

**CITY OF MINNEAPOLIS  
CPED PLANNING DIVISION  
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

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FILE NAME: 624 9<sup>th</sup> Street South  
APPLICANTS: Allen Steel of Superior Construction Services, on behalf of Aeon  
DATE OF APPLICATION: March 21, 2008  
DATE APPLICATION DEEMED COMPLETE: March 24, 2008  
DATE OF STAFF REPORT PUBLICATION: April 15, 2008  
DATE OF HEARING: April 22, 2008  
APPEAL PERIOD EXPIRES: May 2, 2008  
HPC SITE/DISTRICT: Ninth Street Historic District  
CATEGORY: Contributing  
CLASSIFICATION: Certificate of Appropriateness  
STAFF INVESTIGATION AND REPORT: Brian Schaffer, (612) 673-2670  
DATE: April 9, 2008

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**A. SITE DESCRIPTION & BACKGROUND:**

624 Ninth Street South, is one of seven townhouses that make up the Haglin and Morse Townhouses (614-626 South Ninth Street), which are located at the intersection of South Ninth Street and Park Avenue. On the attached map of the district the address is 622 Ninth Street South. The design of the seven three-story townhouse units, constructed in 1886 and designed by Frederick A. Clarke, is a variant of the Victorian Romanesque style of architecture. 622-624 Ninth Street South was converted to a 16 unit apartment building prior to the designation of the district in the 1980s.

The subject site experienced a fire in one of the units earlier this year. The fire affected the rear of the property and resulted in interior damage and exterior damage to four windows, smoke damage to the brick and siding damage on the east side of an enclosed stairway.

**B. PROPOSED CHANGES & ANALYSIS:**

The applicant is applying for a Certificate of Appropriateness to allow for:

- Replacement in-kind of four aluminum windows on the rear of the structure
- Replacement in-kind of vinyl siding on the exterior of an enclosed stairway
- Cleansing of smoke damaged exterior brick

**Replacement in-kind of four aluminum windows**

The applicant is proposing to replace four single hung aluminum windows that were damaged in the fire. The location of the four windows is on the rear, non-primary, façade of the structure. The four replacement windows are manufactured by Gerkin and are the Rhino C-50 commercial

single hung model with a painted bronze finish. The applicant has provided the manufactures specifications and window details (See attachment 5). The applicant states that the proposed windows are the exact style and color of the windows currently on the rear façade of the structure.

Building permit records do not indicate when the current windows were installed on the rear façade. The district was created in 1986 and there are no Heritage Preservations records indicating the window replacement.

The Ninth Street Historic District guidelines allow for aluminum window replacement when the window does not have unique architectural or historical significance. The guidelines further state that the replacement windows must be single or double hung and be a paint finish. The applicant is proposing operable single hung windows with a painted bronze finish. The rear façade of the structure is constructed of common brick and lacks the ornate features of the front, primary façade. Replacement of the four damaged rear windows with the proposed aluminum windows will likely not alter the historical significance of the structure.

The pictorial evidence submitted by the applicant (attachment 4) show that below the second story window on the rear façade there appears to be a closed-off opening. Staff could not find any permit information regarding this opening enclosure in. The applicant has not provided any information regarding this.

#### **Replacement in-kind of vinyl siding on the exterior of an enclosed stairway**

The applicant is proposing to replace the fire damaged vinyl siding on the east side of a rear stairway enclosure. The proposed replacement siding is an in-kind replacement that matches the brand and color the existing siding. The proposed and existing siding has a 3 inch clapboard reveal.

Building permits indicate that the enclosed stairway was created in 1967 as part of other permitted work. A picture taken in April 1989 of the rear of the subject site indicates that the stair enclosure was sided with a lap siding that appears to the same vinyl siding currently on the enclosure (see attachment 8).

The Secretary of the Interior Standards for Rehabilitation call for new additions to be designed so that there is a clear delineation between what is historic and new. The design of the 1967 addition of the stairway enclosure accomplishes this and the vinyl siding further delineates the difference. The proposed and existing vinyl siding does not comply with the Ninth Street Historic District guidelines which call for new construction to have light common brick on the rear and side facades. The vinyl enclosed stairway was likely present in the fall of 1985 when the designation study occurred for this property and the Ninth Street Historic District and is considered noncontributing to the subject site.

The Secretary of the Interior Standards for Rehabilitation advise against introducing a new entrance or porch that is incompatible in size, scale, material, and color. The size, scale, and material of this enclosed staircase are incompatible with the original structure. The *Standards* also recommend repairing entrances and porches by reinforcing the historic materials. Repair

will also generally include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs. Staff recommends that the enclosed stairway be returned to its original design as an open stairway or a more compatible design.

### **Cleansing of smoke damaged exterior brick**

The fire caused smoke damage to the exterior brick on the east and north elevations of the rear of the structure. The applicant is proposing to clean the brick with a product called Wall Glide, a soft bristle brush and rinsing with Glide Rinse 4. The applicant states that they have “done a small test area of the cleaning and are satisfied that this will clean the brick without any damage to the color or surface of the brick.”

## **C. GUIDELINE CITATIONS:**

### **NINTH STREET HISTORIC DISTRICT GUIDELINES Minneapolis Heritage Preservation Commission**

## **II. Guidelines For Rehabilitation of Buildings.**

### 1. Masonry Repair.

- A. No exterior sandblasting is permitted.
- B. Chemical cleaning is not permitted on glazed brick, glazed terra cotta, limestone, marble or other masonry material susceptible to damage from chemical exposure.
- C. Repointing of masonry joints shall be done with a mortar composition and color to match original mortar, joints shall be tooled to match original profile.

### 2. Entries.

- A. Wherever existing entries remain, critical details shall be retained, e.g., wood molding, stone trim, terra cotta ornament, art glass.
- B. Modifications to entries shall be permitted as required for the adaptive reuse of the buildings. Modifications shall be constructed with materials to match original entries.
- C. Handicap accessibility shall be done within the building where ramping with guard rails is required. If accessibility must be located on street facade, appropriate modifications to the facade will be permitted for on-grade access.

- D. Additional entries on street facades are not permitted. Existing entries shall be used. If existing entries have been removed, they shall be restored in their original locations.
- E. If entries are to be abandoned, they shall retain their character as an entry.

3. Window replacement.

- A. Windows which have unique architectural or historically significant details which cannot be duplicated must be retained.
- B. Window replacement other than item A shall be permitted if original windows are badly deteriorated or provide inadequate thermal performance. (Use of interior storm windows shall be encouraged.)
- C. Replacement windows may be wood or aluminum. Window paning shall be provided to replicate existing wood moldings.
- D. Replacement windows must have a true offset, single- or double-hung operation. (They need not be operable.)
- E. Replacement windows will have a paint finish. (Anodized windows will not be permitted.)
- F. Replacement windows shall have clear glass unless historical documentation suggests otherwise.

4. Roofing.

- A. Modern roofing materials will be permitted on flat roofs.
- B. Original copings on street facings shall be retained or replaced. Metal coping with a paint finish will be permitted as replacement for brick copings on common walls.
- C. Roof-top additions which project above parapet walls such as deck, skylights, penthouses, and mechanical equipment shall be set back from the primary building so they are not visible from opposite sides of the street. (If roof-top additions are proposed, site line drawings shall be submitted.)

5. Dropped interior ceilings.

- A. Interior dropped ceilings shall be held away 5'0" from exterior window when they drop below the existing window head.
6. Removal of historical fabric. (Applies to all sides of the building.)
- A. Selective removal of original building materials is allowed when deterioration has occurred or for remodeling as part of an adaptive reuse. HPC approval is required to remove any historic building materials.
  - B. Punch openings in masonry are not permitted for A.C. units on street facades.
7. Health and safety code requirements.
- A. Exterior alterations required by health and safety codes also require HPC review. When necessary, the HPC can argue for exceptions to the building code when life safety issues are not involved.

### **III. Guidelines For Infill Construction.**

1. Design intent.
- A. The intent of these guidelines is for infill construction which characterize a masonry loading bearing building and not a contemporary curtain wall structure.
2. Building massing (General footprinting and shape).
- A. Building outline.
    - a. New construction shall be built out to the property line on street frontage.
    - b. Corner lots: The building shall be built out to both property lines on street frontage.
    - c. Buildings which do not require a footprint as large as the site may utilize courtyards or atrium on the interior of the lot.
    - d. Modulation of the facade in the character of the existing building.
  - B. Building shape.
    - a. The building shall be rectangular in shape and volume. Step backs at the upper floors on street facades will not be allowed. "Projecting bays" are permissible.

C. Building height.

First story shall be minimal 4'0" above street grade.

- a. Minimum height: 2-1/2 stories.
- b. Maximum height: 4-1/2 stories.
- c. A story shall be defined as:
  - (1) First story: At a maximum of 10'.
  - (2) 2-4 story: 9-10'.

3. Street facades.

A. Building material.

- a. Primary facing material shall be dark brown or red unglazed brick.
- b. Corner buildings shall have dark brown or red unglazed brick on both facades.
- c. The brick shall be modular in size (3 courses per 8").

B. Windows.

- a. Windows shall be a series of punched rectilinear openings separated by masonry piers. Window may be single or pairs separated by masonry piers.
- b. Continuous horizontal or vertical bands of windows will not be permitted.
- c. Window height shall be two-three times its width as applied to a single window unit.
- d. Window frames shall have a paint finish.
- e. Window glass shall be clear.
- f. Windows shall be true single- or double-hung. (Operable windows are not required.)
- g. Windows will be set back from the brick face a minimum of one brick width.

- C. Building entrances.
    - a. Buildings will have at least one entrance that front on to a street facade with design features that read similar to existing structures.
  - D. Accent banding.
    - a. The brick facade shall be articulated by horizontal accent bands of brick detail, stone, terra cotta pre-cast, pressed metal, or other suitable materials.
4. Side or rear walls.
- A. Building materials: Light common brick shall be the primary facing material. (Simple unembellished designs will be encouraged.)
    - a. Window openings.
      - (1) Window openings shall be of a punched nature.
      - (2) Window design shall be the same as street facade in 3-B.
      - (3) Windows within interior court and not visible from the street have no restrictions.
    - b. Interior court yards not viewed from the street will not have design restrictions.
5. New technology.
- A. Exterior glass enclosed elevators or other high-tech design elements will not be permitted.
6. Roofs.
- A. The roof shall be flat with parapet walls on street facades.
  - B. Roof-top mechanical equipment shall be set back such that they are not visible from the opposite side of the street. (Site line drawings shall be submitted for roof-top approval.)
  - C. Penthouses and stair towers shall be set back such that they are not visible from the opposite side of the street. (Site line drawings shall be submitted for roof-top approval.)

**THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION (1990)**

**Masonry:** *Brick, stone, terra cotta, concrete, adobe, stucco, and mortar*

**Recommended:**

-Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and joint and unit size, tooling and bonding patterns, coatings, and color.

-Protecting and maintaining masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

-Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.

-Carrying out masonry surface cleaning tests after it has been determined that such cleaning is necessary. Tests should be observed over a sufficient period of time so that both the immediate effects and the long range effects are known to enable selection of the gentlest method possible.

-Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.

-Inspecting painted masonry surfaces to determine whether repainting is necessary.

-Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand scraping) prior to repainting.

-Applying compatible paint coating systems following proper surface preparation.

-Repainting with colors that are historically appropriate to the building and district.

-Evaluating the overall condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to the masonry features will be necessary.

-Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.

-Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.

-Duplicating old mortar in strength, composition, color, and texture.

-Duplicating old mortar joints in width and in joint profile.

-Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.

-Using mud plaster as a surface coating over unfired, unstabilized adobe because the mud plaster will bond to the adobe.

-Repairing masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind - or with compatible substitute material - of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes such as terra-cotta brackets or stone balusters.

-Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.

-Replacing in kind an entire masonry feature that is too deteriorated to repair - if the overall form and detailing are still evident - using the physical evidence to guide the new work. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

### **Design for Missing Historic Features**

-Designing and installing a new masonry feature such as steps or a door pediment when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

### **Not Recommended:**

-Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

-Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.

-Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.

-Removing paint from historically painted masonry.

-Radically changing the type of paint or coating or its color.

- Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure.
- Cleaning masonry surfaces when they are not heavily soiled to create a new appearance, thus needlessly introducing chemicals or moisture into historic materials.
- Cleaning masonry surfaces without testing or without sufficient time for the testing results to be of value.
- Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.
- Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.
- Cleaning with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces.
- Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.
- Removing paint that is firmly adhering to, and thus protecting, masonry surfaces.
- Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure waterblasting.
- Failing to follow manufacturers' product and application instructions when repainting masonry.
- Using new paint colors that are inappropriate to the historic building and district.
- Failing to undertake adequate measures to assure the preservation of masonry features.
- Removing non-deteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.
- Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.
- Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.
- Repointing with a synthetic caulking compound.

- Using a “scrub” coating technique to repoint instead of traditional repointing methods.
- Changing the width or joint profile when repointing.
- Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance.
- Applying cement stucco to unfired, unstabilized adobe. Because the cement stucco will not bond properly, moisture can become entrapped between materials, resulting in accelerated deterioration of the adobe.
- Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated or missing parts are appropriate.
- Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the masonry feature or that is physically or chemically incompatible.
- Applying waterproof, water-repellent, or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.
- Removing a masonry feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

## **Windows**

### **Recommended:**

- Identifying, retaining, and preserving windows - and their functional and decorative features - that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and moldings, and interior and exterior shutters and blinds.
- Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
- Making windows weather tight by recaulking and replacing or installing weather-stripping. These actions also improve thermal efficiency.
- Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.
- Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either

extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

- Replacing in kind an entire window that is too deteriorated to repair - if the overall form and detailing are still evident - using the physical evidence to guide the new work. If using the same kind of materials is not technically or economically feasible, then a compatible substitute material may be considered.

### **Design for Missing Historic Features**

- Designing and installing new windows when the historic windows (frame, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

### **Alterations/Additions for the New Use**

- Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.
- Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

### **Not Recommended:**

- Removing or radically changing windows which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash which does not fit the historic window opening.
- Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which radically change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.
- Obscuring historic window trim with metal or other material.
- Stripping windows of historic material such as wood, iron, cast iron, and bronze.
- Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the windows results.
- Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.
- Failing to undertake adequate measures to assure the preservation of historic windows.

- Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.
- Failing to reuse serviceable window hardware such as brass lifts and sash locks.
- Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.
- Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

#### **Design for Missing Historic Features**

- Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.
- Introducing a new design that is incompatible with the historic character of the building.

#### **Alterations/Additions for the New Use**

- Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.
- Inserting new floors or furred-down ceilings which cut across the glazed areas of the windows so that the exterior form and appearance of the windows are changed.

#### **D. FINDINGS:**

1. The subject property is a contributing property to the Ninth Street Historic District.
2. The proposed windows are located on the rear of the structure and are single hung aluminum windows painted bronze, which are an in-kind replacement of the non-original windows. The proposed replacement windows comply with Ninth Street Historic District Guidelines.
3. The proposed vinyl siding on the east façade of the enclosed rear stairway does not comply with the Ninth Street Historic District Guidelines which call for common brick on the rear facing facades of infill projects. The size, scale, and materials of the enclosed stairway do not comply with the guidelines for entries and porches outlined Secretary of the Interior Standards for Rehabilitation.

4. The proposed cleaning method of the brick complies with the Secretary of the Interior's Standards for Rehabilitation which recommends "cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes."

**E. STAFF RECOMMENDATION:**

Staff recommends that the HPC adopt staff findings and **approve** a Certificate of Appropriateness for the proposed work subject to the following conditions:

1. The vinyl siding on the existing enclosed staircase shall not be approved.
2. Plans for the treatment of the closed-off opening below the second story window on the rear façade shall be submitted to and approved by staff.
3. All work shall be performed in accordance with the Secretary of the Interior Standards for Rehabilitation.
4. CPED-Planning Preservation Staff reviews and approves the final plans and elevations prior to building permit issuance.

**Attachments**

1. Application and Applicant Statement
2. Map of Area
3. Plans for the subject site
4. Photographs of the property and rear façade
5. Product information on replacement windows
6. Product information on replacement siding
7. Information on brick cleaning process
8. Picture of rear of property from 1989