

OLD WALKER LIBRARY DESIGN GUIDELINES

Minneapolis Heritage Preservation Commission

(adopted April 15, 1997)

It is agreed that the Old Walker Library, located at 2901 Hennepin Avenue, will be allowed to operate in a safe and economically feasible manner while protecting the integrity of the historic building. As stated in the City of Minneapolis Ordinance Chapter 34, the Heritage Preservation Commission (HPC) will continue to review all changes to the designated building which require a permit. Such changes should be done in a manner consistent with *The Secretary of the Interiors Standards for Rehabilitation*. The property owner and the HPC have agreed upon the following:

Exterior: All exterior elevations shall be designated. The west façade on Hennepin Avenue is the primary historic elevation. Secondary elevations face north, east, and south.

1. If there are future exterior additions to the building, the HPC recommends that these additions be made to the rear (east) elevation. An interior elevator exists on the north elevation and future elevator additions can be anticipated to the north and east. Design of the additions to the building will be reviewed by the full HPC.
2. The property owner will not be required to have HPC approval of temporary banners and signs placed on the exterior of the building. Any signage placed within the building and seen through the windows does not require a permit and will not be reviewed by the HPC.
3. The property owner will not be required to have HPC approval of repair of the following provided that these changes are done according to *The Secretary of the Interiors Standards for Rehabilitation* and in a manner generally consistent with the existing features of the building.
 - a. Signs
 - b. Awnings
 - c. Windows
 - d. Doors
 - e. Roof
 - f. Steps, stairways, porches, handrails
 - g. Heating or air conditioning units (including location)
 - h. Exterior lighting
 - i. Fencing and gates
 - j. Gutters
 - k. Sidewalks, walkways, and paths
 - l. Tuckpointing, brick repair or cleaning
 - m. Rooftop mechanical equipment

In these cases, “repair” is defined as replacement in kind.

4. The property owner is required to have staff approval for replacement of the following:
 - a. Signs
 - b. Awnings
 - c. Windows
 - d. Doors
 - e. Roof
 - f. Steps, stairways, porches
 - g. Exterior lighting

Staff will only review “replacement” if the new design does not replicate the original (current) architectural elements. If staff determines that the design changes to the above architectural elements meet *The Secretary of the Interiors Standards for Rehabilitation*, they will be approved.

5. The entire security system, including any related exterior components, lights, locks, keypads, latches, cameras, or anything else connected in any way to the security system is excluded from designation. This means the security system may be added or changed at any time without HPC approval. These changes should be in compliance with *The Secretary of the Interiors Standards for Rehabilitation*. An unobtrusive security system that does not cover major architectural details is encouraged.
6. The current out-building located in front (west) of the building is a non-contributing structure. The building can be repaired, relocated, or demolished without HPC approval. Any new accessory building or remodeling to the existing out-building will be subject to design review by staff.