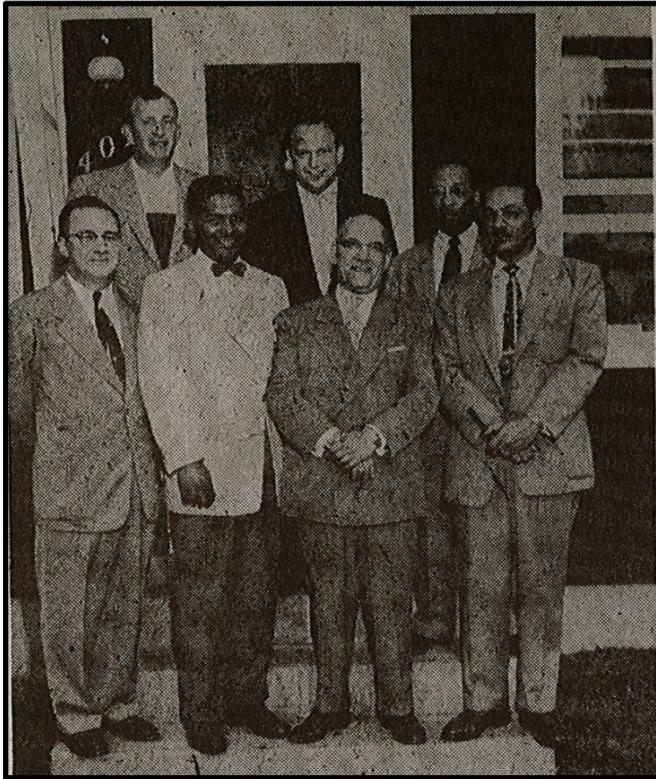


TILSENBILT HOMES HISTORIC DISTRICT DESIGN GUIDELINES



Prepared for the Minneapolis Heritage Preservation Commission

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

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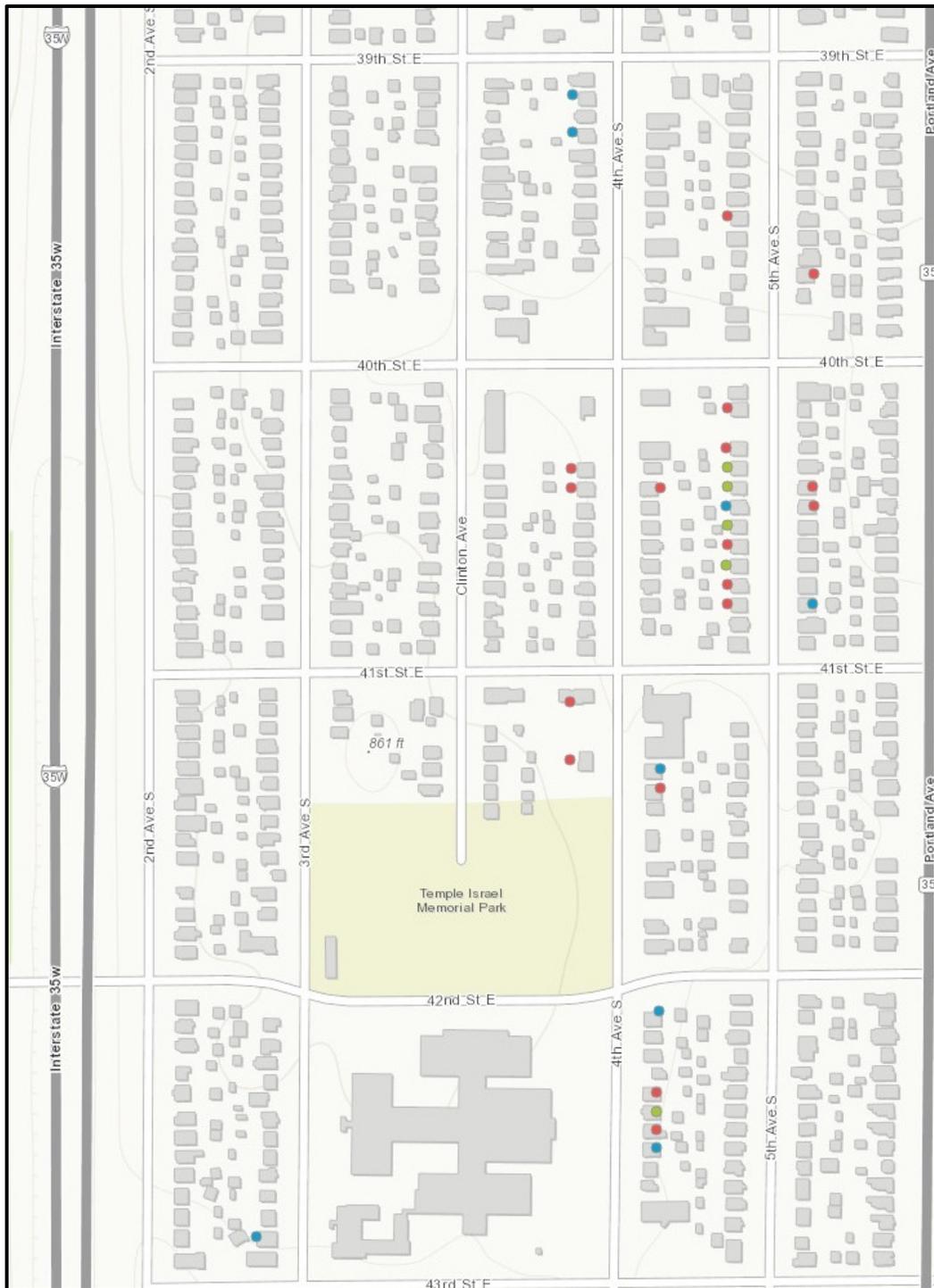
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INTRODUCTION

Scope

These design guidelines have been created by the Heritage Preservation Commission to establish standards for evaluation 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.

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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 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.

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 homes originally clad in stucco or brick veneers may be re-clad with stucco or imitation stucco panels.
- 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.

SUPPLEMENTAL SUMMARY & GLOSSARY

Tilsenbilt Homes Historic District Design Guidelines



Purpose

This document has been prepared by CPED staff as a supplement to the Tilsenbilt Homes Historic District Design Guidelines. The purpose of this document is to provide a summary of the design guidelines, as well as a glossary of some of the technical terms used in the design guidelines. Please note that this document is a summary and that the design guidelines and designation study should always be referenced for specific guidance.

Summary of Designation & Design Guidelines

The Tilsenbilt Homes are a group of fifty-two homes that were developed between 1954 and 1956. Of these homes, thirty-two have been designated as part of a local historic district. This designation protects those homes included in the district from changes that could compromise their historic character. As such, all exterior changes to these properties are reviewed for compliance with design guidelines. This designation does not restrict interior changes to these properties in any way. Together with adopted design guidelines, this designation is meant to help preserve the history of the Tilsenbilt Homes for future generations, while still allowing the homes to remain functional residences.

The design guidelines are focused around protecting the appearance and materials of the homes' exteriors, especially the appearance of the homes from public streets and sidewalks. In general, greater flexibility is allowed on the sides of the home that are less visible to the public. Some of the most distinctive characteristics of the Tilsenbilt Homes are their roofs and front-facing windows. As a result, changes to these features are the most restricted. Changes to siding and windows that do not face the street are more flexible. Single-story additions to the rear of the homes are permitted. These design guidelines do not place any restrictions on garages, sheds, or rear decks. All of the existing garages may be modified or demolished, and new garages that meet regular zoning standards can be constructed without restriction.

Glossary

- *Accessory structure.* A detached from a principal structure, incidental and subordinate to the principal structure or use, including but not limited to garages, sheds, above-ground swimming pools, and fences.
- *Board and batten (siding).* A type of exterior siding that has alternating wide boards and narrow wooden strips, called battens.

- *Character-Defining Features.* The qualities of a property conveyed by its materials, form, and finishes that are the means through which its historic character is expressed.
- *Division of light.* The pattern in which a window is broken up into separate panes by rails, mullions, and muntins.
- *Eave.* The part of a roof that overhangs the walls of a building.
- *Gable.* The part of a wall that encloses the end of a pitched roof.
- *Horizontally-oriented lap siding.* A cladding material consisting of horizontally-oriented boards or panels overlapped so that the top of each board is covered by the bottom of the board above.
- *Period of Significance.* The time during which significant historical events or activities occurred.
- *Primary elevations.* The sides of a building that face a public street or sidewalk.
- *Secondary elevations.* The sides of a building that do not face a public street or sidewalk and instead face adjacent private property or an alley.



*Board and batten siding on a gable end of
a Tilsenbilt Home*



Horizontal lap siding on a primary elevation of a Tilsenbilt Home

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