

## Homewood Meeting Minutes - August 16, 2016 Homewood Studios

### 1) Why isn't the comment period for the designation study and the design guidelines longer?

*We are doing our best to schedule the public comment period into a fairly long and involved process. This is not a fixed period of time, and can be extended in order to reach as many interested parties as possible.*

### 2) Why have there been issues with all neighbors receiving meeting notifications?

*We have made efforts to reach as many Homewood residents as possible. Since last August, city staff has worked with your neighbors to post notices on the Homewood e-mail listserv and the Homewood Facebook Page. We have requested the Northside Residents Redevelopment Council notify area residents of all meetings via neighborhood group newsletters and other channels. Any meeting attendees who shared their e-mail address on meeting sign-in sheets receive e-mail updates regarding the effort. Additionally, all of this information has been posted on the Minneapolis Heritage Preservation Commission (HPC) website, [minneapolismn.gov/hpc/homewood](http://minneapolismn.gov/hpc/homewood).*

*We have also sent out notices to all Homewood property owners via U.S. Mail. With 254 properties we use the city's computer database to generate mailing labels. The names of property owners are drawn from county taxpayer records. If someone has moved or if ownership changes, it can take time for these records to be updated. Initially, we sent letters via US Mail to all listed property owners, and several property owners do not live in the Homewood neighborhood.*

*After the first mailing at the end of August 2015 to notify the neighborhood of a public meeting, 38 letters were returned to our office marked RETURN TO SENDER - ATTEMPTED - NOT KNOWN – UNABLE TO FORWARD. After the second mailing mailing at the end of February 2016 to notify the neighborhood of a public meeting, 30 letters were returned to our office marked RETURN TO SENDER - ATTEMPTED - NOT KNOWN – UNABLE TO FORWARD. After the third mailing at the end of March 2016 to notify the neighborhood of a public meeting, which announced the nomination of the neighborhood, approximately 15 letters were returned to our office marked RETURN TO SENDER - ATTEMPTED - NOT KNOWN – UNABLE TO FORWARD. After the fourth mailing at the end of May 2016 to notify the neighborhood of a public meeting, we began addressing letters to the addresses in Homewood and 6 letters were returned to our office marked RETURN TO SENDER - ATTEMPTED - NOT KNOWN – UNABLE TO FORWARD. After the fifth and most recent mailing in Mid-July 2016 to notify the neighborhood of a public meeting, 9 letters were returned to our office marked RETURN TO SENDER - ATTEMPTED - NOT KNOWN – UNABLE TO FORWARD.*

*At present, only 3% of households have not, or are not receiving direct notification via US Mail.*

### 3) Why are application fees used so high?

*All building permit applications must pay a building permit fee that is based on the value of the work being done regardless of whether the building has been designated as a historic landmark or property in a historic district.*

*For minor alterations (ex. a new roof, new front steps, installing an air conditioning unit), a **Certificate of No Change (CNC)** is required. For a CNC application there is **no additional cost** aside from the cost of your building permit.*

*For major alterations, a **Certificate of Appropriateness (C of A)** is required. The only building permit applications that will have a separate HPC (Heritage Preservation Commission) application fee are for:*

- 1) additions,*
- 2) new buildings, and*
- 3) changes that do not meet the design guidelines that the neighborhood helps develop.*

*This permits free, no-fee preservation reviews of all changes except for the types of big changes that neighbors usually care about, and only with Certificate of Appropriateness public hearings do neighbors have a chance to participate in the review of proposals.*

*Certificate of Appropriateness fees are based on lot size:*

- 0 - 5,000 square feet of lot area \$250*
- 5,001 - 9,999 square feet of lot area \$450*
- 10,000 - 43,559 square feet of lot area \$750*
- 43,560 square feet of lot area or more \$950*

*For a small addition to the back of a house that might cost \$10,000, an average lot size in Homewood would add a \$450 fee (plus newspaper and noticing costs via US Mail – about \$50) for preservation review to ensure that the design is compatible with the historic character of the neighborhood. A new house might cost around \$200,000 or more to build and would incur the same fee even though it would take a lot more staff time to review. This would ensure that any new house built in Homewood would be compatible with the character of the neighborhood.*

*The guidelines are still being developed, so in the meantime we use federal preservation standards and feedback that we have received from community members up until this point.*

### 4) Why do preservation reviews take place now?

*As a part of the nomination, Homewood was placed under interim protection, which means that the neighborhood is administered like a historic district until the designation is official and the*

*design guidelines are adopted, to ensure the character of the neighborhood is not radically altered while the designation study is being completed.*

**5) What is the status of the nomination?**

*Homewood was nominated in April, 2016 and the first draft of the designation study is complete. The study must be reviewed by the State Historic Preservation Office (SHPO) and they have 60 days to provide comments. The Minneapolis City Planning Commission has 30 days to review the study. Then the Minneapolis HPC will have a public hearing on the designation and will vote either yes or no to recommend to the Minneapolis City Council that the designation be made official. Ultimately, the City Council will determine whether to designate the district or not. We anticipate that the Heritage Preservation Commission will review and adopt design guidelines for the district concurrently with their review of the designation study.*

**6) Why is the district significant?**

*The Bottineau Light Rail Transitway environmental review, completed in March, determined that Homewood was eligible for listing in the National Register of Historic Places. It was the center of the Jewish community in North Minneapolis from 1911 until the late 1960s, during a period of time when Jews experienced extreme discrimination, both overseas and in Minneapolis.*

*Our research shows that Homewood is also significant for its association with distinctive elements of North Minneapolis identity and for being associated with the lives of significant local individuals such as Mayor Wallace G. Nye, Anthony Morell, Louis and Samuel Fleisher, David Berman, Rabbi David Aronson, and Sidney and Sheldon Kaplan. The neighborhood is also significant for displaying a variety of architectural styles popular during the first part of the twentieth century, in particular the designs of master architects such as Perry Crosier and Liebenberg & Kaplan. The subdivision was also designed by master landscape architects Morell & Nichols and is historically significant for its association with the works of master builders like the Fleisher Construction Company.*

**7) Why commemorate Jews leaving if that was because African Americans moved in?**

*This proposed designation recognizes Jewish perseverance in the face of extreme adversity in the early part of the twentieth century. That is the first chapter in the story of Homewood. This is not to say the African American experience in Homewood is not important – it is just too recent and it is still being written. Additionally, Homewood is not a 100% African American area – it is an ethnically and religiously diverse neighborhood. Jews began leaving Homewood around the middle of the twentieth century not because African Americans moved in, but because discriminatory practices that limited Jewish housing and employment options began to be lifted.*

**8) Wasn't the study prompted by the Section 106 Review?**

*Yes, that is correct. The Section 106 Review that was part of the Bottineau Light Rail Transitway Environmental review surveyed about 80% of Homewood. The City of Minneapolis received federal funds to complete the study after it was found eligible for listing in the National Register of Historic Places.*

**9) 1128 Sheridan – Reroof and fascia replacement project – what were the issues?**

*The application was for replacement of roof shingles and all of the fascia board. This is a pretty typical and straightforward application. The shingles were being replaced in kind and could be approved immediately. However, permit records showed that the fascia board was probably original to the 1909 construction of the house. Preservation standards recommend; first preservation of historic building materials (pre -1950 in Homewood), then repair, then in-kind replacement. The contractor submitted photos that were of very poor quality, they were blurry and out-of-focus and did not show that replacement of the fascia was necessary. He was asked to submit a little more information that would show rot or deterioration that would warrant wholesale replacement. This could be a simple a picture showing a finger pressing into deteriorated wood. It appeared that the fascia board just needed some sanding of peeling paint and re-painting. He was very anxious to get his permit approved – calling several times a day over the course of a few days.*

*This behavior causes alarm, because some (but not all) contractors will take advantage of the fact that many homeowners do not know a lot about building construction and maintenance. For many owners a home is simply a place that keeps you comfortable and dry – not everyone understands how a home is constructed and that’s okay. Some contractors will take advantage of people who don’t understand construction and will become pushy about the sort of work that needs to be done, and will overcharge them for work that does not need to be done. One of the primary purposes of city review of building permits is consumer protection – ensuring that contractors complete work properly, in a manner that protects homeowners’ investments.*

*The roofing permit to replace the shingles was approved. The contractor requested the fascia work be removed from the permit request until he could assemble photos depicting the need for the work and what he would be replacing the fascia with. We have not heard back from this contractor.*

**10) What about the roof on 1007 Sheridan? I heard the Homeowner was charged a \$500 preservation fee?**

*No. The permit was for in-kind replacement of the roof shingles on the house and garage. The Certificate of No Change application was approved, and cost nothing.*

*All building permits have a fee and 1007 Sheridan’s reroof cost \$121.10 in building permit application fees. These are charged regardless of whether the property is historic or not, and these fees are based upon the value of the work (see*

<http://www.minneapolis.gov/www/groups/public/@reqservices/documents/form/wcms1p-089924.pdf> to learn how they are calculated).

**11) We didn't know about interim protection.**

*This was discussed at the March 7 meeting at Homewood Studios.*

**12) Glass block windows should be allowed in basement windows for reasons of security.**

*Glass blocks were not typically used in Homewood's significant single family residential housing styles including Tudor Revival, Colonial Revival, Spanish Revival, Craftsman and Prairie styles. For this reason, we recommend preserving historic basement windows or replacing them in kind if they are too deteriorated. However, if the neighborhood would like to allow glass blocks to be installed in basement windows, staff can recommend to the Heritage Preservation Commission that the design guidelines permit some exceptions like glass block basement windows. Please note that the guidelines permit the addition of basement bedroom egress windows and wells, where glass block does not meet Building Code emergency egress standards.*

**13) Solar panels should be allowed, even if they are seen from streets.**

*Solar panels are allowed in the current draft of the design guidelines. However solar panels were not used in residential applications before 1949, so if people choose to install them, we encourage them to be on the garage or at the rear of the house so that they are not very visible from the front of the house.*

**14) Don't require grass in front yards with hills.**

*There are no landscaping restrictions in terms of what you can plant (though we don't encourage tall trees to be planted in front of houses because it obscures the nice-looking homes from being seen and it is also bad for foundations if tree roots are growing into them). If you want to plant perennial flowers, ferns, shrubs or trees in a front yard with a hill or a slope - go right ahead! The guidelines encourage (but does not mandate) homeowners plant flowers, trees, and shrubs in their yards because it adds natural beauty to the neighborhood and 99% of homeowners do this already.*

**15) Are solar panels grandfathered in?**

*Yes. Everything is grandfathered in. The City of Minneapolis requires preservation, not restoration, of designated historic properties. We don't make anybody restore their property as long as it meets the normal safety requirements in the building code, which everybody has to follow even if they don't own a historic house or live in a historic district.*

**16) Concrete block Masonry Unit (CMU) retaining walls should be allowed.**

*Most people don't like the way these look, but some exceptions could be made in the design guidelines if they complement the character of the neighborhood.*

**17) Better outreach is needed.**

*See # 2. Additionally, our office has reached out to Homewood residents Bev Roberts, owner of the Homewood Studios at 2400 Plymouth Ave North and Martine Smaller who is the Executive Director of the Northside Residents Redevelopment Council (NRRC) regarding getting more resident participation for the next meeting. We have asked if the NRRC could prepare a meeting notice and Bev Roberts has offered to deliver the notice to every household a day or two before the meeting, just to make another effort to reach as many "interested" parties as possible.*

**18) Can neighbors protect the area on their own without historic district designation or design guidelines?**

*It depends. Homeowners who like the way their homes look and who maintain their property like most Homewood residents have done for decades will protect their individual properties.*

*However, in terms of protecting the entire neighborhood as a whole – without the protections of historic designation, demolitions can occur with very little notice and new construction only has to meet zoning regulations. Additionally, because of the larger lot sizes in Homewood compared to the surrounding areas, without historic designation or design guidelines, zoning would allow for the construction of new houses that could be two or even as much as three times larger than houses that are existing in the neighborhood. In theory, on the 1000 block of Upton Ave North, there are several modest-sized 1-1/2 story houses that are about 1,200 square feet in size. Someone could buy two properties on either side of a 1 or 1-1/2 story house and two, 3,000 square foot, 2-1/2 story houses with tuck-under rear garages could be built on either side. This would take away light and air from the smaller property because on lots of this size, the side and rear setbacks are generally only 6 and 5 feet, respectively, which is substantially smaller than the average setbacks found in Homewood. Part of the character of Homewood is found in the design of the existing setbacks, and the relatively large yards in comparison to the surrounding areas. As currently written in the design guidelines, we took your feedback from the last meeting where people expressed the concern that any new homes built in Homewood should be in keeping with the average size, height, and mass of the surrounding homes.*

***See the image below for a visual description.***



*1005, 1009, and 1019 Upton Ave North at present.*



*1005, 1009, and 1019 Upton Ave North after theoretical demolition of 1005 and 1019 and new large home construction without design guidelines.*

**19) Demolitions can occur without historic protections, large contemporary homes and “mini-mansions” can be built.**

*Yes, see # 18 above.*

**20) What rationale allows variances for large homes and small setbacks?**

*The zoning code sets the rules; the City Planning Commission can approve variances for large homes and small setbacks if practical difficulties exist in complying with these regulations due to circumstances unique to the property, amongst other considerations.*

**21) Plan reviewers aren’t doing their jobs.**

*We believe the person making this comment was referring to their opinion that setback variances that have been authorized without variance findings being fully justified.*

**22) What benefit does designation bring to the city?**

*Lots. Heritage preservation helps preserve the community’s unique identity, culture, and character. Landmarks and historic districts enhance the city’s unique identity, quality of life, and economic vitality. Large historic districts like the Saint Anthony Falls Historic District and the Warehouse District are central to the city’s identity, business and nightlife. They are also home*

*to thousands of people. Cities invest far more staff time and resources that can be covered by application fees to help preserve historic properties.*

**23) This is an attempt at gentrification.**

*Gentrification is a result of complex social and economic forces. No one is intentionally trying to gentrify the Homewood neighborhood. There were some comments about gentrification during the meeting, with one resident in particular noting that neighborhood home prices had risen so much as to make them unaffordable to many residents' children. Any general increases in the values of homes in this area has very, very little, if anything, to do with the 4 1/2 month old nomination of the neighborhood for historic designation. Larger forces are likely causing this. Homewood is about a 5 minute car ride from downtown Minneapolis, and the light rail line will have a stop at Plymouth Avenue and Theodore Wirth Parkway within a few years. Additionally, Homewood is next to Theodore Wirth Park which has a golf course, lakes and bike trails. Nationally, neighborhoods that gentrify are located near good jobs in a city's central business district, are accessible by light rail and good public transportation, have good quality, affordable, older housing stock that, and are near parks, green spaces, bike trails, cafes and restaurants. All these ingredients exist in Homewood.*

*Change cannot be stopped, but historic designation and design guidelines will give your neighborhood powerful tools to deal with change over time. Realistically, Homewood residents should realize that a large portion of the neighborhood is aging, and eventually a new population will move in. Historic designation is a legacy to leave to future generations. Without these protections that are offered as a part of a designation, smaller homes can be replaced with larger homes, reducing the mix of housing stock that results in the socio-economic diversity that presently exists in Homewood.*

**24) Paint colors should not be regulated.**

*Typically, the city and the HPC do not regulate paint colors. It is recommended that paint color be appropriate and compatible with the house and the setting, but generally speaking, that is left to the judgment of homeowners. At our last meeting we heard from some residents that they wanted some regulation of exterior paint colors.*

**25) This should help deal with problem landlords, right?**

*Indirectly. All rental property owners have to comply with housing maintenance codes. Historic district designation does not change this, but it generally creates neighborhood pride in ownership and a collective sense of care for an area that the entire community seeks to maintain. In that sense, the greater recognition and appreciation that accompanies designation can pressure problem landlords to improve their customer service.*

**26) Will designation change homeowner insurance requirements?**

No.

**27) Design guidelines should be written as recommendations and non-recommendations.**

*We released a first draft of the design guidelines; we can incorporate this feedback and make it read more like recommendations for best practices – basically the way that most homeowners have been maintaining their homes for decades. But historic district residents count on design guidelines to maintain the character of their neighborhood, and usually want clear requirements that can be applied fairly and universally, so most guidelines clearly identify what rules will require exceptions from the Heritage Preservation Commission, with neighborhood participation in the review process.*

**28) Design Guidelines provide an additional layer of review on top of building code requirements.**

*This is true, and this can be seen as a benefit. See # 9. Some contractors (but not all) will take advantage of people and will overcharge them. Our office is used to seeing all kinds of building permit applications – so as part of preservation review, we can generally see things that don't appear right.*

*Often times – preservation is just that – it preserves your money!*

**29) Issue – enforcing guidelines that are not vetted.**

*Agreed. However, without local district design guidelines there already are preservation guidelines. We use The Secretary of the Interior's Guidelines for the Treatment of Historic Properties to administer buildings and districts during the interim phase, the time between nomination and designation, and incorporate feedback that we've heard from property owners at neighborhood meetings.*

**30) Why are there preservation related fees during the interim period when Homewood isn't even officially a historic district?**

*This ensures that properties are protected in the meantime and ensures that homeowners who wish to conduct the sort of development that neighbors normally care about (additions, new buildings, and exceptions to the guidelines that neighbors help develop) pay fees to support public hearings that allow neighbors to participate in the review of these proposals.*

**31) Objection to guidelines within the interim period.**

*During interim protection, staff incorporates design guideline feedback that we've heard from neighbors at design guideline development meetings.*

**32) Stone markers – new markers – public works**

*Public Works will maintain the historic stone street markers. The draft design guidelines permit the construction of new street markers, but the cost must be borne by those who wish to construct them.*

**33) Solar panels should be allowed anywhere**

*Anywhere is a strong term. Even the Zoning Code has limitations on where solar panels may be placed. See also # 13*

**34) There is a higher value than what my neighbor's house looks like.**

*Absolutely!*

**35) Do we want historic designation at all?**

*This is a fair question to ask. If you want assurances and legal protections that your neighborhood will retain its historic and visual character over time, then yes. If you want to prevent demolitions and out-of character development, then yes. If you want to leave a legacy to future generations, yes.*

**36) We need additional meetings.**

*We're planning future meetings now.*

**37) There should be a vote on a district. 1 house = 1 vote.**

*The City's municipal code stipulates that the City Council who we elect may designate historic districts, with input from residents (to include property owners), the HPC, SHPO, and CPC.*

**38) Raised seam metal roofs should be allowed.**

*As the guidelines exist now, they are not mentioned. Raised seam metal roofs were not employed during the period of significance, and are generally not part of the character of the neighborhood. However they might be allowed on new construction, as a way to show that it is new and not old.*

**39) Allow metal cladding over wood trim?**

*This is not recommended as a best practice, it is typically used as a way to hide deteriorating wood that needs painting, and we want to preserve historic building materials. If not installed properly, metal cladding over wood trim can cause moisture damage. Also, wrapping wood with metal cladding on single family residences was really not done from 1909 – 1949.*

#### **40) Allow metal cladding over eaves?**

*This is not recommended as a best practice, it is typically used as a way to hide deteriorating wood that needs painting, and we want to preserve historic building materials. If not installing a ventilated roof, we recommend installing vents in the eaves that are painted to match the soffit. Also, wrapping wood with metal cladding was not done from 1909 – 1949.*

#### **41) Replacement windows should be allowed.**

*Replacement windows are allowed. We recommend preserving historic wood windows. At our June 6 meeting this was discussed and supported. It is generally much cheaper and more energy efficient to maintain old wood windows made before WWII, it also adds character and adds value to your homes. However, if your windows are too deteriorated, replacement windows will absolutely be allowed as long as they match the appearance of the original windows. We recommend in-kind replacement (ex. wood for wood), but any replacement window is fine as long as it matches the appearance of the original windows. If you are replacing windows that are not historic wood windows, we recommend wood windows, but any replacement window is fine as long as it matches the appearance of the original windows. If the original appearance is not known, we recommend choosing a window of a simple design that compliments the character of the house. We want you to be comfortable inside your homes and we want your homes looking as nice as they do now!*

*Remember also – see #9 and # 28. Just like a bartender thinks that you need a drink, and then another, and another, and will sell it to you at full price, the window replacement businesses thinks that everyone needs new windows. Restoring wood windows generally costs no more than \$50 per window in materials, and you can repair it yourself. Replacement window salesmen are in the business of selling things, not maintaining things. Old windows were designed with separate components and need to be maintained regularly, but will last more than one hundred years. Many, but not all new windows are single products and when they need repair, they require complete replacement. That’s why they are called replacement windows. So if someone accidentally throws a baseball through your new replacement window, instead of getting some glass cut at the hardware store for \$20 and fixing it yourself – you might be out the cost of a whole new window.*

*Paying a window restorer costs much more in labor than in parts, and helps support our local economy. In comparison, inexpensive replacement windows made far away cost at least \$150, plus labor. More expensive replacement windows can cost as much as \$1,000 for a simple double hung sash.*

**42) Windows changes should be reviewed administratively, not before the HPC.**

*This is not as simple as it sounds, because there are many subgroups to this topic.*

*For example:*

- *Historic windows that are not deteriorated*
- *Historic windows that are deteriorated but can be repaired*
- *Historic windows that require replacement*
- *Non-historic windows*

*That being said, it is possible for many window applications to be reviewed administratively.*

**43) Problem with the HPC is objectivity.**

*The HPC does their best to make reasoned and careful judgments, as decisions like these should be. The HPC are busy professionals who are receive only \$25 per meeting to compensate for travel expenses such as gas and parking. They volunteer their knowledge and expertise because they genuinely care about stewardship of our shared cultural heritage.*

**44) Combination storm windows should be allowed.**

*Combination storm windows are allowed, and all existing combination storm windows are grandfathered in. We recommend that they have a painted finish to complement the window openings – nowadays there are many factory options available in painted finishes, nowadays almost no one installs these types of storm windows with a raw aluminum finish.*

**45) Review for window replacement should be flexible if windows are not historic.**

*That is the intent of the guidelines. We recommend best options and practices, but intend to be flexible in allowing replacement options as long as they match the appearance of the historic windows.*

**46) Work on verbiage of recommendations in the design guidelines.**

*This we can do.*

**47) Storm window regulation is excessive.**

*The design guidelines contain only two sentences on storm windows:*

*“Replacement or new storm windows should be constructed of wood and have a painted finish. Aluminum or metal storm windows are permitted if they are painted to complement the surrounding trim and provide a flush appearance that minimizes shadow lines, to best resemble historic wood storm windows.”*

*Again, we recommend best practices. You don't have to have storm windows if you don't want to.*

**48) What happens if you do unpermitted work?**

*It depends. If you do get caught, depending on the type of work done, like re-roofing, you can be fined. Some work, like painting your house does not require a permit. Other work, like have an electrician wiring your house without a permit can have serious consequences for a homeowner. If there were to be a fire from faulty wiring, your insurance would probably not cover those damages.*

**49) Design guidelines should be recommendations and non-enforceable.**

*Design guidelines are a series of recommendations and best practices - there must be some baseline standards, or else there is no point in having a historic district. Without enforceable design guidelines, any new construction could be out-of-character. See # 18.*

**50) Should encourage appropriate paint colors.**

*This contradicts comment # 24. Some people feel this way and some people do not.*

**51) There should be some protection on the exteriors of houses.**

*This is the point of having design guidelines and a historic district.*

**52) Requires \$\$\$ to maintain.**

*All home maintenance requires money.*

**53) Against a designation, it would be off-putting, would result in people leaving and who would come in?**

*Not necessarily. At previous meetings there was great support for establishing a historic district in Homewood. Having said that, not everyone seeks to live in a historic home.*

**54) Identify leaders and webs in the community.**

*We've tried to do so. We've identified several community leaders and have appreciated their help with outreach. Some such as Bev and George Roberts have been community leaders for decades. But community leaders can only do so much. People must engage in the process and attend meetings or submit ideas outside of meetings via e-mail or US Mail to have their voice heard.*

**55) How to get people out to meetings?**

*See previous comments about outreach efforts. Bev Roberts has volunteered to personally deliver a notice about the next meeting to each house in Homewood. Interested parties should show up.*

**56) Can we have our own process?**

*We have been notifying the neighborhood for almost a year and have had several meetings already. We like the way that you have been maintaining your properties. As part of developing design guidelines we want your help to put into words how you would like to see the character of your neighborhood maintained.*

**57) Homewood is a haven for those who have no haven elsewhere.**

*That's certainly the way the Jewish community felt, and we respect these feelings about your neighborhood. This is part of the reason we think that it is significant.*

**58) HPC is a pain.**

*This is an opinion, see # 43.*

**59) We're buying into a style in this neighborhood... why have so many restrictions?**

*We like the way that you have been maintaining your properties. As part of developing design guidelines we want your help to put into words how you would like to see the character of your neighborhood maintained.*

**60) Preserve character of the neighborhood with guidelines.**

*That's what we're talking to you about. You've bought into a style, maybe you'd like to keep it that way.*

**61) Fix zoning code, or historic preservation.**

*Local historic district design guidelines seek to do just that. They offer residents opportunities to create protections for historic properties that are stricter than those afforded by the Zoning Code but more flexible than those outlined in the nationally accepted historic preservation standard: The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

**62) Another meeting please.**

*Absolutely. Probably in about a month.*

**63) Send letter 10 days to 2 weeks before meeting.**

*Sure, we can do this.*

**64) At what point are we at the end of the process?**

*When the City Council votes to make Homewood a Historic district and the HPC has adopted the design guidelines.*

**65) Post-1949 history should be taught, not discounted.**

*The designation study discusses the district's post-1949 history. There are other important individuals who resided in Homewood after the period of significance that are worthy of mention. These individuals include: Jimmy Door, a prominent Democratic-Farmer-Labor power broker; Carl Eller, one of the "Purple People Eaters," a former defensive lineman for the Minnesota Vikings and inductee to the Professional Football Hall of Fame; Vivian Jenkins-Nelson, an internationally renowned educator and author; Prince Rogers Nelson, a master musician who sold over 100 million albums and won seven Grammy awards during his lifetime; and Van White, a founder of the Willard Homewood Organization and the first African-American City Council member in Minneapolis. While these aforementioned individuals resided in Homewood after the period of significance, and less than 50 years ago, these noteworthy people certainly add to the story of this neighborhood community.*

**66) Interim protection – not made clear.**

*We discussed interim protection extensively at the meeting (see comments 3 and 4 above).*

**67) Not opposed to metal roofs – it is a 50 year material and should be considered.**

*While not seen in Homewood, and generally out of character with historic homes in the neighborhood, this roof material may be considered, especially for any new construction, it might be a good way to differentiate between old and new.*

**68) Porch columns - composite materials should be considered as replacements when historic columns are too deteriorated.**

*Agreed, this would meet the design guidelines. We can spell this out more clearly.*

**69) Composite wood should be allowed (for decking).**

*Agreed, this would meet the design guidelines. We can spell this out more clearly.*

**70) Egress steps – in the guidelines, are these for the first level, or multi-story egress steps?**

*This was intended for multi-story egress steps. They are encouraged to be at the rear of the house and inconspicuous from the street.*

**71) Vinyl fencing – may be allowed – good designs are available.**

*If this is supported by the neighborhood, this could be allowed in the guidelines.*

**72) Metal doors may be ok as replacements – they can appear like painted wood.**

*Agreed – this would meet the design guidelines. We still would like to preserve any historic doors.*

**73) Vinyl overhead garage doors may be okay.**

*Agreed – this would meet the design guidelines because all but 10 garages are considered non-contributing at this point. On non-contributing buildings guidelines are more flexible and alterations should still be compatible. On the 10 contributing garages we would like to preserve historic garage doors.*