



## **MEMORANDUM**

**TO:** Heritage Preservation Commission  
**FROM:** Brian Schaffer, Senior City Planner 612.673.2670  
**DATE:** April 3, 2012  
**RE:** Update to the St. Anthony Falls Design Guidelines: Discussion on Second Draft of Design Guidelines

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In March 2011 CPED along with the consultant team led by Winter & Company began the development of updated design guidelines for the St. Anthony Falls Historic District. The strategy paper for the guidelines was reviewed with the Heritage Preservation Commission (HPC) in May 2011. In November 2011 and January 2012 the first draft of the design guidelines were reviewed with the HPC. Comments from the HPC and other advisory groups shaped the second draft of the design guidelines.

CPED is seeking feedback from the Heritage Preservation Commission on the second draft of the design guidelines. CPED is bringing the second draft of the design guidelines to the HPC for discussion in sessions to be held during the regularly scheduled HPC meetings April 3<sup>rd</sup> and April 17<sup>th</sup>.

In addition to feedback from the HPC, the draft design guidelines have been reviewed and discussed with the Technical and Community Advisory groups for the project as well as in a community workshop on March 28, 2012. Comments on the draft design guidelines can also be made on the project webpage through April 18<sup>th</sup>.

The project webpage is:

[http://www.minneapolismn.gov/hpc/hpc\\_st\\_anthony\\_falls\\_historic\\_district\\_design\\_guidelines](http://www.minneapolismn.gov/hpc/hpc_st_anthony_falls_historic_district_design_guidelines)

### **April 3<sup>rd</sup> HPC Review**

To focus the discussion with the HPC the review of the guidelines has been divided in two sessions. In the first session we will review chapters one through six and ten. This discussion will cover the structure of the guidelines and the following sections: archaeology, historic infrastructure, and landscape/streetscape/open space. In addition to these sections portions of chapter 10: Character Areas that address historic infrastructure and the landscape will be discussed.

The guidelines addressing the existing buildings and infill buildings will be discussed in the April 17<sup>th</sup> HPC meeting review session.

To facilitate the discussion on April 3<sup>rd</sup> the following questions have been prepared. CPED looks forward to the upcoming discussion.

#### **Chapter 1: Planning a Preservation Project**

This chapter identifies the recommended preservation approaches for the treatment of a historic resource. This is an essential part of developing an improvement concept.

- a. Will the descriptions of accepted treatments for historic resources be helpful in planning a project?
- b. Are the steps to plan a preservation project clearly stated?

## **Chapter 2: Understanding the Content of a Design Guideline**

This chapter describes the structure of an individual guideline, and the organizational system that is employed in this document.

- a. Are the terms related to compliance clearly understood?
- b. Is the explanation of the components of a Design Guideline helpful?

## **Chapter Three: The Design Traditions of the Saint Anthony Falls Historic District**

This chapter describes the history of the Saint Anthony Falls Historic District, focusing on its physical development patterns. It also provides an understanding of its existing character of the area and of the types of resources found there.

- a. Is the cultural importance of the district conveyed?
- b. Are the fundamental design characteristics of the area clearly defined?
- c. Will the discussion of “designing in context” be helpful to users?

## **Chapter 4: Guidelines for Identification and Treatment of Archaeological Resources**

This chapter addresses the approach one should take when addressing archeological resources throughout the district. It outlines potential actions, depending upon the nature of the individual resources.

- a. Will this discussion of the options that may be taken to address an archaeological resource be helpful to users?

## **Chapter 5: Historic Infrastructure**

This chapter describes the approach one should take when addressing historic infrastructure, including rail lines, streets and sidewalks.

- a. Will this discussion of the alternative actions to address the treatment of a historic infrastructure feature be helpful?

## **Chapter 6: Landscape, Streetscape and Open Space**

This chapter addresses the treatment of historic landscapes as well as the design new ones throughout the district.

- a. Are the general descriptions of landscape areas found within the district clearly presented?

## **Chapter 10: Character Areas**

This chapter describes the differences in design contexts that exist in the Saint Anthony Falls Historic District, and indicates goals for each area. This material indicates how the guidelines presented in the preceding chapters should be interpreted to apply to each context. It also includes some additional guidelines that are tailored to each area. The relevant character area should be consulted in this chapter for preservation and infill projects.

- a. Is the description and the design intent for each character areas presently clearly?
- b. Does the guidance offered in each character clearly connected to the guidance offered in the Historic Infrastructure chapter and the Landscape, Streetscape and Open Space chapter?
- c. Please comment on the scope of the topics covered, and clarity of the material?