

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 1700 3rd Avenue South
Project Name: Coe Mansion Apartments
Prepared By: Lisa Steiner, Senior City Planner, (612) 673-3950
Applicant: Roman Gadaskin
Project Contact: Karen Gjerstad
Ward: 6
Neighborhood: Stevens Square
Request: To convert the building to eight dwelling units and utilize the existing carriage house as one dwelling unit.

Required Applications:

Historic Variance	To allow two principal residential structures on one zoning lot.
Historic Variance	To reduce the minimum gross floor area for two efficiency units.

HISTORIC PROPERTY INFORMATION

Current Name	None
Historic Name	Amos B. Coe House
Historic Address	1700 3 rd Avenue South
Original Construction Date	1884 – House 1886 – Carriage House
Original Architect	Unknown
Original Builder	Unknown
Original Engineer	Unknown
Historic Use	Single-family residence
Current Use	Vacant
Proposed Use	Multi-family residential

Date Application Deemed Complete	August 11, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	October 10, 2016	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

Local Historic District	N/A – Individual Landmark
Period of Significance	1884 – c. 1910
Criteria of Significance	Architecture
Date of Local Designation	1983
Date of National Register Listing	<u>1984</u>
Applicable Design Guidelines	<i>Secretary of the Interior’s Standards for the Treatment of Historic Properties</i>

SUMMARY

BACKGROUND. The Amos B. Coe House and Carriage House is an excellent example of the Queen Anne architectural style designed for the upper-middle class of the late nineteenth century. The brick residence was constructed for Amos B. Coe, a Minneapolis real estate developer, in 1884. The carriage house was added two years later. The buildings' Queen Anne form is enlivened by varied surface textures, multiple two-story bays, spindled porches and balconies, and chimney stacks piercing its multi-gable roof. Although many homes of this type were built in the late nineteenth century, few have survived and, of those, most have suffered major alterations. The Coe House & Carriage House is significant as an unusually picturesque representative of its architectural style and for its survival integrity in an urban environment. It sits at the southwest corner of 3rd Avenue South and 17th Street East, directly south of I-94.

The house was used as a single-family residence for approximately 24 years, before being turned into a hospital by Dr. John Rydell in 1908. Around 1928, the house was purchased by the Women’s Christian Association, who used it as an orphanage, followed by the Young Men’s Residence Club in 1931. A.D. Kleinman Realty acquired the property in 1960, and altered the house to accommodate a total of 6 dwelling units.

In 1982, the Minneapolis Department of Inspections found the property to be vacant and boarded, and required that the house either be rehabilitated or demolished. This spurred both the rehabilitation of the house and the effort to have it designated as an individual local landmark and placed on the National Register of Historic Places. The restoration work, which included exterior repairs to both the house and carriage house and reconfiguration of interior spaces to make the structure a duplex, was completed by the mid-1980s. At some point in the 1990s, the applicant has indicated that the owners converted the carriage house to a bed and breakfast, although licensing records from the City indicate that a bed and breakfast license was issued for the property from 2006-2009.

In 2011, heritage preservation approvals and building permits were obtained to convert the house into a museum. That work was begun but was not completed, and stopped in 2013. The property has been vacant for at least the last 7 years.

APPLICANT’S PROPOSAL. The applicant is currently in the process of purchasing the property. The main house would be converted into eight dwelling units and the carriage house would be utilized as an additional unit. No work would be done on the carriage house as it had previously been converted into a dwelling unit. All alterations to convert the main house to eight dwelling units would be limited to

the interior. The only exterior work proposed would be limited brick repair; an administrative Certificate of No Change application will need to be obtained for that work.

Utilizing the carriage house as an additional dwelling unit requires a historic variance. Per [Section 535.190](#) of the Zoning Code, not more than one principal residential structure is permitted on one zoning lot. While accessory dwelling units such as carriage houses are permitted subject to certain standards, accessory dwelling units may only be accessory to a single- or two- family home, not an eight-unit multi-family building as proposed.

The main house would be converted into four two-bedroom units, two one-bedroom units, and two efficiency (studio) units. The two efficiency units would be 275 and 288 square feet in size. Per [Section 535.90](#) of the Zoning Code, the minimum gross floor area of an efficiency unit is 350 square feet. A historic variance is required.

RELATED APPROVALS. In 2011, historic variances and a certificate of appropriateness were approved to convert the property into a museum. This work was begun but was not completed.

Planning Case #	Application	Description	Action
BZH-27075	Certificate of Appropriateness	For elevator addition and site alterations	Approved by the Heritage Preservation Commission December 13, 2011
BZH-27076	Historic variances	Historic variances to reduce the minimum lot area for a museum and to reduce the minimum parking requirement	Approved by the Heritage Preservation Commission December 13, 2011

PUBLIC COMMENTS. No comments had been received as of the writing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

HISTORIC VARIANCE

The Department of Community Planning and Economic Development has analyzed the application to allow two principal residential structures on one zoning lot based on the following findings:

1. *The variance is compatible with the preservation of the property and with other properties in the area.*

The brick residence was constructed in 1884. Over time, it has been used as a single-family home, rooming units, multi-family dwelling units, and a duplex. While work was begun to convert the building into a museum in 2011, that work was not completed. The building has been vacant since at least 2009. The carriage house or “two-story frame barn” was constructed in 1886. Permit records indicate that the barn was utilized residentially as early as 1914, when work was completed to finish “one room and bathroom on second floor of brick and frame garage for hired man.” The carriage house is believed to have been utilized as a bed and breakfast during the 1990s and early 2000s, though licensing records for a bed and breakfast only exist from 2006 through 2009.

Per [Section 535.190](#) of the Zoning Code, not more than one principal residential structure is permitted on one zoning lot. Because the property has been vacant for many years, any nonconforming rights to allow both structures on the lot to be utilized residentially have been lost.

Thus, a historic variance is required to allow the applicant to convert the main house into eight dwelling units and utilize the carriage house building as another dwelling unit.

Staff finds that the variance is compatible with the preservation of the property and with other properties in the area. The carriage house has been utilized for residential purposes since at least 1914 and was most recently utilized as a bed and breakfast. The interior of the structure (see photos in the appendix) shows that the entirety of the structure has already been converted for residential use. The applicant has indicated that no alterations would be required to utilize the structure as a dwelling unit. The conversion of the main building into 8 dwelling units and utilizing the carriage house as an additional dwelling unit will support the continued preservation and maintenance of both structures. It will allow both vacant buildings to be put back into use, which is compatible with the preservation of the property.

2. *The variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.*

The carriage house building was constructed in 1886 as a two-story barn and at least partially converted for residential uses as early as 1914 as noted above. The interior of the structure currently appears to be entirely converted for residential use. Conversion back to an accessory structure as would be allowed by the zoning code would require additional modification of the exterior and interior of the structure. The carriage house is a significant feature of the property and demolition or significant alteration would not be compatible with the preservation of the landmark. The work done and the residential use of the structure for the last one hundred years are unique circumstances that were not created by the applicant. The historic variance is necessary to alleviate practical difficulties in reusing both existing structures on the property.

HISTORIC VARIANCE

The Department of Community Planning and Economic Development has analyzed the application to reduce the minimum gross floor area for two efficiency units based on the following [findings](#):

3. *The variance is compatible with the preservation of the property and with other properties in the area.*

The applicant is proposing to convert the main house into eight dwelling units, including four two-bedroom units, two one-bedroom units, and two efficiency (studio) units. The two efficiency units would be 275 and 288 square feet in size. The zoning code dictates that efficiency units shall have a minimum gross floor area of 350 square feet. Therefore, a historic variance is required to allow the two efficiency units to be 275 and 288 square feet as proposed.

The applicant has indicated that the location of the existing stairs in the building and the building code requirements for corridors leaves two rooms of the house isolated from other spaces in the building. In order to minimize the impact to interior walls and features, the applicant is proposing to utilize these rooms as efficiency units.

The building has been utilized for several different purposes throughout history and conversion to a multi-family dwelling is considered an appropriate adaptive reuse of the structure. The smaller efficiency units will allow more of the interior fabric of the home to be salvaged while also meeting important life safety provisions dictated by the building code. Approval of the historic variance will allow for the adaptive reuse of the currently vacant structure. The variance will be compatible with the preservation of the property, and with other properties in the area.

4. *The variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.*

As explained above, the location of the two existing stairways in the home and building code requirements isolates two of the rooms in the house. Much of the original trim work, walls, and fireplaces are extant in the building (see photos in the appendix). In order to minimize impact to remaining historic interior material, the applicant is proposing to utilize two rooms as efficiency units. These are practical difficulties in adaptively reusing the structure for a multi-family residential use. The existing layout and condition of the interior of the property is a special condition that was not created by the applicant.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the applications by Karen Gjerstad for the property located at 1700 3rd Avenue South, the Amos B. Coe House:

A. Historic Variance.

Recommended motion: **Approve** the historic variance to allow two principal residential structures on one zoning lot.

B. Historic Variance.

Recommended motion: **Approve** the historic variance to reduce the minimum gross floor area for two efficiency units.

ATTACHMENTS

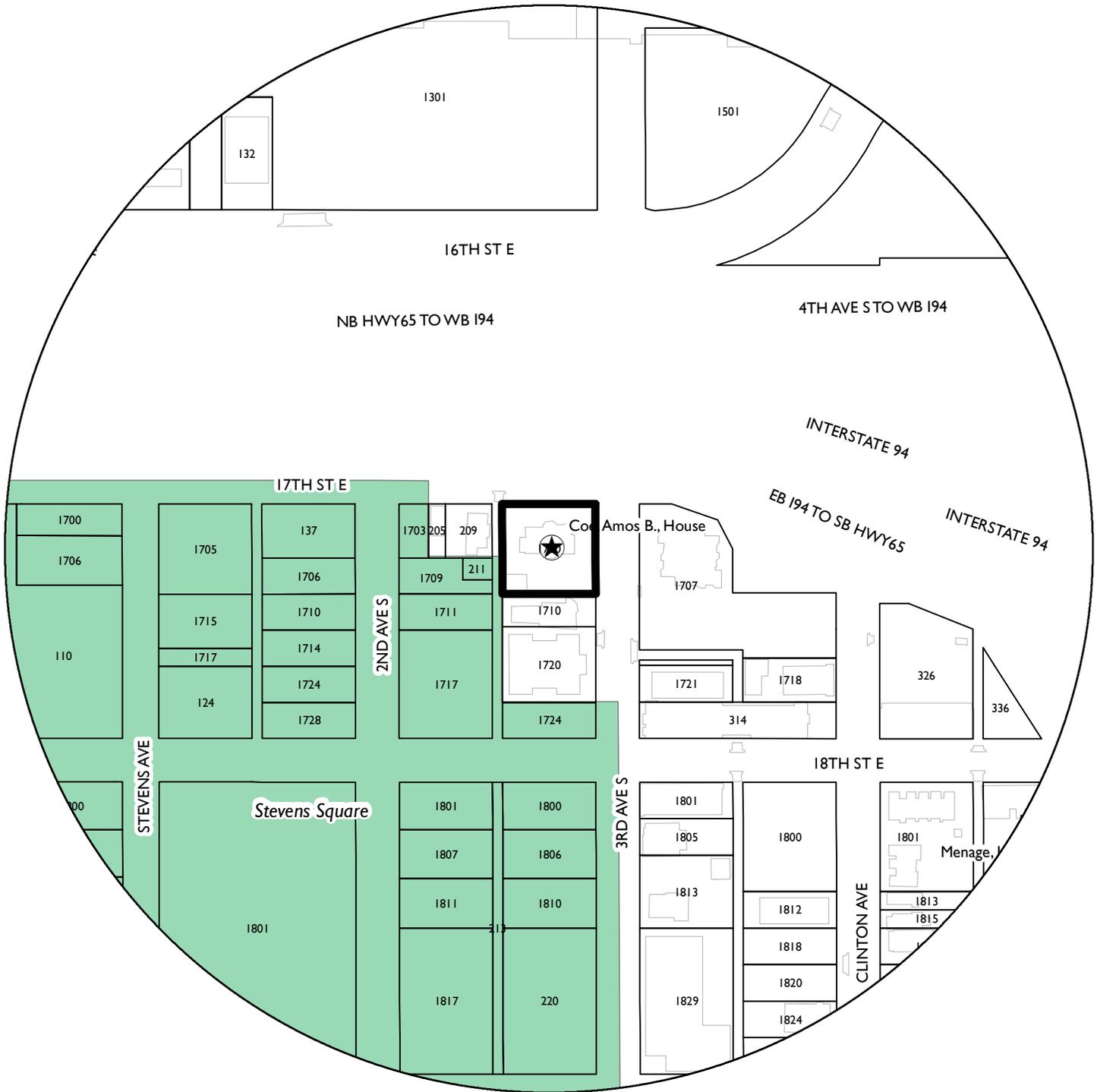
1. BZH Map
2. Aerial photo
3. Photos: 1931, 1974, 1982, 1983
4. Written description and findings submitted by applicant
5. Plans
6. Building elevations
7. Photos
8. Correspondence

Karen Gjerstad

6th

NAME OF APPLICANT

WARD

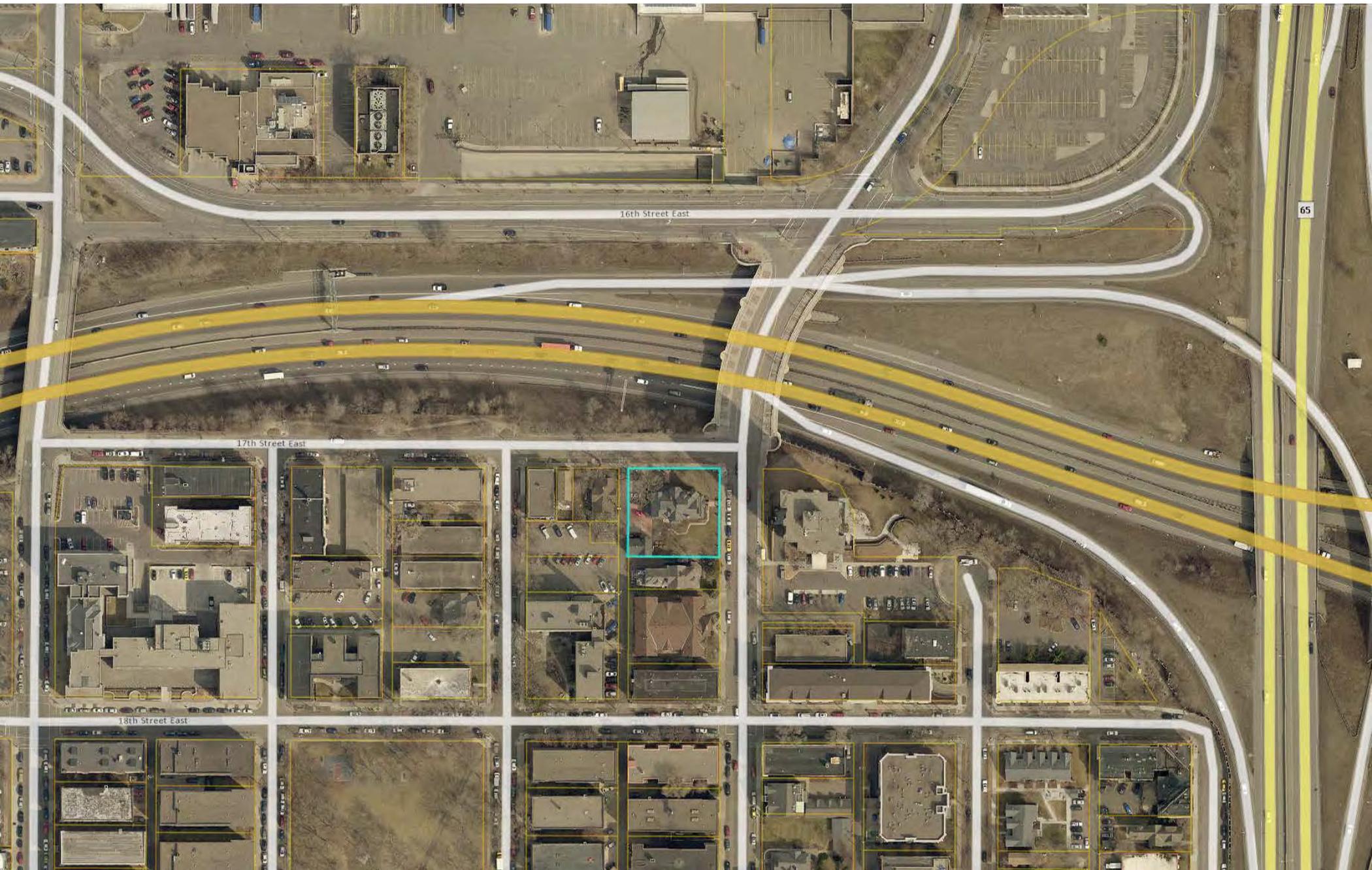


PROPERTY ADDRESS

1700 3rd Avenue South

FILE NUMBER

BZH-29319



16th Street East

17th Street East

18th Street East

65



1931 - Minnesota Historical Society



1974 - Minnesota Historical Society



1974 - Minnesota Historical Society



1983 - Minnesota Historical Society



1982 - National Register of Historic Places Nomination Form



1982 - National Register of Historic Places Nomination Form



1982 - National Register of Historic Places Nomination Form



1982 - National Register of Historic Places Nomination Form

Historic Variance, Background Statement and Summary of Proposal

1700 -3rd Avenue South/Coe Mansion Apartments

Background of Structure: The Coe Mansion is a Queen Anne style residence, constructed in 1884 for Amos B. Coe, a real estate developer. It is 2.5 stories, built mainly of brick with stone sills and lintels and has some shingles on the upper dormers. The adjacent carriage house (1886) is a 1.5 story structure built of brick and wood. The two structures together occupy the lot on the southwest corner of 3rd Avenue South and East 17th Street, directly south of I-94.

The house was used as a single family residence for approximately 24 years until it was converted to a hospital in 1908. About 1928 the house was purchased by the Women's Christian Association, who used it as an orphanage, and shortly thereafter it became the Young Men's Residence Club (1931). In 1960, the property was converted to a six unit residential building.

After being vacant and boarded, the house was rehabilitated and designated as an individual local landmark (1983) and placed on the National Register of Historic Places in 1984. At this time, it was converted to a duplex and at some point later the carriage house was converted to a Bed and Breakfast. The most recent work was done to convert the house to an African American Museum and Cultural Center, but this conversion was not completed.

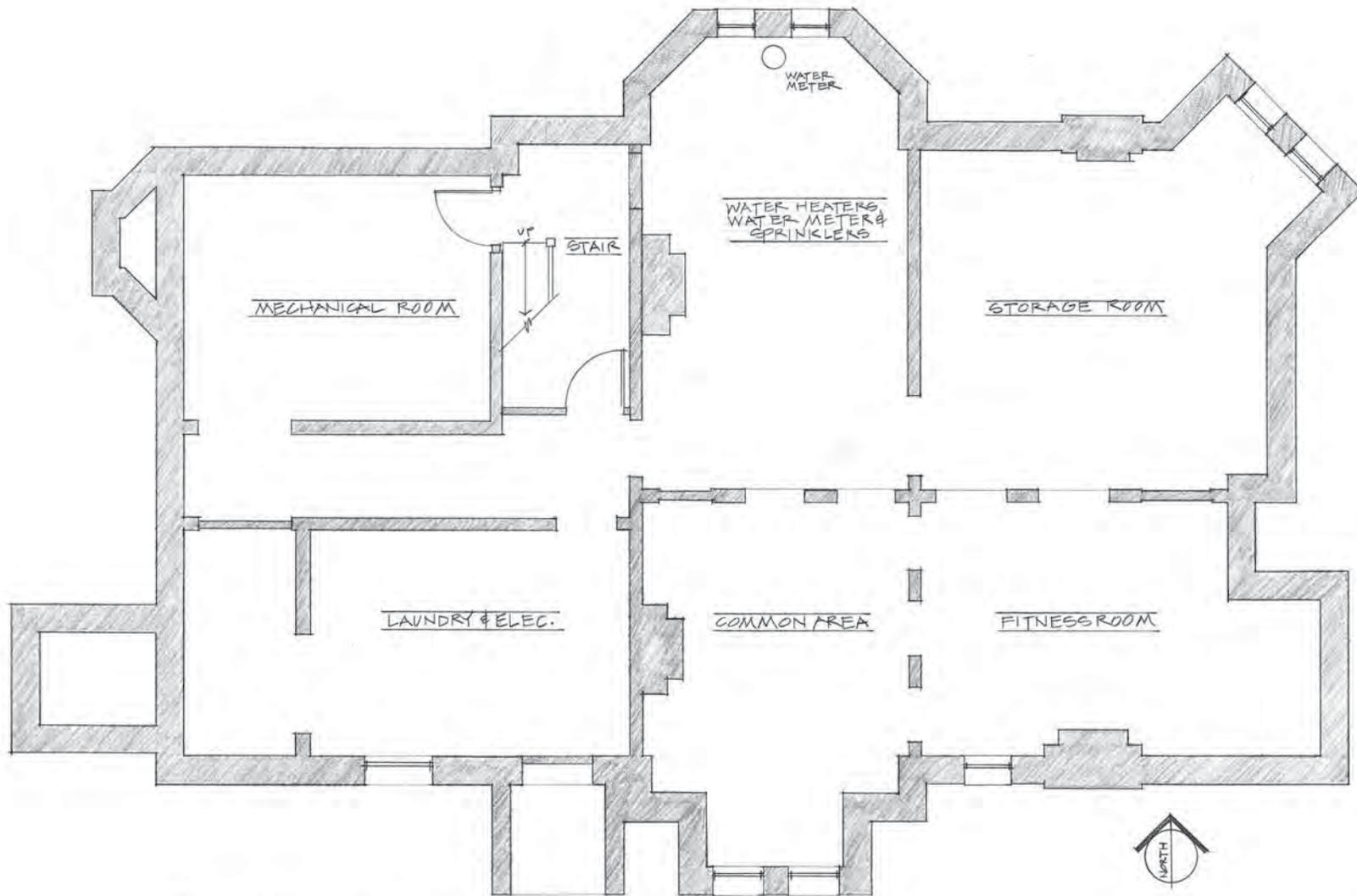
Proposed use of the Structure/Project Description: The applicant and prospective owner, Roman Gadaskin, intends to convert the house into 8 apartments, 2 one bedroom (one of which is accessible) and 1 efficiency on the first floor, 2 two bedroom and 1 efficiency on the second floor and 2 two bedroom units on the third floor. The carriage house has been converted into a three bedroom free standing unit and the applicant would like to use this as a ninth rental unit and no changes will be made to this unit, inside or out. All changes required to convert the large single family residence into 8 units will occur inside the walls of the structure and no changes will be made to the exterior with the exception of replacing several light fixtures which have been removed at the doors.

With the exception of some minor brick repair, there is only one area needing some brick work which occurs at the rear (alley side) door where the lift has been added in the old exterior basement stair enclosure. (See final photo)

Historic Variance: The Historic Variance is requested for two items.

First, while this is an OR3 district allowing multi-unit residential, it is not permitted to have two residential structures occupying the same lot. We would like to request a variance for this item. The lot, at 15,962 square feet is large enough to accommodate both structures, both of which are currently sited there and as historic structures cannot be demolished. This creates a somewhat unique situation, which cannot be changed without dividing the lot.

Second, the two efficiency units do not meet the zoning requirement of 350 square feet. Due to the layout of the house and the location of the two stairways, which will require a corridor connecting them for two means of egress, one large room on each of the first and second floors becomes cut off from the rest of the spaces. In order to disturb as little as possible on the interior, we have tried to design these units to be large enough to meet the building code requirement of 220 square feet of living area, with a separate bathroom and closet. This required removing some walls and detail but did not necessitate the removal of all of the walls and trim down the center of the house. We would like to ask for another variance to allow these units to be 275 and 288 square feet, which will be small units but with large bay windows and an existing fireplace will be lovely and liveable.

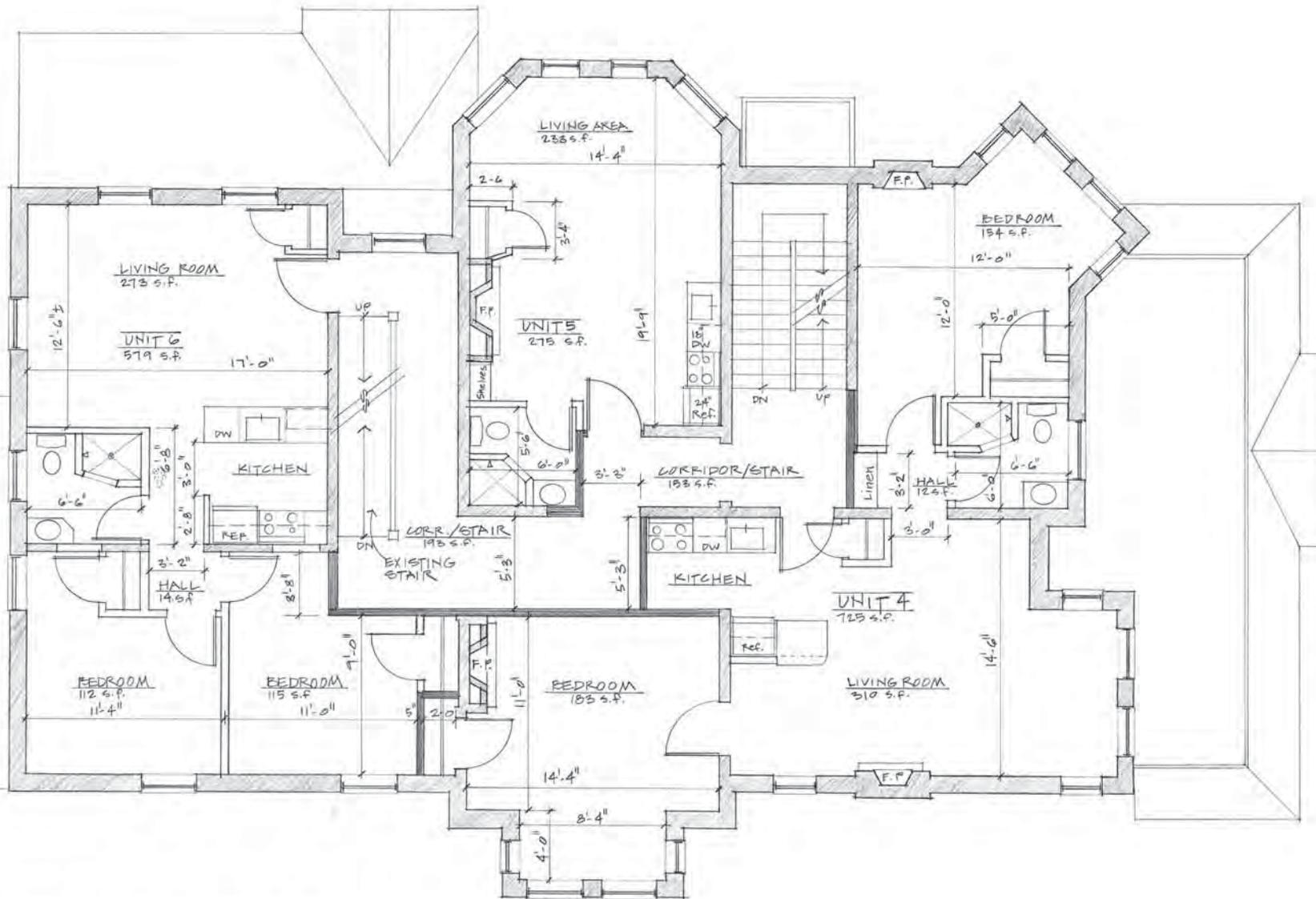


○
 BASEMENT PLAN 1/4" = 1'-0"

AUG 9, 2016

COE MANSION APARTMENTS
 1700 3RD AVENUE SOUTH
 MINNEAPOLIS, MN

Karen Gjerstad Design
 4733 Isabel Avenue
 Minneapolis, MN 55406
 612-724-7258
 k2radius@gmail.com

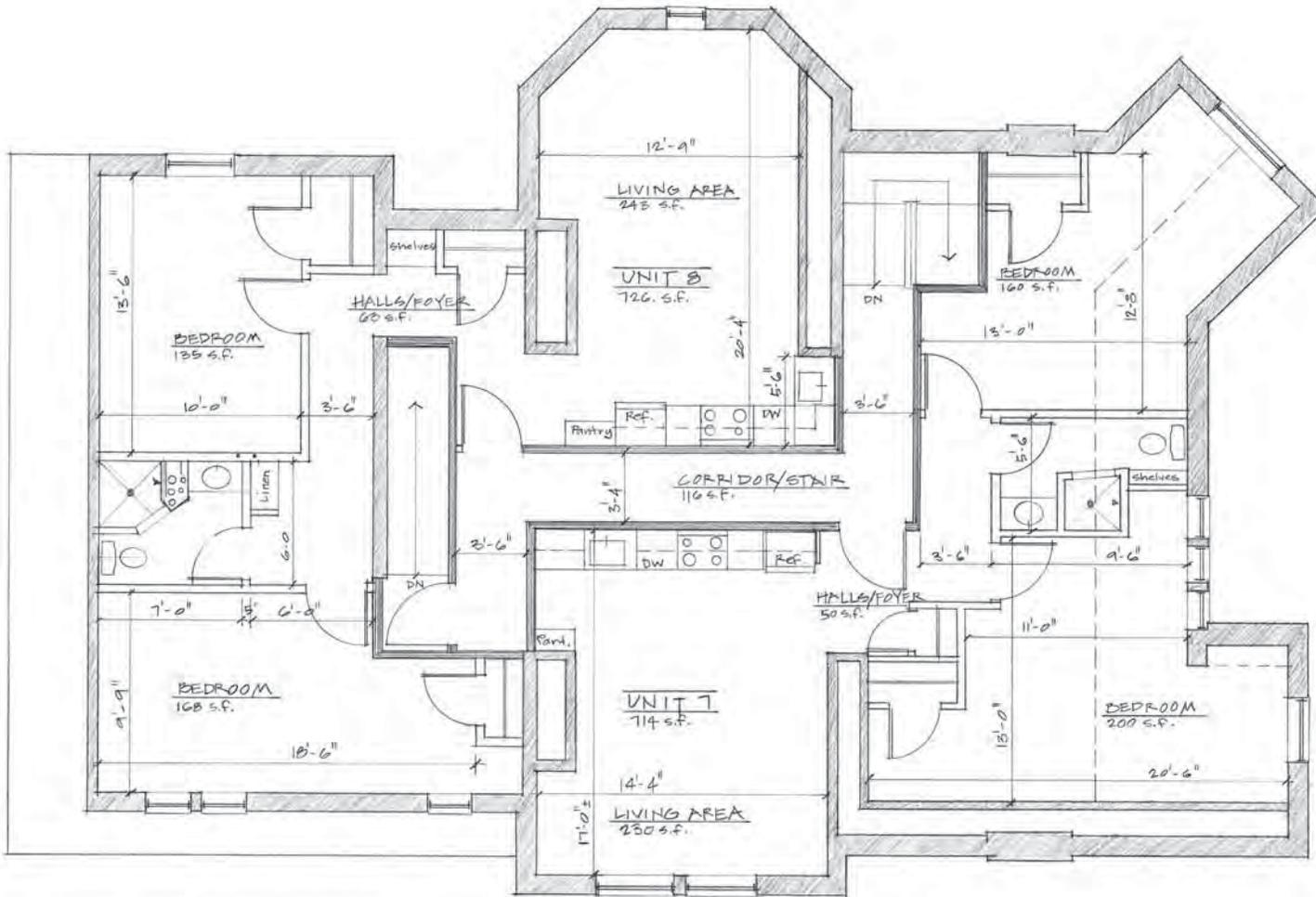


SECOND FLOOR PLAN
 $\frac{1}{4}'' = 1'-0''$

AUG. 9, 2016

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○ THIRD FLOOR PLAN

AUG 9, 2016

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 612-724-7258
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○ THIRD AVENUE (EAST) ELEVATION
 $\frac{1}{4}'' = 1'-0''$



AUG. 9, 2016

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NORTH ELEVATION (E. 17th ST.)
 $\frac{1}{8}'' = 1'-0''$

WEST ELEVATION
 $\frac{1}{8}'' = 1'-0''$



SOUTH ELEVATION
 $\frac{1}{8}'' = 1'-0''$

AUG 9, 2016

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1700 - 3rd Avenue South

Photo list

- #1 Carriage House, north
- #2 Carriage House, southwest
- #3 Carriage House, east
- #4 Carriage House Interior
- #5 Carriage House Interior, stair 1
- #6 Carriage House Interior, stair 2
- #7 Mansion front (3rd Ave)
- #8 Mansion, southeast corner
- #9 Mansion, front porch
- #10 Mansion, front door
- #11 Mansion, northeast corner
- #12 Mansion, side door
- #13 Mansion, northwest corner
- #14 Mansion, west
- #15 Mansion, front interior stair
- #16 Mansion, rear door (repair area)





1877

1877

1877

1877

1877

1877































Karen Gjerstad Design

4733 Isabel Avenue Minneapolis, MN 55406 612-724-7258 k2radius@gmail.com

August 2, 2016

Councilmember Abdi Warsame
Sixth Ward, Minneapolis City Council
350 South 5th Street, Room 307
Minneapolis, MN 55415

Re: 1700 – 3rd Avenue South

Dear Councilmember Warsame,

On behalf of the prospective owner of the property at 1700 - 3rd Avenue South, Roman Gadaskin, I am notifying you of his intent to apply for two historic variances to the property. Two structures, the Amos B. Coe house and its adjacent carriage house both occupy this lot. The structures are listed as historic properties by the Minneapolis Heritage Preservation Commission.

The prospective owner would like to return both structures to residential use by creating nine units of apartment housing, eight in the Coe Mansion and one in the carriage house. The units will fit entirely within the current building envelopes and no changes will be made to the exterior of either residence. The carriage house has previously been rehabbed into a single dwelling unit and no changes will be made to this structure. The area is zoned OR3 which is compatible with this use. However, it does not permit residential use in two separate structures on one lot.

The applicant would also like to apply for a variance to decrease the required the size of two efficiency units. Due to the layout of the existing house and the desire to keep as much of the interior intact as is possible, the area of these two units (one above the other) are 288 and 275 square feet, less than the 350 required by zoning but within the required area required by plan review.

As the prospective owner's representative, I will be submitting documents for a variance to allow two residential structures on one lot and to allow for smaller efficiency units. You will be notified when public meetings will be scheduled to consider this action. Please contact me if you have any questions.

Sincerely,

Karen Gjerstad

Karen Gjerstad Design

4733 Isabel Avenue Minneapolis, MN 55406 612-724-7258 k2radius@gmail.com

August 2, 2016

Stevens Square Community Organization
1925 Nicollet Avenue
Minneapolis, MN 55403-3747

Re: 1700 – 3rd Avenue South

To whom it may concern,

On behalf of the prospective owner of the property at 1700 - 3rd Avenue South, Roman Gadaskin, I am notifying you of his intent to apply for two historic variances to the property. Two structures, the Amos B. Coe house and its adjacent carriage house both occupy this lot. The structures are listed as historic properties by the Minneapolis Heritage Preservation Commission.

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Karen Gjerstad