

# **ARTHUR AND EDITH LEE HOUSE DESIGN GUIDELINES**

**4600 COLUMBUS AVENUE SOUTH**



**Prepared for the Minneapolis Heritage Preservation Commission**

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

# ACKNOWLEDGEMENTS

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# INTRODUCTION

## Scope

These 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 property's period of significance and indicate historic uses. This document also specifies additional guidelines for exterior changes specifically suited to this property. These guidelines apply only to the exterior of the building. Where these guidelines do not provide specific guidance, *The Secretary of the Interior's Standards for the Treatment of Historic Properties* should be followed.

## Period of Significance

The period of significance is from 1923 – 1933, from when the house was constructed until the Lee Family moved out of the home. This incorporates the key date in 1931 when the Lee Family resided in the house and a series of riots occurred.

## Historic Uses

The house was used historically as a single-family residence.

## Exterior Siding and Cladding

- A. Repair Before Replacement:** The original narrow wood siding is presumably under the metal siding that was installed in 1986. Ideally the original wood siding should be repaired, or replaced in-kind if too deteriorated. However, alternate siding materials may be appropriate as replacement cladding as long as these materials can create the appearance of narrow horizontal siding, specifically the new material should match the details and craftsmanship of the original as well as the surface texture and surface reflectivity of the original material. Some of the new high tech materials may be stronger or weaker than wood and generally impermeable to moisture. When stronger or vapor impermeable new materials are used alongside historic ones, stresses from trapped moisture or differing expansion and contraction rates generally hasten deterioration of weaker, adjacent historic materials. For this reason, a conservative approach to repair or replacement, one that prioritizes use of materials matching those on the building historically, is recommended.

## Roof

- A. Shape and Features:** The roof is a low-pitched, side gabled roof with jerkinheads and projecting boxed eaves. A photograph from the period of significance shows exposed rafters that are still presumably underneath the roof eaves. A projecting gable with a triangular pediment covers the porch. The historic roof shape and features should be preserved; removal of nonhistoric features such as the wrapped eaves is highly encouraged.
- B. Shingles:** The roof is covered in non-historic asphalt shingles. Replacement square tab asphalt shingles in a solid color are an appropriate replacement. Other similar replacement roofing materials will be considered.

- C. Skylights:** If skylights are added to the structure, they should be located on the rear slope of the roof and should be inconspicuous from Columbus Avenue. They should be flat in design so that they are close to the roof plane.
- D. Mechanical and Other Equipment:** The installation of mechanical and other equipment such as vents, air conditioning units, solar panels, satellite dishes or transformers should be reversible, inconspicuous and least visible from the public right-of-way, with priority given to protecting public views from the front of the property along Columbus Avenue. If a cold roof is constructed, it is encouraged to vent the roof at the ridge line in order for the vents to be less noticeable.
- Solar panels should preferably be located either in the backyard or on the garage roof in a way so that they are inconspicuous from the public right-of-way. Other locations may be permissible with Heritage Preservation Commission approval. If located on the garage they should be installed flat against the roof. They should not be installed on the house, but if they are, they should be inconspicuous, least visible from the public right of way along Columbus Avenue, located at the rear of the house, and installed flat against the roof.
- E. The Chimney:** Repairs to the chimney should be undertaken with like materials to emulate the original design. Mortar should match original historic mortar in color, composition/strength, joint width, and joint profile. The chimney should not be painted.
- F. Eaves:** Presumably the historic exposed rafters are underneath the aluminum wrapping. New or replacement eaves should be constructed of wood. Any vent intrusions should ideally be as inconspicuous as possible. These may be small vents that are painted to match the underside of the eaves; they are encouraged to be detailed to be as inconspicuous as possible. Wrapping the eaves in aluminum is strongly discouraged as such treatment may permit water infiltration and mask mold and rot on historic wood.

## Windows

The window openings should remain similar to the historic appearance of the property.

- A. Replacing Non-Historic Windows:** There are no remaining historic windows in the house, as all windows are replacements. Installing replacement windows is allowed. The replacement windows are encouraged to be an accurate restoration using historical, pictorial, and physical documentation. At minimum, replacement windows should be compatible with the window openings and the historic character of the building.

It is recommended that replacement windows be constructed of wood with a painted finish. Windows made of other historically appropriate materials will be considered provided that they accurately conform to the visual appearance of painted wood, to include surface texture and surface reflectivity. Replacement or new windows should match the original in proportion, size and operability. The full life cycle cost of replacement windows should be considered when selecting windows made of alternate materials. While a substitute material may appear to be acceptable at the time of installation, both its appearance and its performance may deteriorate rapidly. Where possible, projects involving substitute materials in similar circumstances should be examined. Material specifications outlining stability of color and texture; compressive or tensile strengths if appropriate; the acceptable range of thermal coefficients, and the durability of coatings and finishes should be considered.

- B. Glazing:** Glass used in any replacement windows should match or complement the color and reflectivity of glass found in the residence.
- C. Storm Windows:** Replacement or new storm windows may be constructed of wood with a painted finish. Aluminum or metal storm windows are discouraged. Replacement storm windows must be painted to complement the surrounding trim and must provide a flush appearance that minimizes shadow lines, to best resemble historic wood storm windows.
- D. Window Alterations:** Removing or radically changing windows is not recommended. Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window openings is also not recommended. Changing windows on a façade of the residence that is not visible or minimally visible from the public right-of-way may be considered.
- E. Basement Windows:** Five basement windows have been filled with glass blocks. While glass blocks were available during the period of significance, their use was uncommon in residential buildings until after the period of significance, therefore, re-installing glass blocks in the future is discouraged. It is recommended that replacement windows be constructed of wood with a painted finish. Windows made of metal, vinyl, fiberglass and other materials will be considered provided that they accurately conform to the visual appearance of painted wood. Replacement or new windows should match the original in proportion and size, must be painted to complement the surrounding trim, and must provide a flush appearance that minimizes shadow lines, to best resemble historic wood storm windows.

## Foundation

- A. Cladding:** Cladding material should not be used to cover up the rock-faced concrete block foundation.
- B. Foundation Replacement:** Replacement of the foundation should be with rock-faced concrete block to match the original.

## Exterior Doors

- A. Doors:** It appears that all the exterior doors on the property date to the period of significance. These should be preserved, although replacement will be considered. Replacement doors should match the appearance of the historic doors. Storm doors should be simple in design; replacement storm doors should permit full views of the historic exterior doors.

## Decks

- A. Decks/Patios:** Any deck should be integrated into the overall design of the structure and should only be placed at the rear of the property. A deck should be constructed out of painted or stained wood or of a material that recreates the appearance of painted wood. Patios in the front and side yard are the second best alternative to a deck in the rear yard, since concrete patios are compatible, subordinate, reversible, and difficult to see from the public right-of-way.

## Accessibility Ramp

- A. Ramp:** Any accessibility ramp should be simple in design and complementary to the house, it should also be somehow differentiated from the house. The ramp currently in place is not a historic feature and may be removed with administrative approval.

## Landscaping

- A. **Plantings and Vegetation:** Plantings are encouraged in the front yard. No tall hedge rows or trees that obscure views of the front of the house are permitted.
- B. **Screening:** Landscaping elements such as shrubs should be used to screen mechanical equipment such as vents or air-conditioning units.

## Fences

- A. **Front Yard:** A fence, if constructed in the front yard near the sidewalk, should be low in height and visually permeable. Opaque fences are not recommended in the front of the property.
- B. **Back Yard and Side Yards:** Tall opaque fences are permitted towards the rear of the lot and may be installed in the side yards.

## Additions

- A. **Preservation of Historic Material:** Any additions should be constructed in a manner where there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed. In general, additions to the front, or second story additions are not permitted.
- B. **Differentiation:** New additions should be designed in a manner that makes clear what is historic and what is new. Additions should be compatible, subordinate, reversible and inconspicuous with limited visibility from the public right-of-way.

## Garage

According to building permit records, the current garage was built in 1950 and is not a contributing resource. Any new garage should be compatible with the design of the residence.

- A. **Garages:** Any garage should be detached from the principal structure.
- B. **Roof Pitch:** The roof pitch should be consistent with the primary roof pitch of the principal structure.
- C. **Exterior Cladding:** Siding, trim and shingles should match or complement the siding on the principal structure in dimensions, profile, texture, finish and other visual qualities.
- D. **Windows:** Proportions of any windows should be generally consistent with those of the principal structure.
- E. **Design:** The design of the garage should complement the overall design of the principal structure.