

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 2447 Bryant Avenue South
Project Name: Gluek House Retaining Wall
Prepared By: Lisa Steiner, Senior City Planner, (612) 673-3950
Applicant: Gary and Evelyn Hill
Project Contact: Gary and Evelyn Hill
Ward: 10
Neighborhood: Lowry Hill East
Request: To build a retaining wall.
Required Applications:

Historic Variance	To reduce the east required rear yard from 5 feet to 0 feet and to reduce the south required corner side yard from 8 feet to 0 feet to allow a retaining wall that does not retain natural grade.
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HISTORIC PROPERTY INFORMATION

Current Name	Residence
Historic Name	John & Minnie Gluek House
Historic Address	2447 Bryant Avenue South
Original Construction Date	1902
Original Architect	William M. Kenyon (House) Boehme and Cordella (Carriage House)
Original Builder	August Cederstrand
Original Engineer	Unknown
Historic Use	Residence
Current Use	Residence
Proposed Use	Residence

Date Application Deemed Complete	May 10, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	July 9, 2016	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

Local Historic District	Lowry Hill East Residential Historic District
Period of Significance	Individual Landmark (Gluek House): 1900-1882 - 1920
Criteria of Significance	Individual Landmark (Gluek House): Architecture <i>Criteria 1:</i> The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history. <i>Criteria 4:</i> The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction. <i>Criteria 6:</i> The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
Date of Local Designation	Individual Landmark (Gluek House): 1987 District: 2015
Date of National Register Listing	Individual Landmark (Gluek House): 1990 District: N/A
Applicable Design Guidelines	Individual Landmark (Gluek House): N/A District: <u>Lowry Hill East Residential Historic District Design Guidelines</u>

SUMMARY

BACKGROUND. The Gluek House at 2447 Bryant Avenue South is an individual landmark, designated locally in 1986 and in the National Register in 1990. The property is also located within the Lowry Hill East Residential Historic District which was locally designated in 2015.

APPLICANT’S PROPOSAL. The applicant submitted a Historic Variance application for a proposed retaining wall along the south and east property lines. Per Section 535.280 of the Zoning Code, retaining walls are only permitted as obstructions in required yards if they are retaining natural grade. The Heritage Preservation Commission has the authority to recommend departure from the literal requirements of any of the applicable zoning regulations through a Historic Variance.

After notices of the Historic Variance application had been sent, staff determined that the proposed retaining wall would constitute a major alteration requiring a Certificate of Appropriateness application in addition to the Historic Variance. The applicant has chosen not to pursue the proposal and therefore has formally withdrawn the Historic Variance application.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission accept the **withdrawal** of the historic variance application at 2447 Bryant Avenue South, an individual landmark and property in the Lowry Hill East Residential Historic District:

ATTACHMENTS

- I. BZH Map