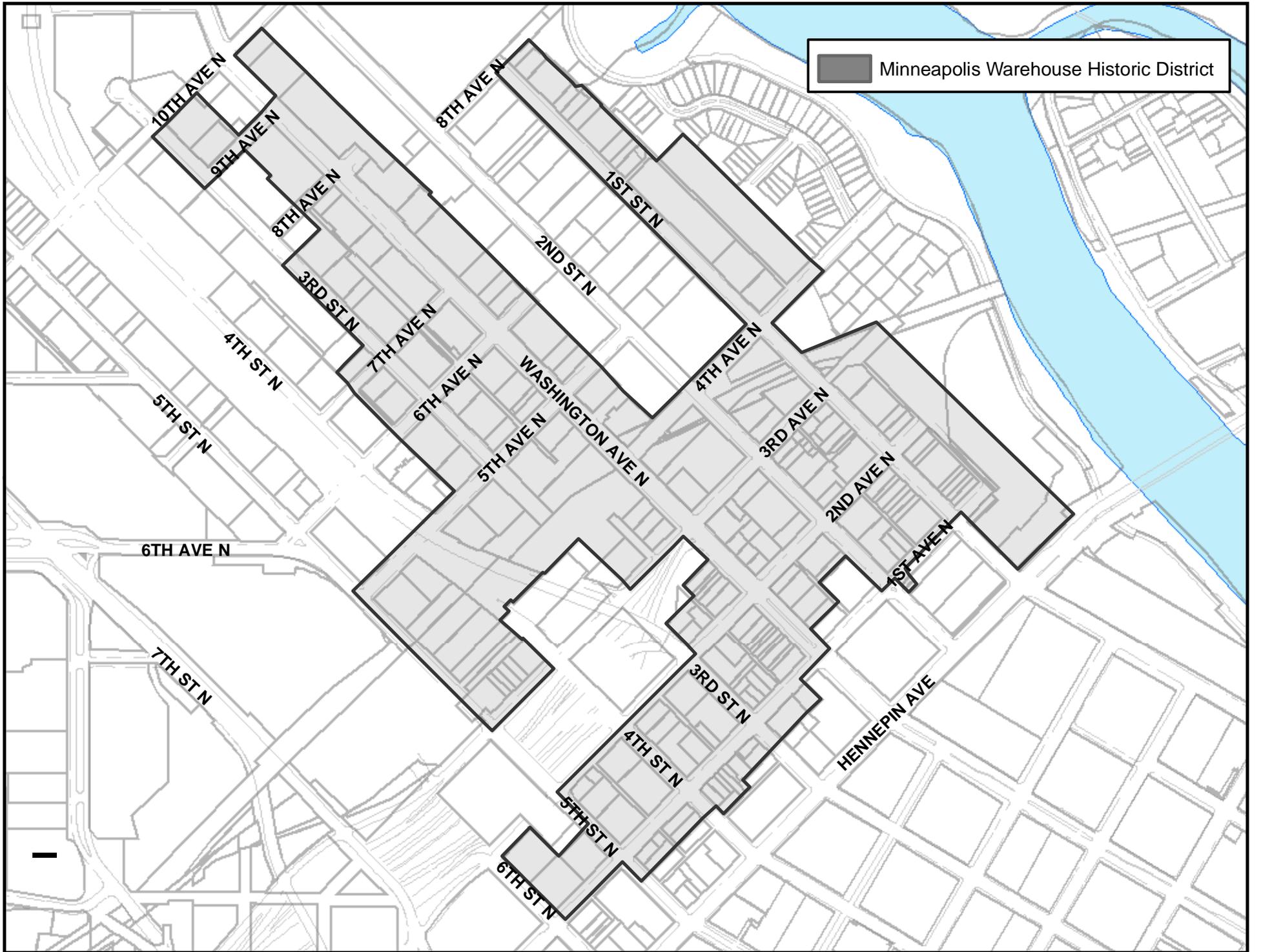


Attachment B:
Map of District & List of Properties



**List of Properties Included in Proposed Local Designation
of the Minneapolis Warehouse Historic District**

Address	PID
21 1ST AVE N	2302924230076
23 1ST AVE N	2302924230075
100 1ST AVE N	2202924140062
116 1ST AVE N	2202924140061
120 1ST AVE N	2202924140060
128 1ST AVE N	2202924140059
133 1ST AVE N	2202924410006
241 1ST AVE N	2202924410024
244 1ST AVE N	2202924410060
248 1ST AVE N	2202924410059
252 1ST AVE N	2202924410058
300 1ST AVE N	2202924410126
311 1ST AVE N	2202924419000
314 1ST AVE N	2202924410082
317 1ST AVE N	2202924410124
319 1ST AVE N	2202924410030
321 1ST AVE N	2202924410031
322 1ST AVE N	2202924410125
323 1ST AVE N	2202924410032
330 1ST AVE N	2202924410098
400 1ST AVE N	2202924420059
401 1ST AVE N	2202924420075
415 1ST AVE N	2202924420076
416 1ST AVE N	2202924420021
518 1ST AVE N	2202924430112
28 1ST ST N	2302924230079
30 1ST ST N	2302924230019
100 1ST ST N	2202924140052
102 1ST ST N	2202924140053
104 1ST ST N	2202924140050
110 1ST ST N	2202924140051
113 1ST ST N	2202924140063
115 1ST ST N	2202924140064
117 1ST ST N	2202924140065
120 1ST ST N	2202924140049
121 1ST ST N	2202924140066
123 1ST ST N	2202924140067
124 1ST ST N	2202924140048
125 1ST ST N	2202924140068
200 1ST ST N	2202924140037

Address	PID
206 1ST ST N	2202924140036
212 1ST ST N	2202924149001
213 1ST ST N	2202924141036
215 1ST ST N	2202924141037
221 1ST ST N G	2202924141038
221 1ST ST N	2202924149000
224 1ST ST N	2202924140656
227 1ST ST N	2202924140081
300 1ST ST N	2202924140008
300 1/2 1ST ST N	2202924140009
302 1ST ST N	2202924140010
400 1ST ST N	2202924149020
408 1ST ST N	2202924149018
428 1ST ST N	2202924120406
602 1/2 1ST ST N	2202924120407
602 1ST ST N	2202924120015
606 1ST ST N	2202924120408
614 1ST ST N	2202924120409
620 1ST ST N	2202924120410
700 1ST ST N	2202924120001
702 1ST ST N	2202924129001
702 1/2 1ST ST N	2202924129002
708 1/2 1ST ST N	2202924120122
712 1ST ST N	2202924120123
716 1ST ST N	2202924129000
724 1ST ST N	2202924120117
728 1ST ST N	2202924120133
24 2ND AVE N	2202924140634
93 2ND AVE N	2202924140047
100 2ND AVE N	2202924140204
200 2ND AVE N	2202924140075
212 2ND AVE N	2202924140086
216 2ND AVE N	2202924140085
245 2ND AVE N	2202924410040
254 2ND AVE N	2202924410100
321 2ND AVE N	2202924420052
417 2ND AVE N	2202924420056
119 2ND ST N	2202924410052
123 2ND ST N	2202924410053
128 2ND ST N	2202924140058

Address	PID
210 2ND ST N	2202924149003
212 2ND ST N	2202924140073
218 1/2 2ND ST N C	2202924141034
218 1/2 2ND ST N D	2202924141035
219 2ND ST N	2202924149002
223 2ND ST N	2202924140146
224 2ND ST N	2202924140071
310 2ND ST N	2202924140016
318 2ND ST N	2202924140162
322 2ND ST N	2202924140528
100 3RD AVE N	2202924140147
107 3RD AVE N	2202924140080
117 3RD AVE N A	2202924141032
117 3RD AVE N B	2202924141033
124 3RD AVE N	2202924140018
127 3RD AVE N	2202924140070
200 3RD AVE N	2202924140156
217 3RD AVE N	2202924140083
250 3RD AVE N	2202924420072
400 3RD AVE N	2202924420046
410 3RD AVE N	2202924420045
414 3RD AVE N	2202924420044
418 3RD AVE N	2202924420043
422 3RD AVE N	2202924420097
21 3RD ST N	2202924410026
24 3RD ST N	2202924410090
25 3RD ST N	2202924410027
106 3RD ST N	2202924410057
108 3RD ST N	2202924410056
112 3RD ST N	2202924410055
114 3RD ST N	2202924410088
123 3RD ST N	2202924410085
200 3RD ST N	2202924410101
208 3RD ST N	2202924410099
329 3RD ST N	2202924130148
333 3RD ST N	2202924130147
401 3RD ST N	2202924130017
500 3RD ST N	2202924130138
505 3RD ST N	2202924130136
514 3RD ST N	2202924130145

Address	PID
525 3RD ST N	2202924139008
530 3RD ST N	2202924130146
600 1/2 3RD ST N	2202924130041
608 3RD ST N	2202924130040
615 3RD ST N	2202924240079
701 3RD ST N	2202924240075
722 3RD ST N	2202924240094
728 3RD ST N	2202924240095
748 3RD ST N	2202924219003
900 3RD ST N	2202924210054
918 3RD ST N	2202924219002
50 4TH AVE N	2202924110015
111 4TH AVE N	2202924149021
213 4TH AVE N	2202924140157
405 4TH AVE N	2202924420111
405 4TH AVE N	2202924420112
405 4TH AVE N	2202924420113
408 4TH AVE N	2202924420110
16 4TH ST N	2202924410036
20 4TH ST N	2202924410105
25 4TH ST N	2202924410087
118 4TH ST N	2202924420054
119 4TH ST N	2202924420079
328 4TH ST N	2202924420098
409 5TH AVE N	2202924420081
22 5TH ST N	2202924430104
26 5TH ST N	2202924430097
110 5TH ST N	2202924420058
111 5TH ST N	2202924430032
126 5TH ST N	2202924420057
300 5TH ST N	2202924420096
408 5TH ST N	2202924420092
420 5TH ST N	2202924420035
300 6TH AVE N	2202924130004
116 6TH ST N	2202924430111
246 7TH AVE N	2202924240093
250 1/2 7TH AVE N	2202924240111
301 7TH AVE N	2202924240080
425 8TH AVE N	2202924210091
425 1/2 8TH AVE N	2202924210381

Address	PID
218 9TH AVE N	2202924210085
20 HENNEPIN AVE	2302924230073
90 HENNEPIN AVE	2302924230072
90 1/2 HENNEPIN AVE	2302924230074
101 WASHINGTON AVE N	2202924410061
106 WASHINGTON AVE N	2202924410048
107 WASHINGTON AVE N	2202924410062
109 WASHINGTON AVE N	2202924410063
113 WASHINGTON AVE N	2202924410064
115 WASHINGTON AVE N	2202924410065
116 WASHINGTON AVE N	2202924410047
117 WASHINGTON AVE N	2202924410066
118 WASHINGTON AVE N	2202924410091
119 WASHINGTON AVE N	2202924410067
121 WASHINGTON AVE N	2202924410068
125 WASHINGTON AVE N	2202924410069
126 WASHINGTON AVE N	2202924410043
200 WASHINGTON AVE N	2202924410042
201 WASHINGTON AVE N	2202924410071
206 WASHINGTON AVE N	2202924410041
207 WASHINGTON AVE N	2202924410072
211 WASHINGTON AVE N	2202924410073
213 WASHINGTON AVE N	2202924410074
214 WASHINGTON AVE N	2202924140148
214 1/2 WASHINGTON AVE N	2202924140149
215 WASHINGTON AVE N	2202924410075
218 WASHINGTON AVE N	2202924140082
300 WASHINGTON AVE N	2202924140023
301 WASHINGTON AVE N	2202924130082
307 WASHINGTON AVE N	2202924130083
315 WASHINGTON AVE N	2202924130084
326 WASHINGTON AVE N	2202924130126
332 1/2 WASHINGTON AVE N	2202924140163
333 WASHINGTON AVE N	2202924130110
400 WASHINGTON AVE N	2202924130067
404 WASHINGTON AVE N	2202924139000
405 WASHINGTON AVE N	2202924130107
419 WASHINGTON AVE N	2202924130149
424 WASHINGTON AVE N	2202924130062
425 WASHINGTON AVE N	2202924130127

Address	PID
500 WASHINGTON AVE N	2202924130061
501 WASHINGTON AVE N	2202924130132
505 WASHINGTON AVE N	2202924130131
506 WASHINGTON AVE N	2202924130060
507 WASHINGTON AVE N	2202924130039
515 WASHINGTON AVE N	2202924130130
525 WASHINGTON AVE N	2202924130129
528 WASHINGTON AVE N	2202924130059
600 WASHINGTON AVE N	2202924130056
601 WASHINGTON AVE N	2202924130042
606 WASHINGTON AVE N	2202924130055
607 WASHINGTON AVE N	2202924130043
618 WASHINGTON AVE N	2202924139011
700 WASHINGTON AVE N	2202924129011
701 WASHINGTON AVE N	2202924130046
718 WASHINGTON AVE N	2202924129012
720 WASHINGTON AVE N	2202924120566
729 WASHINGTON AVE N	2202924210083
729 1/2 WASHINGTON AVE N	2202924210382
730 WASHINGTON AVE N	2202924120019
753 WASHINGTON AVE N	2202924210068
757 WASHINGTON AVE N	2202924210072
800 WASHINGTON AVE N	2202924210093
801 WASHINGTON AVE N	2202924219000
828 WASHINGTON AVE N	2202924210094
900 WASHINGTON AVE N	2202924210030

City of Minneapolis Public Right-of-Way

1st Avenue North, between the Federal Reserve Bank and 1st Street N

1st Avenue North, between 1st and 2nd Streets North

1st Avenue North, between Washington Avenue North and 3rd Street North

1st Avenue North, between 3rd Street North and 4th Street North

1st Avenue North, between 4th and 5th Streets North

1st Avenue North, between 5th and 6th Streets North

2nd Avenue North, from alley to 1st Street North

2nd Avenue North, from 1st to 2nd Streets North

2nd Avenue North, from 2nd Street North to Washington Avenue North

2nd Avenue North, from Washington Avenue North to 3rd Street North

2nd Avenue North, from 3rd to 4th Streets North

2nd Avenue North, from 4th to 5th Streets North

3rd Avenue North, from 1st to 2nd Streets North

3rd Avenue North, from 2nd Street North to Washington Avenue North

3rd Avenue North, from Washington Avenue North to 3rd Street North

3rd Avenue North, from 4th to 5th Streets North

4th Avenue North, from 56 4th Avenue North to 1st Street North

5th Avenue North from district boundary to Washington Avenue North

5th Avenue North, from Washington Avenue North to 3rd Street North

5th Avenue North, from 3rd to 4th Streets North

5th Avenue North, from 4th to 5th Streets North

6th Avenue North, from district boundary to Washington Avenue North

6th Avenue North, from Washington Avenue North to 3rd Street North

6th Avenue North, from 3rd Street North to district boundary

7th Avenue North, from Washington Avenue North to 3rd Street North

7th Avenue North, from 3rd Street North to district boundary

8th Avenue North, from Washington Avenue North to district boundary

9th Avenue North from Washington Avenue North to 3rd Street North

1st Street North, between 1st and 2nd Avenues N

1st Street North, between 2nd and 3rd Avenues North

1st Street North, between 4th and 8th Avenues North

2nd Street North, between 1st and 2nd Avenues North

2nd Street North, between 2nd and 3rd Avenues North

City of Minneapolis Public Right-of-Way

Washington Avenue North, between 1st and 2nd Avenues North

Washington Avenue North, between 2nd and 3rd Avenues North

Washington Avenue North, between 5th and 6th Avenues North

Washington Avenue North, between 6th and 7th Avenues North

Washington Avenue North, between 7th and 8th Avenues North

Washington Avenue North, between 8th and 9th Avenues North

Washington Avenue North, between 9th and 10th Avenues North

3rd Street North, between district boundary and 2nd Avenue North

3rd Street North, between BN Railroad line and 5th Avenue South

3rd Street North, between 5th and 6th Avenues North

3rd Street North, between 6th and 7th Avenues North

3rd Street North, between 7th Avenue North and district boundary

4th Street North from district boundary to 2nd Avenue North

5th Street North between roughly 1st and 2nd Avenues North

Traffic Street

Alley Block 22, Bradford & Lewis Addition, between Washington Avenue and 3rd Street bounded by 4th and 5th Avenues North

Alley Block 23, Bradford & Lewis Addition, between Washington Avenue and 3rd Street bounded by 5th and 6th Avenues North

Alley Block 24, Bradford & Lewis Addition, between Washington Avenue and 3rd Street bounded by 6th and 7th Avenues North

Alley Block 27, Bradford & Lewis Addition, between 3rd and 4th Streets North bounded by 6th and 7th Avenues North

Alley Block 55 between Washington Avenue and 3rd Street North bounded by 1st and 2nd Avenues North

Alley Block 60 between 3rd and 4th Streets North bounded by 1st and 2nd Avenues North

Alley Block 83 between 4th and 5th Streets North bounded by 1st and 2nd Avenues North

Alley Block 35 between 2nd Street North and Washington Avenue North bounded by 1st and 2nd Avenues North

Alley Block 24 between 1st and 2nd Streets North bounded by 1st and 2nd Avenues North

Alley Block 25 between 1st and 2nd Streets North bounded by 2nd and 3rd Avenues North

Alley Block 34 between 2nd Street North and Washington Avenue North bounded by 2nd and 3rd Avenues North

Attachment C:
HPC Nomination Staff Report and Action
January 13, 2009

**CITY OF MINNEAPOLIS
CPED PLANNING DIVISION
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

FILE NAME: National Register of Historic Places Minneapolis Warehouse Historic District

CATEGORY/DISTRICT: Historic Resource

CLASSIFICATION: Nomination for Consideration for Designation as an addition to the North
Loop Warehouse Local Historic District

APPLICANT: City of Minneapolis, Community Planning and Economic Development
Department

PUBLICATION DATE: January 6, 2009

DATE OF HEARING: January 13, 2009

APPEAL PERIOD EXPIRATION: January 23, 2008

STAFF INVESTIGATION AND REPORT: Brian Schaffer (612) 673-2670

A. BACKGROUND

In 1978 the City Council adopted the local designation of the North Loop Warehouse Historic District. It was designated for its architectural significance and commerce significance associated with the wholesaling industry and its supporting industries. The boundaries of this district can be seen in blue stripes in attachment A.

In 1989 the Minneapolis Warehouse Historic District was nationally designated and listed on the National Register of Historic Places (NRHP) for its architectural significance and commerce significance associated with the wholesaling and implementing industries in Minneapolis. The boundaries of the Minneapolis Warehouse Historic District can be seen in red in attachment A. The boundaries partially overlap the boundaries of the St. Anthony Falls Historic District, a local and national historic district. The Minneapolis Warehouse National Historic District includes more properties than the North Loop Warehouse Local Historic District. This difference in size is due to the larger scope of significance for the national historic district designation.

In 1993 the plans for the Federal Reserve Bank Project required a federal historic review known as a Section 106 Review under the National Historic Preservation Act. The review determined that the bank project would have an “adverse effect on properties eligible for listing in the National Register of Historic Places” as the project required the demolition of three structures within the NRHP Minneapolis Warehouse Historic District. The outcome of this review was a Memorandum of Agreement, which required that a preservation action plan be developed for the Warehouse Historic District.

The Minneapolis Warehouse Preservation Action Plan, which was adopted by the City Council in December of 2000, calls for the boundaries of the local historic district to be expanded to include the boundaries of the national historic district.

Changes to locally designated districts are reviewed by the Minneapolis Heritage Preservation Commission as mandated in the Minneapolis Code of Ordinances, but there is no design review associated with National Register designation. The locally designated district has received greater protection from demolition and has benefited from regulation and design review afforded to locally designated districts. A large portion of what is considered Minneapolis' warehouse district both historically and associatively has not had the benefit of regulatory review because it is not locally designated. Some buildings in this unprotected area have received inappropriate alterations that compromise their historic integrity.

In response to recent development pressures that threaten the historical integrity of the National Register Historic District the HPCC, on December 2, 2008, directed staff to prepare a nomination for local designation of the area known as the NRHP Warehouse Historic District.

B. HISTORICAL CONTEXT OF THE PROPERTY

The following is an excerpt from the Minneapolis Warehouse Historic District National Register of Historic Places Nomination Form prepared by Rolf Anderson in 1989.

The Minneapolis Warehouse Historic District is a 30 block area located immediately west of downtown Minneapolis and south of the Mississippi River. The district contains 160 building and 3 structures and is roughly bounded by 1st Avenue North on the east, 1st Street North on the south. Only 20 of these 160 buildings have been categorized as noncontributing and of these, 14, are modest one-story structures which do not detract from the overall appearance of the district.

The oldest buildings constructed in the warehouse district were small commercial structures, typically three stories tall. Many were built with storefronts on the 1st floor and hotels and manufacturing spaces above. As the area developed into the city's warehouse and wholesale district in the 1880s, the size of the buildings dramatically increased and was normally 5 to 7 stories with mill or semi-mill construction. After the turn of the century, massive utilitarian structures were built employing reinforced concrete and structural steel. The Warehouse District has retained its original sense of time and place with four steel bridges still in place, many streets paved with bricks or cobblestones, and with trains passing through daily on original track beds around which the area first developed. Architecturally the buildings include every major architectural style popular during the period of significance from Italianate, Queen Anne and Richardsonian Romanesque to Classical Revivals and early 20th century Commercial Styles.

The boundaries for the district were determined by the highest concentrated areas of wholesale/warehouse structures as well as by several vacant expanses of land which no longer retain any historic associations. These vacant areas include a large area south of the Mississippi River, a rectangular area south of North 1st Street which once served as a railroad yard and a vacant "L"-shaped area south of 3rd Street North and west of 2nd Avenue

The National Register of Historic Places Nomination Form is attached. The Form contains information regarding the significance of the jobbing, wholesaling, implement warehousing and other related industries that shaped the physical, economic and social development of Minneapolis.

D. CONSIDERATION FOR NOMINATION

Per section 599.230 the Heritage Preservation Commission shall review all complete nomination applications. If the HPC determines that a nominated property appears to meet at least one of the local designation criteria the commission may direct the planning director to commence a designation study of the property.

The properties contained within the National Register District have significance under local designation criterion number one for the commercial activity that exemplified the economic and social development of Minneapolis and the upper Midwest. Criterion three for containing distinctive element of the City's identity and criterions four and six for the strong examples of the architectural styles, designed by leading architects and engineers, that were popular during the district's period of significance.

(1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.

And

(3) The property contains or is associated with distinctive elements of city identity.

The Minneapolis Warehouse Historic District is historically significant as an area of early commercial growth as the city's warehouse and wholesaling district, which expanded during the late 19th and early 20th centuries when Minneapolis became a major distribution and jobbing center for the upper Midwest. The jobbing -wholesaling, implement warehousing and other related industries shaped the physical, economic and social development of Minneapolis. The district continues to play a role in the economic growth of Minneapolis with shops, restaurants, offices and residential units being developed along side long-established commercial and industrial businesses.

Minneapolis was positioned as a hub to the rapidly expanding railway system. The City's location as a hub drew the attention of national manufactures of farm machinery. These manufactures quickly developed land for warehousing and the area became known as 'Implement Row'. The area began at 5th Street and 3rd Avenue North and extended along 3rd Avenue to 1st Street and eventually expanded west along spur tracks to 7th Avenue. The implement industry became so successful that "by 1908 Minneapolis could boast that it was largest distribution point in the world for agricultural implements. By 1915 the manufacture and distribution of farm equipment had succeeded the flour and grain trade as the biggest business in Minneapolis dollar volume."¹

Wholesalers were naturally attracted to the area northwest of the business district where land values were relatively low and railroad lines nearby. In his book *A Half Century of Minneapolis*, Horace Hudson succinctly summarizes the rise of the jobbing industry. "It was inevitable that the receiving market for grain and other farm products of the northwest should become in time the

¹ Society for Industrial Archaeology, *A Guide to the Industrial Archaeology of the Twin Cities* (St. Paul: Minnesota Historical Society, 1983), p. 90.

principal distributing market for the goods for which these products were to be exchanged. As the greatest grain market of the west Minneapolis was bound to become a jobbing city as well.”²

Many wholesalers began modest businesses in the area of Washington Avenue North with the leading lines in 1878 consisting of (1) groceries, fruit and cigars, (2) dry goods, notions and clothing and (3) produce and commission. Many of these small businesses merged and expanded and would move several times within the warehouse district in order to acquire larger facilities. Such was the case with the North Star Boot and Shoe Company, the George Newell Company and the Wyman, Partridge & Company, each of whom had been located on Washington Avenue North only to ultimately move to massive warehouse buildings along 1st Avenue North. By 1919 wholesaling in Minneapolis became a billion dollar market.³

The warehouse district continued to grow and eventually expanded north of Hennepin Avenue from the river to 6th Street and along Washington Avenue and the adjacent side streets with rows of massive warehouses constructed after the turn of the century. By 1920 there were approximately 300 warehouse businesses in Minneapolis.

(4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction

And

(6) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

Many of the buildings were designed by the City’s most talented and successful architects whose work is often scarcely represented in other parts of the city. Every major architectural style was employed from the Italianate, Queen Anne and Richardsonian Romanesque to numerous classically inspired revivals and the curtain wall Commercial Styles. Structurally, the heavy timbered mill and semi-mill construction eventually gave way to structural steel and innovative designs in reinforced concrete. The growth of the jobbing and warehousing industries created the demand for engineering and architectural advances and the success of the businesses allowed for investments in ornate details. For these reasons the Minneapolis Warehouse Historic District is a showcase of commercial architecture in the Midwest. The following are among the notable architects who designed buildings in the warehouse district.

- Charles E. Bell
- George Emile Bertrand
- Christopher Adam Boehme
- Cass Gilbert
- Warren Hayes
- Edwin Haley Hewitt
- Harry Wild Jones

² Horace B. Hudson, *A Half Century of Minneapolis* (Minneapolis: The Hudson publishing Co., 1908), p. 426

³ National Register of Historic Places Registration Form- Minneapolis Warehouse Historic District 1989

- Frederick G. Kees
- Gottlieb Magney
- Wilbur H. Tusler
- Charles Sedgwick
- Edward Stebbings
- Carl F Struck
- Claude Allen Porter Turner
- William Channing Whitney

E. APPLICABLE ORDINANCES:

Chapter 599. Heritage Preservation Regulation

ARTICLE V. DESIGNATION

599.200. Purpose. This article is established to promote the preservation of historic resources by providing the commission with authority to recommend the designation of landmarks and historic districts and to adopt design guidelines for designated properties.

599.210. Designation criteria. The following criteria shall be considered in determining whether a property is worthy of designation as a landmark or historic district because of its historical, cultural, architectural, archaeological or engineering significance:

- (1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.
- (2) The property is associated with the lives of significant persons or groups.
- (3) The property contains or is associated with distinctive elements of city identity.
- (4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
- (5) The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.
- (6) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
- (7) The property has yielded, or may be likely to yield, information important in prehistory or history.

599.220. Nomination of property. Nomination of a property to be considered for designation as a landmark or historic district shall be submitted to the planning director on a nomination application form approved by the planning director and shall be accompanied by all required supporting information. A nomination may be made by any of the following:

- (1) A member of the heritage preservation commission.
- (2) A member of the city council.
- (3) The mayor.
- (4) The planning director.
- (5) Any person with a legal or equitable interest in the subject property.

599.230. Commission decision on nomination. The commission shall review all complete nomination applications. If the commission determines that a nominated property appears to meet at least one of the criteria for designation contained in section 599.210, the commission may direct the planning director to commence a designation study of the property.

599.240. Interim protection. (a) Purpose. Interim protection is established to protect a nominated property from destruction or inappropriate alteration during the designation process.

(b) Effective date. Interim protection shall be in effect from the date of the commission's decision to commence a designation study of a nominated property until the city council makes a decision regarding the designation of the property, or for twelve (12) months, whichever comes first. Interim protection may be extended for such additional periods as the commission may deem appropriate and necessary to protect the designation process, not exceeding a total additional period of eighteen (18) months. The commission shall hold a public hearing on a proposed extension of interim protection as provided in section 599.170.

(c) Scope of restrictions. During the interim protection period, no alteration or minor alteration of a nominated property shall be allowed except where authorized by a certificate of appropriateness or a certificate of no change, as provided in this chapter.

599.250. State historic preservation office review. The planning director shall submit all proposed designations to the state historic preservation officer for review and comment within sixty (60) days.

599.260. City planning commission review. The planning director shall submit all proposed designations to the city planning commission for review and comment on the proposal within thirty (30) days. In its review, the city planning commission shall consider but not be limited to the following factors:

- (1) The relationship of the proposed designation to the city's comprehensive plan.
- (2) The effect of the proposed designation on the surrounding area.
- (3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

599.270. Designation hearing. Following completion of the designation study the commission shall hold a public hearing to consider the proposed designation, as provided in section 599.170. Any person having a legal or equitable interest in a nominated property shall be allowed reasonable opportunity to give testimony or present evidence concerning the proposed designation.

599.280. Commission recommendation. Following the public hearing, the commission shall make findings with respect to the proposed designation and shall submit the same together with its recommendation to the zoning and planning committee of the city council. In making its findings and recommendation, the commission shall consider the

designation criteria contained in section 599.210, the information contained in the designation study, the state historic preservation officer's comments, the city planning commission's comments, the planning director's report and all testimony and evidence received at the public hearing relating to the designation.

F. FINDINGS:

1. The properties included within the NRHP Minneapolis Warehouse Historic District have significance under local designation criterion number one “the property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history” for being associated with the warehousing, implement, and wholesaling industries that shaped the physical, economic and social development of Minneapolis.
2. The properties included within the NRHP Minneapolis Warehouse Historic District have significance under local designation criterion number three “The property contains or is associated with distinctive elements of city identity” for being associated with the warehousing, implement, and wholesaling industries that shaped the physical, economic and social development of Minneapolis.
3. The properties included within the NRHP Minneapolis Warehouse Historic District have significance under local designation criterion number four “the property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction” for exemplary collection of extant buildings showcasing a variety of significant architectural styles.
4. The properties included within the NRHP Minneapolis Warehouse Historic District have significance under local criterion six “the property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects” for exemplary collection of buildings showcasing variety architectural styles by the City’s leading architects.
5. In 2000 the Warehouse Action Plan was adopted by the Minneapolis City Council. The plan called for the merger of the local and national warehouse historic districts.
6. In December of 2008 the Heritage Preservation Commission directed staff to prepare a nomination for to merge the local and national warehouse historic districts.

G. STAFF RECOMMENDATION:

Staff recommends that the Heritage Preservation Commission **adopt** staff findings, **nominate** the collection of properties known as the National Register of Historic Places Minneapolis Warehouse Historic District for local designation and **direct** the Planning Director to commence a designation study of the collection of properties known as National Register of Historic Places Minneapolis Warehouse Historic District.

ATTACHMENTS

1. Map of the Area
2. National Register of Historic Places Nomination Form
3. Frequently Asked Questions – originally posted on the HPC website December 31, 2008.

Attachment D:
City Planning Commission Memo
September 17, 2009

**Community Planning & Economic Development
Planning Division**
350 South 5th Street, Room 210
Minneapolis, MN 55415-1385



City of Minneapolis
*Department of Community Planning
& Economic Development - CPED*

MEMORANDUM

TO: City Planning Commission
FROM: Brian Schaffer, Senior City Planner 612.673.2670
DATE: September 1, 2009
RE: Minneapolis Warehouse Historic District Designation Study – CPC Review and Comment
CC: Barbara Sporlein – Director, CPED – Planning
Jack Byers- Supervisor, CPED – Planning, Preservation & Design
Jason Wittenberg – Supervisor, CPED – Planning, Development Services

Designation Study Review and Comment

Chapter 599, Heritage Preservation, of the Minneapolis Code of Ordinances outlines the review process for designation studies. The City is required to submit the designation study to the State Historic Preservation Office (SHPO) and the City Planning Commission (CPC) for review and comment. A copy of the designation study has been submitted to the Minnesota SHPO. Enclosed is a copy of the designation study for your review and comment.

Section 599.260 of the Heritage Preservation Ordinance requires the planning director to submit all proposed designations to the city planning commission for review and comment on the proposal within thirty (30) days. In its review, the city planning commission shall consider but not be limited to the following factors:

- (1) The relationship of the proposed designation to the city's comprehensive plan.
- (2) The effect of the proposed designation on the surrounding area.
- (3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

This item will be on an upcoming CPC Committee of the Whole agenda for discussion and comment.

The following memorandum analyzes the proposed designation using the three factors outlined in the section 599.260 of the ordinance.

(1) The relationship of the proposed designation to the city's comprehensive plan.

The designation of the National Register of Historic Places (NRHP) Minneapolis Warehouse Historic District is explicitly supported by the Minneapolis Plan for Sustainable Growth. In 2008 the City Council approved a draft of the comprehensive plan: The Minneapolis Plan for Sustainable Growth.

Policy 8.1 of the comprehensive plan provides the most guidance on this item and states the following: "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture." Implementation Step 8.1.4 calls for the designation of resources listed on the National Register of Historic Places that have no local protection. The NRHP Minneapolis Warehouse Historic District is the most prominent of these resources.

Implementation steps 8.1.1 through 8.1.3 provide support on how to protect the integrity of the City's historic resources and state the following:

8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.

8.1.2 Require new construction in historic districts to be compatible with the historic fabric.

8.1.3 Encourage new developments to retain historic resources, including landscapes, incorporating them into new development rather than removal.

(2) The effect of the proposed designation on the surrounding area.

The proposed designation of the NRHP Minneapolis Warehouse Historic District will bring the district under local review and ensure the continued integrity of the district. Changes to locally designated districts are reviewed by City staff and the Minneapolis Heritage Preservation Commission as mandated in the Minneapolis Code of Ordinances - there is no design review associated with National Register Designation. Locally designated districts receive greater protection from demolition and inappropriate changes and benefit from regulation not afforded to properties listed only on the National Register.

The proposed designation includes many other resources than just buildings. The designation includes the industrial landscape features such as loading docks, road, rail and spur corridors. These landscape resources create the industrial character of the area and are as integral to telling the story of how Minneapolis developed as the buildings. In fact these resources dictated where the buildings were located and how the industries grew.

The proposed designation will allow for continued investment and adaptation of the all the resources in the district to meet the future needs of residents, businesses, and property owners while ensuring that these alterations do not detract from the historic integrity and character of the area.

(3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

The Minneapolis Plan for Sustainable Growth identifies two small area plans that cover the area of the proposed Minneapolis Warehouse Historic District: The Downtown East North Loop Master Plan adopted by the City Council in 2003 and the Warehouse Preservation Plan, which was adopted in 2000 by the City Council.

The Downtown East -North Loop Master Plan

The Downtown East -North Loop (DTE-NL) Master Plan was developed around the Hiawatha Light Rail Line and other future light rail and commuter rail lines that are planned for the area including the multi-modal station. The proposed designation is consistent with and supported by the master plan. The plan has a section titled "Preservation of Remaining Historic Fabric." This section of the plan discusses the preservation of historic resources and states "Wherever possible, as many existing older buildings as possible should be retained through historic designation."

The land use policies of the plan are separated into smaller precincts such as West Hennepin and Warehouse West. In general the DTE-NL master plan supports the preservation of the district. More specifically it states that the development in the West Hennepin precinct "should maintain and enhance the historic character of the district." In the Warehouse West precinct the plan states that "historic structures in this precinct should be protected and preserved with an emphasis on adaptive re-use of existing structures."

The master plan calls for development within "The Cut". The proposed designation explains how this feature was created and would allow for development within this area including a multi-modal station.

The Warehouse Action Plan

The Warehouse Action Plan was adopted by the City Council in 2000. The plan area was bounded by Hennepin Avenue to the south and 10th Avenue North as the northern boundary. First Street North was the eastern boundary and Seventh Street North was the western boundary. The plan was developed for the NRHP Minneapolis Warehouse Historic in response to the demolition of five historic buildings for the construction of the Federal Reserve Bank. The Plan calls for the local designation of National Register of Historic Places Minneapolis Warehouse Historic district.

The first goal of the Warehouse Action Plan is to “Preserve the distinctive character of the Plan Area, through rehabilitation of buildings, conservation of historic streetscape features, and compatible design for new construction.” The Plan goes on to state:

Past preservation efforts in the area have focused on buildings. However, the Plan Area's other features—bridges, railroad corridors, spur lines, retaining walls, areaways, and brick and granite pavers, are often threatened with deterioration, vandalism, and removal. These remnants provide important physical evidence of the historic warehousing and jobbing activities in the district. They physically and visually connect the massive buildings and structures, and are a key part of the complexity of the cultural landscape. Overall, the historic character of the Plan Area is one of Minneapolis' greatest assets.

The proposed designation includes the historic landscape features such as railroad corridors, spur lines, streets and paving materials. The proposed designation implements a portion of the Warehouse Action Plan and its content is consistent with the plan.