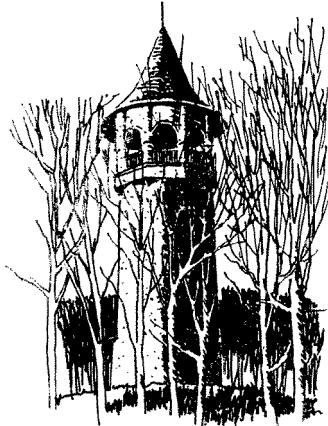


# **PPERRIA News – March 2010**

**Newsletter of the Prospect Park East River Road Improvement Association**



## **PPERRIA Board/Membership Meeting Monday, March 22<sup>nd</sup>**

**7:00 – 9:00 p.m.**

**Prospect Park United Methodist Church  
Corner of Orlin and Malcolm Avenues S.E.**

**Come early for treats and talk – 6:30 to 7:00 pm.**

*If you have special needs requiring accommodation, contact Joyce Barta at 612-859-4960, or bartajm@yahoo.com.  
We will make every attempt to meet that need.*

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## **PARKING SUMMIT**

**Thursday, March 18, 7 to 8:30 pm  
Prospect Park United Methodist Church**

The PPERRIA Livability Committee is hosting a Parking Summit to:

- Gather individuals with concerns about the parking issues facing us
- Inventory, discuss and prioritize the issues
- Recruit volunteers to tackle pieces and return to the larger group at a future meeting with options and suggestions

Questions? Contact Carla Urban, PPERRIA VP and Livability Co-Chair at [dewey002@umn.edu](mailto:dewey002@umn.edu).  
*We look forward to your participation.*

## Notes from the President

**O**n March 2 the Heritage Preservation Commission (HPC) did decide on the status of Prospect Park as a “Local Historic District of Minneapolis.”

The decision extended interim protection for another six months and ignored PPERRIA’s Board of Directors and City Councilmember Gordon’s recommendations to suspend the current process. Instead, the HPC wants Prospect Park residents to continue the process for local historic designation, even if it results in a rejection of local historic district designation at a future point. The PPERRIA Executive Committee voted to appeal the HPC decision. Here is why:

Recall that PPERRIA set up a Task Force to draft design guidelines for Prospect Park. This group, chaired by Bob Roscoe, developed a document that has been posted on our website ([www.pper.org](http://www.pper.org)). It has become evident that the current interim protection process – and our experience with until now – is at odds with our proposed Prospect Park Guidelines (PPG). The major differences relate to the way we decide on **what** is preserved in a local historic district, and **how** it is preserved.

Title 23, Chapter 599 in the City code governs heritage preservation in local historic districts. It focuses on preserving historic landmarks by preserving their features and materials. Its effect is to “freeze dry” contributing properties in their present state. (Think: Milwaukee Avenue in the Seward neighborhood.) This contrasts sharply with the PPG’s intent “to protect historic resources and to preserve and reinforce the character-defining elements of existing structures, while encouraging creative and imaginative work that is respectful of its context and will enrich the vitality of the neighborhood.”

The City code makes the U.S. Secretary of Interior Guidelines the standard to be followed by design guidelines and enforcement. Interpretation of the guidelines is solely up to the CPED staff and HPC and, as many local residents have now discovered, they can be very restrictive. Our PPGs call, instead, for a PPERRIA committee to help residents apply for permits and to help interpret the PPG for both the applicant and the HPC staff.

In light of these differences, I outlined a process at our February 22 PPERRIA meeting that could lead to a different model along the lines outlined in the draft PPG. Many historic cities (Boston, Baltimore, San Francisco)

have adopted a model called the neighborhood conservation district (NCD). It complements landmark preservation as a means to conserve historic buildings and neighborhoods. A simple comparison between the NCD model and the more traditional Local Historic District (LHD) model\* illustrates some differences between them:

### ***Program Objectives***

**LHD** - Preservation of historic structures through design review and restrictions on alterations, demolitions, and the moving of historic resources. (Seeks to preserve those attributes that qualified the area for historic designation, including its architectural and historic fabric.)

**NCD** - Design review and/or development controls are to protect an area's character-defining qualities with emphasis on compatible, contextual construction. (May not insist on preservation of original architectural features such as windows and slate roofs.)

### ***Standards of review***

**LHD** - Generally requires preservation of a structure's architectural and/or historic features and its historic fabric. Additions must not harm original structure, and must be compatible in scale and design. (New construction must be compatible with the specific setting, streetscape, and district as a whole. Detailed guidelines may govern specific actions.)

**NCD** - Tailored to community concerns. If designation includes design review process, then individual changes within a neighborhood must be compatible in terms of size, scale, massing, and, in some cases, architectural style. (Detailed guidelines may address specific actions. Preservation of specific materials such as slate roofs and original windows is often not required.)

### ***Neighborhood input***

**LHD** - Development of design guidelines based on physical characteristics of historic properties may be required. (Property owners in historic districts may have input, but such input is generally not required by law.)

**NCD** - High input from neighborhood is often required, including design guidelines and development control and the development of a neighborhood plan.

\*Adapted from: Miller, J. *Protecting Older Neighborhoods Through Conservation District Programs*. National Trust for Historic Preservation, Washington, DC: Preservation Books, 2002.

We requested a pause in the current process toward local historic designation to allow time to explore the NCD model and determine whether it could serve Prospect

Park needs. We are collaborating with Prof. Gregory Donofrio in the U of M School of Architecture in applying for a grant from CURA to support research that would determine: 1) Where have NCDs been used nationally? 2) Do national examples suggest best practices that can be applied in Minneapolis? And, 3) In places where they exist, do NCDs effectively address community and municipal objectives?

This would provide benchmarks for us to consider whether an NCD model could be feasible for Minneapolis. However, this will take more than six months. Surely it is better to get it right from the start than to make a premature decision we must live with in the future. There is, after all, no hurry. We've been here for over 100 years, and most Prospect Park properties still qualify as contributing properties for recognition on

the National Register of Historic Places. That means we have protected our historic resources well. While we may need interim protection against demolitions, we do not need it to protect us from ourselves.

**What Prospect Park needs is a designation that satisfies neighborhood concerns about intrusive development and at the same time allows the dynamic processes that created this neighborhood to continue to create the eclectic, attractive buildings and landscape that are the character-defining elements of Prospect Park.**

We've had a preview of the LHD model, now let's test the NCD model before deciding what will work best for our future.

.....Dick Poppele

## **PPERRIA Membership and Board of Directors Meeting Minutes for February 22, 2010 Prospect Park United Methodist Church**

The agenda was approved with no changes.

The minutes of the January meeting were approved with no corrections:

### **ANNOUNCEMENTS:**

•Carla Urban announced that a “Parking Summit” for the neighborhood will be held Thursday, March 18, 7:00 to 8:30 PM at the Prospect Park United Methodist Church. Its purpose will be to discuss parking issues in Prospect Park and to try to put the issues in an order of priority to be dealt with. She pointed out that this is an issue that affects the whole neighborhood, since changes made to one area will affect other places. A “parking survey” of the neighborhood will be taken in the near future.

•Karen Murdock called attention to an article in today’s “Star Tribune” (page A9 in the printed edition) with the headline “Area near U seeks to keep owners in homes.” This piece is also in the online edition of the “Strib.”

### **HISTORIC DISTRICT COMMITTEE (action):**

Dick Poppele pointed out the discussion at tonight's meeting related strictly to the proposed Local Historic Designation of Prospect Park and was not to be confused with Prospect Park's application for recognition on the National Registry of Historic Places.

Aaron Hanauer from the city department of Community Planning and Economic Development (CPED) gave a Power Point presentation on historic preservation and the process of obtaining “local designation” as an historic district in the city of Minneapolis. He showed a map of the parts of Prospect Park that are being considered for this local designation.

Aaron is also member of the PP Design Guidelines task group (“the Roscoe committee”) and said that “it’s been a pleasure” to work with this group.

The city Heritage Preservation Commission will hold a hearing on March 2 on the status of the Prospect Park nomination to be a Local Historic District.

Aaron H. mentioned that part of historic preservation consists of deciding what is worth saving. He said that interested parties in historic preservation include the State Historic Preservation Office (SHPO) and non-profit advocacy groups such as the National Trust and Preserve Minneapolis.

Minneapolis has three National Historic Landmarks: the Washburn "A" Mill, the Pillsbury "A" Mill, and Christ Church (Lutheran) in south Minneapolis (which was designed by the famous architect Eero Saarinen). There are also several local historic districts such as Milwaukee Avenue. A property can be listed as both a local and a national historic place. There are currently 12 historic districts in Minneapolis. There are 148 historic landmarks in Minneapolis, including the Frank Lloyd Wright house in Prospect Park.

Aaron said that benefits of local historic designation include maintenance and protection of property values, enhancement of neighborhood livability, and high construction quality.

The City Council gives final approval for a historic district.

Aaron said that, since September 2008 (when "interim protection" was given to the hill area of PP), 26 of 30 applications for a "Certificate of No Change" for repairs on PP properties were approved. Seven of nine applications for a "Certificate of Appropriateness" were approved.

He passed out handouts on the benefits and responsibilities of being designated an historic district. The full Power Point presentation given by Aaron Hanauer will be posted on the HPC website on February 26. Aaron can be reached by email at [aaron.hanauer@ci.minneapolis.mn.us](mailto:aaron.hanauer@ci.minneapolis.mn.us) and a link may also be found on the PPERRIA website

Dick Poppele gave a Power Point presentation on design guidelines for historic districts, also posted on the PPERRIA website.

Carla Urban raised the issue of other "values" besides historic preservation. For example, having solar panels on one's roof might be in conflict with preserving the "historic character" of a house, but it generates electricity, thus adding to the value of sustainability. A ramp to make a house wheelchair-accessible might not be "historic" but might enable a handicapped resident to remain in his/her house. Aaron H. said that both accessibility and sustainability are important and that it is the "character defining features" of a house that should be preserved.

Carla said that the process of applying for a permit to make minor changes to one's house felt like "a crap shoot" to her, since we do not know how decisions on these questions are made. John Kari said the he felt uncomfortable that the city, rather than the neighborhood, was in charge of this process. Florence Littman said that the historic preservation guidelines will prevent your neighbor from "doing something horrendous" to his/her house and that local historic designation would "make it hard for outsiders to mess up the neighborhood."

Dick P. said that some 30 cities in the United States have set up something called "Neighborhood Conservation Districts" in lieu of or in addition to historic districts. NCDs are not currently part of the Minneapolis city code and have not yet been implemented in any city in Minnesota. He felt that an NCD might provide a better framework for Prospect Park than an historic district.

Joe Ring said that the National Trust has put out a series of booklets on historic preservation, available through their website.

Aaron H. said that the Minneapolis Heritage Preservation Commission plans to do a walking tour of Prospect Park at their business meeting on March 23. They hope to get feedback from the neighborhood at that time. The decision on making Prospect Park "hill" a historic district will be made four to five months from now.

The PPERRIA membership was presented with a choice of two courses of action:

- A. extend interim protection and continue proceeding toward a local historic designation, as recommended by the HPC staff
- B. pause the current process without interim protection and determine how Prospect Park can achieve the objectives outlined in the Design Guidelines, as recommended by the PPERRIA Historic Preservation Committee

A straw vote was taken on the issue, with 7 members favoring option A and 23 favoring option B.

Dan Peters asked if a City Councilman must nominate a historic district. This support is desirable but not mandatory.

## **PROSPECT PARK DESIGN GUIDELINES PROPOSAL FOR CURA COMMUNITY-BASED RESEARCH GRANT (action)**

Bob Roscoe said that the Center for Urban and Regional Affairs (CURA) at the University of Minnesota could provide a Research Assistant or intern to work with Prospect Park on issues of historic preservation and design

guidelines. Prof. Gregory Donofrio of the School of Architecture at the University would serve as faculty liaison for the intern. Bob R. recommended that PPERRIA apply for such an intern.

A vote was taken on this question. The resolution carried unanimously and can be considered a vote of the PPERRIA Board of Directors, a quorum of the board being present.

#### **LIVABILITY COMMITTEE REPORT (action):**

Jim Oberly (91 Arthur Avenue) went to a meeting of the Center for Energy and Environment. He reported that CEE has a program to provide free information to homeowners on how to lower their energy use and save money. The program includes “home energy audit” visits and information workshops. Prospect Park includes approximately 600 owner-occupied housing units. The goal is for 60 of these homeowners to attend workshops. Home energy audits will cost \$30 but the estimated value of these audits is up to \$400. The audits will take place in late spring.

CEE is currently available in seven neighborhoods in Minneapolis. Neighborhoods in the University District Alliance area have been invited to submit an application for participation. The application is due March 1. A vote was taken on this question. The resolution carried unanimously and can be considered a vote of the PPERRIA Board of Directors, a quorum of the board being present.

#### **PLANNING COMMITTEE REPORT (action):**

Dick Gilyard of the Planning Committee passed out a draft of a Memorandum of Agreement between OPUS, the company planning to construct “Campus Crossroads” at Oak and Washington, and PPERRIA. The Campus Crossroads, which was originally intended to be eight stories, has been scaled back to six. It will include a total of 235 beds and 123 parking stalls (underground).

A vote was taken on the question of entering into this Memorandum of Agreement. The resolution carried unanimously and can be considered a vote of the PPERRIA Board of Directors, a quorum of the board being present.

#### **COMMITTEE UPDATES:**

##### **DEVELOPMENT COMMITTEE:**

Rob Nordin reported that he has been in touch with the Management Assistance Project, a local non-profit organization set up to provide assistance to other non-profits. They can help PPERRIA in its strategic planning process at a cost of \$125 per hour, amounting to about \$10,000 for their program. Other programs may be available and a “cookbook” of advice for non-profits has been put out by the Wilder Foundation. The “Good Neighbors Fund” at the University of Minnesota might be able to provide up to \$5000 to help with this process. This fund was set up by the state legislature for stadium remediation for the new football stadium on campus.

##### **ZONING COMMITTEE:**

Florence Littman reported that the owner of U Flats on University Avenue has requested that he is unable to rent out the commercial space on the ground floor and is therefore requesting that this space be converted into six additional apartments. The PP Zoning Committee is opposed to this on the basis that more commercial development along the University Avenue corridor will add interest, foot traffic, and “eyes on the street” to the neighborhood. Florence reported that M Flats, with 22 empty units, is now owned by M & I Bank. 64 Bedford Street, which is owned by the University Bible Fellowship, will require a Certificate of Appropriateness for a rear entrance, gazebo, and a sign. A property on 27th Avenue, across the street from Glendale, is to be turned into a facility for adults who suffer from Asperger’s Syndrome (high functioning autism).

Dave Barnhardt, owner of the old Osvold Building at 2828 University reports that new tenants include Curves for Women and the Blue/Green Alliance. He is asking for a curb cut to allow entrance to his parking lot from University Avenue.

Karen Murdock gave an update to the report she made last month on 1101 East River Road (at the corner of Yale and Huron, formerly occupied by Ann DeMuth). The owner of the property, Michael Snow, is asking for a variance to allow him to expand the house and make it into a duplex. He requires a variance for this since the minimum lot area required for a duplex is 10,000 square feet and 1101 ERR has slightly less than

8000. Planners at CPED denied this variance request. The owner appealed and the city Zoning Board of Adjustment heard the appeal at a meeting on January 28. Several residents of the "Bridal Veil Falls triangle," including Karen, went down to City Hall and testified against this variance. The ZBOA turned down the proposed variance by a vote of 6-0. The owner has appealed the ruling to the Zoning & Planning Committee (a subcommittee of City Council) and the case will be heard on March 4. Karen promised that residents of the area will again go down to City Hall to testify against it. Karen said that she feels several lessons learned from this process can be applied to any property requesting a variance within Prospect Park. She cited these lessons:

1. Organize beforehand, not in the car on the way to the hearing. Meet with your neighbors and decide what each person will say at the hearing.
2. Give people "scripts" of what they will say before they get up in front of the ZBOA.
3. Do not let your neighbors repeat one another or ramble on about a subject. Be concise.
4. Appeals to higher authority work. Karen cited a report by the University Alliance in support of her argument that another mini-dorm would not enhance the livability of the neighborhood.
5. Do not believe absentee owners when they say they are themselves thinking of moving into a property they have bought in Prospect Park. This is a standard ploy to generate sympathy for absentee owners, but they never follow through on this stated intention.

#### **PLANNING COMMITTEE:**

Dick Gilyard reported that the Planning Committee is exploring a partnership with the Seward Redesign Group. The Committee has received a \$50,000 grant from the City of Minneapolis to improve facades along University Avenue. The Committee hopes to get a grant of \$25,000 to market properties along the avenue. Dick asked for a vote of the Board of Directors to pursue these common goals. A vote was taken on this question. The resolution carried unanimously and can be considered a vote of the PPERRIA Board of Directors, a quorum of the board being present.

#### **LIVABILITY COMMITTEE:**

Joe Ring reported that the neighborhood meeting on sound walls along Interstate 94, announced for January 30, did take place and got a good turn-out of neighborhood residents, especially from those living along East River Terrace. The meeting included our legislators Phyllis Kahn and Larry Pogemiller. Joe thanked PP resident Lindsey Wollschlager-Johnson, former assistant to Pogemiller, for her help. He said he believes that a new sound wall along I-94 in the East River Terrace is a done deal. Christina Larson said this was not quite a done deal, since engineers will have to check the local retaining walls to see if they can support sound barriers.

The meeting was adjourned at 9:20 PM

Respectfully submitted,  
Karen Murdock, PPERRIA Secretary

#### ***Next month – Look for a slate of election candidates next month***

In April we wind up the nominations for candidates to serve on the board of directors for the next two years. At the April meeting you can nominate your candidate from the floor (including yourself). Only remember, your nominee must be present, eligible, and be willing to serve if elected. Or, if not present, you must submit a signed affidavit to that affect.

***The slate is set in April – voting takes place in May.***

## February 2010 PPERRIA Staff Report 2/1/2010 – 2/28/2010

Staff hours from February 1 through February 28, 2010 totaled 34.75 hours for a cost of \$738. This was paid using NRP 2 funds allocated to Administration. Contract C-25154 (11-1-07) between NRP and PPERRIA contained \$27,229 for Administration, of which \$20,000 was designated for Staff and \$7229 for other administrative costs. \$12,791.40 remains for staff; \$7030.26 remains for other administrative costs.

### Prospect Park East River Road Neighborhood Calendar

To include items in the PPERRIA calendar, contact Joyce Barta at bartajm@yahoo.com or 378-9268 by **Thurs, April 11<sup>th</sup>**.

Date and Time	Event and Location	Whom to contact
Thursday, March 18      7:00 pm- 8:30 pm	<b>Pratt Council Meeting</b> at Pratt	Mary Alice Kopf      379-7436 Pratt Office      668-1122
Thursday, March 18      7:00 pm- 8:30 pm	<b>Parking Summit</b> at PPUMC. A gathering of individuals interested in, or with concerns about, parking issues confronting our neighborhood.	Carla Urban      379-8083
Monday, March 22      7:00 pm - 9:00 pm	<b>PPERRIA Board of Directors &amp; Membership Meeting</b> at Prospect Park United Methodist Church. Come at 6:30 for refreshments and conversation.	Dick Poppele      378-9242
Tuesday, March 23      4:30 pm 8:00 pm	<b>Historic District Walking Tour and Meeting</b> Prospect Park United Methodist Church	Aaron Hanauer      673-2494
Wednesday, March 24      6:30 pm - 8:30 pm	<b>Garden Club meeting.</b> Location to be announced.	Kent Petterson      332-1821
Monday, April 8      12:00 – 2:00 pm	<b>JOY Potluck</b> at Pratt, room 10B. Blood pressure checks at 12 – 12:30, lunch and program 12:30 – 2.	
Monday, April 12      7:00 pm - 9:00 pm	<b>PPERRIA Executive Committee meeting</b> at Prospect Park United Methodist Church.	Dick Poppele      378-9242
Thursday, April 15      7:00 - 8:30 pm	<b>Pratt Council Meeting</b> at Pratt.	Mary Alice Kopf      379-7436 Pratt Office      668-1122
Monday, April 26      7:00 pm - 9:00 pm	<b>PPERRIA Board of Directors &amp; Membership ANNUAL MEETING</b> at Prospect Park United Methodist Church.	Dick Poppele      378-9242
Wednesday, April 28      6:30 pm - 8:30 pm	<b>Garden Club meeting.</b> Location to be announced.	Kent Petterson      332-1821

## PPERRIA Standing Committees and Chairs

Administration	Tony Garmers	tggarmers@msn.com	378-2656
Communication	Lois Willand	loiswilland@gmail.com	378-9697
Development	Rob Nordin	nordin@macalester.edu	331-1766
Education & Human Services	Susan Larson-Fleming	flemings@usfamily.net	331-8819
Executive	Dick Poppele	dick@umn.edu	378-9242
Historic District	Joe Ring	joering@tds.net	379-4587
Livability (Subcommittees listed below, designated by *)	Carla Urban, Co-chair Tom Kilton, Co-chair	dewey002@umn.edu tom@tomkilton.com	379-8083 339-3064
*Community Events	Jan Kilton	jkilton@comcast.net	339-3064
*Community and River Gorge Cleanup	Tom Kilton	tom@tomkilton.com	339-3064
*Environment	Dean Abrahamson	deanabra@umn.edu	623-9449
*History Project	Betts Zerby	ejzerby@yahoo.com	379-8095
*Landscape, Garden Club	Mary Alice Kopf	mollisk@earthlink.net	379-7436
*Landscape Subcommittee: Tree Health Project	Paula Denman	pjdenman@comcast.net	338-1871
Membership	Betts Zerby	ejzerby@yahoo.com	379-8095
Planning	Dick Gilyard	rgilyard.architect@earthlink.net	362-8995
Transit	John DeWitt	jdewitt@comcast.net	338-1871
Zoning & Land Use	Florence Littman, Co-chair Phil Anderson, Co-chair	littm005@umn.edu phil.ann.anderson@gmail.com	331-2970

## Other PPERRIA Committees and Task Forces

4 <sup>th</sup> Street	Julie Wallace	jwallace3@comcast.net	378-9429
Luxton Book Exchange	Dean Abrahamson	deanabra@umn.edu	623-9449
Motley Crew	Rebakah Lorence	rlorence@mm.com	331-2464
Nominating Committee	Andy Mickel	andym@pperr.net	331-8396
Sound Wall	Dorothy Davey	tom4dotd@aol.com	331-8418

***The following are not PPERRIA Committees, but they have PPERRIA representatives:***

Stadium Area Advisory Group (SAAG)	Dean Abrahamson, Florence Littman
Southeast Minneapolis Committee on Learning (SEMCOL)	Susan Larson Fleming, David Galle, Jakki Kydd-Fidelman, Susan Gottlieb
Southeast Economic Development Committee (SEED)	Dean Lund, Julie Wallace, John Kari
District Councils Collaborative (DCC)	Phil Anderson
University District Partnership Alliance	Dick Poppele, Dick Gilyard

## **Leading the Way to Energy Efficiency**

As one of the four neighborhood members of the University District Alliance, PPERRIA is a partner in an application for the “***Energy Efficient Cities, Leading the Way***” program.

Our commitment to provide outreach and support for this program was affirmed by a unanimous vote of the PPERRIA Board of Directors at our last meeting (February 22, 2010). This program is for the owner-occupied, 1 to 4-unit residence.

PPERRIA does the outreach (including door knocking) to get people in for an **energy workshop & information session**. These free sessions are about learning how to lower your energy usage through low-cost or no-cost measures.

To put into practice what you learn at the workshop, you pay \$30 for an in-home consultation. This includes:

- Installation of compact fluorescent light bulbs,
- Low-flow shower heads,
- Programmable thermostats, and
- A blower test (to reveal any energy-leaks).

The home visit prioritizes specific actions you can take to lower energy costs (new furnace, insulation, etc.). CEE will also track your energy use, and provide a list of preferred contractors and available financial assistance such as 35% rebates, low interest financing, federal stimulus funding, etc.

We'll need Volunteers to help spread the word, and to help staff a CEE workshop.

Prospect Park East River Road  
Improvement Association, Inc.  
66 SE Malcolm Avenue  
Minneapolis, MN 55414  
612/331-2970 (voice mail)

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*See us at:*  
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***CHANGE SERVICE REQUESTED***



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## *FYI:*

### **Spring 2010 River Clean Up Saturday April 17**

Meet 9 a.m. at the East River Road end of the Franklin Avenue Bridge for group inspiration and light refreshments. Then we'll proceed to clean up the adjacent riverbank area. We'll be done before noon.....*Tom Kilton*

*PPERRIA thanks State Farm Insurance for their continued support  
of our semi-annual neighborhood clean-up events.*

#### **Remember:**

***What happens tomorrow is shaped by those who show up today***