

LYNNHURST RESIDENTIAL HISTORIC DISTRICT DESIGN GUIDELINES



PREPARED FOR
THE MINNEAPOLIS HERITAGE PRESERVATION COMMISSION
MINNEAPOLIS, MINNESOTA

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INTRODUCTION

These design guidelines have been developed for the Lynnhurst Residential Historic District, taking into account the district's history, character, and concerns of residents. Design guidelines are an important preservation tool and ensure that this historic district retains its historic character.

The guidelines only apply to the exteriors of buildings within the district and to select landscape features. The Guidelines for Contributing Resources applies to the buildings in the district—houses and garages—that were constructed during the period of significance and have good historic integrity. Changes to non-contributing resources will need to meet the guidelines for new infill construction to ensure that changes are compatible with the district. Guidance for future new construction is also included.

These design guidelines are to be used in conjunction with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)*. The *Standards* are a set of preservation principles for work on historic properties, and can be applied to all types of projects including maintenance, repairs, replacement, and new construction. Projects that follow the *Standards* will retain the property's historic integrity and have minimal impact on its historic character. This ensures the ongoing preservation of the historic resources. The *Standards* are listed in the Resources and References section.

How to Use This Document

The first section of this document describes the historic district, its history, and character-defining features. All exterior work in the district will be reviewed by the Minneapolis Community Planning and Economic Development (CPED) staff and the Heritage Preservation Commission (HPC). The application process is also outlined and includes tips for a smooth review.

The guidelines are separated into two main chapters: Guidelines for Contributing Resources and Guidelines for New Construction and New Garages. Each section is broken down into sub-sections of primary exterior features. The guidelines provide direction for future work, but leave room for each building's character, site, and history of alterations to be considered during project review. In addition to meeting the design guidelines, changes to properties will also need to meet applicable building and zoning codes.

Most guidance falls into one of three categories: required approaches, preferred or encouraged approaches, and prohibited approaches. Required approaches cover types of work where only a small set of materials or techniques will meet the *Standards* and guidelines. Preferred or encouraged approaches outline the best-case treatment, but offer more flexibility in the options that may be approved depending on the sensitivity of the design. Prohibited approaches are uncommon, but apply where certain materials or designs will not meet the *Standards* no matter their design.

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LYNNHURST RESIDENTIAL HISTORIC DISTRICT

The Lynnhurst Residential Historic District was designated as a local historic district in 2020. It is significant under local Criteria 3, 4, and 5 as a representative of a significant pattern of development on the east side of Lake Harriet and as a collection of early twentieth century architecture with high historic integrity.

Location and Boundaries

The Lynnhurst Residential Historic District is bound by 46th Street to the north and 48th Street to the south. It comprises the properties on both sides of Fremont Avenue South and Emerson Avenue South and the properties on the west side of Dupont Avenue.

District History

The first nine houses in the historic district were constructed in 1893 when developers Charles Loring and Henry “H.F.” Brown gifted lots to Loring’s coworkers to encourage development on the east side of Lake Harriet. At the time, this neighborhood was far outside Minneapolis’s core and did not have services such as milk deliveries or streetcar routes. The residents relied on each other in the early years and referred to themselves as “the Colony” in reference to their remote location. The houses were designed in the popular period revival styles of the time and communicated the status and taste of the businessmen and their families who lived there.

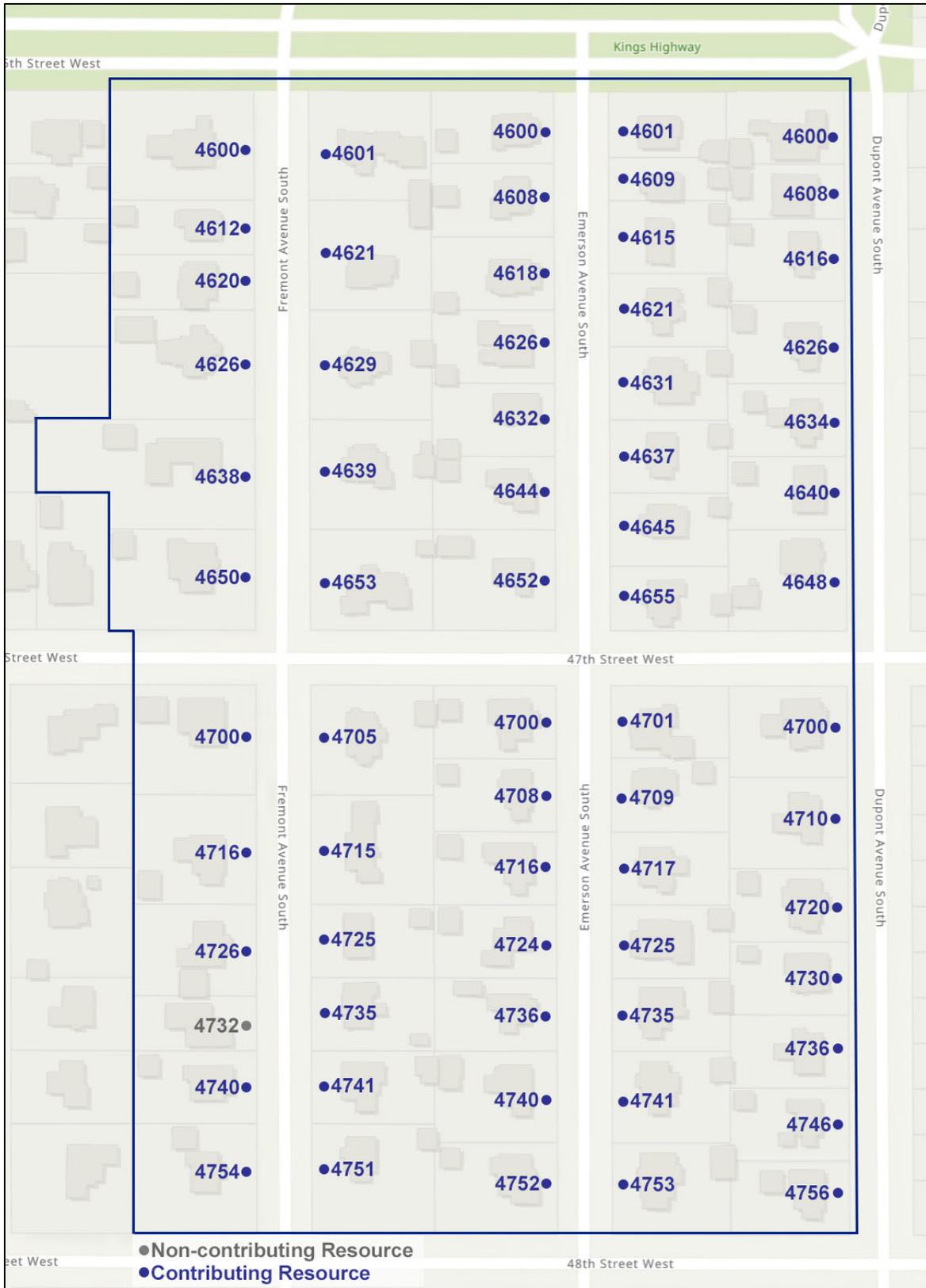
Development in the neighborhood stalled after the Panic of 1893, but picked up in the early 1900s. New houses were built by professionals who worked as insurance agents, real estate developers, lawyers, contractors, and businessmen. Their houses continued to pull from popular period revival styles and also introduced Craftsman and Prairie-style designs. All lots in the neighborhood were filled by 1937, and very little demolition or infill construction has occurred since then.

Period of Significance

The district’s period of significance begins in 1893 and ends in 1937. The period of significance is the timeframe when a historic district gained its historic significance. Changes to individual properties that took place within this timeframe are considered historic.

Contributing and Non-Contributing Resources

The Lynnhurst Residential Historic District comprises sixty-six properties. Of those, sixty-five are contributing resources and one is a non-contributing resource. A map showing the contributing and non-contributing properties is on the next page and a table of the resources is included in the Resources and References section.



Lynnhurst Residential Historic District Map

APPLICATION PROCESS

All exterior changes to properties in the Lynnhurst Residential Historic District require review by CPED Historic Preservation staff. There are two different types of applications. Which application you will need depends on the scale and design of your project.

Certificate of Appropriateness

- Certificates of Appropriateness (C of A) are reviewed by CPED staff and by the HPC at a public hearing.
- This application is for larger projects such as substantial renovations, demolition, new construction, or additions.
- Projects also need a C of A if they do not meet the design guidelines.

Certificate of No Change

- Certificates of No Change (CNC) are reviewed administratively by CPED staff and do not need a public hearing with the HPC.
- This application is for minor projects such as general maintenance, most in kind replacements, or limited masonry or siding repair.
- Other changes may be able to be reviewed administratively if they are well designed and closely follow the design guidelines and do not involve a substantial amount of work.

Application Process

1. Pre-application meeting with CPED staff to discuss your project and what kind of application is needed. Reach out to HP Supervisor to get a staff member assigned or for general questions.
2. Submit your application with drawings, photographs, and a written description of the work per the application checklist.
3. CPED staff will review the application and recommend approval, approval with conditions, or denial.
4. Certificate of Appropriateness will have a public hearing with the HPC.
 - After the HPC meeting, there is a ten-day appeal period where anyone can appeal the HPC's decision to the City Council.
5. After an approval or conditional approval, the plans will be stamped and you can apply for your building permit.
6. Follow up with CPED on any conditions of approval.
7. Proceed with your project.

Tips for a Smooth Review

- Talk to CPED staff early in your project about what you are planning.
- Be actively engaged in your application as the homeowner.
- Submit clear, in-focus photos to show the current condition of the feature you are working on.
- Submit clear and detailed drawings and a written description of your proposed work to explain what you are planning to do. The description can be a bullet-point list to itemize the work.
- Understand that staff are reviewing multiple applications for numerous properties across the city at any given time. The clarity and thoroughness of your application is very important for staff to be able to understand your property, project, and circumstances.
- Factor in enough time for the review and public hearing before you want to start construction. A meeting schedule is posted on the HPC website.
- Include historic photos or drawings for reference if available.

Common Pitfalls

- Not providing enough photographs or drawings that clearly show the proposed work.
- Not being clear in project description and not detailing why changes are proposed and what options have been considered for a project.
- Assuming that staff is familiar with your property or project without submitting adequate application materials.
- Not reaching out to CPED staff until you are deep into your project design or have already ordered supplies. Start the conversation early when it is easier to adjust course or modify plans.
- Not being involved in your project as the homeowner. Request to be included on messages and conversations with CPED staff and your contractor and/or architect.

CHARACTER DEFINING FEATURES

Character-defining features are the architectural elements that are important to a historic property or district's character and sense of place. These features are the highest priority for preservation and must be retained for the property or district to convey its historic significance. Below is a summary of the character-defining features of the Lynnhurst Residential Historic District.



Road Patterns

The streets follow a grid pattern with landscaped boulevards and sidewalks. Garages are accessed by driveways from the street.

Large Lots

Most houses are on large double lots.

Building Size and Relationships

Houses are uniformly setback from the street.
Houses range from two to three stories tall.
All of the houses have a similar scale and massing.
Garages are generally located at the rear of the lots.

Types and Styles

All of the houses were constructed as single family homes
The houses reflect the popular period revival and contemporary styles of their time.

Materials

Houses are clad in masonry, stucco, and wood siding.
Roofs are clay tile, slate, or asphalt shingle.
Most details—trim, brackets, railings, etc.—are wood.

Features and Details

Significant decorative features include historic wood windows, multi-light windows, dormer windows, and entry elements (porches, stoops, and surrounds).
Decorative brackets at rooflines, columns at porches, and similar details contribute to the district's overall character.

Landscape

Mature trees and manicured lawns are hallmarks of the district.
Linden trees were historically planted in the neighborhood and inspired its name.

Integrity

The individual properties and houses retain a high level of integrity.
Additions and other alterations are present in the district.

GUIDELINES FOR CONTRIBUTING RESOURCES

General Guidance

These design guidelines are intended to preserve the historic character of the Lynnhurst Residential Historic District, while accommodating sensitive changes to properties over time.

Facade Materials

Stucco: Deteriorated stucco siding should be patched and repaired. The texture of the patches should match the texture of the surrounding stucco. The patches should be flush with the plane of the wall and should not stick out or indent. Stucco houses should not be resided with other materials.

Masonry: Deteriorated brick and stone should be replaced with masonry that closely matches the color, texture, and dimension of the historic masonry. Unpainted brick and stone should not be painted.

Repointing: When repointing deteriorated mortar, the new joints should match the size, texture, color, and profile of the historic joints. Mortar should be removed using hand tools only. Care should be taken not to damage the bricks or stone while removing mortar. Repointing mortar should be a similar strength as the original mortar. Test panels of the repointing should be reviewed by CPED staff before the repointing is completed.

Cleaning: Chemical cleaning of masonry should be discussed with CPED staff. Before work occurs, test panels of the cleaning method will need to be approved by staff. Paint should not be removed from historic masonry and no sandblasting or similar blasting technique should be used for cleaning.

Wood Siding: Wood lap siding is common in the historic district. Wood shake siding is also present. Damaged wood siding should be replaced in kind. The replacement boards or shakes should match the size, profile, and reveal of the historic siding. High-quality materials such as fiber-cement board may be approved if it closely resembles the dimension, texture, reveal, and appearance of the historic wood siding and is located on elevations that are not visible from the public right-of-way. New siding should not alter window trim, door surrounds, or corner boards. Vertically or diagonally oriented lap siding will not be approved.

Other Materials: Vinyl and metal siding will not be approved.

Paint: Paint color is not regulated by the HPC.



Windows

Preserving Historic Windows: Retaining historic windows is important to the district's overall character. Extant historic windows should be preserved, and repairing the sashes and frame, replacing broken panes, and other maintenance is encouraged to avoid replacement. Common maintenance issues such as peeling paint, broken glass, a stuck sash, ease of cleaning, or most other operability issues are not enough to prove that a window cannot reasonably be repaired.

Replacing Historic Windows: Window replacement projects will be considered for approval if the historic windows are deteriorated or damaged beyond all reasonable repair. The window condition should be documented with photos to show how the frames, sashes, glazing, sills, and/or other components are failing.

Replacement windows may also be approved to address livability concerns including sound reduction. Options other than replacement—such as acoustic storm windows, standard cord and pulley repair with weatherstripping, jamb liners, and insulation—should be considered first. Historic windows on the primary facade should be retained, this includes windows on the side facing a corner lot. More flexibility for replacement will be given on rear and side walls.

Decorative windows and transoms should be preserved. Storm windows, weatherstripping, and jamb liners are accepted methods for improving the performance of decorative windows and windows on the front facade.

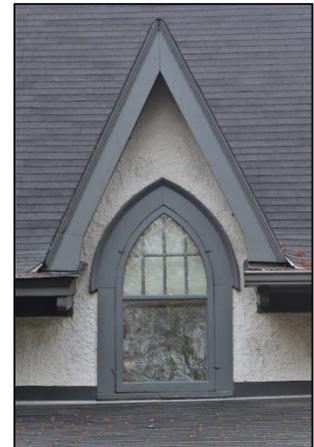
Replacing Non-Historic Windows: Replacing windows installed after the period significance (post 1937) is accepted. The design of the replacement windows should match the historic windows if evidence of the historic design is available. If the non-historic windows changed the historic window opening, it should be returned to the original shape and size, but flexibility will be given provided the replacement is compatible.

Designing Replacement Windows: Replacement windows should match the size of the original windows and should not require alterations to the size or proportion of the historic window opening. This includes expanding and partially infilling openings. Replacement windows should also match the style of the original windows, e.g. double-hung, casement, or fixed sashes. Exceptions may be made for windows required to meet egress requirements in openings least visible from the public right-of-way.

Divided-light windows with a variety of pane arrangements are important to the district's character. When the historic window exists or the historic design is known, the replacement windows should replicate the historic pane arrangement. The profiles of the muntins, rails, and stiles, should match the historic window when known. When the original design is not known, the profiles should be compatible to the house. Applied muntins with internal spacers, instead of true divided light sashes, are acceptable. Flat, snap-on, or stick-on muntin bars will not be approved.



Installing new sashes, sometimes called sash inserts or sash pull-outs, is considered a window-replacement project.



Decorative and multi-pane windows are important to the district's character.



Historic windows with storm windows (left and center) and appropriate replacement windows (right)

Wood or metal-clad wood windows are strongly encouraged. Aluminum, fiberglass, or other high-quality composite materials may be acceptable and will be considered. It is most important that replacement windows conform to the visual appearance and profiles of painted wood windows. Vinyl windows are not accepted.

Glass: On replacement windows, or for repairs to existing windows, glass should be clear with no tinting or reflective coatings. Insulated and low-e glass is accepted. If broken, all original decorative glass—such as leaded glass or stained glass—should be replaced in-kind.

New Window Locations: Changing the number, location, or pattern of the windows on the primary facades will not be approved. This includes cutting new openings, infilling existing window openings, and installing replacement sashes that require expanding or partially infilling the historic opening.

New window locations will be considered on the side and rear walls. New windows on side walls should be set back at least one bay from the primary facade. Limited visibility from the street is strongly encouraged. New windows on the street-facing side walls of houses on corner lots are discouraged, but will be considered on a case-by-case basis.

Storm Windows: Wood and metal storm windows are accepted. The storm windows' rails, stiles, and muntins should align with the primary window. New storms should be flush to the window trim and should be painted to match or complement the surrounding trim. Shadow lines should be minimized through the use of few overlapping materials.

Dormer Windows: Dormer windows should be retained, and the shape or size of the dormers and their sashes should not be changed. Historic dormer windows should be preserved instead of replaced unless significantly deteriorated. Storm windows, jamb liners, weatherstripping, or other minimally invasive alterations will be considered to improve window function or livability.



Dormer windows are a character-defining feature in the historic district.



Historic entrance surrounds, front doors, sidelights, and transom windows should be preserved.

Entryways and Doors

Historic Doors: Historic exterior doors, and their transom windows and sidelights, should be retained, especially on the primary facade. Existing door openings should be retained, and should not be enlarged or infilled to fit current stock-door sizes.

Replacement Doors: Replacement doors will be considered if the historic door is shown to be deteriorated beyond all reasonable repair and should be compatible to the historic house in design and materials. Raised panels and glazed panels are common in the historic district are encouraged. Wood doors are preferred on the primary facade. Fiberglass or other high-quality composite materials will be considered if they have a compatible design.

New Door Locations: New doors will be considered on side and rear walls where they are minimally visible from the street. New door openings will not be approved for the primary facade.

Trim: Trim and decorative millwork surrounding the doorways should be replaced in kind if it is deteriorated or damaged. The replacement materials should match the size, design, and finish of the original.

Entryway Surrounds: Historic entryway surrounds—such as door eaves or similar structures that are not full porches—should be retained. Elements that are damaged or deteriorated beyond repair should be replaced in kind.





Complex roof shapes and historic roofing materials provide visual interest throughout the district.

Roofs

Shape: Preserving the historic roof shape and pitch is important to maintaining the district’s historic character. Projects should not substantially alter the historic roof shape, proportions, or pitch, including dormers. Changes that are minimally visible from the street will be considered. Alterations to address water drainage problems and ice dams will also be considered.

Roof Materials: The most important factor when choosing a replacement roofing material is that it fits the historic character and architectural style of the house.

Asphalt Shingles: Asphalt and architectural shingles are common in the historic district. Asphalt shingles are an appropriate replacement for houses that currently have asphalt-shingle roofs. Asphalt shingles should not be used to replace historic tile or slate roofs.

Wood Shingles: Wood shingles were common during the district’s period of significance. If a house historically had a wood-shingle roof that has been replaced with a different material, installing a new wood shingle roof is acceptable.

Clay Tile Roofs: For Mission, Spanish Revival, and Italian Renaissance Revival houses, red clay-tile roofs are a character-defining feature. Extant tile roofs should be preserved. If tiles are damaged or deteriorated, they should be replaced in kind. Replacement tiles should match the color, shape, profile, and size of the historic tiles.

Slate Roofs: Existing slate roofs should be repaired when possible, instead of replaced. Replacement slates should match the color and size of the historic slates. Extant slate roofs should not be replaced with asphalt shingles, wood shingles, metal roofing, or other incompatible materials.

Metal Roofs: Metal roofs were not present in Lynnhurst during the period of significance, and new metal roofs will not be approved.

Decks, Terraces, and Balconies: Additions to roof—such as decks, terraces, and balconies, should be located on rear or side walls and be minimally visible from the street.

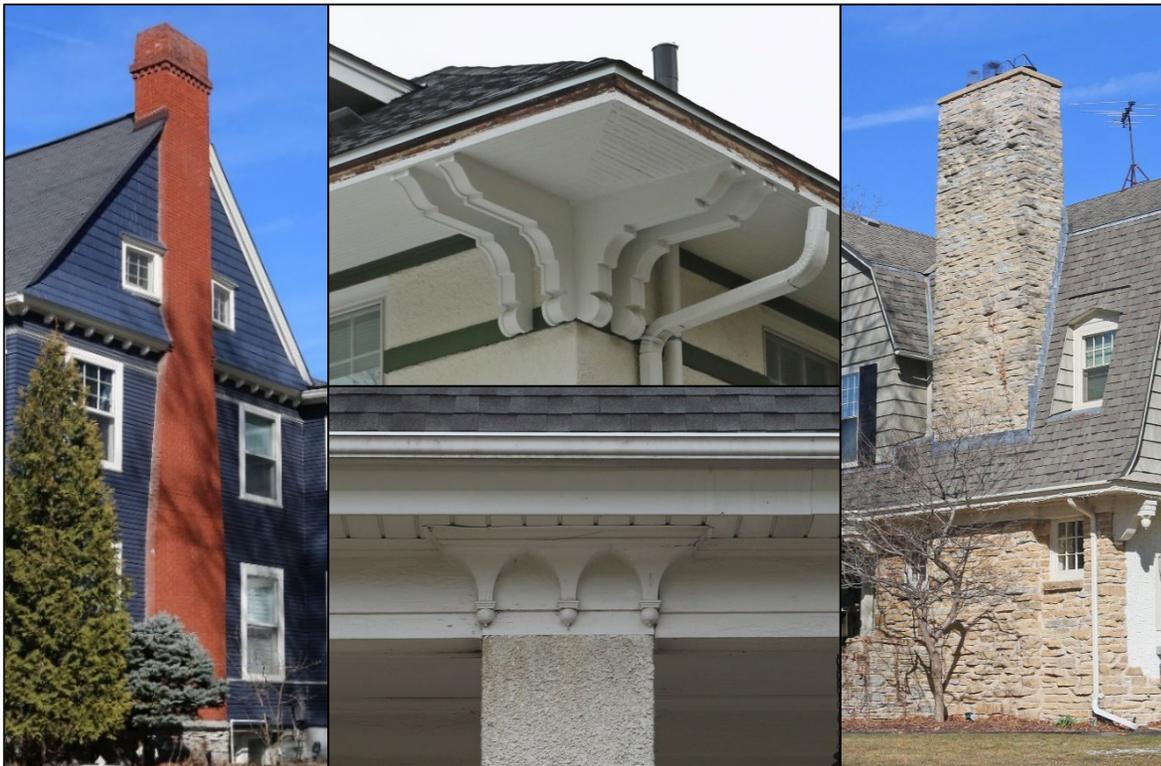
Skylights: New skylights will be considered if they are minimally visible from the street. They will not be approved for street-facing roof slopes. Skylights should have a flat design that sits close to the roof plane.

Mechanical Equipment and Solar Panels: Mechanical equipment—such as vents, air conditioning units, satellite dishes, transformers, and solar panels—should be minimally visible from the street. Solar panels should be located at the rear of the house and be minimally visible from the street. Installing solar panels in the backyard or on the garage roof should also be considered.

Chimneys: Chimneys, even if they are not functional, should be retained and maintained. Repairs should be made with like materials. If the masonry is damaged or deteriorated, replacement bricks or stones should match the color, size and texture of the historic masonry. When repointing, the new mortar should match the historic joints in color, texture, and profile. Test panels of the repointing should be reviewed by CPED staff before the repointing is completed. Chimneys that are at all visible from the street may not be removed.

Gutters and Scuppers: New wood or metal gutters are acceptable and should be painted or finished. Copper gutters are acceptable and do not need to be painted or finished. Vinyl gutters will not be approved. Existing porch and roof scuppers should be retained.

Eaves, Brackets, and Roofline Decorations: New or replacement eaves and fascia boards should be painted wood. Vinyl or metal eaves will not be approved. Brackets and other decorative features on the roofline should be retained. If the features are damaged or deteriorated, they should be replaced in kind. The replacement feature should match the original in size, profile, and design. Eaves should not be enclosed if doing so removes or covers decorative features such as brackets.



Historic masonry chimneys and decorative brackets add detail to rooflines.



Entry features such as porches and stoops are ubiquitous in the historic district.

Porches, Stoops, and Steps

Historic Porches: Original porches, and their historic columns and railings, should be retained. Elements that are damaged or deteriorated beyond repair should be replaced in kind, matching the historic design and materials, where possible.

Enclosing Porches: Historically open porches should not be enclosed. Screening in porches may be approved if there is documentation (historic photographs, drawings, etc.) showing screens during the period of significance.

New Porches: New porches on the side or rear walls will be considered if they are minimally visible from the street. New porches will not be approved for the primary facades of houses that did not historically have front porches. Lost front porches may be rebuilt if there is documentation of the historic porch.

Railings: Replacement railings and columns should match the design of the original when physical evidence or historic documentation are available. If documentation does not exist, the new railing design should be compatible with the property's size, scale, materials, and style. The railing height may be adjusted to meet code requirements. If the historic railing is in good condition, it should be retained and modified with new, compatible materials to meet code.

Stoops: Historic masonry stoops and entrance steps should be retained and maintained. Damaged and deteriorated brick and stone should be replaced with new masonry that matches the historic material. When repointing, the new masonry joints should match the size, texture, and profile of the historic joints.

Accessibility: Ramps should be designed and located to preserve the house's historic character. Historic features such as railings, doors, and sidelights should be retained whenever possible. The design and materials of the ramp should be consistent with the historic house. Simplified railing designs are preferred to avoid a false sense of history. Ramps should be placed to minimize views of them from the public right-of-way.

Additions

**This section applies to attached garages, which is also covered in the section below in the Guidelines for New Construction and New Garages. It can also apply to attached accessory dwelling units provided the regulations of the Zoning Code are met.*

Location and Massing: Additions should be located so that they are minimally visible from the street. Locations on the rear facade are preferred and locations on the side will be considered, provided they are set back from the primary façade and lower in height than the primary house. Additions that attach to the primary facade will not be approved. The size, shape, and footprint of new additions should be smaller than the historic house.

Preserving Historic Material: New additions should be constructed so that little historic material is removed. Character defining features should not be lost, damaged, or covered by an addition.

Differentiation and Compatibility: Additions should be compatible with the historic character of the historic house, but make clear what is historic and what is new. The methods of differentiation can be subtle, but should be identifiable. A well thought out and intentional design is encouraged when applying to the HPC for an addition. The thought process behind design elements and how they balance differentiation and compatibility should be described in the application.

Using similar siding materials, roof shapes, and roof cladding are appropriate ways for new additions to be compatible with the historic house.

Possible design options for achieving differentiation include:

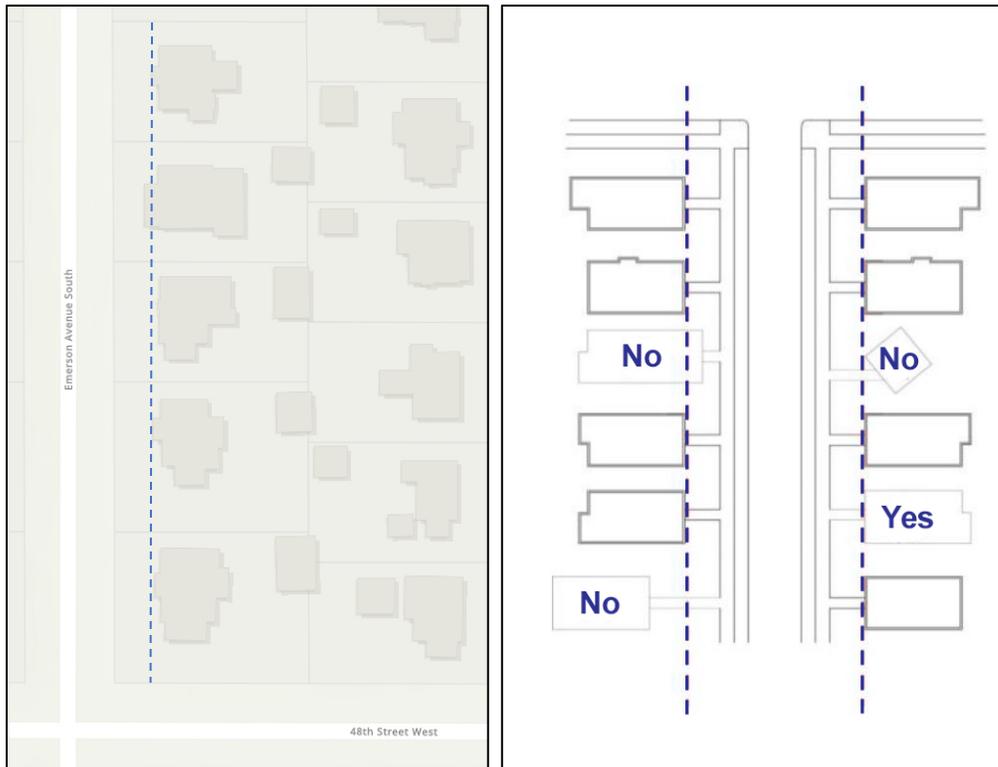
- Subtle alterations to the massing and roof pitch of the new construction.
- Simplifying details seen on the main house. For example, using a simple trim around the addition's doors and windows if the trim on the main house is ornate.
- Using a simplified window style compared to the main house.
- Increasing the amount of glass through more windows or larger windows.
- A hyphen or connector between the house and addition that creates a visual break to separate what is historic and what is new.

GUIDELINES FOR NEW CONSTRUCTION AND NEW GARAGES

Guidance for New Houses

Setbacks: New front facade of new buildings should be built in line with the existing houses on the block.

Orientation: The primary facade and main entrance of the new house should face the street.

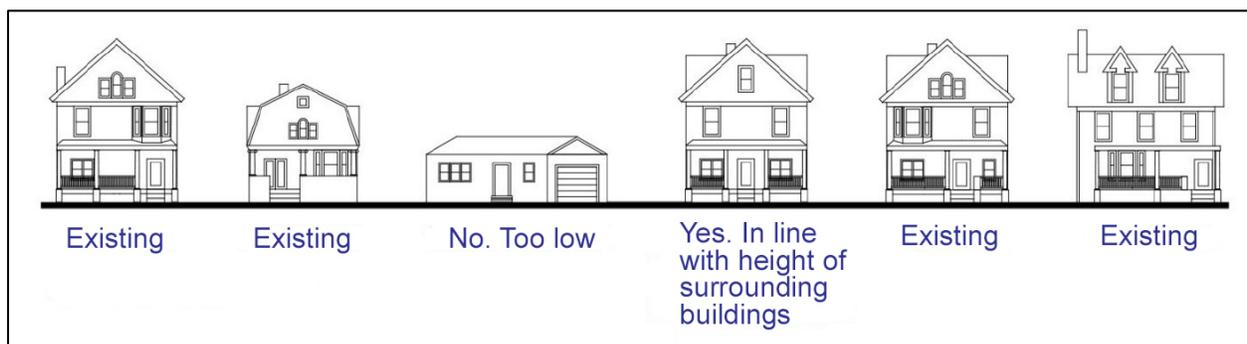


Typical setback in Lynnhurst

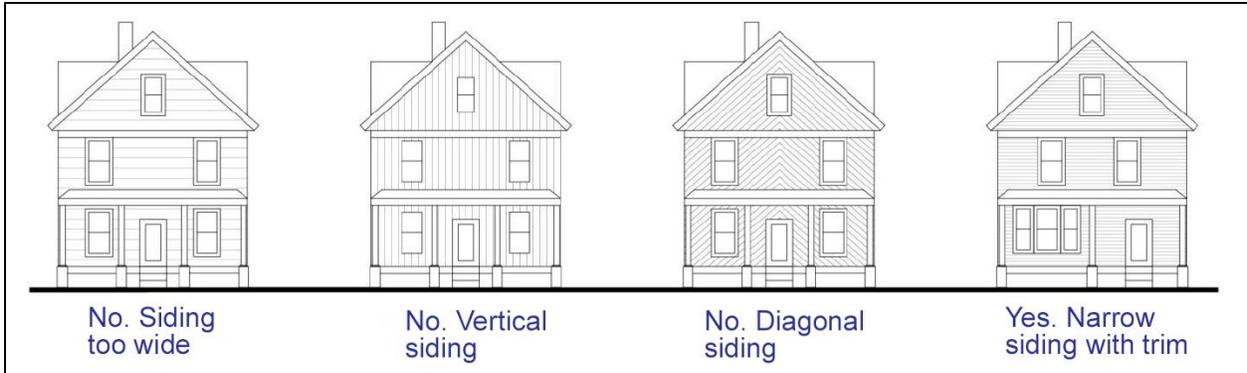
Setbacks that do and do not meet the guidelines

Height: New construction should be no taller than the tallest contributing house on the block. New houses should be one-and-a-half to two-and-a-half stories tall. The height of each story should be consistent with the contributing resources in the district.

Massing: New construction should follow the general massing, volume, and scale of the surrounding contributing resources.



Massing and height examples

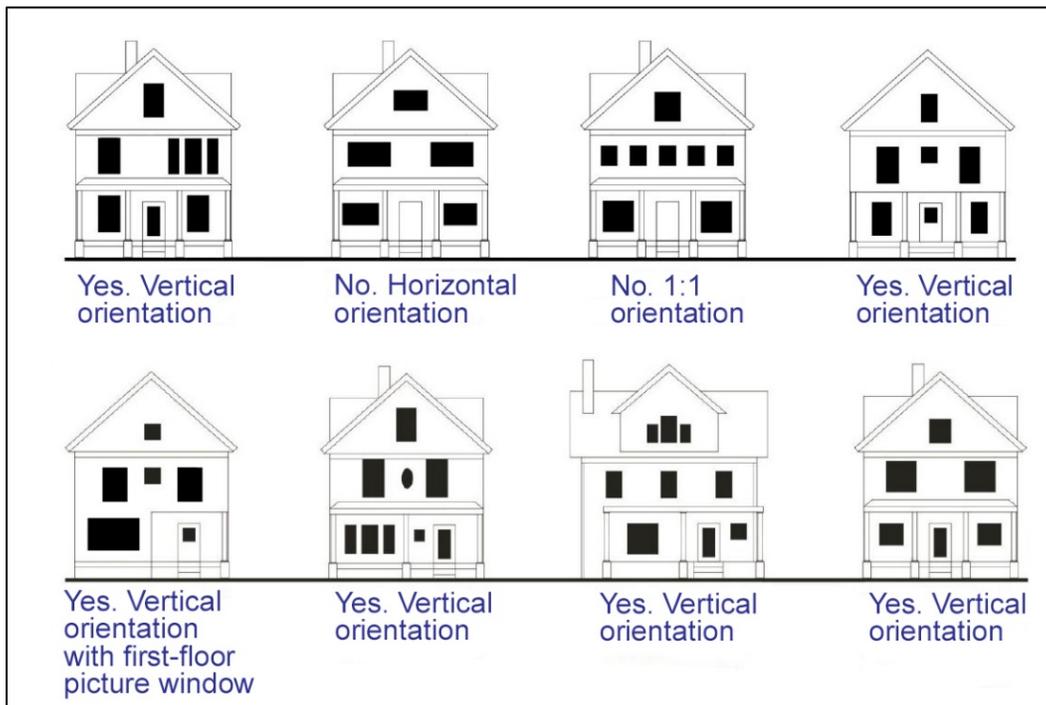


Appropriate and inappropriate siding examples

Styles: Strict adherence to historic architectural styles is not required or encouraged. New designs should reflect the scale, organization of features, and level of detail on the contributing resources, but should not mimic any historic style.

Materials: A variety of historic exterior materials are present in Lynnhurst. The materials and ornamental details chosen for new construction should pull from this existing architectural palette. Wood, stucco, or masonry are encouraged, and two primary materials may be utilized. Other materials may be used if they are compatible with the overall district and do not detract from the contributing resources. Vertical or diagonal siding is discouraged.

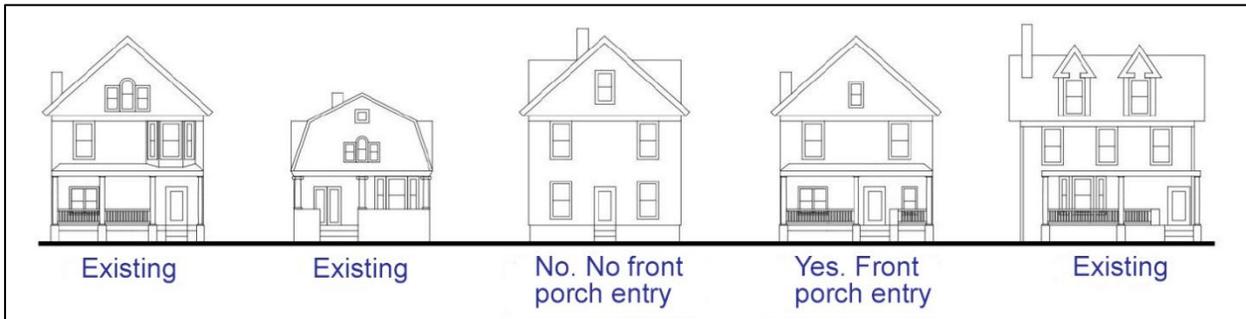
Windows: The majority of the historic windows in the district have a vertical proportion—they are taller than they are wide. Historic horizontal windows (e.g. picture windows and Chicago windows) most often occur on the first floor. Infill construction should follow this pattern. Using historic window-sash types—double-hung, casement, fixed—is preferred. Windows should be set back from the face of the wall to create a reveal. Elements such as divided lights and window trim are also encouraged. Clear glass with no tints or reflective coatings should be used. Low-e glass is accepted.



Doors: Wood exterior doors are encouraged, and should have a painted or stained finish. Door designs may or may not incorporate raised panels or glazed panels, similar to historic front doors in the district.

Ornamentation: When designing a new house, the proportions and level of detail on the contributing resources should be incorporated into the new construction. The exact replication of historic features is not encouraged for new houses. Individual features may be simplified versions of historic features.

Front Entrances: Porches, stoops, or entry surrounds are character-defining features in the historic district and a similar entrance feature should be incorporated into new construction. Porches may be screened in, but fully enclosed porches will not be approved. Wood or masonry are preferred for porches and stoops. Other materials will be considered if they are high quality and do not detract from the historic character of the district.



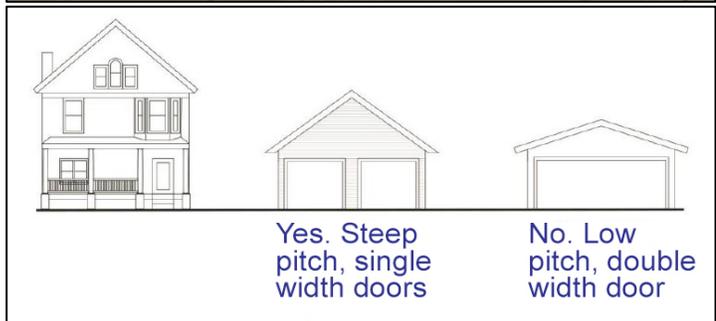
Porch examples

Guidance for New Garages

Garage Access: Alleys are not present in the historic district and all garages are accessed via curb cuts from the street. New garages should maintain this access route. Garages should be set at the back of the lot. **Garage Doors:** Single-width garage doors should be used on new garage construction. Multiple single-width doors are allowed. Double-width doors will be considered if vehicle maneuverability is hindered. Garage doors should be designed to be compatible with the house and the historic district. They should have a painted finish.

Materials: Siding, trim, and roof singles should match or complement the main house. Vinyl and metal siding will not be approved.

Roofs: The roof pitch on the garage should be compatible with the pitch of the main house.



Garage design examples

Windows: The proportions of windows should be consistent with those on the main house. Wood or aluminum-clad wood windows designed to resemble historic wood windows are encouraged. Vinyl windows will not be approved.

Attached Garages: Detached garages are common in the historic district and are preferred over attached or tuck-under garages. Attached garages—either entirely new construction or extant garages that are attached to the main house by a new addition—will be considered. New tuck-under garages will not be approved.

The visibility of the attached garage or connecting addition will be the primary consideration. Attached garages or additions should be minimally visible from the street. The new garage or addition should follow the design guidance for additions or garages, respectively. Demolishing a historic garage that is in good condition for the construction of a new attached garage is discouraged.

GUIDELINES FOR LANDSCAPES

Fences

Front-yard fences should be low and visually light or permeable. Opaque or solid fences will not be approved for the front of properties. Tall and visually dense fences are allowed for the rear and side yards. Recommended materials are wrought iron, mild steel, or wood. Chain link, wire, or vinyl fences will not be approved.

Retaining Walls

Retaining walls that maintain the natural grade are allowed and should be brick or stone. Concrete block will be considered if it has a rough face similar to stone and is compatible with the property. Poured concrete retaining walls that have an industrial character will not be approved. Landscaping timber is not a historically compatible material.

RESOURCES AND REFERENCES

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 archaeological 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 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.

Source: National Park Service, "Secretary's Standards for Rehabilitation," <https://www.nps.gov/tps/standards/rehabilitation.htm>.

Glossary

Balustrade: A row of repeating balusters and small posts that support the upper part of a railing.

Bracket: A feature that supports an overhanging element above. Often seen at rooflines.

Casement Window: A window with a hinged or pivoted opening mechanism.

Character Defining Feature: The architectural elements that are important to a property's historic character, sense of place, and ability to convey historic significance.

Compatibility: Designs that are visually and architecturally aligned with historic resource.

Contributing Resource: An extant building, site, object, or structure that was present during the period of significance and retains good historic integrity.

Differentiation: Designs that are noticeably different in style and design from the historic resource.

Dormer Window: A window that projects from the roof slope and has its own roof and sides.

Double-Hung Window: A window with two sashes hung with pulleys, lines, and weights where both sashes can move up and down.

Entryway: A passage, opening, or door on a building that provides access.

Facade: The exterior face of a building that has a higher level of decoration or has the primary entrance; the architectural front of a building.

False Sense of History: Conjectural features or a combination of features that never existed historically; features or additions that look potentially historic, but did not exist during the period of significance.

Fixed Sash: A window sash that does not open or move.

Hip Roof: A roof that slopes inward from all four sides.

Historic Character: The physical materials, architectural features, and design components that contribute to a property's sense of time and place.

Historic Designation: The process through which a site, structure, object, or building is recognized as historically, architecturally, or archaeologically significant.

In Kind Replacement: Replacing a feature with a new element that matches the original in size, design, and material.

Integrity: The authenticity of a property's historic identity, expressed by the survival of physical characteristics and materials that existed during its period of significance.

Joint: The space between masonry units, usually filled with mortar to bind the units.

Light (or Lite): An individual pane of glass in a window or door.

Lintel: A horizontal structural element that spans a window or door opening.

Massing: The volume and shape of a building.

Minimally Visible: A feature that is largely hidden or screened from viewpoints on the public right-of-way. Features that take effort to notice because of their location.

Mullion: A structural or non-structural element that divides a window into two or more lights.

Muntin: A secondary framing member in a window or other opening that separates lights.

Non-contributing Resources: An extant building, sites, object, or structure that was not present during the period of significance or has lost historic integrity.

Period of Significance: The timeframe when a historic property or district gained its historic significance.

Porch: A structure attached to the exterior of a building, often forming a covered entrance.

Profile: The contour of an architectural feature such as a piece of trim.

Railing: A barrier consisting of a horizontal bar and supports.

Rail: Horizontal framing member on a window sash.

Rehabilitation: Repairs, alterations, and additions that maintain the functionality of a building while preserving its historic character and integrity.

Repointing: The process of removing existing mortar from a masonry wall and refilling the joint with new mortar.

Restoration: The accurate replication of historic features.

Reveal: The exposure or visible space between the bottom of a row of siding and the top of the next row.

Sash: The section of a window that holds the glass panes; it comprises rails, stiles, mullions and/or muntins; it may be moveable or fixed.

Sensitive Design: A proposed scope of work that respects the historic character of the property and incorporates elements such as using historically appropriate materials and historically based designs.

Setback: The distance between the street and the front of a building.

Side Light (or Lite): A narrow rectangular windows to the side of a door or wider window; usually fixed.

Stile: Vertical framing member on a window sash.

Transom: A window above a doorway, separated by a horizontal crossbar; also a secondary window set above a larger window.

True Divided-Light Sash: A window with individual panes of glass separated by muntins.

Contributing and Non-Contributing Resources

There are sixty-six total properties in the Lynnhurst Residential Historic District. Sixty-five are contributing resources and one is non-contributing.

PROPERTY NAME	ADDRESS	YEAR	GARAGE	STATUS
William S. Hewett House	4600 Dupont Avenue South	1905	1923-1925	C
Max Schweitzer House	4608 Dupont Avenue South	1927	1927	C
Harry W. Mathewson House	4616 Dupont Avenue South	1921	1921	C
C.E. Daniels House	4626 Dupont Avenue South	1912	1916	C
Lewis E. Larson House	4634 Dupont Avenue South	1916	1989	C
William and Maria Cartlich House	4640 Dupont Avenue South	1908	1914	C
Harry Wakefield House	4648 Dupont Avenue South	1909	1961	C
Edward Thulin House	4700 Dupont Avenue South	1922	1922	C
A.W. King House	4710 Dupont Avenue South	1922	Pre-1934	C
John T. Jones House	4720 Dupont Avenue South	1915	1959	C
J.R. Montague House	4730 Dupont Avenue South	1913	1959	C
George M. Drake House	4736 Dupont Avenue South	1922	1922	C
Herbert T. Park House	4746 Dupont Avenue South	1919	1928	C
E.J. Pickering House	4756 Dupont Avenue South	1921	1921	C
John C. Lucker House	4600 Emerson Avenue South	1909	1914	C
Robert Dodson House	4601 Emerson Avenue South	1906	1920	C
Frank A. Freeman House	4608 Emerson Avenue South	1906	1926	C
Catherine Barrett House	4609 Emerson Avenue South	1924	1924	C
Frank A. Donaldson House	4615 Emerson Avenue South	1906	Pre-1934	C
Stephen W. Jones House	4618 Emerson Avenue South	1907	1911	C
Frank M. Gates House	4621 Emerson Avenue South	1911	1918	C
Elva A. Campbell House	4626 Emerson Avenue South	1907	Unknown	C
Joseph and Mary Goldsbury House	4631 Emerson Avenue South	1913	1918	C
P.A. Pauly House	4632 Emerson Avenue South	1908	1936	C
O. Carl Adams House	4637 Emerson Avenue South	1912	1915	C
F.J. Davis House	4644 Emerson Avenue South	1911	1916	C
Dr. F.A. Rexford House	4645 Emerson Avenue South	1909	1912	C
Rev. James Rodgers House	4652 Emerson Avenue South	1910	1919	C
Walter C. Poehler House	4655 Emerson Avenue South	1910	1926	C
J.E. Maegher House	4700 Emerson Avenue South	1911	1912	C
James Rogers House	4701 Emerson Avenue South	1923	1970	C
E.S. Chase House	4708 Emerson Avenue South	1923	1922	C
Walter and Vivial Thorp House	4709 Emerson Avenue South	1910	1910	C
George H. Nelson House	4716 Emerson Avenue South	1906	1929	C
H.E. Cobb	4717 Emerson Avenue South	1916	Pre-1934	C
Orrin E.M. Keller House	4724 Emerson Avenue South	1909	1979	C
George A. Yokom House	4725 Emerson Avenue South	1910	1963	C
E.S. Chase House	4735 Emerson Avenue South	1913	1915	C
E.C. and Carrie E. Chatfield House	4736 Emerson Avenue South	1911	1949	C
H.F. Parson House	4740 Emerson Avenue South	1913	1913	C

M.O. Lamoreux House	4741 Emerson Avenue South	1912	1915	C
Roy Quimby House	4752 Emerson Avenue South	1917	1917	C
Maurice "M.E." Scroggins House	4753 Emerson Avenue South	1919	1965	C
Arthur and Maude Armatage House	4600 Fremont Avenue South	1893	1916	C
John T. Baxter House	4601 Fremont Avenue South	1893	Pre-1934	C
John R. Hall House	4612 Fremont Avenue South	1906	1922	C
Franklin and Alberta Stevens House	4620 Fremont Avenue South	1919	1925	C
Frank C. Metcalf House	4621 Fremont Avenue South	1893	1992	C
Douglas A. Fiske House	4626 Fremont Avenue South	1893	1982-1983	C
John M. Ricket House	4629 Fremont Avenue South	1893	1925	C
Douglass W. Lansing House	4638 Fremont Avenue South	1893	Unknown	C
James H. McClanahan House	4639 Fremont Avenue South	1893	2006	C
George E. Tuttle House	4650 Fremont Avenue South	1893	1921	C
Edward Decker House	4653 Fremont Avenue South	1893	1916	C
Lyman Wakefield House	4700 Fremont Avenue South	1912	1914, 1922	C
Henry Ingham House	4705 Fremont Avenue South	1905	1966	C
Edna Crabtree House	4715 Fremont Avenue South	1936	1936	C
C.A. Claypool House	4716 Fremont Avenue South	1919	1958	C
E.C. Keller House	4725 Fremont Avenue South	1909	1912	C
Gratia Countryman and Marie Todd House	4726 Fremont Avenue South	1906	1988	C
Roger Lynn Johnson House	4732 Fremont Avenue South	1984	1984	NC
Charles H. Naegele House	4735 Fremont Avenue South	1907	1927	C
W.C. Maeder House	4740 Fremont Avenue South	1906	1973	C
C.F. Ross House	4741 Fremont Avenue South	1911	1911	C
P.W. Guilford House	4751 Fremont Avenue South	1910	1916	C
A.C. Randall House	4754 Fremont Avenue South	1906	1970	C