



Report for City Council Committee from the Department of Community Planning & Economic Development – Planning Division

Date: January 29, 2009

To: Council Member Gary Schiff, Chair, Zoning and Planning Committee
Members of the Committee

Referral to: Zoning and Planning Committee

Subject: Receive and File Report: Historic Districts in Minneapolis

Recommendation: Receive and File Report: No action requested at this time.

Previous Directives: At the December 16, 2008 Zoning and Planning Committee Meeting, the Council directed CPED staff to return to the committee in two (2) cycles with a receive and file report on the process for nominating other potential historic districts that would align federal and local historic districts and to place those processes on the work plan.

Prepared or Submitted by: Jack Byers, Planning Supervisor, 612-673-2634

Approved by: Jack Byers, Planning Supervisor, 612-673-2634

Presenters in Committee: Jack Byers, Planning Supervisor

Financial Impact (Check those that apply)

- No financial impact (If checked, go directly to Background/Supporting Information).
- Action requires an appropriation increase to the _____ Capital Budget or _____ Operating Budget.
- Action provides increased revenue for appropriation increase.
- Action requires use of contingency or reserves.
- Business Plan: _____ Action is within the plan. _____ Action requires a change to plan.
- Other financial impact (Explain):
- Request provided to department's finance contact when provided to the Committee Coordinator.

Community Impact (use any categories that apply)

Ward: All

Neighborhood Notification: None required.

City Goals: See staff report.

Comprehensive Plan: See staff report.

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Zoning Code: See staff report.

Living Wage/Job Linkage: Not applicable.

End of 60/120-day Decision Period: Not applicable.

Other: Not applicable.

Background/Supporting Information Attached:

At the December 16, 2008, Zoning and Planning Committee Meeting, the Council directed CPED-Planning Preservation and Design staff to return to the committee in 2 cycles with a receive-and-file report on the process for nominating other potential historic districts that would align federal and local historic districts and to place those processes on the work plan.

The City of Minneapolis has twelve locally designated historic districts. Eleven of these districts have been adopted by the City Council and one by the Minnesota State Legislature (See Attachments). Six of the locally designated districts are also listed on the National Register of Historic Places: St. Anthony Falls, Milwaukee Avenue, Washburn Fair Oaks (partial), Minnehaha Park District, Healy Block, and Stevens Square. There are six remaining locally designated districts that are not currently listed on the National Register of Historic Places.

The process for nominating districts for local designation is set out in the preservation chapter of the City's Code of Ordinances (Title 23, Chapter 599, Article V). Eligible districts must be nominated by the Mayor, a member of the City Council, a member of the Heritage Preservation Commission, the Planning Director, or any person with a legal or equitable interest in the subject property. Nomination must be based on criteria of significance defined in the ordinance. At the nomination hearing, the Heritage Preservation Commission may adopt and approve the nomination and then direct the Planning Director to prepare (or cause to be prepared) a designation study. Once prepared, the designation study must be reviewed by the State Historic Preservation Office (SHPO) and the City Planning Commission before it comes to a public hearing at the Heritage Preservation Commission (HPC) and the Zoning and Planning Committee of the City Council.

The Preservation and Design Team of CPED-Planning is pursuing nomination and possible designation of several districts as part of our current 2009 work plan. The selection of this work is based on regular monitoring of development activity in eligible districts, threats to the integrity of those districts, and neighborhood/property owner interest in pursuing the status and protections afforded by local designation. The districts currently under consideration by staff are as follows:

- Minneapolis Warehouse District: Merger of the national register district with the locally designated North Loop Warehouse District (see further notes below).
- Victory Memorial Drive District: Affirming state-level local designation of Victory Memorial Drive by bringing nomination and designation to the City Planning Commission, before it comes to a public hearing at the Heritage Preservation Commission and the City Council.
- Prospect Park Historic District: This district was nominated by the City Council in August 2008 and by the Heritage Preservation Commission in September 2008.
- Lowry Hill East Historic District: Nomination and designation is being developed by CPED staff in conjunction with Lowry Hill East Neighborhood Association (LHENA) based on recently completed Certified Local Government (CLG) historic resources survey completed in Fall 2008.
- Groveland Addition Residential Area: Consideration as possible conservation district is being developed by CPED staff in conjunction with Lowry Hill Neighborhood Association based on recently CLG historic resources survey completed in Fall 2006.
- 26th Avenue NE Worker Housing District: Consideration as possible conservation district is being developed by CPED staff in response to demolition of problem property in Summer 2008.

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There are five districts listed on the National Register of Historic Places that are not locally designated. Except for recently adopted interim protections in the National Register Warehouse District, these districts do not have specific local preservation protections for major or minor alterations. Proposed demolitions in any of these districts would be subject to a public hearing at the Heritage Preservation Commission. These districts and notes about current activity are as follows:

- University of Minnesota Old Campus: Protected through the University of Minnesota
- Minneapolis Warehouse District: The National Register District overlaps with the locally designated "North Loop Warehouse District." A nomination was adopted by Heritage Preservation Commission on January 13, 2009 to merge local and national districts. A designation study is now getting underway. We anticipate this will come to the HPC and Council for designation in the summer of 2009.
- Minnesota Soldiers' Home: Major threats are not imminent. Ongoing monitoring of this district with our colleagues at SHPO.
- Nokomis Knoll: Possible local designation may be undermined by Metropolitan Airports Commission Noise Insulation Program. Section 106 review is underway by SHPO. Local designation is not recommended at this time.
- Chicago Milwaukee and St. Paul Railroad Grade Separation District (more popularly known as the Midtown Greenway): This district includes only two buildings; one of which is already locally-designated-Midtown Exchange. Most of the historic resources in this district are related to the retaining walls of the trench. CPED monitors this district through regular conversation with our colleagues at SHPO. CPED staff is consulted by SHPO concerning possible threats and necessary Section 106 reviews for anticipated projects that include Federal funding. Local designation of this district could be considered in coming years based on policy stance and potential development pressures. Local designation is not recommended at this time.

The list of current and eligible districts and the prioritization of work on these districts is developed by staff in conjunction with the Planning Director and with regular consultation with the Heritage Preservation Commission. Likewise, the list of current and eligible individual landmarks is also monitored and prioritized in a similar manner and through a similar process.

With this report, the alignment of key federal, state, and local historic districts will be integrated into the ongoing work plan of CPED-Preservation and Design. National register districts that are not already noted in the 2009 work plan will be developed for consideration for nomination and possible designation in the coming year and in future years based on regular ongoing monitoring of development activity in eligible districts, threats to the integrity of those districts, and neighborhood/property owner interest in pursuing the status and protections afforded by local designation. Further discussion of the monitoring and prioritization process with the City Council is welcomed by CPED, at the pleasure of the Chair and the Zoning and Planning Committee.

Attachments:

- Map: Locally Designated Historic Districts, January 2009
- Map: National Register Historic Districts, January 2009
- Map: Districts Eligible for Historic Designation, January 2009
- Matrix: Locally Designated Historic Districts, January 2009

DESIGNATION STATUS OF HISTORIC DISTRICTS IN MINNEAPOLIS, JANUARY 2009

Map ID	Historic District Name	Locally-Designated	State Designation	National Register of Historic Places	Eligible for possible local designation?
1	St. Anthony Falls Historic District	Yes	No	Yes	Already designated
2	Milwaukee Avenue Historic District	Yes	No	Yes	Already designated
3	Fifth Street Southeast Historic District	Yes	No	No	Already designated
4	Washburn Fair-Oaks Historic District	Yes	No	Yes	Already designated
5	North Loop Warehouse Historic District	Yes	No	Yes	Already designated
6	Minnehaha Historic District	Yes	No	Yes	Already designated
7	South Ninth Street Historic District	Yes	No		Already designated
8	Healy Block Historic District	Yes	No	Yes	Already designated
9	Stevens Square Historic District	Yes	No	Yes	Already designated
10	Harmon Place Historic District	Yes	No	No	Already designated
11	University of Minnesota Greek Letter Chapter House Historic District	Yes	No	No	Already designated
12	Victory Memorial Drive Historic District	No	Yes	No	Yes
13	University of Minnesota Old Campus Historic District	No	No	Yes	Yes
14	Minneapolis Warehouse District	No	No	Yes	Yes
15	Minnesota Soldiers' Home Historic District	No	No	Yes	Yes

16	Minneapolis Brewery Company Historic District (aka Grain Belt)	Yes	No	Yes	Yes
17	Nokomis Knoll Residence Historic District	No	No	Yes	Yes
18	Chicago Milwaukee and St. Paul Railroad Grade Separation District	No	No	Yes	Yes
19	Ascension Church Complex	No	No	No	Yes
20	Golden Valley Apartments Historic District	No	No	No	Yes
21	Homewood Historic District	No	No	No	Yes
22	Oak Park Jewish Community Building Historic District	No	No	No	Yes
23	Northeast Worker Housing Potential Historic District	No	No	No	Yes

Map ID	Historic District Name	Locally-Designated	State Designation	National Register of Historic Places	Eligible for possible local designation?
24	22nd Avenue NE Brick Worker Housing Potential Historic District	No	No	No	Yes
25	Northrup King & Company	No	No	No	Yes
26	Northwest Terminal Historic District	No	No	No	Yes
27	Greater University of Minnesota Plan Historic District	No	No	No	Yes
28	Prospect Park Historic District	No	No	No	Yes
29	Mount Curve Avenue Potential Historic District	No	No	No	Yes
30	Groveland Addition Potential Historic District	No	No	No	Yes
31	Franklin/Hennepin Avenue Apartment Building Potential Historic District	No	No	No	Yes
32	Franklin/Hennepin Avenue Historic District	No	No	No	Yes
33	Lowry Hill East Historic District	No	No	No	Yes
34	Lake of the Isles Historic District	No	No	No	Yes
35	The Mall Apartment Building Potential Historic District	No	No	No	Yes
36	Lyndale Corners Historic District	No	No	No	Yes
37	Church of the Incarnation Complex	No	No	No	Yes
38	Motor Place Transportation Historic District	No	No	No	Yes
39	Lynnhurst Residential Historic District	No	No	No	Yes

40	Red Cedar Lane Residential Historic District	No	No	No	Yes
41	Purcell and Strauel Speculative Home Residential Historic District	No	No	No	Yes
42	Minnehaha Parkway Historic District	No	No	No	Yes
43	Washburn Park Residential Historic District	No	No	No	Yes
44	Lustron House Historic District	No	No	No	Yes

 Denotes inclusion on 2009 Workplan

Local Historic Districts

- 1 St. Anthony Falls
- 2 Milwaukee Avenue
- 3 Fifth Street Southeast
- 4 Washburn Fair Oaks
- 5 North Loop Warehouse District
- 6 Minnehaha Park District
- 7 Ninth Street South
- 8 Healy Block
- 9 Stevens Square
- 10 Harmon Place
- 11 U of M Greek Letter House
- 12 Victory Memorial Drive



Source: City of Minneapolis
January 2009

0.50.25 0 0.5 Miles



National Register Historic Districts

- 1 St. Anthony Falls*
- 2 Milwaukee Avenue*
- 4 Washburn Fair Oaks*
- 6 Minnehaha Park District*
- 8 Healy Block*
- 9 Stevens Square*
- 13 University of Minnesota Old Campus
- 14 Minneapolis Warehouse¹
- 15 Minnesota Soldiers' Home
- 16 Minneapolis Brewing Company²
- 17 Nokomis-Knoll
- 18 Chicago Milwaukee & St. Paul R.R. Grade Separation

* Local & National Register Historic District

1 - Larger boundary than local Historic District

2 - Listed locally as an Individual Landmark



Source: City of Minneapolis
January 2009

0 0.25 0.5 Miles

Eligible Historic Districts

- 19 Ascension Church Complex
- 20 Golden Valley Apartment District
- 21 Homewood District
- 22 Oak Park Jewish Community Building District
- 23 Worker Housing District
- 24 Worker Housing District
- 25 Northrup King & Company Complex
- 26 Northwest Terminal District
- 27 Greater University of MN Plan District
- 28 Prospect Park District
- 29 Mount Curve Avenue Residential Area
- 30 Groveland Addition Residential Area
- 31 Franklin Hennepin Apt. Building District
- 32 Franklin Hennepin Avenue District
- 33 Lowry Hill East District
- 34 Lake of the Isles District
- 35 The Mall Apartment Building Area
- 36 Lyndale Corners District
- 37 Church of the Incarnation Complex
- 38 Motor Place Transportation District
- 39 Lynnhurst Residential District
- 40 Red Cedar Lane Residential District
- 41 Purcell & Strauel Spec. Homes District
- 42 Minnehaha Parkway District
- 43 Washburn Park Residential District
- 44 Lustron House District

 Areas covered by CLG re-survey of historic resources

