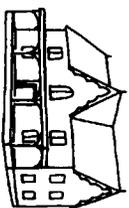


## What Then?

If your property is officially designated an historic site by the City Council, you will be expected to proceed carefully with any plan that alters the site's external appearance. Initially, alterations require that you obtain a building permit from City Hall. But, unlike alterations to non-designated structures, you must also file for a Site Alteration Permit describing proposed changes that would alter the historic structures's architectural style or details. Such alterations might include:

- The addition or removal of awnings, shutters, canopies, and similar appurtenances;
- The application of exterior materials of a different kind, type, or texture than those already in use on one or more sides of the structure, or the roof.
- The addition or alteration of signs;
- The construction of a new building or accessory structure;
- Any addition to or alteration of an existing structure which increases its square footage or otherwise alters its size, height, contour, or roofline;
- Demolition in whole or in part.

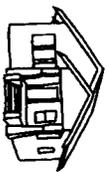
A building permit will not be issued for a proposed alteration to the exterior of a designated structure until the HPC has approved



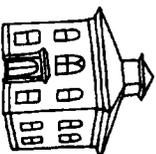
Gothic Revival



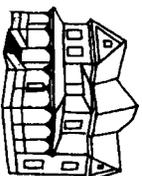
Greek Revival



Craftsman



Italianate

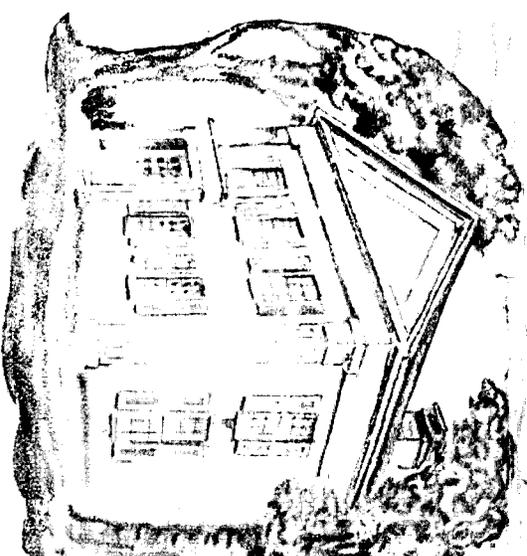


Queen Anne

the change. HPC approval of such alterations is expedited when the property owner initiates early discussion of his alteration plans with the Commission. There is no charge.

As the owner of an officially designated historic home, you are helping to preserve a portion of American and local community history for generations to come.

## City of Taylors Falls



### THE HERITAGE PRESERVATION ORDINANCE

*What it means for  
Taylors Falls and for you.*

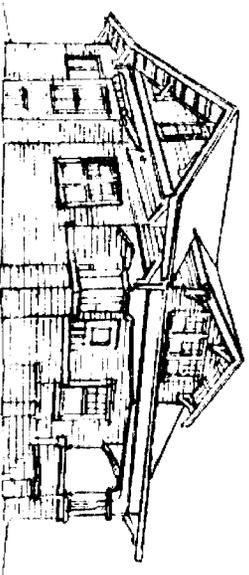


CITY OF TAYLORS FALLS  
637 First Street, Taylors Falls MN 55084  
Phone: 651-465-5133 • Fax: 465-4603

## *The Taylors Falls Heritage Preservation Ordinance*

Taylors Falls owes much of its small-town charm to its unique collection of handsome 19th and early 20th Century homes and churches. In December 2002, after a city-wide survey showed a majority of Taylors Falls' citizens in favor of retaining the City's small-town charm, the City Council adopted an ordinance establishing an Historic Preservation Commission, the HPC. The HPC is an expression of the desire of city residents to preserve the town's historic character.

The HPC is charged with evaluating locations within the City for their historical, cultural, architectural or other community value. It nominates qualifying locations to the City Council for local designation as Heritage Preservation Sites or Districts.



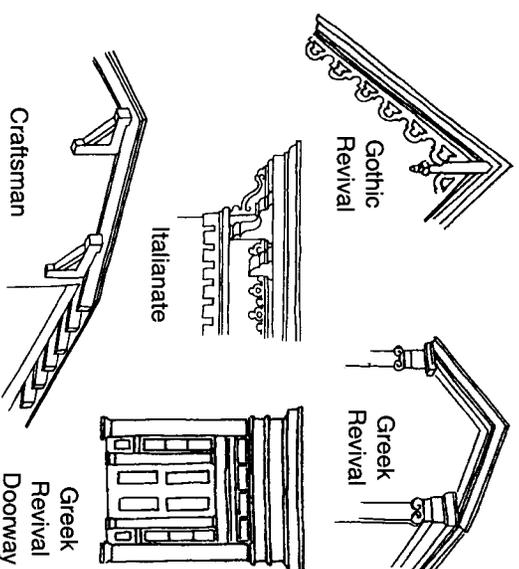
Craftsman

The designation of a local historic site is not the same as National designation by the Federal Government. Federal designation of historic sites employs standards established by the Secretary of Interior. They are listed in the National Register of Historic Sites and Places. Standards for local designation are similar to Federal standards but are adapted to local interpretations of significance. It is possible, however, for a local site or district to have both local and national designation.

### ***How it Works***

The HPC begins the nomination/designation process by assembling a list of sites and districts potentially worthy of consideration for preservation. It starts with locations already acknowledged as significant, including structures and areas on the National Register as well as those included in the Historic American Building Survey (HABS). Such a list is never finalized, but continues to expand as additional information surfaces.

Once a candidate for designation is selected by the HPC, the owner (or in a district, the owners) is notified and urged to meet with the Commission to discuss the ramifications of designation. Meanwhile, the HPC prepares a designation form with descriptions of the site, its history and its character-defining features. When completed, the designation form is submitted to the City



Planning Commission for review and comment as to its impact, if any, on the City's comprehensive and zoning plans. Copies are also sent to the Minnesota Historical Society for their comment.

Following Planning Commission and State Historical Society review, the HPC conducts a public hearing. Notices are placed in official newspapers and letters are mailed, not only to the owner or owners of the property in question, but also to property owners within a radius of 350 feet of the proposed designation site. At the public hearing the HPC presents its proposal and interested parties are free to comment for or against designation. Based on response at the hearing, the HPC compiles a "Finding of Facts," a summary of reasons why the site deserves local designation, and forwards its recommendation to the City Council for its final decision.