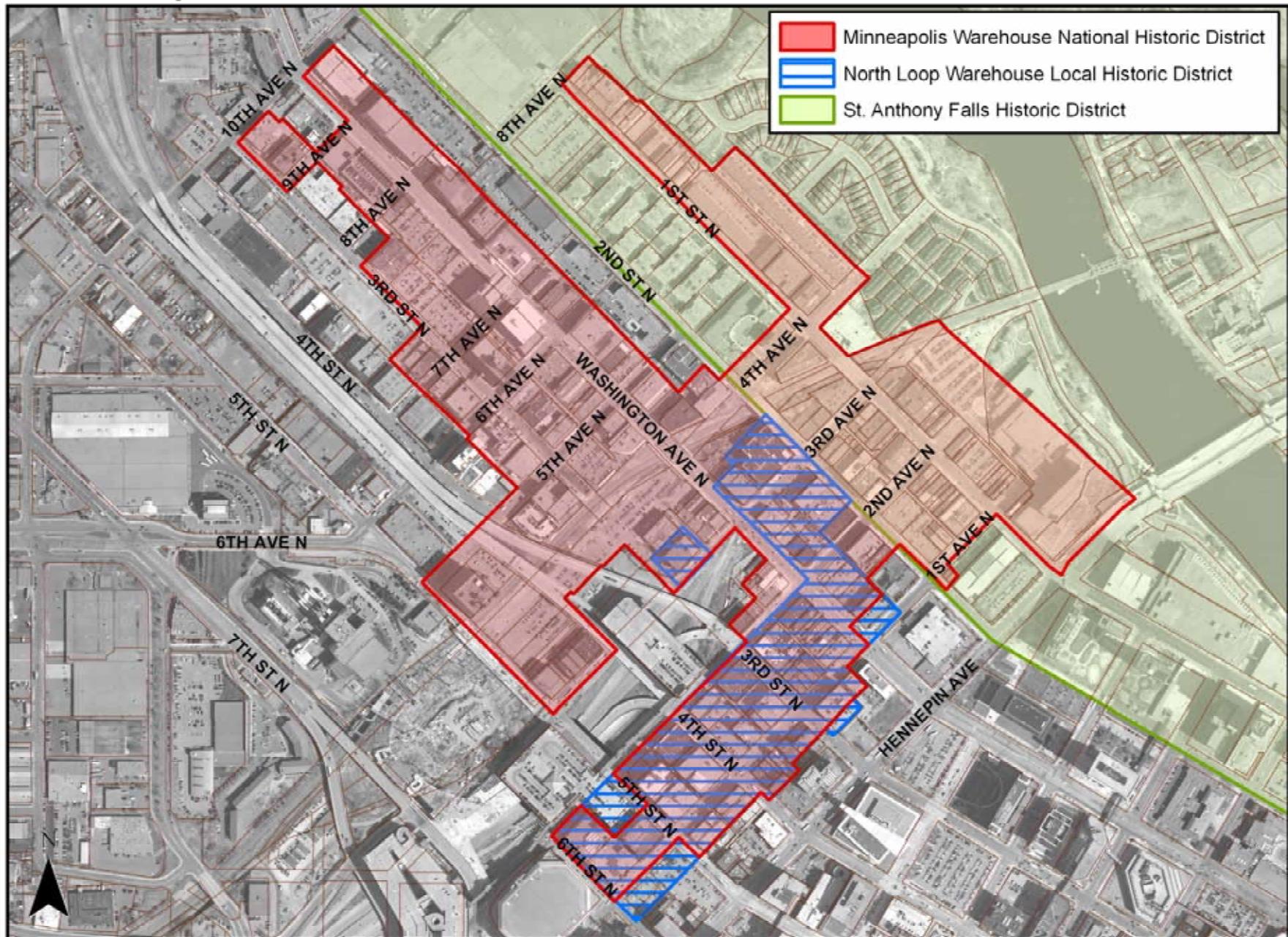


Warehouse Historic District Review History & Discuss Character



May 14, 2009

Minneapolis Warehouse Historic Districts



Warehouse Historic District

Local District Adopted in 1978

- Commerce: Wholesaling and supporting Industries
- Architecture

NRHP District Adopted in 1989

- Commerce: Wholesaling, Implementing Industries and Supporting Industries
- Architecture

Architecture

- Italianate, Queen Anne, Richardsonian Romanesque, Revival, early 20th Century Commercial Styles

Architects

- Harry Wild Jones, William Channing Whitney, Cass Gilbert, Frederick Kees, Christopher Boehme, CAP Turner

NRHP Warehouse Historic District

Contains 188 Resources

- 160 Buildings:
 - 133 Contribute to Historic District
 - 27 are Noncontributing
 - Altered as to not convey significance
 - Constructed outside of period of significance
– Post 1930

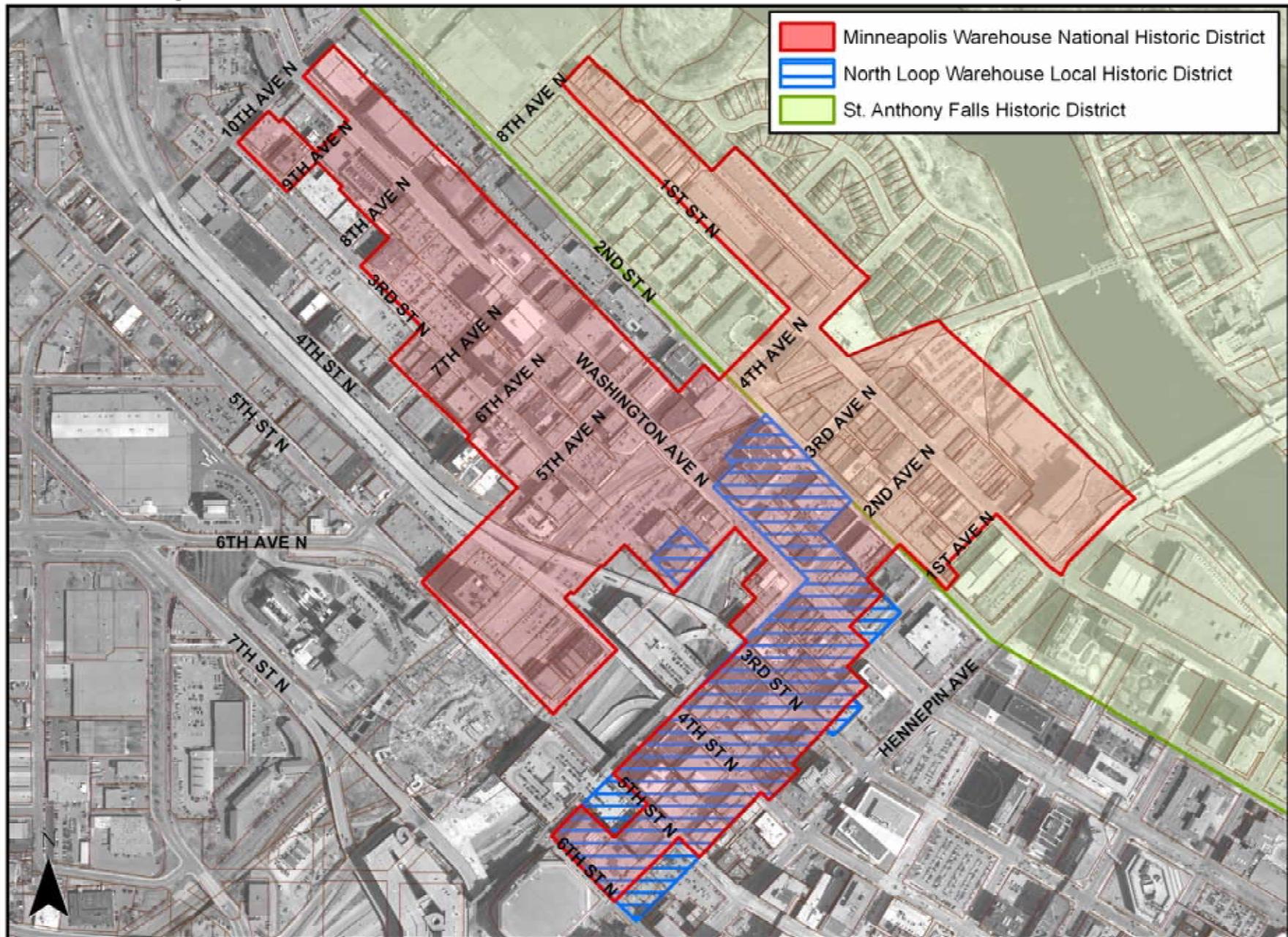
- 4 Structures
 - 2 Contributing:
 - Washington Avenue Bridge
 - 4th Avenue North Bridge
 - 2 Noncontributing
 - 1st Street North Bridge
 - 2nd Street North Bridge

- 24 Vacant Sites – Parking Lots

Phases of Warehouse District Growth

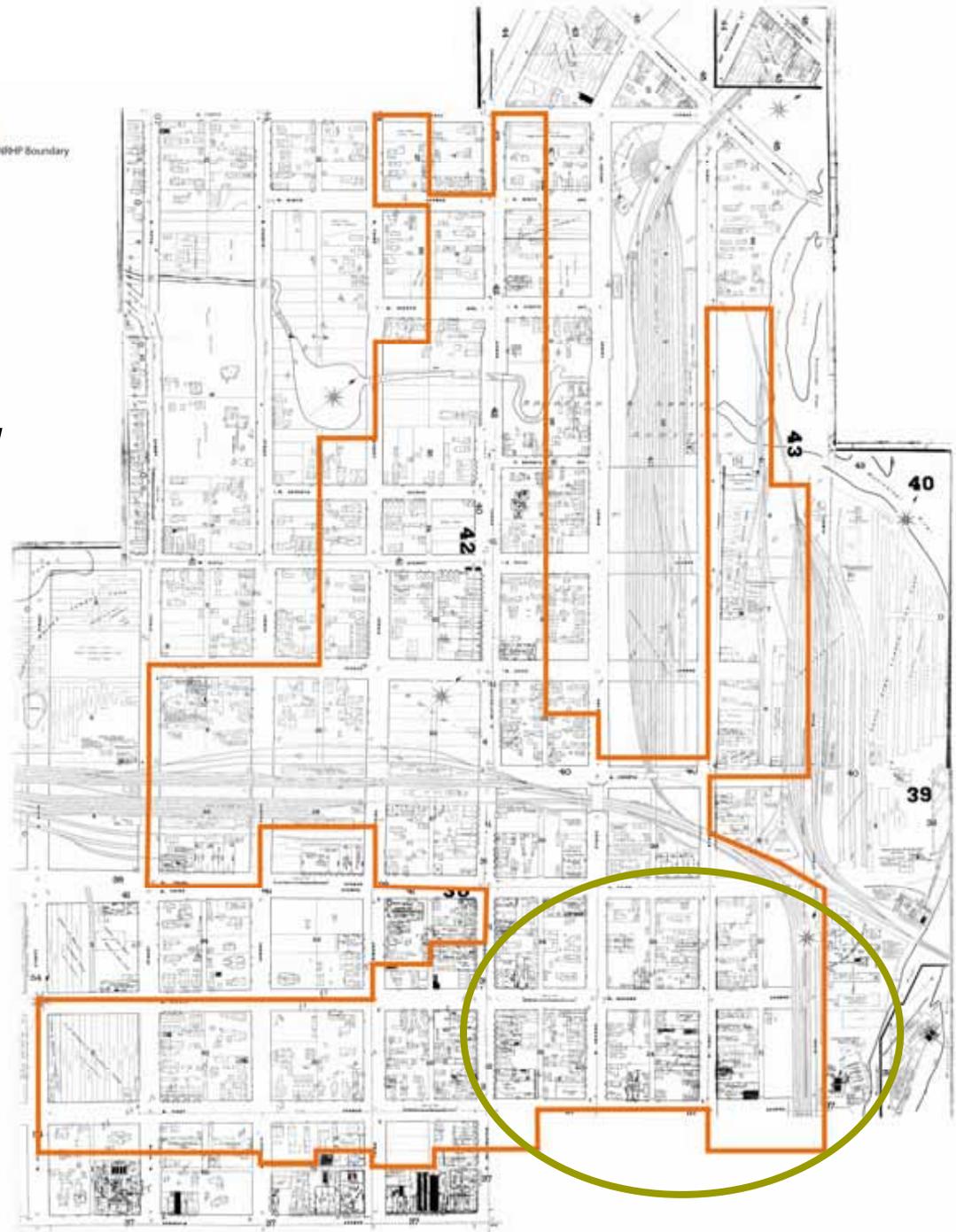
- Pre-1880s
- Late 1800s – Early 1900s
- 1910-1930

Minneapolis Warehouse Historic Districts



Pre-1880s

- Storefronts on first floor
- Hotels, Residential, and Manufacturing Above
- Typically 3 Stories



Pre 1880s – Typical Structures



Pacific Block - 1865

Lowry & Morrison Block - 1875



Pre 1880s



Anthony Kelly & Company - 1877

Pacific Hotel- 1877



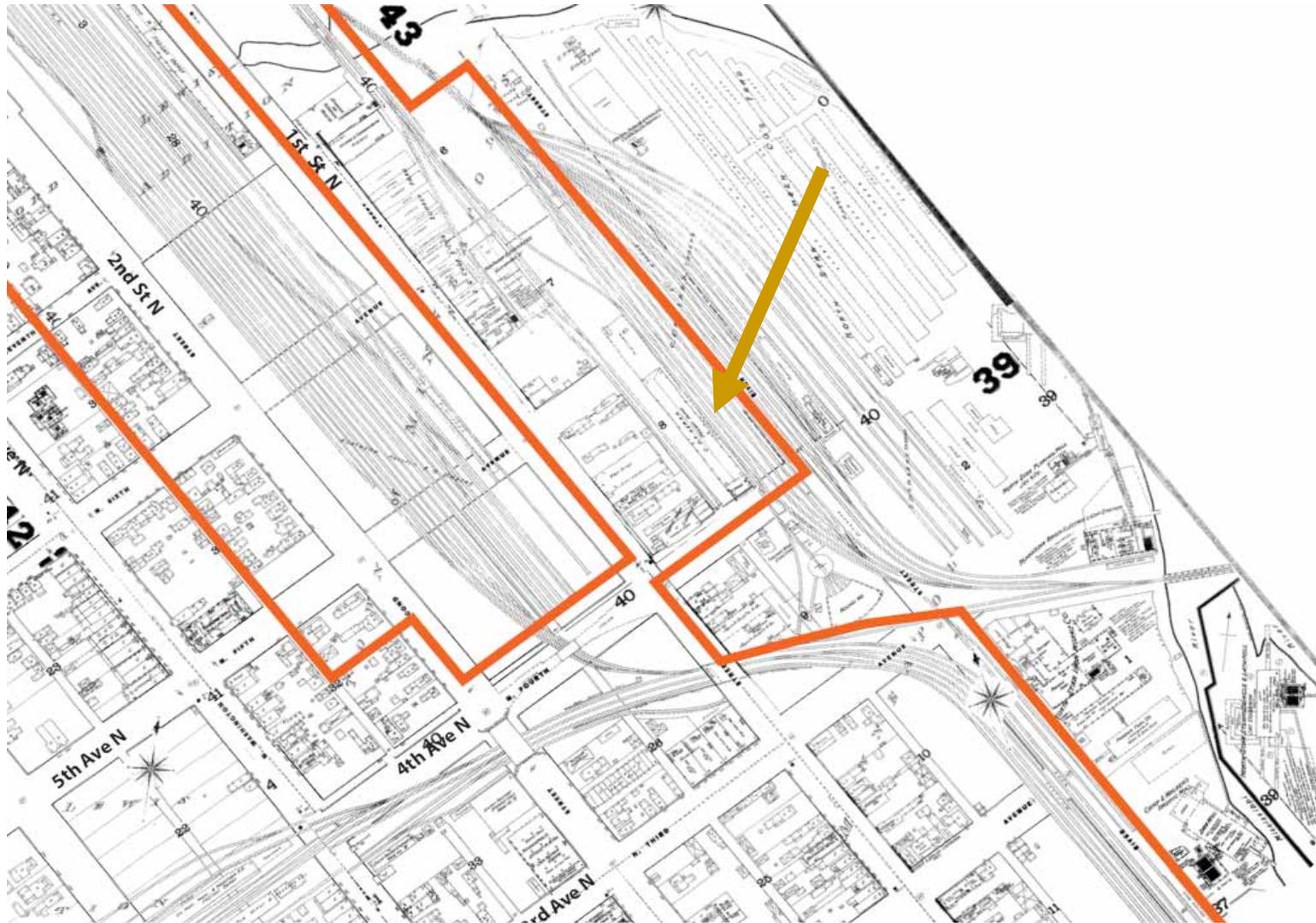
Railroad Expansion

1867- Opening of first rail bridge over Mississippi River

1880- Construction of Chicago St. Paul Minneapolis and Omaha Railway Company Depot – 50 4th Avenue North



Railroad Expansion 1885-1889



Railroad Expansion

Chicago, St. Paul, Minneapolis & Omaha
Railroad

(Wisconsin Central Freight Station)

- 10 Hennepin Avenue
– Demolished 1994



Railroad Expansion

St. Paul, Minneapolis, & Manitoba Railroad
(Great Northern Railroad)

- 401 Washington Avenue North - Demolished

Minneapolis - St. Louis Railroad

- 319 4th Street North – Demolished 1989

Railroad Expansion 1885-1889

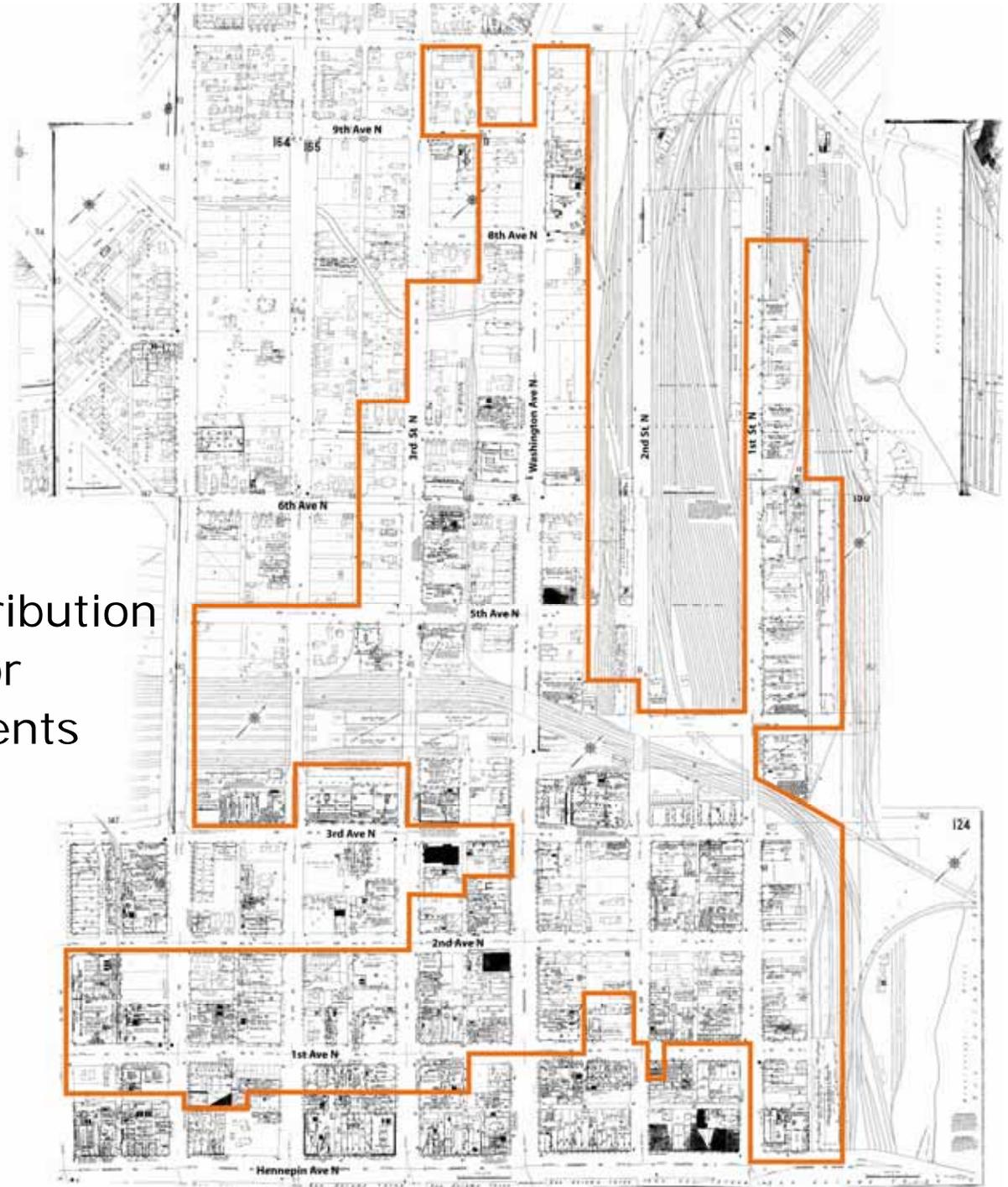


Railroad Expansion 1912

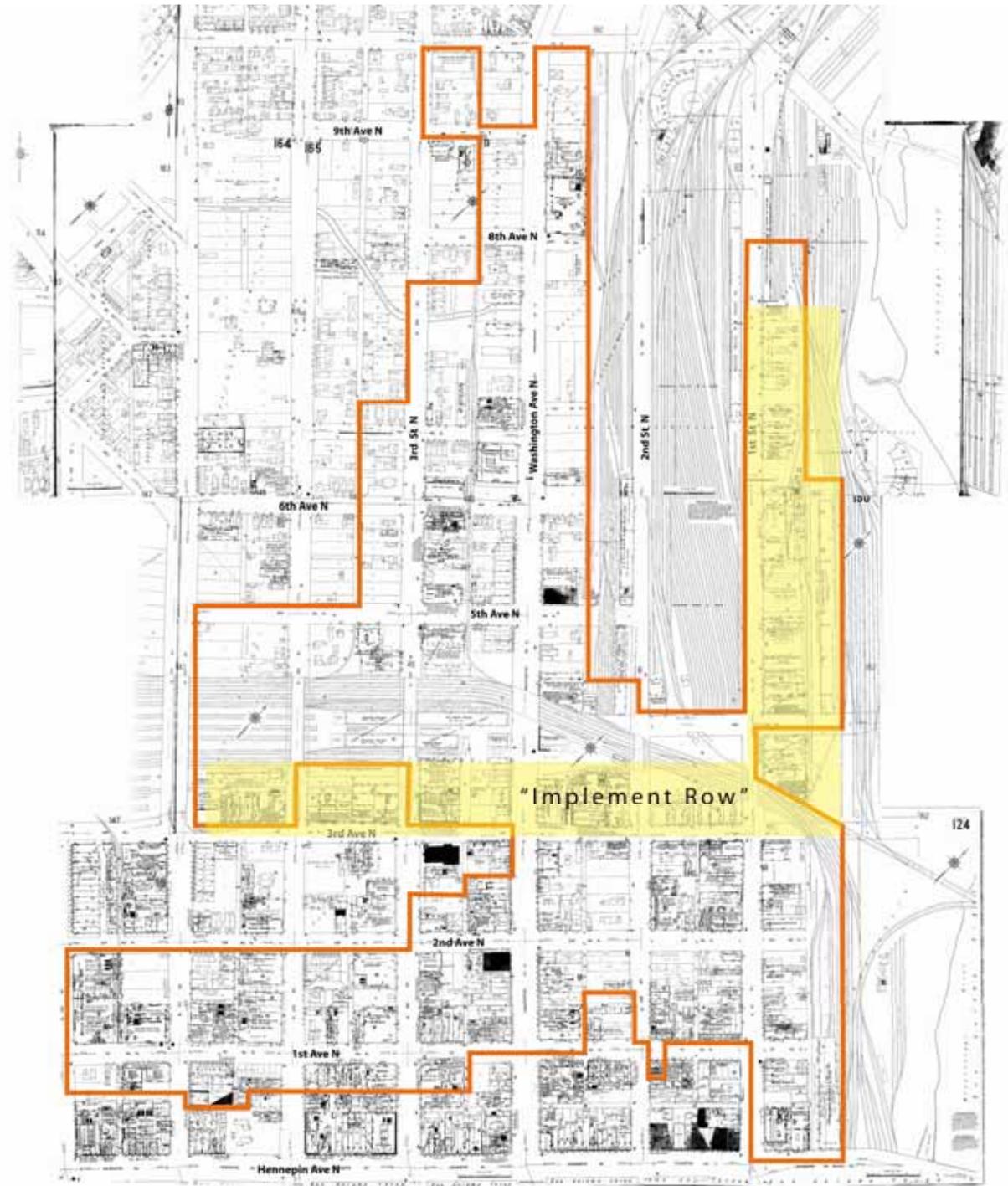


Late 1800s – Early 1900s

- Growth Fueled by RR Expansion & Access
- “Implement Row”
 - 1908 – Largest distribution point in the world for agricultural implements
- 5-7 Story Mill & Semi-Mill Construction



Late 1800s – Early 1900s



Late 1800s – Early 1900s



Lindsay Brothers - 1895

Champion Building - 1896



Late 1800s – Early 1900s



Moline, Milburn & Stoddard Company- 1886

Late 1800s – Early 1900s



Minnesota Moline Plow
Company -1901

W.J. Dean Company- 1902



Late 1800s – Early 1900s



Wyman Partridge and Company - 1896

North Star Boot and Shoe
Company- 1896



Late 1800s – Early 1900s

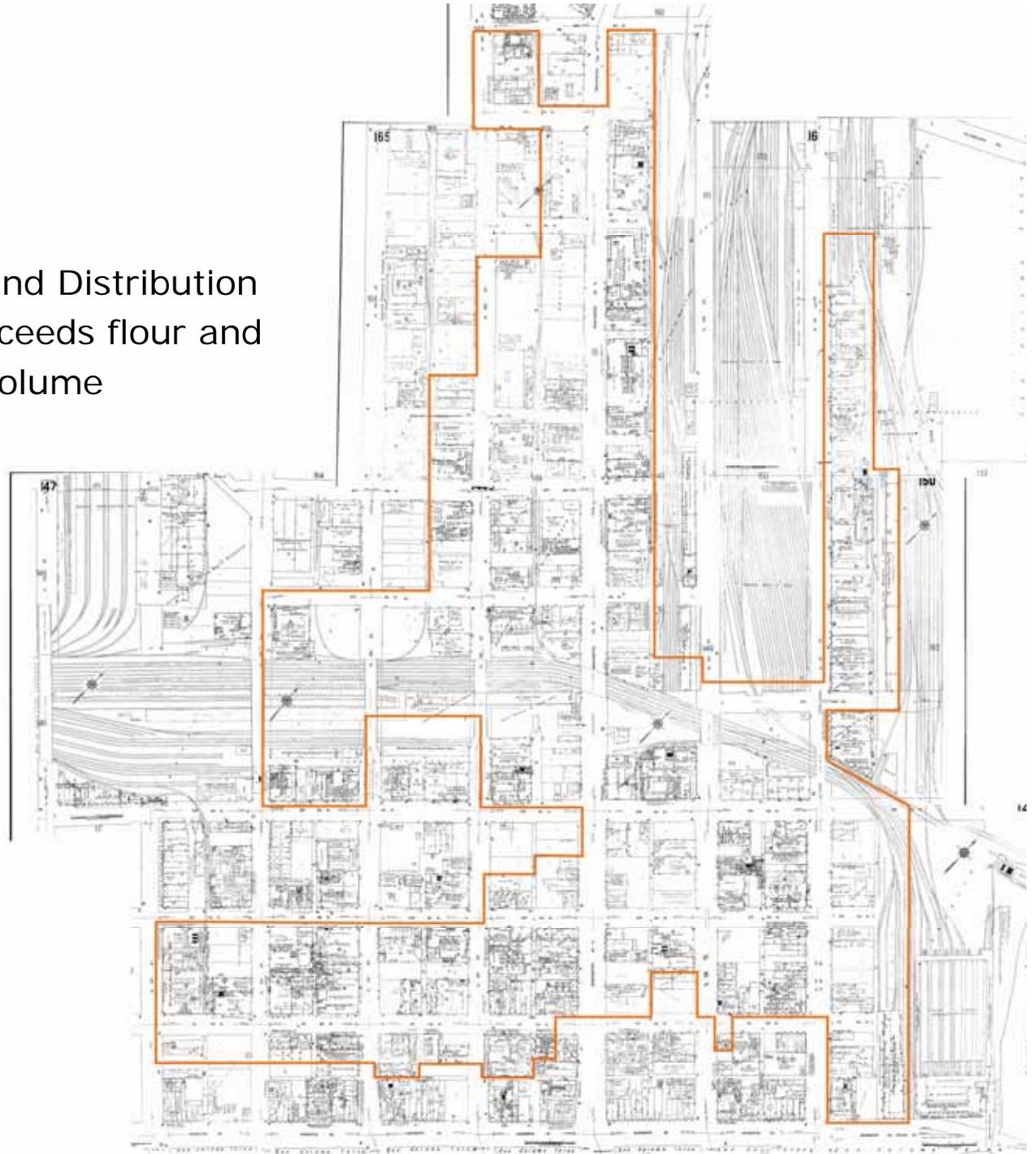
McDonald Brothers Company- 1900



Butler Brothers Building -1906

1910 - 1930

- 300 Warehouse Businesses in area
 - 1915 – Manufacture and Distribution of farm equipment exceeds flour and grain trade in dollar volume
- Rapid Growth of Wholesaling
 - 1880 \$24M in Trade
 - 1890 \$135M in Trade
 - 1900 \$200M in Trade
 - 1907 \$280M in Trade
- Need for larger structures
- Reinforced Concrete & Structural Steel



1910 - 1930



Minneapolis Iron Store - 1916



1910 - 1930



1925

Great Northern Warehouse Company- 1919



Design Guidelines

Design Guidelines

- Intent of Design Guidelines
 - Ensure that alterations & new construction within the district are *compatible* with the other structures or features in the historic district
 - *Maintain* character of the district

Design Guidelines

- ❑ Used to review projects for new construction and alterations and to make legal findings
- ❑ Increase public awareness of design issues
- ❑ Serve as a tool for designers and their clients to use in making design decisions

Community Meeting Schedule

- **May 14, 2009: Review Preliminary Results of Designation Study & Discuss Character of District**
- **June 9, 2009 Compatible Design**
- *(Tentative Date)*–
- **July 6, 2009 – *Community Meeting*: Review Draft Design Guidelines**
- *(Tentative Date)*–

Designation & Design Guideline Approval Timeline

Week of July 27, 2009

- Submit Final Version of Design Guidelines and Designation to SHPO for Comment (60 days) and City Planning Commission and CPC (30 days)

September 17, 2009

- City Planning Commission Committee of the Whole

October 16, 2009

- HPC Hearing

November 5, 2009

- Zoning & Planning Committee of the City Council

November 13, 2009

- City Council

November 21, 2009

- Published and goes into effect

What is the Character of the District?

Is it Building & Site Configuration?

Massing?

Architectural Details?

Materials?

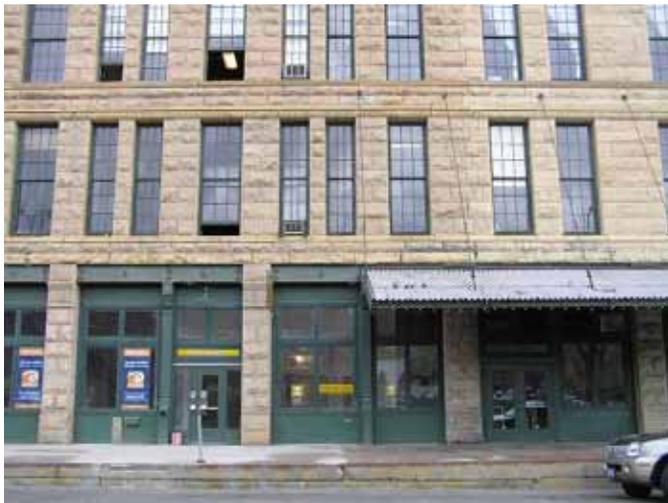
Infrastructure?

Landscape Features?

Character



Character



Character



What is the Character of the District?

- ❑ What makes up the visual character of the Historic District?
- ❑ What visual characteristics should be preserved?
- ❑ What visual characteristics are inappropriate?

Updates

Website

http://www.ci.minneapolis.mn.us/hpc/Merger_Local_and_Nat_Warehs_His_Dis.asp