

St Anthony Falls Historic District Design Guidelines

Introduction to the
History of the Falls
& the Design
Guidelines

April 6, 2011



What are we going to discuss

- Brief History of St Anthony Falls
- History of Designation of the Historic District
- Past Planning Efforts around the District
- What are Historic District Design Guidelines?
- Why new Design Guidelines?
- Process and Timeline for Developing the New Historic District Design Guidelines
- Public Workshop: April 25, 2011

Brief History of Area

- Summation of dozens of resources including:
 - *The Waterfall that Built a City*, Kane 1966
 - *St Anthony Falls Rediscovered*, MacDonald and Mack, Miller Dunwiddie, Jeffery Hess 1980
 - *Archaeology of the Central Minneapolis Riverfront*, Anfinson 1989
 - Research Update to National Register Listing, Hess 1991
 - *Architecture and Historic Preservation on the Minneapolis Riverfront*, Hess Roise & Company 2007

St Anthony Falls: 1848



St Anthony Falls: 1860



St Anthony Falls: 1860s



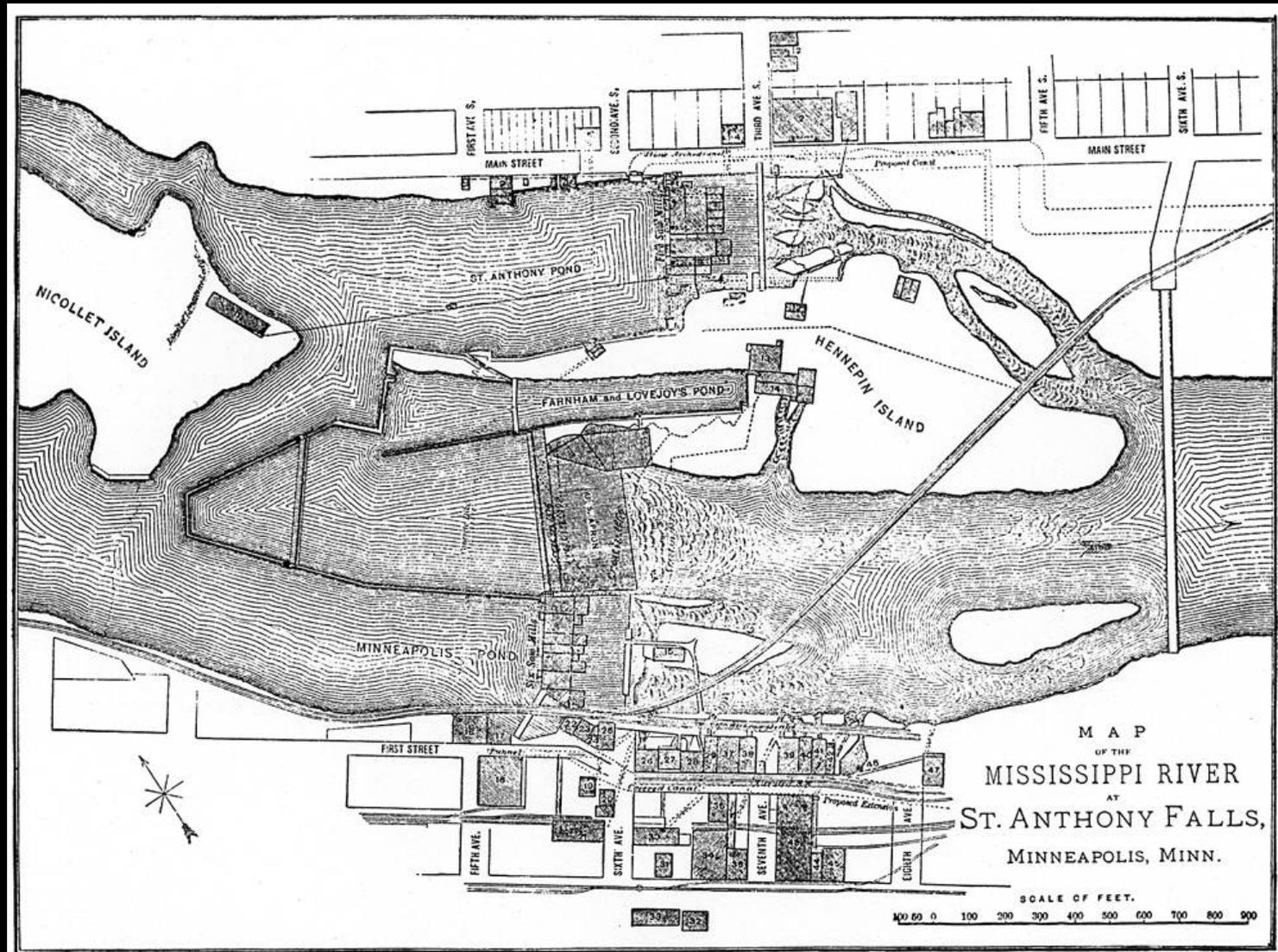
St Anthony Falls - 1868



St Anthony Falls: 1869



St Anthony Falls: Early 1880s



St Anthony Falls - 1899



St Anthony Falls - 1899



Sacred Site for Indigenous People



Early Tourism

- 1830-1860
St. Anthony became a favorite summer resort for wealthy southerners who traveled on steamboats up the Mississippi to escape the summer heat.



First Bridge Over the River



Urbanization of the Area

Nicollet Island

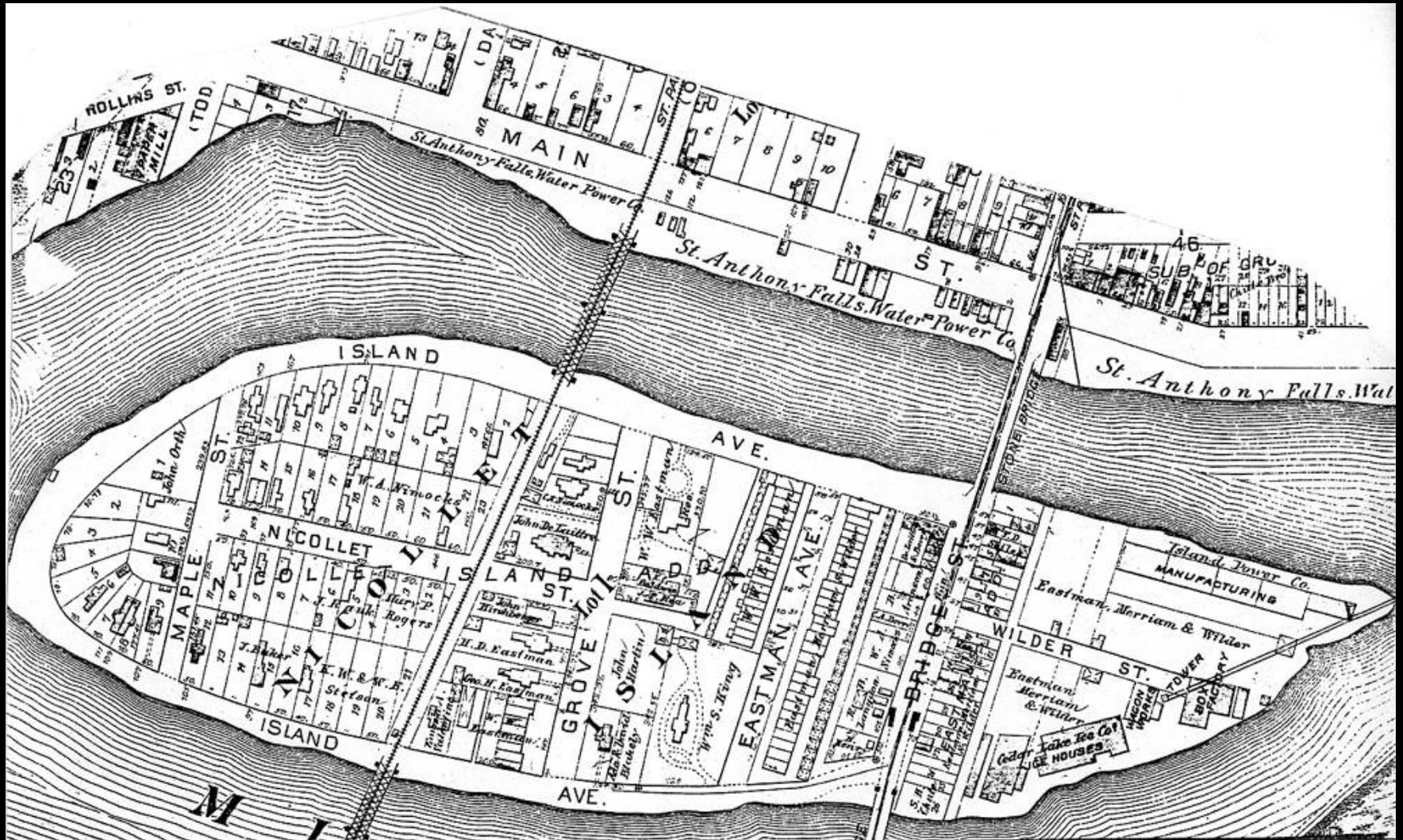
Urbanization: Nicollet Island - 1870



Urbanization: Nicollet Island -1878



Urbanization: Nicollet Island- 1885



Urbanization: Nicollet Island-1890



Urbanization: Nicollet Island - 1900



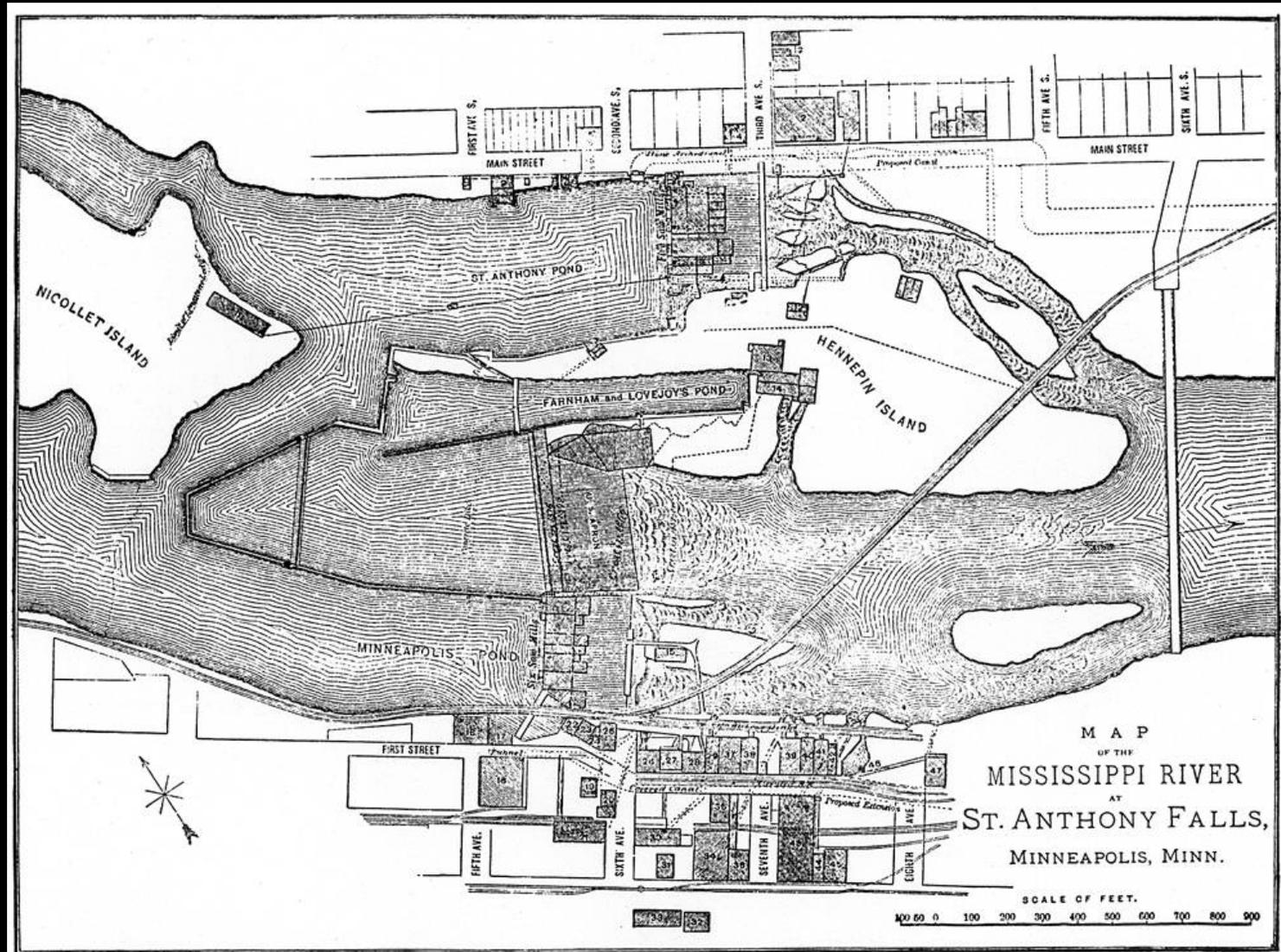
Urbanization: Nicollet Island - 1938



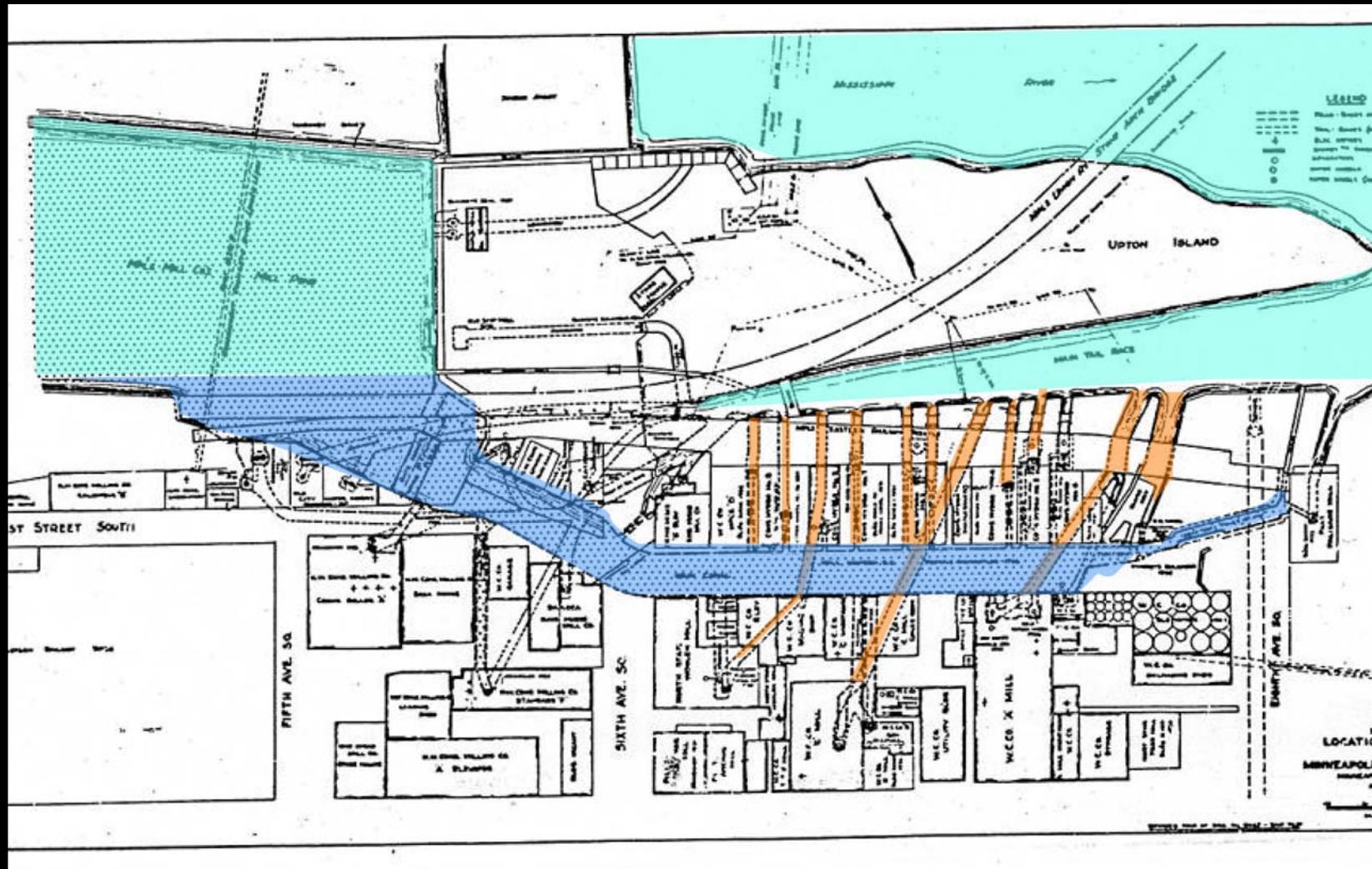
Urbanization: Nicollet Island - 2010



Harnessing the Power of the Falls



West Side Water Power Canal



West Side Waterpower Canal: 1880s



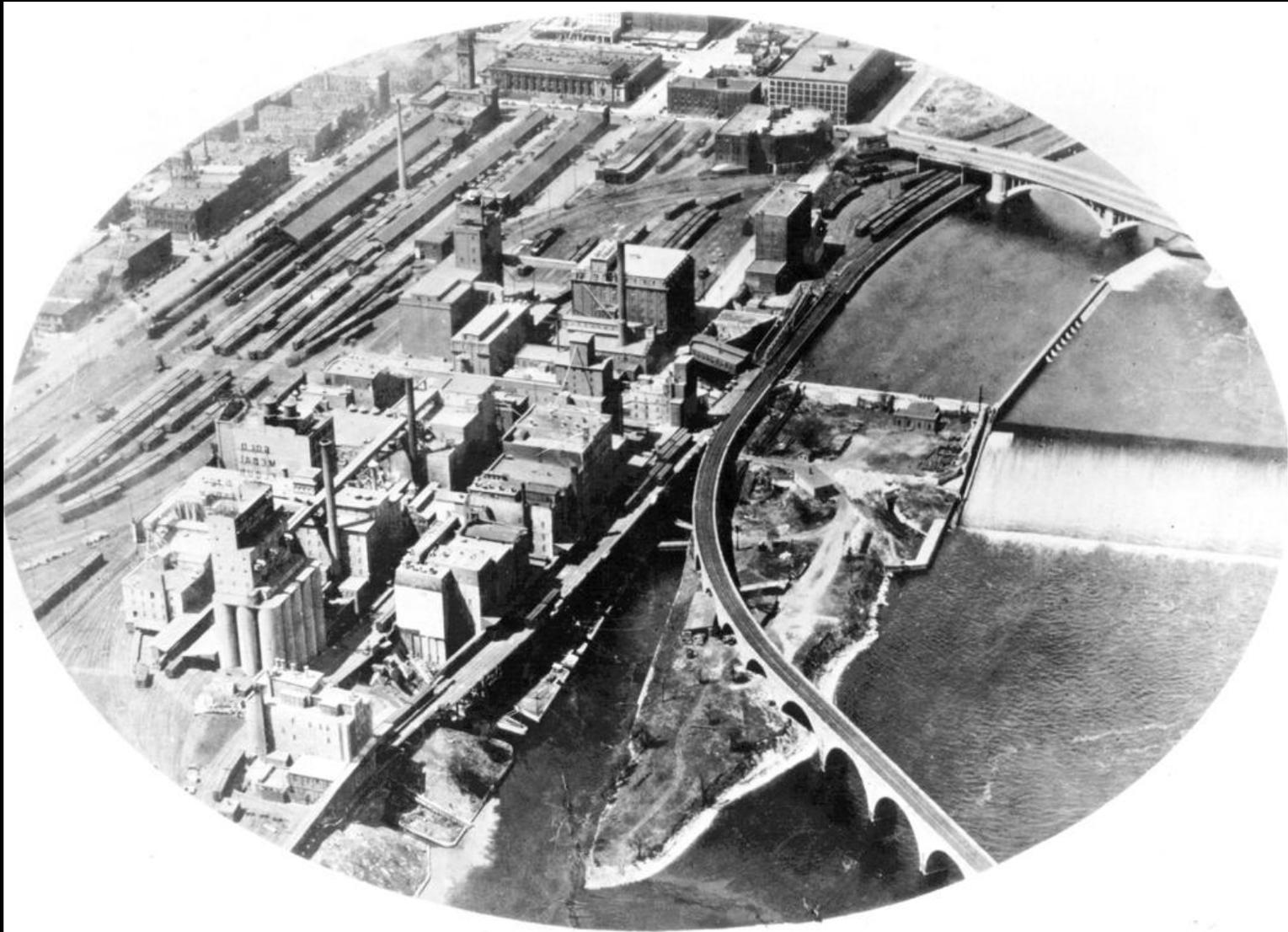
Waterpower Canal: 1885



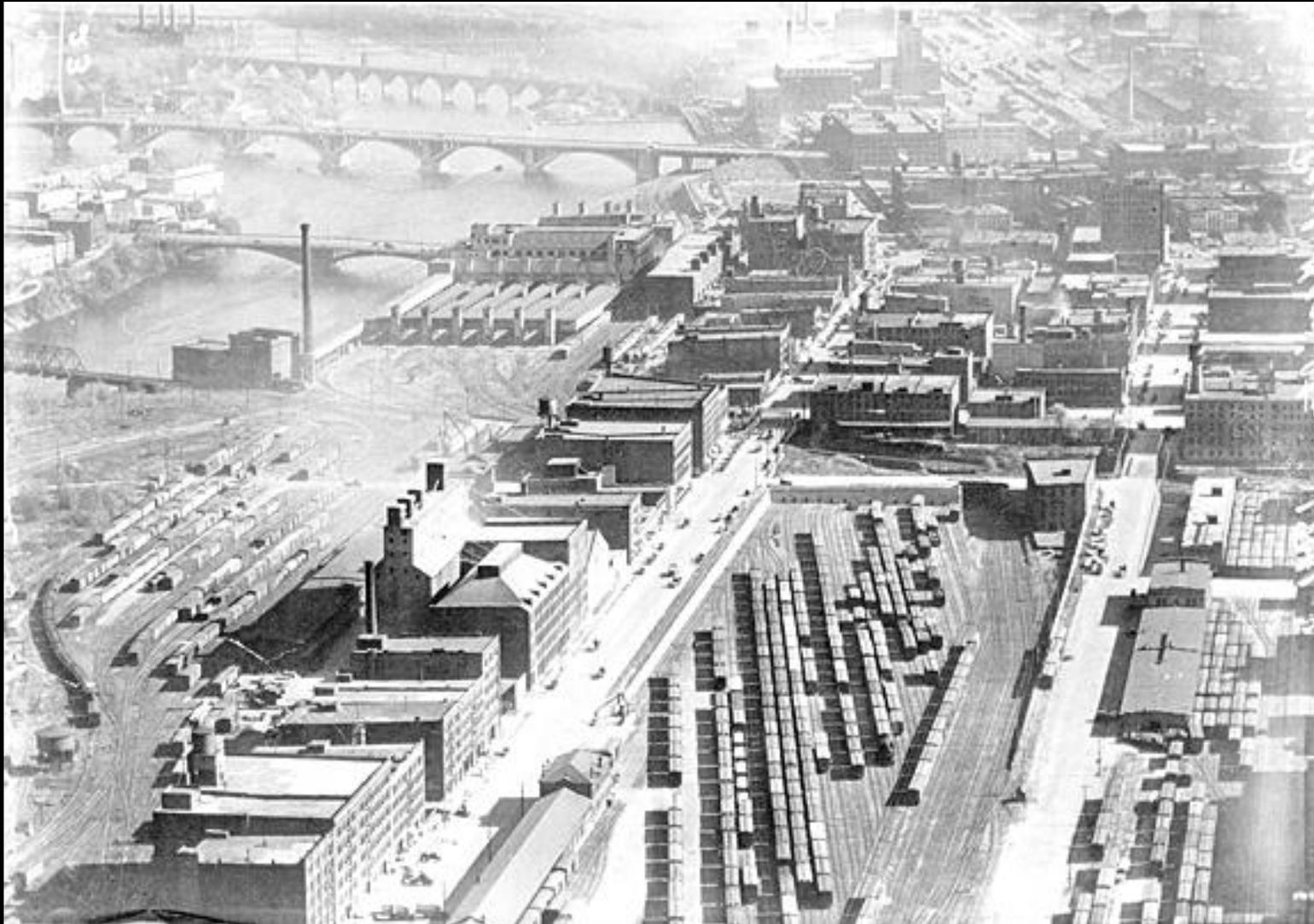
Water Power and Railroads



West Side Milling: Early 1920s



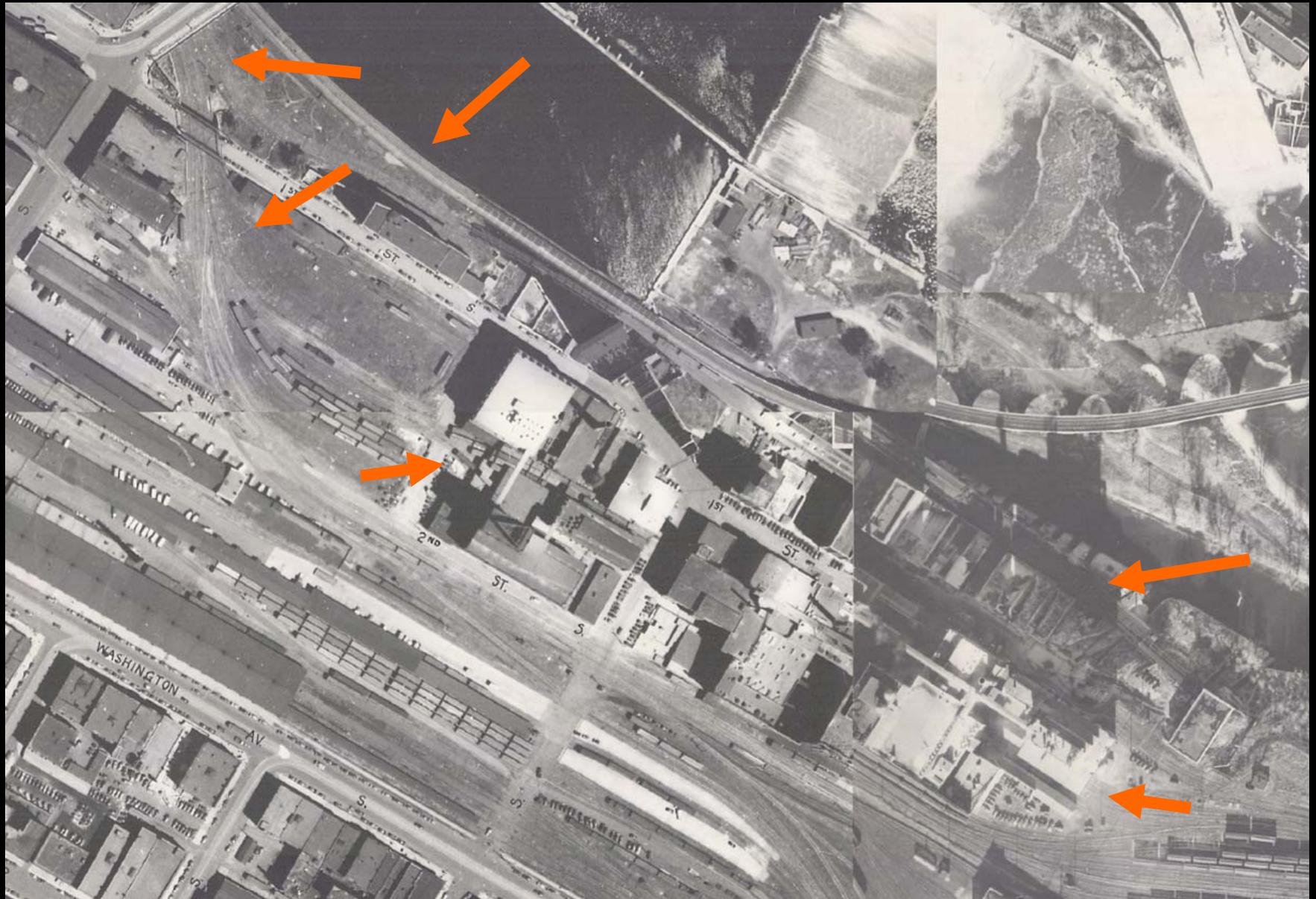
Warehouse & Railyards: 1920s



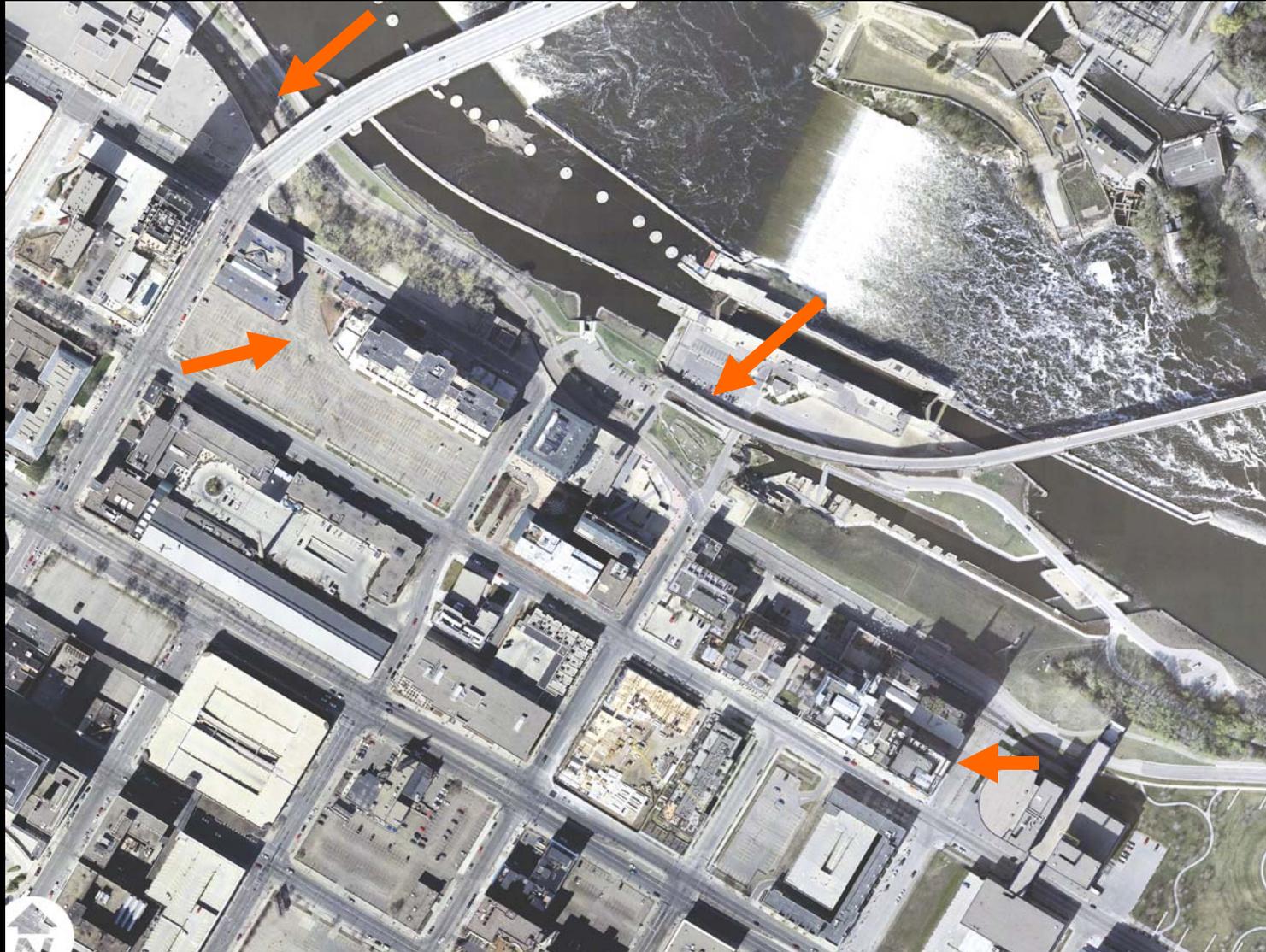
Railroad Corridors



Railroad Corridors



Rail Corridors



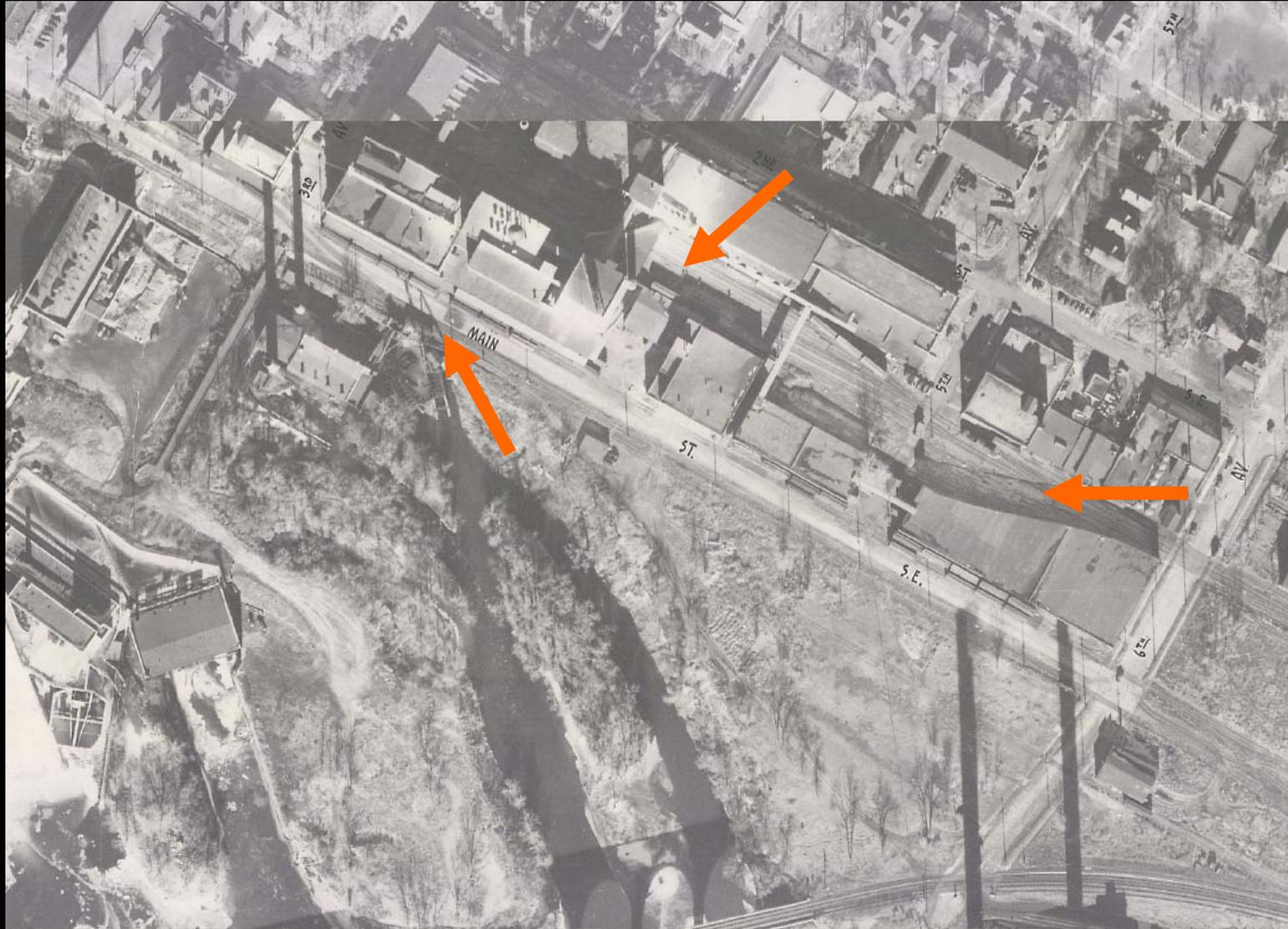
Railroad Corridors: 1887



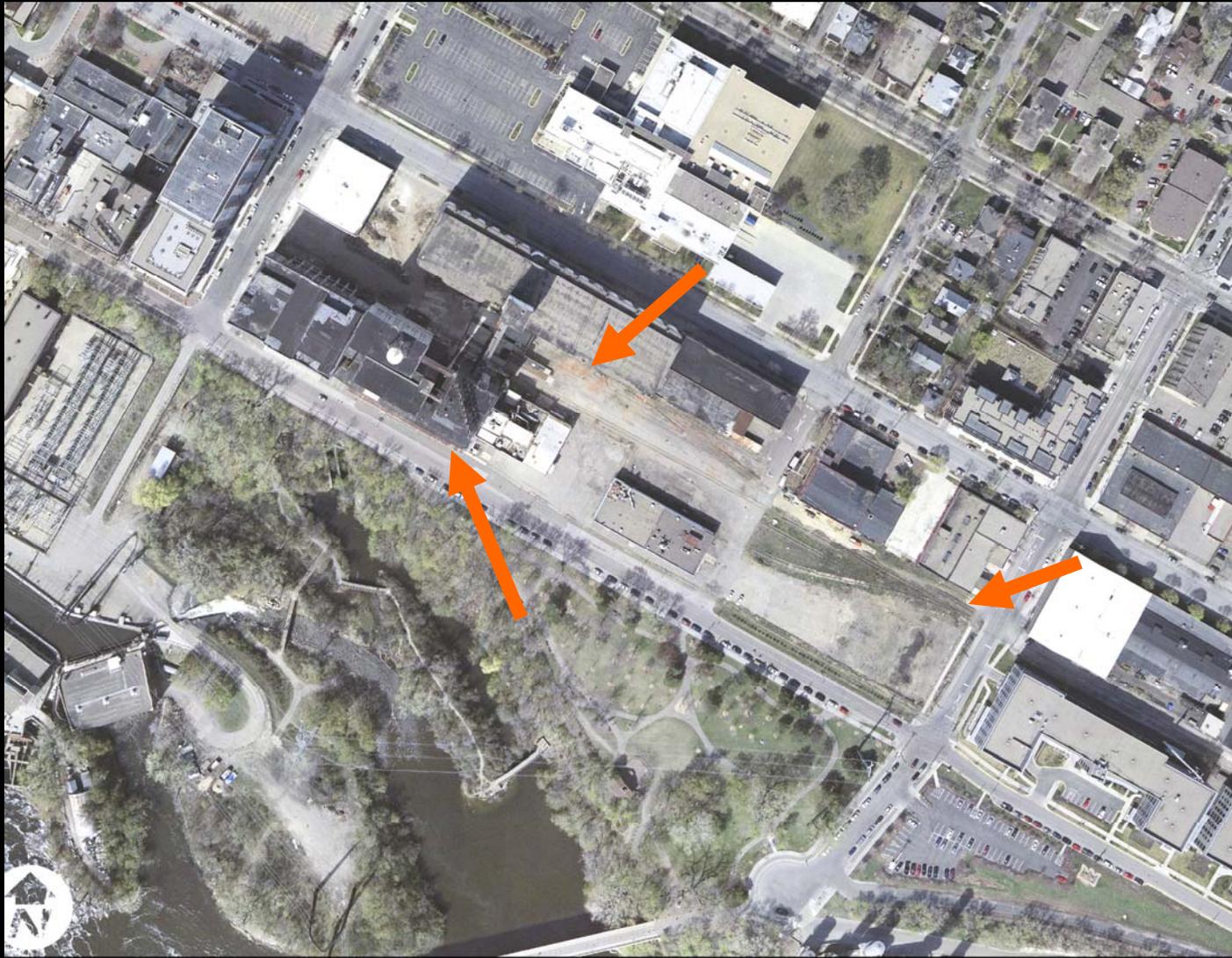
Rail Corridors- 1932



Railroad Corridors



Railroad Corridors



St Anthony Falls Historic District



History of Designation

- Designated in 1971- National, State and Local Historic District
- Collection of properties connected by the river and the falls. Boundaries defined by roadway and rail features.
- Designation based on Urbanization of River and Falls
 - Era of Focus: 1855 - 1941

The Historic District: A Collection of Properties

- More than just buildings
- Roads, railways, open spaces are connective tissue that define and reinforce the character of district

Resources of the District

- Approximately 229 Resources
 - 165 buildings
 - 28 structures (bridges, dam, etc)
 - 36 sites (archaeological and natural features)
- Not included in count but significant:
 - Landscape features such as:
 - Road alignments
 - Rail corridors
 - Grade changes and Retaining Walls

Selection of Past Planning & Project Efforts

- Mississippi/Minneapolis – 1972 planning study
- St Anthony Main/Riverplace – 1978-1984
- City acquisition of land from railroads – 1983 & 1986
- West River Road- 1987, 1990
- Stone Arch Bridge Re-Opens - 1994
- Warehouse Action Plan - 2000
- Mill District Plan – 2000
- Mill Ruins Park – 1997-2002
- Mill City Museum Opens – 2003
- Guthrie Theater - 2006
- Power of the Falls: Renewing the Vision for St. Anthony Falls Heritage Zone - 2009

What are Historic District Design Guidelines?

- Guidelines are a local policy and regulatory tool used to evaluate alterations and new development within the historic district.
- Adopted by the Minneapolis Heritage Preservation Commission (HPC)
- Guidelines do not propose actions – they are not a master plan
- Guidelines are used to evaluate and review actions

Why New Design Guidelines?

- Dramatic change in 30 years since existing guidelines were adopted
- Access to and interaction with the falls and the river has evolved
- Infrastructure has been added
- Project plans have been developed and realized
- Understanding and knowledge of the historic resources in the district have increased

New Design Guidelines

- The design guidelines will take a holistic approach toward the many features that make up the essential character of the district.
- The design guidelines will balance preservation, restoration, and rehabilitation with the opportunity that comes from integrating new infrastructure, new uses, higher densities, new buildings, and new landscapes.

New Design Guidelines

- Will include guidance on the following:
 - Archaeological sites and sites of specific cultural/historical significance
 - Existing and new infrastructure; sites of specific engineering and transportation significance
 - Natural features and open space
 - Existing buildings and the construction of new buildings; sites of specific architectural significance

Process and Timeline for Developing the New Historic District Design Guidelines

- Project Consultant Team
 - Winter & Company
 - CLOSE Landscape Architecture
 - Shears Adkins & Rockmore Architects
- Four Step Process to Developing Design Guidelines

Process and Timeline for Developing the New Historic District Design Guidelines

■ Step 1: Set the Stage

○ Duration:

Mid-March 2011 through Mid-April 2011

- Build understanding of existing conditions in the district, including the physical character and cultural assets. Evaluate existing guidelines, plans, policies and related documents

Process and Timeline for Developing the New Historic District Design Guidelines

- Step 2: Develop the Strategy for the Guidelines
 - Duration:
Mid-April through Mid-May 2011
 - Public Workshop: April 25, 2011
 - Define the vision and guiding principles, establish policies for treating views and sub-areas, and establish a framework for the guidelines.

Process and Timeline for Developing the New Historic District Design Guidelines

- Step 3: Develop the Design Guidelines
 - Duration:
Mid-May 2011 through December 2011
 - Public Workshop: November 15, 2011
 - Develop and revise draft of the design guidelines with input from advisory groups, the HPC, and the public

Process and Timeline for Developing the New Historic District Design Guidelines

- Step 4: Place the Guidelines into Action
 - Duration:
January 2012 through March 2012
 - HPC Public Hearing on Adoption:
March 2012
 - Guidelines reviewed by State Historic Preservation Office and by HPC

Public Workshop: April 25, 2011

- Define Character Areas
- Identify & Discuss View sheds
- Preferred Design & Specific Design Topics
- Vision & Guiding Principals for Guidelines

Public Workshop: April 25, 2011

- What topics/issues do you want the guidelines to address?
- What specific issues do you want to discuss in the public workshop?

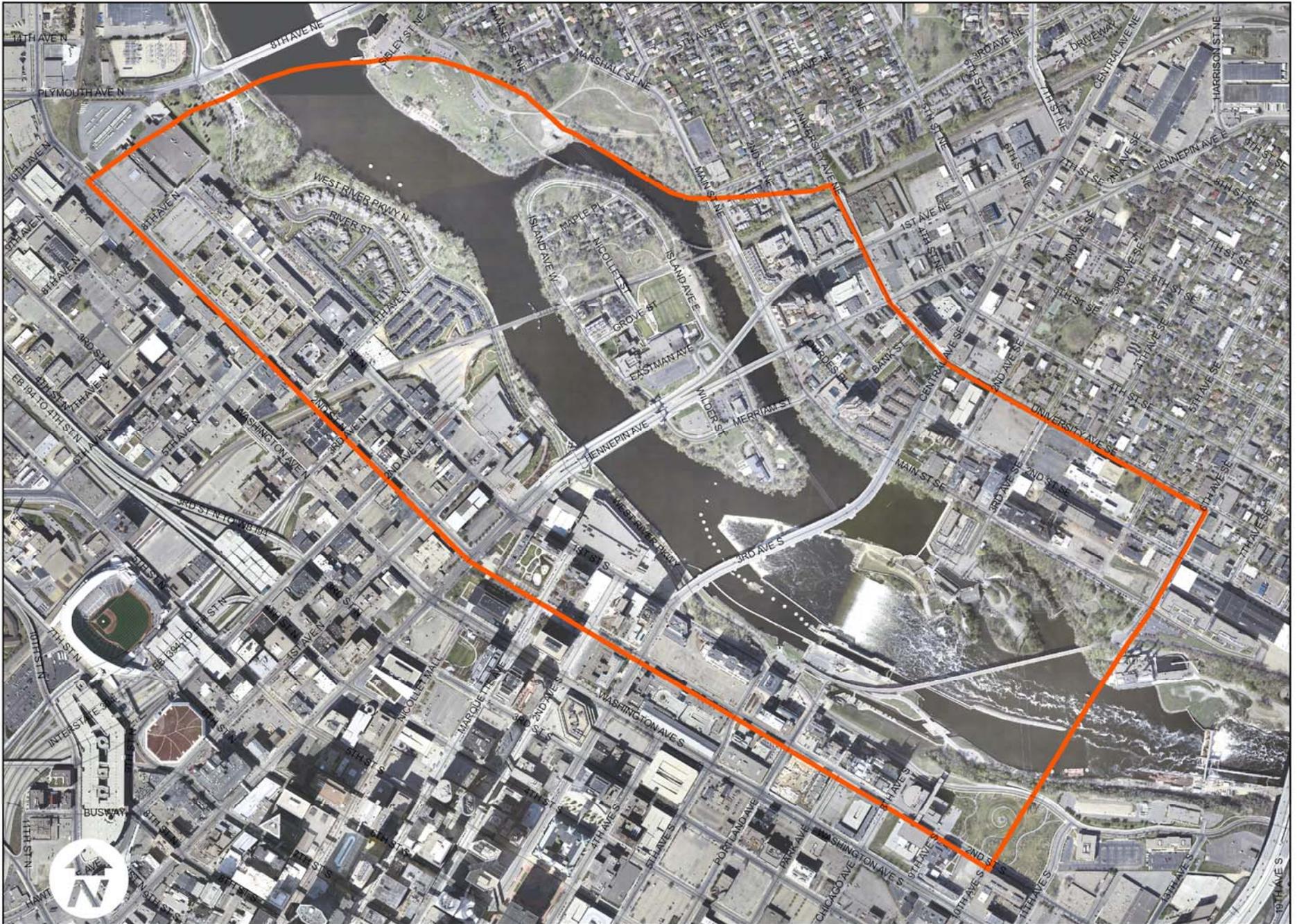
St Anthony Falls Historic District



Next Steps: Homework for April 25th

- Familiarize yourself with the district
 - Look beyond the historic and contemporary buildings
 - Look beyond the parks and trails

St Anthony Falls Historic District



Project Website

- Meeting Presentations
- Handouts and additional reports
- Link to Resources
- Project Timeline

http://www.ci.minneapolis.mn.us/hpc/Current_Preservation_Projects.asp

Photos and graphics used in this presentation are sourced from the Minnesota Historical Society