

Merger of the Local and National Minneapolis Warehouse Historic Districts

Frequently Asked Questions # 2

Q. What is the status of the local designation of the NRHP Minneapolis Warehouse Historic district?

A. The NRHP Minneapolis Warehouse Historic District is not currently locally designated. The first step in the process to locally designate it was the Nomination Hearing, which a public hearing was held on January 13, 2009. The Heritage Preservation Commission (HPC) voted unanimously to commence a designation study and place the properties within in the district under interim protection.

Q. What are the next steps in the designation process?

A. The next step is to conduct the designation study. During this study staff will be conducting research on the district and evaluating every property within the district to determine if it contributes to the significance of the proposed district. The result of the designation study is a designation. A public meeting will be held to discuss the information that was uncovered during the study. This meeting is planned for late March or early April 2009. The designation will be reviewed and acted upon by the HPC and the City Council in public hearings in July.

In conjunction with the designation study we will be developing design guidelines for the proposed district. The design guidelines provide guidance on what is compatible design for new construction and alterations to existing structures and resources. The guidelines must be compatible with the Secretary of Interior's Standards for the Treatment of Historic Properties, but will offer more specific guidance.

Staff has tentatively scheduled two public meetings for interested parties to provide input on the development of the guidelines. The meetings are planned for April and May 2009. The design guidelines will be reviewed and acted upon by the HPC and the City Council in public hearings in July.

Tentative Timeline

February and March 2009:

- Designation Study

Late March/Early April 2009:

- Public Meeting on Designation Study

April and May 2009:

- Develop Design Guidelines
- Two public meetings planned

(see next page)

June 2009:

- City Planning Commission Comment

July 2009:

- HPC Designation Hearing
- Zoning & Planning Committee of the City Council Designation Hearing

Q. What does Interim Protection mean?

A. Interim protection is a way of protecting property within the nominated district during the designation study. Interim protection is *not* a moratorium. 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 that affect the exterior of a property are compatible with the existing property or properties. Interior alternations that do not affect the exterior of a property are not subject to review.

Alterations will be reviewed using the Secretary of the Interior's Standards for the Treatment of Historic Properties. Minor alterations require a certificate of no change reviewed administratively by staff and major alterations require a certificate of appropriateness reviewed by the HPC in a public hearing.

Q. Will designation prevent the installation of trees or other natural features?

A. No. Trees and other natural elements are encouraged in historic districts to promote livability. The City feels so strongly about this that it is included in the Heritage Preservation section of 2008 update to city's comprehensive plan: The Minneapolis Plan for Sustainable Growth.

Q. Will designation result in more jurisdictional confusion in the area?

A. No. It will clarify concerns over what is locally and nationally designated. If the designation is adopted it will be accompanied by design guidelines that will be developed with input from the community. The design guidelines will provide clear direction as to what alterations and new construction are compatible within the district.

Q. What is the purpose of the local designation of the district?

A. The purpose of local designation is not to stop or prevent development. The purpose of local designation is to preserve the character of the area and ensure future development enhances and contributes positively to the unique character that has made this area attractive to businesses, residents, and visitors. The benefits of designation are greater than just preserving Minneapolis's heritage and moves beyond aesthetics. Designation bolsters place making efforts, increases interest in the area and has positive economic effects.

Q. Who can I contact with questions and comments?

A. Comments, questions, or historical information can be directed to:

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Please visit our website for additional information
<http://www.ci.minneapolis.mn.us/hpc/>

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