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MEMORANDUM

DATE: March 28, 2013

TO: City Planning Commission and Heritage Preservation Commission – Joint Committee of the Whole Meeting

FROM: Janelle Widmeier – Senior City Planner

SUBJECT: University Lutheran Chapel

The applicant and the Department of Community Planning and Economic Development (CPED) would like to introduce and seek feedback from the Heritage Preservation Commission (HPC) and City Planning Commission (CPC) on the new construction proposal at the property of 316-328 10th Avenue Southeast. This input will be used by the applicant as they prepare formal applications.

University Lutheran is proposing to construct an addition for a chapel to establish a church. The site is zoned R5 Multiple-family Residence District with the UA University Area Overlay District. The existing building (316 10th Avenue Southeast) is a contributing structure located in the University of Minnesota Greek Letter Chapter House Historic District. The parking lot (328 10th Avenue Southeast) is located outside of the historic district. With the construction of the addition, no parking would be located on-site. The church is considering purchasing an adjacent property (1014 4th Street Southeast) to provide surface parking, as shown on the future site plan.

Materials provided by the applicant that are attached to this memo include an aerial context photo, two site plans, floor plans and elevations.

SITE HISTORY

The existing structure at 316 10th Avenue Southeast was constructed in 1886. It was used as a sorority chapter house. The historic integrity of the structure has been retained. A residential structure at the property of 328 10th Avenue Southeast was demolished in 1981. A parking lot currently occupies this property.

LAND USE AND PRESERVATION GUIDANCE

Future Land Use: The *Minneapolis Plan for Sustainable Growth* identifies urban neighborhood as the appropriate future land use for this site. In the plan, 4th Street Southeast is designated as a

community corridor. It also falls within the boundaries of the *Master Plan for the Marcy-Holmes Neighborhood*. The small area plan generally supports the preservation of the neighborhood's historic character.

University of Minnesota Greek Letter Chapter House Historic District Design Guidelines (GLCH): The guidelines can be found at http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert_257213.pdf.

REQUIRED APPLICATIONS

The following applications have been identified at this time:

Heritage Preservation Commission:

- Certificate of appropriateness.

City Planning Commission:

- Variance to reduce the minimum parking requirement from 17 spaces to 0 spaces.
- Variance to reduce the established front yard requirement adjacent to 4th Street Southeast to allow the building.
- Variance to reduce the established front yard requirement adjacent to 10th Avenue Southeast to allow the building, walkway, stairs and landing.
- Variance to reduce the interior side yard requirement to allow the building and the back entry landing, stairs and walkway.
- Site plan review, including an alternative compliance request for the window requirements on the wall facing 4th Street Southeast.

With the future site plan that includes surface parking, a parking variance would not be needed. However, the following applications would be required to allow the parking lot.

- Variance to reduce the established front yard requirement adjacent to 4th Street Southeast.
- Variance to reduce the interior side yard requirements adjacent to the east and west lot lines from 5 feet to 1 and 0/4 feet respectively.
- Variance to reduce the rear yard requirement adjacent to the south lot line from 5 feet to 3 feet.

SITE AND BUILDING DESIGN REVIEW QUESTIONS

CPED seeks feedback from the HPC and CPC on the following items as well as other questions/observations the Commissions may have:

- Extent of effect on important architectural elements and features of the existing building with the construction of the addition.
- Compatibility, including location, size and design, of the link with the existing historic building.
- Compatibility of the chapel addition with the existing historic building.

- Potential impacts of granting the yard variances.
- Potential impacts of granting the parking variance, past parking demand for this use, and availability of alternate modes of transportation or other off-site parking options.
- Alternative compliance request for the window requirements on the wall facing 4th Street Southeast.

Applicable GLCH Design Guidelines:

8. NEW CONSTRUCTION AND ADDITIONS

New Construction

- a. New buildings should relate to the placement and orientation of adjacent historic buildings. To reinforce the historic streetscape, new buildings should maintain the setback of existing historic buildings.
- b. New buildings should relate to the scale, size, height, massing, and materials of adjacent historic buildings and the streetscape. Acceptable exterior materials include stone, brick, rusticated concrete block, stucco, terra cotta and wood.
- c. Pitched or flat roofs should be compatible with historic buildings in the adjacent streetscape. All roofs should have appropriately detailed parapets and/or cornices.
- d. Facades should maintain the traditional multi-story division of adjacent buildings, usually including an articulated entry-level base, an upper facade with appropriately spaced windows, and a well-defined roofline.
- e. Windows, entries, and other openings should be compatible with adjacent historic buildings in their type, size, alignment, and proportion.

Additions

- a. Additions to existing historic buildings should not be placed on principal elevations. Where the rear or side elevation allows placement of an addition, the new construction should preserve the form and character of the original building. Additions should be located so as not to damage important historic architectural features and details of the original building.
- b. New additions should not exactly replicate the historic building but should be a contemporary design that is compatible with the existing scale, height, massing, materials, and details of the original building and surrounding streetscape. In the case of some larger additions, it should be possible to discern the historic building from the new construction.
- c. New windows and entries should be compatible with those on the original building and surrounding historic buildings in type, size, alignment, orientation, and proportion. Whenever possible, ADA ramps and entrances should be placed at the rear of the building.

9. PARKING LOTS

- a. Parking lots should not be constructed at the front elevation.
- b. When required, parking lots at the rear and side elevations should be screened with landscaping, low masonry walls, or iron or steel fencing of appropriate design.

Applicable Zoning Code Provision:

530.120. Building design. (b) *Entrances, windows, and active functions.*

(2) *Nonresidential uses.* Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs, or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

- a. Windows shall be vertical in proportion.
- b. Windows shall be distributed in a more or less even manner.
- c. The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.
- d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of six-tenths (0.6) or higher.
- e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.

Minimum window area at the first floor or ground level shall be measured between two (2) and ten (10) feet above the adjacent grade. Minimum window area on walls above the first floor shall be measured between the upper surface of a floor and the upper surface of the floor above.