

# **GOLDEN VALLEY ROAD APARTMENTS HISTORIC DISTRICT DESIGN GUIDELINES**



**Prepared for the Minneapolis Heritage Preservation Commission**

**City of Minneapolis  
Community Planning & Economic Development (CPED)**

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# ACKNOWLEDGEMENTS

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# INTRODUCTION

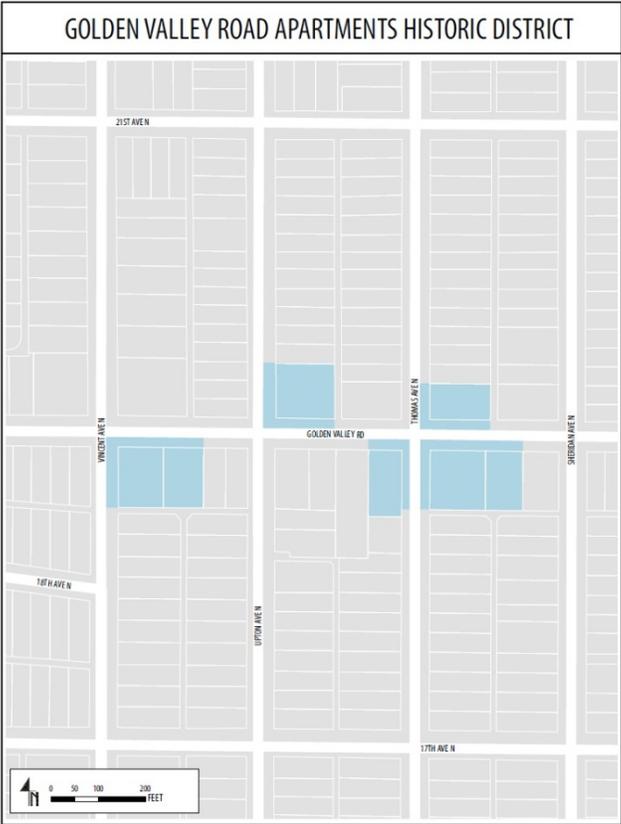
## Scope

These design guidelines have been created by the Heritage Preservation Commission to establish standards for evaluation the appropriateness of both alterations to existing buildings and the design of new buildings in the historic district. It should be noted that the district has discontiguous boundaries and that these guidelines apply only to the seven properties included in the district designation. These guidelines are intended to be used in conjunction with the latest version of *The Secretary of the Interior’s Standards for the Treatment of Historic Properties* by providing clarification and exceptions as they relate specifically to the properties in the district. Where these guidelines do not provide specific guidance, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties* should be followed.

It should be noted that when evaluating the appropriateness of alterations to properties of the district, additional resources exist to help guide property owners, design professionals, and staff. The building descriptions contained in Part 4 of the district’s designation study are one such resource. Additionally, the Significant Architects collection of the Northwest Architectural Archives at the University of Minnesota Libraries contains original blueprints for the following buildings in the district: 1900 Thomas Avenue North (Box 43), 2601 Golden Valley Road (Box 61), 1900 Upton Avenue North (Box 66), and 2721 Golden Valley Road (Box 86).

These guidelines are divided into two sections:

- Guidelines for Alterations to Buildings
- Guidelines for Infill (New) Construction



## Period of Significance

The period of significance is 1927-1930. The period begins with the construction of the first property in the district, and ends with the construction of the last property in the district. After the Broadway Avenue streetcar line was extended into the district in 1923, the area became a focal point of residential development and commercial services in the developing neighborhood. This period in the late 1920s represents the peak of the district's growth as high-density residential development along the historic route of the Broadway Avenue streetcar line.

## Historic Uses

During the period of significance, all of the properties in the district were used as apartment buildings. In addition to their primary residential uses, five of the seven buildings in the district also contained neighborhood-serving commercial uses, primarily delicatessens and markets, located in walk-out basements.

## Character-Defining Features

Character-defining features are the form and detailing of those architectural materials and features that are important in defining the district's historic character and which must be retained in order to preserve that character. The buildings of the district are all 2.5 story apartment buildings of traditional massing decorated in Spanish Colonial Revival and Tudor Revival features. These features include Spanish clay tile shingles, wood and plaster solomonic columns, Moorish pinnacles, Baroque parapet gables, brick patterning, and false half-timbering. Also significant to the district are the walk-out basements featured on the majority of the buildings, as well as the grade changes and retaining walls necessary to facilitate them.

# GUIDELINES FOR ALTERATIONS TO BUILDINGS

### A. Masonry:

- A1. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* shall be administered in the maintenance of masonry portions of structures.

### B. Primary Facades:

- B1. Masonry, wood, and other features important to the overall character of the building shall be retained and preserved.
- B2. Historic entrances shall be retained and preserved. This includes protecting and maintaining their features, both functional and decorative.
- B3. Alterations to primary facades not otherwise authorized by adopted design guidelines shall only be considered when absolutely necessary for the building's survival.

### C. Secondary Facades:

- C1. Masonry, wood, and other features important to the overall character of the building shall be retained and preserved.
- C2. Alterations to secondary facades not otherwise authorized by adopted design guidelines shall be considered when necessary for code compliance, accessibility, or economic viability of the property.

- C3. Alterations to secondary facades shall be minimally visible from the public right-of-way and shall retain as much historic building material as possible.

**D. Window Replacement/Repair:**

- D1. Windows shall have clear glass unless historical documentation is presented which shows patterned or opaque glass.
- D2. Replacement windows shall be constructed of painted wood or aluminum. Aluminum visible from the exterior shall be painted or anodized in a color compatible with the historic brick and which reduces reflectivity.
- D3. Replacement windows shall be located in the original rough openings.
- D4. Mullion patterns of replacement windows shall match originals.
- D5. Replacement windows shall replicate original window operation.
- D6. Windows shall not be blocked or obscured from the interior or exterior. Exceptions may be granted for windows that do not face the public right-of-way, if the case can be made for the necessity of such an alteration.

**E. Storefronts:**

- E1. It is encouraged that historic storefronts be returned to active use for neighborhood-serving commercial uses. When the zoning code prohibits such uses, the property owner is encouraged to apply for a historic variance.
- E2. Historic storefronts shall retain functional direct entrances.

**F. Roofing Materials:**

- F1. Flat roofs hidden from the public right-of-way by parapets may be replaced with any suitable material including membrane roofs.
- F2. Parapets and coping materials should be replaced only when it is demonstrated that replacement is necessary and shall match the original design and materials..
- F3. Clay tile shingles may be replaced only when it is demonstrated that replacement is necessary, but may be replaced with replica materials that are approved by staff..
- F4. Rooftop decks and interior access stairs may be considered, but shall be set back from the parapet a minimum of two feet per every one foot that that the structure extends above the roof surface to minimize their visibility from the public right-of-way.

**G. Mechanical Systems:**

- G1. Mechanical equipment shall be located on flat roofs where its visibility from the public right-of-way is shielded as much as possible by parapet walls.
- G2. If necessary, mechanical equipment may be located on secondary elevations, provided that all reasonable steps to mitigate its visibility are taken. Mechanical equipment on secondary elevations shall not be placed in window openings.
- G3. Mechanical equipment shall not be permitted on primary elevations.

## **H. Site:**

- H1. Historic grading, including that which is necessary to facilitate walk-out basements, shall not be altered.
- H2. The reconstruction of historic brick and limestone walls and wrought iron fencing is encouraged.
- H3. Retaining walls necessary to maintain historic grading may be rebuilt identical in height and length to originals. Acceptable materials shall include stone or concrete blocks, brick, or poured concrete.

## **I. Health and Safety Code Requirement:**

- I1. Exterior alterations required by health and safety codes require review by the Heritage Preservation Commission. When necessary, the commission may argue for exceptions to the building codes when life-safety issues are not involved.

# GUIDELINES FOR INFILL (NEW) CONSTRUCTION

The following guidelines are intended to assist in evaluating the appropriateness of new buildings constructed in the event of the loss of a contributing property to the district. It should be noted that demolition is not permitted, except in the case of catastrophic damage by fire or natural disaster.

## A. Building Massing:

- A1. New construction shall not be set back further than existing buildings in the district.
- A2. The building shall be generally rectangular, T-shaped, or H-shaped in plan, with proportions that match existing structures in the district.
- A3. The minimum height of any building shall be two stories or twenty feet, whichever is greater.
- A4. The maximum height of any building shall be three stories or thirty-five feet, whichever is less.

## B. Street Façade:

- B1. The primary building material of any façade facing a public street shall be brick.
- B2. The principal entrance to any residential use shall be centered on the primary façade and shall project between two and ten feet from the parapet wall.
- B3. Fenestration shall be symmetrical to the principal entrance.
- B4. Window glass shall be clear.
- B5. Windows shall have stone, brick, or cast concrete sills.

## C. Secondary Facades:

- C1. Window glass shall be clear.
- C2. Walk-out basements shall be encouraged on rear elevations.

## D. Roof:

- D1. Except for projecting principal entries, the roof shall be flat with parapet walls.
- D2. Mechanical equipment shall be set back from the parapet wall such that it is not visible from the public right-of-way.

## E. Site:

- E1. No new curb cuts shall be permitted on Golden Valley Road.
- E2. Brick and limestone gateposts and wrought iron fencing are encouraged where appropriate.
- E3. Chain link and wood fencing shall not be permitted between the building and the street, but may be permitted to the rear of the building.