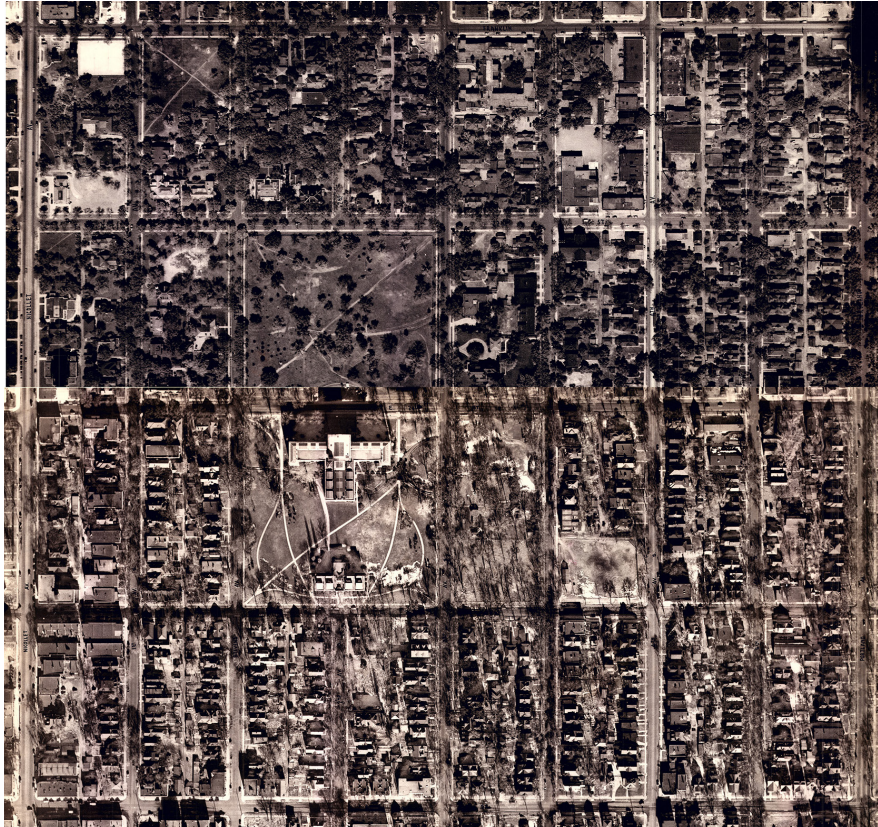


Washburn-Fair Oaks Historic District Design Guidelines



*Aerial photos of the Washburn-Fair Oaks Historic District, 1938, courtesy of the University of Minnesota
John R. Borchert Map Library*

Prepared for the Minneapolis Heritage Preservation Commission
City of Minneapolis
Department of Community Planning and Economic Development (CPED)

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Introduction

What are design guidelines?

We use design guidelines to review changes and protect the historic character of a landmark or historic district. Design guidelines focus on physical changes to historic properties. Historic properties are individual landmarks or historic districts. We use them to evaluate proposed exterior alterations to existing buildings and structures and new construction.

Design guidelines for historic properties apply to:

- Maintenance tasks, such as cleaning and roofing
- Replacement materials, such as windows, doors, and wall cladding
- Major rehabilitation and reuse projects
- Removal of materials or features
- Construction of new buildings and structures

For signs on historic properties, we use the Minneapolis Heritage Preservation Commission's *Design Guidelines for On-Premises Signs and Awnings*. Contact staff in the Department of Community Planning and Economic Development (CPED) for more information.

How to use this document

If you are a property owner, business owner, contractor, architect, or building professional:

1. Contact CPED staff to discuss your project
2. Review the design guidelines when you are planning exterior alterations
3. Find the guidelines that apply to your project
4. Prepare a preservation application to get approval before you begin
5. Submit a building permit application for most exterior work

CPED staff evaluate your project for consistency with the design guidelines and *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. We use the Standards for Rehabilitation, see pages 3-4.

This is a technical document. CPED staff can help you understand and interpret the guidelines.

Preservation applications

We have three preservation applications:

- Certificate of No Change
- Certificate of Appropriateness
- Historic Variance

Certificate of No Change

- Used for small projects or minor alterations, such as:
 - ◇ Window, storefront, door, masonry, and siding repairs
 - ◇ In-kind replacement of non-historic materials
 - ◇ Exterior mechanical equipment
 - ◇ In-kind replacement of non-historic roofing materials
 - ◇ Small projects that comply with these design guidelines
- Administrative review by CPED staff without a public hearing
- No fee

Certificate of Appropriateness

- Used for major alterations, such as:
 - ◇ Major rehabilitation projects
 - ◇ Storefront replacements
 - ◇ Replacement of historic roof features
 - ◇ Building additions and new construction
 - ◇ Demolition
 - ◇ Projects that do not comply with these design guidelines
- Requires a public hearing before the Heritage Preservation Commission (HPC)
- A fee is charged based on lot area

Historic Variance

- Used to request an exception to the zoning code
- Requires a public hearing before the HPC
- A flat application fee is charged

Application review process

1. Contact our office.
2. Staff identify the application(s) for your project.
3. For projects that require a public hearing, staff will schedule a pre-application meeting with you.
4. Submit your application.
5. Staff review your application for completeness and follow up with any questions.

6. For a Certificate of No Change, staff will email your approval.
 - a. Apply for a building permit and complete your project.
7. For a Certificate of Appropriateness or Historic Variance, staff will schedule your item for a public hearing.
 - a. Staff send a notice to property owners with 350 feet of the project.
 - b. Staff prepare a report with recommendations.
 - c. At the public hearing, the HPC reviews and decides on your application. Members of the public can speak for or against the project.
 - d. After the public hearing, there is a 10-calendar day appeal period. If an appeal is filed, it will be reviewed by a City Council committee at another public hearing.
 - e. When the decision is final, staff issue a final action letter.
 - f. If your application is approved, apply for a building permit and complete your project.
 - g. If your application is denied, contact staff.

Secretary of the Interior’s Standards for Rehabilitation

Staff review projects for compliance with these 10 federal standards. Each standard is listed below with an explanation of its meaning.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
 - » Keep the same use or choose a new use without major changes to the property.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
 - » Avoid removing the features that reflect the property’s history.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
 - » Avoid adding things that look old but do not fit with the property’s history.



The Gale Mansion at 2115 Stevens Ave is a good example of Italian Renaissance Revival architecture. The stone columns, arched windows, and decorative cornice are part of its historic character.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
 - » If changes after a property was first built are important on their own, they should be kept.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 - » Keep the features that reflect the property's history.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
 - » Repair features instead of replacing them. If replacement is needed, try to match what was there historically.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 - » Be gentle with chemical or physical treatments to avoid damage.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 - » Avoid archaeological resources if possible. If unavoidable, try to reduce the impact.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 - » New features should not damage historic features. New features should look new and complement what is already there.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
 - » New features can be added if they can easily be removed in the future.



This stone entry at 100 22nd St E is a distinctive historic feature. The pediment above the door has carvings of fruits and flowers.

Washburn-Fair Oaks Historic District

History

The Washburn-Fair Oaks Historic District was designated in 1976 as a local historic district. It has significance under five of seven local designation criteria: 1, 3, 4, 5, and 6. The district represents the late 19th century movement of the city's wealthy residents from downtown and the central business district outward to the city limits. Streetcar lines increased access and fueled real estate development. The district includes a significant concentration of large residences built at the turn of the 20th century that represent fashionable architectural styles. They were designed by prominent local architects, including William Channing Whitney and Ernest Kennedy. Property owners were from the second generation of wealthy Minneapolitans. They invested in civic spaces and institutions, such as the Minneapolis Institute of Art and Washburn Fair Oaks Park.

Period of significance: 1863-1939

The designation study for the Washburn-Fair Oaks Historic District was completed in 1976 and did not include a clear period of significance. In 2022 the City of Minneapolis worked with Pigeon Consulting to define the period of significance for the district and develop a list of contributing and non-contributing properties. The list can be found on pages 27-32. The period of significance starts in 1863. This is about when the oldest extant building at 2030 Clinton Avenue was constructed. The period ends in 1939 when the Fair Oaks Apartments were built. This was the last major construction project in the district before World War II. After World War II, architectural styles and development patterns changed. Some larger homes were subdivided into multiple dwelling units. New apartment buildings filled vacant lots and added low-income and public housing options to the district.

Location and boundaries

The Washburn-Fair Oaks Historic District is in the Whittier Neighborhood. The boundaries of the historic district are shown on the map on page 33.

Contributing and non-contributing parcels

There are 214 underlying parcels within the boundaries of the Washburn-Fair Oaks Historic District, some of which have been designated as Landmarks (indicated with an asterisk in the Property List found on pages 27-32).



The house at 2030 Clinton Ave, built circa 1863, is the oldest building in the historic district.



The Fair Oaks Apartments at 2421 3rd Ave S, built in 1939, were the last to be built during the period of significance. Courtesy of the Hennepin County Library James K. Hosmer Special Collections.

- **Contributing** resources were present during the historic district’s period of significance (1863-1939) and have not been substantially altered.
 - » Contributing resources are more likely to have historic features and materials. They may also have non-historic features and materials.
 - » Of the district’s 214 parcels, 153 are contributing because the primary resource is contributing. Some parcels also include contributing secondary buildings, such as garages, carriage houses, etc. Most parcels include non-contributing secondary buildings.
 - » The parcels occupied by the Minneapolis Institute of Art (MIA) and the Minneapolis College of Art and Design (MCAD) both include multiple principal buildings and have both contributing and non-contributing elements.
- **Non-contributing resources** were either built, moved into the district, or substantially altered after the historic district’s period of significance (1863-1939).
 - » Non-contributing resources are more likely to have non-historic features and materials. They may also have historic features and materials.
 - » Of the district’s 214 parcels, 61 are considered non-contributing because the primary resource is non-contributing. These include undeveloped land or surface parking lots.



The sculpture garden at MCAD (left) and the Kenzo Tange addition to MIA (right) are non-contributing elements in the district.



105 25th St E in the 1980s. Courtesy of Hennepin County Library.



105 25th St E in 2022. This house was built in 1908 and is a contributing resource. Note how the front porch has changed since the 1980s. The porch is one of its non-historic features.

Key definitions

- **Historic** features and materials were present during the period of significance, while **non-historic** features and materials were installed after this time period.
 - » The design guidelines have specific guidance about how to repair or replace historic features and materials.
 - » The design guidelines are more flexible for repair or replacement of non-historic features and materials.
- **Primary elevations** face public streets while **non-primary elevations** do not.
 - » The design guidelines have specific guidance about changes to primary elevations because they are more visible.

» The design guidelines are more flexible for changes to non-primary elevations.

- **Fenestration** is the arrangement and design of windows and doors.
- **Public realm** generally includes streets, sidewalks, bike paths, parks, and plazas. It does not include parking lots. Public realm infrastructure refers to constructed and/or landscaped features within the public realm.

See pages 23-24 for a glossary of additional terms relevant to these guidelines.

Understanding these design guidelines

- Projects are evaluated on a case-by-case basis.
- These guidelines do not differentiate between contributing and non-contributing resources. All existing resources are subject to the same guidelines.
- These guidelines place greater emphasis on historic features and materials. Historic features and materials should be repaired and retained, whenever possible. If replacement is necessary, then historic features should be replaced with the same material and design.
- Non-historic features and materials can be replaced with greater flexibility, as long as the replacement is compatible.

Additional topics to consider

ADA accessibility

- If a property requires alterations for accessibility, contact staff to discuss options and requirements.

Hazardous materials

- If a property has hazardous materials, such as lead paint or asbestos siding, contact staff to discuss abatement and replacement strategies.

Sustainability

- Technology and green building materials are constantly evolving. For existing buildings and new construction, contact staff to discuss sustainable construction materials and alternative energy sources that are not addressed in these design guidelines.

1. Guidelines for Existing Buildings

Foundations

- 1.1 Historic foundation materials shall be retained and repaired to the greatest extent possible. Repairs shall use materials and methods that match the historic foundation. Where replacement is necessary due to significant deterioration or structural issues, it should be limited to the affected area.

Walls

General Treatment

- 1.2 When non-historic materials need to be replaced, restoration of historic wall cladding is encouraged. When this is not feasible, wall materials should be replaced in-kind.
- 1.3 Cladding over historic siding, trim, or other features shall be avoided because it changes the proportions and relationship of features. It also obscures and causes damage to historic materials. Details such as corner pilasters, sunbursts, window and door casing trim, etc. shall not be covered and, if removed, shall be replaced in-kind. When approved, replacement materials shall match the direction, dimensions, and texture of the historic material.

Masonry (Brick, Stone, Terra Cotta, Concrete Block)

- 1.4 Historic masonry shall be preserved and repaired. It may be replaced when the historic masonry units are cracked, chipped, or spalled, or exhibit severe deterioration. New masonry shall match the historic masonry in terms of color, texture, profile, and size.
- 1.5 Historic mortar joints shall be preserved. When severely deteriorated, replacement mortar shall match in strength, color, width, and profile. Vertical mortar joints should be cleared with hand tools to prevent damage to historic masonry. One hundred percent repointing is not allowed unless the mortar is shown to be severely deteriorated.
- 1.6 No waterproof coatings may be applied to historic masonry. Sealant or caulking used at joints where masonry meets other features is permitted.
- 1.7 Painting of currently painted masonry elevations is allowed. Painting of unpainted historic masonry elevations shall not be allowed.



Note the historic brickwork at 100 25th St E. These rowhouses have brick dentils and brackets along the cornice line.

- 1.8 Cleaning of historic masonry shall be conducted using the gentlest means possible, as proven by test panels, beginning with a low-pressure spray of water with wood scrapers, stiff nylon brushes, or stiff fiber brushes, and moving to progressively stronger means.
- 1.9 Sandblasting and other abrasive methods on historic masonry are strictly prohibited.

Stucco

- 1.10 Historic stucco shall be preserved and repaired. It may be replaced when the historic stucco is missing or too deteriorated to repair. New stucco shall match the existing stucco in color and dash.

Wood

- 1.11 Historic wood siding shall be preserved and repaired to the greatest extent possible.
- 1.12 Where historic wood siding is deteriorated beyond repair, replacement siding shall match the direction, dimensions, and material of the historic siding.
- 1.13 Substitute materials may be considered for replacement, such as fiber cement or composite. They shall match the direction, dimensions, and texture of the historic material. Asphalt, asbestos, and vinyl siding are not considered appropriate substitute materials.



The house at 2429 1st Ave S has many historic wood features. The green lap siding, paneled trim around the windows, and shaped shingles in the gable ends are all original. The gables also have a row of dentils, bargeboards along the eaves, and scroll brackets in the overhang.

Windows and Doors (Fenestration)

- 1.14 General Treatment
- Historic windows shall be preserved and repaired.
 - Replacement windows may be considered when the historic windows are demonstrated to be severely deteriorated and beyond repair. The new windows shall closely match the historic in size, profile, configuration, glass color, and operation, though alternative methods of operation will be considered when required for code compliance.
 - Only clear glass and non-reflective low emission glass or coatings shall be used.
 - Exterior storm windows are an appropriate treatment for addressing thermal inefficiencies in existing windows.
- 1.15 Window Openings
- Historic window openings on primary elevations shall not be infilled, nor removed or blocked to install air conditioning, mechanical equipment, louvers, or for any other reason. Such treatment may be considered for window openings not visible from streets and sidewalks.

- b. The size and proportion of historic window openings shall be preserved.
- c. New window openings, expanded window openings, or reduced historic window openings on primary elevations are not allowed, unless it is to restore a historic window opening based on historic evidence, such as photographs or architectural plans.
- d. New window openings on non-primary elevations may be considered.
- e. All decorative historic features around windows, including lintels, pediments, moldings or hoods, shall be preserved and repaired. If such elements prove deteriorated beyond repair, the original profile shall be replaced in-kind.

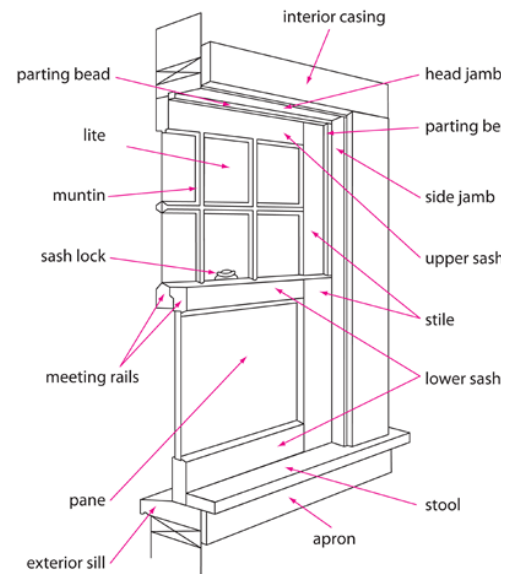
1.16 Replacement Windows

- a. Replacement windows may be constructed of wood, steel, aluminum, fiberglass, or a combination of these materials (such as aluminum-clad wood). Vinyl windows are not permitted.
- b. Replacement of historic windows will be considered where repair is not feasible, if evidence is provided that shows the windows cannot be repaired. Evidence shall be provided in the form of photographs and/or conditions reports that document the condition and type of each window proposed for replacement. Replacement windows shall maintain the profile and operability of the historic windows.
- c. Non-historic windows shall be replaced in-kind or with a contemporary and compatible alternative.
- d. Replacement metal windows shall not have an anodized finish.
- e. True divided lights are required when replacing a divided light window. In other instances, applied muntins on both sides of the glass, with an interstitial spacer, may be considered. Internal muntins alone are not permitted.

1.17 Storm Windows

- a. Storm windows shall be made of wood, composite, fiberglass, or pre-finished metal.
- b. The storm sash should not obscure decorative features of the historic windows and shall have a simple configuration to best resemble historic wood storm windows.

Names and Parts of a Typical Window



Source: Efficient Window Coverings



The storm windows at 206, 208, and 210 26th St E are pre-finished metal. Storm windows help retain heat inside the building.

- c. Storm windows shall fit the entire opening and be flush with the exterior window trim.
- d. Overlapping sheets of aluminum, pan head screws, and other shadow-inducing features shall not be used.

1.18 Shutters

- a. Historic shutters shall be retained and repaired to the greatest extent possible.
- b. Where historic shutters are deteriorated beyond repair, replacement shutters shall match the historic in size, design, placement, features.

Doors

- 1.19 Historic primary entrances and doors shall be retained and repaired.
- 1.20 Historic doors and entrance features, such as door frames, transoms, sidelights, and pediments shall be preserved and repaired. Replacement is appropriate when the historic materials are deteriorated beyond repair. New materials shall match the historic materials.
- 1.21 Replacement doors shall match the historic door or be compatible with the building.
- 1.22 Historic doors, transoms, and sidelights with transparent glazing shall not be covered with opaque materials. However, window signs in compliance with Zoning Code standards are permitted.
- 1.23 New door openings may be considered on non-primary elevations. The use of existing window openings for new door openings is preferred to the creation of a new opening. New doors in new openings shall be compatible with and differentiated from the historic character and design of the building.
- 1.24 Historic storm doors shall be retained and repaired. Where missing or deteriorated beyond repair, storm doors that are compatible with the character of the building may be proposed. Storm doors should fit the historic opening and shall incorporate full lites to avoid obscuring historic door details. Kickplates are permitted.



The historic wood door is present at 2116 2nd Ave S. It has a decorative frame and a leaded transom window above. It is important to preserve these features.

Porches, Balconies, Stoops, and Railings

- 1.25 Historic porches, balconies, stoops, and railings shall be retained and repaired.
- 1.26 Historic architectural details, such as columns, moldings, cornices, railings, etc. shall be retained on open and closed porches and porticoes.

- 1.27 The location of historic steps shall be retained. All steps shall have closed risers.
- 1.28 Historic wood porch components shall remain wood. Exceptions may be made for composite repairs to historic wood materials.
- 1.29 Historic masonry porch components shall remain masonry.
- 1.30 Historic railings shall be retained and repaired. Where a historic railing is missing or deteriorated beyond repair, it should be replaced based on historic evidence, such as photographs or architectural plans. If evidence of the historic appearance is not available, a design that is compatible with the design, scale, and material of the building shall be used.
- 1.31 Historic flooring shall be retained and repaired or replaced in kind. If historic flooring is deteriorated beyond repair, an alternate material may be considered on a case-by-case basis.
- 1.32 Historic skirting shall be retained and repaired or replaced in kind. Where missing, new skirting shall be compatible with the historic style and character of the house.
- 1.33 Historic ceilings shall be retained and repaired or replaced in kind. If historic ceilings are deteriorated beyond repair, an alternate material may be considered on a case-by-case basis.
- 1.34 Any historic component that is deteriorated beyond repair shall be replaced in kind. Where site constraints or weather conditions have a negative impact to historic materials, more durable, alternate materials will be considered on a case-by-case basis.
- 1.35 New screens may be considered on open porches if they are inconspicuous, removeable, and do not damage or obscure historic features.
- 1.36 New porches, balconies, or stoops may be considered on secondary elevations where not visible from the street and where the proposed feature does not detract from the historic character of the building.
- 1.37 Handrails not needed for code compliance may be considered to accommodate safety or accessibility needs. New handrails should not seek to replicate historic features but be contemporary and compatible to the historic style and character of the building.



This two-story porch at 2424 Stevens Ave has historic architectural details that should be retained. Wood Tuscan columns support the structure. Turned wood railings line the second story.

Roofs

- 1.38 The historic roof design and general features shall be maintained. Removing character-defining roof features shall be avoided. Significant features may include cupolas, cresting, cornices, chimneys, weathervanes, etc. Historic roof materials, such as slate or clay tile, shall be retained and repaired to the greatest extent possible.
- 1.39 Historic roof features, such as clay tile parapet caps, clay tile shingles, and decorative cornices, shall be preserved and repaired with in-kind materials. Replacement materials will be considered if they are compatible with the existing historic materials. Acceptable materials for sloped roofs include asphalt shingles, wood shakes or shingles, slate, and tile.
- 1.40 On flat roofs, contemporary roofing materials, such as rolled rubber, may be considered when repairing or replacing roof materials, provided they are not visible from the street.
- 1.41 Where historic roof materials are deteriorated or damaged beyond repair, replacement materials may be considered on a case-by-case basis.
- 1.42 Historic masonry chimneys may be removed if severely deteriorated and structurally unsound, but documentation by a licensed engineer must be provided.
- 1.43 New dormers may be considered on a case-by-case basis. New dormers should not detract from the overall roof form or character of the building.
- 1.44 The installation of skylights or similar daylighting methods may be considered if the new feature does not detract from the overall roof form or character of the building. The location of the skylight shall be on the roof adjacent to secondary elevations and minimally visible from the street. Skylight framing shall have a low profile and blend with the color of the roof materials.
- 1.45 For the installation of solar panels or shingles, consider freestanding arrays or on top of non-historic accessory buildings/structures if they can support the weight of the equipment. These locations may avoid detracting from the historical character of the principal building.
- 1.46 Ensure solar technology is reversible by affixing equipment through non-historic materials, or historic materials that are easy to repair when technology changes.



The house at 100 22nd St E has several historic roof features. The roof is covered with slate. The gutters are built into the roof. Stone parapets extend up from the roof. The one on the left is pointed. The one on the right is stepped and scalloped with carved finials.

- 1.47 Place solar equipment to minimize visibility from the public right-of-way. For example, mount solar equipment flush with the roof; mount on a flat roof and set back where a parapet or other roof feature can screen it from view; or mount on a secondary slope of a roof.
- 1.48 Historic gutters should be retained and repaired to the greatest extent possible.
- 1.49 Non-historic gutters and downspouts may be removed and replaced with compatible metal drainage systems, sized appropriately to accommodate the volume of water during a heavy rain at each specific building. New drainage systems will be considered on a case-by-case basis when there is a demonstrated need.
- 1.50 New gutters shall be metal and of either a K-style or half-round profile and should not detract from the historic character by concealing significant features.
- 1.51 Gutters and downspouts should be installed to avoid damage to or obscuring historic character-defining features. Attachments on masonry walls shall be through mortar joints and not masonry faces. The straps for gutters shall be installed under the roof shingles when possible.

Architectural Ornamentation

- 1.52 Introducing new ornament or details where none existed creates a false sense of history and shall be avoided.

New Additions

Location and Setbacks

- 1.53 Additions to existing buildings shall be located on secondary elevations to limit their visibility from the public right-of-way.
- 1.54 Additions to side elevations shall be stepped back from the primary elevation.
- 1.55 Rooftop additions are not appropriate on existing buildings under four stories. Exceptions will be considered for stairwell and elevator additions that activate rooftop spaces and are minimally visible from the public right-of-way.

Massing and Scale

- 1.56 Additions shall be physically subordinate to the historic primary buildings. Subordination may be achieved through reductions in size, bulk, and/or scale.



At 2417 1st Ave S, there is a one-story rear addition, built in 2003. It is smaller than the original building. The roof shape and material differ from the original building. The window pattern is contemporary and still compatible.

- 1.57 Additions shall be constructed in a manner where if removed in the future, the historic building would retain its form and character.

Design and Materials

- 1.58 Additions shall be designed in a manner that differentiates what is historic and what is new. Additions shall not copy the design of the historic building.
- 1.59 Character-defining features of the historic building shall not be obscured, damaged or destroyed.
- 1.60 Historic material shall be retained to the greatest extent possible.
- 1.61 Designs using hyphens or connectors in a transparent material are appropriate to transition from the historic building to the addition.
- 1.62 Materials of the addition shall be differentiated from materials of the historic building.
- 1.63 Differentiating the addition from the historic building may be accomplished by fenestration patterns, architectural details, and/or roof shapes.



The original building for the Minneapolis Institute of Art (MIA) is shown at left. It was designed by the prominent architectural firm McKim, Mead, & White. Michael Graves designed a contemporary addition at right. The original building was finished in 1915 and the addition opened in 2006. The addition does not copy the design of the historic building.

2. Guidelines for New Construction

Orientation

- 2.1 New construction shall be oriented such that principal entrances face public streets.

Setbacks

- 2.2 New buildings shall be built in line with the existing buildings on either side of the same block face.

Massing and Scale

- 2.3 New construction shall follow the general massing and scale of nearby contributing buildings.
- 2.4 New single-family homes or low density multiple-family homes shall be a maximum of two to two-and-a-half stories in height.
- 2.5 New apartment or commercial buildings shall be a maximum of four stories in height.¹

Foundations

- 2.6 New buildings shall have masonry foundations. Acceptable materials include brick, stone, concrete block, or poured concrete.

Walls

- 2.7 New buildings shall be clad in wood, stone, masonry, or stucco, as traditionally used on historic buildings within the district.
- 2.8 Lapped siding of an alternative material, such as fiber cement or wood composite, will be considered.
- 2.9 Metal panels, E.I.F.S., and vinyl siding are not appropriate for the historic district and will not be considered.
- 2.10 New buildings shall have a maximum of two wall cladding materials.



The house at 2413 1st Ave S was built in 2022 and is compatible with the historic district. Its main entrance faces the street. It is 2.5 stories tall and aligns with the neighboring buildings.



Built in 1998, the house at 2515 1st Ave S has a masonry foundation and one cladding material. The windows have divided lights.

¹ This height reflects the historical development of the area. It may conflict with height limits in certain zoning districts. Please reach out to CPED staff with any questions.

Windows and Doors (Fenestration)

Windows

- 2.11 Windows shall be constructed of wood, steel, aluminum, fiberglass, or combinations of these materials. Vinyl windows are not permitted.
- 2.12 Windows shall have vertical proportions and follow a regular rhythm.
- 2.13 Continuous horizontal or vertical bands of windows shall not be allowed.
- 2.14 Only clear glass and non-reflective low emission glass or coatings shall be used. Glass should not have a distinctive tint or reflective coating.
- 2.15 Divided light windows are encouraged. When installing a simulated divided light window, applied muntins on both sides of the glass, with an interstitial spacer, are required. Internal muntins alone are not permitted.
- 2.16 Windows with simple details, such as masonry patterns above lintels and masonry sills, are appropriate and encouraged if they do not copy or replicate historic designs.

Doors

- 2.17 Exterior primary doors shall have a painted or stained finish. Exterior doors may include glazing.

Porches, Balconies, Stoops, and Railings

- 2.18 Porches, balconies, stoops, and railings shall have a simple design. Appropriate materials include wood, masonry, and metal, with composite materials permitted for decking.
- 2.19 All steps shall have closed risers.
- 2.20 The design of porches, stoops, railings and balconies shall not mimic historic designs.



The square railing posts at 2511 1st Ave S are simple and do not mimic historic designs.

Roofs

- 2.21 New construction shall have pitched roofs or flat roofs with parapet caps high enough to screen mechanical equipment that may be installed on the roof.
- 2.22 For pitched roofs, asphalt shingles are appropriate. Alternative materials may be considered on a case-by-case basis.
- 2.23 The use of solar panels or shingles is encouraged, provided that panels have a low profile and are located to be minimally visible from the street.

- 2.24 For new apartment and commercial buildings, roof features, such as decks, railings, and planters, that project above the roofline shall be set back from all building walls by at least as far as they are high, when measured from the roof deck. Locations closer to side or rear walls will be considered if visibility studies demonstrate the roof features cannot be seen from streets and sidewalks.



View of 1st Ave S between 24th St E and 25th St E. The building at 2413 1st Ave S (at right) is an example of compatible new construction. It fits with the character of the historic buildings to the left.

3. Guidelines for Accessory Buildings

Orientation

- 3.1 Accessory buildings must be located to the rear of the primary building.
- 3.2 Street-facing garage doors are permitted.
- 3.3 Historically landscaped areas should be minimally impacted by new driveways.

Massing, Scale, and Design

- 3.4 New accessory buildings shall be subordinate in size, scale, and massing to the primary building.
- 3.5 New accessory buildings shall be one-and-a-half stories in height.
- 3.6 New accessory buildings shall not copy the historic designs and features of the primary buildings in the district. They shall be compatible with the design of the primary building on the lot.



This garage at 108 24th St E uses materials that are appropriate in this district. The walls are clad in brick and lapped siding. The windows are wood and the roof has asphalt shingles.

Foundations

- 3.7 New accessory buildings shall have masonry foundations to include brick, stone, concrete block, or poured concrete.

Walls

- 3.8 Historic wall cladding on existing accessory buildings shall be retained and repaired.
- 3.9 New accessory buildings shall be clad in wood, stone, masonry, or stucco.
- 3.10 Lapped siding of an alternative material, such as fiber cement or wood composite, are appropriate for new accessory buildings.
- 3.11 Metal panels, E.I.F.S., and vinyl siding will not be considered on new or existing accessory buildings.



This accessory building (right) was constructed in 1899 as a barn for the main house (left) at 2117 2nd Ave S. It retains its historic wall cladding, which matches the main house.

Windows and Doors (Fenestration)

Windows

- 3.12 Windows on accessory buildings may be constructed of wood, aluminum, fiberglass, or combinations of these materials. Vinyl windows are not permitted.

- 3.13 Only clear glass shall be used. Glass should not have a distinctive tint or reflective coating.
- 3.14 Divided light windows are encouraged for accessory buildings, however internal muntins alone are not permitted.
- 3.15 New windows on existing accessory buildings are permitted but shall be designed to be differentiated from historic features.

Doors

- 3.16 Wood, metal, or fiberglass are appropriate for doors on accessory buildings. Exterior pedestrian doors shall have a painted or stained finish and may include glazing.
- 3.17 Vehicular doors shall be wood, metal, or fiberglass. If wood, the paint shall have an opaque finish.
- 3.18 Rolled rubber is not permitted for a vehicular door.

Stoops and Railings

- 3.19 New stoops and railings shall have a simple design. Appropriate materials include wood, masonry, and metal.
- 3.20 The design of railings should not attempt to recreate the historic railings of historic buildings.

Roofs

- 3.21 New accessory buildings shall have a pitched roof that is lower in pitch than the primary building if the primary building has a pitched roof.
- 3.22 Asphalt shingles, wood, slate, and tile are appropriate roofing materials for new and existing accessory buildings. Metal roofing materials are not permitted.
- 3.23 Modern roofing materials such as rolled rubber are suitable for flat roofs not visible from the street.
- 3.24 The use of solar panels or shingles is encouraged on new and existing accessory buildings. Panels shall have a low profile and be located to be minimally visible from the street.



This carriage house at 2404 Stevens Ave has modern skylights and HVAC equipment on its rear roof slope. This location is not visible from the street.

4. Guidelines for Mechanical Equipment and Trash Enclosures

- 4.1 Through-wall mechanical equipment is only permitted on non-primary elevations. For existing buildings, the loss of historic materials shall be minimized by piercing through any non-historic building material to the greatest extent feasible and damaging few historic masonry units.
- 4.2 Ground-mounted mechanical equipment must not be located on a primary elevation and must be screened from views from streets and sidewalks. Chain link fences are prohibited as screening. Chain link fences are prohibited as screening.
- 4.3 HVAC, wind, or solar power equipment that project above the roofline shall be set on flat roofs and placed back from all building walls by at least as far as they are high, when measured from the roof deck. Locations closer to side or rear walls will be considered if visibility studies demonstrate the roof features cannot be seen from streets and sidewalks.
- 4.4 Mechanical equipment should not be placed on sloped roofs, unless the equipment cannot be seen from adjacent streets or sidewalks. In such instances, small vents painted to match the color of the roof are acceptable.
- 4.5 Trash enclosures shall be located behind buildings and shall be constructed of simple, opaque materials including but not limited to wood pickets or concrete masonry units.



This is the Minneapolis First Seventh-day Adventist Church at 4 24th St E. On the bottom is a view of the west elevation. On the top is an aerial view (Courtesy of MinneAtlas).

The rooftop mechanical equipment is set back significantly. The rooftop units are not visible from the street.



The trash enclosure at 15 Franklin Ave E is simple. It uses brick and wood pickets.

5. Guidelines for Landscape and Public Realm Infrastructure

Landscapes change over time. To date, research has not identified historic designed landscapes on any properties in the district, besides the public parks. These guidelines are flexible so property owners can modify their landscapes at their discretion.

Landscape Features

- 5.1 Historic designed landscapes shall be retained.
- 5.2 Parks shall be retained.
- 5.3 Artificial turf is not permitted.

Fences

- 5.4 Front yard fences shall be low, open and located along property lines.
- 5.5 Historic fencing shall be preserved and repaired.
- 5.6 Wood or wrought iron pickets are appropriate materials for fences in front and side yards. Chain link is only acceptable for backyard use.
- 5.7 Hedges and planted borders are encouraged.

Retaining Walls

- 5.8 New retaining walls shall be masonry to include brick, stone, poured concrete, and concrete block. Metal retaining walls will not be permitted.

Paving

- 5.9 Historic paving materials are encouraged to be exposed and repaired.
- 5.10 Retain existing historic sidewalks, walkways, and driveways, if possible.



Fair Oaks Park is bounded by Stevens Ave, 22nd St E, 3rd Ave S, and 24th St E. This is a view from the southwest corner. The park board bought the land from William Washburn in 1911.

Glossary

ACCESSORY DWELLING UNIT (ADU)

A secondary house or dwelling unit that shares the same lot of the primary house.

BULK

The distribution of building mass on a lot.

CERTIFICATE OF APPROPRIATENESS

A type of preservation application required by the City of Minneapolis HPC when a building owner is planning a major alteration, demolition, addition, relocation of an individually designated building or building within a historic district, as well as new construction within a historic district. The C of A, as it is commonly referred to, consists of an application and supporting material and requires review by staff and the HPC during a public hearing.

CERTIFICATE OF NO CHANGE

A type of preservation application required by the City of Minneapolis HPC when a building owner is planning a minor alteration. The CNC, as it is commonly referred to, consists of an application and supporting material and requires administrative review by HPC staff.

CHARACTER-DEFINING FEATURES

Physical or spatial features that define the historic character of a building, including, but not limited to, the shape and massing of a building, its materials, craftsmanship, decorative details, and features, as well as various aspects of its site and environment.

COMPATIBLE / COMPATIBILITY

In harmony with location, context, materials, features, style, and overall historic character of a building or historic district.

CONTEMPORARY

Reflecting characteristics of the current period.

CONTRIBUTING RESOURCE

A building or structure within the boundaries of a historic district that reflects the historical significance of the historic district and retains a high degree of integrity. A property or structure can be contributing even if it has been altered, as long as it maintains the character defined for the district. These resources were present during the district's period of significance and have not been significantly altered or moved.

FALSE SENSE OF HISTORY

Changes to a building that suggest that new features are historic, such as adding conjectural features or architectural elements from other buildings.

HISTORIC[a] CHARACTER

A term used to describe structures and features of architectural and historic interest. Historic refers to structures and features that date to the period of significance.

IN-KIND REPLACEMENT

Replacing a feature or component with a new feature or component that matches the physical characteristics of the original.

INTEGRITY

In architecture, integrity means the architectural elements, materials, color, and quality of the original building construction and/or period of significance.

NON-CONTRIBUTING RESOURCE

A property, building, structure, or object within the boundaries of a historic district that does not add to the historic associations, historic architectural qualities, or archaeological values for which the historic district is significant. Typically, these resources were built, significantly altered, or moved after the district's period of significance.

PERIOD OF SIGNIFICANCE

A year or range of years that is used to define the importance of a property to the history, architecture, or culture of a community.

REHABILITATE / REHABILITATION

The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

REPAIR

To restore a decayed or damaged resource to good or sound condition by any process.

RESTORATION

The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Community Engagement Summary

The engagement process for the Washburn-Fair Oaks Historic District Design Guidelines was designed to engage homeowners, institutions, neighborhood associations and organizations, renters, and the public who live, work, and visit the historic district. Through three focus groups and three community events, the design team and City staff met with stakeholders to identify challenges, opportunities, barriers, and goals for the design guidelines update. The City of Minneapolis hosted a project website with information about the project, the schedule of engagement events, and meeting minutes from the various engagement events.

Focus Groups

The goals for the focus groups were to meet with 10-15 individuals in a particular user group in a more intimate setting to review the current design guidelines, discuss what it is like to live/work/visit the Washburn-Fair Oaks Historic District, what is unique about this district, to listen to experiences these individuals have had with the design guidelines, and outline stakeholder needs and goals for the update.

- Focus Group one: Homeowners (invitees included 14 homeowners)
- Focus Group two: Institutions (invitees included MIA, MCAD, Hennepin History Museum, and Minneapolis Park and Recreation Board) and Neighborhood Organizations (invitees included Whittier Alliance, National Federation for the Blind, Blind Inc., Church of St. Stephen-Holy Rosary, Minneapolis First Seventh-Day Adventist Church)
- Focus Group three: Homeowners, renters, institutions, and neighborhood organizations.

Community Events

The goal for the community events was to welcome and engage with a broader audience through open-house style engagements within the district (MCAD, the Waldorf School, and the Whittier Recreation Center). These events allowed the team to expand the conversation with more homeowners and renters within the district to understand how the neighborhood has changed over time, what factors have driven this growth and/or change, what key goals were important to participants, and what environmental or infrastructural constraints/opportunities should be understood to inform the guidelines.

- Community Event one: Open House style event at MCAD with four stations including 1) Design Guidelines Overview, 2) Neighborhood Scale + Density, 3) Resources, and 4) Sustainability.
- Community Event two: The design team hosted an Informational table at the Whittier Recreation Center for the 2023 Earth Day Clean Up event. The Design Guidelines Overview Board and comment cards were provided to gather additional feedback.
- Community Event three: The design team prepared a formal presentation that included a schedule update, review of the City-led process for understanding and conforming to the guidelines, overview of engagement findings, and a discussion about what the updates will include (what changes and what does not change) and an example of those changes.

Engagement Findings Summary

The engagement events revealed a tension between the Design Guidelines, City Code, and the 2040 Comprehensive Plan. While these documents are all different and serve specific purposes, they are interrelated documents that impact future change development within the district. In general, the feedback revealed that the community feels that the design guidelines are a barrier for homeowners but not for institutions and developers, and that current development changes are creating a desire for people to leave the district. The findings also reveal that the current design guidelines are seen as both too vague for some topics and too overprescribed for others. Feedback suggested that the guidelines should be more focused on sustainability, green infrastructure, health, and safety, that all rules should preserve the character of the district, and that more resources should be provided to guide users of the document.

Washburn-Fair Oaks Historic District Property List

Address	Construction Date	Status
2100 1st Ave S	1919	Contributing
2105 1st Ave S	1906	Contributing
2110 1st Ave S	1912	Contributing
2200 1st Ave S	1900	Contributing
2206 1st Ave S	1886	Contributing
2218 1st Ave S	1887	Contributing
2309 1st Ave S	unknown	Non-contributing
2312 1st Ave S	1968	Non-contributing
2318 1st Ave S	1920	Contributing
2319 1st Ave S	1892	Contributing
2401 1st Ave S	1916	Contributing
2405 1st Ave S	1916	Contributing
2408 1st Ave S	1887	Contributing
2409 1st Ave S	1913	Contributing
2412 1st Ave S	1891	Contributing
2413 1st Ave S	2022	Non-contributing
2416 1st Ave S	NA	Non-contributing
2417 1st Ave S	by 1888	Contributing
2419 1st Ave S	1889	Contributing
2420 1st Ave S	1922	Contributing
2425 1st Ave S	c. 1886	Contributing
2428 1st Ave S	by 1891	Contributing
2429 1st Ave S	1889	Contributing
2432 1st Ave S	1925	Contributing
2435 1st Ave S	1914	Contributing
2436 1st Ave S	1911	Contributing
2437 1st Ave S	1915	Contributing
2440 1st Ave S	1907	Contributing
2441 1st Ave S	1915	Contributing
2444 1st Ave S	1987	Non-contributing
2445 1st Ave S	1901	Contributing
2448 1st Ave S	1911	Contributing
2506 1st Ave S	1925	Contributing

Address	Construction Date	Status
2507 1st Ave S	NA	Non-contributing
2511 1st Ave S	1910	Contributing
2512 1st Ave S	1900	Contributing
2515 1st Ave S	1998	Non-contributing
2516 1st Ave S	1905	Contributing
2517 1st Ave S	1998	Non-contributing
2519 1st Ave S	Unknown	Non-contributing
2523 1st Ave S	Unknown	Non-contributing
2527 1st Ave S	1899	Contributing
2533 1st Ave S	1965	Contributing
2530-2532 1st Ave S	1964	Non-contributing
22 22nd St E	1950	Non-contributing
100 22nd St E *	1912	Contributing (Minneapolis Society of Fine Arts)
116 22nd St E *	1903	Contributing (Pillsbury House)
310 22nd St E	1910	Contributing
333 22nd St E	Pre-1900	Contributing
4 24th St E	1914	Contributing
17 24th St E	1911	Contributing
106 24th St E	1892	Contributing
108 24th St E	1892	Contributing
109 24th St E	1916	Contributing
200 24th St E	1924	Contributing
332 24th St E	1909	Contributing
25 25th St E	1908	Contributing
100 25th St E	1889	Contributing
101 25th St E	1908	Contributing
102 25th St E	1889	Contributing
104 25th St E	1889	Contributing
105 25th St E	1908	Contributing
106 25th St E	1889	Contributing
108 25th St E	1889	Contributing
109 25th St E	1885	Contributing
110 25th St E	1889	Contributing
111 25th St E	1909	Contributing
115 25th St E	1909	Contributing
117 25th St E	1909	Contributing

* = City of Minneapolis Individual Landmark

Address	Construction Date	Status
321 25th St E	1961-1966	Non-contributing
331 25th St E	1982	Non-contributing
116 26th St E	1923	Contributing
118 26th St E	1890	Contributing
302 26th St E	1909	Contributing
306 26th St E	1909	Contributing
2-10 26th St E	2004	Non-contributing
2005 2nd Ave S	1884	Contributing
2006 2nd Ave S	Pre-1887	Contributing
2008 2nd Ave S	Pre-1899	Contributing
2011 2nd Ave S	1884	Contributing
2014 2nd Ave S	1928	Contributing
2015 2nd Ave S	1884	Contributing
2018 2nd Ave S	1900	Contributing
2019.5 2nd Ave S	Pre-1885	Contributing
2022 2nd Ave S	1884	Contributing
2023 2nd Ave S	1886	Contributing
2103 2nd Ave S	1912	Contributing
2106 2nd Ave S	1963	Non-contributing
2111 2nd Ave S	1951	Non-contributing
2116 2nd Ave S	1884	Contributing
2117 2nd Ave S	1899	Contributing
2535 2nd Ave S	NA	Non-contributing
2000 3rd Ave S	1985	Non-contributing
2001 3rd Ave S	1923	Contributing
2014 3rd Ave S	1965	Non-contributing
2021 3rd Ave S	1891	Contributing
2101 3rd Ave S	1957	Non-contributing
2115 3rd Ave S	Pre-1884	Contributing
2119 3rd Ave S	1884	Contributing
2120 3rd Ave S	1972	Non-contributing
2121 3rd Ave S	Pre-1887	Contributing
2201 3rd Ave S	1951	Non-contributing
2211 3rd Ave S	Pre-1907	Contributing
2301 3rd Ave S	1919	Contributing
2325 3rd Ave S	Post-1996	Non-contributing

Address	Construction Date	Status
2400 3rd Ave S *	1914	Contributing (Minneapolis Institute of Arts)
2421 3rd Ave S	1939	Contributing
2500 3rd Ave S	1973	Non-contributing
2509 3rd Ave S	NA	Non-contributing
2525 3rd Ave S	1965	Non-contributing
2533 3rd Ave S	1969	Non-contributing
2540 3rd Ave S	Various	Contributing
2541 3rd Ave S	1908	Contributing
2000 4th Ave S	1917	Contributing
2026 4th Ave S	Pre-1905	Contributing
2100 4th Ave S	NA	Non-contributing
2102 4th Ave S	1910	Non-contributing
2118 4th Ave S	1970	Non-contributing
2200 4th Ave S	NA	Non-contributing
2204 4th Ave S	Pre-1902	Non-contributing
2208 4th Ave S	1963	Non-contributing
2316 4th Ave S	1948	Non-contributing
2318 4th Ave S	1905	Contributing
2322 4th Ave S	1962	Non-contributing
2400 4th Ave S	NA	Non-contributing
2402 4th Ave S	2002	Non-contributing
2408 4th Ave S	1916	Contributing
2412 4th Ave S	1917	Contributing
2416 4th Ave S	1913	Contributing
2420 4th Ave S	1911	Contributing
2424 4th Ave S	1900	Contributing
2428 4th Ave S	1891	Contributing
2214 – 2218 4th Ave S	1982	Non-contributing
2015 Clinton Ave	NA	Non-contributing
2024 Clinton Ave	NA	Non-contributing
2030 Clinton Ave	1863	Contributing
2100 Clinton Ave	1885	Contributing
2106 Clinton Ave	1903	Contributing
2108 Clinton Ave	1907	Contributing
2120 Clinton Ave	1923	Contributing
2123 Clinton Ave	1914	Contributing

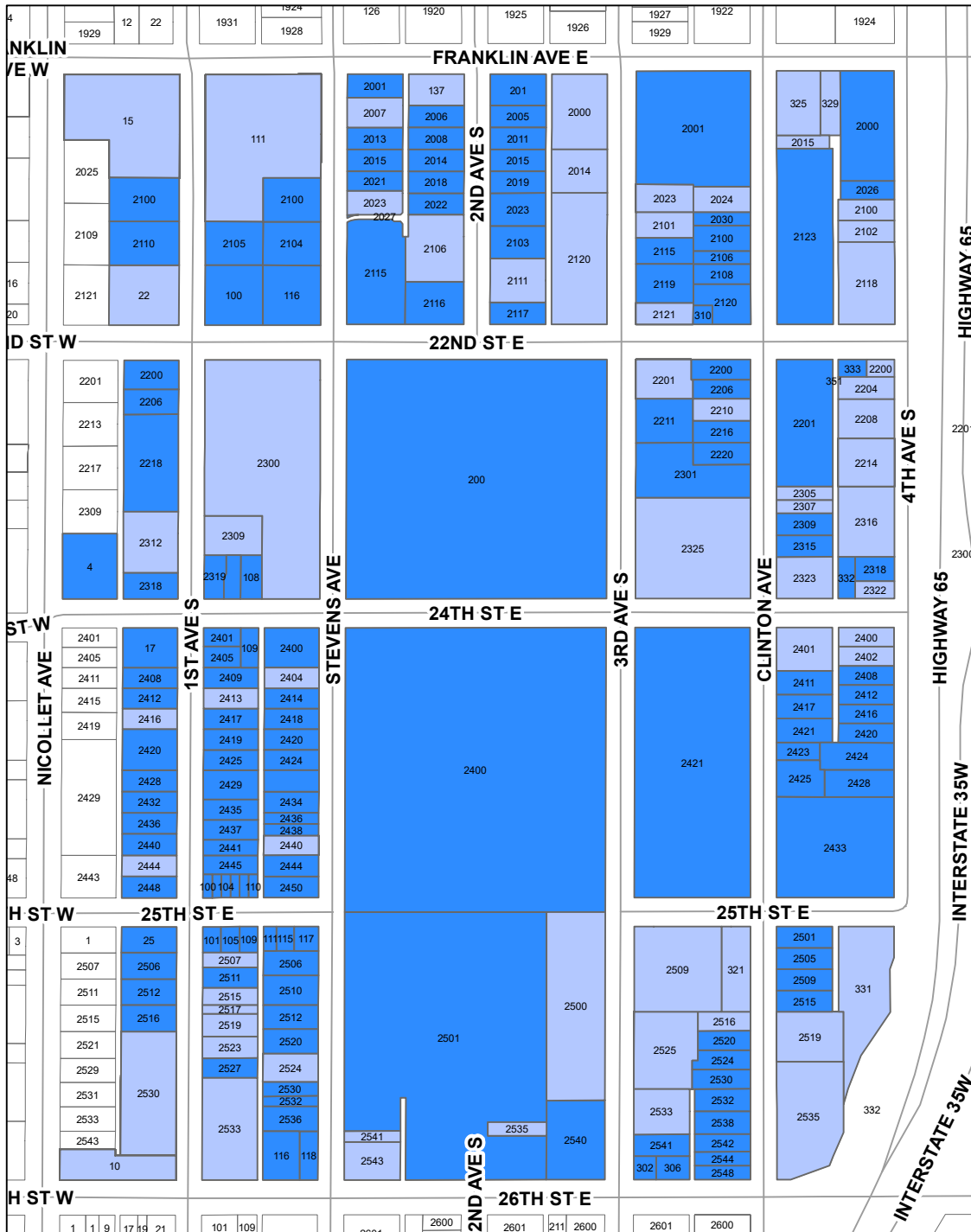
* = City of Minneapolis Individual Landmark

Address	Construction Date	Status
2200 Clinton Ave	Pre-1910	Contributing
2201 Clinton Ave	1889	Contributing
2206 Clinton Ave	Pre-1889	Contributing
2210 Clinton Ave	1980	Non-contributing
2216 Clinton Ave	1914	Contributing
2220 Clinton Ave	1914	Contributing
2305 Clinton Ave	1981	Non-contributing
2307 Clinton Ave	1981	Non-contributing
2309 Clinton Ave	1902	Contributing
2315 Clinton Ave	1908	Contributing
2323 Clinton Ave	1949	Non-contributing
2401 Clinton Ave	1962	Non-contributing
2411 Clinton Ave	1900	Contributing
2417 Clinton Ave	1913	Contributing
2421 Clinton Ave	1915	Contributing
2423 Clinton Ave	1901	Contributing
2425 Clinton Ave	1900	Contributing
2433 Clinton Ave	1926	Contributing
2501 Clinton Ave	1906	Contributing
2505 Clinton Ave	1903	Contributing
2509 Clinton Ave	1912	Contributing
2515 Clinton Ave	1912	Contributing
2516 Clinton Ave	NA	Non-contributing
2520 Clinton Ave	1905	Contributing
2524 Clinton Ave	1905	Contributing
2530 Clinton Ave	1900	Contributing
2532 Clinton Ave	1922	Contributing
2535 Clinton Ave	1968	Non-contributing
2538 Clinton Ave	Pre-1885	Contributing
2542 Clinton Ave	1892	Contributing
2544 Clinton Ave	1892	Contributing
2548 Clinton Ave	1892	Contributing
2517-2525 Clinton Ave	1985	Non-contributing
15 Franklin Ave E	2006	Non-contributing
111 Franklin Ave E	1950	Non-contributing
137 Franklin Ave E	1966	Non-contributing
201 Franklin Ave E	1885	Contributing

Address	Construction Date	Status
325 Franklin Ave E	2009	Non-contributing
329 Franklin Ave E	NA	Non-contributing
2001 Stevens Ave	Pre-1887	Contributing
2007 Stevens Ave	NA	Non-contributing
2013 Stevens Ave	Pre-1893	Contributing
2015 Stevens Ave	1884	Contributing
2021 Stevens Ave	Pre-1892	Contributing
2023 Stevens Ave	1950	Non-contributing
2100 Stevens Ave	1906	Contributing
2104 Stevens Ave	1904	Contributing
2115 Stevens Ave	1911	Contributing
2300 Stevens Ave	1954	Non-contributing
2400 Stevens Ave	1909	Contributing
2404 Stevens Ave	Unknown	Non-contributing
2418 Stevens Ave	1885	Contributing
2420 Stevens Ave	1885	Contributing
2424 Stevens Ave	1908	Contributing
2432 Stevens Ave	1883	Contributing
2434 Stevens Ave	Before 1887	Contributing
2436 Stevens Ave	1900	Contributing
2438 Stevens Ave	1900	Contributing
2440 Stevens Ave	1915	Contributing
2444 Stevens Ave	Before 1900	Contributing
2450 Stevens Ave	1909	Contributing
2501 Stevens Ave	Various	Contributing
2506 Stevens Ave	1900	Contributing
2510 Stevens Ave	c.1886-1911	Contributing
2512 Stevens Ave	Before 1896	Contributing
2520 Stevens Ave	1894	Contributing
2524 Stevens Ave	By 1886	Contributing
2530 Stevens Ave	Before 1900	Contributing
2532 Stevens Ave	1901	Contributing
2536 Stevens Ave	Pre-1918	Contributing
2541 Stevens Ave	NA	Non-contributing
2543 Stevens Ave	1961	Non-contributing
2414 & 2416 Stevens Ave	1887	Contributing

Washburn-Fair Oaks Historic District Map

The Washburn-Fair Oaks Historic District is in Minneapolis's Whittier Neighborhood. The boundaries of the historic district are shown on this map, which also identifies contributing and non-contributing parcels.



Washburn-Fair Oaks Historic District

Updated August 9, 2022

Contributing
 No
 Yes

