

Heritage Preservation in Minneapolis

DESIGNATION

NATIONAL

National Register of Historic Places

Listing on the National Register honors the community, state, or national importance of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. Properties listed on the National Register of Historic Places are administered by the National Park Service through the [Minnesota State Historic Preservation Office](#).

STATE

State Register of Historic Places

Minnesota has a [State Register of Historic Places](#) as well as designated [State Historic Districts](#). These are historic properties or groups of properties which represent and reflect elements of the state's cultural, social, economic, religious, political, architectural, and aesthetic heritage.

LOCAL

Local Designation

Local designation recognizes the historic significance of a property or group of properties. The purpose of designation is not to prevent change, but rather to guide it through review of major alterations. Once designated for heritage preservation, a property cannot be modified or demolished without being reviewed by Community Planning & Economic Development (CPED) and the Heritage Preservation Commission (HPC). However, designation does not mean freezing a building in time. Alterations, demolitions, and new construction activities still take place, but these are first reviewed by the HPC to ensure that compatibility is maintained with the historic character recognized through a property's designation.

More than 150 individual properties are designated as local landmarks in the City of Minneapolis. In addition, there are twelve locally designated historic districts. See more information and an interactive map of Minneapolis landmarks and historic districts [online](#).



Sears, Roebuck & Co. Mail-Order Warehouse and Retail Store: Individual Local Landmark

LANDMARK

Individual properties can be designated by City Council as local landmarks. Both exteriors and interiors can be designated.



Milwaukee Avenue Local Historic District

HISTORIC DISTRICT

Multiple properties within a defined geographic area can be designated as a historic district by City Council for their significance.

CRITERIA FOR DESIGNATION

The following 7 criteria are used to determine whether a property is worthy of local designation as a landmark or historic district in the City of Minneapolis.

- 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 or neighborhood 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.

BENEFITS OF DESIGNATION

There are benefits and responsibilities of owning property that is designated as a landmark or is located within a designated historic district.

Tax Credits

Federal: [20% Rehabilitation Tax Credit](#) for National Register properties. Projects can qualify for a 20% investment tax credit.

State: [20% Minnesota Historic Structure Rehabilitation Tax Credit](#) for properties listed on the National Register or contributing to a Registered Historic District. This state tax credit is offered for qualified historic rehabilitations.

Other Benefits

Historic Variances: To encourage preservation, the HPC can allow departure from the literal requirements of the zoning code, with public hearing and specific findings.

Economic Stability and Investment: Studies around the country have shown that designation helps to maintain or increase property values.

Preserving History: Designation helps preserve important parts of Minneapolis history for generations to come.

Staff Assistance: The Development Services staff at CPED are available to assist applicants throughout the development review process.

UNDERSTANDING INTEGRITY AND SIGNIFICANCE

These concepts are very important to heritage preservation.

The [integrity](#) of a property is shown through the authenticity of its location, design, setting, materials, workmanship, feeling, or association.

The [significance](#) of a property is determined by whether it meets the seven criteria for designation listed above. Significant properties are those worth protecting because they meet one or more of those criteria.

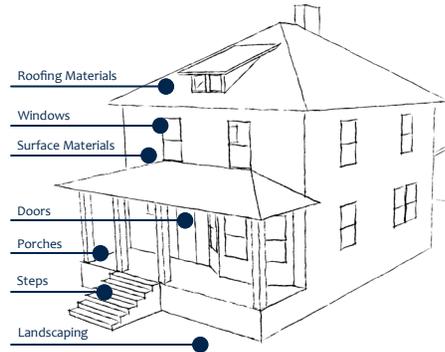
HERITAGE PRESERVATION REVIEW

ALTERATIONS OF LOCALLY DESIGNATED LANDMARKS OR PROPERTIES WITHIN LOCAL HISTORIC DISTRICTS

One of the responsibilities of owning a locally designated property is to ensure that alterations are submitted for preservation review by the City of Minneapolis. Alterations can include new construction, an addition, demolition, relocation or material changes affecting the exterior of a landmark, property in a historic district, or a nominated property under interim protection.

The first step in the process is determining whether the proposed alteration is major or minor. Major alterations are reviewed by the Heritage Preservation Commission and minor alterations are reviewed administratively by CPED staff. Interior changes are only considered if the interior of a property is designated.

Some examples of alterations include changes to or replacement of architectural details or visual characteristics such as:



MAJOR ALTERATION

CoA

Certificate of Appropriateness

Public Hearing

Major alterations affect integrity. Some examples:

- New construction
- Additions
- Large scale rehabilitation projects
- Use of materials that do not meet the applicable design guidelines
- Signs that do not meet the sign guidelines

MINOR ALTERATION

CNC

Certificate of No Change

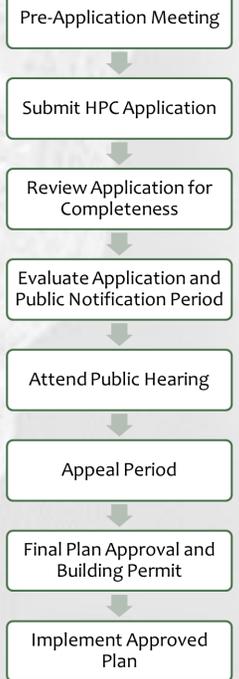
Administrative Review

Minor alterations do not affect the integrity. Some examples:

- General maintenance including in-kind replacement of a standard shingle roof, tuck pointing, limited masonry and siding repair
- Changes that reproduce existing design
- Signs that meet the sign guidelines

HPC PROCESS

The HPC process typically takes about 6-8 weeks.



See the [Heritage Preservation Application Process Guide](#) for more detailed information about this process.

DEMOLITION REVIEW

Step 1 All building permit applications for demolition are reviewed to determine whether the property is a historic resource.

Step 2 **Yes, historic resource:**
Public Hearing

Must get demolition approved by HPC based on specific findings or demolition can be denied and designation study can be prepared

Step 3 HPC decisions can be appealed within 10 days of the decision.

These appeals are heard at the Zoning & Planning Committee and then ultimately decided by the City Council.

No, not historic resource:
Administrative Review

No HPC review necessary; demolition can be approved and proceed with normal development review process

Administrative decisions can be appealed within 10 days of the decision. These appeals are heard by the HPC.

The subsequent HPC decision can be appealed to the Zoning & Planning Committee and then ultimately decided by the City Council.

INTERIM PROTECTION

Interim protection can be established to protect a nominated property from destruction or inappropriate alteration during the designation process.

THE ROLE OF CITY STAFF AND THE HPC

- Evaluates the historical significance of buildings and districts.
- Recommends buildings or districts to the HPC and City Council for designation as local landmarks.
- Reviews all building, demolition, moving, and sign permits for designated buildings and districts.
- Prepares and administers design guidelines for reviewing repair, rehabilitation, new construction and demolition requests within historic districts.
- Conducts on-going research of eligible sites and districts.
- Provides public education and community outreach programs.
- Collaborates on the integration of historic preservation with city planning and development activities.