

FAQ: Questions from neighbors attending Tilsenbilt Community Meeting #2



How are these homes going to be preserved? (the process)

If Council Member Glidden nominates the historic district, and if the Heritage Preservation Commission approves the nomination, city staff will prepare an in-depth history of the district and evaluate its eligibility for designation and local preservation protections. Property owners would be encouraged to participate in these efforts to the extent that they prefer and would, at minimum, be notified of all public hearings. The designation process typically takes one year, and involves reviews by the State Historic Preservation Office, Planning Commission, Heritage Preservation Commission, and City Council: the body that officially designates historic districts and landmarks. Staff would work with property owners to develop design guidelines intended to ensure that property owners are able to maintain and improve their homes while not damaging the properties' ability to communicate their historical significance by radically changing their exterior appearance that is visible from the street.

Are there resources for the homes?

Yes. Staff is developing a list of resources available to owners. Most of these resources will have some qualification requirements, such as income and geography.

Do resources follow historic designation?

No, resources do not automatically follow historic designation. The City will review opportunities for grant, loan, and other resources to support efforts to honor and recognize area history and assist with property maintenance and support.

What are the limitations and requirements on changes to a home that has historic designation? How are efforts to remodel/improve affected by designation?

Ideally, historic (dating back to the buildings' origins) building materials are preserved, repaired when necessary, and replaced only when they are too far gone to repair. 98% of changes to historic buildings are minor alterations, reviewed by staff concurrently with Building Permit checks with no additional costs incurred. Anything beyond minor alterations (generally additions, new construction, and changes that do not comply with district design guidelines, which are developed with property owners) are reviewed by the Heritage Preservation Commission in a public hearing. For additional information see attached document.

Are there resources available for fixed income home owners? What type of resources?

Yes. Staff is developing a list of resources available to owners.

Are there resources for the homes? What options exist for developing designation or recognition markers or plaques for homes themselves?

Property owners may purchase a plaque for their property under the City's current program. In addition, the City and the neighborhood associations for Bryant and Regina will review opportunities for grant, loan, and other resources to support efforts to honor and recognize area history, similar to efforts to recognize and honor the

Arthur and Edith Lee House at 46th Street and Columbus Avenue.

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What is the impact on property taxes if a home is historically designated?

Historic preservation designations identify, protect and preserve sites, buildings and structures that are significant in local, regional or national history. Recognizing the Tilsenbilt homes as “Historic” provides the community with a tangible link to the city’s past and provides a sense of identity and stability to the properties.

A historical designation on Tilsenbilt properties will recognize their social significance as the first integrated housing development in Minneapolis and the country. A historical designation for these properties or a geographic area in the neighborhood will also set design guidelines to prevent out-of-character development, which often reassures current and future property owners that the value of their property will be minimally affected by potential nonconforming developments.

In the assessor’s opinion, the property values of the Tilsenbilt properties and the values of adjacent homes in the neighborhood will overwhelmingly increase or decrease due to changes in the market conditions (supply, demand, interest rates, employment and economy) than a historical designation. A variety of factors that can affect property values, and thus property taxes; Routine maintenance (such as new steps, roof, windows, siding, painting of exterior and landscaping) does not affect property taxes. Increases in market value for Tilsenbilt homes and neighboring properties resulting from a historical designation will largely be dependent on future buyer’s knowledge, appreciation and willingness to pay a premium for these properties’ historical significance.

We also discussed what does not affect property values (i.e. routine maintenance and some examples (New steps, roof, windows, siding, painting of exterior and landscaping) of that).

How does designation affect future sale of home?

Designated homes are bought and sold no differently than any other home.

Are there resources to “dig deeper” in this discussion with owners?

For additional information, please see attached document.

Is home owner permission needed for designation?

No, though districts work best when homeowners participate in nomination, designation, and design guideline development processes. For the Tilsenbilt Homes, Council Member Glidden and the Ward 8 Office will move forward with designation if a significant number of property owners indicate support for this process.

Can we prioritize the ability to sell/re-sell these homes to people of color?

This idea will need to be explored further with housing experts. Any program that promotes sale and re-sale to people of color must be designed carefully to meet legal requirements.

Can historic designation be sought for homes that are not Tilsenbilt? (in the same general area)

Yes, depending upon how the district is defined.

Is it possible to help property owners work collectively to identify and address home issues? (maintenance, common repairs, etc.)

Yes.