

Merger of the Local and National Minneapolis Warehouse Historic Districts

Frequently Asked Questions

Q. Why is there a difference between the local and national warehouse historic district boundaries?

A. The Minneapolis City Council adopted the local designation of the North Loop Warehouse Historic District in 1978. The district was designated for its architectural significance and commerce significance associated with the wholesaling industry.

In 1989 the Minneapolis Warehouse Historic District was nationally designated and listed on the National Register of Historic Places (NHRP) for its architectural significance and commerce significance associated with the wholesaling and implementing industries in Minneapolis. The Minneapolis Warehouse National Historic District includes more properties than the North Loop Warehouse Local Historic District. This difference in size is due to the larger scope of significance for the national historic district designation

Q. What is the difference between local and national register district designation?

A. A National Register Historic District is part of the National Register of Historic Places. The National Register of Historic Places (NHRP) is the list of individual sites, structures, objects and districts, deemed important in American history, culture and architecture or archeology. It is a federal designation and administered by the Secretary of the Interior through the Minnesota State Historic Preservation Office.

Listing on the National Register provides the owners of income producing properties certain federal tax incentives for rehabilitation, provides protection from adverse effects by federal involved projects, and allows for further review and consideration of demolitions.

A Local Historic District is an area that is deemed important in Minneapolis history, culture, architecture or archaeology. The local designation is adopted and approved by the Minneapolis City Council and administered by CPED staff and the Heritage Preservation Commission.

Changes to locally designated districts are reviewed by City staff and the Minneapolis Heritage Preservation Commission as mandated in the Minneapolis Code of Ordinances - there is no design review associated with National Register Designation. Locally designated districts receive greater protection from demolition and inappropriate changes and benefit from regulation and design review not afforded to National Register Designations.

Q. How does the local designation process work?

A. The first step in the process is the Nomination Hearing. In this public hearing the Heritage Preservation Commission (HPC) will determine if the proposed district appears to meet at least one of the seven criteria for local designation. If the proposed district does not meet any of the criteria for local designation the designation will not be pursued. If the HPC finds that the proposed district meets at least one of the criteria for local designation the HPC will establish interim protection and direct the Planning Director to commence a designation study. The outcome of this hearing is not a designation; that process will follow the conclusion of the designation study. The decision to commence a designation study is not appealable.

The outcome of the designation study is a designation. The designation must be reviewed by the State Historic Preservation Office and the City Planning Commission. Once the designation has been reviewed it will be heard by the HPC in a Designation Hearing. In this public hearing the HPC will make a recommendation to the Zoning & Planning Committee of the City Council on whether or not to designate the district.

In a public hearing the Zoning and Planning Committee of the City Council will make a recommendation to the City Council on whether or not to adopt the proposed district.

Q. Can I make changes to my property during the designation process?

A. Yes. During the designation process a property within the proposed district is under interim protection. Interim protection is a way of protecting property within the nominated district during the designation study. Interim protection does not prohibit the development, rehabilitation or alteration of a property during the designation study. It provides a process to ensure proposed alterations are compatible with the existing property or properties. Minor alterations require a certificate of no change reviewed administratively by staff and major alterations require review by the HPC in a public hearing through a certificate of appropriateness.

Q. How can I comment on the merger of the local and national warehouse historic districts?

A. The designation process has multiple opportunities for public comment. Comments can be made verbally in the public hearings listed below:

- HPC Nomination Hearing: January 13, 2009
- HPC Designation Hearing: July 2009*
- Zoning & Planning Committee of the City Council Designation Hearing: July 2009*

* Dates are tentative and subject to change

Comments can also be submitted in writing to:

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