



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #1
 January 20, 2015
 BZH-28511

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: Southeast Minneapolis, Near Intersection of 14th Ave SE and 4th St SE
 (see attached map)

Project Name: Dinkytown Historic Commercial District

Prepared By: Haila Maze, Principal City Planner, (612) 673-2098

Applicant: Commissioner Laura Faucher, Minneapolis Heritage Preservation Commission

Project Contact: Haila Maze

Ward: 3

Neighborhood: Marcy-Holmes

Request: Extension of Interim Protection through August 4, 2015

HISTORIC PROPERTY INFORMATION

Current Name	Dinkytown Commercial District
Historic Name	Dinkytown Commercial District
Historic Address	Varies
Original Construction Date	Varies
Original Architect	Varies
Original Builder	Varies
Original Engineer	Varies
Historic Use	Varies
Current Use	Varies
Proposed Use	Varies

Date Application Deemed Complete	N/A	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	N/A	End of 120-Day Decision Period	N/A

CLASSIFICATION

Local Historic District	TBD
Period of Significance	TBD
Criteria of Significance	TBD
Date of Local Designation	TBD
Date of National Register Listing	TBD
Applicable Design Guidelines	TBD

SUMMARY

On February 4, 2014 the Heritage Preservation Commission, in response to a nomination by Commissioner Laura Faucher, established interim protection for the Dinkytown Commercial District in Southeast Minneapolis and directed the planning director to prepare or cause to be prepared a designation study of the district. In this case, the designation study is being completed by CPED staff with assistance from a consultant.

The research for the designation study has been conducted. Preparation of the final draft document is underway and that work is nearly complete. Within the coming days, CPED expects to be able to send the draft document to the State Historic Preservation Office and the City Planning Commission to initiate the required review by those bodies. At that time, CPED intends to post the draft designation study online for review by all interested parties.

Section 599.240 of the Minneapolis Code of Ordinance provides interim protection to properties during the time of a designation study. The interim protection period lasts 12 months from the decision to commence a designation study. Interim protection may be extended up to an additional 18 months. Currently, interim protection is set to expire on February 4, 2015.

Extending interim protection through August 4, 2015 will allow the additional time needed for completion of the designation study, and will allow time for the necessary reviews required in the preservation ordinance. It should be noted that CPED anticipates bringing the draft designation study to the HPC and the City Council for a decision well in advance of August 2015.

The ordinance requires the Heritage Preservation Commission to hold a public hearing on a proposed extension of interim protection and this is why CPED staff is bringing this item to you today.

RECOMMENDATION

Recommendation of the Department of Community Planning and Economic Development:

Staff recommends that the Heritage Preservation Commission extend interim protection of the property in the Dinkytown Commercial District to August 4, 2015 or until a decision has been made on the designation, whichever is sooner, to allow for the completion of the designation process.

ATTACHMENTS

1. Heritage Preservation Commission Actions from February 4, 2014
2. Map of Proposed District

Link to action: <http://www.minneapolismn.gov/meetings/hpc/WCMSIP-120311>

City of Minneapolis

Minneapolis Heritage Preservation Commission Actions

Regular Meeting
4:30 p.m., Tuesday, February 4, 2014
Room 317, City Hall
350 South Fifth Street
Minneapolis, MN 55415-1385

Commission Membership: Mr. Paul Bengtson, Ms. Laura Faucher, Mr. Alex Haecker, Mr. Chris Hartnett, Ms. Susan Hunter Weir, Ms. Ginny Lackovic, Ms. Linda Mack, Mr. Robert Mack, Mr. Ian Stade, and Ms. Constance Vork

Committee Clerk: Fatima Porter, 612.673.3153

Members Absent: Ms. Linda Mack, Mr. Robert Mack, Ms. Constance Vork
The meeting was called to order at 4:30 p.m.
Minutes were approved for the meeting held on January 21, 2014.

Public Hearings

Introduction to the Public Hearing

Public Hearing

1. 300 Clifton Ave (BZH #28069, Ward 7) ([John Smoley](#)):

A. Historic Variance: Adsit Architecture and Planning, on behalf of John Kistler, has applied for a variance to permit a bed and breakfast home with exterior alterations or modifications that change the residential character or appearance of the dwelling or zoning lot at 300 Clifton Ave.

Action: The Heritage Preservation Commission **continued** the Historic Variance to permit a bed and breakfast home with exterior alterations or modifications that change the residential character or appearance of the dwelling or zoning lot at 300 Clifton Avenue, the Eugene Carpenter House, in the OR-3/Institutional Office Residence District, DP/Downtown Parking Overlay District, and SH/Shoreland Overlay District to the February 18, 2014, Heritage Preservation Commission meeting.

Absent: L. Mack, R. Mack and Vork

B. Historic Variance: Adsit Architecture and Planning, on behalf of John Kistler, has applied for a variance to permit a bed and breakfast home with more than three bedrooms available to guests at 300 Clifton Ave.

Action: The Heritage Preservation Commission **continued** the Historic Variance to permit a bed and breakfast home with more than three bedrooms available to guests at 300 Clifton Avenue, the Eugene Carpenter House, in the OR-3/Institutional Office Residence District, DP/Downtown Parking Overlay District, and SH/Shoreland Overlay District to the February 18, 2014, Heritage Preservation Commission meeting.

Absent: L. Mack, R. Mack and Vork

C. Historic Variance: Adsit Architecture and Planning, on behalf of John Kistler, has applied for a Historic Variance to reduce the required size of a mixed use building with a neighborhood serving retail sales and service use in the OR-3/Institutional Office Residence District from 20,000 square feet to 11,213 square feet at 300 Clifton Ave.

Action: The Heritage Preservation Commission **continued** the Historic Variance to reduce the required size of a mixed use building with a neighborhood serving retail sales and service use in the OR-3/Institutional Office Residence District from 20,000 square feet to 11,213 square feet at 300 Clifton Avenue, the Eugene Carpenter House, in the OR-3/Institutional Office Residence District, DP/Downtown Parking Overlay District, and SH/Shoreland Overlay District to the February 18, 2014, Heritage Preservation Commission meeting.

Absent: L. Mack, R. Mack and Vork

D. Certificate of Appropriateness: Adsit Architecture and Planning, on behalf of John Kistler, has applied for a certificate of appropriateness to install a rooftop deck; restore porches; construct a trash enclosure; install landscaping; repair and replace steps, stoops, and the driveway; paint the exterior of the building; and repair the terrace at 300 Clifton Ave.

Action: The Heritage Preservation Commission **continued** the Certificate of Appropriateness application to convert the building at 300 Clifton Avenue, the Eugene Carpenter House, from offices to a beauty salon, three dwelling units, and a bed and breakfast home to the February 18, 2014, Heritage Preservation Commission meeting.

Absent: L. Mack, R. Mack and Vork

Information Items

New Business

Commissioner Lackovic was elected to the St Anthony Falls Heritage Board.

Commissioner Faucher nominated several blocks in Dinkytown as a historic district, placed the district under interim protection, and requested that the Planning Director prepare, or cause to be prepared, a designation study. The nomination was approved.

Adjournment

The meeting was adjourned at 4:50 p.m.

The next regular Heritage Preservation Commission meeting: February 18, 2014.

The Chair reserves the right to limit discussion on Agenda items.

Heritage Preservation Commission decisions are final unless appealed.

Attention: The meeting site is wheelchair accessible: if you need other disability related accommodations, such as a sign language interpreter or materials in alternative format, please contact 612.673.3220 (673.2157) TTDY/VOICE at least five days prior to the meeting.

Attention: If you want help translating this information, call: Hmong – Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koy dawb, hu 612.673.2800; Spanish – Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612.673.2700; Somali – Ogow.

Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612.673.3500.

Last updated Feb 18, 2014

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Dinkytown Potential Historic District

