

CREAM OF WHEAT BUILDING DESIGN GUIDELINES

730 Stinson Boulevard

February 2005

The Cream of Wheat Building Design Guidelines are based on *The Secretary of the Interior's Standards for Rehabilitation* and *The Secretary of the Interior's Standards for Preservation* 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.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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.
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.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR PRESERVATION

1. A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property should be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration necessitates repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
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.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

DESIGN GUIDELINES

1. Masonry

a. Decorative masonry features

Decorative masonry features should be retained. 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 or other abrasive methods should not be used. Waterproof and water repellent coatings should not be used.

c. Repointing and Replacement

Original mortar joint size and profile should be retained and/or duplicated in repointing when repointing is necessary. Mortar mixtures should duplicate the cement proportion and should duplicate the original mortar in color and texture. It is very important that the strength and hardness of the mortar not exceed the strength and hardness of the adjacent masonry materials. New brick and stone should match the color, size, texture, profile, and detail of the historic material wherever possible. Cutting out of the joints should be by the gentlest means possible so as to not damage the historic materials.

d. Resurfacing

Repairs to historic masonry surfaces should duplicate the original in color and texture. Stucco, artificial stone, brick veneer, 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. 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.

2. Roofs, Parapets, and Cornices

a. The original cornice, parapet, tower, brick penthouses, chimney and other elements should be maintained. No part of the main building cornice or parapet should be covered or removed.

- b. Where a cornice or parapet is missing, replacements should be based on the existing original cornices and parapets, historic photos, or other evidence. New cornices or parapets should be compatible with the historic building.
- c. Original masonry copings should be maintained. Where coping is missing, cast stone coping is acceptable.
- 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 building elevations. It should not be visible from the street level at the property line, and if it must be visible, it should be appropriately screened.

3. Windows

a. Windows replacement

No historic windows exist today, but good documentation of their original configuration is available. Replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building. New window openings should be avoided. If new openings are required by the new use then openings should be on non-character-defining elevations. If dropped ceilings are required for the new use then the ceiling should be set back from the window.

b. Sash and Glazing

New sash should replicate or be inspired by the originals as documented in historic plans, specifications, and photographs, and other records. Glazing should be clear, with low reflectivity and minimal tint, unless historical documentation shows other treatments. Low E and other energy-efficient glazing is acceptable.

c. Trim

All decorative trim around the windows should be retained, including details, lintels, pediments, moldings, and sills. If replacement is necessary, the original profile should be replicated.

4. Entries

a. Main Entrance

The primary entrance at the base of the tower on Stinson Boulevard should be preserved. The doors and ornamental 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 original. All decorative trim around the main entrance should be retained, including details, lintels, pediments, moldings, and sills. If replacement is necessary, the original profile should be replicated.

b. Garage and Train Door Openings

The garage and train door openings should be maintained. The original doors do not exist. Replacement doors and infill shall replicate the original or be compatible with the historic character of the building.

c. New Openings

If new openings are required for a new use, those openings should preserve the character of the building and preferred placement is at non-character-defining elevations. New openings should limit their impact on the building and be designed so that there is the least possible loss of historic materials.

d. Security

When necessary, security-related hardware may be added or replaced. Its color and scale should be compatible with the existing materials and design of the entry or other feature.

5. Architectural Features

a. Decorative features should be retained and conserved using appropriate materials and techniques.

b. Replacement of deteriorated or missing materials and features as documented in historic photographs, drawings, or other materials 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.

6. Signs

a. New signs should follow regulations contained in Chapter 543 of the City's zoning code and the "Design Guidelines for On-Premise Signs and Awnings" (2003) which have been adopted by the HPC.

b. No part of the historic facade should be irreversibly damaged or altered in the installation of signs. Whenever possible, signs must be attached to the building with holes drilled into mortar joints. Existing hardware should be reused wherever possible.

- c. New signs should be appropriately sized and complement the building exterior. They should be constructed of traditional materials such as wood and metal.
- d. New 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. It may be necessary because of legal agreements to cover a previous occupant's historic signage. The new installation should not damage the historic signage or surrounding masonry. It should be easily removable.

7. Lighting

- a. Historic light fixtures should be conserved and adapted for new lighting technologies wherever possible.
- b. Lighting should highlight building elements, signs, or other features rather than be the focus of attention. New light fixtures should be of a design that is compatible with the architectural character of the property.
- c. 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.

8. Additions

- a. New additions are preferred on non-character defining elevations.
- b. New additions should be designed so that there is the least possible loss of historic materials.
- c. New additions should not damage or obscure character-defining features and should not overwhelm the size and scale of the historic building.
- d. New additions should make clear what is historic and what is new.
- e. If additional stories are required for the new use they should be set back from the wall plane.

9. Surface Parking Lots

- a. Surface parking lots should be placed at the rear of the building and not damage the historic landscape features of the historic site.

b. Parking lots should be screened as required by city zoning ordinances with landscaping, low masonry walls, and/or fencing of appropriate design to the historic property. The past commercial and industrial aesthetic of the area should be recognized.

10. Landscaping

a. The design of outdoor improvements should recognize the past commercial and industrial character of the area and be compatible with the scale and materials of the historic Cream of Wheat building.

b. Landscape features, including shrubs and trees, should not damage any part of the historic building.

c. The surrounding lawns should not be landscaped with timbers, berms, boulders, or similar materials. Landscape structures such as gazebos and fountains are not historically compatible with the industrial character of the original site.

d. New sidewalks should be a standard, unembellished concrete.

e. Sections of the historic rail spurs that served the building design may be removed to accommodate the site reuse. The rehabilitation plans must incorporate a reference to the historic rail spurs. Retention of the spurs within twenty-five feet (25') of the building wall is preferred.