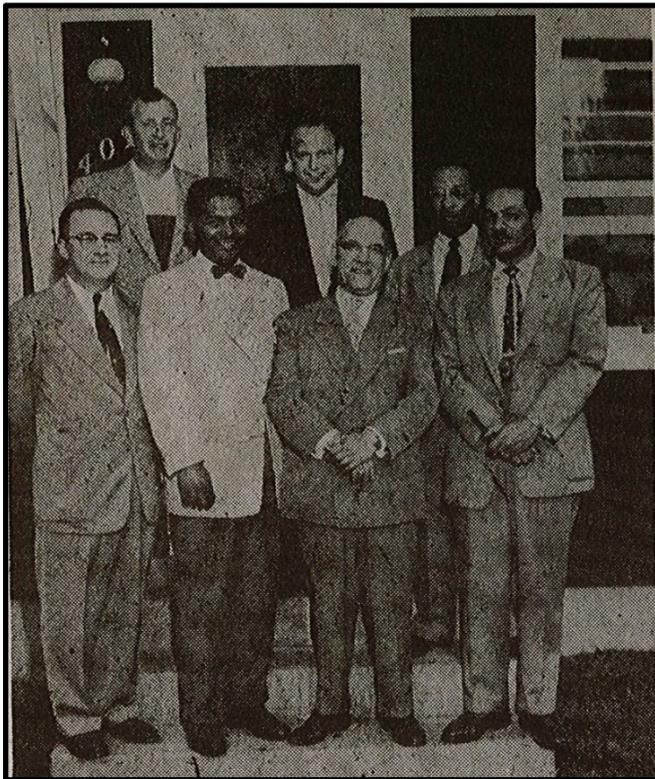


# TILSENBILT HOMES HISTORIC DISTRICT DESIGN GUIDELINES



**Prepared for the Minneapolis Heritage Preservation Commission**

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

**January 31, 2017**

# ACKNOWLEDGEMENTS

## Minneapolis Heritage Preservation Commission

Laura Faucher, Chair

Paul Bengtson

Chris Hartnett

Susan Hunter Weir

Ginny Lackovic

Linda Mack

Dan Olson

Ian Stade

## Department of Community Planning & Economic Development (CPED)

Craig Taylor, Executive Director

Steve Poor, Development Services Director

John Smoley, PhD., Senior Planner, Development Services

Andrew Frenz, City Planner, Development Services

Left side cover photo: Minneapolis Spokesman staff photo, Hennepin County Libraries. Other photos: CPED Staff.

*The activity that is the subject of this document has been financed in part with Federal funds from the National Park Service, U. S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior. This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights act of 1964 and Section 504 of the Rehabilitation act of 1973, the U. S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information please write to: Office for Equal Opportunity, U. S. Department of the Interior, National Park Service, 1849 C St., NW, Washington, D.C. 20240.*

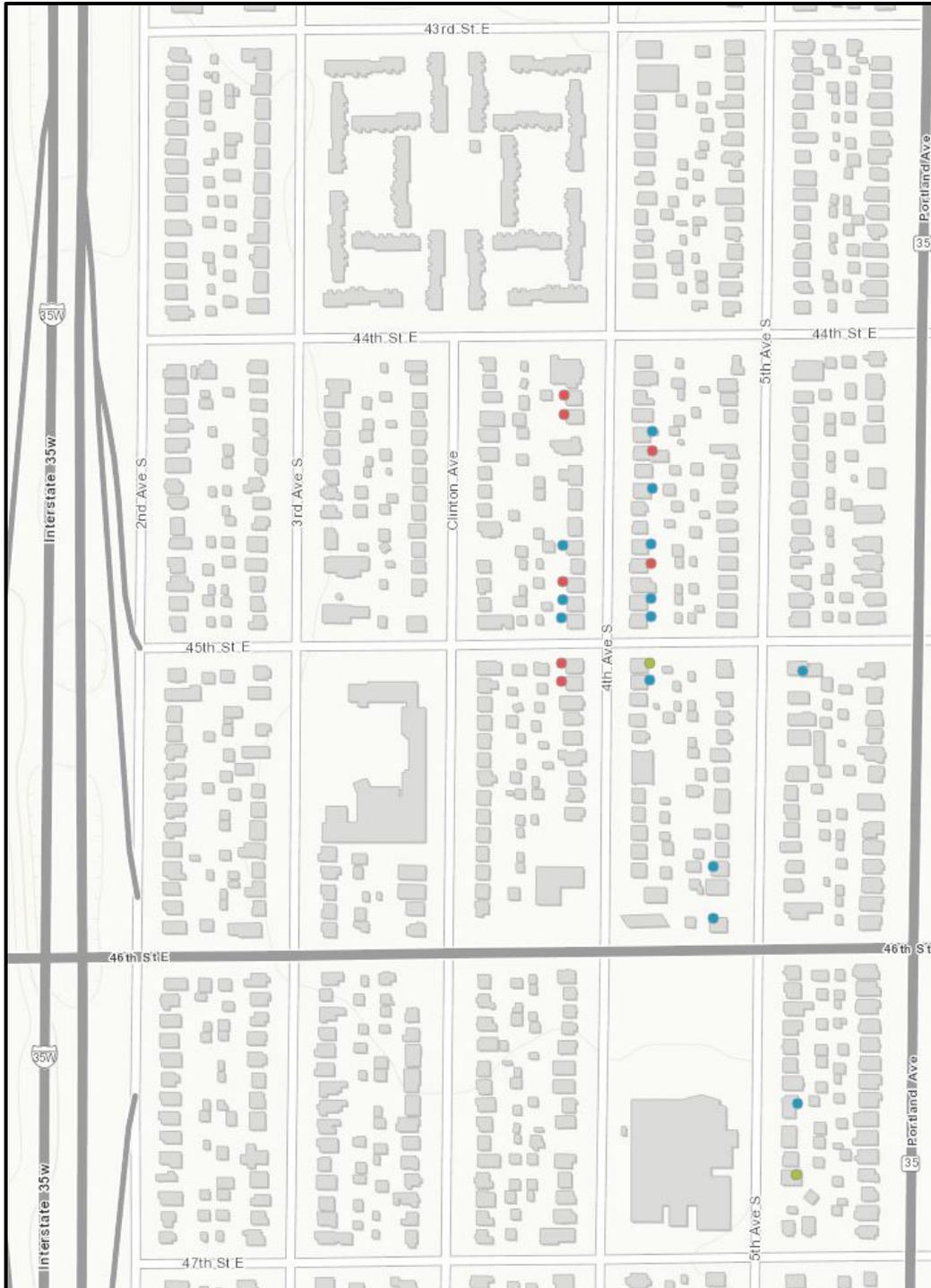
# INTRODUCTION

## Scope

These design guidelines have been created by the Heritage Preservation Commission to establish standards for evaluating the appropriateness of alterations to building in the historic district. It should be noted that the district has discontinuous boundaries and that these guidelines apply only to the 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.



*Northern half of the Tilsenbilt Homes Historic District. Contributing properties shown in red, noncontributing properties shown in green, and Tilsenbilt Homes not included in the district shown in blue. CPED Staff.*



*Southern half of the Tisenbilt Homes Historic District. Contributing properties shown in red, noncontributing properties shown in green, and Tisenbilt Homes not included in the district shown in blue. CPED Staff.*

## Period of Significance

The period of significance is 1954-1957. 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..

## Historic Uses

During the period of significance, all of the properties in the district were used as single-family dwellings.

## 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 single-story single-family dwellings designed as simple interpretations of the Ranch style. Some of the character-defining features of the homes include single-story height, one-over-one and picture windows, low-pitched roofs with generally front-facing gables, and applied eaves to break up the front facades.

# GUIDELINES FOR ALTERATIONS TO BUILDINGS

### A. Cladding Materials:

- A1. Historic materials shall be preserved except when in demonstrated need of replacement or when presenting a health hazard.
- A2. Replacement siding, except for on gable ends, shall be horizontally-oriented lap siding of a variety of widths. Acceptable materials may include, but shall not be limited to wood, metal, engineered wood, cement-based products, or vinyl. Scored lap siding designed to imitate shakes shall also be permitted.
- A3. Replacement siding on gable ends shall be horizontally-oriented lap siding of a variety of widths, board and batten, or imitation board and batten panels. Acceptable materials shall include wood, metal, engineered wood, cement-based products, or vinyl.
- A4. Portions of buildings originally clad in stucco or brick veneers may be re-clad with stucco, imitation stucco panels, or brick veneers that closely match the original cladding in appearance.
- A5. Diagonal siding, shingles, and shakes shall not be permitted. Vertical siding shall not be permitted except on gable ends. Stucco, brick, stone, or other similar cladding materials shall not be permitted except where originally present.

### B. Window Materials:

- B1. Historic materials shall be preserved except when in demonstrated need of replacement or when presenting a health hazard.
- B2. Replacement windows on primary elevations shall match originals in size, division of light, and operation
- B3. Alterations to window size, division of light, and operation may be permitted on secondary elevations.

- B4. Acceptable materials for replacement windows may include but shall not be limited to wood, aluminum, steel, engineered wood, and vinyl.

**C. Primary (Street Facing) Elevations:**

- C1. Alterations to roof pitch or rooflines, including eave size and location, shall not be permitted.
- C2. Alterations to fenestration patterns on the primary elevation shall not be permitted.
- C3. Additions to the front of the homes shall not be permitted.
- C4. Alterations to primary elevations not otherwise authorized by adopted design guidelines shall only be considered when absolutely necessary for the building's survival.

**D. Secondary (Non-street Facing) Elevations:**

- D1. Alterations to secondary facades shall be minimally visible from the public right-of-way and shall retain as much historic building material as possible.
- D2. Alterations to window size, location, and operation on secondary elevations shall be considered by the HPC through the Certificate of Appropriateness process.
- D3. Additions to the rear of the homes shall be considered by the HPC through the Certificate of Appropriateness process. Additions should not exceed the height of the original home, should be compatible in design, and should remain minimally visible from the public right-of-way.
- D4. Alterations to secondary elevations not otherwise authorized by adopted design guidelines shall be considered when necessary for code compliance, accessibility, or the economic viability of the property.

**E. Accessory Structures & Uses:**

- E1. All extant accessory structures are non-contributing to the district and shall not be subject to design guidelines.
- E2. New accessory structures, to include garages, sheds, green houses, detached decks, and detached accessory dwelling units, shall be located to the rear of the home, but shall not otherwise be subject to design guidelines, and may be approved through the Certificate of No Change process.
- E3. Solar arrays are encouraged to be located on accessory structures to the rear of the home. Solar arrays may be permitted on the roof of the home, provided no portion of the array projects more than eight (8) inches above the roof surface and the array is set back at least twelve (12) feet from any roof edge facing a public street. The utilization of solar shingles shall be encouraged.

**F. Health and Safety Code Requirement:**

- F1. 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.