

## Lynnhurst Residential Historic District FAQ - September 2020

### **WHAT AREA IS INCLUDED IN THE BOUNDARIES?**

The Lynnhurst Residential Historic District is located between 46<sup>th</sup> Street West on the north, 48<sup>th</sup> Street West on the south, Dupont Avenue South on the east, and both sides of Fremont Avenue South on the west. This area was selected for its association with a significant pattern of development east of Lake Harriet, its representation of significant architectural styles, and for its neighborhood identity. The 66 houses in this area have excellent historic integrity.

### **WHAT DOES HISTORIC DESIGNATION MEAN? WHAT GETS REVIEWED?**

Historic designation is guided change. Anything that needs a building permit *for exterior work only* gets reviewed. There are two kinds of historic preservation reviews:

1. Administrative Review (*Certificate of No Change* – no fee). 10 business days or less. Small projects ranging from window and door repairs and/or replacement, siding or porch repairs, exterior mechanical equipment, new roofing materials, and sometimes small additions.
2. Public Hearing Review (*Certificate of Appropriateness* – fee charged). 6 – 8 weeks. Large projects such as large additions, new garages, major changes to a property, and projects that don't meet the federal or local design guidelines.

### **WHAT DOES CITY STAFF USE TO REVIEW A PROJECT?**

Prior to developing specific design guidelines, staff uses federal design review standards to review projects. The *Secretary of the Interior's Standards for Rehabilitation* were developed by the National Park Service and are used nationwide. They are ten historic design review principles that emphasize repair over replacement, keeping character, and making sure new construction is compatible.

### **WHAT ARE HISTORIC DESIGN GUIDELINES?**

Similar to the federal design review *Standards* mentioned above, historic design guidelines are tailored to the specific historic district. Examples of what guidelines might say include:

- Wood siding shall be repaired rather than replaced unless significantly deteriorated.
- Decorative features, such as leaded glass windows, shall be repaired and retained.
- New additions shall be compatible and subordinate in massing, height, and scale.

CPED will work with the property owners and neighborhood group to develop design guidelines.

### **WHAT'S THE PROCESS FOR REVIEW?**

1. **Administrative Reviews.** Fill out the *Certificate of No Change Application* (CNC) and include supplement materials shown on the checklist of the application. Email/Upload CNC with your corresponding building permit application. CPED staff will contact you if more information is needed. Once review is complete and application is approved, permit will be issued.
2. **Public Hearing Reviews.** Contact staff to describe your project. Staff will determine what application is needed and will discuss the process and your project. Submit *Certificate of Appropriateness Application* to staff and attend public hearing before the HPC. Once approved, and 10-day appeal period passes, apply for building permit.

### **WHAT IS THE BENEFIT OF HISTORIC PRESERVATION?**

Historic designation and the design guidelines that follow it protect character in neighborhoods - character that is unique and authentic to Minneapolis. Property owners in a historic district are given certainty that their neighborhood will continue as a community with character, history, and a connection to Minneapolis. To explore more about the benefits of historic designation, see <https://www.placeeconomics.com/wp-content/uploads/2020/01/City-Studies-WP-Online-Doc.pdf>.

### **WHO CAN I CONTACT?**

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