

CITY OF MINNEAPOLIS

# Dinkytown Commercial Historic District Design Guidelines

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# Meeting Expectations

- Please wait to ask questions until the staff presentation is over
- Be respectful of other participants' comments and opinions
- Questions will be addressed from the post-it board
- Please allow one speaker at a time



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

# Historic District Background

The Dinkytown Commercial Historic District was designated by City Council in July 2015.

As a local historic district, the properties within the boundaries are subject to Minneapolis' preservation ordinance.

When City Council approved the district, they also limited its boundaries and period of significance to the **1899-1929 streetcar era** that was identified in the 2015 designation study.

City Council did not approve the designation of the district for the expanded period of significance to the 1970s.

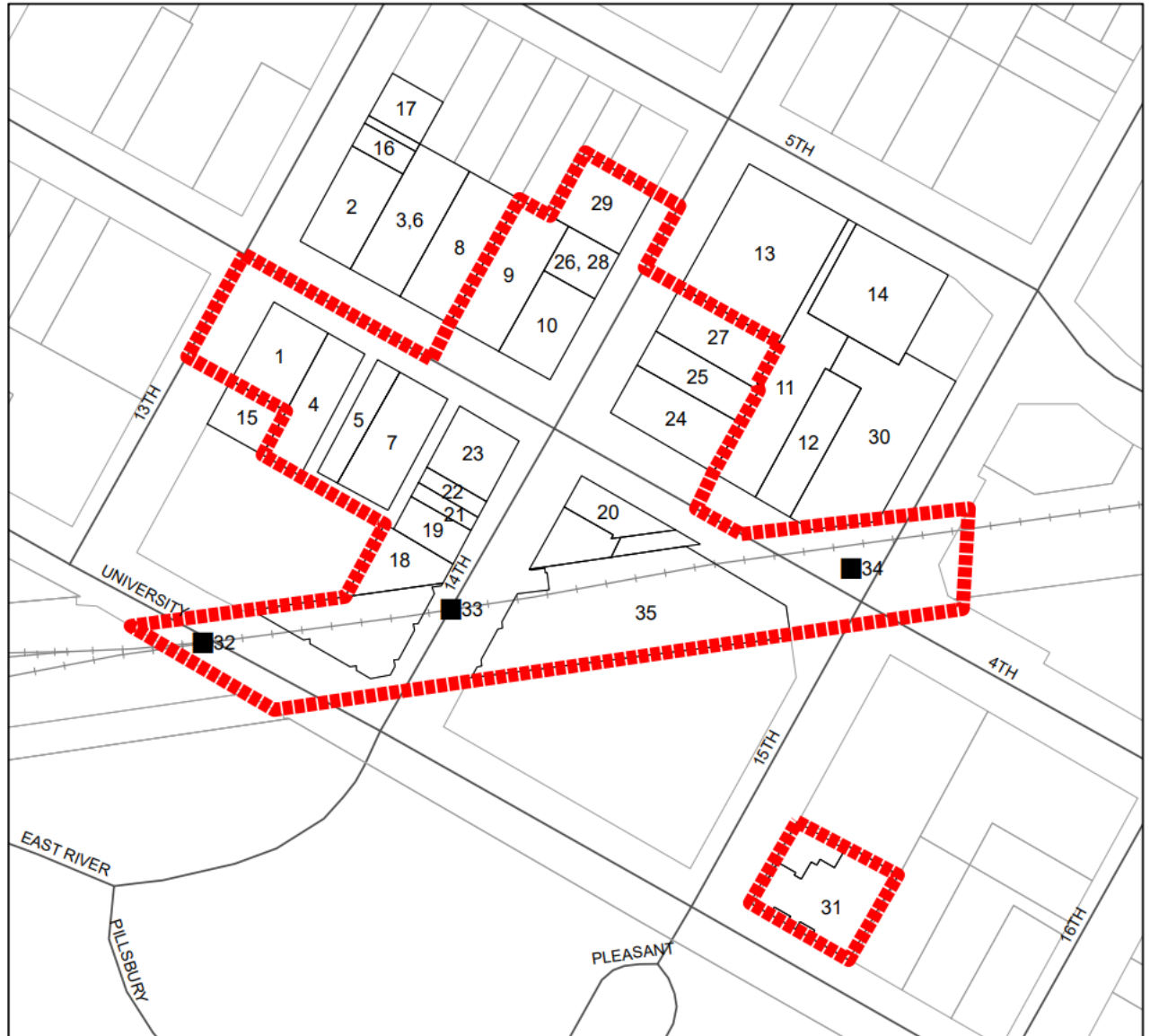
By law, City staff cannot change the period of significance or boundaries of the Dinkytown Commercial Historic District.

What has happened since 2015?

# Dinkytown Commercial Historic District

Approved at City Council - July 10, 2015

## Map



# What are contributing and non-contributing resources?

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

- A property located in a historic district still has protections via the design review and heritage preservation application processes – this is required by the city’s preservation ordinance.
- A non-contributing resource does not mean that the property is being “de-designated.”
- Like many landmarks and historic districts, CPED knows that other notable stories and histories can exist outside a landmark or district’s period of significance.

# Why were some properties determined to be **non-contributing** when they had been noted as **contributing** in the 2015 study?

- CPED did not foresee City Council only adopting the 1899-1929 Streetcar Era period of significance and boundaries.
- The designation study in 2015 did not evaluate the district for the 1899-1929 period of significance.
- Additional research clarified building dates of construction and alterations.
- CPED cannot legally consider the expanded period of significance through 1972.

# *Secretary of the Interior's Standards for Rehabilitation*

Ten (10) flexible design standards that are:

1. Administered by the Federal government through the National Park Service;
2. Used throughout the country to evaluate changes to historic properties;
3. Written to be usable for a variety of property types, considering the range of properties, districts, and histories throughout the country.

Under Chapter 599, all proposed changes to locally designated properties are still evaluated under the *Secretary of the Interior's Standards for Rehabilitation*, even if the district or landmark also has their own design guidelines.



# What can or can't Design Guidelines do?

- Do not regulate use, they regulate design.
- 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.
- The design guidelines must fit into the *Secretary of the Interior's Standards for Rehabilitation*.

# Dinkytown Commercial Historic District Design Guidelines

## Dinkytown Commercial Historic District Design Guidelines



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

Oct. 2023  
Draft



## Five Sections:

1. Introduction
2. Guidelines for Existing Buildings
3. Guidelines for New Construction
4. Guidelines for Mechanical Equipment and Trash Enclosures
5. Guidelines for Public Realm Infrastructure

# Sample Pages

## 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

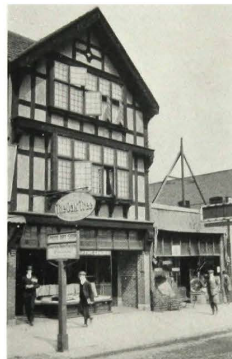
- 1.7 When non-historic materials need to be replaced, restoration of historic wall cladding is encouraged. When this is not feasible, wall materials should be replaced in kind.

#### 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.



Look at the details on 321 14th Ave SE, built in 1910. The primary elevation has half-timbering and wood brackets under the eaves. The roof is covered with terracotta tiles. The side elevation has a ghost sign for a previous tenant and a colorful mural.



A 1917 photograph of 321-323 14th Ave SE from *The Daily Gopher*

## 2. Guidelines for New Construction

### 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. 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.
- 2.13