determined that the site is significant for its building, not its site features, including landscaping. The proposed solid wood fence and the proposed landscaping are intended to screen a driveway and parking area, as required by the City of Minneapolis' Zoning Code. All existing trees at least 12 inches in diameter at breast height will be preserved in place. Staff finds the proposed landscaping (apple trees, cherry trees, juniper bushes, lilacs, and hydrangeas) suitable, since all were found in Minnesota when the building was constructed, but recommends the project be conditioned to maintain a landscaped yard at least 7 feet wide around the interior side and rear property lines, in accordance with Zoning Code minimums.

The Secretary of the Interior's Standards for Rehabilitation do not recommend introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site (Building Site: Alterations/Additions for the New Use and District/Neighborhood: Alterations/Additions for the New Use). The fence complements the existing residence by utilizing materials (wood) that existed at the time of the building's construction. Simultaneously, the proposed designs do not mimic period examples of such features, and thus distinguish themselves from historic site

features. Photos and plans in the application include several different designs for the fence. Staff finds all of these designs acceptable, given their location at the rear of the property, but recommends the project be conditioned to reduce the height of the proposed fence to no more than 6 feet high, in accordance with Zoning Code standards, and to paint the proposed fence to match the existing building (for compatibility and longevity).

3. Install a rain garden.

The Secretary of the Interior's Standards for Rehabilitation do not recommend removing or relocating historic buildings, or features of the streetscape and landscape, thus destroying the historic relationship between buildings, features and open space. Additionally, they do not recommend stripping features from buildings or the streetscape such as wood siding, iron fencing, or terra cotta balusters; or removing or destroying landscape features, including plant material (District/Neighborhood: Alterations/Additions for the New Use). Hess, Roise, and Company determined that the site is significant for its building, not its site features, including landscaping. The rain garden is designed to decrease stormwater runoff, which will be increased onsite by the introduction of impermeable pavement on the driveway and parking area. Rain gardens, by definition, utilize native plants, thus ensuring the plantings will be appropriate to this late nineteenth century residence.

4. Construct an accessible ramp and alter the existing steps, entryway, and door at the first floor northwestern entrance to the building to meet accessibility standards.

The Secretary of the Interior's Standards for Rehabilitation do not recommend installing permanent ramps that damage or diminish character-defining features (Health and Safety Code Requirements). Hess, Roise, and Company determined that the site is significant for its building, not its site features. Staff determined that the character-defining features of the building are its numerous roof components: a fairly complex arrangement of a pediment, gables, hips, eaves, and a rear dormer. The proposed ramp will not affect these character-defining features.

The Secretary of the Interior's Standards for Rehabilitation do not recommend constructing a new addition to accommodate code-required stairs and elevators on character-defining elevations highly visible from the street; or where it obscures, damages or destroys character-defining features (Health and Safety Code Requirements). The majority of the proposed ramp will be located at the rear of the building, screened from views from the public right of way. The portions of the ramp that extend to the northern side of the building are required to bring the ramp to the existing entryway at the northwestern corner of the building. While existing doors and an entryway will have to be replaced and modified, respectively, to accommodate this ramp, the proposed configuration is a better alternative than cutting a new entry into the building.

5. Install a new bicycle rack, wooden trash enclosure, and retaining wall.

The Secretary of the Interior's Standards for Rehabilitation do not recommend introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site (Building Site:

Alterations/Additions for the New Use and District/Neighborhood: Alterations/Additions for the New Use). The proposed bicycle rack, wooden trash enclosure, and retaining wall complement the existing residence by utilizing materials (metal, wood, and masonry) that existed at the time of the building's construction. Simultaneously, their designs do not mimic period examples of such features, and thus distinguish themselves from historic site features. Photos and plans in the application include several different designs for the trash enclosure and retaining wall. Staff finds all of these designs acceptable, given their location at the rear of the property, but recommends the project be conditioned to reduce the height of the proposed trash enclosure to no more than 6 feet high, in accordance with Zoning Code standards, and to paint the proposed trash enclosure to match the existing building (for compatibility and longevity).

D. FINDINGS:

1. 64 Bedford Street SE is a contributing resource in the Prospect Park Historic District.
2. The Prospect Park Historic District is currently under interim protection pending the completion of a designation study.
3. As conditioned, the proposed work complies with the Secretary of the Interior's Standards for Rehabilitation.

E. STAFF RECOMMENDATION:

Staff recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** a Certificate of Appropriateness for the proposed work subject to the following conditions:

1. The project shall maintain a landscaped yard at least 7 feet wide around the interior side and rear property lines.
2. The proposed fence and trash enclosure shall not exceed Zoning Code standards for height.
3. The proposed fence and trash enclosure shall be painted to match the existing building.
4. CPED-Planning Preservation Staff shall review and approve the final plans and elevations prior to building permit issuance.

Attachments

- A. Vicinity Map (prepared by staff)
- B. Application (submitted by applicant)
- C. Plans (submitted by applicant)