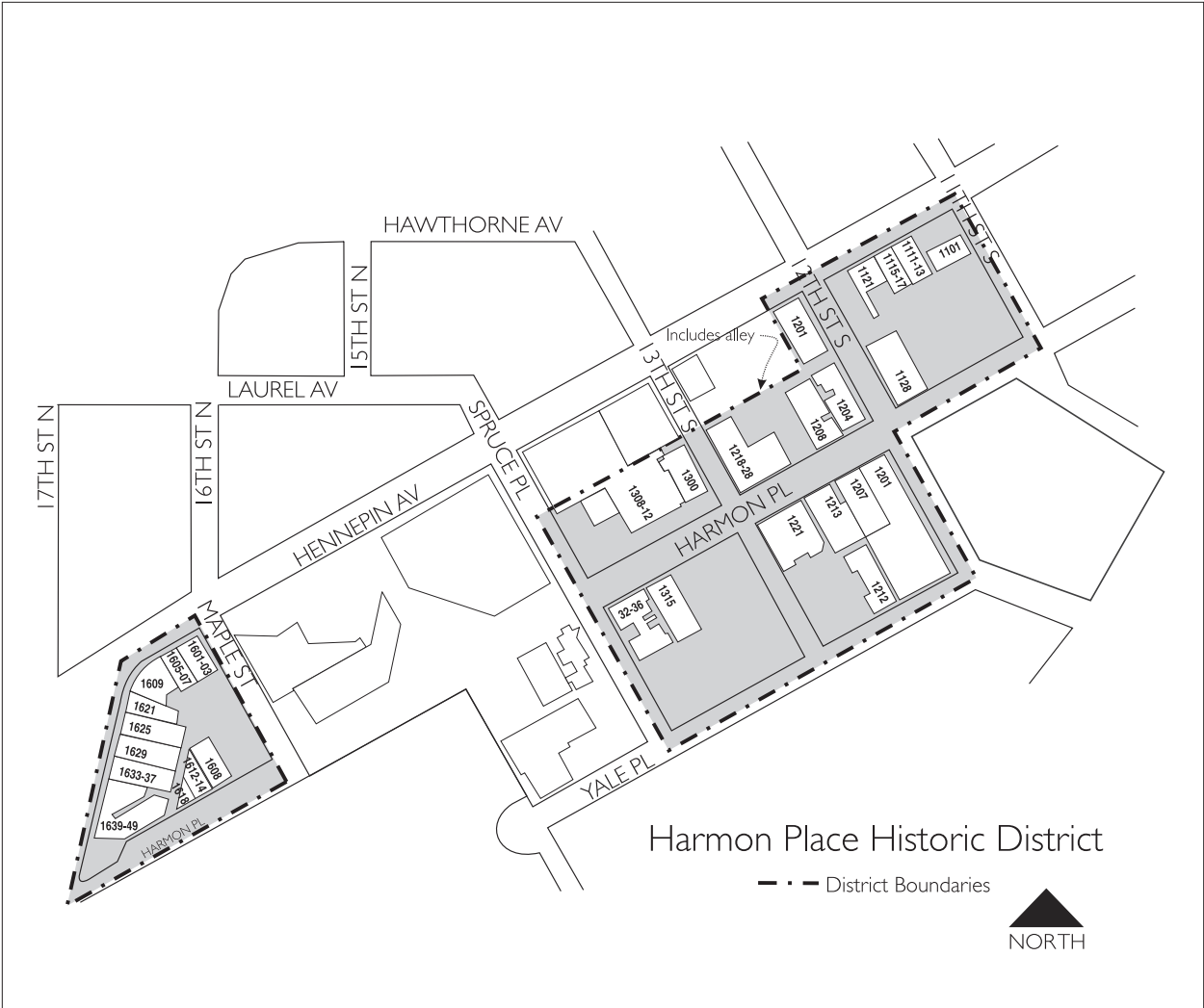




Harmon Place Historic District Design Guidelines

Minneapolis Heritage Preservation Commission
September, 2002

**Harmon Place
Historic District**



Introduction to the Guidelines



The Harmon Place Historic District Design Guidelines provide a framework for evaluating proposed alterations to existing buildings and new construction within the district. Guidelines should be consulted before planning exterior maintenance tasks such as cleaning and roofing, as well as major rehabilitation and adaptive reuse projects.

Plans for all exterior alterations, new construction, demolition, and moving are reviewed by the Minneapolis Heritage Preservation Commission (HPC) and Planning Department staff. Following approval, a Certificate of Appropriateness or a Certificate of No Change authorizing the work will be issued. The HPC and Planning Department staff evaluate each project for consistency with the appropriate design guidelines, but consideration is given to special situations. These include but are not limited to building condition, rehabilitation feasibility, building orientation, and exceptional design proposals.

For more information about the Harmon Place Historic District, contact the Minneapolis Planning Department at (612) 673-2597.

Design Guidelines: Frequently Asked Questions

Who must use the design guidelines?

Historic district property owners planning new construction, maintenance, or renovation projects should consult the design guidelines. Design review is conducted by the Minneapolis Heritage Preservation Commission (HPC) and staff for all proposed alterations. Demolition and moving are also reviewed. HPC or staff approval is required before beginning any proposed exterior work.

How does a property owner use the guidelines?

Property owners and their architects and/or contractors should carefully review the guidelines before proceeding with a project or applying for a building permit to determine if the plans are consistent with the design guidelines. Staff are available to review the plans with applicants at all stages of a project. Once plans are complete, an application for a **Certificate of No Change** or **Certificate of Appropriateness** must be submitted.

How long does it take to get a Certificate of No Change or Certificate of Appropriateness?

Applicants should allow ample time for staff review and assistance. Staff will review the proposed work and determine if the work will require a **Certificate of No Change** or a **Certificate of Appropriateness**.

A **Certificate of No Change** may be issued by staff for minor alterations with low impact on the historic appearance of the property. Examples include roofing, window repair, in-kind window replacement, masonry and wood repairs, chimney reconstruction and exterior cleaning. A **Certificate of No Change** may be approved within several business days once the application is complete.

A **Certificate of Appropriateness** is required for major alterations including new construction, additions and demolition. Approval generally takes one month and requires review by the HPC at its regular monthly public hearing.

After receiving the signed copy of the approved **Certificate of No Change** or **Certificate of Appropriateness**, the applicant may take the approved application and stamped plans to the Inspections Department to receive a permit, if required. (Alterations must also comply with all other applicable regulations, including zoning and building code requirements.)

Looking at the Harmon Place Historic District

The automotive and apartment buildings of the Harmon Place Historic District share some general characteristics of massing and architectural features, although a close look reveals that each example is unique.

The district is a low-rise commercial and residential area, with tall downtown buildings framing its northern edge. The footprint of even the smallest automotive buildings typically extend the depth of the parcel to the mid-block alley.

Automotive sales and related retail buildings range in height from one to three stories. Flat roofs, large display windows at the ground level and at upper stories, and a prominent entrance are typical features.



The Payne Motor Company (1916) at 1400 Harmon Place. The now-raised building showed the standard treatment of the large, three-story automotive building. The first floor was devoted to display, with storage and offices above. The elevator and service area is at rear. (Photo: MHS)



1201 Harmon Place (1920) in 1937 when it was the Northwest Nash Motor Company. The two-story building has simple geometric trim and large display windows that fill the bays at the street level. Above, the bays are filled with double-hung sash with divided lights. (Photo: MHS)

Many architects chose the Renaissance Revival Style for the automotive building, adapting its strong three-part horizontal organization to the needs of the auto dealer and supplier. Masonry exteriors are detailed with stone, terra cotta, or concrete trim. Decorative details range from intricate ornamentation based on plants and flowers to geometric banding. Classical motifs are seen on some facades, especially the Fawkes Block.

Few complete storefronts remain in original “mint” condition, but many retain a good deal of historic detail. A variety of window sizes and shapes are combined on most buildings. In addition to display windows, upper-story windows are usually filled with double-hung sash. Utilitarian multiple-light metal casements are often used on the rear and side elevations.

The designers of apartment buildings such as the Kenosha also looked to Renaissance Revival models with a strong sense of “top, middle, and base.” The overhanging cornice marks the flat roof, while the middle is defined by rows of regularly-spaced windows. The base is typically defined with rusticated stone or bands of brick. Unlike rowhouses, a single, large entry on main elevations serves all of the units, reinforcing the building’s scale.



Terra cotta frames the windows at 1315-1317 Harmon Place (1923).



The Kenosha (1907) 1204 Harmon Place.

The Harmon Place Historic District Design Guidelines are based upon *The Secretary of the Interior's Standards for Rehabilitation*, which follow. The intent of the *Standards* is to promote the preservation of historic materials and features that contribute to a property's significance. The *Standards* can be applied to projects of nearly every description, including historic buildings and structures, related landscape features and new construction.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The Secretary of the Interior's Standards



A decorative sheet metal cornice and brick panels at 1208 Harmon Place (1914).

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9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 10. New additions and adjacent or related new construction shall 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.

Harmon Place Historic District Design Guidelines

1. Masonry

a. Decorative masonry features

Decorative masonry features should be retained in repair or renovation projects. Deteriorated brick, stone, mortar, and other materials should be replaced with material used in the original construction or with materials that resemble the appearance of the original as closely as possible.

b. Cleaning and Waterproofing

Masonry cleaning should be conducted only to halt deterioration and by means such as low pressure water, soft brushes, and/or appropriate chemical treatment. Sandblasting should not be used under any circumstances. Waterproof and water repellent coatings should not be used unless there is evidence of past water penetration.

c. Repointing and Replacement

Original mortar joint size and profile should be retained and/or duplicated in repointing. Mortar mixtures should duplicate the cement proportion and should duplicate the original mortar in color and texture. New brick, terra cotta and stone should match the color, size, texture, profile and detail of the historic material wherever possible.

d. Resurfacing

Repairs to historic masonry surfaces should duplicate the original in color and texture, if evidence exists. Smooth or heavy dashed surfaces should be avoided unless they were used on the historic surface. Stucco, artificial stone, brick veneer, or vinyl or aluminum products should not be applied over historic masonry surfaces.

e. Painting and Paint Removal

The original color and texture of masonry surfaces should be retained and unpainted stone and brick surfaces should not be painted. The removal of paint from painted masonry surfaces should only be attempted if unpainted surfaces are historically appropriate and if removal can be accomplished without damage to the masonry.



Decorative brickwork with stone or concrete detail adds interest to many buildings in the historic district.



Brick and stone are durable materials but they can be damaged by water, freeze-and-thaw cycles, chemicals, and graffiti.

2. Roofs, Parapets, and Cornices

- a. The original roofline including the cornice, parapet, and other elements should be maintained. No part of the cornice or parapet should be covered or removed.
- b. Where a cornice or parapet is missing, replacements should be based on historic photos or other evidence. New cornices or parapets should be compatible with those on similar historic commercial buildings.
- c. Original masonry copings should be maintained. Where coping is missing on common (party) walls, metal coping with an appropriate painted finish is acceptable. It should not extend on the exterior building wall farther than the approximate width of a single brick or masonry unit.
- d. Modern roofing materials such as rolled rubber are suitable for flat roofs not visible from the street.
- e. Rooftop equipment that projects above the roofline should be set back from the primary building elevation. It should not be visible from the street level.



A terra cotta parapet, cornice, and paired brackets crown the Fawkes Auto Company (1912) at 1633-37 Hennepin Avenue.



A 1937 rooftop view of the building housing the Streed Electric Co. and the Midland (Graham) Motor Co. at 1317 Harmon Place shows the flat roof typical of most in the district, and the decorative brick parapet. (Photo: MHS)

3. Windows

a. *Windows and Sash: Size and Shape*

All existing historic window openings should be retained, and window openings should not be enlarged or reduced to fit new units. New windows should be compatible with existing historic units. New window openings should not be introduced into principal elevations. Windows should not be removed or permanently blocked for the installation of air conditioners. Wherever possible, air conditioners should be located in the transom.

b. *Sash and Glazing*

Historic wooden or metal sash should be conserved rather than replaced. If historic sash requires replacement, the size and number of panes of glass in each sash should not be altered. New sash, if installed, should duplicate the existing or other appropriate historic models, including the division of lights. Clear glass should be used unless historical documentation shows other treatments.

Replacement windows may be wood or metal with a painted or baked enamel finish. The operation of replacements and the arrangement of lights should match the original. Crank-out units are not appropriate replacements for double-hung sash.

c. *Trim*

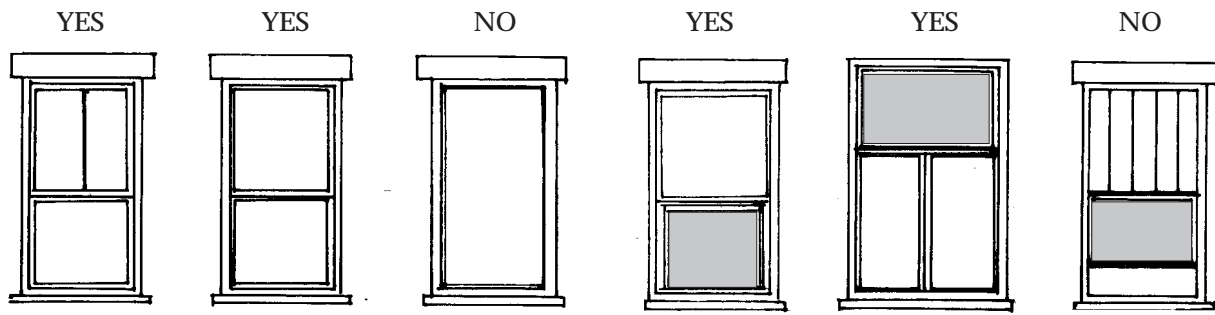
All decorative trim around the windows should be retained, including brick or terra cotta detail, wood or stone lintels, pediments, mouldings and hoods. If replacement is necessary, the original profile should be replicated.



Conserve historic windows if possible and install compatible replacements only if necessary.



A variety of metal casement windows were used at the rear of many buildings in the district. (Photo: MHS)



Replacement sash should replicate existing, one-over-one or other historic sash. Single-paned units should not replace historic sash.

Air conditioners should be integrated into the historic window arrangement (such as the lower sash or transom.)

Windows should not be removed and blocked in for the installation of air conditioners.

4. Entries and Storefronts

a. Size and Shape

All historic entry and storefront components should be retained. Entry openings should not be enlarged or reduced to fit a new door. New entry openings should not be introduced into principal elevations. Any new entry openings and doors should be compatible with existing historic units. Interior dropped ceilings should be set back at least 5 feet from exterior doors and windows.

b. Trim

Original or historic features of the entry and storefronts, including hoods, cast iron or other columns, sidelights, fanlights, tilework or paving, bulkheads, transoms, mouldings and hardware should be retained. If replacement is necessary, historic trim details should be replicated.

c. Entrances

Historic doors (and hardware) should be repaired rather than replaced. If replacement of original or historic doors is necessary, the replacement should be compatible with the material, design, and hardware of the older door. If there are no historic models available, the new door should be of simple design with a single-light design.

Historic garage openings and doors should be conserved. If removal is necessary, materials used to fill the opening should be compatible with the material, design, and hardware of the surrounding facade.

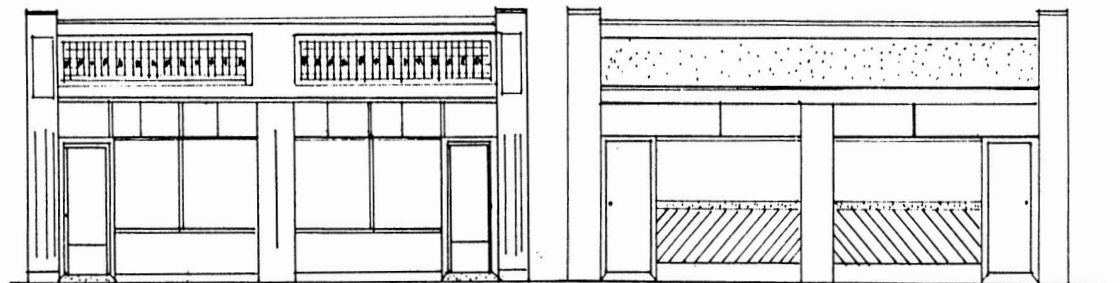
Historic storefronts should be conserved, and display windows should not be reduced in size.



Retain and rehabilitate historic storefronts, including transoms, sidelights, and display windows.



This deeply recessed entrance at the Fawkes Block retains many original features including a glazed transom over the double-leaf doors.



YES

NO

d. New Storefronts

Where original storefronts have been completely removed, their replacement should be compatible with the architectural character of the building and historic storefront design of similar buildings.

The division of new storefront bays should be compatible with the arrangement of windows on the building, and the bays should be divided with historically compatible materials such as brick, metal, wood, or terra cotta. Entries should be recessed wherever possible.

Components of a typical storefront:

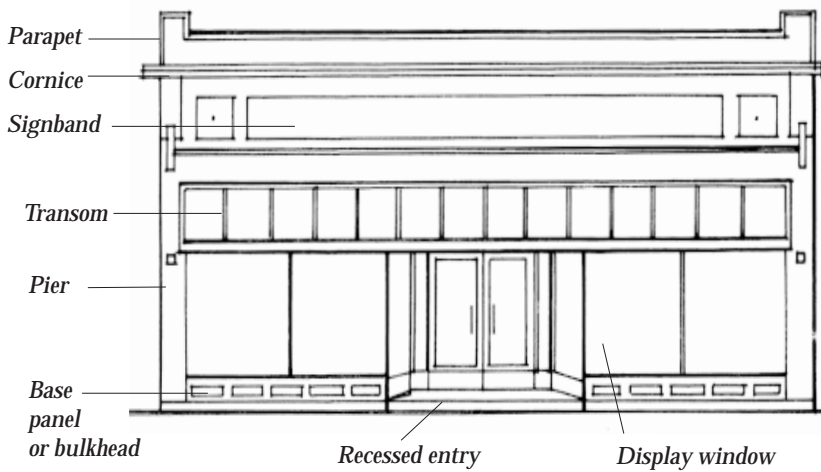


Photo: MHS

Changes that reduce the size of the original storefront or display area are inappropriate. If available, historic photographs (right) should be consulted in planning improvements.

5. Architectural Features

a. Cast iron columns and capitals, terra cotta trim and cladding, brick corbelling, wood and sheet metal cornices, and decorative cast concrete are among features that should be retained and conserved using appropriate materials and techniques.

b. Replacement of missing materials and features as shown in historic photographs should replicate the size, scale, design, material, and texture of the original as closely as possible.

c. Replacement of missing materials and features *not* documented by historic photographs or other information should replicate the size, scale, design, material, and texture of materials and features on *similar* historic buildings as closely as possible.



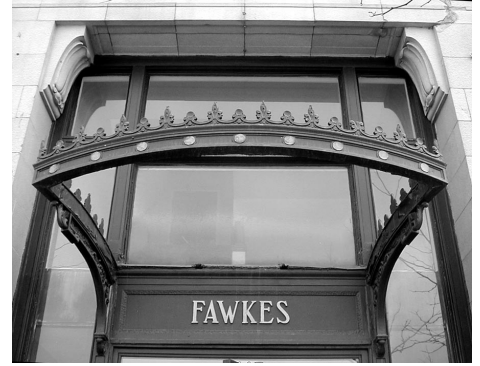
Damaged or missing trim and other features should be replaced with with new ones that replicate the original as closely as possible.



Architectural features such as cast iron rosettes (top) and capitals (bottom) should not be overlooked in maintenance and renovation.

6. Signs, Awnings, and Lighting

- a. Signs and awnings should follow regulations contained in Chapter 543 of the city’s zoning ordinance. Refer also to “Guidelines for Signs and Signage and Murals for Historic Properties and Districts” and “Architectural Fabrics in Historic Properties and Districts ” adopted by the HPC.
- b. Wherever possible, signs should be placed in traditional sign locations including the storefront signband area and upper facade. Existing signboards and sign frames should be reused if possible to limit drilling new holes into masonry.
- c. Signs should be appropriately sized and complement the building exterior. They should be constructed of traditional materials such as wood and metal.
- d. Signs should not conceal architectural details or features and materials should be compatible with the materials of the building to which they are attached.
- e. No part of the historic facade should be irreversibly damaged or altered in the installation of signs and awnings. Limit drilling new holes into masonry. Signs must be attached to the building with holes drilled into mortar joints.
- f. Where appropriate, historic painted advertising signs on building walls should be conserved.
- g. Awnings should be sized to fit the windows and storefronts behind them. Simple canvas and a variety of metal awnings are traditional in the Harmon Place Historic District.
- h. Lighting should highlight building elements, signs, or other features rather than attract attention to itself. Lighting should have an even level of illumination and be indirect. New light fixtures should be of simple contemporary design.
- i. No part of the historic facade should be irreversibly damaged or altered in the installation of lighting. Electrical conduit and other hardware should be concealed and not installed across the building facade.



Historic metal canopies and similar features should be conserved.



Some historic painted signs in the district advertise a variety of automotive businesses.

7. New Construction and Additions

a. New buildings and additions in the Harmon Place Historic District should be compatible with surrounding historic buildings and the pedestrian-oriented streetscape.

b. New buildings and additions should relate to the scale, size, height, massing and materials of existing historic buildings. Acceptable materials include stone, brick, rusticated concrete block and decorative terra cotta. Synthetic stucco, including EIFS, should not be used.

c. New buildings and additions should relate to the placement and orientation of adjacent historic buildings. In most cases, new buildings should be built to the lot line to create a continuous street wall.

d. Facades should maintain the traditional division of an articulated storefront or entry-level story, an upper facade with regularly-spaced windows, and a well-demarcated roofline. Roofs should be flat with appropriately detailed parapets and/or cornices.

e. Windows, entries, and storefronts should be compatible with surrounding historic buildings in their alignment, type and proportion. Features such as divided lights, transoms, signbands, and bulkheads are typical of many storefronts and should be included in new design where appropriate.

f. Additions to existing historic buildings should not replicate the original but should be designed as a new structure that is compatible with the scale, height, massing, materials and details of the original building.

New buildings (center) should reflect the scale, size, height and materials of existing buildings in the historic district.



New buildings should look like well-designed new buildings, not replicas of another time.



F.E. Murphy Auto Co. (1912-13), 1301 Hennepin Avenue. Reinforced concrete construction allowed the auto showroom walls to be filled with large display windows.

8. Surface Parking Lots

- a. Surface parking lots should be located to the rear or interior sides of buildings so as to be as unobtrusive as possible.
- b. Parking lots should be screened with landscaping, low masonry walls, or iron or steel fencing of appropriate design. The past commercial and industrial aesthetic of the area should be recognized.
- c. Iron or steel fencing should have appropriately scaled and detailed masonry or steel piers. Bollard and chain and other industrial motifs are acceptable.

9. Landscape Design

- a. Landscape features, including shrubs, trees, and berms, should not abut or damage any part of a building or structure. The design of other outdoor improvements, including fences, retaining walls, and canopies, should recognize the past commercial and industrial character of the area and be compatible with the scale and materials of surrounding buildings.

10. Geographic Setting: Special Conditions

The southwestern portion of the Harmon Place Historic District borders Loring Park, once a low marshy area that was later filled to create the lake and park of today. The buildings along Loring Park on the wedge-shaped block between Harmon Place, Hennepin Avenue, and Maple Street are built on soil that has proved to be unstable. In particular, the buildings comprising the Fawkes Block between Hennepin and Harmon Place have suffered visible exterior damage because of the soil conditions. Settlement of the structures is evident on the terra cotta, stone and brick cladding of these buildings. In addition to cracking, spalling, and dislocation of the masonry, metal and wood-framed windows also show damage. Buildings affected by the Loring area's soil conditions require regular maintenance of masonry tuckpointing, periodic repairs at the roofline and across the facade, and occasional repair or replacement of windows.

Property owners with documented exterior damage caused by unstable soil conditions may provide a plan to the HPC to assist in making periodic repairs to masonry and windows. A masonry repair and replacement plan should identify suppliers and specifications for new terra cotta, stone and brick that matches the color, size, texture, profile and detail of the original as closely as possible. All repointing and recaulking should duplicate the original joint size and profile. Mortar mixtures should duplicate the proportion of cement, sand and lime in the original mortar as well as the original color and texture.

A window repair and replacement plan should identify suppliers and specifications for historically appropriate new units. New designs should accommodate the installation of air-conditioners.

Following approval of a plan by the HPC, staff will issue a **Certificate of No Change** for periodic repair and replacement of masonry and windows that is consistent with the approved plan(s).



The ongoing settlement of the Loring Park area is evident on some building exteriors.