



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission
 HPC Agenda Item #4
 February 16, 2016
 BZH-29043

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 2118 Blaisdell Avenue

Project Name: Snyder Mansion Designation Study

Prepared By: Brian Schaffer, Principal City Planner, (612) 673-2670

Applicant: Council Member Lisa Bender Minneapolis City Council

Project Contact: Brian Schaffer

Ward: 13

Neighborhood: Whittier

Request: Extension of Interim Protection through August 17, 2016

HISTORIC PROPERTY INFORMATION

Current Name	2118 Blaisdell Ave
Historic Name	Snyder Mansion
Historic Address	2118 Blaisdell Ave
Original Construction Date	1913
Original Architect	Ernest Kennedy
Original Builder	
Original Engineer	
Historic Use	Single Family Residence
Current Use	Vacant, prior uses include office and nursing home
Proposed Use	Undetermined

Date Application Deemed Complete	N/A	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	N/A	End of 120-Day Decision Period	N/A

CLASSIFICATION

Local Historic District	N/A
Period of Significance	1913-1962
Criteria of Significance	TBD
Date of Local Designation	TBD
Date of National Register Listing	N/A
Applicable Design Guidelines	TBD

SUMMARY

On February 17, 2015 the Heritage Preservation Commission established interim protection for 2118 Blaisdell Avenue and directed the planning director to prepare or cause to be prepared a designation study of the properties. The designation study is currently being reviewed by the State Historic Preservation Office (SHPO). The Minneapolis Code of Ordinance states that SHPO has 60 days to review the designation study.

Section 599.240 of the Minneapolis Code of Ordinance provides interim protection to properties during the time of a designation study. The interim protection period lasts 12 months from the decision to commence a designation study. Interim protection may be extended an additional six months, up to 18 months total. The ordinance requires the Heritage Preservation Commission to hold a public hearing on a proposed extension of interim protection.

Extending interim protection through August 17, 2016 will allow the additional time needed for completion of the designation study and will allow time for the necessary reviews required in the preservation ordinance. CPED anticipates bringing the designation study to the HPC for consideration prior to August 2016.

RECOMMENDATION

Recommendation of the Department of Community Planning and Economic Development:

Staff recommends that the Heritage Preservation Commission extend interim protection of the property at 2118 Blaisdell Avenue to August 17, 2016, or until a decision has been made on the designation, whichever is sooner, to allow for the completion of the designation process.

ATTACHMENTS

- I. Heritage Preservation Commission Actions from February 17, 2015

Minneapolis Heritage Preservation Commission
Actions

Regular Meeting
4:30 p.m., Tuesday, February 17, 2015
Room 317, City Hall
350 South Fifth Street
Minneapolis, MN 55415-1385

Commission Membership: Mr. Paul Bengtson, Ms. Laura Faucher, Mr. Alex Haecker, Mr. Chris Hartnett, Ms. Susan Hunter Weir, Ms. Ginny Lackovic, Ms. Linda Mack, Mr. Dan Olson, Mr. Ian Stade, and Ms. Constance Vork

Committee Clerk: Fatima Porter, 612.673.3153

Members absent: Mr. Chris Hartnett and Mr. Ian Stade
The meeting was called to order at 4:30 p.m.
Minutes were approved for the meeting held on February 3, 2015

Public Hearings

Public Hearing

1. 186 Bank Street (BZH # 28520, Ward 3) ([Becca Farrar-Hughes](#))

SALA Architects, on behalf of Van and Elizabeth Hawn, has applied for a Certificate of Appropriateness application to allow for the construction of an addition to the rooftop level of an existing townhome located at 186 Bank Street (in the Lourdes Square Townhome Development). The penthouse addition would total approximately 187 square feet and would be approximately 9 feet, 9 inches in height. It would contain stairs, a landing and an elevator as well as a roof deck with a retractable fabric awning. The property is located in the St. Anthony Falls Historic District.

Action: The Heritage Preservation Commission adopted staff findings and **approved** the Certificate of Appropriateness to allow for the construction of an addition to the rooftop level of an existing townhome located at 186 Bank Street (in the Lourdes Square Townhome Development). The penthouse addition would total approximately 187 square feet and would be approximately 9 feet, 9 inches in height. It would contain stairs, a landing and an elevator as well as a roof deck with a retractable fabric awning, subject to the following conditions:

1. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than February 17, 2017.
2. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

3. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>.
4. Final plans shall comply with the *St. Anthony Falls Historic District Design Guidelines* as noted within this report and as indicated on the submitted plans.

Absent: Hartnett and Stade

Aye: Bengtson, Haecker, Hunter Weir, Lackovic, Mack, Olson, Vork

Motion passed

2. 705 42nd Avenue North (BZH 28291, Ward 4) ([Alexandr Young](#)) with ([John Smoley](#))

Landmark designation of the Camden Park State Bank building located at 705 42nd Avenue North.

Action: The Heritage Preservation Commission **adopted** the staff report and attachments as findings of fact and submitted the same together to the Zoning & Planning Committee of the City Council with a recommendation to approve the local designation of the property at 705 42nd Avenue North subject to the following conditions:

1. The designation includes the entire exterior of the building (constructed in 1910 and 1920) identified in the designation study.
2. The Secretary of the Interior's Standards for Treatment of Historic Properties will be used to evaluate alterations to the property.

Absent: Hartnett and Stade

Approved on consent

3. 2330 Hennepin Avenue (BZH 28268, Ward 7) ([Andrew Frenz](#)) with ([John Smoley](#))

Landmark designation of the Thomas Lowry Memorial located at 2330 Hennepin Avenue.

Action: The Heritage Preservation Commission **adopted** the staff report and attachments as findings of fact and submitted the same together to the Zoning & Planning Committee of the City Council with a recommendation to approve the local designation of the Thomas Lowry Memorial located at 2330 Hennepin Avenue South.

Absent: Hartnett and Stade

Approved on consent

Information Items

4. Lowry Hill East (Ward 10) ([Alexandr Young](#)) with ([John Smoley](#))

Councilmember Bender has nominated the Lowry Hill East Residential Historic District for designation.

Action: The Heritage Preservation Commission adopted staff findings and **approved** the nomination of the Lowry Hill East Residential Historic District as a historic district; **established** interim protection; and **directed** the Planning Director to prepare or cause to be prepared a designation study.

Absent: Harnett and Stade

Motion passed

5. Prospect Park (Ward 2) ([Haila Maze](#))

Charlene Roise and Elizabeth Gates of Hess, Roise and Company applied to place Prospect Park Residential Historic District on the National Register of Historic Places.

Action: The Nominator has prepared a nomination that indicates their consideration of the subject district's contributions to the social history of Minneapolis, as well as a few features that have already been designated as meeting Criteria C. The Heritage Preservation Commission **adopted** the CPED report, recommended the nomination to SHPO and **directed** staff to transmit the report and suggested clarifications to the State Historic Preservation Officer.

Absent: Harnett and Stade

Motion passed

6. 112 East Hennepin Avenue Redevelopment (Ward 3) ([Lisa Steiner](#))

Shafer Richardson is proposing alterations to the existing buildings and the construction of a 29-story apartment building at 112 East Hennepin Avenue.

New Business

Commissioner Vork nominated the Pillsbury Snyder Mansion located at 2118 Blaisdell Avenue South as an Individual Landmark, placed the property, both interior and exterior, under interim protection, and requested the Planning Director prepare, or cause to be prepared, a designation study. The nomination was approved.

Reminder to pick a date for the HPC retreat (Faucher)

Adjournment

The meeting adjourned at 6:40 p.m.

The next regular Heritage Preservation Commission meeting: March 3, 2015.

The Chair reserves the right to limit discussion on Agenda items.

Heritage Preservation Commission decisions are final unless appealed.

Attention: The meeting site is wheelchair accessible: if you need other disability related accommodations, such as a sign language interpreter or materials in alternative format, please contact 612.673.3220 (673.2157) TTDY/VOICE at least five days prior to the meeting.

Attention: If you want help translating this information, call: Hmong – Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koy dawb, hu 612.673.2800; Spanish – Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612.673.2700; Somali – Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612.673.3500.