

CITY OF MINNEAPOLIS

Dinkytown Commercial Historic District Design Guidelines

Rob Skalecki, Senior City Planner

Erin Que, City Planner

Andrea Burke, Supervisor

Planning Division – Historic Preservation

City of Minneapolis, Community Planning & Economic Development (CPED)

Previous Meeting

- November 2, 2023
- Historic District Background
- Introduce staff's approach to compiling the design guidelines.
- Notes and slides from the meeting are available to review on our website



Tonight's Agenda

Feel free to put your name in the chat and what connects you to Dinkytown!

Do you...

- live in or nearby the district?
 - own a business in the district?
 - own a property in the district?
 - work in the district ?
- ...etc.


6:00 - 6:50pm – staff to go over guidelines and take questions every few slides

- Remaining time to address other comments and questions

- **Staff will add the draft Design Guidelines link and link to the project website page in the meeting chat.**
- We will be taking notes and seeing who attended.
- Questions and comments may be recorded in notes and posted publicly online as part of the project website.

Meeting Expectations

- Be respectful of other participants' comments and opinions.
- **Microphones should be off unless you are speaking - Microphones left on will be muted.**
- When you have questions, put them in the chat so we can keep track of them.
- Questions will be addressed from the chat.
- We'll invite you to unmute and ask your question if you'd like.
- Please allow one speaker at a time.



**The draft being discussed tonight is only a draft.
It is not the final document.**

Where is staff looking for feedback?

- What works well?
- What is confusing?
- Are there specific guidelines you want to talk about?
- Are the graphics helpful?



Are there any questions about tonight's meeting format or where staff is seeking feedback?



What are Heritage Preservation Design Guidelines

- They must fit within the *Secretary of the Interior's Standards for Rehabilitation*
- They do not regulate use.
- Affect changes to buildings, structures, and landscapes.
- They help ensure that the historic district retains its historic character.
- They do not force property owners to change any design feature that is currently on a property.
- Guidelines are a separate document from the designation. The Minneapolis preservation ordinance does not require design guidelines to be drafted.

Interpreting the *Secretary of the Interior's Standard's for Rehabilitation*

1. Keep the same use or choose a new use without major changes to the property.
2. Avoid removing the features that reflect the property's history.
3. Avoid adding things that look old but do not fit with the property's history.
4. If changes after a property was first built are important on their own, they should be kept.
5. Keep the features that reflect the property's history.
6. Repair features instead of replacing them. If replacement is needed, try to match what was there historically.
7. Be gentle with chemical or physical treatments to avoid damage.
8. Avoid archaeological resources if possible. If unavoidable, try to reduce the impact.
9. New features should not damage historic features. New features should look new and complement what is already there.
10. New features can be added if they can easily be removed in the future.

Dinkytown Commercial Historic District Design Guidelines

Design Guidelines



325-331 14th Ave SE, circa 1907. Courtesy of Minnesota Historical Society

Oct. 2023
Draft



How to Use this Document

Certificate of No Change (Administrative Review) This type of review is typically for small projects, such as window, storefront, and door repairs and/or in-kind replacement of non-historic materials, exterior mechanical equipment, masonry and siding repairs, and/or in-kind replacement of non-historic roofing materials. No fee is charged.

Certificate of Appropriateness (Public Hearing Review) This type of review involves a public hearing before the HPC. It typically includes major projects, such as large additions, new construction, major changes to a property, storefront replacements, replacement of historic roof features, and projects that don't meet these historic design guidelines. A fee is charged based on lot area.

These pages also include:

- History of the Dinkytown Commercial Historic District
- Period of Significance



Historic features and materials were installed during the period of significance, while **non-historic** features and materials were installed outside of this time period.

Contributing resources were built during the historic district's period of significance (1899-1929) and have not been substantially altered.

Non-contributing resources were either built outside of the historic district's period of significance (1899-1929) or substantially altered after that time period.

Primary elevations face public streets while **non-primary** elevations do not.

Projects will be evaluated on a case-by-case basis. These guidelines do not differentiate between contributing and non-contributing resources. Greater emphasis will be placed on historic vs. non-historic features and materials.

These pages also includes section on ADA Accessibility and the *Secretary of the Interior's Standards for Rehabilitation*

Questions about the
introduction pages or key
definitions?



1. Guidelines for Existing Buildings

Roofs

1.1 Historic roof features, such as clay tile parapet caps, clay tile shingles, and decorative cornices, shall be preserved and repaired with in-kind materials. Replacement materials will be considered if they are compatible with the existing historic materials.

1.2 On pitched roofs, roofing materials shall be replaced in kind.

1.3 On flat roofs, contemporary roofing materials, such as rolled rubber, are allowed when repairing or replacing non-historic roof materials, provided they are not visible from the street.

1.4 Green roofs are permitted on flat roof buildings when comprised of vegetation whose mature heights never exceed parapet cap heights.

1.5 Historic masonry chimneys may be removed if severely deteriorated and structurally unsound, but documentation by a licensed engineer must be provided.

1.6 Contemporary roof features, such as decks, railings, and planters, that project above the roofline of flat-roofed buildings shall be set back from all building walls by at least as far as they are high. Locations closer to side or rear walls will be considered if visibility studies demonstrate the features cannot be seen from streets and sidewalks.

Walls General Treatment

1.7 When non-historic materials need to be replaced, restoration of historic wall cladding is encouraged. When this is not feasible, wall materials should be replaced in kind.

Stucco

1.8 Historic stucco shall be preserved and repaired. It may be replaced when the historic stucco is missing or too deteriorated to repair. New stucco shall match the existing stucco in color and dash.

1.9 Historic masonry shall be preserved and repaired. It may be replaced when the historic masonry units are cracked, spalling, or exhibit severe deterioration. New masonry shall match the historic masonry in terms of color, texture, and size.

1.10 Historic mortar joints shall be preserved. When severely deteriorated, replacement mortar shall match in strength, color, width and profile. Vertical mortar joints should be cleared with hand tools to prevent damage to historic masonry. One hundred percent repointing is not allowed unless the mortar is shown to be severely deteriorated.

1.11 Water proofing and water repellent coatings shall not be used on masonry.

1.12 Painting of currently painted masonry elevations is allowed but painting of unpainted masonry elevations shall not be allowed.

1.13 Cleaning shall be conducted using the gentlest means possible, as proven by test panels. Sandblasting and other abrasive methods are strictly prohibited.

Questions about existing building treatments, roofs, and/or wall materials?



1.14 Ghost signs are encouraged to be preserved. Changes to painted wall signs will be considered on a case-by-case basis.

Fenestration

Glazed Storefront Systems:

1.15 Historic storefront window components shall be preserved and repaired. Replacement in kind is appropriate when the historic materials are deteriorated beyond repair.

1.16 Where the historic storefront design is not present, storefronts shall be painted wood or finished metal. When considering alterations, available evidence through historic plans or photos should be used as a reference for compatible materials, scale, size of members and proportion, where possible.

1.17 Storefronts shall possess bulkheads below windows and wall area or transom windows above lintels. Floor-to-ceiling windows are prohibited.

1.18 Only clear glass and non-reflective low emission glass or coatings shall be used.

- Windows

1.19 General Treatment

a. Historic windows shall be preserved and repaired. Replacement windows are appropriate when the historic windows are demonstrated to be severely deteriorated. The new windows shall match the historic windows.

b. Only clear glass and non-reflective low emission glass or coatings shall be used.

1.20 Window Openings

a. Window openings on primary elevations shall not be infilled, nor removed or blocked to install air conditioning, mechanical equipment, louvers, or for any other reason. Such treatment may be considered for window openings not visible from streets and sidewalks.

b. New, expanded, or reduced window openings on primary elevations are not allowed, unless it is to restore a historic window opening, and historic evidence is provided.

c. New window openings on non-primary elevations may be considered.

d. The size and proportion of historic window openings shall be preserved.

e. All decorative features around windows, including lintels, pediments, moldings or hoods, shall be preserved and repaired. If such elements are too deteriorated to repair, the original profile shall be replaced in kind.



1.21 Replacement Windows

- a. Replacement windows may be constructed of wood, steel, aluminum, fiberglass, or combinations of these materials. Vinyl windows are not permitted.
- b. Replacement of historic windows will be considered where repair is not feasible, if evidence is provided that shows significant and severe deterioration. Photographic evidence and/or conditions reports are required to document their condition and type. Replacement windows shall maintain the profile and operability of the historic windows.
- c. Replacement of non-historic windows will be considered where deterioration is shown. Changing types or operability of windows may be considered if evidence of historic type is provided. If no evidence exists, nonhistoric windows should be replaced in kind or with a contemporary and compatible alternative.
- d. Replacement metal windows shall be finished with a painted enamel or opaque finish. Unfinished treatments, such as anodized metal (whether colored or not), are not allowed.
- e. True divided lights are required when replacing a divided light window. In other instances, applied muntins on both sides of the glass, with an interstitial spacer, may be considered. Internal muntins alone are not permitted.

Doors

1.22 Buildings shall maintain historic street side entrances as the primary entrances to the building.

1.23 Historic doors and entrance features, such as door frames, transoms, sidelights, pediments, and awnings, shall be preserved and repaired. Replacement is appropriate when the historic materials are deteriorated beyond repair. New materials shall match the historic materials.

1.24 Where historic doors are no longer present on primary elevations, replacement pedestrian doors shall be contemporary and compatible with a simple design with transparent glazing and shall be designed for human scale by being no more than eight feet in height.

1.25 On non-primary elevations, various materials will be considered for replacement pedestrian doors.

1.26 Doors, transoms, and sidelights with transparent glazing shall not be covered with opaque materials or obstructed by interior, permanent features.

1.27 New openings or entryways on primary elevations are not recommended. They will be considered if the design is compatible, a historic entrance was removed and is being reintroduced, or if there is no existing entrance and one is needed for accessibility.

Any questions about ghost signs,
windows, doors, or storefronts on
existing buildings?



Additions

1.28 Additions shall be subordinate in size, scale, and massing, and shall be placed at the rear of the building to minimize visibility.

1.29 The design of additions shall utilize brick and stucco in contemporary sizes and dashes to create compatible yet differentiated designs.

1.30 Additions shall possess flat roofs with parapet caps high enough to conceal anticipated rooftop equipment.

1.31 Rooftop additions and/or structures are not appropriate on historic buildings under four stories. Exceptions will be made for minimal stairwell and elevator additions designed to activate rooftop spaces.

1.32 Rooftop additions shall be set back a minimum of one structural bay or 15 feet, whichever is greater, from all sides of the building. Locations closer to side or rear walls will be considered if visibility studies demonstrate the roof features cannot be seen from streets and sidewalks.

Any questions about additions to existing buildings?



Orientation

2.1 New construction shall be oriented such that primary elevations and entrances face public streets.

2.2 New construction shall not include surface lots or new driveways.

2.3 Parking that is incorporated into new construction shall be accessible via public alleys.

Form, Bulk, and Scale

2.4 Primary elevations shall respect the traditional proportions of height to width in the district.

2.5 Balconies on primary elevations are prohibited.

2.6 New construction shall possess floors of a pedestrian scale (typically 10-12' high floors) evident in the district.

2.7 Exterior stairs or elevator towers should be minimally visible and built only when it is not possible to accommodate them on the interior.

Setbacks

2.8 Buildings shall be built to the property line on street-facing elevations (zero setback), on the first floor.

2.9 Building sides shall align at interior side property lines, except where spacing is required for code compliance related to mandatory openings for dwelling units.

2.10 Compatibly designed, portable features, such as seating, tables, sidewalk displays, and moveable vegetation, are appropriate in front of buildings that are built to the front property line. Building setbacks shall not be increased for such amenities.

Roofs

2.11 New construction shall have pitched roofs or flat roofs with parapet caps high enough to screen mechanical equipment.

2.12 Green roofs are permitted when comprised of vegetation whose mature heights never exceed parapet cap heights.

2.13 Roof features, such as decks, railings, and planters, that project above the roofline shall be set back from all building walls by at least as far as it is high, when measured from the roof deck. Locations closer to side or rear walls will be considered if visibility studies demonstrate the roof features cannot be seen from streets and sidewalks.

Any questions about the setback, roof, or form guidelines for new construction?



Walls

2.14 New buildings in the district shall primarily use brick in a contemporary size to ensure compatibility while not creating a false sense of history.

2.15 Applied stucco with a contemporary finish shall be permitted. Imitation stucco (E.I.F.S., fiber cement panel, etc.) is not permitted.

2.16 Metal panels are prohibited.

Fenestration

Windows

2.17 General Treatment

a. Windows may be constructed of wood, steel, aluminum, fiberglass, or combinations of these materials. Vinyl windows are not permitted.

b. Windows shall possess a painted or opaque finish. Unfinished treatments, such as anodized metal (whether colored or not), are not allowed.

c. Continuous horizontal or vertical bands of windows shall not be allowed.

d. Windows shall be rectangular.

e. All glazing shall be inset from the framing and/or exterior wall of the building by one to three inches.

f. Only clear glass and non-reflective low emission glass or coatings shall be used.

g. When installing a simulated divided light window, applied muntins on both sides of the glass, with an interstitial spacer, are required. Internal muntins alone are not permitted.

2.18 Primary Elevations

- a. New storefronts shall be framed with wood or painted metal. Existing original storefronts from the district should be used as a reference for scale, size of members and proportion of ground floor wall area.
- b. Floor-to-ceiling windows are not allowed. Storefronts shall possess bulkheads below windows and wall area or transom windows above lintels.
- c. Operable windows should appear at regular intervals in a symmetrical pattern in floors above the first story.
- d. Windows with simple details, such as masonry patterns above lintels and masonry sills, are appropriate and encouraged if they do not copy or replicate historic designs.

2.19 Non-Primary Elevations

- a. Operable windows may appear in symmetrical or asymmetrical patterns.

Doors

2.20 Primary entry doors shall exhibit a simple design with transparent glazing and shall be designed for human scale by being no more than eight feet in height.

2.21 On non-primary elevations, various materials and designs will be considered.

Any questions about walls, windows or doors for new construction?



3. Guidelines for Mechanical Equipment and Trash Enclosures

- 3.1 Through-wall mechanical equipment is only permitted on non-primary elevations. For existing buildings, the loss of historic materials shall be minimized by piercing through non-historic building material to the greatest extent feasible and damaging as few historic masonry units as possible.
- 3.2 Ground-mounted mechanical equipment must be located entirely behind buildings and screened from views from streets and sidewalks. Chain link fences are prohibited as screening.
- 3.3 HVAC, wind, or solar power equipment that project above the roofline shall be set back from all building walls by at least as far as it is high, when measured from the roof deck. Locations closer to side or rear walls will be considered if visibility studies demonstrate the roof features cannot be seen from streets and sidewalks.
- 3.4 Trash enclosures shall be located behind buildings and shall be constructed of simple, opaque materials including but not limited to wood pickets or concrete masonry units.

4. Guidelines for Public Realm Infrastructure

Per the Minneapolis Code of Ordinances (section 565.170), the public realm is defined as open spaces (public and semi-public), such as streets, sidewalks, bike paths, parks, and plazas, but not including parking lots, where buildings interface with public/semi-public. Public realm infrastructure refers to constructed and/or landscaped features within the public realm.

- 4.1 Bridges should remain in their current locations, but do not have to be preserved. While no bridges within the historic district are historic, they help define Dinkytown's circulation system.
- 4.2 Landscape grass strips, planting beds, and grass boulevards are not recommended within the district. These features will be considered on a case-by-case basis. Artificial turf is not permitted.
- 4.3 Street trees (i.e. trees adjacent to streets) reinforce pedestrian uses, which are key to Dinkytown's character. Street trees shall not be located directly in front of entrances to buildings.
- 4.4 Historic paving materials are encouraged to be exposed and repaired if identified.
- 4.5 In lieu of placement on public realm infrastructure (i.e. light posts or utility poles), small cell and distributed antennae system equipment are recommended to be placed on rooftops and should not be seen from adjacent streets and sidewalks.

Staff received comments requesting more guidance on this section for lighting, alleys, and sidewalk surfaces.

Where we are in the process

Staff is still in the engagement phase.

What happens for next steps with Design Guidelines?

-The guidelines go to the Heritage Preservation Commission (HPC) for discussion. The HPC will only provide comments at this first meeting and will not vote on the guidelines.

Guidelines are also sent to the Minnesota State Historic Preservation Office (SHPO) for their review.

Comments are received and applicable changes are made. Staff will continue to take comments on the content of the guidelines.

The guidelines would then be noticed for an HPC hearing. The HPC would vote if the guidelines should be adopted.

Final Questions or Comments?

