

CITY OF NORTHFIELD, MINNESOTA  
HERITAGE PRESERVATION COMMISSION RESOLUTION HPC #2023- 019

A RESOLUTION BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF  
NORTHFIELD, MINNESOTA, APPROVING A CERTIFICATE OF APPROPRIATENESS  
FOR 416 DIVISION ST S

- WHEREAS, the applicant, Tim Hanson, (the “Applicant”), is seeking a Certificate of Appropriateness (“COA”) from the City of Northfield Heritage Preservation Commission (“HPC” or “Commission”) for window replacement and brickmold trim wrapping as more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the “Work”), for certain property owned by Tim & Marilyn Hanson located at 416 Division St. S. in the City of Northfield (the “Property”); and
- WHEREAS, the Property is located within a designated historic district, the Northfield Commercial Historic District, a locally designated district and a district on the National Register of Historic Places; and
- WHEREAS, pursuant to Northfield City Code (the “City Code”), Chapter 34, Section 8.5.8 (A), unless otherwise exempted in Section 7.8.3 or unless otherwise provided in Section 8.5.8, a COA is required for construction, exterior alteration or rehabilitation, moving or demolition of a building or structure on a city-owned or privately-owned heritage preservation site; and
- WHEREAS, pursuant to City Code, Chapter 34, Section 8.5.8 (A), unless otherwise provided in City Code, no zoning certificate or building permit shall be issued before a COA has received approval; and
- WHEREAS, pursuant to City Code, Chapter 34, Section 8.5.8 (A)(1), the proposed Work is classified as Major Work requiring the Type 3 review procedure as established in Section 8.4.6, Type 3 Review Procedure (Heritage Preservation Commission Decision); and
- WHEREAS, pursuant to City Code, Chapter 34, Section 8.5.8 (D), for proposed new construction, as well as alteration, remodeling, rehabilitation, relocation or addition to an existing building, structure or historic object, the HPC, based upon the above review procedure, shall consider the following in evaluating an application for a COA, and shall make written findings regarding approval or denial of the same by resolution (Criterion (a) below must be met and criteria (b) through (g) shall be considered, if applicable to an application):
- (a) For all applications, the proposed action fully complies with all applicable requirements of this LDC;
  - (b) That the proposed action is in harmony with the intent purpose of the H-O district for sites located in the H-O district;

- (c) That the proposed action would complement other structures within the H-O district for sites located in the H-O district;
- (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;
- (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;
- (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; and
- (g) Consideration shall be given to clear cases of economic hardship or to deprivation of reasonable use of the owner's property.

; and

WHEREAS, pursuant to City Code, Chapter 34, Section 8.5.8 (D), the Applicant bears the burden of proof of meeting the foregoing criteria; and

WHEREAS, pursuant to City Code, Chapter 34, Section 8.5.8 (E), this decision of the HPC shall be final unless timely appealed to the City Council by filing a written notice of appeal with the City Clerk no later than ten (10) days after date of the HPC's decision; and

WHEREAS, the Commission held a duly noticed public meeting, on November 1, 2023, to consider testimony from the Applicant and the public regarding the COA, and has considered such testimony and reviewed the requested COA on the Property pursuant to the above criteria.

NOW THEREFORE BE IT RESOLVED BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF NORTHFIELD, MINNESOTA, that the Commission has duly considered the required criteria contained in City Code as applicable to the above-requested COA regarding the Property, and hereby adopts the findings of fact contained in the staff report regarding the same, which is attached hereto and incorporated herein by reference as Exhibit B, along with the above recitals hereto.

BE IT FURTHER RESOLVED that the requested COA is hereby approved, based upon the above-referenced adopted findings.

PASSED by the Heritage Preservation Commission of the City of Northfield this 1<sup>st</sup> day of November, 2023.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Member

VOTE:     \_\_\_\_ ALLEN    \_\_\_\_ CLARK    \_\_\_\_ EVANS    \_\_\_\_ JARMAN  
             \_\_\_\_ MEEHAN    \_\_\_\_ STANGLER    \_\_\_\_ STEED

**EXHIBIT A**

**DESCRIPTION OF PROPOSED WORK**

See attached.



# EASI-NORTHFIELD WINDOWS EASI-NORTHFIELD WINDOWS

Quote #: TRU5LW8

A Proposal for Window and Door Products prepared for:

**Shipping Address:**

SCHERER BROTHERS LUMBER CO-SHAKOPEE  
3253 4TH AVE E  
SHAKOPEE, MN 55379-1772

**Project Description:**

*EASI-NORTHFIELD WINDOWS*

**Featuring products from:**



DON KELLEY  
SCHERER BROTHERS LUMBER  
CO-SHAKOPEE  
9401 73RD AVE N STE 400  
BROOKLYN PARK, MN 55428-1022  
Phone: (952) 277-1652  
Fax: (952) 277-1625  
Email: dkelley@schererbros.com

This report was generated on 10/11/2023 11:46:37 AM using the Marvin Order Management System, version 0004.04.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.  
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

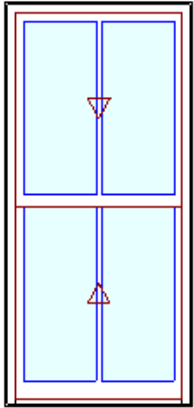
NUMBER OF LINES: 2                      TOTAL UNIT QTY: 7

LINE	MARK UNIT	PRODUCT LINE	ITEM	QTY
1		Ultimate	Double Hung Insert G2 IO 33 1/2" X 69 1/4" Entered as Inside Opening 33 1/2" X 69 1/4"	6
2		Ultimate	Double Hung Insert G2 IO 23 3/8" X 69 1/4" Entered as Inside Opening 23 3/8" X 69 1/4"	1

## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:			
Qty: 6				



As Viewed From The Exterior

Entered As: IO

FS 33 1/8" X 69 33/64"

IO 33 1/2" X 69 1/4"

**Egress Information**

Width: 29 7/16" Height: 29 45/64"

Net Clear Opening: 6.07 SqFt

**Performance Grade**

Licensee #1149

AAMA/WDMA/CSA/101/I.S.2/A440-11

LC-PG50 1153X2215 mm (45.38X87.19 in)

LC-PG50 DP +50/-50

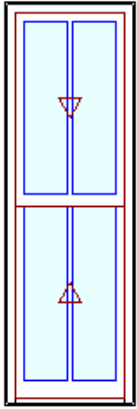
FL28134

Bronze Clad Exterior  
Painted Interior Finish - White - Pine Interior  
Ultimate Double Hung Insert G2  
Inside Opening 33 1/2" X 69 1/4"  
8° Degree Frame Bevel  
Top Sash  
Bronze Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W1H  
Bronze Clad Ext - Painted Interior Finish - White - Pine Int  
Ogee Interior Glazing Profile  
Bottom Sash  
Bronze Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W1H  
Bronze Clad Ext - Painted Interior Finish - White - Pine Int  
Ogee Interior Glazing Profile  
White Interior Weather Strip Package  
Black Exterior Weather Strip Package  
Satin Taupe Sash Lock  
Satin Taupe Top Sash Strike Plate Assembly Color  
Extruded Aluminum Screen  
Bronze Surround  
Bright View Mesh  
\*\*\*Screen/Combo Ship Loose  
3 1/4" Jamb  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit:			
Qty: 1				



Bronze Clad Exterior  
Painted Interior Finish - White - Pine Interior  
Ultimate Double Hung Insert G2  
Inside Opening 23 3/8" X 69 1/4"  
8° Degree Frame Bevel  
Top Sash  
Bronze Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W1H  
Bronze Clad Ext - Painted Interior Finish - White - Pine Int  
Ogee Interior Glazing Profile  
Bottom Sash  
Bronze Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG



As Viewed From The Exterior

**Entered As: IO**

**FS** 23" X 69 33/64"

**IO** 23 3/8" X 69 1/4"

**Egress Information**

Width: 19 5/16" Height: 29 45/64"

Net Clear Opening: 3.98 SqFt

**Performance Grade**

Licensee #1149

AAMA/WDMA/CSA/101/I.S.2/A440-11

LC-PG50 1153X2215 mm (45.38X87.19 in)

LC-PG50 DP +50/-50

FL28134

Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W1H  
Bronze Clad Ext - Painted Interior Finish - White - Pine Int  
Ogee Interior Glazing Profile  
White Interior Weather Strip Package  
Black Exterior Weather Strip Package  
Satin Taupe Sash Lock  
Satin Taupe Top Sash Strike Plate Assembly Color  
Extruded Aluminum Screen  
Bronze Surround  
Bright View Mesh  
\*\*\*Screen/Combo Ship Loose  
3 1/4" Jambs  
\*\*\*Note: Unit Availability and Price is Subject to Change

## 416 Division Street South

Submitted by Tim Hanson

### Item 1 - Scope of work

North side windows - Remove 5 existing windows including sashes and side frame. The existing window openings woodwork would stay as is. Prep opening. Install new Marvin Ultimate aluminum clad insert window. Inside of the window will be white pine finish. Exterior of window will be Bronze Aluminum Clad. Insulate between window and framing. Install an interior stop around the windows. The top and bottom sash of each double hung window would have one grid coming down the middle of the window.

### Item 2 - Scope of work

Repair/Replace Brickmold – Wrap Brickmold with bronze aluminum. (south, west, north, east sides) We would wrap the exterior frame (brickmold) of the existing windows in aluminum coil. All upper level windows.













NO  
PARKING  
OVERNIGHT



## **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 this LDC;

Findings: The proposed windows and brickmold wrapping comply with the LDC. Further details on the applicable sections of the Northfield LDC is included below.

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 maintenance and investment to preserve the building.
- b) The proposed changes enhance the building’s appeal to residents and visitors.
- c) The proposed changes will highlight the beauty of the building and foster more pride in the building’s history.
- d) The proposed changes promotes the continued use of the historic building.

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. The existing windows are in disrepair and the new windows will enhance the visual appeal of the buildings and subsequently, the neighboring structures. The windows will be replaced to match the existing windows and the brickmold wrapping will provide a maintenance free option to preserve the windows.

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 changes are consistent with the Downtown Preservation Design Guidelines, as follows. Applicant is proposing replacing the multi-pane windows with new multi-pane aluminum windows. The proposed window replacements will fit into the

existing openings. The new windows will match the overall size of the previous windows. The aluminum will be bronze, matching the existing frame color.

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: Not applicable.

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

Findings: Not applicable.