

1997 HPC Annual Report

1 October 1996 - 31 September 1997

The following is the annual report for the Minneapolis Heritage Preservation Commission (HPC) for the fiscal year 1 October 1996 - 31 September 1997. It has been prepared according to the guidelines outlined in "Procedures for Applying For and Maintaining Certified Local Government Status (CLG)." CLG status is administered by the Minnesota State Historic Preservation Office (SHPO) for the National Park Service. Each year, the HPC applies for CLG grants through the SHPO. An annual report is one of the requirements for maintaining CLG status. Due to a number of requests last year, the HPC is maintaining the outline established by the SHPO for this report, but is adding more general preservation information for the public.

Year in Review

Preservation Ordinance: The Preservation Ordinance revision began in June of 1997 with an advisory committee consisting of planners, architects, preservationists, historians, consultants, preservation commissioners, council members and developers. Representatives from the State Historic Preservation Office and the Minneapolis Institute of Arts Architecture Department also participated. The committee meets monthly to discuss preservation related issues and how to incorporate them into a stronger ordinance. The revision is an opportunity to remedy the current complications with the "800 List" of potential resources, designation process, enforcement of permits, commission appointments and guidelines. Staff anticipates a draft of the ordinance in December.

Warehouse Preservation Action Plan: Staff is currently reviewing a draft of the Warehouse Preservation Action Plan which is a result of the mitigation memorandum from the demolitions that occurred to make way for the new Federal Reserve Building. The increasing commercial popularity of the Warehouse Historic District, exhibited in the increasing traffic, signage and parking problems, is examined in the Action Plan. The plan provides direction on ways to maintain and preserve the historic streetscapes and buildings while allowing for creative adaptive reuse projects. A final draft of the plan is expected in December.

Preservation Week: In May of 1997, the HPC celebrated the 25th Anniversary of the Minneapolis Heritage Preservation Commission with walking tours, an awards ceremony, a guest lecture, a panel discussion and a rehabilitation workshop. The Sixth Annual Preservation Awards Ceremony was co-sponsored by the HPC and the Minneapolis Chapter of the American Institute of Architects and held at Theatre de la Jeune Lune in the Warehouse Historic District. The ceremony recognized individuals, projects and community groups which promote and enhance heritage preservation in Minneapolis. Rehabilitation awards were given to the Owre House, Goodfellow's Restaurant, Marquette Block, Van Dusen Mansion and two houses in the Healy Block Historic District. The Foster House and the Tension Envelope Building received recognition as successful adaptive reuse projects. For the first time, neighborhoods received awards for preservation related Neighborhood Revitalization Program (NRP) plans and implementation. The Central Neighborhood Improvement Association received a community organization award for promoting and preserving the neighborhood's historic resources and providing restoration funding. The Victory Neighborhood Association received a community education award for the Victory Memorial Drive Re-Dedication Ceremony. The Longfellow Community Council received a NRP Implementation Award for creating a beautiful remodeling primer for bungalows entitled "The Longfellow Planbook." The Marcy Holmes Neighborhood also received an

implementation award for the efforts to improve the character of the neighborhood and educate the residents through a \$400,000 restoration grant program. For the ninth year, an outstanding preservationist was recognized with the Steve Murray Award. This year, Robert Roscoe, received the award for his eighteen years of distinguished service on the Minneapolis Heritage Preservation Commission, his work as a preservation architect, and as the editor of *Preservation Matters*, a newsletter which advocates preservation throughout the state.

The Preservation Week guest speaker, Witold Rybczynski, spoke on *Urban Expectations: Creating a Successful City* and his latest book, *City Life*. Over 250 people attended Mr. Rybczynski's lecture and the reception. A panel discussion entitled, "Must Building the Future Mean Trashing the Past?", was held at the University of Minnesota. Panelists included developers, architects, and city planners. This year marks the first time the HPC has actively sought donations to provide for Preservation Week events; the Commissioners were quiet successful with bakery/coffee donations and cash donations from Burnet Realty, the Whitney Hotel, the Minnesota Historical Society and the Minnesota Chapter of the American Planning Association. The HPC also sponsored a home rehabilitation workshop and two video promotions of the *Lost Twin Cities* series.

East Hennepin Charrette: In November of 1996, the Planning Department held a charrette with architects, planners, neighborhood residents, business owners, and decision makers to study and develop solutions for the mixed-use area referred to as "East Hennepin." The area forms a triangle with the tip at the intersection of Third Avenue and East Hennepin which spreads along the riverfront from Seventh Avenue SE to Third Avenue; much of this area falls within the St. Anthony Falls Historic District. The participants split into seven teams and looked at the issues involved with land use, traffic, parking, creating focal points, neighborhood identity and shaping visual/pedestrian connections. In April, the results of the charrette were published by the Planning Department in a document entitled, *Opportunities for Creativity: The East Hennepin Charrette*, and the Planning Department is now beginning a 40 Acre Study of the area.

Preservation Plaques: In July of 1996, the HPC initiated the first historic plaque program offered since 1988. The plaques are a wonderful opportunity to educate the property owners about the benefits of preservation and educate the public about the history behind the designated buildings. By the end of September, property owners throughout the nine historic districts had ordered 132 plaques. Council Members representing each historic district delivered the plaques to the property owners in a ceremony held in January of 1997.

Riverfront Development: The HPC is continuing to review new construction along the Mississippi River. Saw Mill Run is beginning the second phase of construction totaling 61 residential units. Phase One of River Station on North First Street has been reviewed by the HPC; construction of 330 housing units will begin in the Spring of 1998. Development guidelines are being proposed for 96 units of new construction on River Road "Downriver Site." Staff is beginning to work with residential developers on the rehabilitation and development guidelines of the North Star building (Portland Avenue), Utility Building (Portland Avenue) and Creamette Building (North First Street). HPC staff continues to sit on the Riverfront Technical Advisory Committee which is reviewing the licensing of the Crown Mill Hydroelectric Project and the relicensing NSP Hydro Power Plant. The HPC has reviewed plans and expressed support for the Washburn-Crosby Mill rehabilitation and the Mill Ruins Park development.

Designations

The following properties were designated by Minneapolis City Council in 1997:

- Old Walker Library, 2901 Hennepin Avenue*
- Hosmer Branch Library, 347 East 36th Street *
- Franklin Branch Library, 1314 East Franklin Avenue *
- Linden Hills Library, 2900 West 43rd Street *
- Roosevelt Branch Library, 4026 28th Avenue South*
- Sumner Branch Library, 611 Emerson Avenue North (and interior)*
- Old East Lake Branch Library, 2916 East Lake Street*
- Pantages (Mann) Theater, 708 Hennepin Avenue (auditorium interior only)

Nomination studies have been completed for the following properties and designation will be pursued in December of 1997:

- Temple Israel Memorial Park Building, Montefiore Cemetery, 4153 Third Ave. S.*
- Temple Israel, 2324 Emerson Avenue South*
- Adath Jeshurun Synagogue, 3400 Dupont Avenue South*
- Shaarei Zedek Synagogue, 1119 Morgan Avenue North*
- Mihro Kodesh Synagogue, 1000 Oliver Avenue North*
- Context study of Jewish settlement in Minneapolis*
- Theodore Wirth House, 3954 Bryant Avenue South*
- Minneapolis Women's Club, 410 Oak Grove Street*
- Camden Park State Bank, 705-09 42nd Avenue North
- Keyes Residence, 2225 East Lake of the Isles Parkway

* indicates designation study funded with CLG grant.

For a complete listing of locally designated properties, please see the attached list at the end of this report.

National Register: The HPC commented favorably on the designation of the Prospect Park Water Tower and Tower Hill Park, 55 Malcolm Avenue SE, for inclusion in the National Register of Historic Places.

Permits

The HPC reviewed 23 building permits, 3 sign permits, and 9 demolition permits at public hearings this year. This is down slightly from the 61 permits that were reviewed in 1996 and the 43 permits reviewed in 1995. Certificates of No Change (CNC) are permits approved by staff for minor maintenance work like roofing or tuckpointing. In 1997, staff approved 104 CNC permits.

Heritage Preservation Commission

The following is a list of HPC members who served on the Commission during the fiscal year 1996-97:

- Robert Copeland, Chair
- Lucy Thompson, Vice Chair
- Kelley Lindquist, Secretary
- Kathleen Anderson, CUE representative
- Nancy Menzel, Hennepin History Museum representative
- Robert Greenberg
- Thomas Holman
- Linda Messenger
- Joseph Metzler
- Robert Roscoe

staff: Amy Lucas continues as the full-time preservation planner for the Heritage Preservation Commission (HPC). Tracy Cramer, continues to staff the HPC on a half-time basis; the other half of her time is spent as a community planner.

1997 Retreat: The HPC held a retreat on March 29, 1997 and narrowed the focus to the following categories: Public Relations, Governance, and City Council Relations. The commissioners reorganized the current committee structure to concentrate on these three priority issues. The Executive Committee continues to meet with the Planning Director, Paul Farmer, to reiterate the committee discussions and direction.

Inventory and Survey: The HPC retains inventory forms from the 1981 city-wide survey of historic resources in the HPC office, Room 210, Minneapolis City Hall. Each survey form contains a brief description of the resource/building, an approximate date of construction, possible category of significance, and a photograph. Survey information is available to the public during business hours, 8:30 a.m. to 4:30 p.m. People interested in researching any potential or known historic resource are encouraged to make an appointment with HPC staff so their information needs can be thoroughly addressed.

Public Education: The HPC attended the Preservation Alliance of Minnesota Conference in Minneapolis in October of 1996. Staff manned an information booth at the conference.

The HPC continued the tradition of summer walking tours. These tours are not only a way to educate the public about historic preservation in the city, but also initiate pride in the owners. Tours included: West 49th Street, St. Anthony Falls Historic District, Warehouse Historic District, Lakewood Cemetery, Milwaukee Avenue Historic District, Fifth Street Southeast Historic District, University of Minnesota Endangered Buildings, and Wesley Methodist Church. The tours are meant to broaden the public's historic and architectural knowledge and are heavily attended.

For the second year, HPC staff participated in the South Minneapolis Housing and Home Improvement Fair on March 8, 1997. Staff distributed the popular Preservation

Rehabilitation Briefs on stucco repair, maintaining wood windows, historic paint colors, wood siding repair, tuckpointing, roofing and lead paint removal.

Staff also attended the 41st Annual Institute for Building Officials in January and spoke on "Heritage Preservation Issues for Building Officials."

HPC/Staff Education: Amy Lucas and Tracy Cramer attended the National Trust for Historic Preservation Conference and the Restoration Conference which were both held in October of 1996 in Chicago. Staff attended seminars on accessibility, downtown incentives and preservation law and gathered rehabilitation materials for public education.

Amy Lucas attended a workshop entitled **Introduction to Federal Projects and Historic Preservation Law** sponsored by the Advisory Council on Historic Preservation. The course explained the steps of the Section 106 review process and will enable staff to work more efficiently on the Section 106 reviews for the current projects: Sumner-Olsen Housing, Mill Ruins Park and the FERC licenses.

Commissioner Roscoe, Commissioner Metzler, Amy Lucas and Tracy Cramer, attended a SHPO workshop held in the Spring of 1997 in St. Paul. Amy Lucas participated in a panel discussion entitled "Difficulties with Local Designations."

The Commissioners and HPC staff continue to work closely with Minneapolis neighborhood groups and city agencies on preservation issues. Staff worked with the Prospect Park neighborhood in their efforts to place the Prospect Park Water Tower and Park in the National Register. The Commissioners have collaborated with the Park Board on the rehabilitation of Minnehaha Park, Loring Park, Lake Harriet Restrooms, Mill Ruins Park and Nicollet Island. HPC staff meets regularly with MCDA staff on a number of commercial and residential developments including Ridgewood Townhomes, Shubert Theater reuse, Southeast Minneapolis Industrial Area (SEMI), Sears redevelopment and riverfront residential development.

1997-98 CLG grant: For the past four years, the HPC has applied for CLG grants to complete designation studies for individual properties. Due to the increasing number of public requests for more contextual studies of neighborhoods, the HPC has applied for more funding to study larger areas of Minneapolis. Areas proposed for more study include: Homewood neighborhood in North Minneapolis, Old St. Anthony, Residential development in Northeast Minneapolis, Prospect Park and Tangletown. The Resources Committee will review these areas and chose three for the upcoming grant.

Future Projects for 1997-1998

Contextual study: As a result of the 1997 HPC retreat discussion, the Commissioners are planning to revise the Potential Resources List (800 List). The 800 List was developed in 1981 to prioritize individual properties for further research and potential historic designation. Buildings placed on the list were mainly noted for their architectural significance and it has become increasingly problematic that social significance of properties was not considered. More contextual analysis of significant events, places and people in Minneapolis may lead to a well-rounded 800 List. Documentation and research of the social history of Minneapolis has become a priority for the Resources Committee of the HPC. Future CLG grant applications are proposed for revising the 800 List through contextual study of the city.

Preservation Ordinance Revision: Adoption of the revised City of Minneapolis Preservation Ordinance is planned for 1998.

Winter Home Tour Series: As a result of the 1997 HPC retreat, the Education Committee of the HPC is proposing more preservation education opportunities. Public requests for interior tours of historic buildings has led to the Winter Home Tour Series. The first tour is planned for November.

Preservation Education Brochure: The information brochure about the HPC was updated in 1981 and much of the information is outdated. The Education Committee has started to rewrite the brochure and hopes to have a new pamphlet printed in December of 1997.