

MEMORANDUM

TO: Heritage Preservation Commission

FROM: [Haila Maze](#), Principal Planner, (612) 673-2098

DATE: January 5, 2016

SUBJECT: Dinkytown Commercial Historic District Design Guidelines

On July 10, 2015, the Minneapolis City Council passed a resolution approving the local historic designation of the Dinkytown Commercial Historic District, subject to the following conditions:

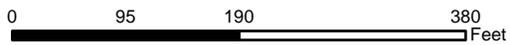
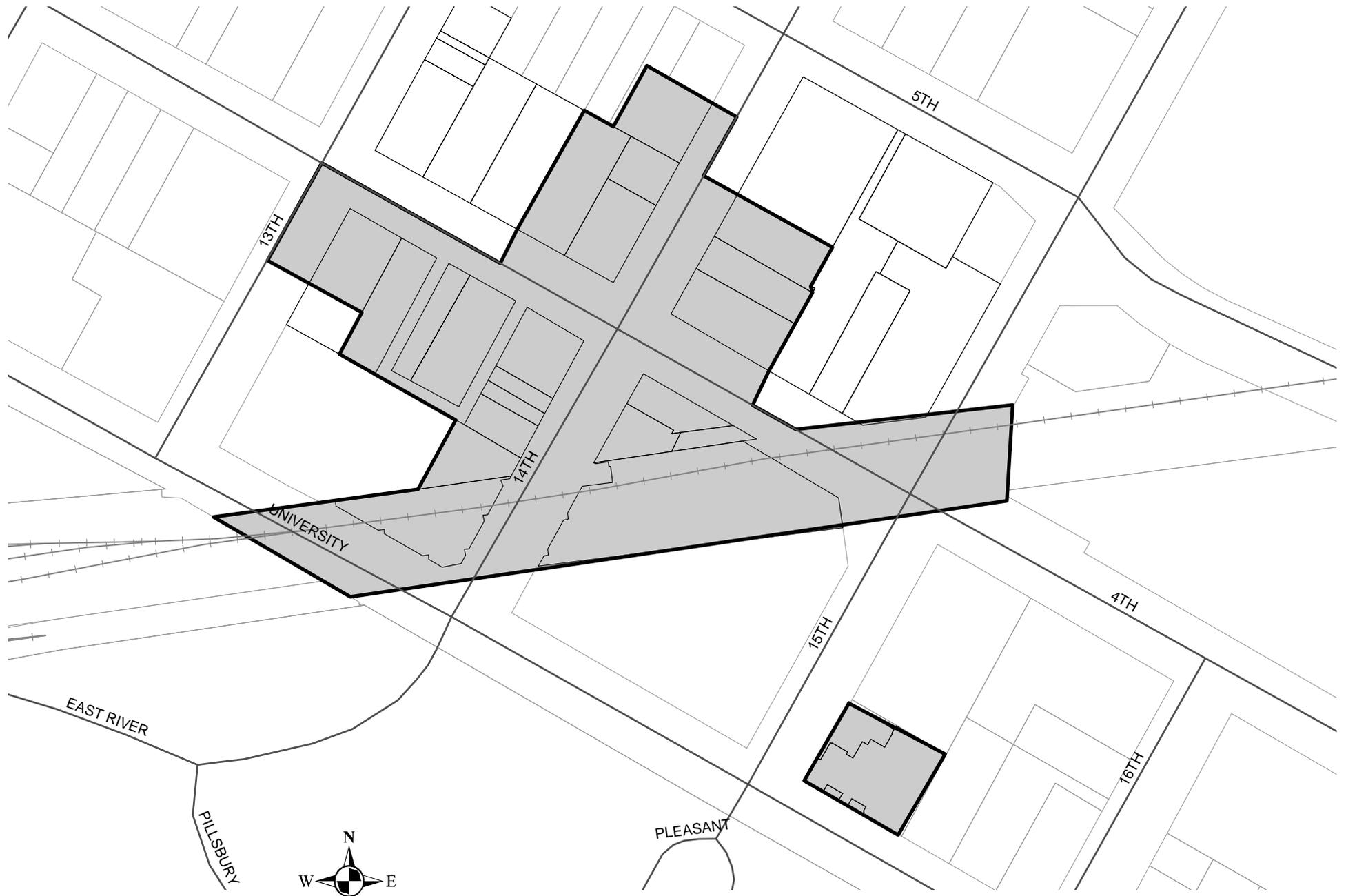
- a. The Dinkytown Commercial Historic District includes the 23 resources evaluated and listed in the designation study as within the proposed boundary for 1899-1929 period of significance. These resources include the properties identified in the map within the red dotted boundary and listed in Appendix I of the staff report.
- b. 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.
- c. Additionally, CPED staff is directed to work with the Third Ward Council Member and Zoning and Planning Committee chair on creating guidelines for the Dinkytown Historic District that: 1) allow for maximum flexibility in retaining the eclectic nature of the district; 2) will not give deference or historic designation to under-utilized space such as surface parking lots; 3) value the façade facing the streetscape with less value given to the backside of the buildings; and 4) will not limit height and the evolving character of the district.

Based on this direction, and the guidance in Section 599.300 of the Heritage Preservation Ordinance, City staff has proceeded with the preliminary work on a set of design guidelines for the Dinkytown Commercial Historic District.

To assist with the task, we are retaining the services of Winter & Company, a consulting firm with a specialization in heritage preservation. They were also the consultant on the update of the *Design Guidelines for the St. Anthony Falls Historic District* that was completed in 2012, and are familiar with the area around Dinkytown and the preservation issues there.

At the January 5, 2016 HPC meeting, Winter & Company will lead a discussion on the HPC's priorities and expectations for the Dinkytown design guidelines process and product. A draft list of objectives and questions for the discussion is attached, along with a map of the area.

Dinkytown Commercial Historic District



August 2015 Community Planning and Economic Development



Dinkytown Commercial Historic District DESIGN GUIDELINES

1

Minneapolis, Minnesota

HERITAGE PRESERVATION COMMISSION START-UP MEETING

Tuesday, January 5th, 2016

Objectives:

- To introduce the Dinkytown Commercial Historic District Design Guidelines project
- To obtain initial feedback on the issues facing the district
- To identify the commission's expectations for the design guidelines
- To identify the range of improvements anticipated in the district
- To discuss the guidelines format.

Questions:

ABOUT THE DISTRICT

1. What are the key issues facing the historic district, in general?
2. What is your vision for the historic buildings in the district?
3. What is your vision for the non-contributing buildings that exist in the district?
4. What is your vision for new construction that may occur in the future?
5. What is your vision for the public realm, in terms of streetscape design?
6. What do you see as the trends in property improvements in the district? That is, what types of projects are most likely to occur?



Dinkytown Commercial Historic District DESIGN GUIDELINES

Minneapolis, Minnesota

2

ABOUT THE GUIDELINES

7. What are your expectations for the design guidelines? What would you like them to accomplish?
8. The Saint Anthony Falls Historic District guidelines will serve as the model for the guidelines format. Are there any refinements you would suggest?
9. Illustrations will be used throughout the document. What are some of the key topics that would best benefit from sketches or photos?

