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MEMORANDUM

DATE: March 19, 2013

TO: Heritage Preservation Commission

FROM: Joe Bernard, Senior City Planner

SUBJECT: Certified Local Government Historic Resources Survey Capstone

Background

In the late 1970s, a citywide survey of historic resources recommended 800 properties worthy of local designation, most of which have since been designated as local landmarks or make up locally designated districts. In 1999, recognizing that additional intensive survey was needed to penetrate beyond those most obvious, initial designations, the Minneapolis City Council set aside \$100,000 to be used specifically as matching funds for a citywide historic re-survey effort. Since that time, Minneapolis has applied for, received, and matched ten Certified Local Government (CLG) grants. For each grant, professional historic consultants were hired to conduct reconnaissance level surveys for ten different geographic sections and subsections of the city (see attached map). The product of these efforts includes twelve survey reports, a comprehensive database of inventoried properties, and an extensive hard-copy file system that collects and retains information for over 10,000 properties that are considered eligible or in need of further research.

The resulting accumulated work has been enormously beneficial for advancing the goals of the city preservation plan and the statewide preservation plan. That said, this large-scale monumental effort was conducted incrementally. As such, the City will benefit greatly from a “capstone” evaluation effort that irons out minor inconsistencies, fills-in gaps that were not known or recognized at the inception of the project, and brings forth salient discoveries made across the collection of efforts. For example, modernist resources, cultural landscapes, and transit-oriented development are all realities of today’s preservation planning practice, but these terms were barely uttered, let alone understood ten years ago when this project was initiated. Most importantly, the breadth and scope of both large and small-scale public investment and private development that takes place in the state’s largest city, calls forth the need for a well-reasoned set of priorities for follow-up designations.

Project Description and Scope

Phase 1: Evaluation

The first phase of the project involves reviewing and assessing all current Historic Resources Inventories conducted by the City of Minneapolis with CLG funds to determine the overall strengths and weaknesses inherent in the collective effort to date. This work in this phase includes the following:

- Review and evaluate all ten (10) historic resource inventories that have been prepared for the City of Minneapolis using CLG funds since 2000.
- Create a combined set of recommendations aggregated from the results documented in each report.
- Identify salient discoveries made across the collection of efforts
- Consider the level of consistency of historic resource inventories relative to the evolution of disciplinary thinking relative to what was surveyed and what timeframes were used for each study.
- Consider the methods and thinking related to particular limitations of budget, scope, geography, and the state of disciplinary thinking for when each one was conducted. Identify what geographic areas or types of resources may have “fallen through the cracks,” what gaps may exist in the combination of current surveys, and what warrants further consideration. (As one example, earlier surveys focused a great deal on residential structures but may not have been as detailed in survey and inventory of commercial structures, particularly on the City’s commercial corridors or at commercial nodes which are typically located at the intersections of the city’s former streetcar lines).
- Review and assess the contents of those hard copy folders contained in the City’s potential historic resource files that do not have a corresponding record included in the City’s digital database of historic survey information. Consider which if any of these properties warrant further investigation or re-survey. Generally speaking, all survey work conducted since the year 2000 is compiled in the city’s digital database and a corresponding hard copy file for each record. However, a small subset of hard copy files exist for properties that were not included in survey and inventory efforts since 2000. The purpose of this task is to identify the disparities and consider how these disparities should be addressed going forward.
- Review and assess the content and findings of all major survey, inventory, and Section 106 products conducted within the corporate boundaries of Minneapolis since the year 2000. Cross-check the outcomes and recommendations of these products to determine what resources have or have not been incorporated into the recommendations of, and database compiled through the scope of the City’s ten CLG-Grant funded projects.
- Provide a written preliminary report that compiles and assesses the items noted above as well as any other critical observations derived in the course of the consultants review and evaluation.

Phase 2: Conduct resurvey and inventory work as needed

The second phase of the project involves the following:

- Conducting any survey and inventory work deemed necessary to address the gaps identified in the evaluation work that was completed in Phase 1. The intention is not to duplicate any past survey work. Instead, work in this phase should be targeted so that it balances out whatever unintended inconsistencies arose between how individual studies were conducted across the multi-year effort. Priority for resurvey efforts shall be placed on the artwork items listed below, with remaining resources focused on resurvey of gaps identified in Phase 1. If identified gaps are greater than the resources available for this Phase, staff in coordination

with the consultant will determine the breadth and depth of the additional resurvey work at the outset of Phase 2.

- In addition to the work noted above, the City will need the consultant to inventory a limited set of objects to determine if any should be considered historic resources worthy of designation. These objects are listed below.

<u>Artwork</u>	<u>Location</u>
Abraham Lincoln	4355 Washburn Ave N
Colonel John Stevens	4805 Hiawatha Ave
Farmers and Mechanic's Relief	88 6 th St S
Father of Waters	350 5th Street S
Floyd B. Olson	533 Oliver Ave N
George Washington	200 24 th St E
Gunnar Wennerberg	4805 Hiawatha Ave
Henry Wadsworth Longfellow	4805 Hiawatha Ave
Hiawatha & Minnehaha	4800 Minnehaha Ave
Minerva, Goddess of Wisdom	300 Nicollet Mall
Ole Bull	1382 Willow St
Pioneers	444 Main St NE
Thomas Lowry	2330 Hennepin Ave
Washburn Water Tower	401 Prospect Ave

This task will require completion of survey sheets. New records will need to be created as necessary for the City's database and hard copy files.

- Conducting any work necessary to finalize all survey records in the City's digital database and hard copy file system.
- Stand-alone survey reports were written for each of the ten CLG-Grant funded projects. For this project, a stand-alone written report summarizing the re-survey work in Phase 2 will not be necessary. A summary of the work conducted in Phase 2 should be incorporated into the final report for the evaluation project.

Phase 3: Evaluate and prioritize eligible resources

The third phase of the project involves sorting and evaluating the final list of eligible resources in relation to a series of considerations. Based on the analysis of these evaluations, the consultants will establish a set of recommendations that prioritize both future designations as well as any further research related to the City's eligible resources. Work in this phase includes looking at the full yield of survey efforts in Minneapolis since 2000 to consider and evaluate the following:

- Properties and resources that are considered most significant to the City's history based on the City's criteria of significance.
- Properties and resources that are considered most endangered given broad trends and current development patterns.
- Those types of resources that are considered eligible for designation and represent a currently under-represented grouping, category, or time period in the current body of locally designated properties.
- Using inference mapping, the Consultant will identify properties and resources that coincide with or are geographically located within the following categories in the City's adopted

Future Land Use Map: Activity Centers, Neighborhood Commercial Nodes, Industrial Employment Districts, Commercial Corridors and at Transit Station Locations (see attached map). This map shall in turn be used to conduct analysis that identifies historic resources in relation to areas proposed for growth and change in the city's physical landscape.

- Provide a final written report that summarizes the work in all three phases of this project as noted above and includes any other critical observations derived in the course of the consultants review and evaluation.

Project Schedule

February 15, 2013:	Phase 1: Initial draft of Phase 1 deliverables due to CPED-Planning
March 2013:	Initial report to Minneapolis Heritage Preservation Commission
March 5, 2013:	Phase 1: Final version of Phase 1 deliverables due to CPED-Planning
March 2013:	Progress report meeting between CPED staff and consultants to discuss areas for resurvey prior to Phase 2 deliverable due date
April 19, 2013:	Phase 2: Final version of Phase 2 deliverables due to CPED-Planning
May 31, 2013:	Phase 3: Draft version of final project report and recommendations due
May 2013:	Meeting between CPED staff and consultants to discuss public open house
May 2013:	Public Open House – Presentation of outcomes, evaluation and draft project report by Consultant and CPED staff. As part of National Preservation Month, this open house is intended to focus on public education about the outcomes of the Minneapolis historic resource survey project.
May 2013:	Following the public open house, meeting between CPED staff and consultants to discuss final deliverables and recommendations
June 28, 2013:	Phase 3: Final version of full project report and all associated deliverables due to CPED staff
June 2013:	Presentation of project findings to Minneapolis Heritage Preservation Commission (by CPED-Planning)
July 31, 2013:	Project end date

Progress and Next Steps

The team of staff and consultants are in the process of wrapping up work on Phase 1 of the project, and are currently evaluating the outcomes of Phase 1 that could be addressed by additional survey work in Phase 2. Staff has already been provided with valuable feedback on the potential geographic and thematic gaps that exist in our current collection of survey work. In addition, concepts for improving the City's database of potentially historic resources are being considered.

Highlights of upcoming work include a public open house that will be held to coincide with National Preservation Month events, with the main intent of raising awareness of the City's preservation resources – especially in relation to past and ongoing survey work. Since the inception of this project, additional resources have been devoted to the effort through an ArtPlace America grant. As part of this program, several artists and teams of artists were chosen as partners for already established Planning efforts programmed for 2013 in Minneapolis. The CLG Capstone project was one of five projects chosen to receive support from an embedded artist. Additional information on this collaboration can be found at the [Intermedia Arts website](#). Staff intends to bring forward to the Commission a draft of the report for your review and feedback in late May or early June, before it is submitted to the State Historic Preservation Office.

Attachments

- Map of previous surveys
- List of previous surveys (2000 – present)