

City of Lake City Downtown Preservation Design Manual

Prepared for
The Lake City Heritage Preservation Commission



Thomas R. Zahn & Associates
Fall 1989

Credits

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Front cover: *Turn-of-the-century photograph of South Washington Street looking north.*

THE CITY OF LAKE CITY DOWNTOWN PRESERVATION DESIGN MANUAL

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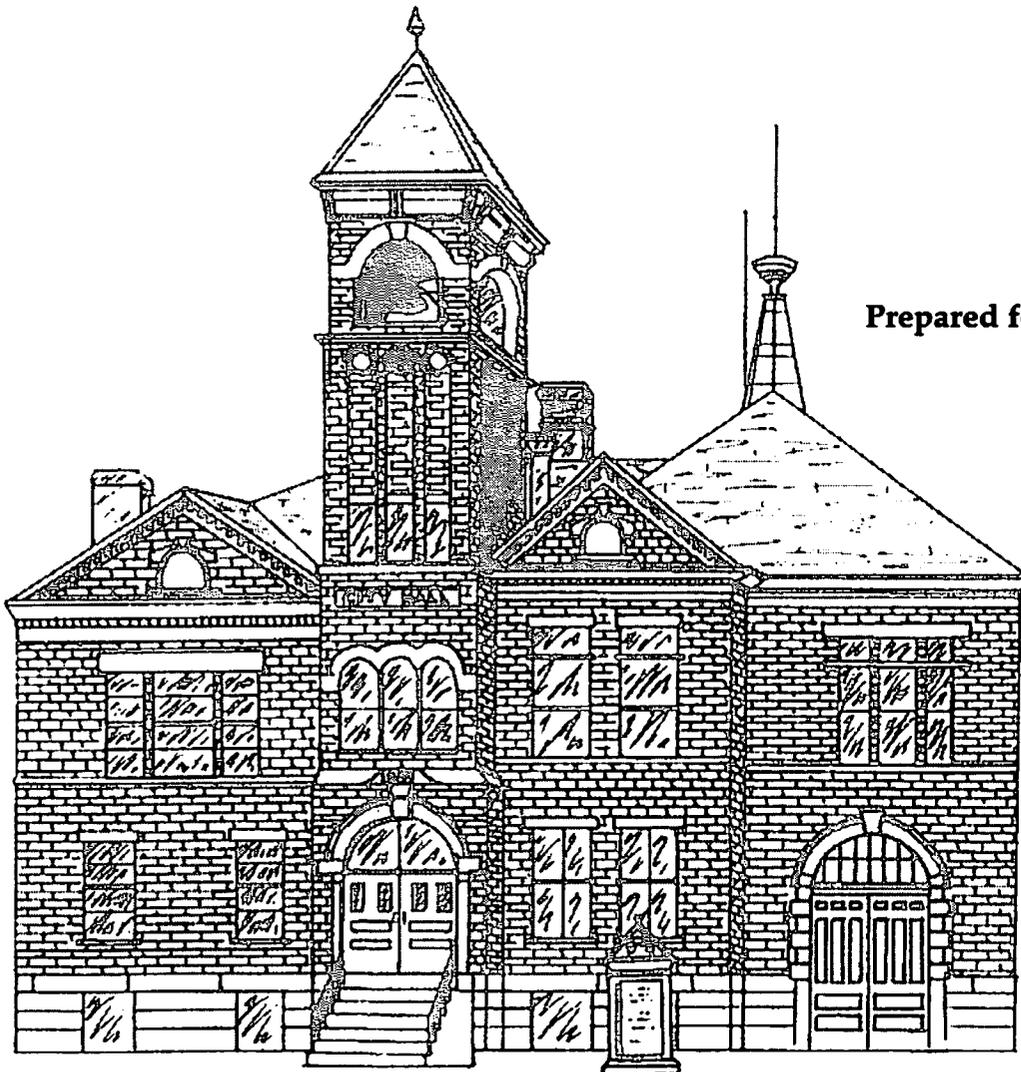
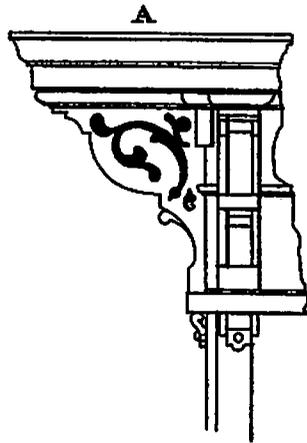


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PREFACE



Late eighteenth-century photograph of downtown Lake City. Washington Street looking northwest from the intersection of Washington and Center Streets.

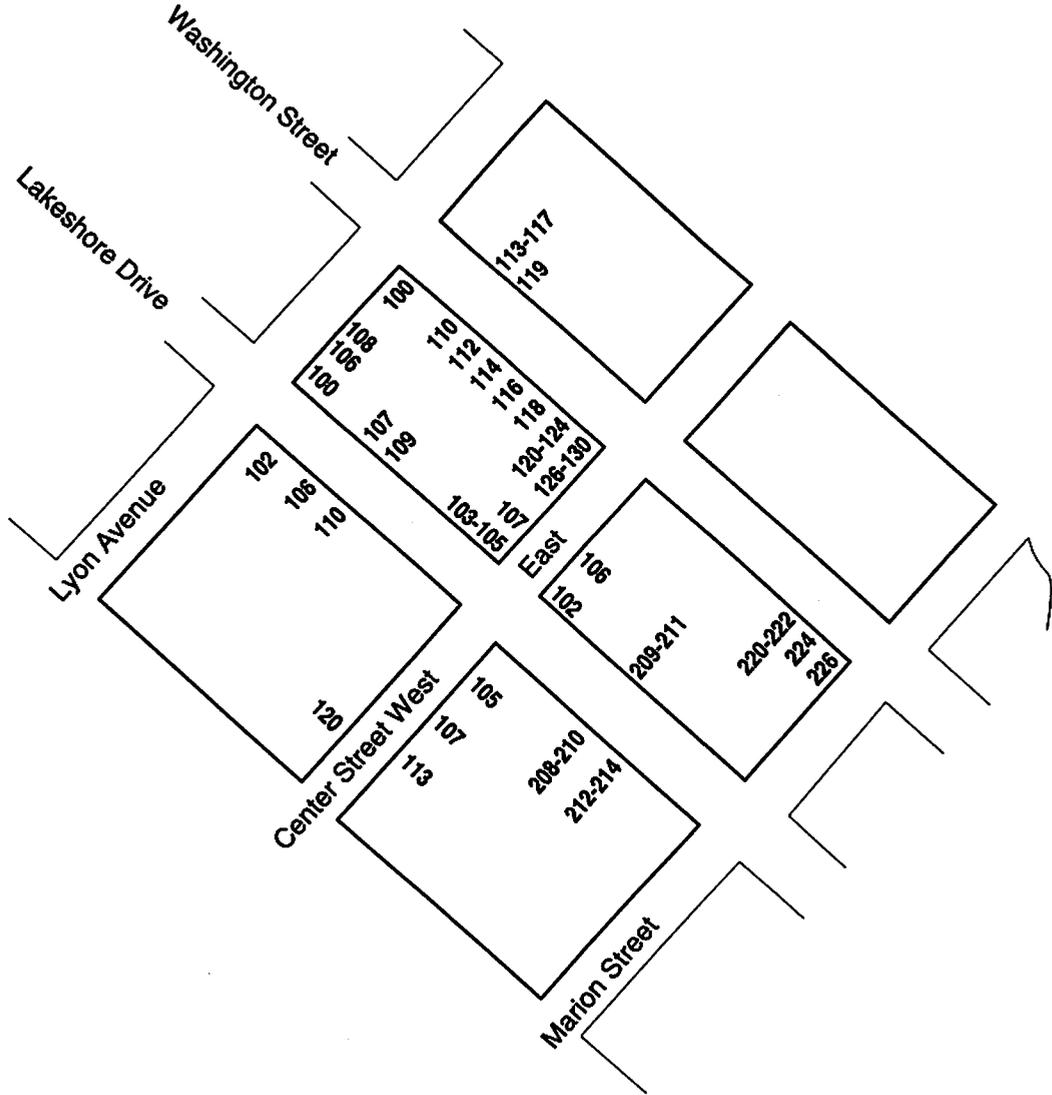
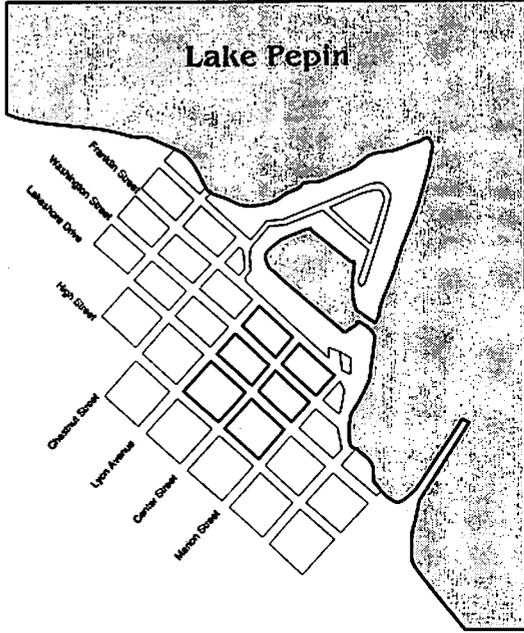
The City of Lake City is pleased to present the Lake City Downtown Preservation Design Manual. This publication provides building preservation and rehabilitation information for owners of property located within downtown Lake City.

One of downtown Lake City's greatest resources is its unique concentration of historic and architecturally interesting buildings. This manual is designed to demonstrate how using guidelines can often uncover and preserve a building's hidden historic or architectural value.

The Lake City Heritage Preservation Commission (HPC) and city staff have answered many questions from property owners about improvements or repairs to their buildings since the formation of the Lake City HPC, ranging from the proper treatment for doors and windows, awnings, and signs, to painted or deteriorating masonry. The written guidelines and visual examples within this guidebook are meant to aid those desiring to reuse or recycle an historic property. The illustrations, comprehensive in nature, represent the ideal. At times, because of financial constraints, an owner may incorporate only part of the plan or undertake long-term phasing of the plan.

This guide is part of a continuing effort to encourage downtown building improvements. It provides information on programs designed to encourage the rehabilitation and preservation of Lake City's commercial architecture. The city also has available for preservation assistance "Preservation Briefs" and "Preservation Tech Notes" from the National Park Service, U.S. Department of the Interior. Additional programs and financial assistance may be available. For more information, contact the City of Lake City Administrator at 651-345-5383.

LAKE CITY'S HISTORIC DOWNTOWN



INTRODUCTION

The American Indians known as the Mdewakanton, a tribe of the Dakota people, were the first to enjoy the benefits of Lake Pepin, although at that time the water's edge was choked with leaning trees and drift wood. French fur trappers were the first outsiders to explore the lands on which Lake City became established. The first French settlement in Minnesota was constructed as early as 1672 on the western shores of Lake Pepin, followed seventeen years later by a visit to this area by Nicholas Perrot, when the region was part of a territory called "New France." In 1727, French Jesuit missionaries explored the Lake Pepin area again, leading to the creation of Fort Beauharnois near the present-day town of Frontenac. The fort was soon abandoned, but interest in the area was not.

France eventually sold the territory of the Mississippi River basin to the newly independent United States. In 1805, two years after our nation acquired the region, the intrepid military explorer Lt. Zebulon Pike toured the Lake Pepin area while seeking the source of the Mississippi River. The reports he sent back east described the area in favorable terms.

More years passed. People from the eastern states, and increasing numbers of immigrants began to risk the journey and the dangers of settling untamed lands along and beyond the Mississippi River. The establishment of Fort Snelling at the confluence of the Mississippi and Minnesota Rivers in 1817 encouraged the creation and prosperity of cities such as Saint Paul. Traffic along the river increased, and settlements began to appear at Mississippi steamboat stopovers. Lake City was established at a stopping point along the banks of Lake Pepin in 1853.

The first local settler was Jacob Boody, followed a year later by Abner Dwell. These men and their families were soon joined by pioneers from the New England states, the country of Luxembourg, and later some Irish as well. Even a few people from as far away as China called the newly platted community home.

The early years of the settlement were exciting. Imagine Lake City without buildings, only hundreds of stakes set in the ground knee high, marking off property lots and streets. As each steamboat, on its journey, stopped at the new settlement for rest and relaxation, a number of passengers would get off to stretch their legs and look the place over. Some would stay and buy property. In 1855, the



Eighteenth-century photograph of the Lyon Hotel on the northeast corner of Lyon Avenue and Washington Street. To the right of the wood frame hotel is the Buckminster Feed Store and Hall at 113-117 South Washington Street.

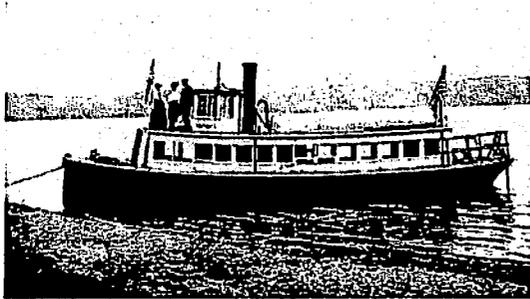
community constructed its own post office, a school, and a congregational church. Two years later, over 1000 people were calling Lake City home. By 1858, the year Minnesota became a state, Lake City was organized as a township. Prosperous merchants and shippers offered goods and services along paved streets with sidewalks. Employment opportunities were everywhere. In addition, the early settlers also took pains to ensure they were creating a proper home to raise families. No saloons were allowed in Lake City. The early settlers of Lake City were committed to a vision of a better future.

Lake City continued to grow, and the frontier atmosphere of the early years with its wooden boomtown buildings was replaced with more substantial structures of stone and brick in a more permanent setting. By the end of the Civil War in 1865, the returning veterans helped swell the town's population to 1,411 inhabitants. Lake City established an irregular ferry service in a sloop-rigged sailboat with Maiden Rock in Wisconsin in 1866. By 1870, the population had reached 2,608, and the ferry service began to follow a regular schedule, this time between Lake City and the village of Stockholm, Wisconsin. In 1871, Lake City was incorporated as a city. Later the same year, on Friday, October 13, the first mail delivery by train ended the era of stage and steamboat mail delivery. The pace of growth began to slow in Lake City, as trains allowed people to travel further west in less time, and therefore visitors no longer stopped and stayed as often as they had back in the romantic period of the Mississippi steamboats.

Yet, thanks to businesses such as Lake City's marble and granite works, a grain elevator, and a flourmill, the community continued to enjoy good fortune. Some of Minnesota's finest examples of Gothic architecture are found in Lake City. Homes such as the Agnes and James Stout House at 310 S. Oak St., built around 1878, reflect the real prosperity the city experienced. To celebrate its achievements, Lake City presented its first souvenir guide in 1897.

The new century was greeted with optimism, which found expression in amusement. In 1922, eighteen-year-old Ralph Samuelson decided that, if people could ski on snow, they should be able to ski on water as well. That year, using curved planks of wood, Ralph was able to become the first person to ski on water. In 1966, the American Water Ski Association officially recognized Lake City as the birthplace of water-skiing.

Disaster did strike the community upon occasion, however. Between 1906 and 1972, eight major fires broke out in the city, causing serious damage. During the 1930s, the Great Depression was another disaster for the city, yet this time the Federal government was able to step in and offer aid. In 1934, President Franklin D. Roosevelt dedicated a new harbor project that pumped sorely needed money into the local economy. Further improvements to the marina were made in 1946 and 1967.



Early cross-lake travel between Lake City and Wisconsin was provided by ferry boats like the Verana No. 1.

Over time, downtown Lake City went through many changes. People who formally patronized its businesses began shopping at larger commercial districts and malls. The downtown suffered. In response to this competition, owners altered their downtown buildings to appear more fashionable or up-to-date. The attempt to attract customers in this manner had unfortunate results. Storefronts were covered with modern materials, such as aluminum siding, board and batten, and perma-stone. Alterations were often done only to the lower level, leaving the upper story untouched. Not only was the original charm and character of the buildings compromised, but maintenance problems arose that had not existed before.

In recent years, the appreciation for the history and charm of the American small town has grown. Shopping malls have lost their novelty, and are often seen as symptoms of unsightly sprawl. Downtown Lake City remains unique; an heirloom that can be found nowhere else. By using its distinct atmosphere as a resource, downtown Lake City could attract tourists and others who are seeking a shopping experience different from that which a trip to a mall can provide.

Convenience and economy are important. However, the downtown atmosphere of history, culture, community, and personal service can offer a friendly alternative to the dehumanized feeling of a mass-market mall. Historic buildings and an afternoon of window-shopping are seen as attractive by a wide variety of people. This doesn't mean that everyday shopping can't coexist with tourism generated uses. Bakeries, hardware and drug stores are important and can be viable businesses in the downtown, as well as antique and other specialty shops.

Downtown Lake City represents an opportunity to recycle historic buildings and create a new use for an important community resource. These guidelines will assist in the proper maintenance and rehabilitation of the downtown's historic buildings. They also address the importance of making any new structures compatible with the general character of the downtown.

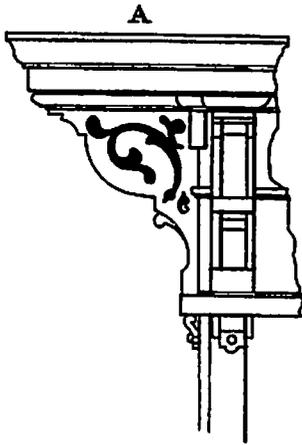
This manual is only a beginning. The literature and expertise that exist in the field of historic preservation and rehabilitation are substantial. Further research and consultation is encouraged to address individual needs. The Lake City Heritage Preservation Commission is ready to help downtown property owners find the best solutions to their rehabilitation and preservation needs.

Given care and commitment, downtown Lake City can remain as valuable for the future as it has in the past.



Postcard photograph from the 1940s of Lakeshore Drive looking southeast from the intersection of Lyon Avenue. At the far left is the entrance to the present-day Galley Restaurant.

BUILDING PROJECT CATEGORIES



Like the commercial district's historic structures, each downtown building project is unique and full of hidden dimensions. However, most work falls into one of the following categories:

Preservation—For buildings that have experienced little change through time

Preservation is essentially retaining and properly maintaining the existing historic aspects of a building. Buildings that retain and reflect the historic character of the district serve as the backbone among new and altered structures. It is impossible to overstate the importance of maintenance. As buildings weather, deteriorate, age, and erode, maintenance is easy to postpone. Simple preventative measures such as caulking windows, repainting exposed and worn surfaces, and guarding against water leakage are time proven money savers.

Restoration—For buildings that have architectural significance but have gone through some change

Lake City has buildings that are historically and/or architecturally significant, but have been altered. Restoration is the process of returning the structure to its original appearance. Restoration, however, does not imply the creation of a precious museum piece. The structure must have an economically feasible use in order to justify restoration.

Renovation—For buildings that have been modified extensively

Many buildings benefit from some degree of renovation using modern materials and techniques that convey the character of missing original features. But it is important to preserve the integrity of an aged building. Renovation often involves the undoing of previous generations of maintenance such as removing layers of old paint, peeling off applied wood siding, and uncovering original floors. This process involves stripping away one or more layers of "modernization."

Recycle—For buildings that have outlived their original use

New uses can be found for single purpose older buildings. Railway stations, warehouses, hotels, and banks are all examples of single-use structures. Here, the challenge is to recycle buildings, whose original use is obsolete, by finding new uses which add to the economic vitality of the downtown.

Redesign—For buildings which are basically sound but do not enhance the streetscape

Inevitably there will be a certain number of buildings which are basically sound but do not enhance the historic character the city wishes to express. These buildings can be redesigned to support the historic downtown. There is often much latitude in the redesign of such structures. However, it is important that the new facade appear appropriate and compatible in the context of the overall streetscape.

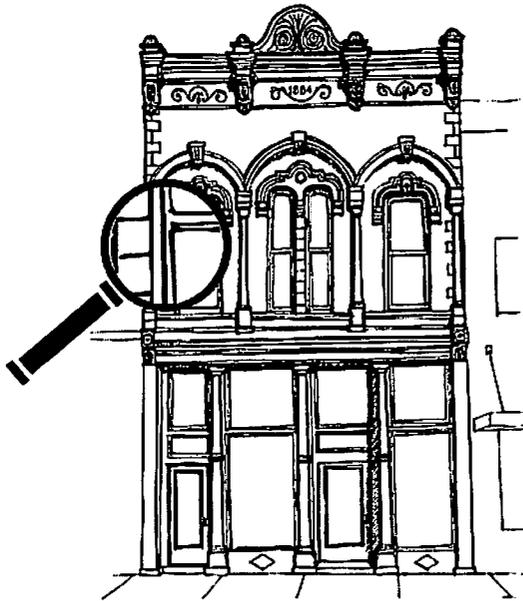
Demolition—For buildings that are structurally unsound or visually intrusive

In some cases, renovation is no longer a cost effective solution for a neglected building. When a building has outlived its stability and purpose, demolition may be justified. In such cases, opportunities for the creation of open space, off-street parking and/or new development should be carefully studied. Any contemplated new use should be designed to complement the character of the streetscape.

New Construction—For filling gaps in the streetscape

An important element in a historic downtown is the quality of infill construction. The desired effect of new construction in a district is to complement existing structures. It is important that new construction not be allowed to dominate or overpower its more historic neighbors. Its basic design elements (size, mass, material, color) must be compatible with surrounding structures. These guidelines will suggest ways of achieving this.

PLANNING FOR REHABILITATION



Evaluate Your Building

Look closely at your building. It's often clear to see where changes have been made. Look at similar buildings along the street that may not have had major alterations. Look for historic photographs. The downtown area photographs may be found at the Minnesota Historical Society, the Wabasha County Historical Society and the private collection of Robert Parrott. Search through storage areas, basements, and attics for missing facade elements.

Set A Budget

Once you have a good idea what your building looked like, you will need to decide what you can afford to do about it. Don't feel that you have to do everything at once. While your plan should reflect an overall approach, you may want to complete the actual work in phases. Keep in mind that there are potential sources of assistance, such as those available through the Lake City Administrator's office. Federal tax incentives, accelerated depreciation, or tax credits may also be available and should be explored as part of your budget planning.

Decide On An Approach

The previous section described six typical facade improvement options. Your project may fit into one of these categories or it may straddle categories. Let your budget and your building be your guides. Pay special attention to the impact of your plans on neighboring buildings and on the whole streetscape.

Apply the Design Guidelines

The Lake City Heritage Preservation Commission is responsible for preserving and enhancing the historic character of the Downtown District and, in that capacity, provides design review for building improvement projects that impact the historic character of Lake City's downtown district.

The design guidelines in this manual cover most of the issues likely to arise in the course of facade remodeling. They are intended to illustrate the kinds of renovation approaches and details most likely to require Heritage Preservation Commission approval. The HPC and the City will be able to give additional guidance in special situations. Remember that the goal is to promote and to preserve the historic character of the downtown district.

Securing a Building Permit

The following information is required in the program application form:

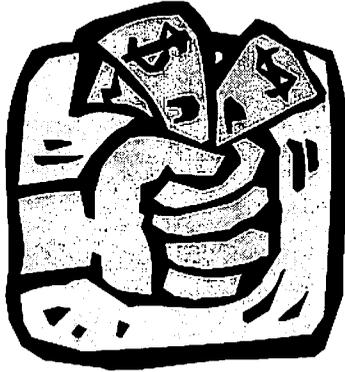
Building Information

The address, common name, historic name, original use, construction date, architectural style, and historic designation (if any)

Project Information

- A current photograph of the exterior(s) of the building or site where the work will take place
- An elevation drawing illustrating the proposed alterations.
- A site plan (if new construction)
- A description of the methods and materials to be used in all proposed exterior work and how this will affect the historic architecture of the building.

FINANCIAL INCENTIVES FOR BUILDING OWNERS



While there are many reasons to preserve, restore, rehabilitate, and recycle old buildings, financial incentives can be the most tangible. Financial incentives for rehabilitation have been developed on the local, state, and national levels.

Historic Preservation Tax Credits

Historic Preservation Tax Credits are available to building owners interested in substantially rehabilitating old buildings. Income-producing, non-residential buildings constructed before 1936 qualify for a 10% investment tax credit.

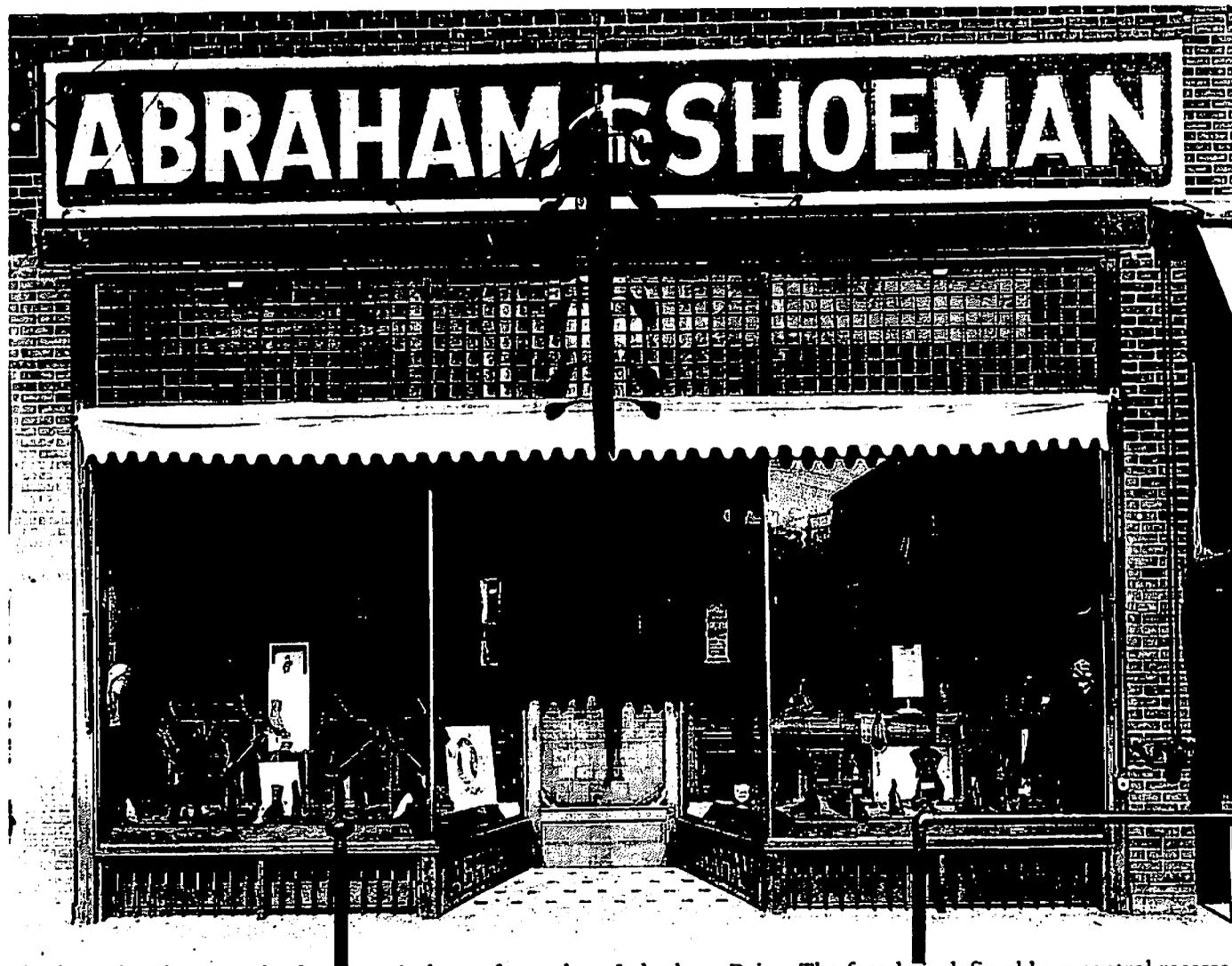
If, in the future, a commercial historic district in Lake City is listed in the National Register of Historic Places, "contributing" historic buildings located within that district could qualify for a 20% investment tax credit.

Facade Easement

Through the Preservation Alliance of Minnesota, a building facade can be donated to the organization and leased back to the building owners to provide preservation tax benefits. The program is most beneficial for historic buildings requiring major investment. For more information contact the Preservation Alliance of Minnesota at 612-341-8140.

National Trust Preservation Loan Fund

The National Trust for Historic Preservation issues grants to increase the flow of information and ideas in the field of preservation, stimulate public discussion, enable local groups to gain the technical expertise needed for particular projects, introduce students to preservation concepts and crafts, and encourage participation by the private sector in preservation. For more information contact The National Trust at 1-800-944-6847.



Abraham the Shoeman displays a typical storefront along Lakeshore Drive. The facade is defined by a central recessed door, large plate glass display windows with bulkheads below and prism-glass transoms above, a retractable canvas awning and signage above.

BASIC ARCHITECTURAL DESIGN IN LAKE CITY



The facade of the L.C. Lunde Merchant Tailor building displays a typical turn-of-the-century storefront in Lake City. Note that the signage is limited to flat architectural surfaces and to the canvas awning's fringe.

Despite the long history of Lake City, major commercial development began only after the growing local industry could take advantage of the economical overland transportation the railroad provided. By the early twentieth century, the City of Lake City was home to a large bank, newspaper publishers, insurance firms, law firms, and a collection of regional retail establishments. Most of the notable downtown building was from the 1870s to the early twentieth century. Although styles changed many times, a limited number of building types were used. These types transcend styles and can be an important basis for new construction built within the downtown district.

Storefronts

The most important feature of Lake City's commercial buildings is the storefront. An emphasis on transparency is created by the use of thin structural members framing large sheets of plate glass. The large windows display merchandise and facilitate window-shopping. Below the display windows are base panels called bulkheads made of stone, wood or metal. The entry door is recessed. This provides cover and avoids disturbing the sidewalk traffic. The recessed door also visually draws customers into the building. Above the entry door and the display windows, and separated by a structural member, is the transom. The transom allows natural light into the store, which originally did not have sufficient artificial light. Often transoms were made of frosted or small glass panels. A cornice caps the storefront. The storefront cornice, often similar in design but smaller than the primary cornice that crowns the building, creates a visual separation between the public and private parts of the building.

Additional elements may also exist on a building's facade. These include awnings, window hoods, brackets, and columns. These elements are used to emphasize the lines and shapes of the facade. Awnings were used extensively in the original designs to provide protection from the elements, to advertise the business name, and to add color and interest to the historic streetscape.

Historic Building Types in Lake City

The Boomtown Block

Boomtown architecture refers to the 1-2 story, woodframe commercial buildings built in the late 19th century, which lack the detailing of a formal style. The Boomtown type usually has a false front upper facade that conceals the true roofline, giving the building the appearance of more mass, epitomizing the minimum of style, and the maximum of utility. By the mid-twentieth century most of the boomtown structures in Lake City had been demolished to make way for more substantial commercial brick buildings.

The Two-Part Commercial Block

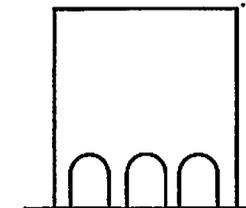
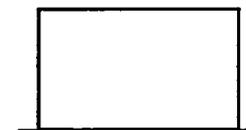
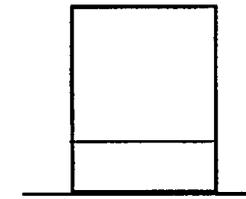
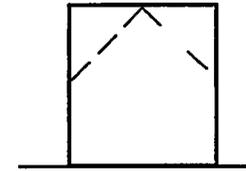
The most common building type in Downtown Lake City is the two-part commercial block. This building type, ranging from two to four stories, has a distinct separation between the first level, or public space, and the upper stories, or private spaces. The lower level of this building type is generally commercial in nature: a store, restaurant, hotel lobby, etc. The upper level is generally private in nature: living quarters, offices, meeting rooms, etc. This commercial block type, dating from Roman antiquity and common during the late middle-ages, was prevalent in the United States from the 1850s to the 1950s. A good example of this building type is the Hinkley Furniture and Undertaking building as 112 South Washington Street.

The One-Part Commercial Block

The one-part block is essentially the storefront level of the two-part commercial block without the private quarters above the store. This building type was sometimes developed as speculative retail development on land of lower value. During the Victorian era and the early twentieth century the one-part commercial block often housed a bank or other financial institution. In downtown Lake City, this type is represented historically by the "Jewelry" building at 109 East Center Street.

Arcaded Block

The arcaded block is distinguished by a series of arched openings on a long elevation. Derived from the arcaded porches of the Renaissance, this type was generally built during the early twentieth century, however in Lake City fine examples predate the turn-of-the-century. The arcaded block is illustrated in Lake City by the Dwelle Block at 114 South Washington Street constructed pre-1885 and the historic design of the Opera House of 1897.



Historic Building Styles in Lake City

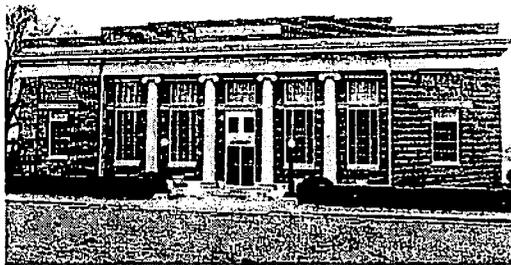


Early twentieth-century Washington Street displayed a variety of popular architectural styles. This is a view to the southeast from the intersection of Lyon Avenue.

Buildings of a similar type provide continuity for the downtown. Differences in style create visual variety and help to distinguish one building from another. These differences result from what was popular at the time of construction, the use of the building, or the whim of the designer, builder, or owner. Learning about the style of one's building can help answer many preservation questions, including those about original treatments, color schemes, and what should replace missing elements.

The majority of the historic buildings in downtown Lake City were constructed during the 1870s through the 1910s. During this time most commercial buildings in smaller communities throughout the United States were a derivation of the Italianate style. Common elements distinguishing this style are large, heavily bracketed cornices, decorative window hoods, and semicircular or segmental arch-headed windows. Although high-style examples exist, most Italianate commercial buildings were essentially vernacular, meaning they were constructed in a locally accepted method and form, on which standard (and sometimes prefabricated) decorative elements were placed. If restored, the Gibbs Grocery Store at 119 South Washington Street would be a fine example of the Italianate vernacular in downtown Lake City.

While there are no pure examples of the Romanesque Revival style in downtown Lake City, the Lake City Bank of Minnesota at 100 South Washington Street does have most traits of this style. This style's name came from the extensive use of the rounded arch in early Roman construction. The American architect Henry Hobson Richardson in the mid-nineteenth century began using heavy masonry construction and rounded arches. The style quickly developed throughout the country, especially in the construction of warehouses and office buildings. This style was primarily built in brownstone or brick.



The Philadelphia Centennial Exhibit of 1876 led to a renewal of interest in our country's past and in the development of a national architectural style. This, and the increased influence of the Ecole Des Beaux Arts of Paris on American architecture, developed into the Classical Revival Style. This was a popular style throughout the country from the 1890s to the 1920s. The main characteristic of this style is a more academically correct use of classical forms including cornices, columns and pilasters, and porticos, etc. An fine example of Classical Revival architecture is the Lake City Post Office constructed in 1915.



A late nineteenth-century photograph showing from left to right, the John Stouts General Store (Lake Pepin Pearl Button Company) building at 226 South Washington Street, the George Patton General Store (Rueckert Hardware) at 224 South Washington, and the Merchants' Hotel at 220-222 South Washington. Note that the upper story of the hotel appears to be an early expansion.

BUILDING MAINTENANCE AND GUIDELINES



Masonry

Masonry is the most popular construction material in downtown Lake City. Brick, stone, and to a more limited extent, stucco and concrete block are widely used as structural and exterior finish materials. Regionally quarried stone is also a material found in downtown Lake City. Its strength and rugged beauty are its chief assets. Concrete block and stucco are a rare and recent addition to the district, and the use of these materials in new construction and in work on historic buildings is not recommended.

Moisture

Masonry should be checked regularly for moisture penetration. Moisture can enter masonry through leaky roofs, gutters or down spouts, poor drainage, or a condition known as rising damp. Rising damp occurs when moisture is drawn up from the ground through brick by capillary action.

Tuckpointing

Repair masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks, or damaged plaster work. Remove deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry. New mortar joints should match the original in style, size, mortar composition, and color. It is especially important to repoint with a mortar of the same hardness as the original, usually two parts sand to one part lime - with up to 20 percent of the lime combined with cement. Harder modern mortars with a high content of Portland cement will resist the warm weather expansion of the brick, causing cracking and spalling of the brick surface. In cold weather this same inflexibility may cause cracks to open up as the historic bricks contract.

Cleaning

Although cleaning masonry can have a dramatic impact on the appearance of a building, it should nevertheless only be done to halt deterioration, and not merely to attain a 'new' facade. Cleaning generally requires knowledgeable cleaning contractors. The Lake City Heritage Preservation Commission and State Historic Preservation Office keep a list of qualified cleaning contractors who operate in the state.

Whether owners hire professionals or decide to clean the masonry themselves, bear in mind that masonry should always be cleaned by the gentlest possible method. In many cases low pressure water washing (no more than 220 psi), together with scrubbing with a natural bristle brush may be sufficient.

If paint or heavy grime must be removed, a chemical cleaner may be required. There are a wide range of chemical cleaners available and a qualified cleaning contractor should be consulted to evaluate your building and recommend a treatment. Whatever treatment is selected, a test patch should first be tried and allowed to weather for a few weeks or months. If the results of the test are satisfactory and no damage is observed, it should be safe to proceed.

Sandblasting

Sandblasting is especially harmful to brick surfaces, eroding the hard outer layer to expose a softer, more porous surface that will weather rapidly. You should be aware that sandblasting will disqualify a project from consideration when applying for federal tax credits.

Sandblasting is never an appropriate cleaning method for historic masonry.

Painting

In general, exposed masonry should never be painted. Unless the surface was painted from the beginning, as was sometimes the case with very soft brick, cleaning and tuckpointing of the masonry is always preferable. A previously painted surface should be chemically cleaned. Only if chemical paint removal proves impracticable (due to a cementitious paint coat, for example) should previously painted brick or stone be repainted.

References

The following publications contain more detailed information about masonry.

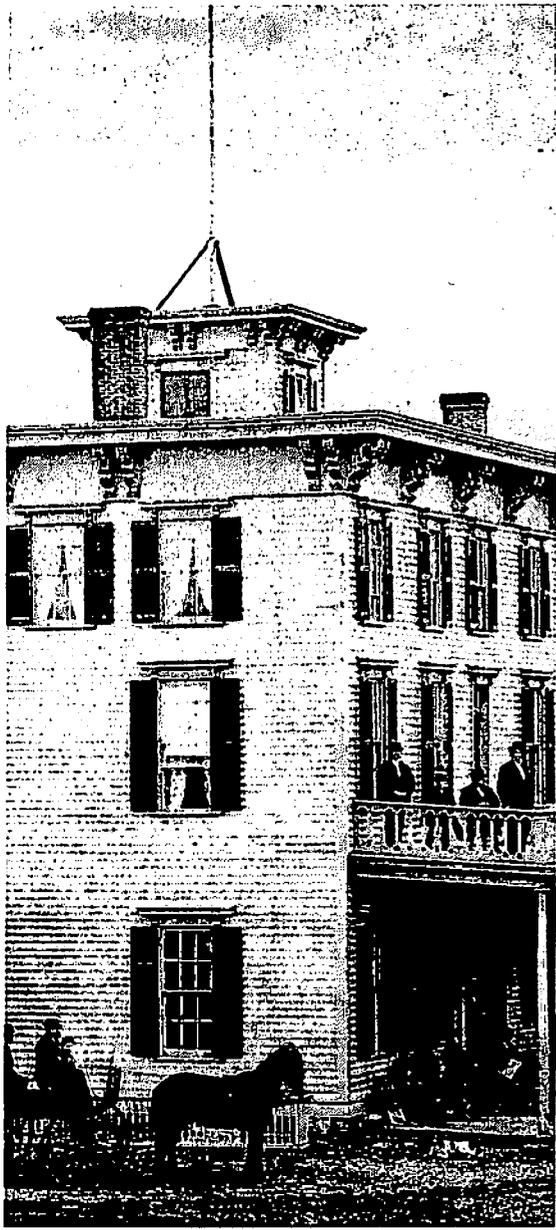
Preservation Brief #1

The Cleaning and Waterproof Coating of Masonry Buildings

All *Preservation Briefs* are from the Department of the Interior, National Park Service, Cultural Resources, Heritage Preservation Services

Preservation Brief #2

Repointing Mortar Joints in Historic Brick Buildings



Preservation Brief #6

Dangers of Abrasive Cleaning to Historic Buildings

Introduction to Early American Masonry: Stone, Brick, Mortar, and Plaster by Harley J. McKee, FAIA., National Trust/Columbia University Series on the Technology of Early American Buildings Vol I. New York

Masonry: How to Care for Old and Historic Brick and Stone by Mark London, Preservation Press, Washington D.C.

Wood

One of the most popular building materials in the district is wood, due to its structural flexibility, economy, and strength. Storefronts, cornices, brackets, and other decorative facade elements were often made of wood. These original exterior woodwork elements should be retained wherever possible. Regular maintenance will prevent deterioration.

Check periodically for soft, rotted areas, splits, dampness, and pest infestation. Damaged or decayed sections can usually be repaired by nailing, caulking, and filling. Epoxy pastes and epoxy consolidants can also be very effective in repairing even seriously rotted wood. **DO NOT** caulk under individual siding boards or window sills - this action seals the building too tightly and does not allow the building to 'breathe.'

Keep all surfaces primed and painted to prevent wood deterioration from moisture. If a new coat of paint is necessary, it is vitally important to clean the wood before any work is done. Remove dirt with household detergent and water to allow new paint to adhere to the wood. Hand scraping and sanding is recommended for removing damaged and deteriorated paint. Only in extreme cases should all paint down to the bare wood be removed, such as where the paint has blistered and peeled. Use electrical hot air guns on decorative wood features and electric heat plates on flat wood surfaces when additional paint removal is required. Chemical strippers may be used to aid in the cleaning process - be certain to follow directions to thoroughly neutralize the chemicals after use, otherwise new paint will not adhere to the surface. When painting, use an oil-based primer followed by two final coats of oil-based paint.

Severely rotted or missing pieces may be reproduced by a good carpenter or millwork shop. Try to match or at least complement the existing details when replacing woodwork. It is a good idea to remove vegetation that grows too closely to wood.

References

The following publications contain more detailed information about wood.

Preservation Brief #10

Exterior Paint and Problems on Historic Woodwork

Respectful Rehabilitation-Answers to Your Questions About Old Buildings by the Preservation Press,
Washington D.C.

Metals

Cast iron, bronze, brass, copper, and sheet metal are used in ornamental and practical roles in the district's historic buildings. Intricate detail was reproduced in cast iron or stamped sheet metal as an architectural ornament at low cost, while practical hardware such as fences, gutters, down spouts, structural supports and roofing were done in metal as well. The decorative or utilitarian components in metal give buildings their human scale and liveliness.

These architectural elements are essential to the character and appearance of your building. They should not be removed unless absolutely necessary.

Cast iron was used extensively for storefront columns and window lintels and is quite permanent. A sound paint coat is essential, though, to prevent rust and corrosion. Rust or paint buildup may be removed by chemical treatment or low pressure dry grit blasting (80-100 psi). If parts are missing, they can be reproduced in fiberglass or aluminum using existing pieces to make a mold. If the missing pieces are relatively free of ornamental detail, wooden pieces might be substituted.

Pressed or stamped sheet metal was most often used to create the sometimes very elaborate cornices that crowned many 19th-century commercial buildings. This thin metal cornice was typically nailed to a wooden framework attached to the building.



This facade shows a variety of finish materials common to commercial buildings in Lake City. The storefront displays a predominant use of wood and glass framed with a structural brick side wall. The upper story displays stucco over brick with the windows framed and crowned with wood elements.

Stamped metal ornamentation may be of sheet copper, which requires no surface protection, or of sheet iron, usually coated with zinc or lead to retard rusting. Galvanized or lead-coated sheet metal should always be kept painted. If stamped metal is to be cleaned, a chemical paint remover should be used. Dry grit blasting, while usually safe for cast iron, should never be used on the thinner, more flexible pressed metal.

Reproductions of missing pressed metal ornaments can often be made by a sheet metal shop. In some cases, pressed metal decorative items, stamped in the original molds, are available commercially.

All metals requiring painting should first be primed with a commercial metal primer, followed by two finish coats of oil-based paint.

References

The following publications contain more detailed information about metals.

Preservation Brief #13

The Repair and Thermal Upgrading of Historic Steel Windows

Metals in America's Historic Buildings: Uses and Preservation Treatments by Margot Gayle, David W. Look, AIA, and John G. Waite, Government Printing Office, Washington D.C.

Other Materials

Several buildings in downtown Lake City have been covered with other materials to modernize their appearance or limit the necessity for maintenance. Aluminum siding and artificial stone are common examples. The materials often obscure important details or cause them to be removed, such as cornices, window trim, or the storefront as a whole. They frequently can cause or intensify internal structural problems, and they reduce the visual interest of a complex wall surface.

The loss of original detail is the most obvious problem encountered with synthetic sidings. An impervious layer of siding can allow serious decay or insect damage to go unseen and unchecked as well. Moisture from condensation or interior water vapor can rot wooden materials or damage masonry in the wall. The energy savings and maintenance cost effectiveness of aluminum and artificial stone are also subject to question. Synthetic sidings by themselves provide very little

insulation, and the ongoing maintenance and painting required after the surface has begun to degrade can be costly.

Synthetic siding should not be applied to buildings in historic downtowns. Wherever possible, such materials should be removed in the course of maintenance and improvements to properties.

References

The following publication contains more detailed information about substitute siding materials.

Preservation Brief #8

Aluminum and Vinyl Siding on Historic Buildings

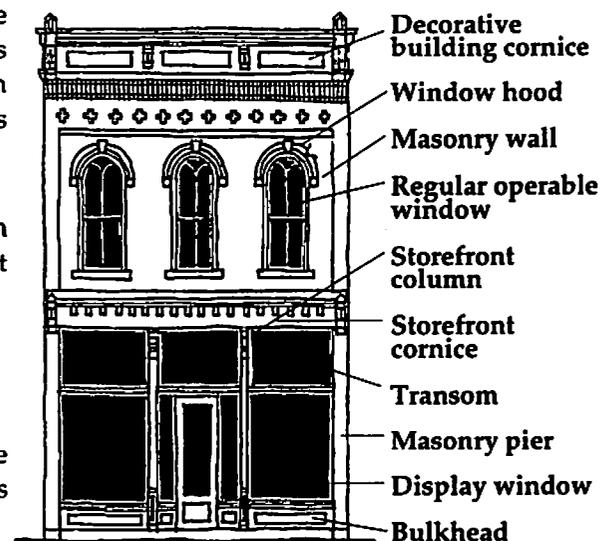
General Storefront Design Considerations

Whether restoring a storefront or considering a more contemporary treatment, your plan should be based on a traditional storefront design. One characteristic of the traditional commercial facade is a well-defined frame for the storefront. This area is bounded by a pilaster or pier on either side, the sidewalk below and the storefront cornice above. It is important to contain the storefront within this frame. When the storefront is allowed to extend beyond its frame, it may no longer appear as an integral part of the overall facade design; rather, it may appear tacked on. Look at historic photographs of your building or of similar buildings to learn the original configuration of your storefront.

Following are some ideas to consider when planning your storefront renovation. Each originates in the design of the traditional storefront; however, they are not solely historical concepts. They represent sound design principles aimed at enhancing both appearance and accessibility.

Contain the storefront

A storefront should be designed to fit within the original facade opening and not extend beyond it. The storefront might be set back slightly (perhaps 3 inches) from the plane of the facade to accentuate this sense of containment.



Transparency

Large display windows were a prominent feature of the traditional storefront. As a design element, they are integral to the overall proportioning of the facade. Functionally, the large glass area provides maximum light and display area, while visually opening the facade to the street. As a rule, the storefront should be composed primarily of glass, while the upper facade should be more solid and contained with smaller, evenly spaced windows.

Appropriate materials

The color and texture of the storefront materials should be simple and unobtrusive: (1) The storefront frame can be wood, cast iron, or aluminum with a baked enamel finish; (2) the display windows should be clear glass; (3) transom windows may be clear, prism, or stained glass; (4) the entrance door should have a large glass panel and can be made of wood, steel, or aluminum; (5) the base panels (bulkheads) can be of wood, polished stone, glass, tile, or aluminum-clad plywood panels; (6) the storefront cornice can be made of wood, cast iron, or sheet metal or sometimes the horizontal supporting beam can serve as the storefront cap; (7) the side piers should be of the same material as the upper facade.

Certain materials and design elements should never be used on a traditional commercial building. A mansard roof with wooden shingles, rough textured wood siding, metal siding, fake bricks or stone, and gravel aggregate materials are not appropriate.

Inappropriate historical themes should also be avoided. Small window panes, a colonial door, and storefront shutters are 18th-century elements that do not belong on most 19th- or 20th-century facades.

Simplicity

Whether you are renovating an existing storefront or designing a new one, remember that the emphasis should be on transparency. The fundamental design should include large display windows with thin framing members, a recessed entrance, a cornice or a horizontal sign panel above the storefront to separate it visually from the upper facade, and low base panels to protect the windows and define the entrance.

This same basic arrangement will be equally appropriate whether constructed using traditional or modern materials.

Doors and Windows

Doors and windows help to define the architecture of historic downtown Lake City. The upper story windows establish a rhythm in the streetscape that ties the facades together. The storefront with its large glass area opens the store to the street, inviting pedestrians to look and possibly come inside. Most doors in the district were wood frame with a large glass area to match the openness of the storefront as a whole.

Doors and windows should be carefully maintained and repaired. Always retain original doors and windows if at all possible. Replacement of elements should duplicate the original form of the material closely. The original size and spacing of window muntins dividing the sash are particularly important. The size and division of window sashes should be appropriate to each building's style. Hardware is often a troublesome repair problem. Window and door hardware which reproduces turn-of-the-century forms is now readily available. Inoperable decorative metal or plastic shutters are inappropriate for use in the district. On buildings that originally featured shutters, make sure the panels exactly match the size and shape of the window opening.

Replacement windows

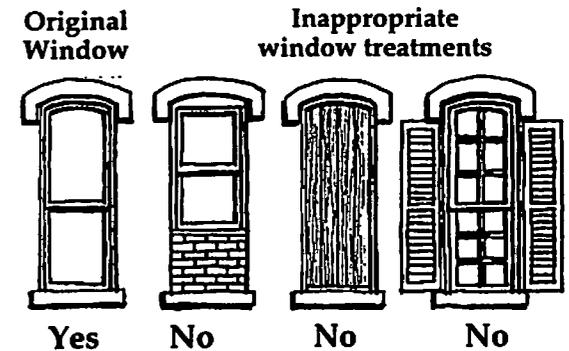
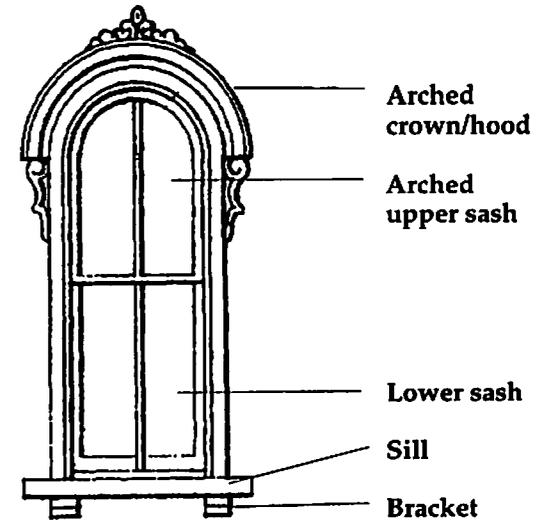
When more energy efficient double-glazed aluminum or wood windows are to be used as replacements, they should match the original wood windows in size and style. Never replace a multi-pane window with a single large pane of glass. Aluminum windows should be in a baked enamel finish rather than the color of clear unfinished aluminum.

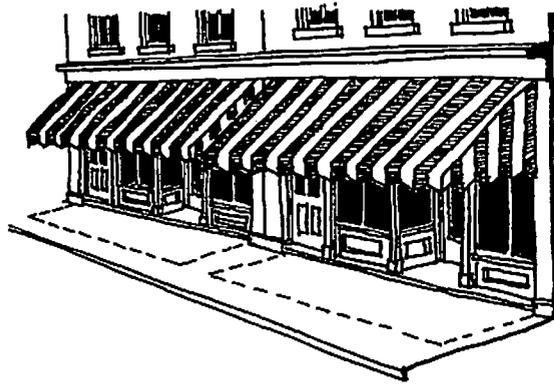
Storm windows

Storm windows may be desirable on upper story windows for energy conservation. An exterior storm window can also serve to protect and upgrade older wooden sashes. They should conform with the size and shape of the existing sash and be painted to match as well. Interior storm windows are a good choice where original windows might be obscured by the addition of exterior storm sash.

Awnings

Canvas awnings were a familiar feature of 19th-century storefronts. Apart from their primary function of sun and glare protection, they also offer shelter to pedestrians and can be an attractive addition to the storefront. Additionally, the valance can serve as a sign panel for your business. Naturally, if your building faces north, they will be of lesser practical benefit.





Select awnings that closely follow historical precedents in shape and design. They may be either operable or fixed. Always fit the awning within the storefront opening. Awnings should never extend continuously across several storefronts. Choose a water-repellent canvas or vinyl-coated canvas material; aluminum awnings or canopies are generally inappropriate. A wide variety of canvas colors are available and you should pay special attention to choosing a color or color combination that coordinates with your building and its surroundings. Backlighting of awnings is not acceptable.

Storefront entry doors

Storefront entry doors should present an attractive appearance and should be visually appropriate for your storefront. Original doors should be retained if possible. If a new door is to be installed it should closely resemble the design and proportions of the original door. Wood is the preferred material, but steel or aluminum with a baked enamel finish may also be used. Colonial or Early American style aluminum doors and other very decorative door designs should be avoided.

References

The following publications contain more detailed information about windows.

*Preservation Brief #3
Conserving Energy in Historic Buildings*

*Preservation Brief #9
The Repair of Historic Wooden Windows*

*Preservation Brief #10
Exterior Paint Problems on Historic Woodwork*

*Preservation Brief #11
Rehabilitation of Historic Storefronts*

*Preservation Brief #13
The Repair and Thermal Upgrading of Historic Steel Windows*

Architectural Details

Architectural details are among the most distinctive elements which identify the different styles in downtown Lake City. Brackets, bulkheads, cornices, columns, pilasters, decorative moldings, and window hoods were used extensively to embellish buildings. These features are crucial to the historic and architectural character of the building.

Architectural details should be retained on existing structures within the historic downtown. New construction should mirror existing details, or display contemporary details that harmonize with its neighbors. It is essential that architectural detailing be carefully maintained in order to ensure its long term survival. Modern artificial siding frequently covers cornices or window trim and involves the destruction of much architectural detail. This practice is not appropriate.

Added Elements

Added necessities such as electric meters and boxes, condensing units, gas meters, solar panels, air conditioners, television antennae and satellite dishes are contemporary features in downtown Lake City. They can seriously impair the visual qualities of historic architecture if improperly located. All added elements should be located on the roof or to the rear of buildings in the district and screened by appropriate plantings or fencing. Solar panels and television aerials should be situated as far out of public view as possible.

Paint Colors

Painting is the traditional method wooden and some metal and masonry buildings have been protected from the attack of moisture and other destructive environmental factors. It is more often thought of as a decorative element. Paint should provide the district's buildings with both a strong protective and a decorative surface layer. Oil based paints have traditionally been used on the district's wooden trim elements, and it is generally the best policy to continue using these paints on wood, rather than latex paints, unless careful preparations are made. Colors used originally vary with the age and style of the building. Earth tones (greens, dark reds, pale yellows and browns) were popular in the latter half of the 19th-century; lighter shades predominated in later decades. However, there is no clear rule for paint colors in a stylistically mixed group of buildings like those in the district, other than to avoid bright or unusual colors. Those who desire precise guidance can perform, or hire a consultant to undertake, paint analysis to determine paint colors at a specific time in a building's history.

Decorative Detailing

Corner quoins, metal scroll-work, date block all add texture to the upper facade

Cornice

Visually crowns the building



Pilasters

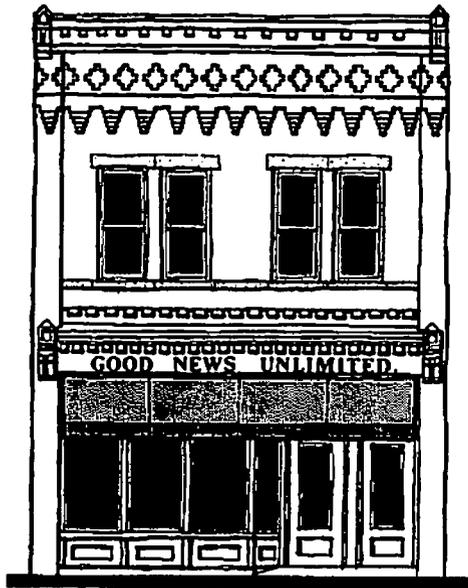
Masonry pilasters provide the structural and visual framing for the first floor storefront

Storefront

Original materials included wood, glass, and cast iron posts

The City of Lake City strongly recommends that property owners keep their buildings regularly painted and follow these guidelines in selecting the type and color of paint.

It is recommended that the elements of a building should be painted consistently. Trim should be painted the same color. The wall, whether it is masonry or frame, should be a contrasting color. The window sash and doors can be painted a darker color than the walls and trim. *Avoid painting masonry that is not painted.* Prepare the surface to be painted by removing all loose paint and sanding all rough edges that remain. Prime the surface with a high quality oil-base primer and follow with two finish coats of oil-base paint.



Paint Color Hierarchy

Minor Trim

- Window sash
- Doors
- Storefront frame
- Small details on cornices, window hoods, and bulkheads

Major Trim

- Building cornice
- Window hoods
- Window frame
- Storefront cornice
- Storefront columns
- Bulkheads

Base Color

- Wall surfaces
- Storefront piers

References

The following publications contain more detailed information about painting.

Preservation Brief #10

Exterior Paint Problems of Historic Woodwork

Paint in America : The Colors of Historic Buildings by Roger W. Moss (Editor), Preservation Press, Washington D.C.

Signage

Signage is an essential element in any commercial district. Anonymity is clearly not good for business. Unfortunately, signage has often been one of the most disfiguring elements in the urban landscape. A visual clutter of oversized and ill-positioned signs presents a negative image for the entire street.

A business's sign is important not only as an identifier, but equally importantly as an expression of an image for the business. Don't underestimate the value of quality signage. A clear message, presented with style, will encourage passersby to venture in. Money spent on quality signage is usually money well spent.

When thinking about signage, consider the following:

Size and placement

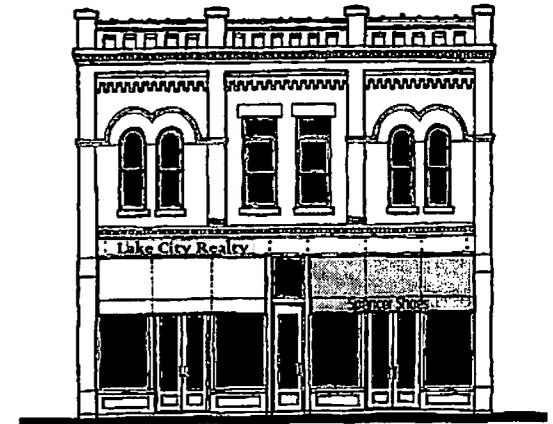
In a densely built downtown area, signage should be directed at and scaled to the pedestrian. Don't assume that the largest sign is the best. Pay particular attention to how your sign relates to your building. Look for logical signage locations on your facade.

Continuous flat wall areas above display windows or above upper story windows are typically good choices. Don't cover windows, doors, or architectural ornament. A good sign looks like it belongs where it was placed. It should be an extension of the overall design of your facade.

Message and design

A good sign is simple and direct. Don't be tempted to say too much. Choose a letter style or graphic treatment that projects your image and is clear and easy to read. Coordinate sign colors with the colors of your building. Remember that visual clutter will only dilute your message.

A good sign can take many forms. It may be painted on a flat panel, or it might have a sculptural quality. Individual letters might be applied to the facade. Logos or lettering can be painted, stenciled, or engraved on windows. Even the valance of an awning can be an excellent signboard. Neon signs inside shop windows are usually appropriate and possess a charm that can be very attractive, if not overused. Neon signage is not appropriate on the building exterior, however, unless it was an original feature of the building. Lighting for other kinds of signage should be limited to direct illumination by incandescent lamps.



**Flush-mounted signboard
and awning sign**

Certain sign types are generally considered inappropriate in an historic commercial district. These would include large projecting signs, rooftop signs, and internally illuminated awnings and signs. Replacement of these kinds of signs should be strongly considered in planning for rehabilitation. *To address this issue, the City of Lake City has adopted a sign ordinance that restricts oversized signs within the historic downtown.*

Rear Entrances

Alleys and rear entrances should not be overlooked when planning downtown improvements. Often dirty, neglected and shunned, alleys can be turned into attractive secondary corridors through the business district. Development of rear entrances (double fronting) improves customer access from parking areas and can substantially improve pedestrian circulation throughout the downtown area.

“Open” alleyways—alleys that have been exposed to view by the removal of other buildings—offer opportunities for developing inviting rear entrances in an improved “alleyscape” to the benefit of the whole streetscape. Naturally, this kind of project is best approached as a cooperative effort among adjoining store owners.

The design of improvements to your alley facade should closely follow the conventions you have established on the street facade of your building. You have already developed a readily identifiable image. You should follow through with it here.¹

¹ Excerpts from *The Red Wing Downtown Preservation Design Guide* prepared by Miller-Dunwiddie-Associates, Architects Inc.

NEW DOWNTOWN CONSTRUCTION

Much has been written (and argued) on the issue of new construction in historic downtowns. An exhaustive discussion of the issue could fill a book and is beyond the scope of this guide. However, the general principle to follow is that new buildings should look new.

B. Clarkson Schoettle of the Main Street Center has most succinctly summarized the other basic design considerations as follows:

Proportions of the Facade

The average height and width of the surrounding buildings determines a general set of proportions for an infill structure or the bays of a larger structure.

Composition

The composition of the infill facade (that is, the organization of its parts) should be similar to that of surrounding facades.

Rhythms that carry throughout the block (such as window spacing) should be incorporated into the new facade.

Proportions of the Openings

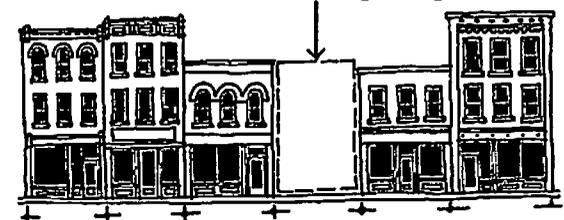
The size and proportion of window and door openings of an infill building should be similar to those on surrounding facades.

The same applies to the ratio of window area to solid wall for the facade as a whole.

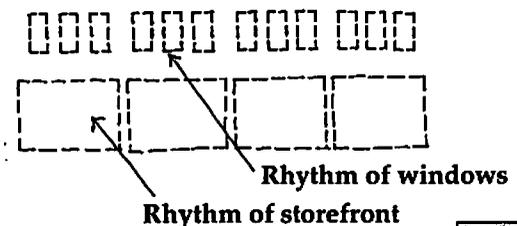
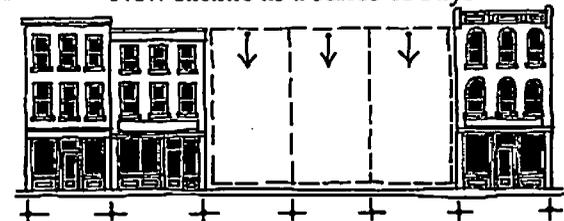
The infill building should fill the entire space and reflect the characteristic rhythm of facades along the street.

If the site is large, the mass of the facade can be broken into a number of smaller bays, to maintain a rhythm similar to the surrounding buildings.

New facade fills opening



New facade as a series of bays



Detailing

Infill architecture should reflect some of the detailing of surrounding buildings in window shapes, cornice lines, and brick work.

Materials

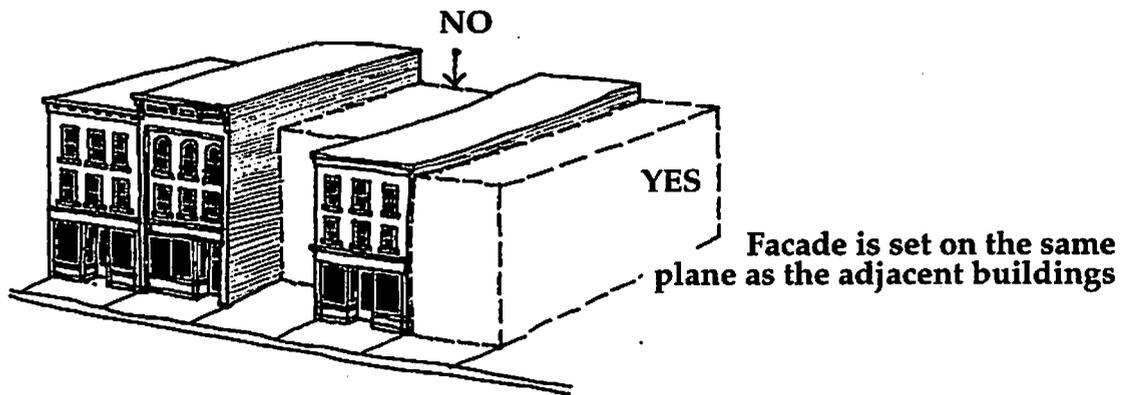
An infill facade should be composed of materials similar to adjacent facades. The new building should not stand out from the others.

Color

The colors chosen for an infill facade should relate to the building's neighbors.

Building Setback

The new facade should be flush to its neighbors.



TRADITIONAL STYLE, NEW MATERIALS

While the commercial property owner is encouraged to use traditional materials in the reconstruction of missing or altered building elements, often it is economically infeasible. Therefore, the owner may consider using newer building materials that emulate the appearance of the traditional elements.

When designing a new storefront for your commercial property, you should meet with the Lake City Heritage Preservation Commission to determine what contemporary building materials are acceptable and available.

The traditional storefront generally constructed of a combination of materials, such as wood framing, plywood moldings, metal flashing, and plate glass. The typical elements of the storefront were the metal-clad window crown or cornice, the wood framed transom window, the wood framed display window, and the wood or metal bulkhead. The window and bulkhead are generally set back in the storefront opening at least six inches.

The reconstructed storefront can create the same "look" using newer building materials such as insulating glass and aluminum framing. However, the proportions and placement of the different elements need to closely match the elements of the original storefront.²

²Excerpts from *Keeping Up Appearances* from the National Trust for Historic Preservation

Cornice

Sheet metal over a wood frame, sloped to shed water

Transom Window

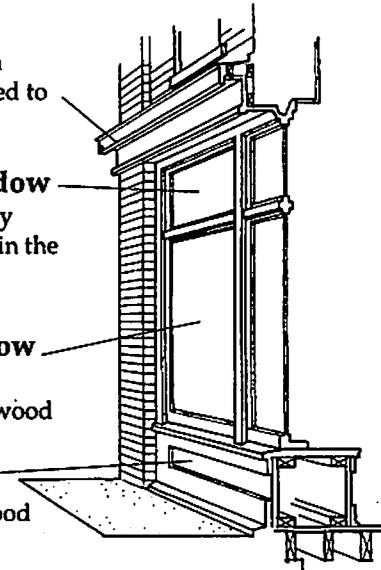
Along with display window recessed in the brick framing

Display Window

Like the transom above, framed in wood

Bulkhead

Constructed in wood with applied trim



Cornice

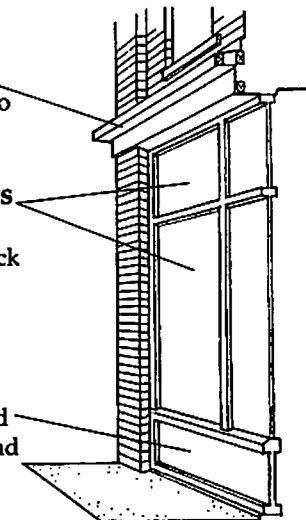
Sheet metal over a wood frame, sloped to shed water

Display Windows

Framed in painted aluminum and set back in the storefront opening

Bulkhead

Constructed in treated aluminum framing and an aluminum panel infill



APPLYING THE GUIDELINES TO LAKE CITY'S BUILDINGS

The following examples were selected to illustrate the applications of the design guidelines. These examples display the variety of architectural styles found in downtown Lake City and can be used as a guide to what type of improvement might be appropriate for other buildings which are similar in design.

South Lakeshore Drive

- 102 A two-story commercial building that has historically served as the Masonic Temple on the tall second floor.
- 106 A two-story brick commercial building with similar detailing to the adjacent buildings at 102 and 108 South Lakeshore Drive.
- 107 A simple one-story commercial building that once housed the Graphic Republican.
- 109 A one-story commercial building that historically housed drug store services.
- 110 A two-story brick building which historically served as the Citizens Bank.
- 208-210 A simple two-story, red brick commercial building that once displayed two storefronts.
- 209-211 A two-story brick veneer building which has had its original storefronts completely obscured under modern materials.
- 212-214 A simple two-story brick building, displaying two commercial storefronts.

East Lyon Avenue

- 100 A two-story commercial building with an entrance on the corner of Lyon Avenue and Lakeshore Drive. Once the home of the Post Office.
- 106 A two-story commercial building with retail space on the first floor and residential apartments above.
- 108 A two-story Victorian commercial block, now covered in stucco.

South Washington Street

- 100 A two-story commercial block that was built to house the Lake City Bank, and now is the Old Bank Bar.
- 110 A one-story commercial block similar in age and design to those found on Lakeshore Drive.
- 112 A two-story brick commercial block historically known as the Hinkley Furniture building.

- 113-117** A two-story commercial block historically known as the Buckman Feed Store and Hall.
- 114** A two-story brick, arcaded building that was originally known as the Dwelle Block/Chalmers Jewelry store.
- 116** A two-story commercial block that was originally housed a drug store.
- 118** A two-story commercial block that was originally the home of a millinery shop.
- 119** A two-story commercial block that was originally the home of the Gibbons Grocery Store.
- 120-124** A double-storefront, two-story brick commercial block
- 126-130** A two-story commercial block that was originally the home of Dwelle Brothers Clothing, and now houses Lake City Floral.
- 220-222** A three-story brick building that was originally the Merchants' Hotel.
- 224** A two-story block that was the Rueckert Hardware store, and now is the American Legion Post #110.
- 226** A simple but elegant two-story commercial block was the home of the Lake Pepin Pearl Button factory.

East Center Street

- 102** A commercial block that was formerly a grocery store, and now is the home of Pirate's Landing.
- 103-105** A one-story commercial block that was recently the home of the Moon Cafe.
- 106** The original storefront and brick facade of this single-story building has been completely covered and/or modified.
- 107** A commercial block that was originally the home of Sunberg & Company, and now is home to Mike & Norma's Bakery.

West Center Street

- 105** This elegantly detailed Italianate, brick building historically served as the Lake City Opera House.
- 107** A two-story brick commercial building with highly detailed brickwork on the upper story.
- 113** A two-story commercial brick building that displays two different storefront treatments.
- 120** This two-story brick building is part of a tri-set, commercial block of nearly identical buildings.

**102 South Lakeshore Drive
The Masonic Temple Building**

EXISTING CONDITION

Constructed in the late nineteenth century, this building displays a tall second story designed for meeting hall functions. The shop below originally housed the Anderson Dry Goods store.

The upper portion of the front facade is still intact and in good condition

The upper windows have been partially infilled with panels and brick

Backlit plastic signage is inappropriate in a historic commercial district

The transoms above the display windows has been covered with panels and signage

The storefront is basically intact



PROPOSED RENOVATION

Inspect roofing and flashings



Tuckpoint and repair brick as necessary

Repair, clean and repaint window trim

Replace small windows with full-size, insulated double-hung windows

Place commercial signage on a flush signboard over the transoms

Add canvas awnings as originally designed

Uncover and restore transoms above the display windows

Paint decorative storefront in historic earth-toned paint colors

106 South Lakeshore Drive

This commercial building displays similar brick and stone details to the adjacent buildings, and its construction dates back to the late nineteenth century.

EXISTING CONDITION

Original window openings have been downsized and infilled with brick at the top

A suspended metal marquee and corrugated metal siding cover the original transom windows and signboard

The original wood doors have been replaced with modern extruded aluminum and glass doors, transoms and sidelights



PROPOSED RENOVATION

Inspect roofing and flashings



Tuckpoint and repair brick as necessary

Repair, clean and repaint window trim

Replace down-sized windows with full-size, insulated double-hung windows

Place commercial signage on a flush signboard over the transoms

Add canvas awnings as originally designed

Replace storefront with large glass display windows, and doors with transom above

Replace aluminum doors and surrounds with wood doors with glass panels

Paint decorative storefront in historic paint colors

107 South Lakeshore Drive

EXISTING CONDITION

109 South Lakeshore Drive

Original brick facade and projecting cornice encapsulated in metal siding

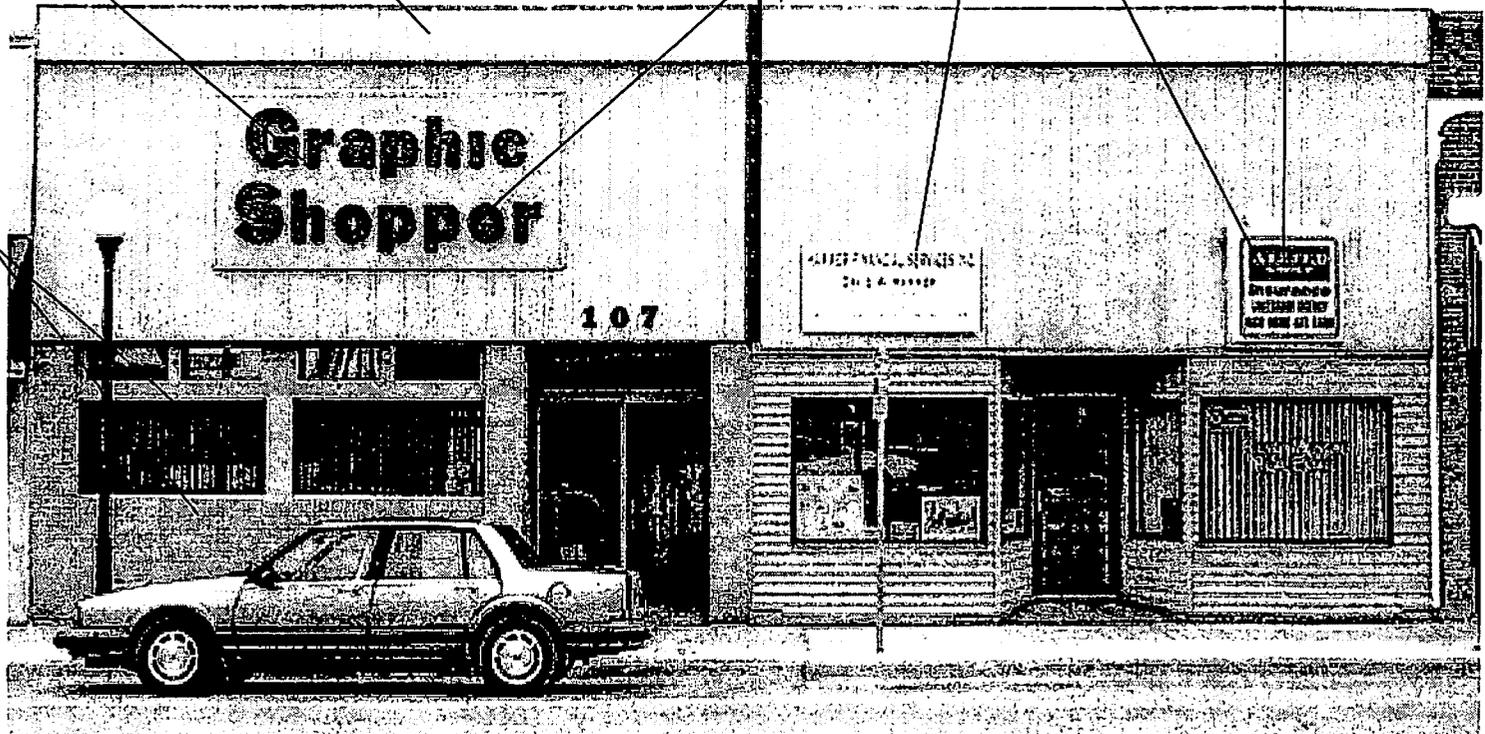
While 109 retains its original display window/door relationship, 107 has the entrance door shifted to the right bay

The signage is neither coordinated with the building or with the other signs and appears to float, arbitrarily on the facade causing "visual noise"

Oversized modern sign dominates the storefront

Backlit plastic signs are inappropriate in a historic commercial district

The original storefront with its large display windows and transom has been replaced modern brick infill and higher, less inviting windows



PROPOSED RENOVATION

Inspect roofing and flashings

Provide appropriate signage on the signboard above the transoms, and/or on the retractable canvas awnings

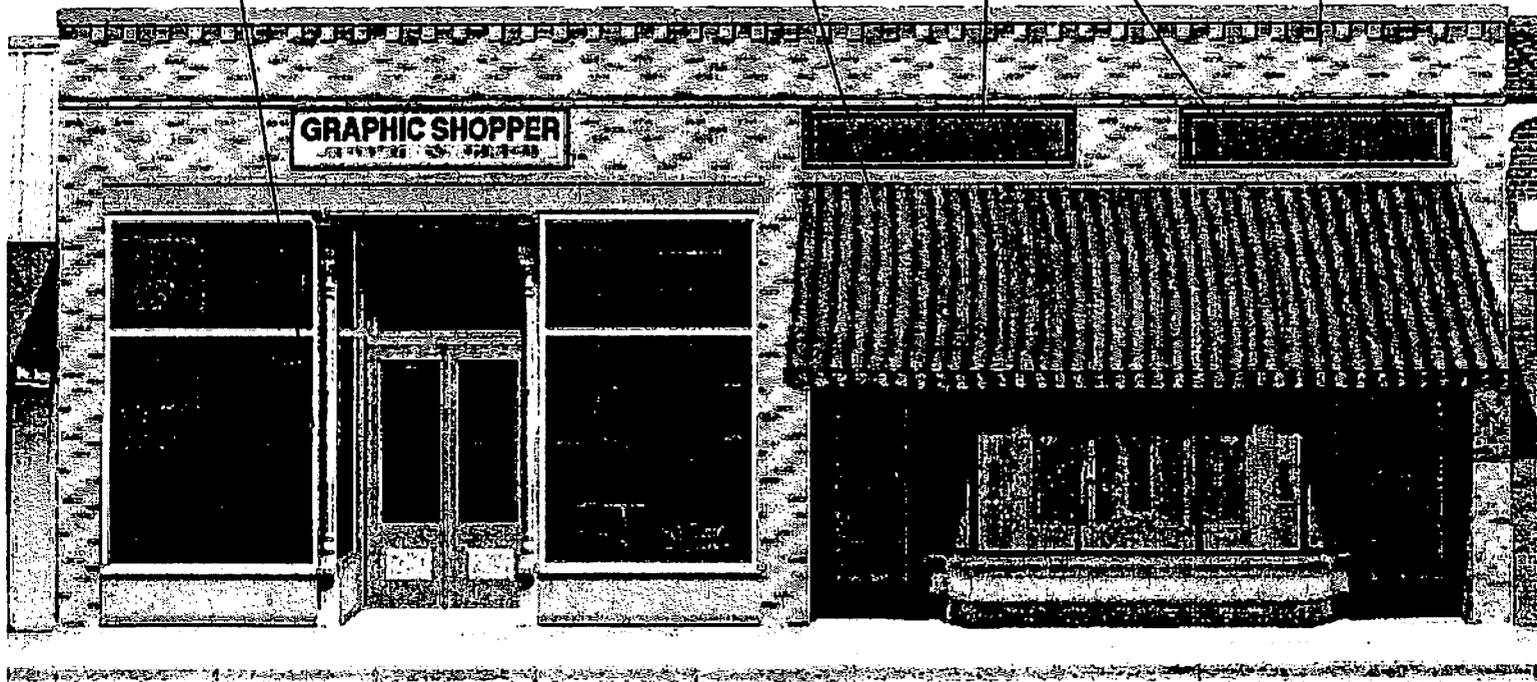
Restore original storefront with large display windows, and recessed doors with transom above

Add canvas awnings as originally designed

Tuckpoint and repair brick as necessary



Mid-century photograph of the Graphic Republican at 107 South Lakeshore Drive and a drug store at 109.



**110 South Lakeshore Drive
The Citizens Bank**

EXISTING CONDITION

Constructed in 1898, this building was designed for the Citizen's Bank, "the bank that backs the farmer." The upper story of the building was rented for business offices.

Original second-story windows partially infilled at top

Original tall windows and center doorway openings down-sized and infilled with brick above

Signage is randomly placed on the facade adding confusion to the storefront

A modern storefront was cut into the front of the building with no regard for the original design



PROPOSED RENOVATION

Remove air-conditioner
and patch hole with matching
brick and mortar

Inspect roofing and flashings



Tuckpoint and repair brick
as necessary

Clean and repair stone on
cornice and above and
below window openings
and doors

Repair existing windows
or replace with insulated
double-hung windows

Repair, clean and repaint
window trim

Remove confusing and
projecting signage and
place new signage on
signboards above the
window openings

Restore original windows,
transoms and entry as
originally designed

208-210 South Lakeshore Drive

This brick veneer commercial building predates 1885.

EXISTING CONDITION

Original tall windows completely covered with plywood panels

Projecting backlit signage is inappropriate for a historic downtown

While the left side of the building retains many of its architectural elements, the transoms have been infilled with vertical wood siding and the display windows and doorway down-sized and modernized

The storefront on the right side has been severely modified through time



PROPOSED RENOVATION

Inspect roofing and flashings



Tuckpoint and repair brick as necessary

Repair, clean and repaint window trim

Repair existing or replace windows with full-size, insulated double-hung windows

Place commercial signage on a flush signboard over the transoms

Add canvas awnings as originally designed

Replace storefronts with large glass display windows, and doors with transom above

Coordinate the design of all the doors on the front facade

Paint decorative storefront in historic paint colors

**209-211 South Lakeshore Drive
The Simons Block**

EXISTING CONDITION

This brick veneer structure, built in 1895, originally displayed three separate shops at the street level.

The earliest known business to reside at this address was the I.S. Richardson blacksmith and wagon repair shop.

The upper story remains virtually intact, with the exception of the extruded aluminum storm window addition. The storefront has totally been covered and rearranged with vertical siding, new entries, and backlit oversized plastic signage which is inappropriate and intrusive in an historic downtown.



PROPOSED RENOVATION

Tuckpoint and repair brick
as necessary

Remove plastic signage and place all
advertising on a flush signboard, on
the awning trim or in the display
windows

Add canvas awnings as
originally designed

Inspect roofing and
flashings

Remove aluminum storm windows
and replace single-paned windows
with insulated one-over-one
double-hung windows

Remove modern covering on store-
front and replace with large glass
display windows, and doors with
transom above



212-214 South Lakeshore Drive EXISTING CONDITION

Constructed prior to 1885, this two-story brick veneer building displays two storefronts.
From 1900 to 1940 the building housed a farm machinery shop.

Original tall windows completely covered with plywood panels

Signage is applied over the original transom openings

Mechanical and ventilating elements should not appear on the front facades of historic buildings

While the right side of the building retains many of its architectural elements, the transoms have been infilled with vertical wood siding

The storefront on the left side has been severely modified through time with modern vertical siding, down-sized display windows and a change in the entry door placement



PROPOSED RENOVATION

**Remove ventilation unit
from the front facade**

Inspect roofing and flashings



**Tuckpoint, clean and repair
brick as necessary**

**Repair, clean and repaint
window trim**

**Repair existing or replace
windows with full-size,
insulated, two-over-two
double-hung windows**

**Place commercial signage on
a flush signboard over the
transoms**

**Add canvas awnings as
originally designed**

**Replace storefronts with large
glass display windows, and
doors with transom above**

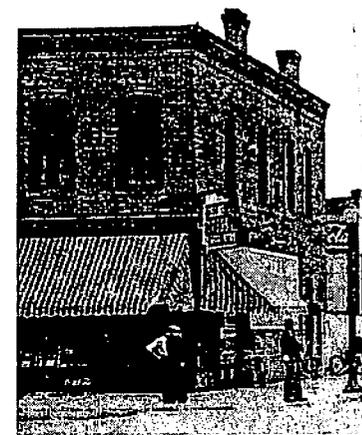
**Paint decorative storefront in
historic paint colors**

100 East Lyon Avenue The Old Post Office

Dating to before 1885, this building originally displayed a double storefront and housed the Post Office and a millinery shop. By the early 1920s the entire storefront was used as a drug store. The building currently houses the Galley Restaurant. The upper story was designed for residential use.

EXISTING CONDITION

The "modernization" of 100 East Lyon Avenue displays the inappropriate and arbitrary use of shutters, fixed/bowed awnings, and vertical wood-siding infill at the corner entrance



Historic photograph displays the building as it appeared with its original brick facades and its canvas awnings

Original brick facade and corbelled cornice is covered in stucco

Original historic windows and doors replaced with modern "extruded" aluminum framed fenestration



PROPOSED RENOVATION

Work with the MnDOT and local public works to minimize the intrusion of traffic signs and standards within the historic district

Inspect the roofing, parapet, and flashings

Repair and/or replace parapet and capping

Repair and clean stucco as necessary

Signage most appropriately placed on signboard and/or on canvas awning

Uncover or replace transoms and replace storefront-wide awnings

Remove all modern "extruded" aluminum framed windows and doors and replace with more historic materials

Replace modern storefront with appropriate materials and original configuration





A fire in the 1930s gutted both 106 and 108 East Lyon Avenue

106 East Lyon Avenue The A.W. Corwin Grocery Store

This building dates to before 1885.
By the turn of the century it was owned by a
grocer named A.W. Corwin.

EXISTING CONDITION

Upper sash of upper-story
windows have been modified
over time

Old sign hardware remains
projecting from the building

Original brick facade
covered in stucco

Transoms covered with
inappropriate vertical
wood paneling

Modern plate glass
windows and entry doors in
extruded aluminum frames

Air-conditioning unit
projecting out of
the front entrance



PROPOSED RENOVATION

Repair existing windows or replace with insulated double-hung windows. Consider restoring the upper sash to their original configuration

Repair and clean stucco as necessary

Inspect roofing and flashings

Remove all projecting hardware from the facade

Introduction of another color and/or molding strips to emphasize crown on building



Place commercial signage on a flush signboard over the transoms

Add canvas awnings as originally designed

Remove vertical wood siding and restore original storefront with large display windows with transom above

108 East Lyon Avenue

This building was also built before 1885. The earliest recorded use was in 1900 when it was used as a meat market. The offices on the second floor were used by a number of attorneys, photographer studios. By the 1930s the upper level had been converted into a apartment



A fire in the 1930s gutted both 106 and 108 East Lyon Avenue

EXISTING CONDITION

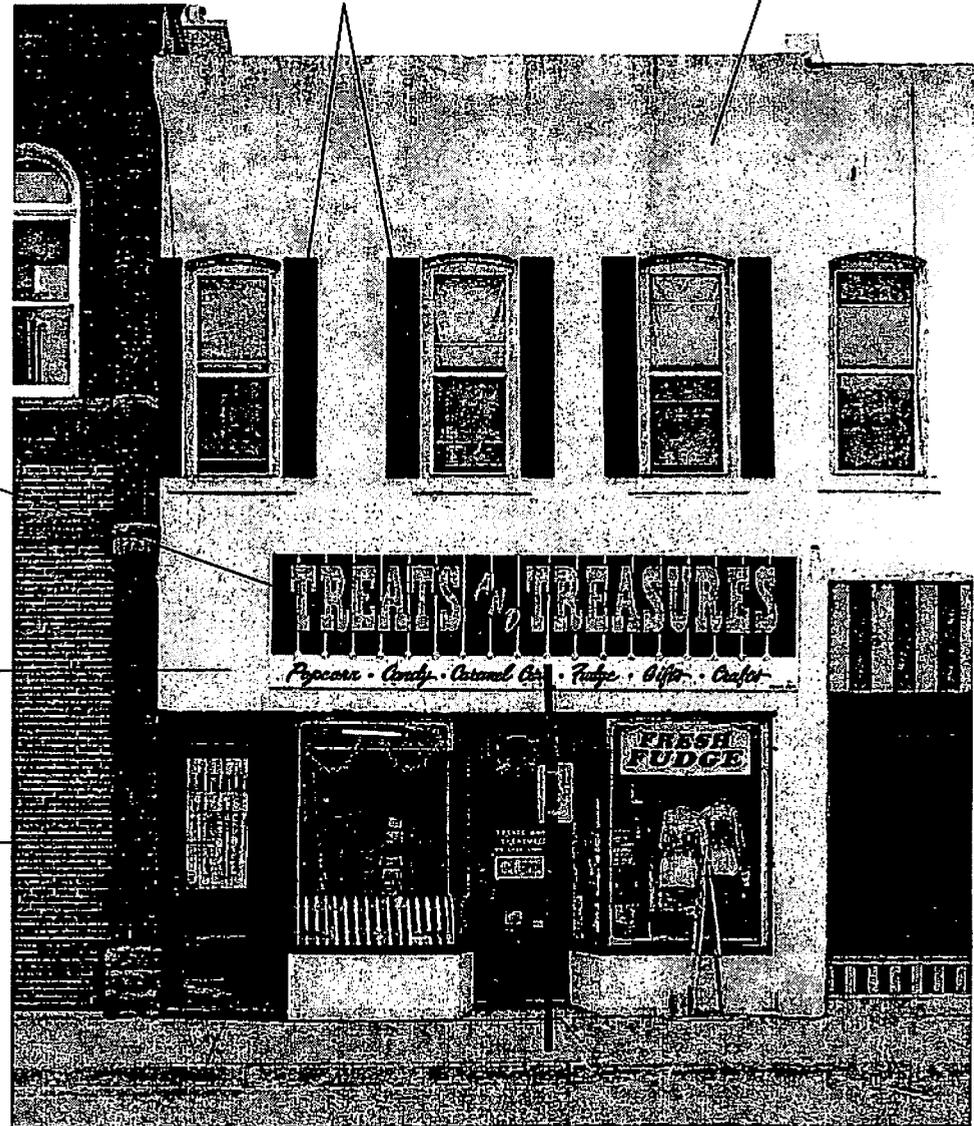
Shutters are not original to the design of the building

Original brick facade covered in stucco

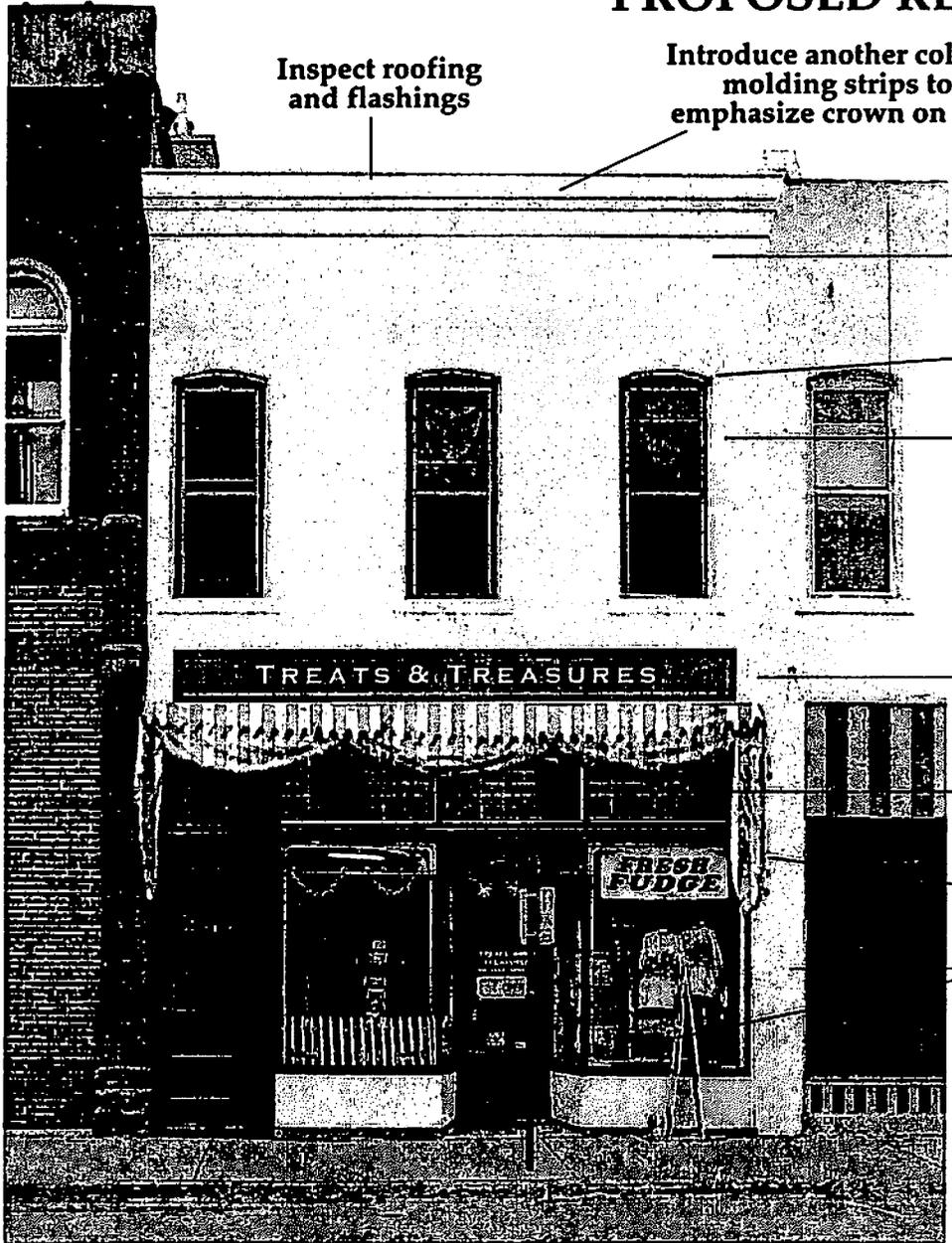
The oversized commercial sign dominates the facade of the building

Transoms above the display winds is covered with board and stucco

The storefront is relatively intact as originally designed



PROPOSED RENOVATION



Inspect roofing
and flashings

Introduce another color and/or
molding strips to help
emphasize crown on building

Repair and clean
stucco as necessary

Repair, clean and repaint window trim

Repair existing windows or replace with
insulated double-hung windows

Place commercial signage on a
flush signboard over the
transoms

Remove stucco above display windows and
replace or restore transom

Add canvas awnings as origi-
nally designed

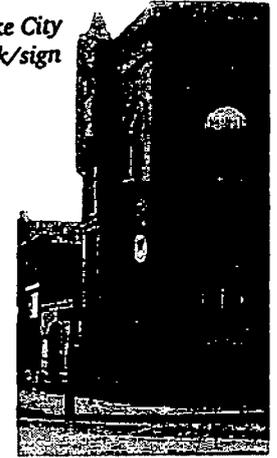
Repair, clean and repaint window trim
and storefront doors

100 South Washington Lake City Bank of Minnesota

This brick Romanesque Revival style commercial block was built in 1902 to house the Lake City Bank.

EXISTING CONDITION

Historic photograph of the Lake City Bank. Note the projecting clock/sign at the intersection



All projections above the parapet have been removed

A band of the building's parapet has been skim coated in cement-like coating

The double-hung upper story windows have been replaced with single-paned glass

Backlit plastic signs are inappropriate in historic downtowns

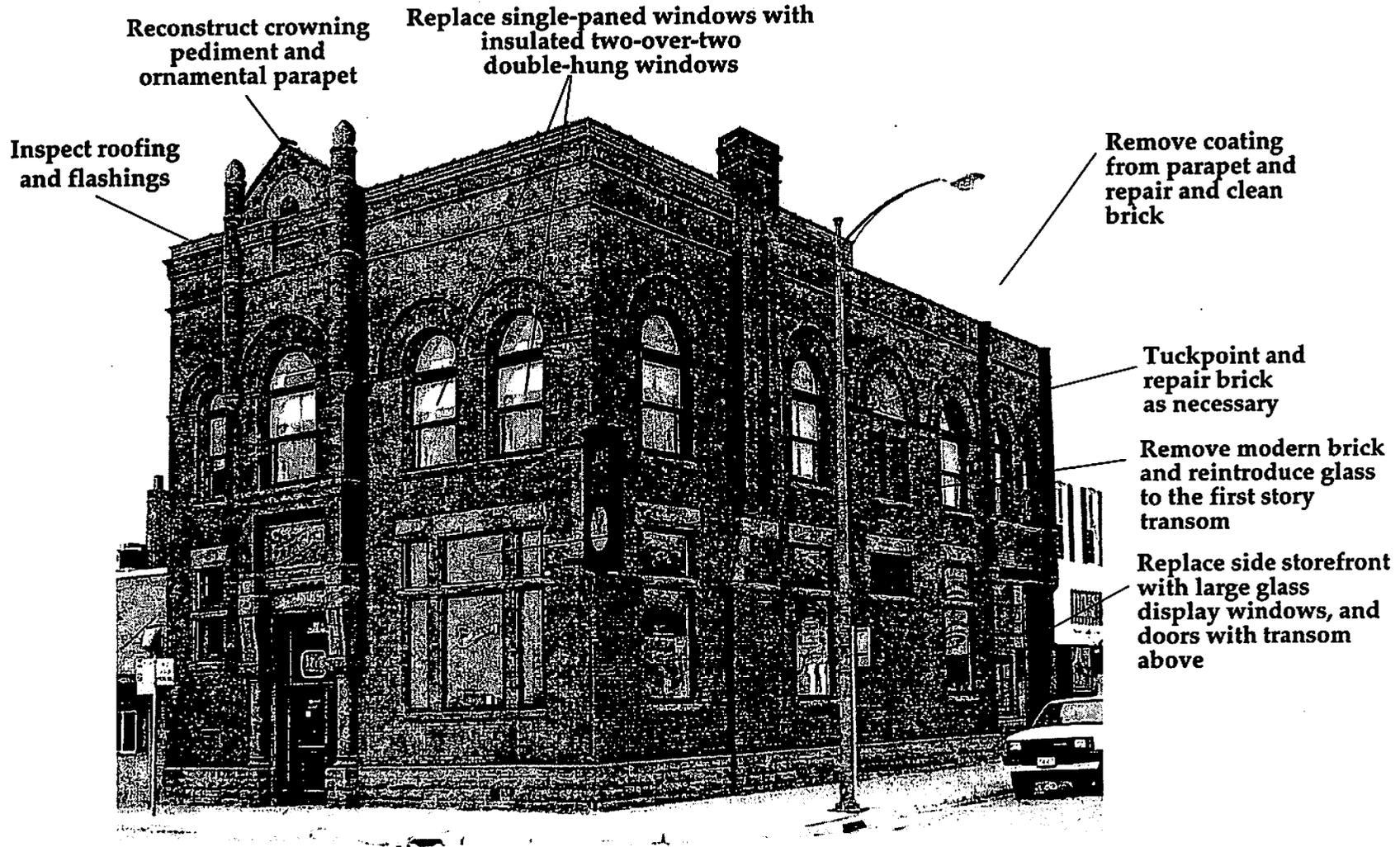
The transom windows of the first story have been infilled with modern brick



Side storefront has been infilled with modern brick

A variety of mechanical vents and enclosures dot the side elevation

PROPOSED RENOVATION



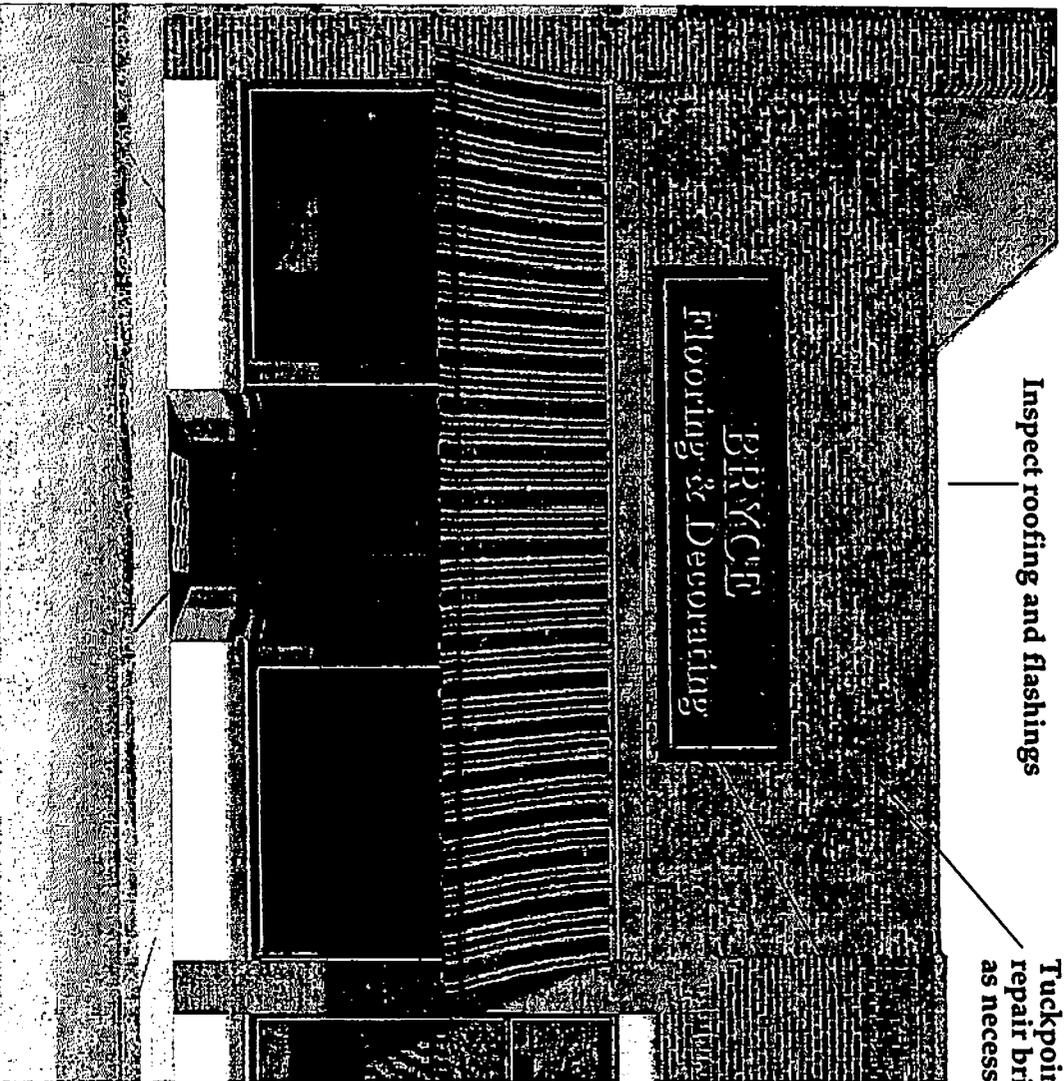
EXISTING CONDITION

The architecture of this simple brick commercial building is dominated by over-sized signage

The display window/door relationship has been modified over time with the introduction of modern aluminum framed windows and doors



PROPOSED RENOVATION



Inspect roofing and flashings

Tuckpoint and repair brick as necessary

Apply appropriate signage with clear lettering on a signboard above the storefront

Replace modern storefront with wood-framed display windows and a central door

112 South Washington
**Dwelle Block/
Hinkley Furniture and Undertaking**

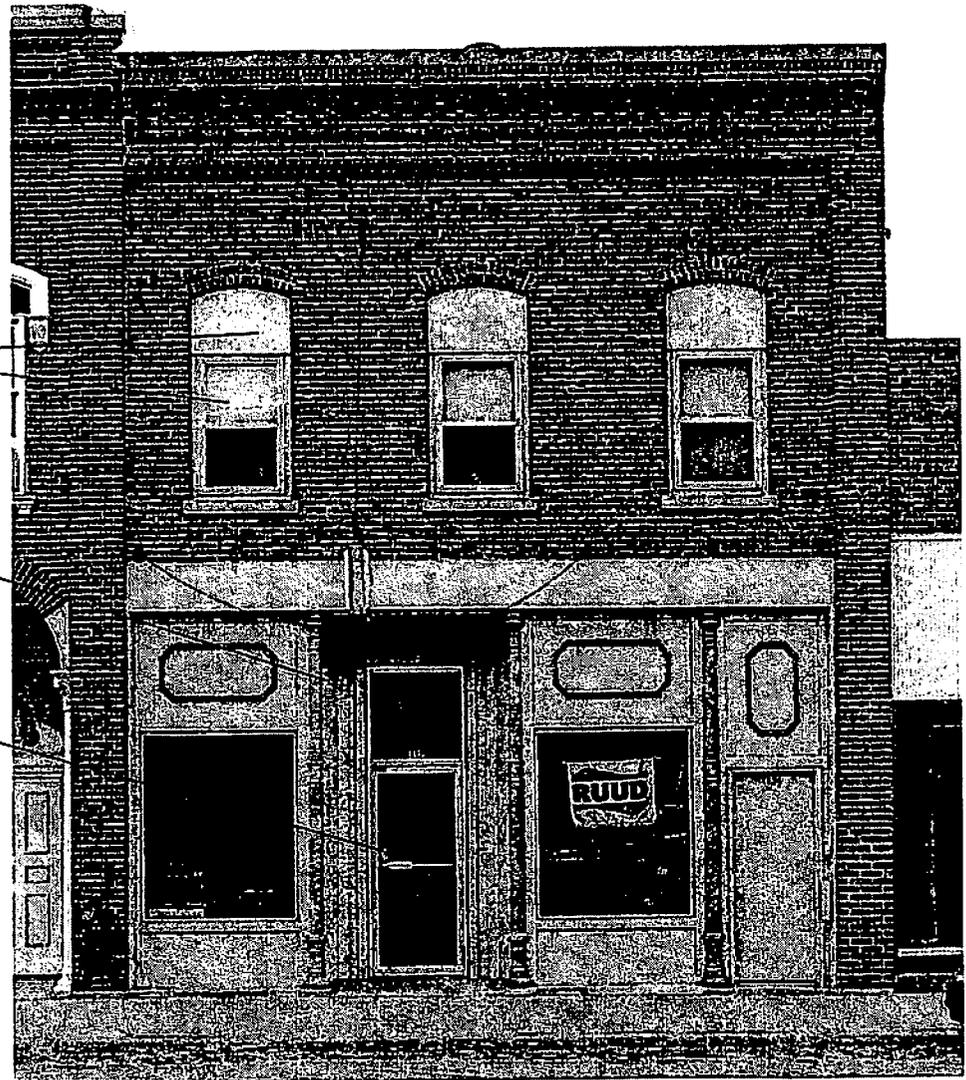
EXISTING CONDITION

This two-story brick commercial building dates back to the 1880s. At the turn of the century it served as a furniture store and undertaking service. A mortuary remained in the building until the 1940s. The upper level served as a residential apartment.

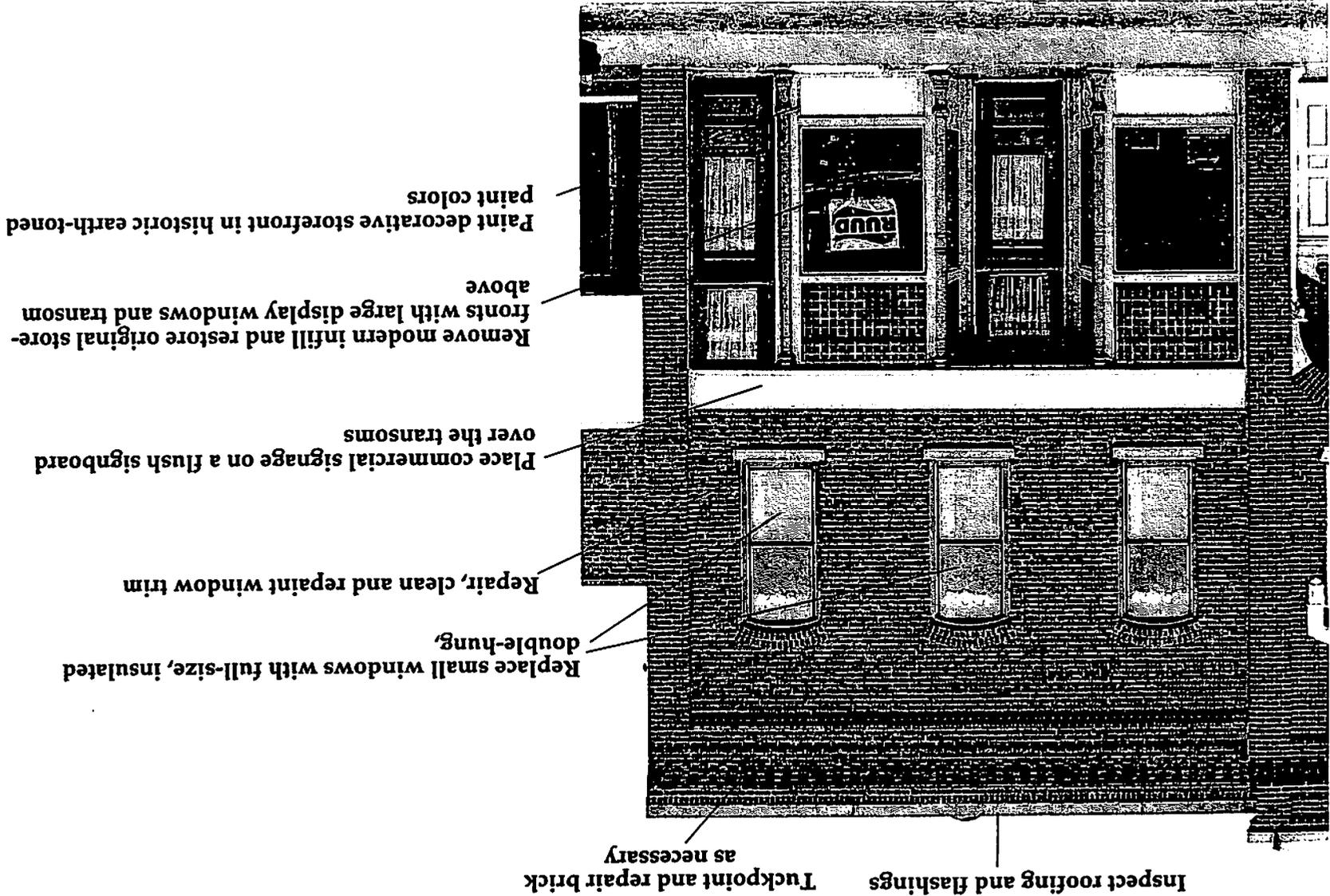
The tall second-story windows have been infilled with short windows and plywood panels above

While the framing and the storefront configuration remain in place, the infill has been changed

The transoms have been covered over with panels, the original central door has been replaced with a modern aluminum door and transom, and the side entrance displays a modern, flat door



PROPOSED RENOVATION



113-117 South Washington Buckminster Feed Store and Hall

Dating from the 1880s, this building housed a furniture store and a pharmacy at the turn of the century. Later uses included a flour and feed store, a steam laundry, and an insurance office. The upper level served Lake City as a meeting hall.



Historic photograph of
113-117 South Washington

Original storefronts for both buildings have been severely modified with a confusing variety of modern window, door, brick, stone and wood siding treatments

EXISTING CONDITION

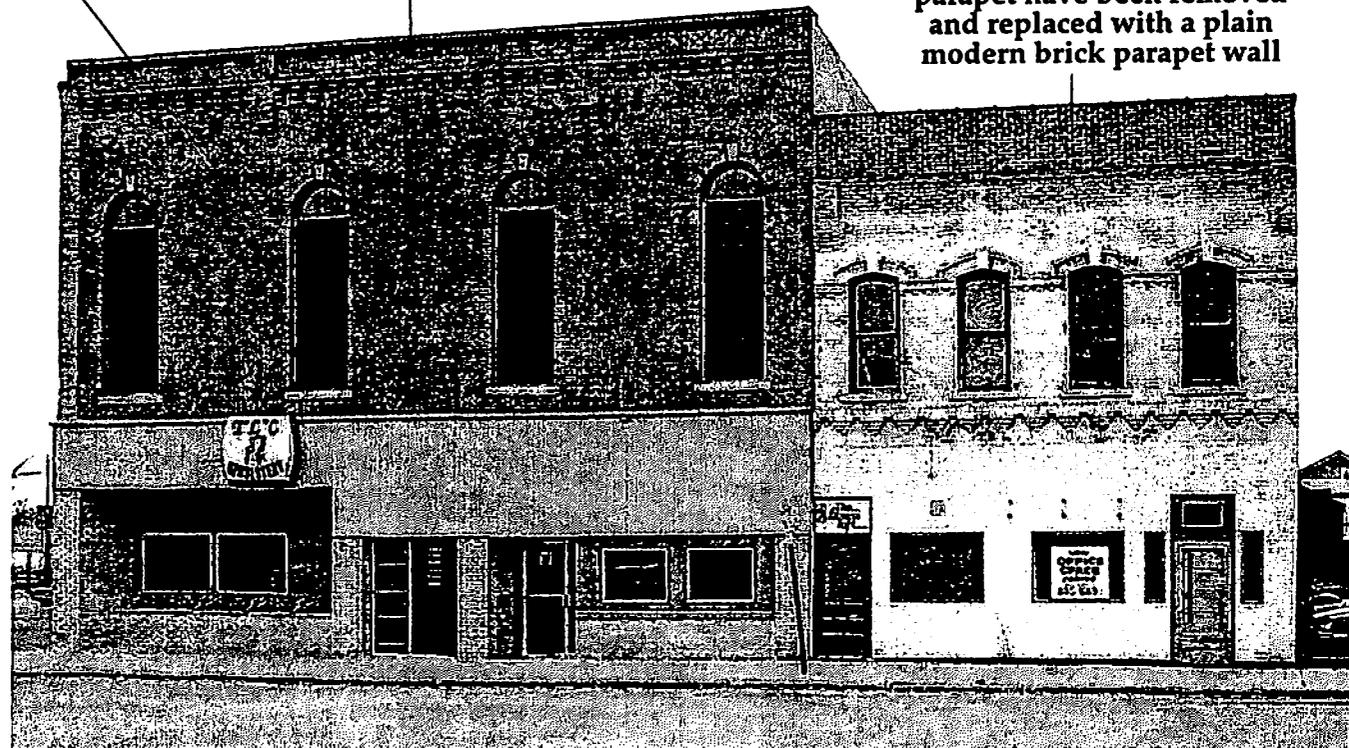
119 South Washington Gibbs Grocery Store

Built in the 1860s for English immigrant Thomas Gibbs. The owner established a grocery store in the property which later expanded to a pharmacy and general goods.

The second story of the front facade is in good condition

The centered, projecting parapet has been removed

The ornamental crown and parapet have been removed and replaced with a plain modern brick parapet wall



PROPOSED RENOVATION



Early photograph of the front facade of 113 South Washington Street

Inspect roofing and flashings

Tuckpoint and repair brick as necessary

Repair existing windows or replace with insulated double-hung, two-over-two windows

Rebuild ornamental crowns

Remove peeling paint from the brick facade

Repair, clean and repaint window trim

Place commercial signage on a flush signboard over the transoms

Add canvas awnings as originally designed

Remove modern infill and restore original storefronts with large display windows



114 South Washington Dwelle Block/Chalmers Jewelry

This two-story Italianate brick commercial building dates back to pre-1885. The building originally served as a boot and shoe store, it later became a jewelry store owned by J.M. Chalmers.

EXISTING CONDITION

The tall second-story windows have been infilled with shorter windows and plywood panels above

The storefront retains its original framing, but the window and door openings have been modified dramatically

The original tall doors and display windows have been removed and a new recessed wall plain has been constructed

The modern side door, tall and narrow windows and the Georgian style door with broken pediment above are all inappropriate to the original architecture of the building



Inspect roofing and flashings

PROPOSED RENOVATION



**Tuckpoint and repair brick
as necessary**

**Repair existing windows or replace with
full-size insulated double-hung,
two-over-two windows**

**Repair, clean and repaint
window trim**

**Remove modern recessed wall
and restore original storefronts
with large, arched display
windows, paneled bulkhead
below, and tall entrance doors
with transom above**

116 South Washington

EXISTING CONDITION

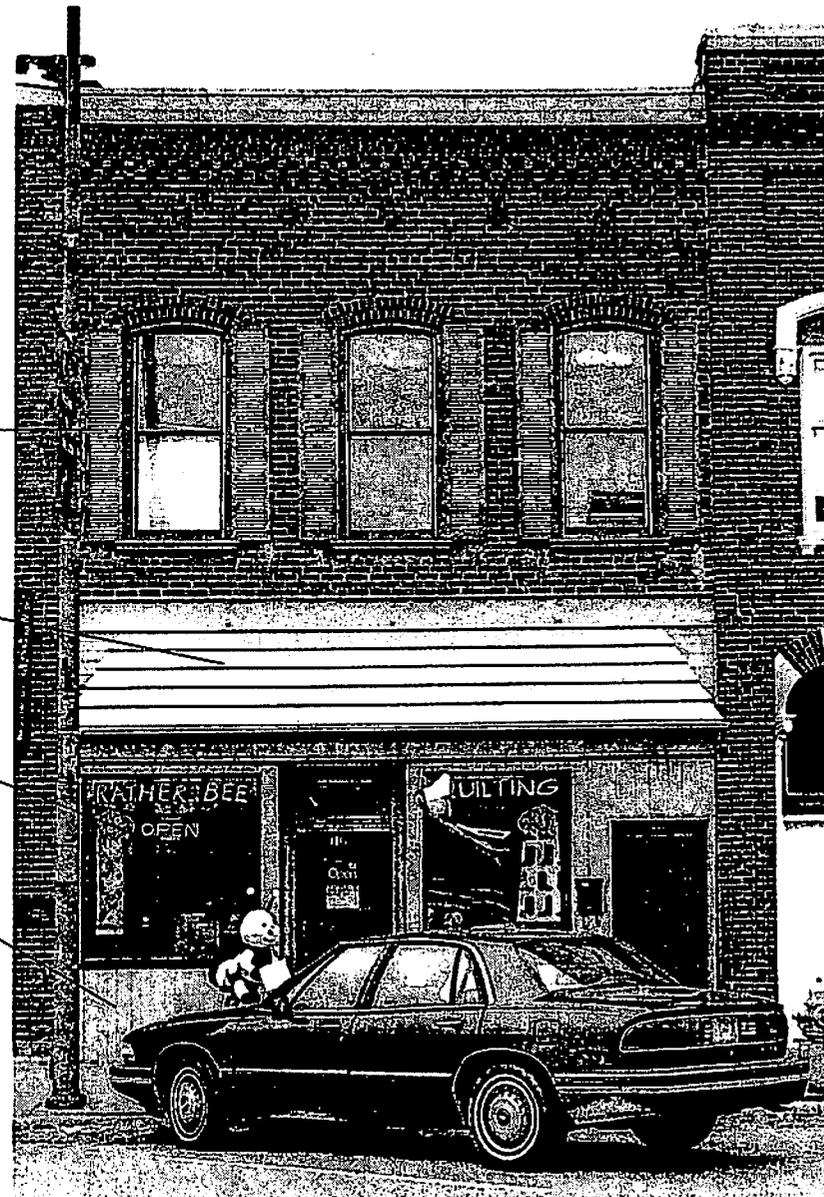
Constructed in the late-1880s, early 1890s, this building housed a drug store. It later operated as a saloon, and a shoe and harness repair shop. It remained a shoe store into the 1950s.

While the shutters on this building do not dramatically detract from the design balance, they are not original or appropriate for the building

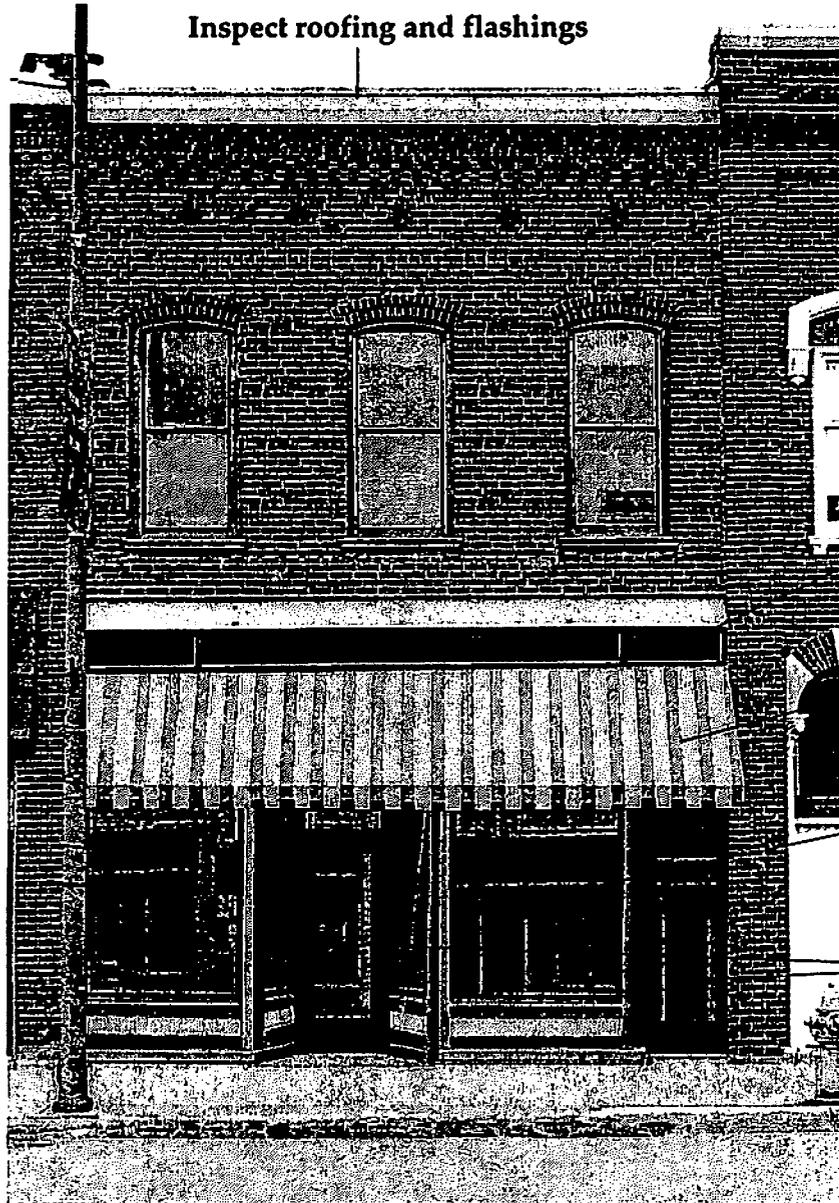
The projecting pent roof over the storefront is a modern addition

The display windows have been raised and reduced in size

Modern vertical wood siding has been applied over the original finishes



PROPOSED RENOVATION



Inspect roofing and flashings

Tuckpoint and repair brick as necessary

Apply appropriate signage with clear lettering on a signboard above the storefront

Replace modern pent roof with canvas awnings as originally designed

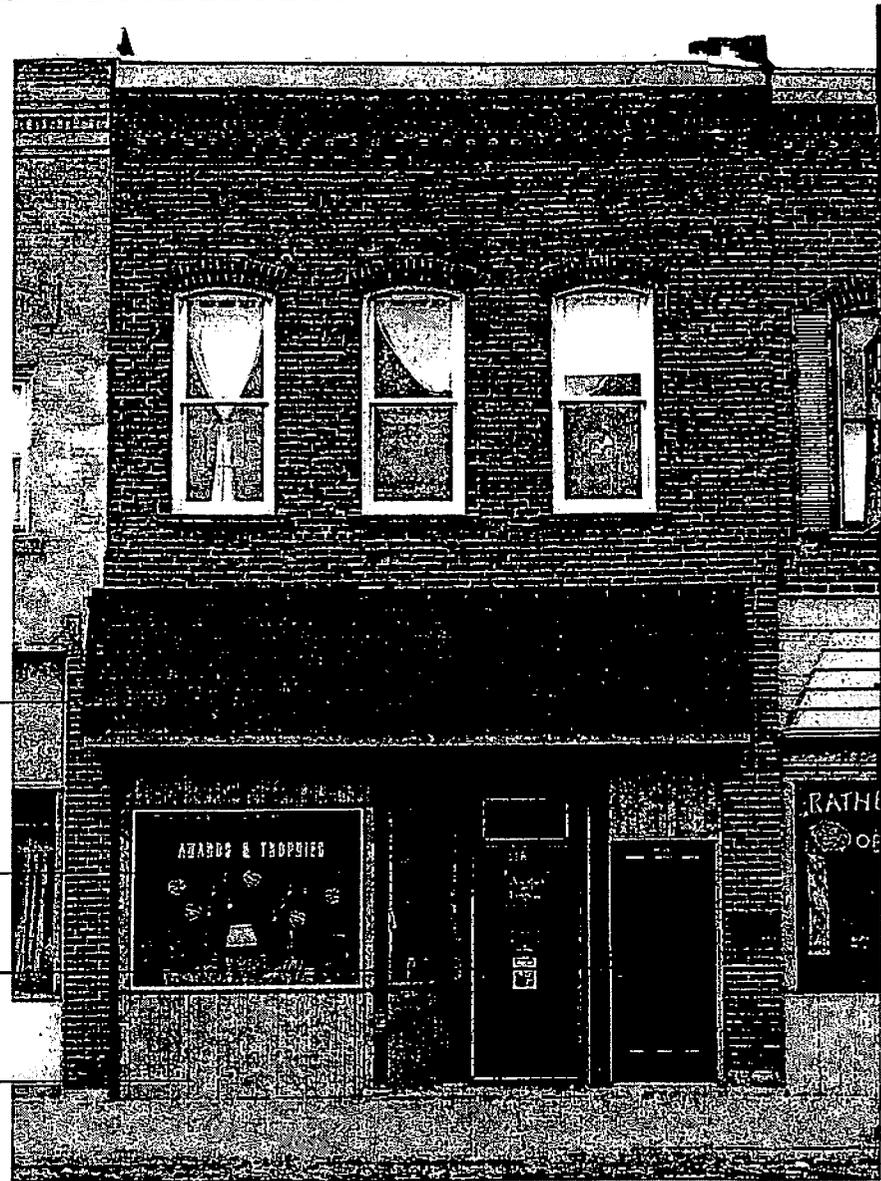
Remove modern infill and restore original storefronts with large display windows with transom above

Make main entrance and side door compatible in design and color treatment

118 South Washington

Constructed between 1882 and 1891, this building was the home of a millinery and barber shop. The upper story probably was designed for residential use.

EXISTING CONDITION



The projecting pent roof over the storefront is a modern addition

The display windows have been raised and reduced in size, and the transom above have been covered

A highly modern door has replace the original side entry door

Modern vertical wood siding has been applied over the original finishes

PROPOSED RENOVATION

Inspect roofing and flashings



Tuckpoint and repair brick as necessary

Repair existing windows or replace with insulated double-hung, two-over-two windows

Repair, clean and repaint window trim

Place commercial signage on a flush signboard over the transoms

Add canvas awnings as originally designed

Remove modern infill and restore original storefronts with large display windows with transom above

Replace side entry door with a more compatible wood frame and glass panel door

120-24 South Washington

EXISTING CONDITION

This two-story brick commercial block was designed with two separate storefronts divided by a bay containing the doorway to the upper floor. A wide variety of commercial services were provided from the 1880s to today.

The brick cornice is in need of repair

The brick appears to have a thin skim coat covering

The original tall windows have been down-sized with short windows and infill panels above

The facade displays an inappropriate projecting, backlit sign

The signboard area between the storefront and the upper windows has been covered in stucco

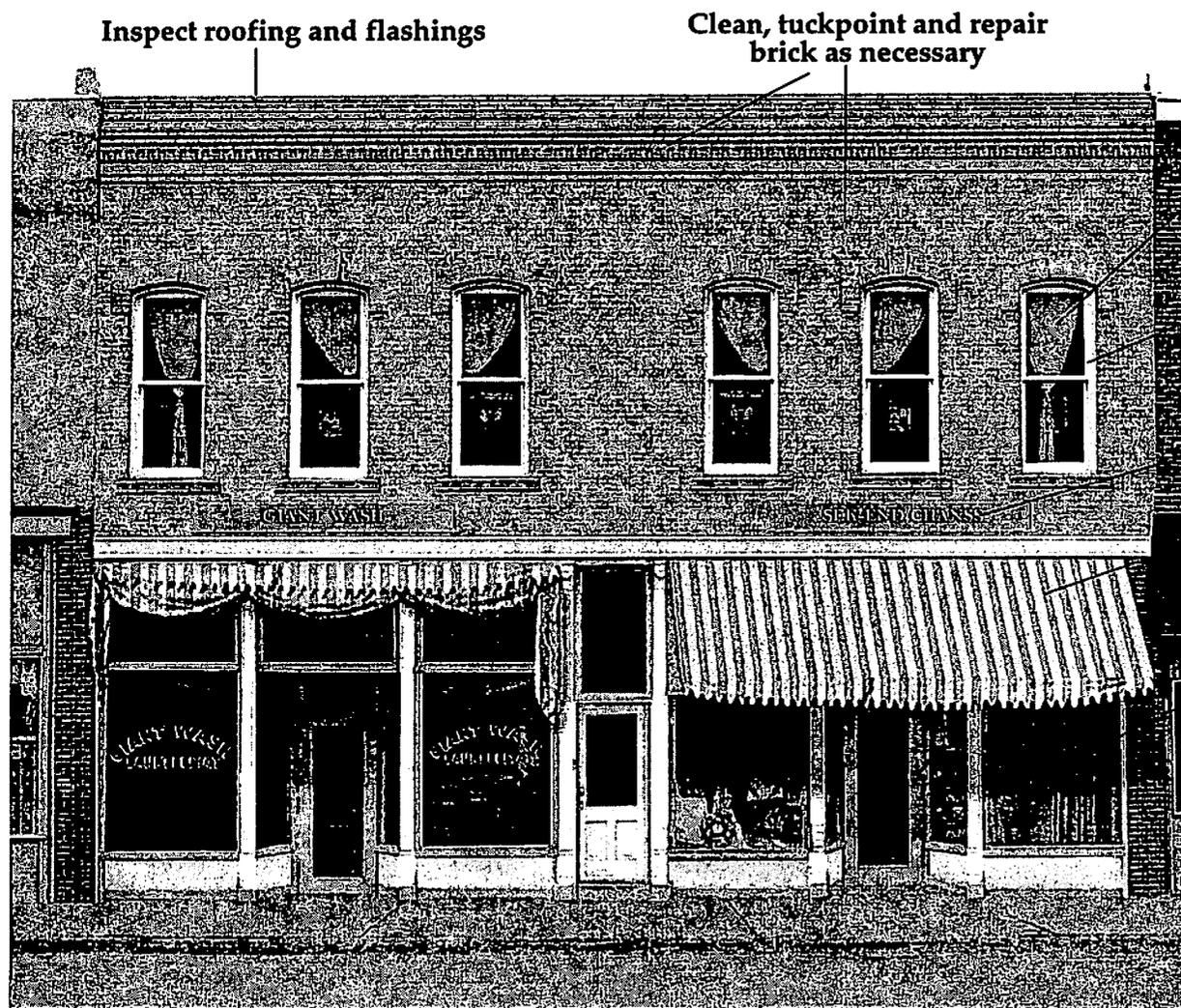
The signage is scattered and confusing

The transoms have been covered with modern panels

All three entry doors are of a different design



PROPOSED RENOVATION



Inspect roofing and flashings

Clean, tuckpoint and repair brick as necessary

Remove short windows and infill panels and replace with insulated double-hung, two-over-two windows

Repair, clean and repaint window trim

Remove inappropriate signage

Place commercial signage on a flush signboard over the transoms

Add canvas awnings as originally designed

Remove modern infill and restore original storefronts with large display windows with transom above

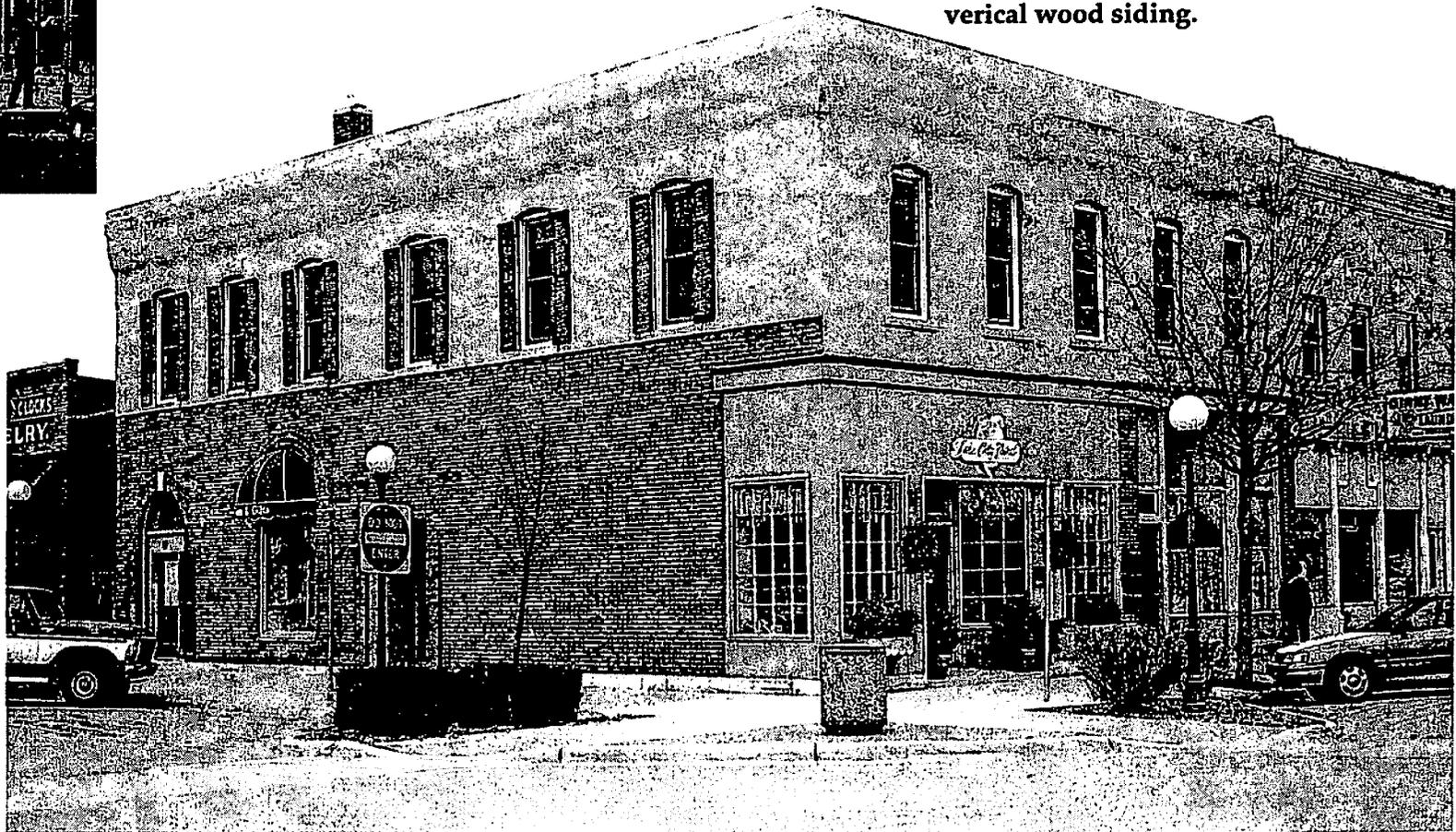
Make all doors compatible with the turn-of-the-century storefront

EXISTING CONDITION

126-30 South Washington Dwelle Brothers Clothing Store

This building dates from the late-1870s to the early-1880s. The structure originally was designed to have two business, the Dwelle Brothers Clothing Store off of Center Street, and another storefront commercial use off of Washington.

This well-maintained building has gone through considerable design change since it was constructed in the 19th century. The upper story, including the decorative cornice and window crowns have been covered in stucco, shutters have been added on the upper story, and the storefront has been "modernized" with Colonial-like windows and vertical wood siding.



PROPOSED RENOVATION

Inspect roofing and flashings

Place commercial signage on a flush signboard over the transoms

Repair existing windows or replace with insulated double-hung, two-over-two windows

Repair, clean and repaint window trim

Remove modern infill and restore original storefronts with large display windows with t bulkhead below

Tuckpoint and repair brick as necessary



220-222 South Washington Merchants' Hotel

This three-story building was constructed with a brick facade in the early 1880s. The property served as a dry goods store at the pedestrian level and as a hotel above. From an early photograph it appears that the third story was added sometime after the construction of the first two floors.



EXISTING CONDITION

The original brick facade has been covered with artificial siding

The upper story windows have been down-sized and their upper arch and crowns covered or removed

The building displays an inappropriate projecting backlit sign.

The storefront retains its original framing but the openings have been severely modified with down-sized horizontal window, and artificial siding covering the upper opening and bulkhead below



PROPOSED RENOVATION

Inspect roofing and flashings

Restore or rebuild the arched crowns over the upper story windows

Remove the artificial siding and tuckpoint and repair brick as necessary

Repair existing windows or replace with insulated double-hung, two-over-two windows

Repair, clean and repaint window trim

Remove intrusive backlit sign and place commercial signage on a flush signboard over the storefront

Remove modern infill and restore original storefronts with large two-over-two display windows and bulkhead below



224 South Washington Rueckert Hardware

Built in the early 1870s to early 1880s,
by German immigrant Fred M. Rueckert, the
structure originally housed his hardware store.
The upper level was designed
for residential use.

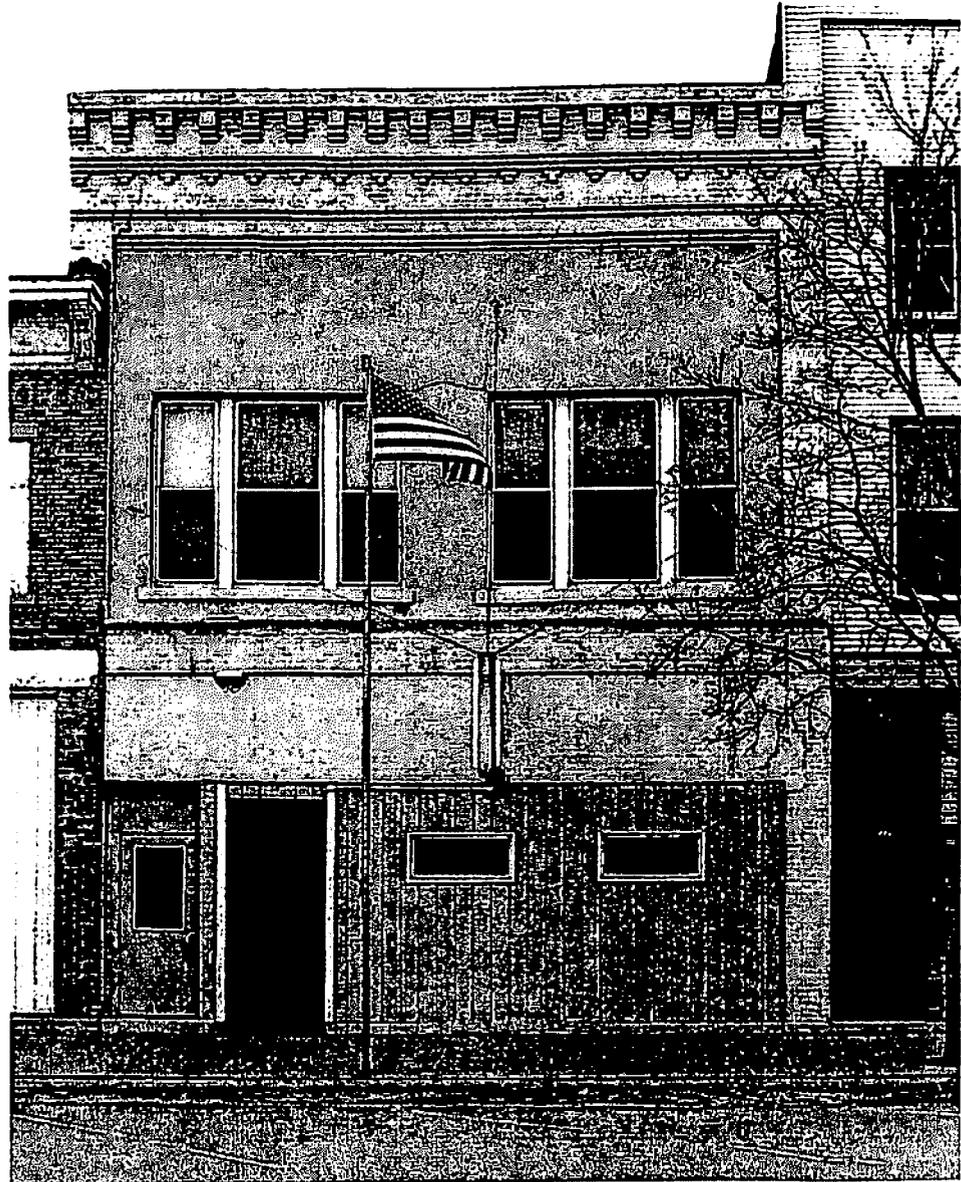


The brick facade of this building has been partially covered in stucco.

The building displays an inappropriate projecting, backlit sign

The four round arch windows on the second-story have been removed (see historic picture above) and the storefront has been completely covered and reconfigured with a variety of modern finishes and elements.

EXISTING CONDITION



PROPOSED RENOVATION

Inspect roofing and flashings

Tuckpoint and repair brick as necessary

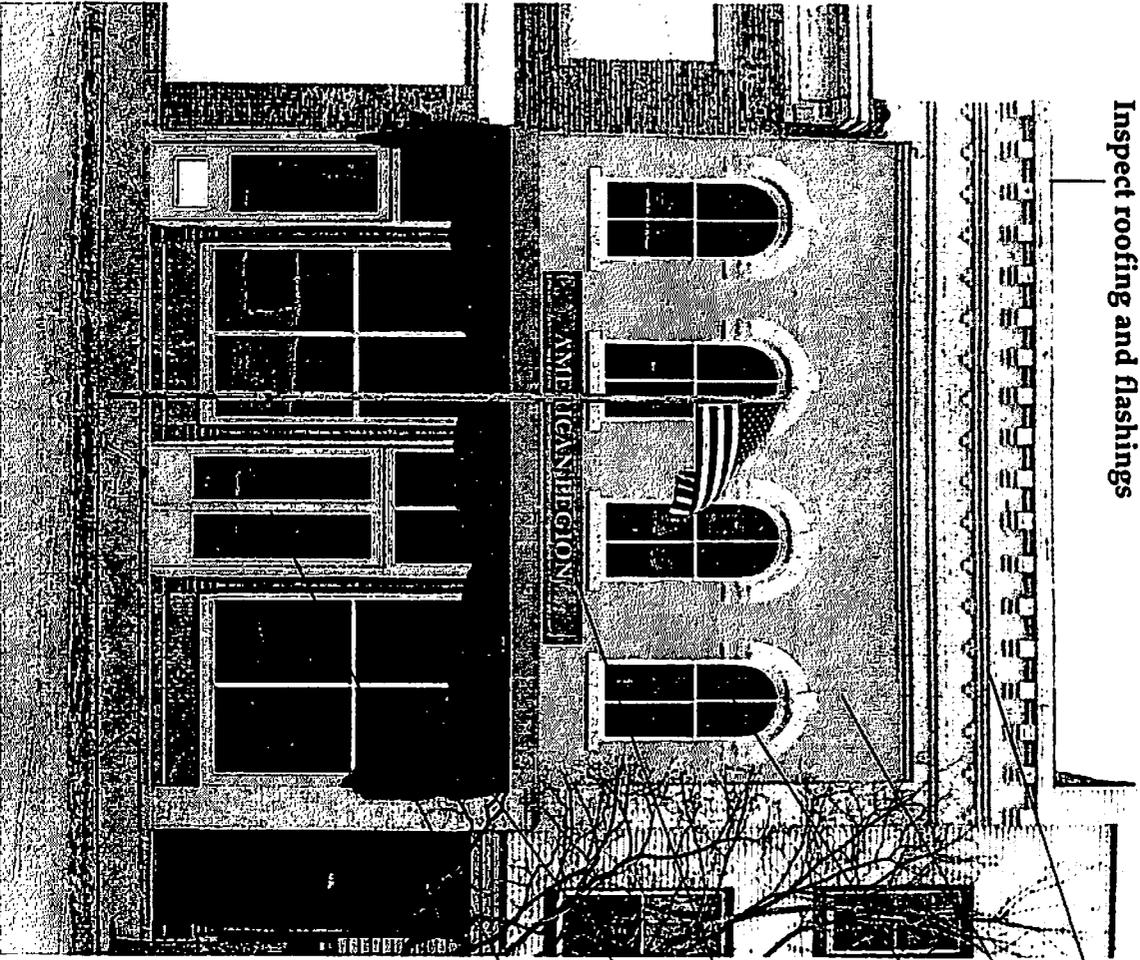
Clean and repair stucco as necessary

Replace modern window sets with arched and crowned two-over-two windows as originally designed

Remove projecting sign and place commercial signage on a flush signboard over the transoms

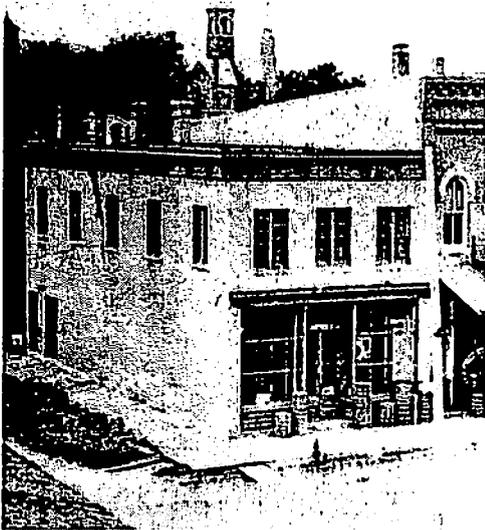
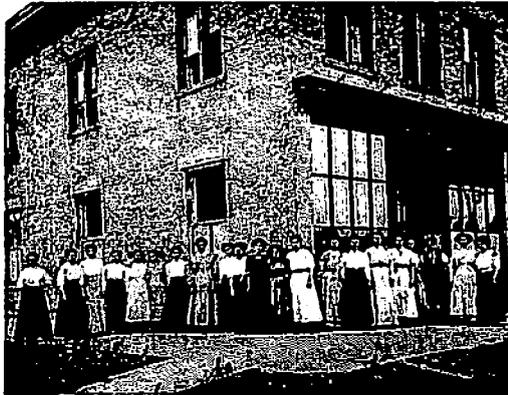
Remove modern infill and restore original storefronts with large four-paned display windows with bulkhead below

Return storefront to its original window/door relationship

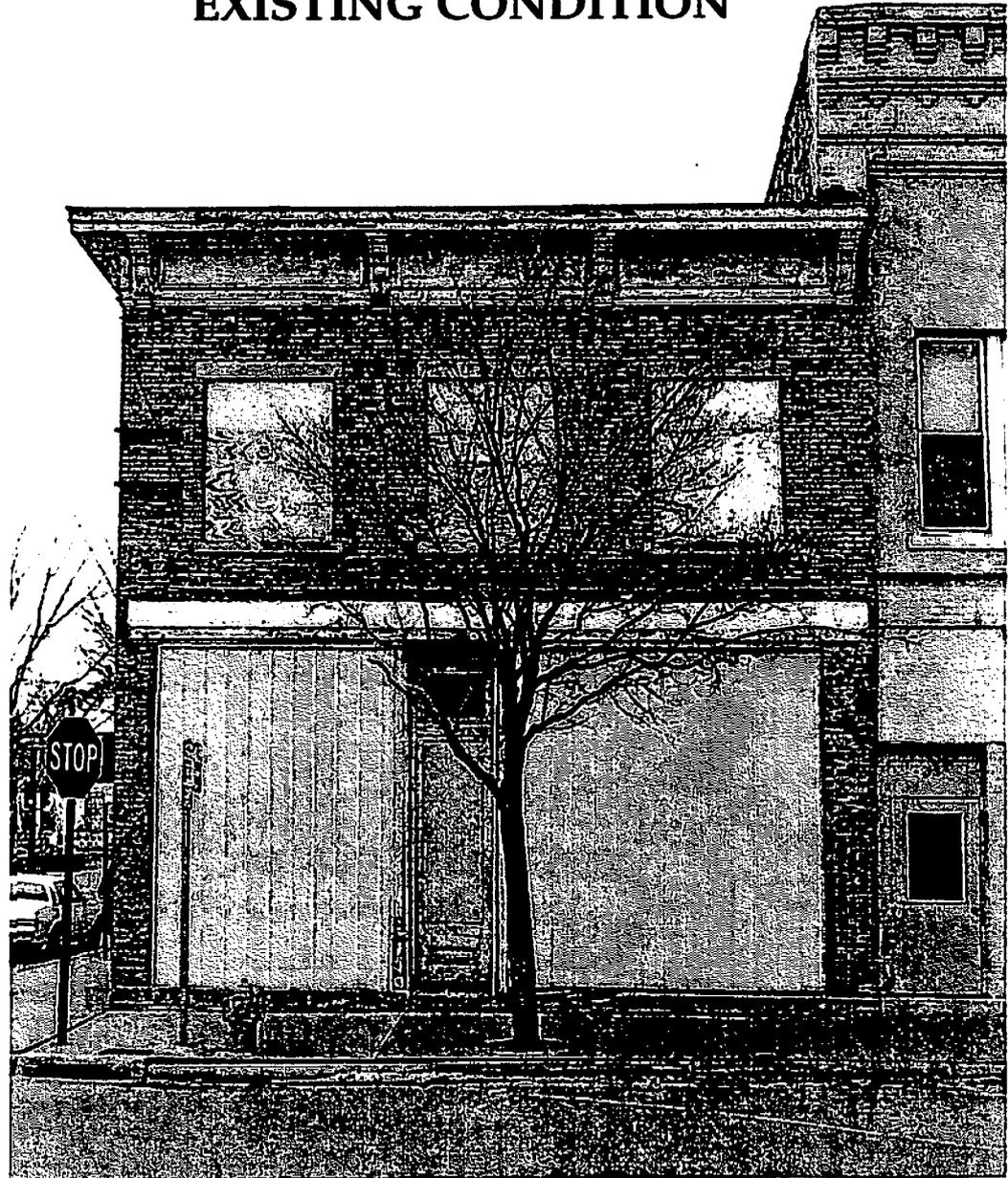


226 South Washington Lake Pepin Button Company

Built before 1885, this commercial block served as an early dry goods store. At the turn of the century, the building provided a home for a hardware store and in the late-1900s for the Guttermann Brothers Shirt Factory.



EXISTING CONDITION



PROPOSED RENOVATION

Inspect roofing and flashings

Repair and repaint the
crowning cornice

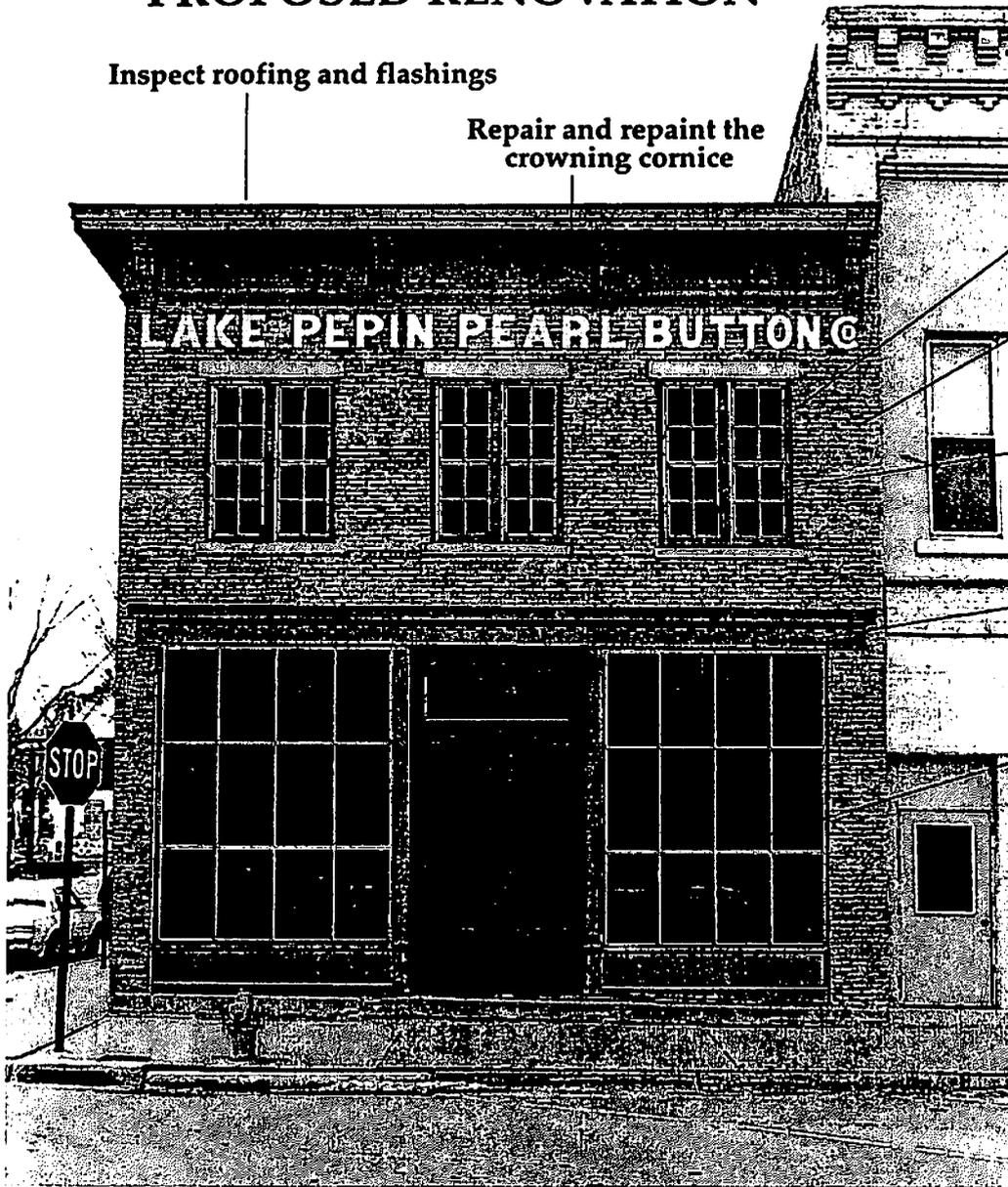
Repair existing windows or replace
with insulated double-hung,
four-over-four windows

Clean, tuckpoint and repair brick as necessary

Repair, clean and repaint window trim

Repair and repaint the crowning storefront
cornice

Remove the covering panels and restore
original storefronts with large 12-pane display
windows and double entry doors
with transom



102 East Center Street

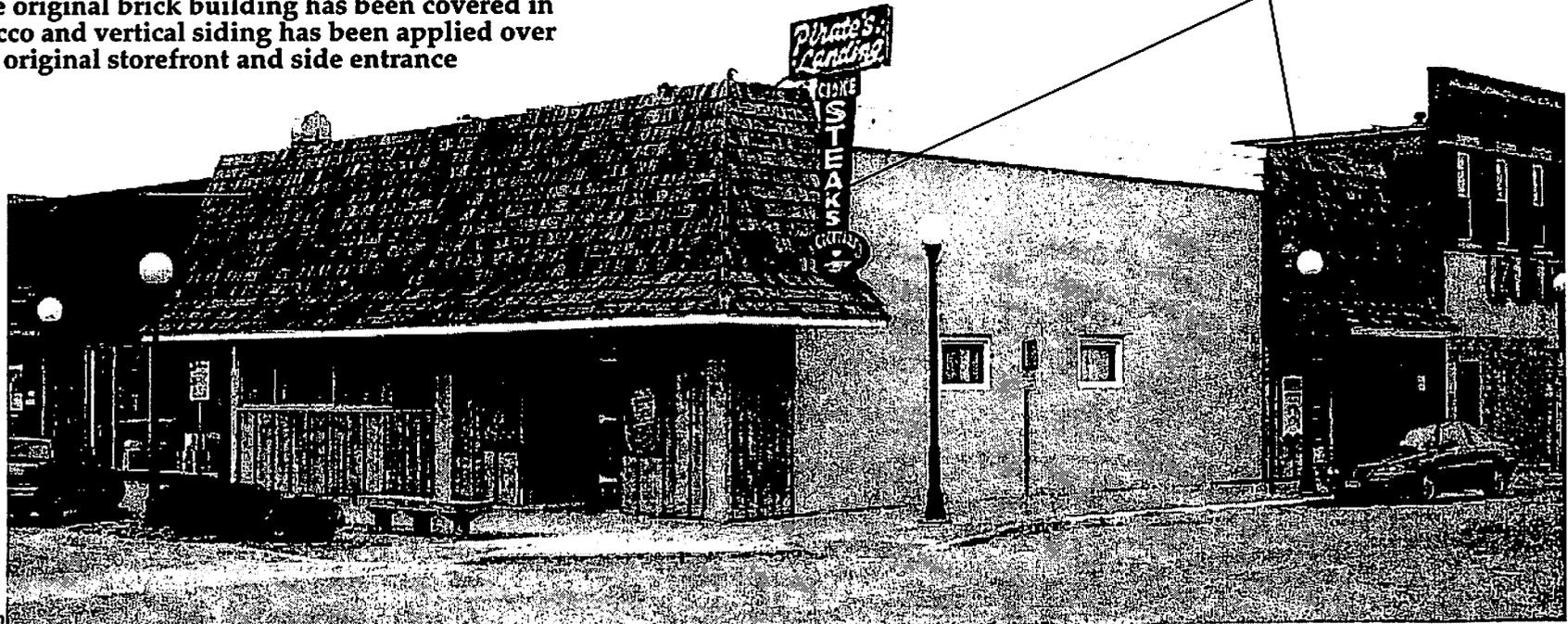
EXISTING CONDITION

Built prior to 1885, this one-story building was originally divided into two stores, a grocery on Lakeshore Drive and a confectionery shop and news stand on Center Street. The building provided a home for grocery services into the 1940s.

This building has been modified to such a degree that it is difficult to determine its original architectural configuration

The original brick building has been covered in stucco and vertical siding has been applied over the original storefront and side entrance

Cedar shake Mansard roofs are inappropriate in an historic downtown



PROPOSED RENOVATION

Remove modern infill and restore original storefronts with large display windows with transom above

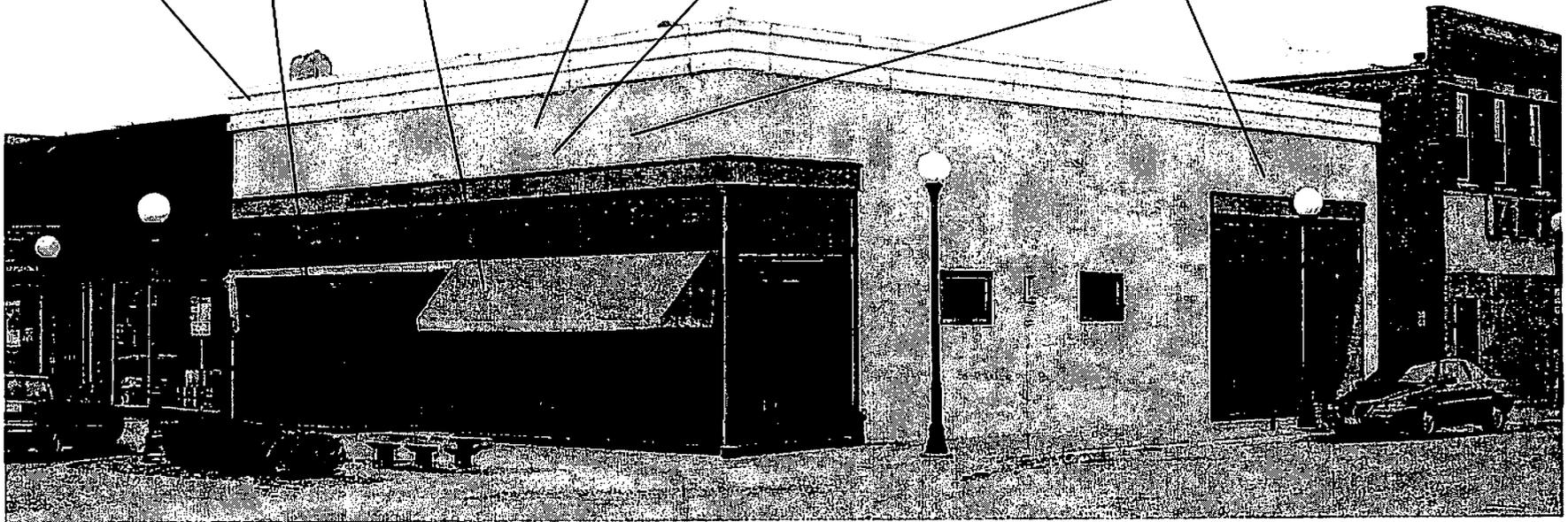
Clean and repair stucco as necessary

Inspect roofing and flashings

Add canvas awnings as originally designed

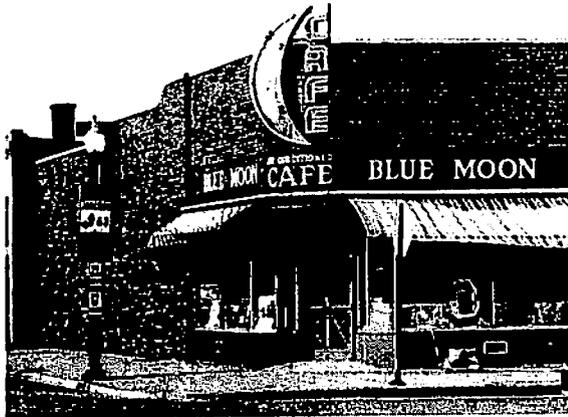
Place commercial signage on a flush signboard over the transoms

Remove projecting cedar shake roofs over front and side entrances



103-105 East Center Street

EXISTING CONDITION



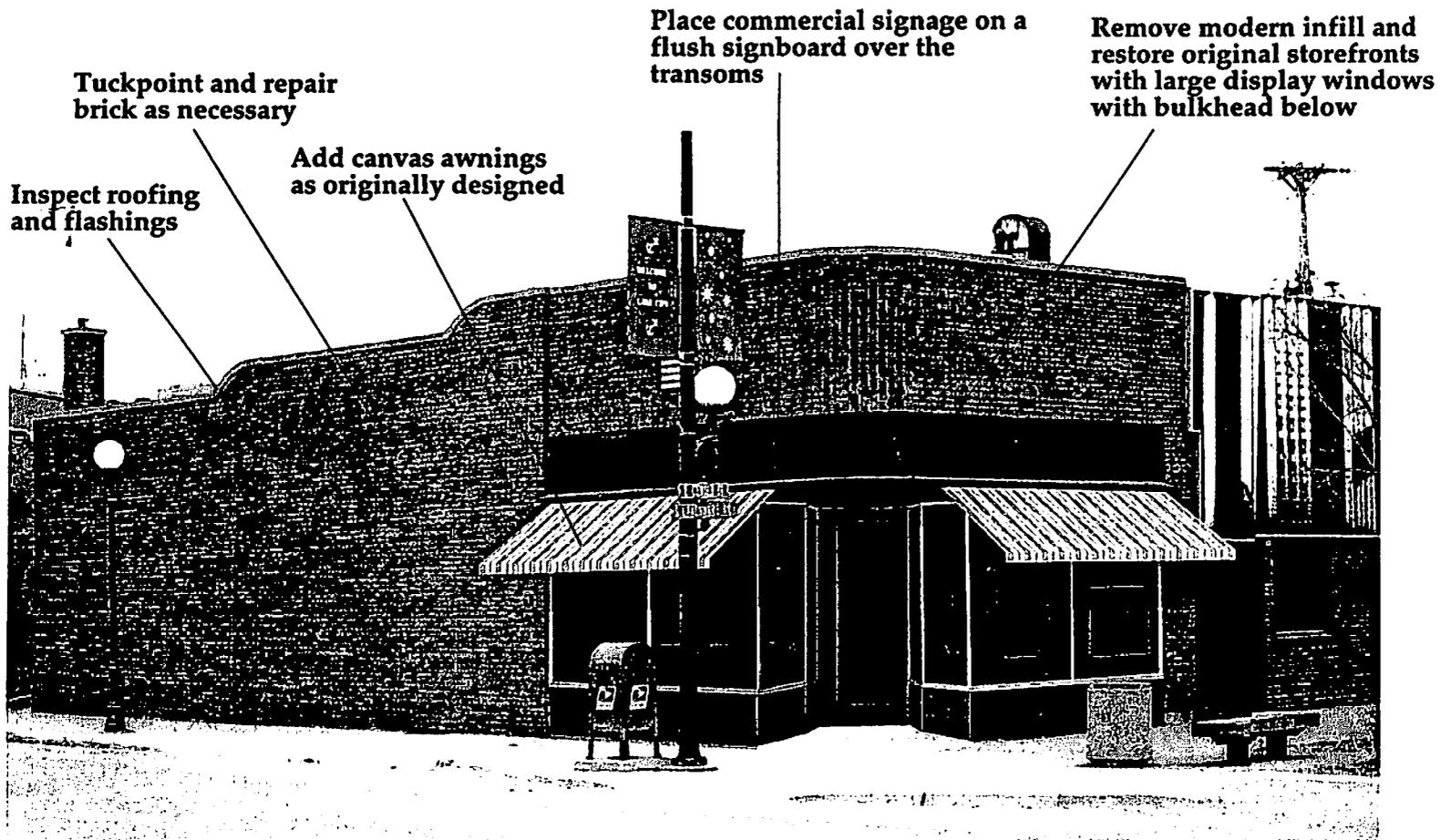
The Blue Moon Cafe as it appeared in the 1940s.

This corner building has gone through considerable change. The original flat cornice line has been modernized in the 1920s-30s with an Art Deco stepped cornice, and a curved corner

The original storefront with corner entrance was totally removed and replaced with a horizontal band of windows and brick bulkhead



PROPOSED RENOVATION

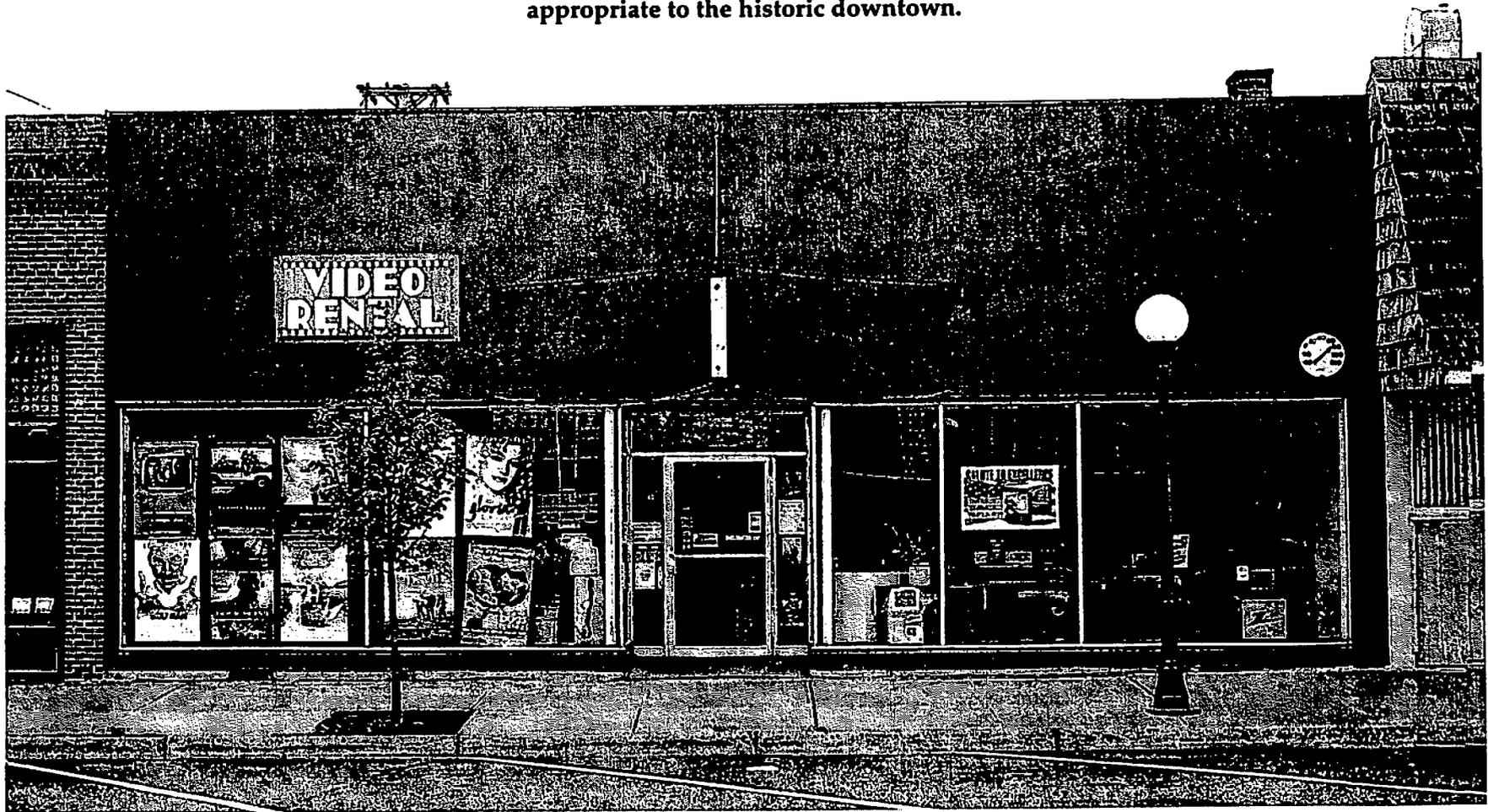


106 East Center Street

EXISTING CONDITION

While the original design of this single-story commercial building is completely covered and/or replaced with modern elements, its proportions and scale relate to the neighboring buildings on Center Street.

The storefront has totally been covered with modern vertical siding, and the original display windows and bulkhead replaced with oversized plate-glass windows. The projecting and backlit signage should be replaced with signs more appropriate to the historic downtown.



PROPOSED RENOVATION

Tuckpoint and repair brick
as necessary

Remove plastic signage and place all
advertising on a flush signboard, on the
awning trim or in the display windows

Add canvas awnings as
originally designed

Inspect roofing and
flashings

Remove the modern covering
over the original brick and
transom windows

Replace with large glass
display windows, and doors with
transom above and bulkhead below

Paint window trim and
storefront doors with
historic paint colors



107 East Center Street Sunberg & Company

Built before 1885, this single-story brick commercial building served as an early boot and shoe store under the proprietorship of Swedish Immigrants P. Sundberg and Nils Hallin.

EXISTING CONDITION

The one-story brick facade has been covered with stucco

The signboard and the transom area has been covered with a metal siding and a suspended marquee

The original door has been replaced with a commercial aluminum/glass door

The bulkhead have been removed and infilled with modern brick



PROPOSED RENOVATION

Inspect roofing and flashings

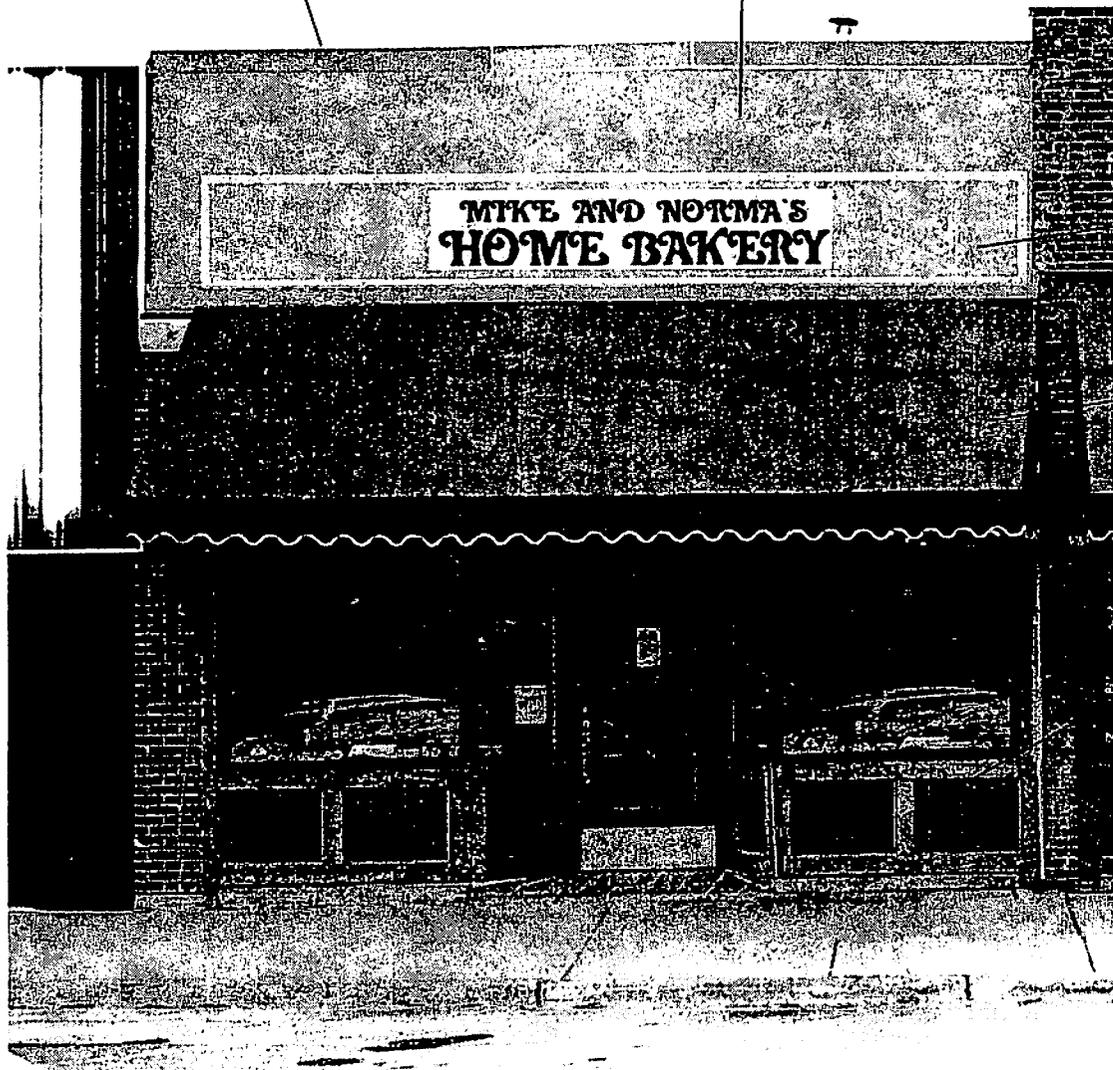
Clean and repair stucco
as necessary

Tuckpoint and repair brick
as necessary

Place commercial signage on a flush
signboard over the transoms

Add canvas awnings as originally
designed

Remove modern infill brick and restore
original storefronts with large display
windows over wood paneled bulkhead



105 West Center Street The Hanish Opera House

The Opera House was constructed in 1869 by Joseph and Sarah Harley. The building was purchased in 1874 by Raymond Hanish and operated by Hanish and his son as an opera house on the second floor. The hall had movable seats and was used for public dances, circuit road shows, boxing matches, and high school basketball games. The first floor storefronts housed a general store, dry goods and men's clothing shops.

EXISTING CONDITION

The upper story remains intact except for the covering of the windows with plywood panels

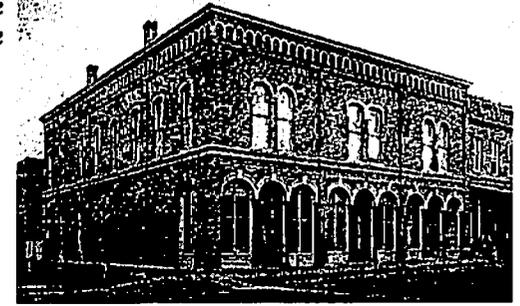
The storefront has been modified with modern siding, and the original arched display windows and bulkhead replaced with down-sized display windows

The entry doors are crowned with inappropriate awnings



PROPOSED RENOVATION

1897 photograph of the
Hanisch Opera House



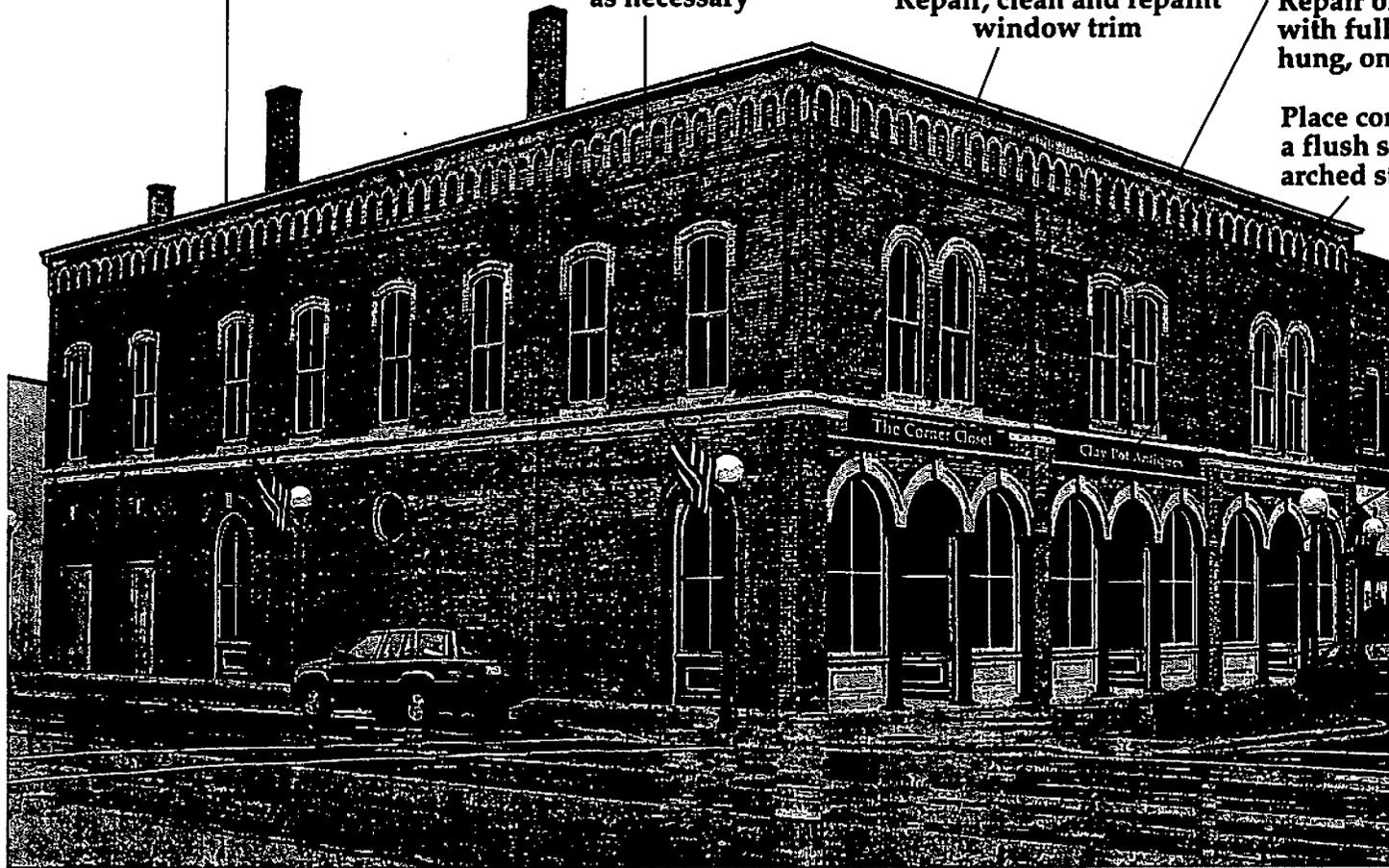
Inspect roofing and flashings

Tuckpoint and repair brick
as necessary

Repair, clean and repaint
window trim

Repair or replace upper windows
with full-size, insulated double-
hung, one-over-one windows

Place commercial signage on
a flush signboard over the
arched storefront



Restore the store-
front with arched
bays, four-paned
display windows
and bulkhead

Paint decorative
storefront in historic
earth-toned paint
colors

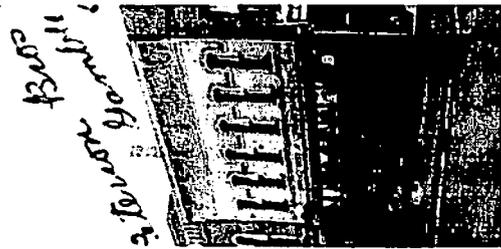
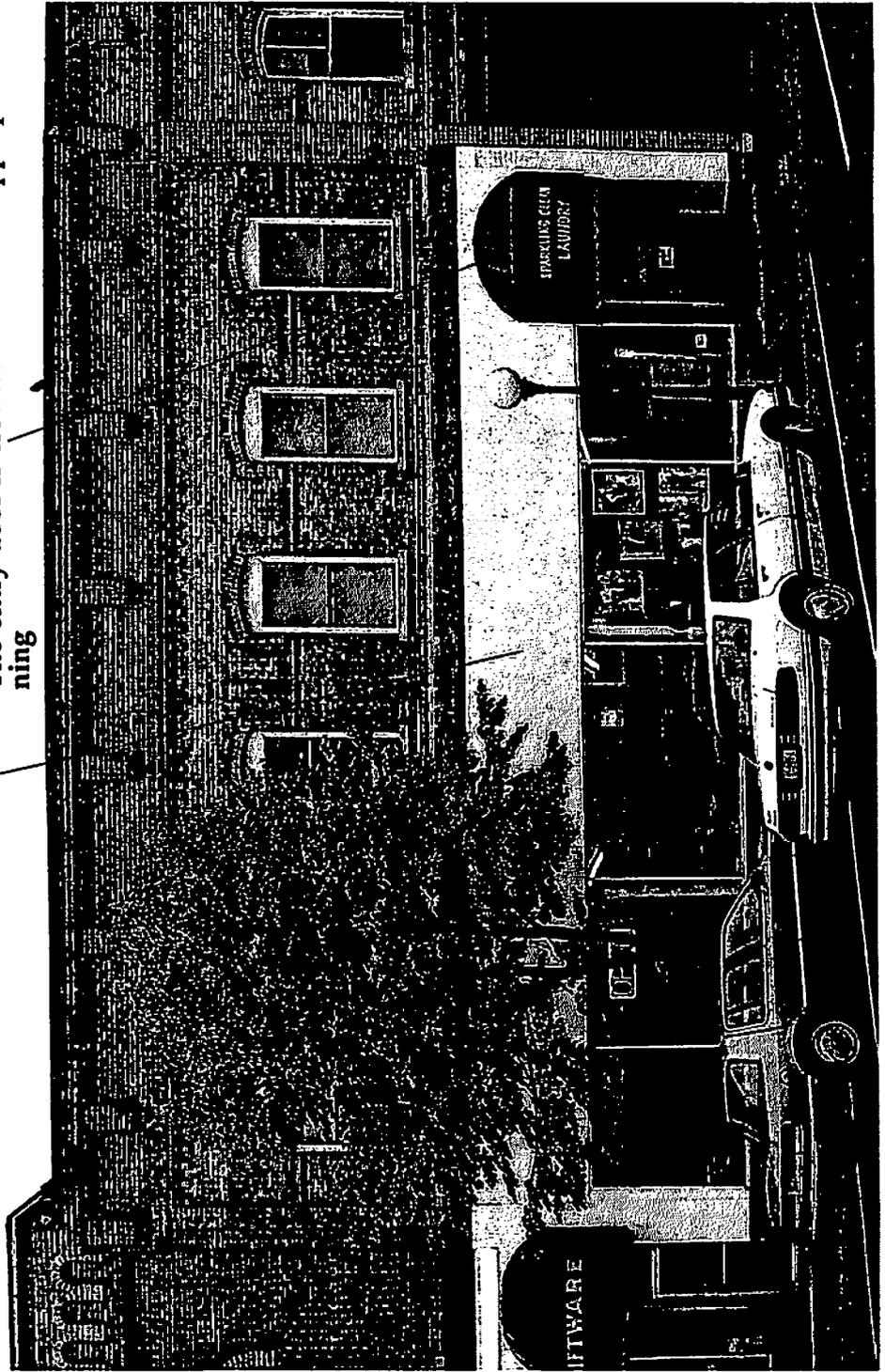
107 West Center Street

Dating to before 1885, this building originally displayed a double storefront and in the pre-1900s housed a harness shop in the easterly bay and a saloon in the westerly bay.

EXISTING CONDITION

The storefront, like the adjacent Opera House, has been modified with modern siding, and the original arched display windows and bulkhead replaced with downsized display windows

The entry door is crowned with an inappropriate awning



PROPOSED RENOVATION

Inspect roofing and flashings

Tuckpoint and repair brick as necessary

Repair, clean and repaint window trim

Repair or replace upper windows with full-size, insulated double-hung, two-over-two windows



Place commercial signage on a flush signboard over the arched storefront

Add canvas awnings as originally designed

Paint decorative storefront in historic earth-toned paint colors

113 West Center Street

EXISTING CONDITION

This two-story brick veneer building dates back to the 1880s. It possesses a unique two-storefront facade with one storefront displaying arched windows and the other displaying the convention rectilinear windows.

The upper story remains intact with its original two-over-two windows

The storefronts have been modified with vertical siding infill and the display windows downsized



PROPOSED RENOVATION

Inspect roofing and flashings

Tuckpoint and repair brick as necessary

Repair, clean and repaint window trim

Repair or replace upper windows with full-size, insulated double-hung, two-over-two windows



Place commercial signage on a flush signboard over the storefront

Restore the storefront with arched bays, four-paned display windows and bulkhead

Paint decorative storefront in historic earth-toned paint colors

EXISTING CONDITION

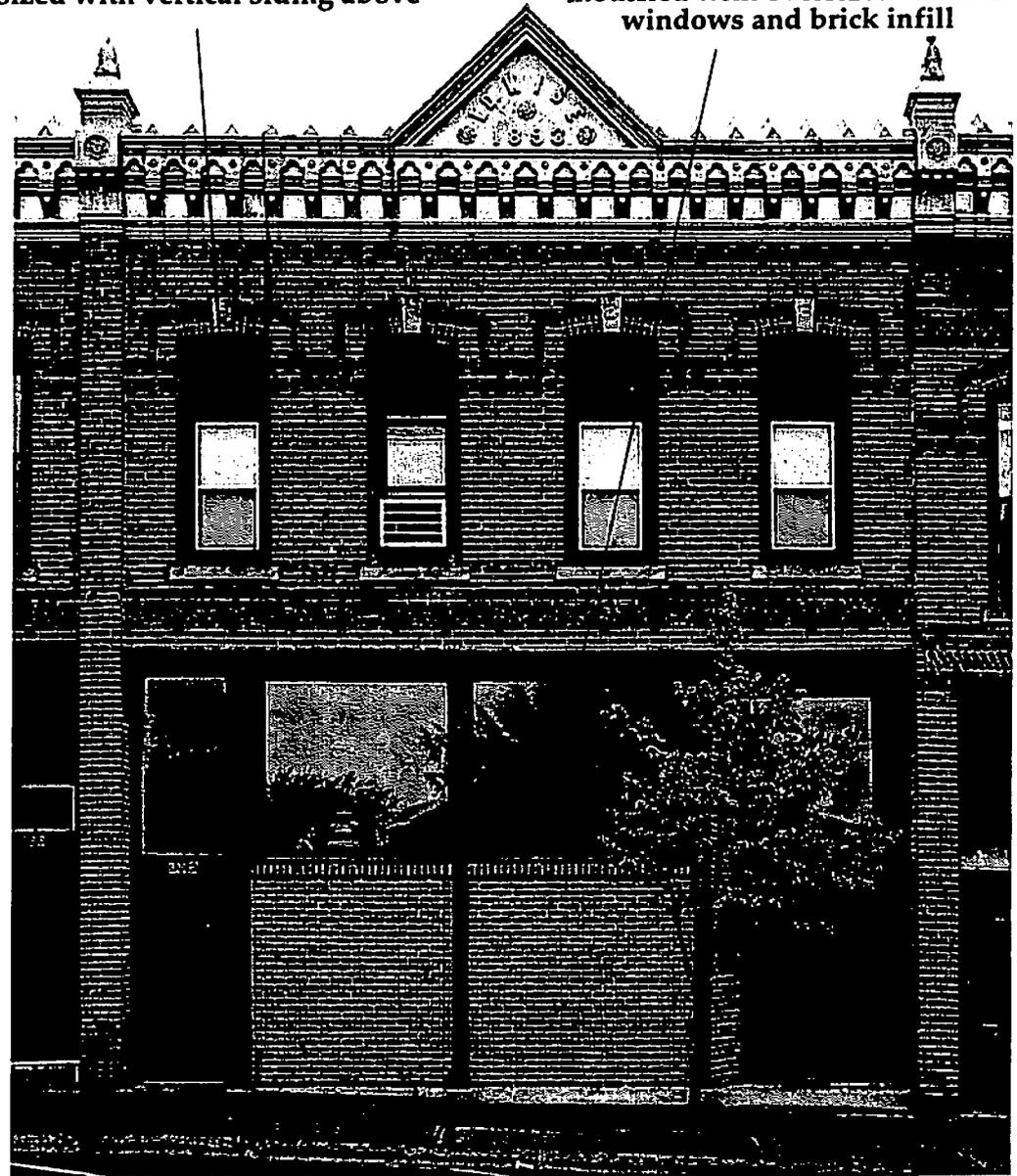
120 West Center Street The Edward Wise Block

Constructed in 1893, the upper story of this ornate brick building retains most of its architectural ornamentation. While the storefront retains its original cast-iron columns, the infill has been dramatically modified with modern elements in stark contrast to the refinement above.



The upper story windows have been down-sized with vertical siding above

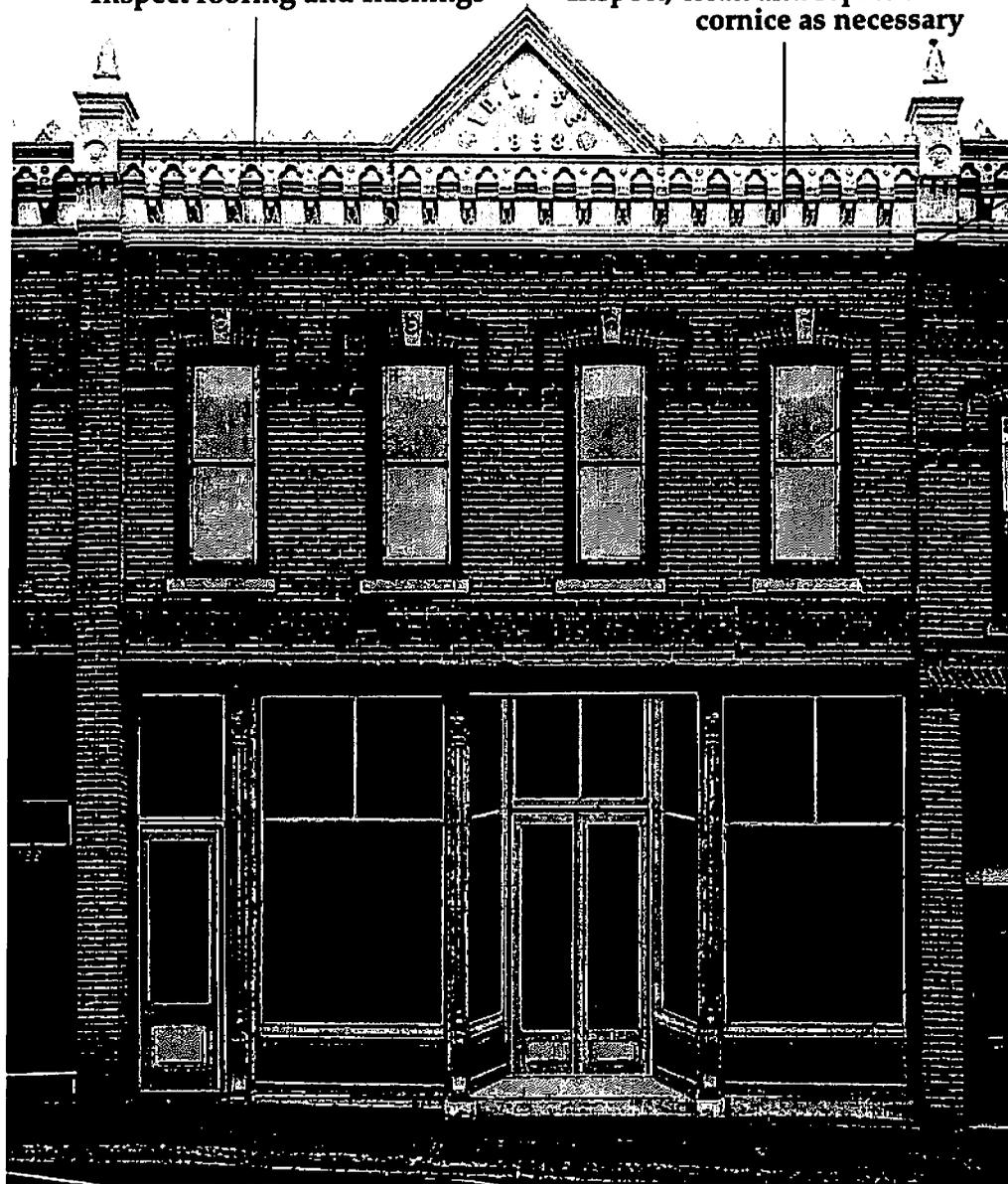
The storefront has been severally modified with oversized transom windows and brick infill



PROPOSED RENOVATION

Inspect roofing and flashings

Inspect, clean and repair the decorative cornice as necessary



Tuckpoint and repair brick as necessary

Repair or replace upper windows with full-size, insulated double-hung, one-over-one windows

Repair, clean and repaint window trim

Restore the storefront with large display windows, transoms above, bulkhead below, and the center bay door entry

Paint decorative storefront in historic earth-toned paint colors

PHASING A REHABILITATION PROJECT

When planning the renovation of your storefront, remember that it may make financial sense to phase the project over time. The completion of each phase would increase the aesthetic and actual value of your building, while getting you one step closer to the completion of your project. The following example demonstrates how the phasing could be implemented.

Existing Condition

- Building has downsized upper-story windows
- The upper-story brick is in need of repair and cleaning
- The building displays a variety of confusing signage
- The transom above the display windows has been infilled
- Modern windows and doors have replaced the original



Phase 1

- This phase may be as simple as:
 - Repairing and cleaning the brick on the upper story
 - Removing the projecting, backlit plastic sign



Phase 2

Removing the infill in the upper-story opening and replacing the one-over-one double-hung windows
Adding appropriate signage on signboards above the storefronts
Adding retractable canvas awnings



Phase 3

Removing the air conditioning units over the entries
Repairing and replacing the storefront with appropriate doors, display windows and transoms above.



APPENDIX A — SECRETARY OF THE INTERIOR'S STANDARDS

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

FURTHER READING

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. W. Brown Morton III and Gary L. Hume. 1979. Rev. ed. Washington, D.C.: Technical Preservation Services, U.S. Department of the Interior, 1983. 59 pp.

Interpreting the Secretary of the Interior's Standards for Rehabilitation. Washington, D.C.: Technical Preservation Services, U.S. Department of the interior, 1980-. Sets and occasional bulletins.

APPENDIX B — PUBLIC SIGNAGE

Few communities in Minnesota have addressed the issue of public signage within or around historic downtowns. The community must balance the desire for a visually appealing downtown with the necessity to maintain the public's safety and to effectively direct traffic flow. As a rule, public signage should be clear and use conventional shapes, colors, and reflectivity. Public signage falls into three categories: traffic signs, limit signs, and directional/informational signs.

Traffic Signs

Traffic signs are the most critical to Downtown Lake City. They insure a smooth and orderly flow of traffic and minimize the possibility of accidents. They must conform to the *Minnesota Manual on Uniform Traffic Control Devices* (MMUTCD) from the Minnesota Department of Transportation. While considerably limited, there is some latitude in the design of these signs. Determining minimum requirements and reducing redundancy is necessary to making Downtown Lake City more attractive.

Limit Signs

Limit signs, such as parking limits, handicap, and no parking zones, although not as critical to safety, still need to be visually pleasing. These signs also have more latitude in their design. They should be uniform in style. They should be prominently displayed and large enough to be easily read, but should not overpower their surroundings. Using professionally designed signs and posts and placement, the public signage can enhance the overall appearance of Downtown Lake City.

Directional/Informational Signs

Informational signs include historic downtown directions and announcement, public parking, and other directional information to guide people to key areas in Downtown Lake City. These signs have little regulation and therefore the most latitude in design. They still need to be professionally designed, clear, and uniform with the other signage in downtown.

- Less is more. Using the least required signage in downtown will help keep the appearance from being cluttered or overpowering. Researching the minimum requirements and potential waivers is imperative for controlling the proliferation of public signage.
- All public signage in Downtown Lake City needs to be uniform and of high quality design and construction.
- Signage can be effectively placed on existing decorative light posts and on well designed sign posts.
- Signage, as well as banners and other temporary displays, should be color coordinated with a limited palette of colors complimentary to those used for the store awnings. Turn-of-the-century colors tended to be muted and earth-tone based. Most major paint companies have paint chip charts of "historical" colors.
- Uniform signage should be developed to identify all public parking lots. Signs should be large enough and prominently displayed, but not overpower the surroundings. Using an easily identifiable logo helps the motorist find their way to the lots.