

**CITY OF MINNEAPOLIS
CPED PLANNING DIVISION
HERITAGE PRESERVATION COMMISSION STAFF REPORT
BZH #26347**

ADDRESS: 510 7th Avenue SE
CATEGORY/DISTRICT: Fifth Street Southeast Historic District
CLASSIFICATION: Historic Variance
APPLICANT: Tom Lincoln, 651-643-0453
DATE OF APPLICATION: March 12, 2010
PUBLICATION DATE: April 13, 2010
DATE OF HEARING: April 20, 2010
APPEAL PERIOD EXPIRATION: April 30, 2010
STAFF INVESTIGATION AND REPORT: Chris Vrchota, 612-673-5467
REQUEST: Historic variances to increase the allowed impervious surface coverage from 65% to 67.1% and reduce the required separation between the principle structure and an accessory structure from 6 feet to 3.5 feet.

A. SITE DESCRIPTION AND BACKGROUND:

The subject property measures 50'x66.6', totaling 3,330 square feet. It is in the R2B zoning district. It contains a two-story stucco house located along 7th Avenue SE, just north of 5th Street SE. It was designed by John P. Lindstrom, and originally constructed in 1926.

PROPERTY INFORMATION	
Current name	Lincoln Residence
Historic Name	Schumer Residence
Current Address	510 7 th Avenue SE
Historic Address	510 7 th Avenue SE
Original Construction Date	1926
Original Contractor	John P. Lindstrom
Original Architect	John P. Lindstrom
Historic Use	Residential (Single-Family)
Current Use	Residential (Single-Family)
Proposed Use	Residential (Single-Family)

CLASSIFICATION:	
Local Historic District	Fifth Street Southeast Historic District
Period of Significance	1856- circa 1940
Criteria of significance	Architecture
Date of local designation	1976
Applicable Design Guidelines	Fifth Street Southeast Historic District Design Guidelines, Secretary of Interior Standards for Treatment of Historic Properties

B. PROPOSED CHANGES:

The Applicants are proposing to construct a 113 square foot, single story addition on the rear of the house. The addition is for an interior remodeling project that would renovate the kitchen and add a half-bath on the main level. The proposed addition would raise the impervious surface coverage on the property from 65.2% to 67.1%. Section 546.150 of the Zoning Code establishes a maximum impervious surface coverage of sixty-five percent (65%) in the R1-R3 zoning districts. The proposed addition would be set back 3.5 feet from the existing garage on the property. Section 537.80 of the Zoning Code requires any detached accessory structures to be setback at least 6 feet from the principle residential structure.

C. FINDINGS REQUIRED FOR A HISTORIC VARIANCE:

- 1. Before recommending approval of a historic variance, the commission shall make findings that the variance is compatible with the preservation of the property and with other properties in the area.**

The Applicants are proposing to construct a 113 square foot addition on the rear of the house to accommodate a kitchen renovation and expansion, and the addition of a half-bath. The location of the proposed addition is ideal from a preservation standpoint, as it minimizes the visibility of the addition from the public right-of-way and from other properties within the historic district.

The proposed addition meets the requirements of the Fifth Street Southeast Historic District Design Guidelines and the Secretary of the Interior’s Standards for Rehabilitation. The Fifth Street Southeast Historic District Design Guidelines state: “Scale of additions, alterations, and new construction shall be consistent with the existing pattern in the neighborhood.” The 113 square foot, single story addition proposed by the Applicants is sensitive to the scale of the subject property and adjacent properties. It provides the additional space wanted by the Applicants without significantly increasing the footprint or bulk of the house.

In regards to materials, The Fifth Street Southeast Historic District Design Guidelines state: "6. Materials- generally new materials shall be compatible with the existing." Specifically addressing stucco, the guidelines state: "Stucco If stucco is in good condition or if it is the original material, it should be maintained. However, if the original material was clapboard, restoration to this material is encouraged (but not demanded)." The Applicant is proposing to match the stucco and brick found on the existing house on the new addition. The original building permit for the subject property indicates that the house was built with stucco, indicating that this is the most appropriate material for both the original structure and the addition.

In regard to new additions, the Secretary of the Interior's Standards recommend: "Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed; Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building" and "designing new additions in a manner that makes clear what is historic and what is new."

The proposed addition would be on the rear elevation of the building. It is designed in a way that is compatible with the design of the building, but does not attempt to create a false sense of history. It is setback from the sidewall of the existing house, differentiating the addition from the original structure. It would not obscure or destroy any character-defining features. The windows in the proposed addition would be similar to those found on the rest of the house, though be larger to differentiate them from the original windows.

As demonstrated by compliance with the Fifth Street Southeast Historic District Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation, the proposed variance is compatible with the preservation of the property and with other properties in the area.

2. Before recommending approval of a historic variance, the commission shall make findings that the variance is necessary to alleviate undue hardship due to special conditions or circumstances unique to the property and not created by the applicant.

The subject property measures 50'x66.6' and totals 3,330 square feet. The lot meets the minimum width requirement for the R2B zoning district, which is 40 feet. However, the lot is 1,670 square feet smaller than the minimum 5,000 square feet required by the zoning ordinance for a single-family dwelling in the R2B district. The substandard lot size creates a limited building envelope for the construction of structures on the property. There are limited options for the placement of the proposed addition. The location on the rear of the house, while necessitating a variance for the separation between the addition and the existing garage due to the zoning code requirements, is the most sensitive location for the addition from a preservation standpoint.

The property and existing site improvements already exceed the 65% maximum impervious surface coverage allowed for by the zoning code. The Applicants are

proposing to increase the impervious surface coverage by 113 square feet to allow for a building addition. Again, the substandard lot size creates a limited envelope for development on the lot. The small size of the lot constitutes a special condition or circumstance that is unique to the property. The small sized lot was not created by the Applicants.

D. PUBLIC COMMENT

The Marcy Holmes Neighborhood Association provided a letter indicating that the Board of Directors voted to approve the proposed work at their February 17th, 2010 meeting.

E. STAFF RECOMMENDATION:

Staff recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** a Historic to increase the allowed impervious surface coverage from 65% to 67.1% and reduce the required separation between the principle structure and an accessory structure from 6 feet to 3.5 feet subject to the following conditions:

1. 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. Project Narrative (Submitted by Applicant)
- D. Plans (submitted by Applicant)
- E. Letter to Councilmember and Neighborhood Group (submitted by Applicant)
- F. Photos (submitted by Applicant)
- G. Public Comment (submitted by others)