

Department of Community Planning and Economic Development
Planning Division

Certificate of Appropriateness
BZH-26286

Date: April 6, 2010

Proposal: Certificate of Appropriateness for the construction of a covered rear basement entrance, construction of a gazebo, construction of a retaining wall, construction of a shed and installation of a sign.

Applicant: University Bible Fellowship- Charles Voght

Address of Property: 64 Bedford Street SE

Project Name: N/A

Contact Person and Phone: Charles Voght, 612-331-9738

Planning Staff and Phone: Chris Vrchota, 612-673-5467

Date Application Deemed Complete: March 12, 2010

Publication Date: March 30, 2010

Public Hearing: April 6, 2010

Appeal Period Expiration: April 16, 2010

Ward: Ward 2

Neighborhood Organization: Prospect Park East River Road Improvement Association

Concurrent Review: N/A

Attachments: Attachment A: Materials submitted by CPED staff –

- 350' map (A-1)

Attachment B: Materials submitted by Applicant –

- Notification letter to Council Member and neighborhood organization (B-1 – B-2)
- Application form submitted January 21, 2010 (B-3 – B-4)
- Plan drawings and specifications (B-5 – B-13)
- Site Photographs (B-14 – B-17)
- Additional Information from Applicant (B-18)

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**Front of Subject Property- Present Day
Photo Submitted by Applicant**

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**Rear of Subject Property (Project Area)- Present Day
Photo Submitted by Applicant**

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CLASSIFICATION:	
Local Historic District	Prospect Park Potential Historic District (Under Interim Protection)
Period of Significance	1883-1965
Criteria of significance	Social History, Community Planning, Architecture, And Landscape Architecture
Date of local designation	N/A; Interim Protection
Applicable Design Guidelines	Secretary of Interior Standards for Treatment of Historic Properties

PROPERTY INFORMATION	
Current name	64 Bedford Street SE
Historic Name	N/A
Current Address	64 Bedford Street SE
Historic Address	64 Bedford Street SE
Original Construction Date	1898
Original Contractor	Olaf Swenson
Original Architect	Louis Lockwood
Historic Use	Residential
Current Use	Mixed Use- Residential and Fellowship Hall
Proposed Use	Mixed Use- Residential and Fellowship Hall

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BACKGROUND:

This 2.5-story house is built in a Colonial Revival style. It was built in 1898 as a single family residence, then converted into a multiple-family dwelling in 1944. In the spring of 2009 it was converted again to a mixed use property. The main level is used by the University Bible Fellowship, with residential uses remaining on the upper level. The Heritage Preservation Commission approved a Certificate of Appropriateness for a number of site improvements in April 2009 as part of that conversion.

SUMMARY OF APPLICANT'S PROPOSAL:

The Applicant is proposing a number of changes to continue the conversion to a fellowship hall. They include: construction of a covered rear entrance to the basement, the construction of a 10' wide 10'-8" tall gazebo in the rear yard, the extension of a retaining wall at the edge of the parking area in front of the gazebo, the construction of a 6' x 8'-6" shed in the rear yard and the installation of a 26" x 18" (3.25 s.f.) identification sign in the front yard. The Applicant started work on some of these items, including the rear entryway, without obtaining proper approvals from the City, including a Certificate of Appropriateness, zoning approvals or building permits. Since being cited for performing unpermitted work, they have been working with staff to gain the necessary approvals.

PUBLIC COMMENT:

No public comment had been received by the time of publication.

CETIFICATE OF APPROPRIATENESS: Certificate of Appropriateness for a 2 story addition to the rear of the existing single-family dwelling.

Findings as required by the Minneapolis Preservation Code:

The Planning Division of the Minneapolis Community Planning and Economic Development Department has analyzed the application based on the findings required by the Minneapolis Preservation Ordinance. Before approving a certificate of appropriateness, and based upon the evidence presented in each application submitted, the commission shall make findings based upon, but not limited to, the following:

- (1) *The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.***

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.

Hess, Roise, and Company determined that the exterior portions of the residence at 64 Bedford Street SE contribute to the district's significance. The proposed changes will not impact the criteria of significance for the potential historic district. The new proposed entrance to the basement is on the rear of the house, limiting its visibility. The proposed cover for the entrance is not large, the design is complimentary to the design of the house. While it does obscure one window, it does leave the window intact, allowing the original appearance of the house to be restored if the entryway is ever removed. The proposed sign totals 3.24 square feet, and is a simple identification sign for the University Bible Fellowship. The gazebo, retaining wall and shed are all in the rear of the property, and will not impact any significant landscape features.

- (2) *The alteration is compatible with and supports the interior and/or exterior designation in which the property was designated.***

Hess, Roise, and Company determined that the exterior portions of the residence at 64 Bedford Street SE contribute to the district's significance. The proposed work can be done in a manner that will be compatible with the elements of the property that make it a contributing resource in the Prospect Park potential historic district. This is being accomplished by limiting the changes to non-primary elevations, using appropriate materials, and designing the entranceway, gazebo and shed in a way that is appropriate for the property.

- (3) *The alteration is compatible with and will ensure continued integrity of the landmark or historic district for which the district was designated.***

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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. Based upon the evidence provided below, the proposed work would not impair the integrity of the contributing resource.

Location: The Applicant is not proposing to change the contributing resource's location, thus the project will not impair the contributing resource's integrity of location.

Design: The Applicant is proposing to add an entrance to the basement of the house on the rear of the property. The entrance would be covered to provide shelter for the stairs down to the basement. The enclosure would cover one existing window, which would be left in place and covered by the enclosure, preserving it should the entryway ever be removed. The drawings submitted by the Applicant show the entryway leaving a portion of the window frame visible. Staff has conditioned an approval that would require the entryway be raised to fully enclose the window, which the Applicant has indicated they are agreeable to doing. All work is being done on a non-primary facade and will be done in a manner that is complimentary to the original design of the house. As conditioned, the changes will not impair the contributing resource's integrity of design.

Setting: The Applicant is not proposing any off-site changes. They are proposing changes to the site including the construction of a gazebo, the extension of a retaining wall and construction of a shed. None of these elements are out of place for a residential-designed structure or neighborhood. The where the proposed gazebo would be placed has three large trees. While the Applicant is not proposing to remove any of the trees, it is possible that the work could have an impact on the root systems. A condition has been included that requires a forester review the proposed work to assess any potential impacts on the trees. The proposed sign would be set back 18 feet from the front property line, and is scaled for view by pedestrians, not vehicles. The project will not impair the contributing resource's integrity of setting.

Materials: The Applicant is proposing to add a covered entryway on the rear of the house. The entryway would cover an existing window, but will not require its removal. The entryway would be sided with composite wood siding with a reveal matching that found on the main structure and painted to match. The proposed shed would feature the same siding and paint. The proposed gazebo would be wood and the proposed retaining wall would be masonry, using material that would match the existing retaining wall that was approved during the previous Certificate of Appropriateness process (see Appendix B-16). The proposed sign is high density urethane, colored maroon with a gold edge, white lettering, a gold border and black posts. The proposed work would not impair the contributing resource's integrity of materials.

Workmanship: The structure has undergone relatively few exterior since it was built. The proposed work would be done in a manner that is complimentary to the original construction and would limit the impacts to the rear elevation. As conditioned, the work would not impair the contributing resource's integrity of workmanship.

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Feeling: The Applicant is proposing to construct a covered rear entry to the basement of the house. They are also proposing to construct a gazebo, retaining wall and shed. None of these are out of character for a residential property or district. The project will not impair the property's integrity of feeling.

Association: As conditioned, the project will not impair the property's integrity of association.

- (4) *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.***

The Heritage Preservation Commission has not adopted local design guidelines for the Prospect Park Potential Historic District.

- (5) *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.***

The Guidelines for windows in the Secretary of the Interior's Standards for Rehabilitation are most applicable to the proposed project.

In regard to new entrances to properties, The Secretary of the Interior's Standards for Rehabilitation recommend the following: "Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations." The proposed new entrance to the basement of the structure and accompanying entryway structure are located at the rear of the structure, which is a non-character defining elevation. The entryway is a simple design that is in keeping with the character of the house, due to the materials used, its placement on the house, and the pitch of the roof. The proposed entry and entryway are in keeping with the Secretary of the Interior's Standards.

Addressing the landscape of sites and districts, the Secretary of the Interior's Standards recommend: "Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features may include circulation systems such as walks, paths, roads, or parking; vegetation such as trees, shrubs, fields, or herbaceous plant material; landforms such as terracing, berms or grading; and furnishings such as lights, fences, or benches; decorative elements such as sculpture, statuary or monuments; water features including fountains, streams, pools, or lakes; and subsurface archeological features which are important in defining the history of the site."

The proposed gazebo, retaining wall and shed are all located in the rear of the subject property. The addition of these features would not require the removal of any significant

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landscape features or create major alterations to the landscape of the property. This is in keeping with The Secretary of the Interior's Standards for Rehabilitation.

- (6) ***The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.***

The proposed alterations are considered a major alteration and require a Certificate of Appropriateness application.

The project would comply policy 8.1.1 of The Minneapolis Plan, which states: "Protect historic resources from modifications that are not sensitive to their historic significance." This is demonstrated by the project meeting the guidelines of the Secretary of the Interior's Standards and being compatible with the designation and period of significance for the potential historic district.

Policy 8.5 of the Minneapolis plan is to "Recognize and preserve the important influence of landscape on the cultural identity of Minneapolis." Furthermore, objective 8.5.1 is to "Identify and protect important historic and cultural landscapes." The Applicant is not proposing the removal of any significant trees. A condition has been included that requires a forester review the proposed work to assess any potential impacts on the trees. As conditioned, the proposed project would not have a significant impact on the landscape of the property or the district.

Before approving a certificate of appropriateness, and based upon the evidence presented in each application submitted, the commission shall make findings that alterations are proposed in a manner that demonstrates that the applicant has made adequate consideration of the following documents and regulations:

- (7) ***Adequate consideration of the description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.***

The Applicant submitted a document partially addressing the required findings (see Appendix B-18). The Applicant did not specifically address the description and statement of significance from the original nomination for the potential historic district.

- (8) ***Where applicable, Adequate consideration of Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.***

The Applicant began work on some of these projects prior to receiving appropriate City approvals, including HPC approvals, zoning sign offs and building permits. Since being cited for working without a permit, they have been working with City staff to receive appropriate approvals. They have gone through the Preliminary Development Review process through Minneapolis Development Review and received preliminary approval for the project, pending approval by the HPC.

- (9) *The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.***

The Applicant submitted a document partially addressing the required findings (see Appendix B-18). The Applicant did not specifically address the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Before approving a certificate of appropriateness that involves alterations to a property within an historic district, the commission shall make findings based upon, but not limited to, the following:

- (10) *The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.***

The alterations would be compatible with and will ensure the continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated. The proposed changes are being made on a non-primary elevation and in the rear yard of the property, and in a manner that is compatible with the existing structure and the district and with little impact being made to the landscape of the property or district. The proposed work would be in keeping with The Secretary of the Interior's Standards for Rehabilitation, as demonstrated in finding #5 of this analysis.

- (11) *Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.***

The spirit and intent of the City of Minneapolis' Heritage Preservation Regulations is to preserve historically significant buildings, structures, sites, objects, districts, and cultural landscapes of the community while permitting appropriate changes to be made to these properties. The Applicant is proposing to construct a new covered rear entry to the basement of the property, construct a new gazebo, retaining wall and shed, and install a small identification sign in the front yard of the property. As conditioned, the project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties and would not negatively alter the essential character of the historic district, because with the exception of the sign, the proposed work is limited to non-primary elevations and would be done in a manner that is compatible with the subject property and the potential historic district.

- (12) *The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.***

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The proposed work is confined to the subject property, and the changes would be made in a manner so as to be in keeping with the original design of the property. The proposal will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

STAFF RECOMMENDATION

CPED-Planning staff recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the Certificate of Appropriateness for the construction of a covered rear basement entrance, construction of a gazebo, construction of a retaining wall, construction of a shed and installation of a sign with the following conditions:

1. CPED-Planning reviews and approves final site plan, floor plans, and elevations.
2. The rear entryway will be raised to fully enclose the window above the door, including the frame.
3. The material for the new proposed retaining wall shall match the material used for the construction of the previously approved retaining wall.
4. A Minneapolis Parks and Recreation Board forester shall review and assess potential impacts on the mature canopy trees from the construction of the gazebo. If necessary, steps shall be taken to mitigate any negative impact.
5. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>
6. The Applicant shall obtain all other necessary City approvals prior to the commencement of work.

Attachment A: Submitted by CPED staff

Attachment B: Materials submitted by Applicant

Attachment C: Materials submitted by other parties