

EXHIBIT B

FINDINGS OF FACT

The Northfield city ordinances outline in Chapter 34 – Land Development Code (LDC), Section 8.5.8 the Heritage Preservation Commission’s Certificate of Appropriateness process and approval criteria. The HPC shall consider the following in evaluating an application for a certificate of appropriateness for a zoning certificate and/or building permit. Criterion (A) below must be met and criteria (B) through (G) shall be considered:

Criteria A. For all applications, the proposed action fully complies with all applicable requirements of the LDC;

Findings: The proposed work complies with the LDC. The project is subject to a site plan review and compliance with the C1-B zoning district standards, has applied for a variance to the height limit established in the LDC, and a conditional use permit for proposed off-street parking. These procedures require approval of the project by the HPC.

Criteria B. That the proposed action is in harmony with the purpose of the H-O district for sites located in the H-O district;

Findings: The proposed action is in harmony with the intent of the H-O district. Within the LDC Section 2.5.3, Historic Overlay District (H-O) purpose is defined “(a) Safeguard the heritage of the city by preserving sites and structures which reflect elements of the city's cultural, social, economic, political, visual or architectural history; (b) Protect and enhance the city's appeal to residents, visitors and tourists and serve as a support and stimulus to business and industry; (c) Foster civic pride in the beauty and notable accomplishments of the past; and, (d) Promote the preservation and continued use of historic sites and structures for the education and general welfare of the people of the city.”

- a) The applicant is proposing a design of new construction which does not detract from the cultural, visual, and architectural history expressed in the district.
- b) The proposed development supports continued tourism and visitors to the district and surrounding neighborhoods.
- c) The proposed development will foster pride in the architectural heritage of the city by integrating contemporary construction with historic architecture.
- d) The proposed development promotes continued interest and investment in the district by redeveloping a vacant site in a manner appropriate for the historic context.

Criteria C. That the proposed action would complement other structures within the H-O district for sites located in the H-O district;

Findings: The changes will complement other structures within the H-O district, detailed assessment is included under Criterion D.

Criteria D. That the proposed action is consistent with the Downtown Preservation Design Guidelines for sites located in the H-O district, and consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties for sites located within or outside the H-O district;

Findings:

The proposed new construction is consistent with the Downtown Preservation Design Guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed façade is compatible with the historic character of the district through its use of a traditional three-part façade composition, ground-floor storefront systems, recessed entries, vertically proportioned upper-story windows, brick and cast stone materials, and detailing such as arched openings, quoining, cornice expression, and articulated bays. These design elements reflect the proportions, rhythms, materials, color, and setback patterns found in the surrounding historic commercial district as identified in the Downtown Preservation Design Guidelines.

Consistent with the Secretary of the Interior's Standards, the design is differentiated from contributing historic buildings in the district through features such as the use of modern storefront assemblies, cast stone at the central bay, square window openings in portions of the façade, and shallower shadow lines associated with modern wall construction. These differences allow the building to read as new construction while remaining compatible with the historic materials, features, size, scale, proportion, and massing of the district's historic buildings. Because the project does not involve alterations to contributing buildings, it will not destroy historic materials or features, and could be removed in the future without impairing the essential form and integrity of the historic district.

Criteria E, Consideration should be given to the amount and quality of original material and design remaining in the building or structure when applying criteria, guidelines, and standards;

Findings: Not applicable.

Criteria F, For new construction, the building or addition should be compatible with: (i) scale, texture, materials, and other visual qualities of the surrounding buildings and neighborhoods; (ii) the height, width, depth, massing, and setback of the surrounding buildings; and (iii) the amount of solid wall to window and door openings, and the replacement of window and door openings, should be proportional to that of the surrounding buildings and neighborhood;

Findings:

(i) The proposed building is constructed with brick, cast stone, and contemporary aluminum storefront systems. These materials are compatible with the surrounding historic commercial district and are used to organize the façade into a distinct transparent base, articulated upper stories, and a defined parapet/cornice expression. The ground-floor storefront treatment, recessed tenant entries, brick detailing, quoining, arched upper-story openings, and cast stone central bay provide visual interest and decorative detailing that reflect the texture, materials, and traditional commercial character of surrounding buildings, while remaining distinguishable as new construction. The change in plane and material expression above the storefront level further reinforces a traditional base-middle-top composition and helps establish a datum that relates to the historic storefront, awning, and overhang patterns found elsewhere in the district.

(ii) The proposed development is a multi-story building with three primary façade components, consisting of two brick portions flanking a central cast stone portion. The building appears to

maintain the approximate zero-lot-line setback characteristic of the district and is similar in height to the adjacent Nutting Block, though slightly taller. Its width and massing are broken down through façade articulation, changes in material, and the rhythm of window bays, which help the larger new construction relate to the narrower façade rhythms of surrounding historic commercial buildings.

(iii) The proposed storefront system and upper-story window pattern are also compatible with the surrounding buildings and neighborhood. The ground-floor storefront openings create a transparent base similar to traditional downtown commercial buildings, while the upper-story windows are vertically proportioned and arranged in a regular rhythm. The amount of solid wall to window and door openings appears generally proportional to surrounding buildings in the district.

Criteria G, Consideration shall be given to clear cases of economic hardship or to deprivation of reasonable use of the owner's property.

Findings: The proposed project is a reasonable use of the owner's property.