



# 1999 Annual Report

1 October 1998 - 30 September 1999



*North Star Woolen Mill renovation into residential loft space.*



*1999 Preservation Award receipt,  
Loring Park Superintendent's building*

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*The following is the annual report  
for the Minneapolis Heritage Preservation Commission (HPC)  
for the fiscal year 1 October 1998 - 30 September 1999.  
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.*

## YEAR IN REVIEW

**Preservation Ordinance:** The Preservation Ordinance revision process 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 also participated. The committee met 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 historic resources, designation process, enforcement of permits, commission appointments and guidelines. Staff completed a draft in January of 1998 and submitted it to the City Attorney for review and changes. Subsequent meetings with the Minneapolis Inspections Department have led to further revisions to the permitting process. A final revision of the ordinance is expected in February of 2000.



*Shubert Theater on wheels and ready to be moved in 1999.*

**Preservation Study Group:** In October of 1998, the Minneapolis City Council established a study group to explore possible financial incentives for the preservation and rehabilitation of historic properties. The group consisted of Council members, Preservation Commission members, MCDA staff, State Historic Preservation Office staff and local developers. The committee was directed to pinpoint disincentives for preservation and to develop incentives for redeveloping historic properties. One of the committee’s directives was to lead the City and the Heritage Preservation Commission into a proactive role rather than the current reactive one. The study group prepared a report with the following

recommendations.

- Revise and update the list of potential historic resources.
- Develop a local tax abatement program for historic properties.
- Direct the City's Legislative Coordinator to work with the Legislature to:
  - Adopt a uniform code for building conservation for Minnesota.
  - Exempt historic preservation from the State's Business Subsidies Act.
- Develop and promote a façade and conservation easement program in conjunction with the Preservation Alliance of Minnesota.
- Promote the use of Transfer Development Rights (TDRs).

The HPC approved the report in August 1999, and forwarded it to the City Council for approval. A major step towards achieving the first recommendation moved forward with the announcement of a \$75,000 grant for the revision of the list of potential historic resources.

**Preservation Week:** In May of 1999, the HPC celebrated Preservation Week by sponsoring a variety of events. Activities included walking tours of the Riverfront Mills district and Milwaukee Avenue; lectures on Ralph Rapson and modern buildings; and the Eighth Annual Preservation Awards luncheon.

The Eighth Annual Preservation Awards Ceremony was co-sponsored by the HPC and the Minneapolis Chapter of the American Institute of Architects. The luncheon was held at the Woman's Club which was designated a local landmark the previous year. The annual awards ceremony recognizes individuals, projects and community groups that promote and enhance heritage preservation in Minneapolis. Rehabilitation/restoration awards were given to the Loring Park Superintendent's Building, the Westminster Presbyterian Church, and the McKesson Building. The Neighborhood Revitalization award was



*Walking tours of Milwaukee Avenue*

given to the Marcy-Holmes neighborhood association for the Andrews Place project. The North Mississippi Historical Society and the *Cape Cods and Ramblers Remodeling Planbook* received community education awards. Buildings recognized for successful adaptive reuse included the M



S & R Offices, Yamamoto Moss Offices and the Blue Ribbon Building/Dunn Bros. Coffee. The Crystal Court water fountain and the Egyptian Bank Building were recognized as successful additions to historic sites. This year, Bob Mack received the Steve Murray Award for his work as a restoration architect and as a preservation professor at the University of Minnesota.

*Done the historic way with manpower.*

***Riverfront Development:*** The HPC continued to review new construction along the Mississippi River in 1999. Phase II construction (330 housing units) of River Station was started in the Spring of 1999 along North First Street. Rottlund Development broke ground for 96 units of new housing on the River Road “Downriver Site.” The North Star Lofts Building (36 condo units) on Portland Avenue was completed and the groundbreaking for the Stone Arch Lofts and neighboring Washburn A Mill rehabilitation was held in September of 1999. 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 of the NSP Hydro Power Plant.



*View of Minneapolis riverfront from east bank.*

## DESIGNATIONS

In 1998-99, the HPC reviewed and recommended approval of one National Register district. The district, which is located in southeast Minneapolis, is referred to as the Nokomis-Knolls Residential Historic District. It encompasses an area bounded by East 52<sup>nd</sup> Street on the north, East 54<sup>th</sup> Street on the south, Nokomis Parkway on the east, and Bloomington Avenue on the west.

The Commission did not recommend any properties for local designation this year.

## PERMITS

The HPC reviewed 51 building permits, 12 sign permits, and 6 demolition permits; totaling 69 permits reviewed at public hearings. This is up from the 51 permits that were reviewed in 1998. Certificates of No Change (CNC) are permits approved by staff for minor maintenance work like roofing or tuckpointing. In 1999, staff approved 94 CNC permits which is up slightly from the 86 CNC permits that were reviewed in 1998. In 1999, staff approved 479 demolitions throughout Minneapolis.

*(See attached charts at the end of this report.)*

## HERITAGE PRESERVATION COMMISSION

Three new commissioners were appointed to the HPC in mid-July and one commissioner, Linda Messenger, was reappointed to a second term. The new commissioners include:

Virginia “Ginny” Housum, an attorney who moved to Minneapolis last year. Before her move to Minneapolis, Ginny was an active member of the Denver Historic Preservation Commission. She had an important role in the development and implementation of a new zoning district for the highly successful Lower Downtown “LoDo” area of Denver, and in the establishment of a successful historic preservation revolving fund program there.



The following is a list  
of HPC members  
as of September 1999:

Robert Roscoe  
*Chair*

Kelley Lindquist  
*Vice Chair*

Linda Messenger  
*Secretary*

Kathleen Anderson  
*CUE Representative*

David Stevens  
*Hennepin History  
Museum Representative*

Thomas Holman

Virginia Housum

Kristi Johnson

Joseph Metzler

Royce Yeater

Kristi Johnson, an employee of the Corcoran Neighborhood Association, is the founder of the Twin Cities Bungalow Club. Kristi has worked closely with the Minneapolis Inspections Department to find ways to improve older housing stock, which resulted in planbooks on bungalows, cape cods and ramblers. Her efforts were recognized with preservation awards in 1998 and 1999.

Royce Yeater, an architect from Fargo, moved to Minneapolis last year. He helped draft Fargo's HPC ordinance and served as the founding chair of the Fargo Historic Preservation Commission. Royce also served as North Dakota's representative to the Advisory Board of the National Trust for Historic Preservation, serving as its chair in 1987-88.

Robert Copeland, Lucy Thompson and Robert Greenberg left the Commission in July of 1999.

**Staff:** In 1998-99, Amy Lucas continued to serve as staff for the HPC. Greg Mathis was hired as a second full-time preservation planner for the HPC in May of 1999. Brandon Schultz, a graduate from the University of Minnesota College of Architecture, was the HPC intern during the summer of 1999.

**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:

*Winter Home Tours:* For the second year, the HPC hosted the Winter Home Tour series which highlighted one private home a month. The three tours filled quickly and were quite popular. The Liepkes offered their Lake of the Isles Prairie style home for a tour in November of 1998. The home was featured in *Mpls-St. Paul* and *Traditional Homes* magazines for its rear addition. The Amis family opened the first major residence by the nationally renowned architecture firm, Purcell, Feick & Elmslie, in January of 1999. Preservation Commissioner, Bob Greenberg, opened the Gleuk Mansion in February of 1999.



*Glueck Mansion.  
February 1999 Home Tour*

*Summer Walking Tours:* The HPC continued the tradition of summer walking tours with six tours. These tours are not only a way to educate the public about historic preservation in the city, but also initiate pride in the historic building owners. The tours broaden the public's historic and architectural knowledge and are consistently popular. Five of the tours were co-sponsored by the Preservation Alliance of Minnesota; the sixth tour was sponsored by the Hennepin History Museum. A total of 190 people participated in the tours, which is more than double the attendance of the 1998 tours. The increased interest was due to the new format of tours of some non-designated areas. Tours of the non-designated areas of Tangletown, East Phillips, West 49<sup>th</sup> Street and Northeast Minneapolis attracted a new audience.

*Home Improvement Fair:* For the fourth year, HPC staff participated in the South Minneapolis Housing and Home Improvement Fair in March of 1999. Staff distributed the Preservation Rehabilitation Briefs on stucco repair, maintaining wood windows, historic paint colors, wood siding repair, tuckpointing, roofing and lead paint removal.

*Rehabilitation Information:* Through the years, the public has requested that the HPC maintain a listing of preservation companies, restorationists, consultants, catalogue companies and information on restoration techniques. HPC staff maintains significant preservation resource files in the office. These files have grown tremendously and have helped a number of property owners and contractors in their rehabilitation efforts.

*HPC/Staff Education:* HPC staff was unable to attend the Spring SHPO conference in St. Cloud.

*1999-00 CLG grant:* The historic contexts of north and northeast Minneapolis were completed with the 1997 CLG funds. The contexts were well received and other groups have requested similar research of their neighborhoods. The 1999 CLG grant was approved by MHS and will complete historic contexts for three areas of Minneapolis: Downtown, Southwest and South. These contexts will provide a strong basis for the upcoming revision of the "800 List" of potential historic resources.

## FUTURE PROJECTS FOR 1999-2000

*Preservation Ordinance Revision:* Public hearing and adoption of the revised City of Minneapolis Preservation Ordinance are planned for Spring 2000.

*Designations:* The HPC will pursue local designation of the Camden Bank, Bank Box Restaurant, Temple Israel and Montefiore Cemetery in 2000.

Mayor Sharon Sayles Belton  
Council President Jackie Cherryhomes  
Council Member Paul Ostrow  
Council Member Joan Campbell  
Council Member Joe Biernat  
Council Member Barbara Johnson  
Council Member Jim Niland  
Council Member Lisa Goodman  
Council Member Brian Herron  
Council Member Kathy Thurber  
Council Member Lisa McDonald  
Council Member Dore Mead  
Council Member Sandra Colvin Roy  
Council Member Barret Lane



*City of Minneapolis*

Planning Department  
350 South 5<sup>th</sup> Street-Room 210  
Minneapolis, MN 55415-1385

Office: (612) 673-2597

Fax: (612) 673-2728

TDD: (612) 673-2157

[www.ci.minneapolis.mn.us/planning](http://www.ci.minneapolis.mn.us/planning)