

**HERITAGE PRESERVATION APPLICATION SUMMARY**

**Location:** 2509 Golden Valley Road, 2517 Golden Valley Road, 2601 Golden Valley Road, 2711 Golden Valley Road, 2721 Golden Valley Road, 1900 Thomas Avenue North, 1900 Upton Avenue North

**Landmark/District Name:** Golden Valley Road Apartments Historic District

**Prepared By:** Andrew Frenz, City Planner, (612) 673-3790, with Chris Vrchota, Senior City Planner (612) 673-5467

**Ward:** 5

**Neighborhood:** Willard-Hay

**Request:** To establish design guidelines for the Golden Valley Road Apartments Historic District

**CLASSIFICATION**

<b>Period of Significance</b>	1927-1930
<b>Criteria of Significance</b>	<p>Criterion #1: The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic, or social history.</p> <p>Criterion #4: The property embodies the distinctive characteristics of an architectural or engineering type of style, or method of construction.</p> <p>Criterion #6: The property exemplifies works of master buildings, engineers, designers, artists, craftsmen or architects.</p>
<b>Date of Local Designation</b>	August 21, 2015
<b>Date of National Register Listing</b>	N/A

**SUMMARY**

On July 28, 2015, the Heritage Preservation Commission adopted the designation study for the Golden Valley Road Apartments Historic District and recommended to the City Council that the property be designated a local historic district. On August 21, 2015, the City Council found the district to be historically significant under criteria 1, 4, and 6 of the Heritage Preservation regulations due to its association with Minneapolis’ streetcar heritage, exemplary Spanish Colonial Revival and Tudor Revival architecture, and association with master architect Perry Crosier.

In accordance with Heritage Preservation Regulations section 599.300, CPED has prepared the attached design guidelines for the commission’s review and approval.

The attached guidelines are meant to be used in conjunction with the latest version of *The Secretary of the Interior’s Standards for the Treatment of Historic Properties*. These guidelines identify the period of

significance, indicate historic uses, and direct future evaluators to further information on the properties that make up the district. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* provides specific treatment standards and guidelines based upon these aspects of the properties in question.

This document also specifies additional guidelines for changes specifically suited to this district. Apart from guidelines related to building sites and infill construction, these guidelines do not apply to noncontributing resources in the district. At the present time, there are no noncontributing resources in the district beyond landscaping, paving, and minor retaining walls.

This item was originally heard at the November 15, 2015, Heritage Preservation Commission meeting. The guidelines have been amended to reflect Heritage Preservation Commission requested changes with additions underlined in color and deletions stricken through in color. Once adopted, a final copy of the design guidelines will be posted on the Heritage Preservation Commission website.

## REVIEWS AND COMMENTS

The Heritage Preservation Chapter (Chapter 599) of the Minneapolis Code of Ordinances requires that the designation be submitted to the Minnesota State Historic Preservation Office (SHPO) for review and comment.

### *State Historic Preservation Office*

The design guidelines were submitted to SHPO for comment on July 27, 2015. In a letter dated September 22, 2015, SHPO stated the following:

*The proposed design guidelines for the Golden Valley Road Apartments Historic District will help establish a desired and consistent level of quality and aesthetics for the character-defining features of the Golden Valley Road Apartments Historic District. These guidelines will assist the property owner and tenants, and the Heritage Preservation Commission to plan for and evaluate proposed exterior alterations, new construction and demolition on or around the buildings located within the historic district.*

Staff has sent copies of the proposed design guidelines to the property owners of the district inviting their feedback. To date, no responses have been received.

## RECOMMENDATION

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings and adopt the Golden Valley Road Apartments Historic District design guidelines:

### **A. Design Guideline Adoption.**

Recommended motion: **Adopt** the Golden Valley Road Apartments Historic District design guidelines.

## ATTACHMENTS

- I. Design Guidelines

2. Designation Study

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



**Prepared for the Minneapolis Heritage Preservation Commission**

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

**December 1 ~~November 10~~, 2015**

# ACKNOWLEDGEMENTS

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## **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 REHABILITATION OF 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.
- A1. Masonry shall be cleaned only when necessary to halt deterioration and remove heavy soiling.
- A2. Masonry shall be cleaned using the gentlest methods possible, such as low pressure water and detergents, using natural bristle brushes.
- A3. Masonry features important in defining the historic character of the building shall be identified, retained, and preserved. These features may include walls, brackets, railings, cornices, window architraves, door pediments, steps, columns, as well as joint and unit size, tooling and bonding patterns, coatings, and color.
- A4. Repointing shall be conducted only where there is evidence of deterioration.
- A5. Damaged mortar shall be removed by hand tools only.
- A6. Repointing shall duplicate old mortar in strength, composition, color, and texture. The width and joint profile shall be retained.

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~~A7. Stucco shall be repaired by removing damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.~~

~~A8. Masonry repair shall be conducted by patching, piecing in, or consolidating the masonry using recognized preservation methods. Limited replacement in kind is permitted for extensively damaged or missing material.~~

~~A9. In an entire masonry feature is too deteriorated to repair but the overall form is still evident, replacement in kind is permitted. If using the same material is not technically feasible, then a compatible material may be considered.~~

#### **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 to match the original design and materials, ~~and only when it is demonstrated that replacement is necessary.~~
- 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, ~~when it is deemed that replacement is necessary.~~
- 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 ~~one structural bay~~ 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.

~~H1-H2.~~ The reconstruction of historic brick and limestone walls and wrought iron fencing is encouraged.

~~H2-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.

~~H3-H4.~~ The reconstruction of historic brick and limestone walls and wrought iron fencing is encouraged.

## 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.