

Heritage Preservation Appendix

Process for National Register Designation

The process for listing in the National Register of Historic Places is outlined below:

Qualifications for a property to be listed include:

- Association with historic events or activities,
- Association with important persons,
- Distinctive design or physical characteristics, or
- Potential to provide important information about prehistory or history.

One of these criteria must be met to qualify for a listing. Integrity must also be evident through historic qualities including location, design, setting, materials, workmanship, feeling, and association. The prospective Dinkytown Historic District is significant under Criterion A in the area of Commerce, and retains sufficient historic integrity to convey its importance.

Generally properties must be fifty years of age or more to be considered historic and must be significant when evaluated in relationship to major trends of history in their community, State, or nation.

Three key concepts for qualification:

1. **Historic Significance:** the importance of a property to the history, architecture, archeology, engineering, or culture of a community, State, or nation. Can be achieved through:
 - Association with events, activities, or patterns
 - Association with important persons
 - Distinctive physical characteristics of design, construction, or form
 - Potential to yield important information.
2. **Historic Context:** information about historic trends and properties grouped by an important theme in the prehistory or history of a community, State, or the nation within a particular time period.
3. **Historic Integrity:** the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period. The integrity is the composite of these seven qualities:
 - Location
 - Design
 - Setting
 - Materials
 - Workmanship

- Feeling
- Association

The seven qualities do not have to all be present as long as the overall sense of past time and place is evident.

To be listed in the National Register of Historic Places, a nomination must be prepared and submitted to the State Historic Preservation Office (SHPO) for review. If the nomination is found to be acceptable, the SHPO then will schedule the property for consideration by the State Review Board, and notify property owners and public officials of this meeting and proposed nomination. The SHPO then makes a case for the eligibility at the board's meeting and then, with the board's opinion in mind, makes the final decision whether to forward the nomination to the National Park Service for listing in the National Register. Typically, a National Register nomination must be presented to the SHPO approximately three months in advance of the scheduled State Review Board meeting. Final listing in the National Register takes an additional two or three months.

Within the Dinkytown commercial core, most of the buildings would be evaluated under the state context Urban Centers 1870-1940. The historic significance of the area includes distinctly preserved architectural characteristics common for commercial buildings from this time period. The overall continuity of the remaining resources is substantial, with many buildings only minimally altered or altered in such a way that restoration or rehabilitation could be readily achieved without substantially disrupting the historic character of the buildings or district as a whole. Although several modifications and alterations were made to the district properties between 1940 and 1965, and these alterations appear to have gained significance in their own right, a context study for this post-war period of commercial development has not yet been established. Furthermore, due to the political and social unrest that was typical of Dinkytown in the late 1960s, and which manifested in the demolition and subsequent new construction of buildings on the proposed Red Barn site in 1971, a case could be made that Dinkytown's period of significance extends until 1971. Any proposed National Register nomination of the Dinkytown Historic District would need to first establish the context of post-war urban commercial development and political protests/unrest of the Vietnam Era in order to extend the period of significance through 1971.

The importance of Dinkytown as a catalyst for development around the University of Minnesota and Southeast Minneapolis is also an important point that would make the district historically significant to the region's history. As a neighborhood that is adjacent to a major university, there is a strong association between the university and the commercial historic district. The events and activities that have notably occurred here, including civic protest, demonstrations, and school-wide events, illustrate the importance of the district and its built environment.

The history of Dinkytown is also clear when defined under the historic context guidelines of the National Register application. The district's collection of buildings clearly illustrates its history as a commercial node influenced by proximity to the University and its student, professor, and staff population, the presence of nearby industry, and the

connection to the surrounding area by the streetcar system. The buildings and businesses in this area met the needs of the surrounding community for basic necessities, entertainment, and residency, a trend that was observed historically and continues today.

Dinkytown's level of historic integrity justifies its eligibility for National Register listing. A majority of the buildings in the district retain the essential design, materials, and feeling of the area from their construction in the early 1900s to their continued use today. While many of the building uses have changed over the years, the physical environment remains largely intact. The buildings still retain historic character through the materials and architectural elements including facade materials such as brick, stone, and stucco, and cornice- and parapet-level ornamental detailing.

Pending decisions by the local community, if a national listing is deemed as the preferred route, dialogue between SHPO and interested parties must be initiated as soon as possible. A Determination of Eligibility may be required by the SHPO to determine whether the district meets the National Register criteria. The SHPO should be consulted as to timing and scheduling, as the process for National Register designation can be lengthy.

Considering Main Street

The Minnesota Main Street Program, administered by the Preservation Alliance of Minnesota (PAM), supports organizations that are dedicated to the revitalization and economic development of community-centered commercial areas such as Dinkytown. With the guidance of PAM's Minnesota Main Street Coordinator, organizations can be formed and developed to undertake this time-tested program that has had success nationwide.

When initiating a Main Street program, it is crucial to have community support, as demonstrated by the online questionnaires and town hall style meetings conducted as part of this small area planning process. The next step would be to start a committee of interested parties. Since the Dinkytown Business Association already possess an active committee of leaders within the district, it may be unnecessary to form an entirely new committee. The Main Street committee should commit to hiring a Main Street manager at a minimum of 20 hours per week. The manager's salary can be paid for through various sources of revenue including the city, business association, special taxing district, or grant money. After organizing a person to oversee the program, a primary focus for the organization should be identified, such as retention of local business, or prevention of vacant properties. Once a focus is formulated and long-term goals agreed upon, the organization can be registered through the Minnesota Secretary of State's Office, filed as a non-profit for federal and state tax purposes, and apply to be designated through the Minnesota Main Street program.

Once accepted, the benefits of being a program include:

- Consultation services with PAM staff
- Access to email list serve

- Lending library
- Monthly networking with and support from other Main Street managers via conference calls
- Annual program evaluation and visit by PAM staff
- Sign and façade design and building rendering assistance
- \$6,400 annually in technical assistance, which can be used for a variety of programs and purposes

The Main Street program is a viable option to sustain local businesses and market the neighborhood as an attractive area for business owners and patrons. Designation as a Main Street community would assist Dinkytown through the creation of jobs, retention and attraction of businesses, building improvements, facade design assistance, and technical assistance funding.