



## Request for City Council Committee Action from the Department of Community Planning and Economic Development

**Date:** June 25, 2015

**To:** Council Member Lisa Bender, Chair, Zoning and Planning Committee,  
Members of the Committee

**Referral to:** Zoning and Planning Committee

**Subject:** Local Historic Designation of the Dinkytown Commercial Historic  
District

**Recommendation:** The Heritage Preservation Commission recommended at their meeting on June 9, 2015 that the Minneapolis City Council designate the Dinkytown Commercial Historic District as a local historic district, subject to the following conditions:

1. The Dinkytown Commercial Historic District includes the 29 resources evaluated and listed in the designation study as within the proposed boundary for 1899-1972 period of significance. These resources include the properties identified in the map within the black dotted boundary and listed in Appendix 1 of this report.
2. The Secretary of Interior's Standards for Treatment of Historic Properties will be used to evaluate alterations in the district, as they have during interim protection, until such time local design guidelines are adopted.
3. The Heritage Preservation Commission directs staff to develop guidelines in a timely manner; that address the eclectic character of Dinkytown and its evolution over time.

**Previous Directives:** On February 4, 2014, Minneapolis Heritage Preservation Commission (HPC) member Laura Faucher nominated the Dinkytown potential historic district for consideration for local historic designation. The HPC adopted the Commissioner Faucher's findings, placed Dinkytown under interim protection, and called for a designation study to be conducted. On January, 20, 2015, the HPC voted to extend interim protection for six months to expire on August 4, 2015.

### Department Information

Prepared by: Haila Maze, Principal Planner, 612-673-2098

Approved by: Craig Taylor, CPED Executive Director

Presenters in Committee: Haila Maze, Principal Planner

**Financial Impact:** No financial impact

## **Background**

In February 2014, the HPC nominated the Dinkytown Commercial Historic District for local designation and called on CPED to commence a designation study of the district. The designation study was completed and brought forward to HPC for review and the public hearing.

In accordance with the City's Preservation Ordinance, the designation study has been reviewed the Minnesota State Historic Preservation Office (SHPO) and the Minneapolis City Planning Commission (CPC). Comments from these bodies and staff responses are available in the attached materials. Also included are public comments received during the public comment period, and at the HPC public hearing on June 9, 2015.

If adopted, the proposed local designation of the Dinkytown Commercial Historic District would implement policy direction in the following plans which have already been adopted by the Minneapolis City Council: *The Minneapolis Plan for Sustainable Growth* (2009), *The Marcy-Holmes Neighborhood Master Plan* (2014), and *The Minneapolis Preservation Plan* (1991).

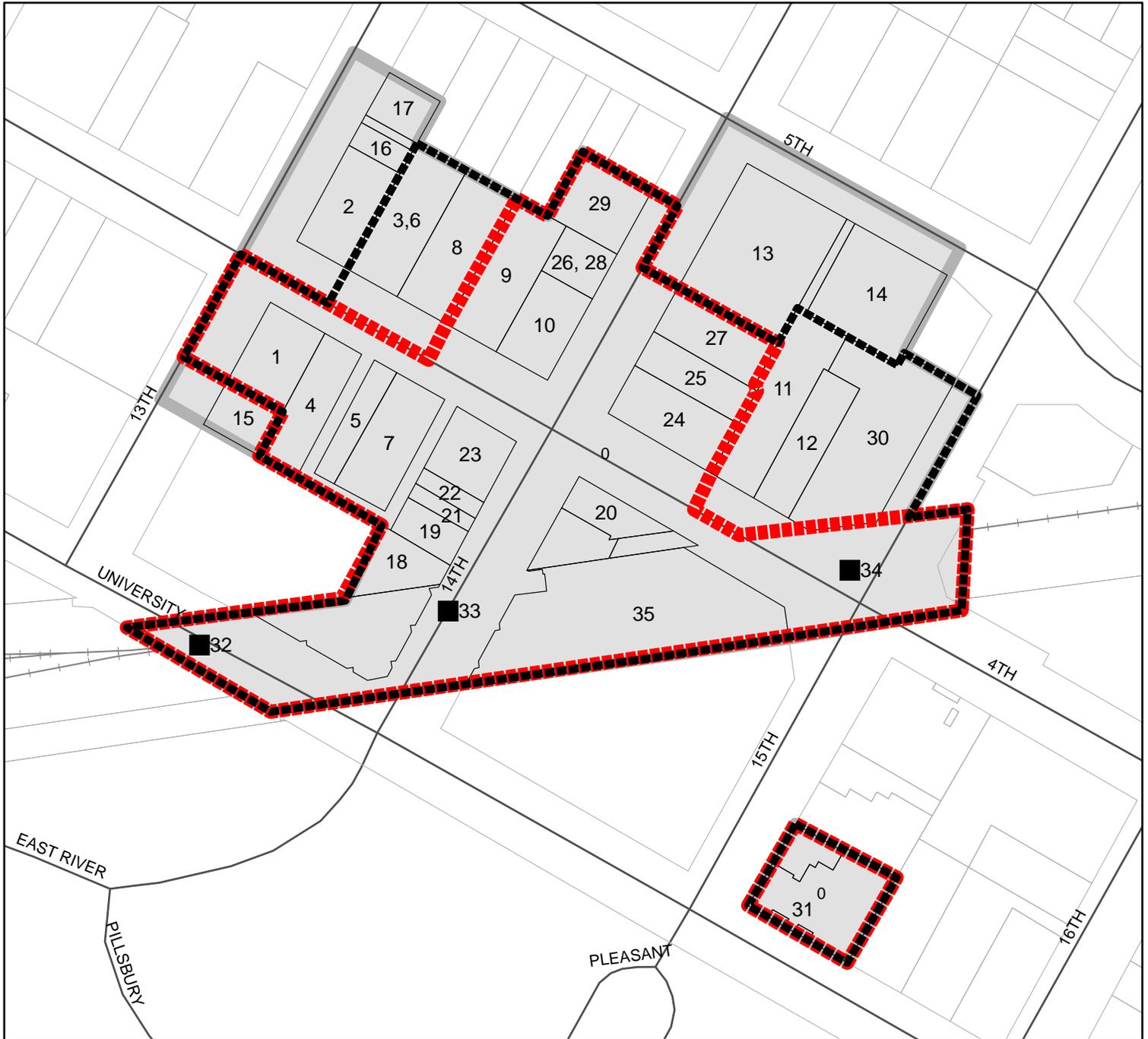
The Heritage Preservation Commission voted to adopt a resolution recommending that the Minneapolis City Council designate the Dinkytown Commercial Historic District as a local historic district.

## **Supporting Information Attached**

1. Map of the Dinkytown Commercial Historic District
2. HPC actions from June 9, 2015
3. Draft Z&P resolution for designation
4. List of properties in proposed district
5. Materials and comments submitted at or prior to the June 9, 2015, public hearing
6. June 9, 2015 HPC Staff Report and attachments
  - a. Dinkytown Historic District designation study and appendices, dated May 29, 2015
  - b. State Historic Preservation Office comment letter, dated April 24, 2015
  - c. CPC/COW Agenda, dated April 30, 2015
  - d. Actions from Heritage Preservation Commission meeting of February 4, 2014 in which district was nominated
  - e. Map of the subject study area and proposed district boundaries
  - f. Responses to comments in SHPO letter
  - g. Comments received from stakeholders, property owners, and the general public

# Dinkytown Potential Historic District

Prepared for Heritage Preservation Commission Hearing - June 9, 2015



## Legend



Properties Analyzed in Designation Study

Proposed District - Includes properties significant to post-WWII and counterculture movement (1899-1972)

Proposed District - Includes properties significant to streetcar era only (1899-1929)

Dinkytown Bridges



# MINNEAPOLIS HERITAGE PRESERVATION COMMISSION

## REGULAR MEETING ACTIONS: TUESDAY, JUNE 9, 2015

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4:30 p.m. | City Hall, Room 317 | 350 South 5<sup>th</sup> Street | Minneapolis, MN 55415

### Committee Clerk

[Fatimat Porter](#) – 612.673.3153

### Commissioners

Laura Faucher, Chair | Paul Bengtson | Alex Haecker | Chris Hartnett | Susan Hunter Weir  
Ginny Lackovic | Linda Mack | Dan Olson | Ian Stade | Constance Vork

Commissioners absent: Mr. Chris Hartnett and Ms. Ginny Lackovic

## CALL TO ORDER

### APPROVAL OF ACTIONS FROM THE MAY 19, 2015 MEETING

The Heritage Preservation Commission approved the actions from the May 19, 2015 meeting.

### APPROVAL OF AGENDA

## PUBLIC HEARINGS

### I. 89-91 Tenth Street South, Ward 7

[Staff report](#) by [Hilary Dvorak](#), BZH-28630

**This item was continued from the May 19 HPC meeting.**

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application(s) by Village Green for the properties located at 89-91 South Tenth Street and 1004-1016 Marquette Avenue:

#### A. Certificate of Appropriateness.

Action: The Heritage Preservation Commission adopted staff findings and **approved** the certificate of appropriateness to allow rehabilitation of the Handicraft Guild Building, subject to the following conditions:

1. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than June 9, 2017.
2. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

**Absent:** Faucher, Hartnett and Lackovic

**Recused:** Faucher

**Aye:** Bengtson, Haecker, Mack, Olson, Stade, Vork

**Nay:** Hunter Weir

**Motion passed**

**B. Historic Variance to allow two buildings on one zoning lot.**

Action: The Heritage Preservation Commission adopted staff findings and **approved** the historic variance to allow two buildings on one zoning lot.

**Absent:** Faucher, Hartnett and Lackovic

**Recused:** Faucher

**Aye:** Bengtson, Haecker, Mack, Olson, Stade, Vork

**Nay:** Hunter Weir

**Motion passed**

**2. 2815 and 2819 Johnson Street Northeast, Ward I**  
**Staff report by Becca Farrar-Hughes, BZH-28673**

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application(s) by Preservation Design Works, LLC, for the property located at 2815 and 2819 Johnson Street Northeast.

**A. Certificate of Appropriateness**

Action: The Heritage Preservation Commission adopted staff findings and **approved** the Certificate of Appropriateness to allow interior and exterior modifications to the Hollywood Theater building, subject to the following conditions:

1. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>.
2. The applicant shall obtain all other necessary City approvals prior to the commencement of work.
3. Final plans shall comply with the *Neighborhood Movie Theater Thematic District - Guidelines for Rehabilitation and Framework for the Treatment of Character Defining Features for the Reactivation of the Hollywood Theater* as noted within this report.
4. Mitigation measures shall be provided as outlined in the *Framework for the Treatment of Character Defining Features for the Reactivation of the Hollywood Theater* for the following components when removed: (1) crown molding in the entrance vestibule (profile and pattern drawings shall be provided); (2) the stage (the configuration shall be maintained); (3) balcony light fixtures, and seats (include drawings of a typical seat, photographs of configuration, and the salvage and storage of the decorative metal end panels).
5. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than June 9, 2017.
6. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

**Absent:** Faucher, Hartnett and Lackovic

**Recused:** Faucher

**Approved on consent**

### 3. Dinkytown Commercial District, Ward 3

#### Staff report by Haila Maze, BZH-28511

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission and City Council adopt staff findings for the local designation of the Dinkytown Commercial Historic District.

#### **A. District Designation.**

Action: The Heritage Preservation Commission adopted staff findings and **approved** the local designation of the Dinkytown Commercial Historic District, subject to the following conditions:

1. The Dinkytown Commercial Historic District includes the 29 resources evaluated and listed in the designation study as within the proposed boundary for 1899-1972 period of significance. These resources include the properties identified in the map within the black dotted boundary and listed in Appendix I of this report.
2. The Secretary of Interior's Standards for Treatment of Historic Properties will be used to evaluate alterations in the district, as they have during interim protection, until such time local design guidelines are adopted.
3. The Heritage Preservation Commission directs staff to develop guidelines in a timely manner; that address the eclectic character of Dinkytown and its evolution over time.

**Absent:** Hartnett and Lackovic

**Aye:** Bengtson, Faucher, Haecker, Hunter Weir, Mack, Olson, Stade, Vork

**Motion passed**

## INFORMATION ITEM

### 4. 729 and 753 Washington Avenue North, Ward 3,

#### Report by Becca Farrar-Hughes

A new 10-story mixed-use development proposed on existing surface parking lots in the Minneapolis Warehouse Historic District.

### 5. 2015 – 2016 Certified Local Government Grant

#### Report by John Smoley

## COMMISSION BUSINESS

NEW BUSINESS

ADJOURNMENT

The meeting adjourned at 7:55 p.m.

NEXT REGULAR HERITAGE PRESERVATION COMMISSION MEETING: JUNE 23, 2015

- 
- The Chair reserves the right to limit discussion on agenda items.
  - Please contact staff after the hearing if you have any questions regarding your project.
  - Heritage Preservation Commission decisions are final unless appealed.
  - The meeting site is wheelchair accessible. For other reasonable accommodations, such as a sign language interpreter or materials in an alternative format, please contact 612-673-2162 (673-2157 TTY/VOICE) at least five days prior to the meeting.
  - Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500.

<http://www.minneapolismn.gov/cped/>

<http://www.ci.minneapolis.mn.us/meetings/hpc/index.htm>

**RESOLUTION  
OF THE  
CITY OF MINNEAPOLIS  
By Bender**

**Designating the Dinkytown Commercial Historic District as a Historic District.**

Whereas, the Minneapolis Heritage Preservation Commission (HPC) held a public hearing on June 9, 2015, and recommended to the Standing Committee on Zoning and Planning that the 29 individual resources, in an area roughly bounded by 15<sup>th</sup> Avenue SE on the east, 5<sup>th</sup> Street SE on the north, 13<sup>th</sup> Avenue SE on the west, and the railroad trench on the south, as shown on the map of the district on file in the office of the City Clerk, be designated as a historic district entitled Dinkytown Commercial Historic District; and

Whereas, these resources and properties are significant as an early example of commercial growth associated with the early 20<sup>th</sup> century streetcar era, which developed further during the post-World War II era, the buildings, structures and, sites are significant as exemplary of both architectural and social history from 1899 to 1972; and

Whereas, the Planning Division of the Department of Community Planning and Economic Development compiled a list of the addresses and legal descriptions of the properties, also on file in the office of the City Clerk; and

Whereas, prior to such recommendation, and in compliance with Title 23, Chapter 599 of the Minneapolis Code of Ordinances relating to Heritage Preservation Regulations, the HPC did refer the subject matter to the City Planning Commission (CPC) for review and recommendation, such CPC recommendation being made on April 30, 2015; and further did refer the subject matter to the Minnesota State Historic Preservation Office for review and comment, such favorable comment being made in a letter dated February 25, 2015; and

Whereas, on June 25, 2015, the Standing Committee on Zoning and Planning recommends designation as a historic district; and

Now, Therefore, Be It Resolved by The City Council of The City of Minneapolis:

That the Dinkytown Commercial Historic District, encompassing 29 individual resources, in an area roughly bounded by 15<sup>th</sup> Avenue SE on the east, 5<sup>th</sup> Street SE on the north, 13<sup>th</sup> Avenue SE on the west, and the railroad trench on the south, as shown on the map of the district on file in the office of the City Clerk, be designated as a historic district.

## MEMORANDUM

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**TO:** Zoning & Planning Committee of the City Council  
**FROM:** [Haila Maze](#), City Planner, (612) 673-2098  
**DATE:** April 16, 2015  
**SUBJECT:** Dinkytown Commercial Historic District: List of Properties

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The proposed Dinkytown Commercial Historic District contains 29 historic resources. This includes 28 individual parcels. Legal descriptions of these parcels are attached.

The parcel list does not match exactly with the list of historic resources. This is because four historic resources are included that are not fully contained within parcels:

- The railroad trench that passes through Dinkytown between University Avenue SE and 4<sup>th</sup> Street SE/15<sup>th</sup> Avenue SE. There are two identified parcels that cover a portion of the trench (302 14<sup>th</sup> Avenue SE and 1315 ½ University Avenue SE), but not its entirety.
- The University Avenue SE bridge over the rail trench
- The 14<sup>th</sup> Avenue SE bridge over the rail trench
- The 4<sup>th</sup> Street SE/15<sup>th</sup> Avenue SE bridge over the rail trench

The description also does not include the extent of streets identified within the district, as shown on the map.

The addressed properties were included in the legal notices sent to property owners regarding the designation public hearing held by the Heritage Preservation Commission on June 9, 2015.

This memorandum is submitted to clarify the technical data for the public record on this project.

Department of Community Planning and Economic Development

| ADDRESS                   | PID           | ADDITION NAME                     | PLAT | METES AND BOUNDS                  |
|---------------------------|---------------|-----------------------------------|------|-----------------------------------|
| 1300 4TH ST SE            | 2402924420142 | LOWRYS SUBD TUTTLES ADDN          | 6270 | 1 2 3 AND 5 +                     |
| 417 14TH AVE SE           | 2402924420022 | TUTTLES ADDN ST ANTHONY           | 6660 | 1 AND OF THE SELY 22<br>5/10 +    |
| 1308 4TH ST SE            | 2402924420002 | LOWRYS SUBD TUTTLES ADDN          | 6270 | 1 TO 6 AND 7 +                    |
| 407 15TH AVE SE           | 2402924430055 | TUTTLES ADDN ST ANTHONY           | 6660 | 1 AND THAT PART OF LOT<br>2 L +   |
| 411 14TH AVE SE           | 2402924420039 | TUTTLES ADDN ST ANTHONY           | 6660 | 10, NELY 55 FT OF LOT 10<br>BLK P |
| 401 14TH AVE SE           | 2402924420038 | TUTTLES ADDN ST ANTHONY           | 6660 | 10, SWLY 110 FT OF LOT<br>10 BL + |
| 1314 4TH ST SE            | 2402924430005 | LOWRYS SUBD TUTTLES ADDN          | 6270 | 14, SELY 66 17/100 FT OF<br>NWL + |
| 325 14TH AVE SE           | 2402924430012 | LOWRYS SUBD TUTTLES ADDN          | 6270 | 14, SELY 80 FT OF NELY<br>80 FT   |
| 323 14TH AVE SE           | 2402924430010 | LOWRYS SUBD TUTTLES ADDN          | 6270 | 14, SWLY 21 FT OF NELY<br>101 F + |
| 321 14TH AVE SE           | 2402924430011 | LOWRYS SUBD TUTTLES ADDN          | 6270 | 14, SWLY 22 3/10 FT OF<br>NELY +  |
| 317 14TH AVE SE           | 2402924430054 | LOWRYS SUBD TUTTLES ADDN          | 6270 | 14, SWLY 40 FT OF NELY<br>163.3 + |
| 315 14TH AVE SE           | 2402924430009 | LOWRYS SUBD TUTTLES ADDN          | 6270 | 14, COM ON SELY LINE OF<br>LOT +  |
| 1310 4TH ST SE            | 2402924430004 | LOWRYS SUBD TUTTLES ADDN          | 6270 | 14, NWLY 28 19/100 FT<br>OF NEL + |
| 13151/2<br>UNIVERSITY SE  | 2402924430002 | LOWRYS SUBD TUTTLES ADDN          | 6270 | 14, R/W THRU LOT 14               |
| 1413 4TH ST SE            | 2402924420139 | TUTTLES ADDN ST ANTHONY           | 6660 | 3 AND THAT PART OF LOT<br>3 +     |
| 324 14TH AVE SE           | 2402924430062 | TUTTLES ADDN ST ANTHONY           | 6660 | 4 AND 5 IN SAID +                 |
| 1400 4TH ST SE            | 2402924430016 | TUTTLES ADDN ST ANTHONY           | 6660 | 5 BLK D AND THAT PART<br>OF +     |
| 400 14TH AVE SE           | 2402924430047 | TUTTLES ADDN ST ANTHONY           | 6660 | 6 AND 7 AND OF +                  |
| 406 14TH AVE SE           | 2402924420019 | TUTTLES ADDN ST ANTHONY           | 6660 | 6 AND 7 AND OF THE<br>NWL +       |
| 408 14TH AVE SE           | 2402924420020 | TUTTLES ADDN ST ANTHONY           | 6660 | 6 AND 7 AND THE +                 |
| 1309 4TH ST SE            | 2402924420035 | TUTTLES ADDN ST ANTHONY           | 6660 | 7, BLK P                          |
| 1419 4TH ST SE            | 2402924430049 | TUTTLES ADDN ST ANTHONY           | 6660 | 8 AND 9 BLK O                     |
| 1315 4TH ST SE            | 2402924420036 | TUTTLES ADDN ST ANTHONY           | 6660 | 8, BLK P                          |
| 1319 4TH ST SE            | 2402924420037 | TUTTLES ADDN ST ANTHONY           | 6660 | 9, BLK P                          |
| 1501 UNIVERSITY<br>AVE SE | 2402924430079 | REGISTERED LAND SURVEY NO<br>1817 | 9772 | TRACT E                           |
| 310 15TH AVE SE           | 2402924430078 | REGISTERED LAND SURVEY NO<br>1817 | 9772 | TRACT D                           |
| 302 14TH AVE SE           | 2402924430019 | TUTTLES ADDN ST ANTHONY           | 6660 |                                   |
| 318 14TH AVE SE           | 2402924430063 | TUTTLES ADDN ST ANTHONY           | 6660 |                                   |



# MARCY HOLMES

## HISTORIC NEIGHBORHOOD

HPC Agenda Item #3  
June 09 2015  
BZH 28511

MHNA  
500 8th Avenue SE  
Minneapolis, MN 55414  
office@marcy-holmes.org

www.marcy-holmes.org

612-623-7633  
May 28, 2015

Haila Maze  
Senior Planner  
105 5<sup>th</sup> Ave South #200  
Minneapolis, MN 55401

Dear Haila,

Thank you for coming to the MHNA Board of Directors meeting last Tuesday and answering questions about the recently released Draft Dinkytown Historic District Study. As you know, the status of Dinkytown has occupied our association for nearly a year and many people have offered their opinions. The main point of agreement is that Dinkytown is a special place, like no other, and has enjoyed that reputation for many generations.

The draft study recognizes that the commercial core studied meets five of the seven criteria for historic preservation designation; only one criterion is required. The Marcy-Holmes Neighborhood Master Plan advocates the establishment of a historic commercial district for purposes of preservation of existing buildings, protection of commercial uses and marketability of the area. Dinkytown is a gateway to Marcy Holmes, the city's oldest neighborhood. Recent years have brought a renewed interest and much development in these blocks. Our goal is to balance "growth with preservation".

For these reasons, the MHNA Board of Directors passed a motion at the May 19, 2015 meeting to support the creation of a Dinkytown Historic District, as represented in the Draft Study, without preference for any boundaries.

We look to the City to identify the advantages of historic designation, particularly tax advantages, and to work with Dinkytown businesses and property owners to clarify the implications of historic designation, as there may be some misinformation about this. Multiple stakeholders (e.g., MHNA and the DBA) should be invited to help create district design guidelines.

Once again, thank you for all your fine work on this over the past year. We really benefitted from your professional expertise.

Sincerely,

Janet Morse  
President, MHNA  
Cc: Council Member Jacob Frey and the Minneapolis City Council  
Dinkytown Business Alliance  
Preserve Historic Dinkytown  
Heritage Preservation Commission



1316 4th St SE #201 Minneapolis, MN 55414

## **Preserve Historic Dinkytown's Position Statement on Designation of a Dinkytown Historic Commercial District**

**Preserve Historic Dinkytown** was founded in 2014 to inform the City's Historic Designation Study and to gather archival material. We provided extensive documentation to City Staff, derived from research and interviews about the culture, political activism, and businesses of Dinkytown. This documentation appears in the *Appendices to the Study*, as well as in additional documents submitted during the Public Comment period. **In future**, we will continue to provide resources for the support of historic designation and to collect materials for public archives.

These are our positions with regard to designation:

1. We support the Staff conclusions that Dinkytown **qualifies** as an historic resource under 5 of the City's 7 criteria. As only one criterion is required, the evidence overwhelmingly favors designation.
2. We support the Staff recommendation to **approve** designation.
3. We support Staff recommendations for a **continuous period of significance from 1889-1972**.
4. We support **Staff recommended boundaries for the historic district** - within the black dashed line -- with one exception: The building labeled #2 on

the map at the NW corner of 4th and 14<sup>th</sup> should not be excluded from the district. Not only is it important to preserve visual integrity and scale of the intersection corridor, but the building has its own significance as the first location of the pioneer dance studio of Loyce Houlton, which became The Minnesota Dance Company.

5. We request that the Commission address and resolve

(a) the property owner's distress concerning the lack of information about designation and the need for a timeline for developing district specific guidelines; and

(b) SHPO's comments about the need for more complete information to support Dinkytown's commercial and cultural significance (including that related to the folk music revival) so that property owners may ultimately qualify for local tax credits.

6. Finally, we request that the area be designated the Dinkytown **Historic** Commercial District, to be consistent with other city districts that incorporate the phrase "historic."

Respectfully submitted for Preserve Historic Dinkytown

Barbara Camm, Co-Chair

612-910-1033

barbara.camm@comcast.net



1316 4th St SE #201 Minneapolis, MN 55414

## **The Key Themes of the Designation Study**

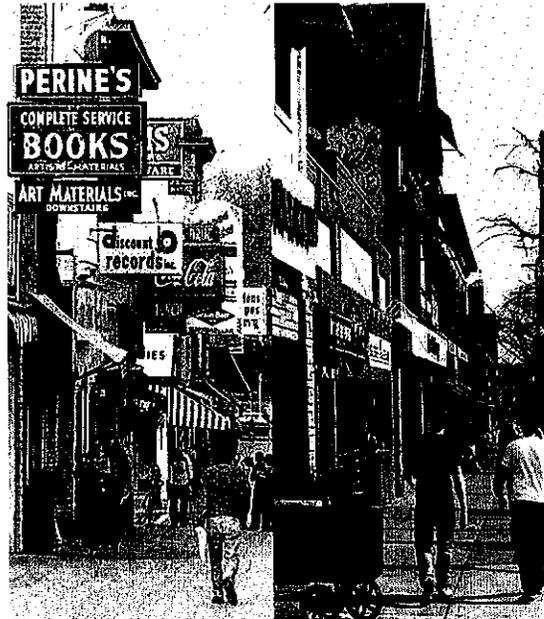
The continuity of key themes throughout the 1889-1972 period is illustrated in the Study and demonstrated in Preserve Historic Dinkytown's supporting documents. The special importance of the cultural, social, and political significance of the post-World War II period—the early 50's to 70's—is extensively documented in "Dinkytown: A Living History" in the *Appendices to the Study* and supplemented in our "Comments to the Study," and our documentation on the Commercial District and on Dylan.

It should be noted that we provided this additional documentation based on SHPO's comments regarding the need to incorporate more complete information related to these themes. These are some examples:

1. "Dinkytown's Commercial History" demonstrates the continuity of commercial activity and functions, as well as the longevity and integrity of the four-block commercial area.
2. Frederick Manfred's memoir "Dinkytown," is discussed in the "Commercial History" and our "Comments to the Study," illustrating the continuity of intellectual and literary activity from the 30's and 40's and naming important personages of the period.

3. The streetcar era did not end in 1929. It extended well into the early 50's, with service continuing to provide transit access and other social functions.
4. 1972 is the appropriate end date of the period of significance. It includes the last political protest activities in Dinkytown, which were related to the Vietnam War, as documented in "Dinkytown: A Living History."
5. The importance of Dinkytown to the second wave of the American Folk Music revival in the 50's and 60's, and the associated political movements is demonstrated in our "Comments on the Study." An excerpt from Dylan's *Chronicles*, provided in "Dylan in Dinkytown," details the enormous influence of this revival and of Dinkytown on Dylan. We have also provided video testimony in interviews with authoritative figures from the period—Spider John Koerner, University of Minnesota archivist Cecily Marcus, and Greil Marcus, the Rolling Stones commentator and music historian.

## Preserve Historic Dinkytown: Our Mission



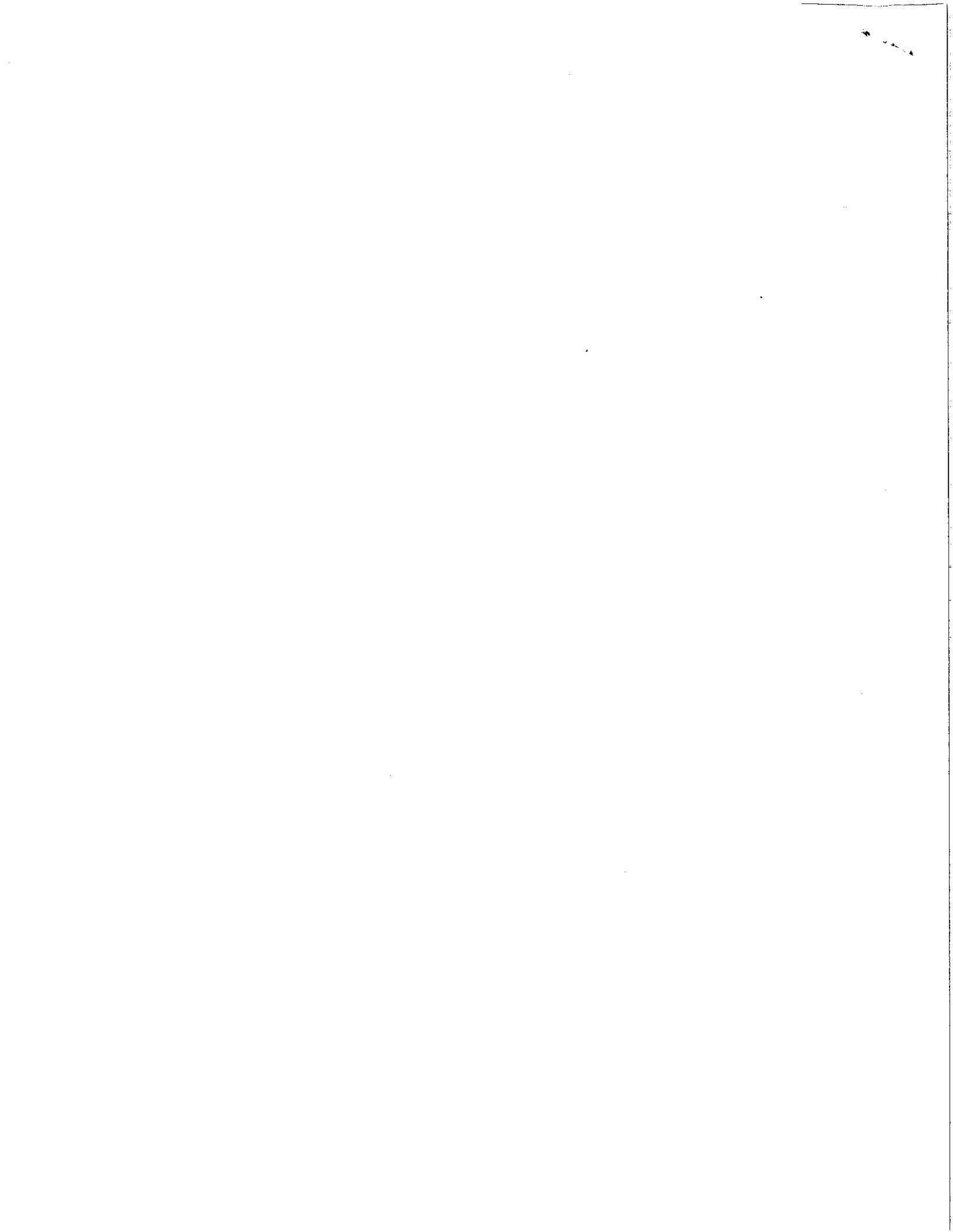
### Dinkytown Lives! Let's keep it that way.

Help! Preserve Dinkytown History is a three-pronged campaign to accomplish the following:

- Ensure preservation of the iconic core of Dinkytown's Historic Commercial District (over 100 years old); including its physical assets, scale and character.
- Inform the city's historic designation study; document and share Dinkytown's contributions to America's transformational cultural movements of the mid 1950s to mid 1970s via: events, social media, exhibits etc.
- Collaborate with established public archives and reach out through our network to gather, process and provide long-term repository for the socio-cultural history of the University's East and West-bank

Check out our website, and send us your stories!

<http://www.preservehistoricdinkytown.org/>



**KAFE 421**  
421 14<sup>th</sup> Ave SE  
Minneapolis ,MN 55414

June 9, 2015

To: Minneapolis Heritage Preservation Commission

Re: Proposed designation of the Dinkytown Commercial District as a local historic district  
Public Hearing June 9, 2015

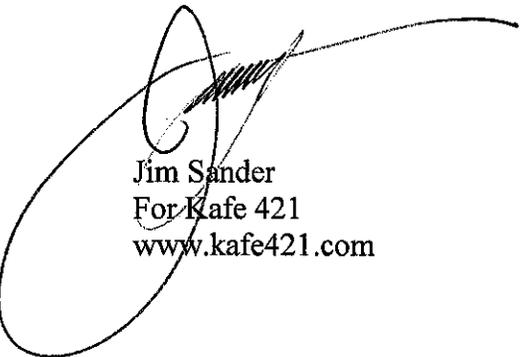
Dear: HPC Chair and Commission Members

As an established Dinkytown business Kafe 421 supports the proposed local historic district designation. But that support comes with an important caveat. That caveat is the importance of appropriate guidelines for the district to permit creative re-use and sensitive re-development in the district to enable Dinkytown to continue to differentiate itself and attract the businesses, customers and residents it needs to thrive.

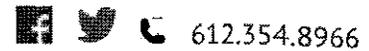
Even those who are reluctant to support the designation do recognize the value in preserving the unique character of Dinkytown as a *place*. Attached to my letter is an example from Doran Companies advertising for their bridges apartment project praising the very *place* qualities and connections to history which are the essence of the City staff report.

Dinkytown is not, and should not become a museum. Its appeal and vitality flow from its character as a district and not from any individual historic structures alone. The pedestrian scale and streetscape of Dinkytown create a sense of *place* which could quickly be lost without the protection the local historic district guidelines can provide. The guidepost for those guidelines needs to be Jason McLean's Loring Pasta Bar. The guidelines will need to make that type of creative re-use possible while preserving the fabric of the district.

The designation of the local historic district for Dinkytown is the necessary first step. Please move it forward, and please encourage an open and robust guideline development process appropriate to the character of the district



Jim Sander  
For Kafe 421  
[www.kafe421.com](http://www.kafe421.com)



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## Neighborhood

The Bridges' unique location provides easy access to river walking and biking trails in the St. Anthony Main and Marcy Holmes Neighborhoods of Minneapolis. In addition to the iconic Dinkytown, these neighborhoods provide some of the most pedestrian-friendly areas in Minneapolis and especially the University of Minnesota.



## Dinkytown: The Most Desired Address on Campus

### Residences

The Bridges' Unrivaled Amenities Neighborhood

[apply online now](#)

Now leasing for Spring and Fall 2015. Apply using our quick and easy online application.

[Get Started](#)

[online payment center](#)

Submit your application fee at our convenient online payment center.

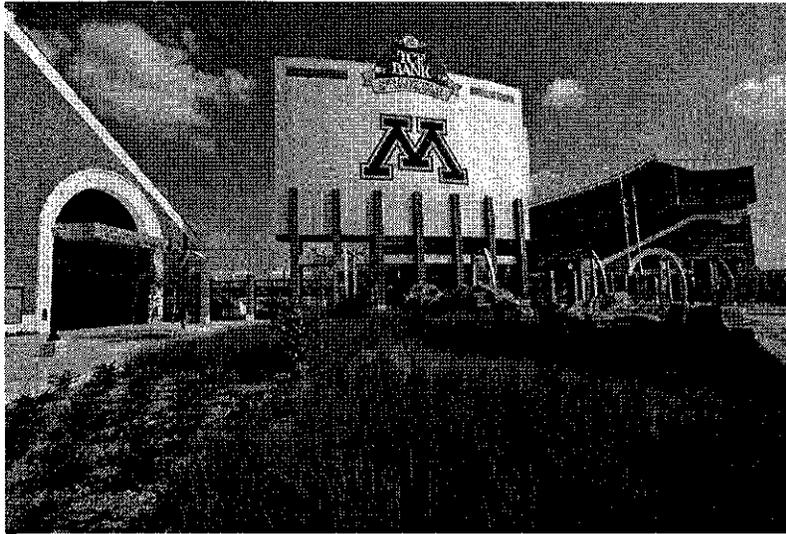
For decades, students from all parts of Minnesota, the nation and the world, have come to live in the University of Minnesota neighborhood called "Dinkytown". It is where students stand in line to get a seat at the counter of Al's Breakfast, experience great entertainment and music at the Varsity Theater and hang out at the Loring Pasta Bar – located in a building where Bob Dylan once lived. If there is anything you need as a student at the University of Minnesota – Dinkytown has it!

**Make Payment**

**contact us**

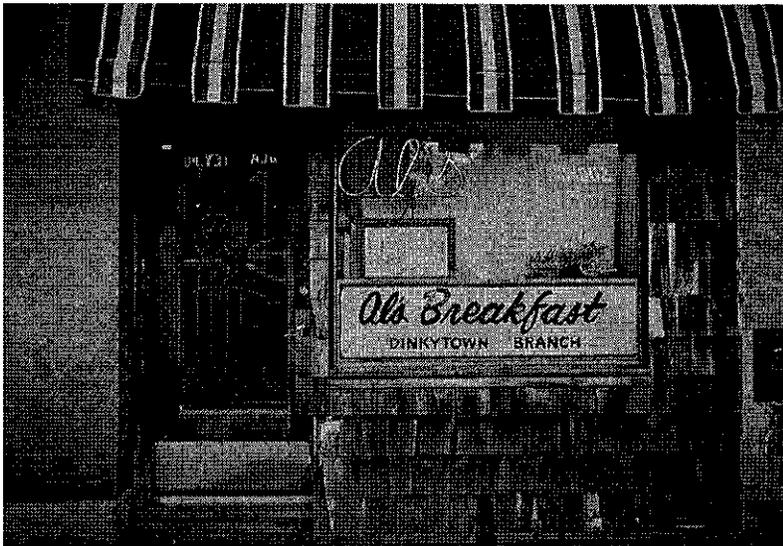
Have questions or need more information? Call or visit our rental center.

**More Info**



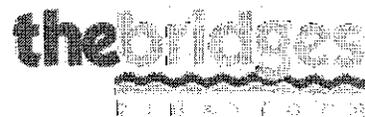
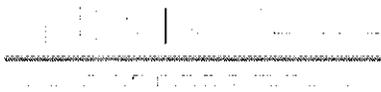
## Gopher Game Day

The University of Minnesota's new TCF Bank Stadium, historic Williams Arena, exciting Mariucci hockey arena, and student recreation center are all located a short walk from The Bridges.



## Shopping, Entertainment, Coffee

With over 30 restaurants, numerous coffee houses, trendy shops, and a Lund's grocery store within walking and biking distance, The Bridges is at the center of it all.



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BZH 28511  
HPC Agenda item #3  
June 9 2015

Dinkytown Historic District

**Dear Madam Chair and Members of the Minneapolis Historic Preservation Commission,**

What an exciting opportunity you have before you this evening! Dinkytown designation as a historic business district. It just makes me smile and most importantly it just makes sense. Do It! Please!

As the former Minneapolis Third Ward City Council member during the Marcy Holmes and Dinkytown Small area plans. The designation was a discussion point during my terms in office. Today it is an opportunity for our city!

"Preserving significant parts of our past gives us a sense of our "roots," and helps us remember. To be considered for designation, a building or district must represent and reflect elements of the city's culture, social, economic, religious, political, architectural, or aesthetic heritage." As Dinkytown does. It matches the criteria used in Minneapolis to determine our other twelve historic districts, places that are worthwhile to take note. On the website for this commission is the following statement:

There are twelve locally designated historic districts in Minneapolis. Landmark and district designation have many potential benefits for the community: improved public profile, heightened local pride, increased property values, attraction of new business and residential investment, and preservation of the area's unique character and heritage."

One only needs look at the popular and nationally recognized North Loop historic district of the city to see that historic designation does not create long term and damaging effects on the community and the property owners in the area. Indeed the designation can add value to and contribute to putting it on the map as in North Loop. "The designation not freeze a building in time." As with Dinkytown many buildings in the city's historic districts have been "adaptively reused". The value of the charm, the personal attachment of visitors and contribution to our local and national heritage cannot be under estimated.

As our Commission challenged with preservation of our collective history I urge you to vote in favor of the historic designation of Dinkytown as a historic business district. Please do not dilute the recommendations.

Please act, as we need you to act, to create the Dinkytown Historic business district.

Thank you,

Sincerely,

Diane Hofstede, former Third Ward Minneapolis City Council Member, resident Minneapolis.

**Porter, Fatimat Q.**

---

**From:** Laura Faucher <faucher@pvnworks.com>  
**Sent:** Tuesday, June 09, 2015 10:31 AM  
**To:** Dvorak, Hilary A.; Maze, Haila R.; Porter, Fatimat Q.  
**Subject:** Fwd: In re: DBA opposition today

Laura Faucher, AIA  
Historical Architect  
PRESERVATION **DESIGN WORKS, LLC**  
(612) 387-0344 (cell)  
(612) 843-4140 (office)  
[www.pvnworks.com](http://www.pvnworks.com)

----- Forwarded message -----

**From:** Laura Faucher <faucher@pvnworks.com>  
**Date:** Tue, Jun 9, 2015 at 10:30 AM  
**Subject:** Re: In re: DBA opposition today  
**To:** Kristen Eide-Tollefson <[healingsystems@earthlink.net](mailto:healingsystems@earthlink.net)>

Kristen,  
In Haila's staff report, which is available online, the DBA opposition is explained as being primarily due to the guideline issue, but thank you for this further clarification. Guidelines never occur prior to designation, but are typically the next step after designation.

Thanks,  
-Laura

Laura Faucher, AIA  
Historical Architect  
PRESERVATION **DESIGN WORKS, LLC**  
(612) 387-0344 (cell)  
(612) 843-4140 (office)  
[www.pvnworks.com](http://www.pvnworks.com)

On Tue, Jun 9, 2015 at 10:07 AM, Kristen Eide-Tollefson <[healingsystems@earthlink.net](mailto:healingsystems@earthlink.net)> wrote:

Dear Laura,

I contacted you previously, informally, to ask for help in getting information to the property owners in the Dinkytown commercial district. I also outlined for you an unexpected point of agreement between the positions of Marcy Holmes Neighborhood, the Dinkytown Business Alliance, and Preserve Historic Dinkytown.

This agreement was about the development of the guidelines that would govern the district. All parties felt that being involved in this process was really the crucial to their support.

Even the property owners, led by Doran -- who had previously outright opposed designation -- said that they might be able to live with designation, even be supportive, if they knew what the guidelines were going to be and could take part in their development. Our council member and CPED staff were informed of this position.

Unfortunately, that golden moment (and opportunity), was lost at the May 21st meeting of the Dinkytown Business Alliance (DBA). The meeting was attended by 10 property owners and two business owners. It was advertised as an informational meeting. At that meeting Jack Byers and Haila Maze again stood for questions. There was still no presentation of the study, no informational materials on designation, nor any information presented on guidelines.

When one property owner presented his concerns about his property, the property owners were told by staff that if they had concerns about how the guidelines would affect them, they should oppose historic designation. A motion (from Doran companies) quickly followed; and a formal position of opposition to historic designation was taken, which will be represented today by the DBA president and others. The vote was 8 property owners for the motion and one property owner and one business owner opposing the motion. The other business owner abstained.

Since my last update was so rosy, I thought I should let you know the circumstances of how this opposition arose. I am on the board of DBA and was the previous DBA representative to the Marcy Holmes Board. I am also project coordinator for Preserve Historic Dinkytown. So I am very sad about this development and hope that there might be something that the Commission could do to advance the guidelines issue, should you vote to designate.

Sincerely yours,

Kristen

Kristen Eide-Tollefson  
The Book House in Dinkytown  
715-317-0228

**Dinkytown: Legacy of a Historic Village**  
**Script of Video by Ossian Or**

**Greil Marcus:**

All cities need villages. They need villages where people can come, where they can change their identities, where nobody knows them, where they can reinvent themselves, where they can meet people and feel at home.

**Narrator:**

Around 110 years ago, the University of Minnesota had become a formidable institution. It was already 50 years old. It had a large campus, but it needed an equally impressive front entrance, the Memorial Gate. It was the front door of the university, but it quickly became the front door to Dinkytown, the university's downtown shopping and residence area. There were the booksellers and publishing companies and the drugstore, eventually a branch of Dayton's department store. Before long there were businesses to serve all the needs of the students and faculty.

There's obviously been incredible changes over the past 110 plus years, but some things remain unchanged. The Memorial gate is still there, but it's no longer the main entrance to the University. Dinkytown is still a vital commercial and cultural center with its own unique sense of place. However, recent changes have become a threat to Dinkytown's distinctive character and legacy. These are not minor changes. They are huge changes. For example, this is where Marshall University High used to be until about 2 years ago. On this corner, House of Hanson, the Bookhouse and the Podium were displaced by this complex. In every direction, historic Dinkytown is being replaced by large scale development. But there's still a lot of history here and it's not too late to stem the tide.

**Cecily Marcus:**

It was a place where people really wanted to go to. It attracted interesting, creative, smart people. It was the epicenter of counter cultural protest and ideas during the 1960's. It was not just its proximity to the University of Minnesota, I think, but also a place that historically people wanted to hang out in.

**Narrator:**

What really shapes the legacy of Dinkytown is the impressive list of people who hung out here over the years and the impact that they had not only in Minnesota, but the nation and the world. In the forties and fifties writers like Robert Penn Warren, Allen Tate, and the poet John Berryman taught at the university and established its English department as one of

the finest in the country. The novelist Fredrich Manfred lived in Dinkytown for several years. Hubert Humphrey also lived in Dinkytown when he attended the University. The intellectual atmosphere of Dinkytown no doubt helped inform his visions of social justice that enabled him as a 35 year old mayor of Minneapolis to establish strong anti-discrimination practices. Three years later at the 1948 Democratic National Convention, he became a national celebrity and a leader in the Civil Rights movement.

### **Hubert Humphrey:**

"The time has arrived in America for the Democratic party to get out of the shadow of states' rights and to walk forthrightly into the bright sunshine of human rights".

### **Narrator:**

By the mid to late fifties, the beat movement had taken up residence in Dinkytown. It was the center of the intellectual counterculture movement. John Koerner, a former U of M student who had gone off to the west coast for a short while was drawn back to Dinkytown. In the early summer of 1959 a young man from the Iron Range named Bob Zimmerman came to Dinkytown and what followed is perhaps the most famous period in Dinkytown history. In his autobiography *Chronicles* written many years later, Bob Dylan recalls his time in Dinkytown. One of the first things he did was trade in his electric guitar for an acoustic, learn a few folk songs at a Dinkytown record store and . . .

"With my newly learned repertoire, I then went further up the street and dropped into the Ten O'Clock Scholar, a Beat coffeehouse. I was looking for players with kindred pursuits. The first guy I met in Minneapolis like me was sitting around in there. It was John Koerner and he also had an acoustic guitar with him".

### **Greil Marcus:**

Bobby Zimmerman shows up and he's coming into a scene that's already formed, already there, with Koerner, Ray & Glover and Paul Nelson, and Dave Whitaker and many other people. And these are people dropped down into Dinkytown and they're discovering that there are worlds of music that they never suspected and all they want to do is swim through those oceans of music.

### **Narrator:**

And those oceans of music took them a long way. In late 1959, Paul Nelson and Jon Pankake began publishing *The Little Sandy Review* in Dinkytown, a folk music fanzine that drew a national following and rivaled *Sing Out* magazine for the next 5 years.

Through 1959 and sixty, Bobby Zimmerman was living in a room on the second floor of Gray's Drug. One of these back windows was his. It's now the mezzanine level of

the Loring Pasta Bar. During this period, he discovered the music of Woody Guthrie and forged a new identity and began to call himself Bob Dylan. John Koerner had joined forces with Dave Ray and Tony Glover and the group was attracting a lot of followers.

Early in 1961, Dylan heads off to New York to visit Woody Guthrie and his next door neighbor from Gray's Drug, Marv Davidov joins a group of Freedom Riders who went to Mississippi in 1961. They were arrested and sent to the notorious Parchman Farm prison. They were part of the process that ultimately changed segregation in the South.

Meanwhile, Bob Dylan has taken New York by storm. Less than a year after arriving, his first album on Columbia Records is released. The next year, 1963, 3 days after his 22nd birthday, his second album "Freewheelin'" comes out. Within a couple of months, he appears at the Newport Folk Festival and the famous march on Washington where his song "Blowin' in the Wind" becomes one of the anthems of the Civil Rights movement.

Back in Dinkytown, Koerner, Ray and Glover's album "Blues, Rags and Hollers" was released to widespread critical acclaim and they found themselves at the center of a blues revival with such fans as David Bowie and George Harrison and John Lennon of the Beatles. Dinkytown's influence was now international.

Over the next few years, other cultural institutions like the Minnesota Dance Theatre and the Loft Literary Center got their start in Dinkytown. Dinkytown has been a cultural incubator that has regularly spawned innovation.

In a recent letter supporting historical preservation, former Vice President Walter Mondale reflects on his memories. Quote:

"I especially want to comment on what Dinkytown has meant to me since those years long ago when I was an undergraduate, and during those law school years. Since then my connections with Dinkytown have only deepened as the years have gone by. I often go there for lunch, and have for many years, to meet with friends, to tell old stories and to reconnect with the University."

"Dinkytown has always been life size and I am very afraid that if we destroy the small scale buildings themselves it will erase those memories and meaning and, therefore, the history could be seriously impaired. . . perhaps we could find more opportunity to protect Dinkytown's remarkable history and culture. I hope we will do so."

With deepest appreciation,  
**Walter F. Mondale**



1316 4th St SE #201 Minneapolis, MN 55414

June 9, 2015

Dear Chair Faucher,

Thank you for your nomination of Dinkytown for historic district designation. This is the culmination of years of work. Dinkytown has been on the City's historic resource inventory lists since 1990. The map used as a basis for the study comes from the 2011 Mead and Hunt *Historic Resources Inventory for the Central Core Area*. And the 2013 summary *Capstone Inventory* by Stark for the City of Minneapolis and SHPO, recommends a Dinkytown Historic District (excerpt attached).

Preservation of the historic commercial core of Dinkytown was also a key recommendation of the city's recently adopted *Dinkytown Business District Plan*. We are grateful that the Heritage Preservation Commission has upheld this goal, in protecting the structures from demolition, nominating the district, ordering a study, and passing and extending an interim ordinance to allow the process to be completed.

Preserve Historic Dinkytown (PHD), a Minnesota 501C3, was founded to support the preservation of Dinkytown's built character and history. We represent a large group of stakeholders, of all ages and from across the country, for whom Dinkytown is a part of their own history, identity, sense of place and belonging. Our mission is attached. A major part of our mission has been to support the city's study process through research into the important period of the 1950's-early 1970's.

Throughout this period, Dinkytown was a microcosm of, and a significant influence upon local and national movements in literature, the arts, and politics -- particularly the second wave of the folk music revival upon which Dylan rose to unparalleled impact on American cultural and music history. We have submitted over 100 pages of documentation. Unfortunately, very little of this material has yet made its way into the report. *Dinkytown: A Living History*, which we wrote and submitted, is one of the Appendices but it is not mentioned in the body of the report.

In commenting on the study, SHPO advises: "*One of the documents that was submitted along with the Draft Designation Study was Appendix 2, "Dinkytown: A Living History". This document contains some interesting anecdotes and information from interviews and on-line sources about the more recent cultural development in Dinkytown. If*

*applicable, the designation could incorporate documentation found in this appendix that might support Dinkytown's potential commercial and cultural significance"*

In response, we have made arrangements to present to you today, an short video testimony that summarizes this cultural history and significance, featuring interviews with key authorities:

- Spider John Koerner, a father of the folk music revival in Dinkytown;
- Greil Marcus, the famed Rolling Stones commentator and author of numerous scholarly books on music history including one of the most respected books on Dylan; and
- Cecily Marcus, Performing Arts Archives and Upper Midwest Literary Archives, University of Minnesota Libraries.

Preserve Historic Dinkytown will continue to support the study and designation process, as we pursue the gathering of materials for the University of Minnesota's recently established Twin Cities Folk History Archives. This archive was established, in part, because of our commitment. The UMN Archivist's letter supporting historic designation is also attached as important, authoritative evidence of Dinkytown's significance to Minneapolis's heritage and cultural history.

With much appreciation for the work of the Commission,

Barbara Camm, Co-Chair of Preserve Historic Dinkytown  
Barbara.camm@comcast.net

Dave Feehan, Co-Chair of Preserve Historic Dinkytown  
Civitas Consultants, civitas.dave@me.com

[www.preservehistoricdinkytown.org](http://www.preservehistoricdinkytown.org)

# Historic Resources Inventory Capstone Minneapolis, Minnesota July, 2013

Prepared for:  
The City of Minneapolis Department of Community Planning & Economic  
Development  
and Minnesota State Historic Preservation Office



**stark**  
preservation  
planning llc

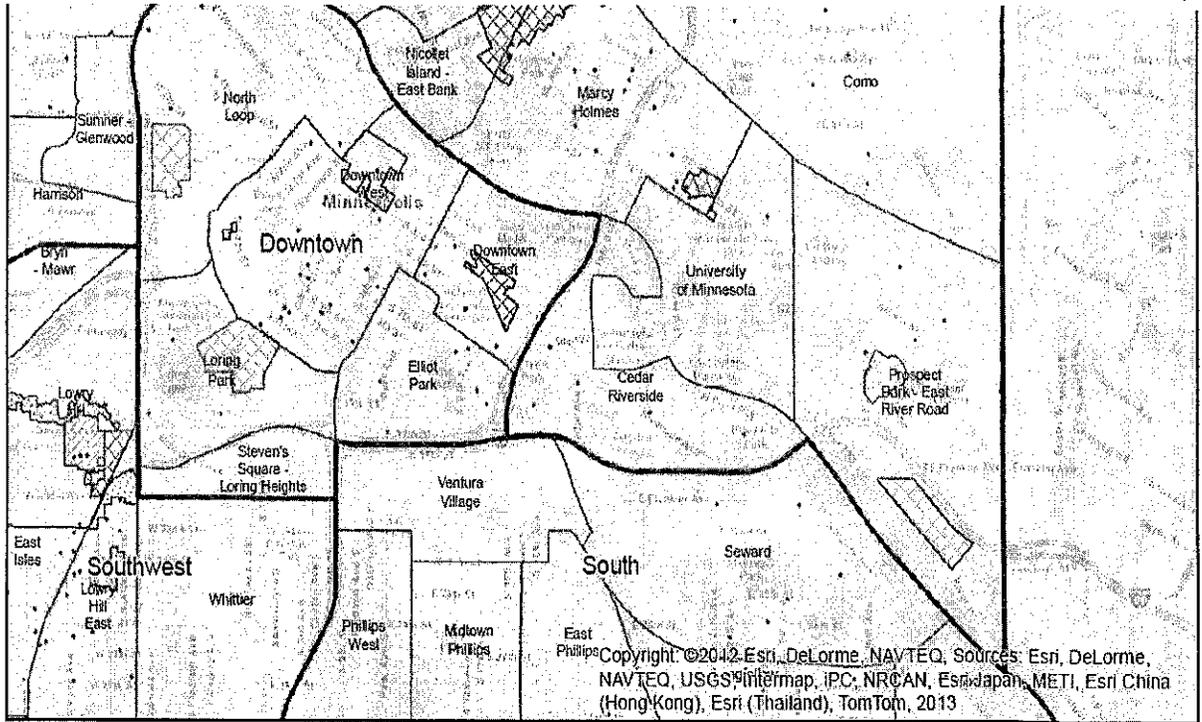
Excerpted references & maps for recommendation of  
Dinkytown Historic District:

### 6.3.3

#### Activity Centers

Activity Centers accommodate a mix of high intensity uses including employment, commercial, office and residential uses and draw clientele from around the city and region. Some activity centers are experiencing a renaissance of business and development interest as unique destinations. Designation of properties and districts within these intensely developed areas will help to assure that the unique urban character of these centers remain intact as a draw for regional patrons, and stabilize the surrounding neighborhoods.

| Table 6. Properties in Activity Centers |                     |              |   |
|---|---------------------|--------------|---|
| <b>Dinkytown</b>                        |                     |              |   |
| <b>Historic Districts</b>               |                     |              |   |
|   | Dinkytown           |              |   |
| <b>Individual Properties</b>            |                     |              |   |
| Address                                 | Street              | SHPO No.     | Name  |
| 1222                                    | 4th St S E          | HE-MPC-9882  | State Capitol Credit Union                              |
| 1308                                    | 4th St S E          | HE-MPC-9887  | University Theater                                      |
| 1501                                    | University Ave SE   |              | Scandinavian Christian Unity Bible College (Dinky Dome) |
| <b>Central &amp; Lowry</b>              |                     |              |   |
| <b>Individual Properties</b>            |                     |              |   |
| Address                                 | Street              | SHPO No.     | Name  |
| 2337                                    | Central Avenue N Et | HE-MPC-02030 | Dovre Hall  |
| <b>Nicollet &amp; Lake</b>              |                     |              |   |

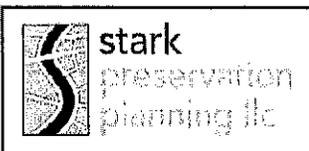


**Potential Historic Districts**

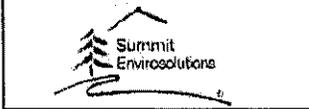
|                                       |                                    |
|---------------------------------------|------------------------------------|
| 42nd & Fremont                        | Groveland Add.                     |
| NW Terminal                           | Mount Curve Ave.                   |
| Worker Housing Concentrations         | Franklin-Hennepin Apartments       |
| Upper Harbor                          | Glendale Town House Public Housing |
| Washington Ave                        |                                    |
| Gateway                               |                                    |
| Dinkytown                             | Planning Sectors                   |
| Henn-Central                          | Proposed Individual Properties     |
| Mississippi/Park Addition             | Neighborhoods                      |
| Loring Park Development               |                                    |
| Mpls Film Exchange                    |                                    |
| Glenwood Redevelopment Area Ind. Zone |                                    |
| The Mall                              |                                    |
| Lowry Hill East                       |                                    |
| Franklin-Hennepin                     |                                    |

1 inch = 0.73 miles

## Map 2b: Potential Historic Districts and Properties - East



**Historic Resources Inventory Capstone**  
 Minneapolis, Minnesota



File: SurveyBoundaries.mxd  
 Summit Proj. No.: 2013-0003  
 Plot Date: 07-19-2013  
 Arc Operator: SJN  
 Reviewed by: WS

**Recommended Historic Districts**

| District Name/Description  | Location   | Neighborhood  | Study                 |
|--|--|---|-----------------------|
| 38th Street East and 23rd Avenue South Potential Commercial Historic District    | 38th Street East and 23rd Avenue South   | Standish  | Far South             |
| 42nd Avenue North at Fremont Avenue North Potential Commercial Historic District | East and west sides of Fremont Avenue North, south of the 42nd Avenue North intersection   | Webber-Camden   | Camden                |
| 48th Street East and Chicago Avenue South Potential Commercial Historic District | 48th Street East and Chicago Avenue South  | Field, Northrop   | Far South             |
| 54th Street West at Nicollet Avenue South Potential Commercial Historic District | East and west sides of Nicollet Avenue North, south of 54th Street West  | Windom, Tangletown  | WKA                   |
| Apartment Flats on Powderhorn Terrace  | 12th Ave S north of the park, 14th Ave S east of the park and others   | Powderhorn Park   | Central               |
| Auditor's Subdivision No. 257 Addition Potential Residential Historic District   | East side of Portland Avenue South to the west side of Columbus Avenue South, between 44th Street East and 46th Street East            | Regina  | Far South             |
| Brick worker housing   | 3000 Block of 17 <sup>th</sup> Avenue South  | Powderhorn Park   | Central               |
| Bungalows  | 3600 block of 15th Ave S and 3700 block of 12th Ave S  | Powderhorn Park   | Central               |
| Chautauqua Addition Potential Residential Historic District                      | 4859, 4858, 4852, and 4851 6th Street North  | Lind-Bohanon  | Camden                |
| Chicago, Milwaukee & St. Paul Grade Separation Historic District                 | parallel to 29th Street from Humboldt Ave S to E 28th Street, near Hiawatha Ave  | East Isles, Lowry Hill East, Whittier, Phillips West, Midtown Phillips, East Phillips | Midtown Greenway West |
| Church of the Incarnation Complex  | corner of 38th Street West and Pleasant Avenue South   | King Field  | Southwest             |
| Concentration of brick dwellings   | South side of 200 block of 22nd Ave NE   | Boltineau   | Northeast             |
| Concentration of brick dwellings   | East side of 2500 block of 3rd St NE   | Marshall Terrace  | Northeast             |
| Dinkytown Potential Commercial Historic District                                 | intersection of 4th Street Southeast and 14th Avenue Southeast   | Marcy Holmes  | Central Core          |
| East Lake Street Commercial Corridor   | East Lake Street   | Phillips West, Midtown Phillips, East Phillips, Central, Powderhorn Park, Corcoran    | Central               |
| Franklin/Hennepin Avenue Potential Historic District                             | area surrounding Franklin Avenue West and Hennepin Avenue South, centered on Oak Grove Street, Spruce Place, and 15th Street West      | Lowry Hill East, Lowry Hill   | Lowry Hill East       |
| Gateway Potential Historic District  | Bounded on the north by 1st Street South, 3rd Street South on the south, 3rd Avenue South on the east, and Hennepin Avenue on the west | Downtown West   | Central Core          |

# UNIVERSITY OF MINNESOTA

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*Twin Cities Campus*

*University Libraries  
Archives and Special Collections*

*213 Andersen Library  
221 21<sup>st</sup> Ave. S.*

September 2, 2014

Help! Preserve Historic Dinkytown  
c/o Robert Zeller  
P.O. Box 744  
Spokane, WA 99210

Dear Robert Zeller and Help! Preserve Historic Dinkytown friends,

I write to support the efforts to designate the Dinkytown neighborhood as an historic district. As curator of the Performing Arts Archives and the Upper Midwest Literary Archives at the University of Minnesota Libraries, I work with a number of archival collections that document the cultural significance of the neighborhood. From the Minnesota Dance Theatre archives, whose first studio was in Dinkytown; to the Frederick Manfred, author of *Dinkytown*, and whose unpublished novel *The Wrath of Love* was set in there; to the papers of Bob Dylan scholar Michael Gray, these collections not only demonstrate the vitality of the neighborhood, but also would likely not exist were it not for the confluence of ideas and activities that found their center in Dinkytown. Since the late 1950s, Dinkytown has been an important cultural epicenter for countercultural expression, art, and ideas, from folk music to rock music to leftist politics to dance. Dinkytown's coffeehouses and apartments gave rise to the *Little Sandy Review*, the 1959-1968, the seminal folk music magazine that is one of the most influential precursors of modern rock music criticism. Dinkytown's importance does not come from the fact that Bob Dylan once played at The Scholar coffeehouse. Rather, the neighborhood is important because it was a cultural milieu that attracted talented and unique people—Bob Dylan, Spider John Koerner, Tony Glover, Dave Ray, and many more—whose work shapes the discourse of American folk history, politics, and culture.

The Upper Midwest Literary Archives and the Performing Arts Archives at the University of Minnesota is also the home of the the Twin Cities Folk Archive, a new collection that traces folk/counterculture through the video recordings of Pop Wagner and Adam Granger's long-running public access TV program *Cedar Social*, the papers of the New Riverside Café, the archives of Red House Records, and I hope, the Dinkytown Archives. The University of Minnesota Libraries Archives and Special Collections are open to the public, and allow students, researchers, historians, scholars, artists, and the general public to access the materials for research purposes. The addition of materials that document Dinkytown's history, players, events, businesses, and cultural enterprises will contribute to a diverse array of disciplines that go far beyond local history and interest—music history, American political discourse, literature, and more.

The University of Minnesota Libraries hopes to serve as a partner, a resource, and a repository for preserving Dinkytown's unique history and important cultural legacy.

Sincerely,

  
Cecily Marcus, Curator

WALTER F. MONDALE  
50 SOUTH SIXTH STREET  
SUITE 1500  
MINNEAPOLIS, MN 55402  
(612) 340-6307

June 8, 2015

To Whom It May Concern:

Throughout its 125 year history, the Dinkytown community has been a training ground, a laboratory, an entrepreneurial incubator, a "hometown away from home," and "a university of the streets" for students, business people, faculty, alumni, bohemians, neighborhood residents and visitors from all over the world.

Its strong sense of place is built upon a familiar landscape of buildings and streets that bind generations of engaged Minnesotans who have benefited from this local proliferation of vision and energy.

Importantly, a number of people who spent time here have had a major impact on the social conscience and political history of America. In the 1950's - 1970's, with its proximity to the University, its affordable spaces and quirky unconventional culture, Dinkytown was the ground for new creative movements in dance, theater, poetry, publishing, and music. The transformative political and social movements of these times, found root in challenging conversations at my old friend, Melvin McCosh's Bookstore, the Ten O'Clock Scholar, Bridgeman's and Gray's lunch counters. The bus to Mississippi picked up in Dinkytown in 1964. And Bob Dylan's ringing anthems were rooted on 4<sup>th</sup> Street.

The protests for which Dinkytown is so well known, addressed not only Civil Rights and the Vietnam War. The Red Barn protests, in which many hundreds participated, was about the right of a community to self determination, and the defense of the small business community which was, and still is, such a key part of the heart of Dinkytown.

While historians begin to interpret the history and significance of this period in our nation's history, it is essential that the City of Minneapolis protect the physical structures and scale of Dinkytown from the kind of redevelopment that would utterly erase the memory of this seminal time and place.

I especially want to comment on what Dinkytown has meant to me since those years long ago when I was an undergraduate, and during those law school years. Since then my connections with Dinkytown have only deepened as the years have gone by. I often go there for lunch, and have for many years, to meet with friends, to tell old stories and to reconnect with the University. I am reminded that the visions of social justice tested in Dinkytown and the University community were carried forward there by the likes of Hubert Humphrey, Don and Arvonne Fraser, Bob Dylan and, if I may say so, by myself. I am now deep in my 80's but those memories of what this remarkable little community has meant to all of us remains a deep influence in my life.

Dinkytown has always been life size - indeed Dinky - and I am very afraid that if we destroy the small scale buildings themselves it will erase those memories and meaning and, therefore, the history could be seriously impaired.

We know that there is a building boom in the area fueled in part by student renters. As we look at these challenges we should ask whether the pell mell rate of new buildings is sustainable and whether the housing will be safe and appropriate for the area. Perhaps these concerns will cause us to be more cautious about the rate and appropriateness of the new housing and perhaps we could find more opportunity to protect Dinkytown's remarkable history and culture. I hope we will do so.

With deepest appreciation,

A handwritten signature in cursive script, appearing to read "Walter F. Mondale".

Walter F. Mondale

WFM/ilp



BZH 28511  
HPC Agenda Item #3  
June 9, 2015

Kelly Doran  
Chief Manager  
952-288-2002  
[kelly@dorancompanies.com](mailto:kelly@dorancompanies.com)

June 5, 2015

Heritage Preservation Commission  
City of Minneapolis  
Minneapolis, MN

Re: Designation of the Dinkytown Commercial District as a local historic district

Dear Committee Members:

For several years we (Doran Companies) have developed and continued to own properties in the Dinkytown Area. During this time we have actively participated in the Dinkytown Business Association (now known as the Dinkytown Business Alliance) and regularly attended the public meetings regarding the Dinkytown Business District Small Area Plan. In addition, Doran staff and myself have met on numerous occasions with a group of concerned Dinkytown property owners regarding the Small Area Plan as it relates to a potential historic designation.

The purpose of this letter is to request that the Heritage Preservation Commission not designate the Dinkytown Commercial District as a historic district at any level.

As I write this letter, I am not aware of a single property owner who supports an action to declare Dinkytown historic. Indeed, it is the Dinkytown property owners who have the most at stake that believe a historic designation would not bring any benefit to their property and are certain that a historic designation of Dinkytown real estate would severely depress future commercial investment and would be economically problematic. This historic designation is the effort of a small group of non-property owners. In spite of their efforts, there is no ground swell of support for this designation.

Granted, there are times that a historical designation can revive a troubled economic area and bring greater value to property owners. But Dinkytown, as a distinct community, is already experiencing strong market rents and property values. If a historical designation is made to the area, we firmly believe that building renovation costs, increased insurance costs, increases in real estate taxes and extensive approval timeframes will be detrimental to the area. These added costs to the property owners, will pass it on to the tenants of these buildings and the unintended consequences will be that only large national chain retailers will be able to afford the increased rents and operating costs—exactly what the people behind the effort to designate this area historic are against.

Heritage Preservation Commission

June 5, 2015

Page 2

During the month of May, the Dinkytown Business Alliance voted on an 8 -2 vote to recommend that there should no historic designation of the area. The two votes in favor were not property owners and do not have property investments at risk. It also should be known that the Dinkytown Business Alliance requested that any guidelines for a historical designation be developed prior to a decision. This would allow the owners of these properties to actively participate in the process. The City staff responded stating that would be impossible as they could not take the time to do this prior to the designation decision was made.

There is past precedent for a neighborhood to request the rejection of a historical designation. During the period between 2008 and 2010, the Prospect Park neighborhood battled the same issues. They were successful in having the Minneapolis City Council deny the designation, mainly because of the fear that the designation would bring added costs, more difficult approvals for renovations and the bureaucracy that ensues.

Yet another question one might pose is why Stadium Village Commercial Area isn't also being studied for historical designation? There is currently a development being proposed to demolish two buildings that are both older than many of the buildings in Dinkytown.

Finally, we all agree that Dinkytown is unique. In my opinion that uniqueness is not because of its buildings, but because of its location at the gateway to the University of Minnesota and its eclectic group of residents and students and the sheer number of people in proximity. These are the driving forces behind its success—a success that a historical designation would quickly impact. If you want to get rid of the locally-owned unique stores and shops in Dinkytown, be assured a yes vote will make that happen.

Thanks for your consideration.



Kelly Doran

cc: Mayor Betsy Hodges  
Council President Barbara Johnson  
All Councilmembers

## **THE PHYSICAL BASIS OF CITY PLACES**

### **A Case for Sustaining the Sense of the Special**

“Place” is a word with many meanings. It can be restricted to signify mere location, or softened to mean being an occasion for nostalgia. Its core sense, however, is to furnish a basis for dwelling – where “dwelling” is not limited to being a literal site for inhabitation but also implies a scene of well-being for those who live in a given place or come to visit there. So construed, a city or town is a place to dwell not just for reasons of economic gain or personal convenience but for providing the means for human beings to enjoy themselves when in its ambience: when strolling on its streets or lingering in its parks. Experienced in this way, it offers a unique open space for being social – for creating community, however casual and momentary this may be. No wonder that the root of “plaza” and “Platz” is *place* understood in this extended sense of a public space for spontaneous human gathering.

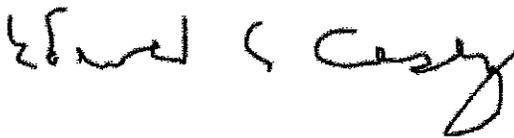
Cities and towns furnish manifold opportunities for creating such open places for unforced congregation. These places may be bordered by strict street grids that define them in city and map space. Rather than being sheer borders, the perimeters of public places are in effect *boundaries* that give access to free movement – that invite people into hospitable and shareable spaces where they can talk, think, or just look around. Such is Central Park in New York: its gates are never locked. Other cities can take inspiration from its exemplary openness.

Place is more than spatial. It is also historical: time and not just space is a primary parameter of place. When a valued history has happened in a city at an

This is all the more true of clusters of buildings that we call "malls," about which Thoreau said that "When we walk, we naturally go to the fields and woods: what would become of us if we walked only in a garden or mall?" Malls maul local history, and it is the genius of the place that makes a city like Dinkytown such an extraordinary presence in the lives of those who dwell there and those who are drawn to visit. Without the right physical framework, this genius shrinks to nothing, and the city enters the ranks of those cities whose indifferent sameness contributes so much to the vacuity of modern social and community life.

I urge the city commissioners of Dinkytown to heed the signs that are telling them to preserve the physical basis of place – which inculcates well-being in that place as well as a concrete sense of its history – rather than capitulating to the false lures of modernization in the form of an urban development that ignores time and place alike.

Respectfully submitted,

A handwritten signature in black ink that reads "Edward S. Casey". The signature is written in a cursive, slightly slanted style.

May 22, 2015

Edward S. Casey, Ph.D.

Distinguished Professor of Philosophy  
State Univ. of New York at Stony Brook

*Author of Getting Back into Place;  
The Fate of Place; Representing Place;  
Earth-Mapping; The World at a Glance*

Testimony PHD, City Hall  
Nor Hall, Ph.D.  
June 9, 2015

Intro. My name is Nor Hall, my career began in a tiny loft over Rusoff & Co. bookstore in Dinkytown 43 years ago when Marly Rusoff became an agent by taking my writing to Harper & Row in NY. I am an author, theater artist, and psychoanalyst. My husband, Roger Hale, and I are currently property owners on the river in the Mill City District, a stone's throw from the Marcy-Holmes neighborhood. I mention this because our NorthStar blanket building—a building with character-- a sense of history, a sense of place—and a consequential feeling of well-being—never has a vacancy. A fact largely due to the preservation of history in a built structure.

I like to walk over to Dinkytown *because* there is still a there there. There's still a living intersection at 1<sup>st</sup> Avenue SE and 4<sup>th</sup> Street. There's a good restaurant with old bones, a vital bookstore renowned among scholars in the United States—still there even though it was forced to move and down-size by recent development.

I want the scale of that corner not to change, so that people still feel the invitation of place—to come wander, stop and talk, listen to each other, watch the street scene.

I also want to be able to find a place to park, and to plug in my electric car—I'm not against development, but in favor of retaining memory and character.

I want the vice president of our country to still *want* to stop here for coffee and a chat with an independent bookstore owner.

I want kids on bikes in the afternoon even though there is no high school at present to funnel that energy into the intersection.

I want my prize-winning journalist friend from Holland to still write about Dinkytown, to direct European friends to this corner --to feel the place where Dylan's music vibrated.

I want Greil Marcus' prediction to come true—when he observed that there is no transformative cultural revival happening at this precise moment, but that when it does begin again, when the energy accruing erupts, it will happen here.

It can only happen here if we are able to preserve the emblematic character of this place. To cultivate that which is uniquely valuable in Dinkytown—*if* the designers and developers care about how character can be sustained. The first step—quoting from a statement on THE PHYSICAL BASIS OF CITY PLACES: written for us at Preserve Historic Dinkytown by the distinguished American philosopher Edward Casey “The first step is the preservation of the buildings and other structures that are the physical basis of a city's specialness. Without them, it cannot survive: it is gone forever.”

Historic Preservation Commission  
Proposed Dinkytown Historic District – June 9, 2015

My name is Steve Young. I own the only noncontributing building in the proposed Dinkytown Historic District located at 317 – 319 14<sup>th</sup> Ave SE. Before you today is a proposed Dinkytown Historic District, consisting less than a four block area centered at 14<sup>th</sup> Street and 4<sup>th</sup> Ave.

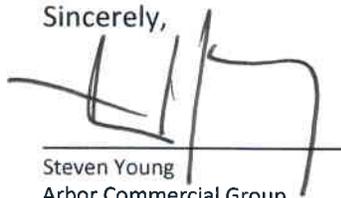
Historic Districts protect architectural styles that were constructed in a certain era or style. The buildings in the proposed Dinkytown Historic District, in contract, were constructed over a 100 year time span.

The physical landscape of Dinkytown is as diverse as its people, spanning over 100 years. The Designation Study establishes that the specialness of Dinkytown are the people. The people – students, residents and workers, are the one unifying factor of Dinkytown. The people, each generation bringing its own vibe and casting its own imprint on this area, are what makes this area historic.

The Designation Study refers to Dinkytown as “funky” and “eclectic” and the compelling desire to preserve that feeling. But this funky, eclectic feeling cannot be legislated, it has to grow organically. An example of this organic growth is Jason McLean’s renovation of the Loring Pasta Bar and Varsity Theater. His creative remodel of the Varsity’s bathrooms earned the Best Bathrooms award of 2013. The renovated Loring Pasta Bar and Varsity Theater are not the Streetcar Era and not the Student Culture Era. They are really great eclectic projects from Jason that don’t fit any historic era.

Please help preserve Dinkytown by letting it grow and evolve on its own terms. Thank you.

Sincerely,



Steven Young  
Arbor Commercial Group  
Office: 612-926-8000  
[Steve@ArborGroup.net](mailto:Steve@ArborGroup.net)



1316 4th St SE #201 Minneapolis, MN 55414

June 9, 2015

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Dear Haila,

I want to thank you again for your hard work on the designation study. Your powerpoint presentation to the Heritage Preservation Commission at the Public Hearing on June 9th was excellent.

In light of SHPO's comments in their letter and at the hearing, we would like to follow up with you about the additional documentation that Preserve Historic Dinkytown (PHD) provided during the Public Comment Period: the "References and Notes to *Dinkytown: A Living History*," "References to Appendices to *Dinkytown: A Living History*," "Dinkytown's Commercial History," "Preserve Historic Dinkytown's Comments on the Historic Designation Study," the excerpt from Dylan's *Chronicles*, and the article on Dylan in the *Rake*.

Mike Koop explained on Tuesday, in Kristen's call to him asking about the tax credit issue, that he could not consider material that was in the Appendices but not referenced anywhere in the document. This is why in his testimony, our attorney Jack Cann requested that the material be integrated into the study. We do understand that it would have been and, indeed, still would be very difficult to integrate *Dinkytown: A Living History* and the additional documents mentioned above into the content of the study in a way that would be relevant to SHPO's comments.

We would like to explore with you whether the additional information we developed—specific to SHPO's requests and the themes of the study—**could be added** to the study's appendices, including "Dinkytown's Commercial History," the Dylan *Rake* and *Chronicles* materials, and other information from our Comments that directly inform the study themes.

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Finally, given the extent and breadth of our efforts to support the study work, we would like to request that you find one or more places to **simply reference** the relevant ~~PHD~~ Preserve Historic Dinkytown appendices for the final draft to be submitted to the City Council.

Thank you, Haila, as always, for your fine work. And for the generous spirit in which you have received our contributions and the standing you have given to them.

Kind regards,

*Barbara Camm*

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Barbara Camm  
Preserve Historic Dinkytown, Co-Chair