

MASTER PLAN

for
the

Marcy-Holmes Neighborhood

CHAPTER NINE: HISTORIC PRESERVATION

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Goal: The preservation of the neighborhood’s historic character and sense of local history.

Background

Marcy-Holmes neighborhood has many buildings and landscapes that should be preserved. For more information about the neighborhood’s history and historic buildings, read *Hiding in Plain Sight, Minneapolis’ First Neighborhood*, by Penny A. Petersen, Marcy-Holmes resident and historian. The award-winning book may be purchased from the Marcy-Holmes neighborhood office, 612-379-3812.

The neighborhood has two historic districts designated by the city of Minneapolis. The **St. Anthony Falls District** was the city’s first historic district established in 1971 and is also on the National Register of Historic Places. The district straddles the Marcy-Holmes and Nicollet Island neighborhoods. Within Marcy-Holmes, its area is bounded by Central Avenue, University Avenue, 6th Avenue and the Mississippi River and includes the St. Anthony Main and Pillsbury A Mill buildings, Main Street, the Stone Arch Bridge and Hennepin Island. The **Fifth Street Southeast District** was established in 1976, including property on both sides of Fifth Street from 4th Avenue to I-35W. Individual neighborhood properties designated for preservation include:

- A The First Congregational Church at 500 8th Avenue SE
- B Florence Court at 1022 University Avenue SE
- C B.O. Cutter House at 400 10th Avenue SE
- D The Masonic Building (Aveda) at 101 4th Street SE

Historic designation by the city of Minneapolis means that all new buildings and all demolition or exterior improvement permits to existing buildings must be approved by the Minneapolis Heritage Preservation Commission (HPC) or the City Council, if denied by the Commission.



Objectives for Preservation

- Historical Character
- Historic Properties

Historic Properties

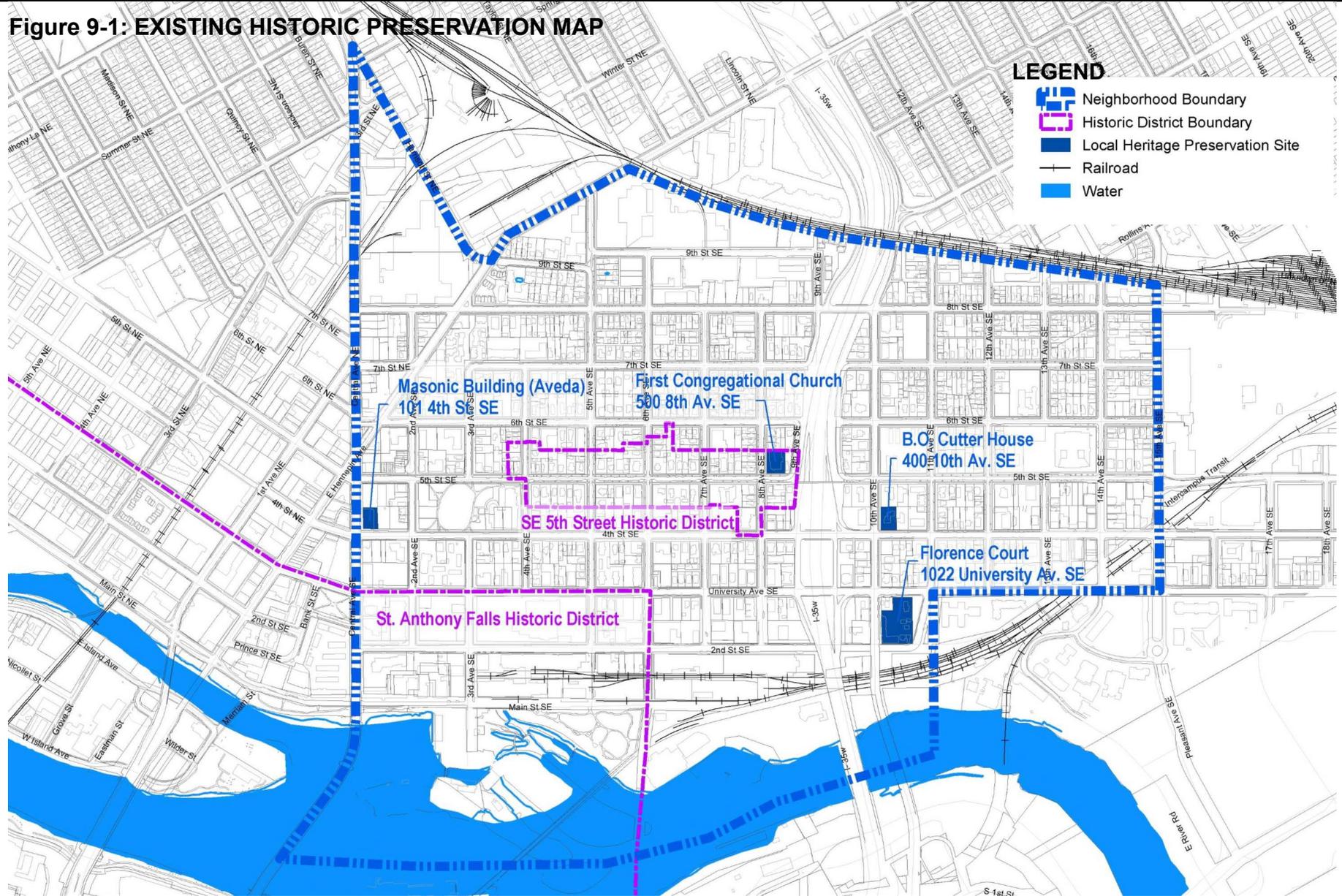
Objective: Avoid the loss of historic properties.

Policies:

1. Encourage strong compliance with HPC permit guidelines in the Street Anthony Falls and Fifth Street Historic Districts and individually designated properties in the neighborhood and the Ard Godfrey House just outside the neighborhood.
2. The neighborhood supports preservation designation studies for the following properties or areas:
 - A The Frey house (mansion) at 1206 5th Street SE that is part of the Heart of the Earth School
 - B The Joseph Avery Wright house at 1126 5th Street SE
 - C The John S. Lane house near at 625 8th Avenue SE
 - D The Southeast Community Library building at the corner of 13th Street and 4th Avenue
 - E The old Pillsbury Library building at 100 University Avenue SE
 - F Dinkytown
 - G Steel Structures Building
 - H Ninth Street industrial buildings
 - I Star Machine – 6th Street and Second Avenue
3. The issue of historic preservation designation for the fraternity and sorority houses in the neighborhood should be more widely discussed.



Figure 9-1: EXISTING HISTORIC PRESERVATION MAP



Historical Character

Objective: Preserve the historical character of the area.

The neighborhood is defined by narrow, tree-lined streets, large older houses, mostly low rise apartment buildings, fraternities and sororities, Dinkytown, the Mississippi River and adjacent riverbanks, and industries.

Policies:

1. Preserve such landscapes as Dinkytown, the Mississippi River area and the fraternity and sorority areas in the neighborhood.
2. Preserve the old Pillsbury library, now an art gallery, at Central Avenue and University Avenue and the newer Southeast Community library buildings.
3. Devise programs to encourage rehabilitation and conversion of multi-family dwellings to their original single-family home use in the single-family core of the neighborhood.
4. Provide information to property owners and renters about the historic character of the area and increase the general awareness and sensitivity about the historic nature of the buildings.
5. Develop grant or loan programs for property owners to repair their buildings.

6. Provide more accessible property information, including historic preservation regulations, to prospective buyers and property owners. Try to include preservation information on the Planning Department's web site.
7. There should be some flexibility with codes -- other than life safety codes -- when applied to older buildings. Codes are rigidly enforced when permits are sought. Remodeling requires updating to current code requirements. This can be very costly and discourage updating.
8. Simplify the City's permit system so that it is not so confusing and complicated and encourages reinvestment.
9. Enforce this plan's design guidelines for new developments.