

McKay and Tosney Buildings Façade Improvements Project Plan

Submitted to the Northfield Heritage Preservation Commission, 31 March 2022

Prepared by Jessica Peterson White on behalf of Great Green Room, LLC, property owner and applicant.

Great Green Room, LLC
314 Division Street S
Northfield, MN 55057
612-366-8311
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This project plan is for façade improvements to the McKay and Tosney Buildings at 312 and 314 Division Street. These buildings operate under a single street address of 314 Division Street, and the interiors of the buildings are connected into a single set of retail spaces, which are currently occupied by Northfield Yarn (since 2011) and Content Bookstore and Kids'Content (since 2014). These improvements will be supported by a façade improvement grant from the Northfield Economic Development Authority. These plans have been prepared with Pete Lee Construction, who will serve as the general contractor for the project.

We propose the following restoration and improvements to the two building façades:

- Remove as much as possible of the wood panels on the façade
 - Vertical columns between display windows appear to have brick underneath them and will be removed, brick repaired and painted
 - Highest panels which currently hold storefront signs appear to be hung over brick and thus can be removed, brick repaired and tuckpointed.
 - Largest panels underneath awnings: we have not been able to find any historic photos that predate the Perman's covering of the storefront with wood panels, but contractor's careful investigation shows cinder block supports are concealed by these panels, with no evidence of transom window openings or other surfaces that could be restored underneath these panels. Thus we propose to replace these panels with new panels with decorative trim, painted to match the rest of the storefronts, which will then be usually covered with retractable awnings.
 - Existing retractable awnings and mechanisms would be carefully removed. We will replace these awnings with new, retractable canvas awnings in a navy and gray stripe.
- The current storefront display windows appear to have been added as part of a second Perman's renovation, possibly in the 1970s (see photos showing a different window configuration in the mid-1960s. We propose replacing them with larger sheet glass windows with bronze steel frames, as can be seen on many recent Division Street renovations (Farmstead Bikes at 310 Division, immediately adjacent, is one example).
- Masonry façade is currently painted, and our understanding from discussion with our masonry contractor is that re-painting the brick is a better restoration choice than attempting to remove the paint, and is also in scope for the project budget.
 - In accordance with HPC guidelines, we propose painting the two storefronts in different but complementary colors.

- Our color choices are mostly selected from the Sherwin-Williams Historic range, with a green accent color chosen with an eye to late-Victorian color preferences. We have taken into consideration the relationship of these buildings to the overall streetscape and immediate neighbors. We hope to enhance the interesting and unique architectural details of these buildings, support the city's goals of encouraging creative place-making, and introduce some lively variety into the downtown streetscape while making these buildings a part of the lovely fabric of a harmonious business district.
- We would like to replace the upper-level windows along Division Street, though until we know the extent of masonry repairs, we don't know whether this will be possible within the 2022 project budget. We request HPC approval to replace the upper level windows with one of the attached Marvin window options, which would exactly fit the existing spaces. We have quotes attached for two different window designs for the 312 Division windows, and simple double-hung windows to match the existing openings for 314. Both have bronze-colored metal frames. Since we have been unable to access any pre-1960s photos of the building, it's unclear whether the mullioned windows are historic, or if they are a midcentury Colonial revival addition. Using simple double-hung windows without mullions would help us preserve budget for other building improvements, as well as keep the aesthetic focus of the McKay building on the art deco masonry details, and that would be our preference.
- Looking ahead to 2023-24, we are considering installing mini-split air conditioning in the upstairs apartments, which would further improve the façade by allowing for the removal of the window air conditioners.

Many thanks for your consideration and for your stewardship of our beloved downtown Northfield! I look forward to discussing the project with you.



Jessica Peterson White
Great Green Room, LLC and Content Bookstore, LLC

Attachments:

1. Present-day and historic photos of 312 and 314 Division Street (below)
2. Larger format drawing of proposed façade improvements
3. Legal property description
4. Upper level window material options and pricing
5. Polzin Glass quote from 2021 for storefront window replacement



1925
McKay BUILDING

1882
TOSNEY BUILDING

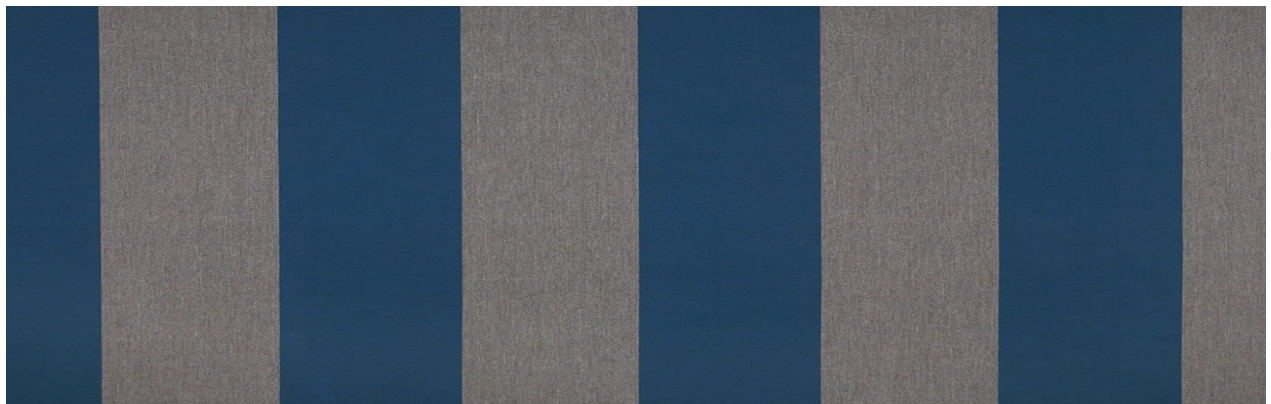
North →

Sherwin-Williams Paint Colors:

- Bunglehouse Blue 0048
- Parakeet 6711
- Downing Slate 2819
- Roman Column 7562



Awning material: Sunbrella Awning Beaufort Peacock



Window frame color is bronze and will be presented as a material sample.



312 and 314 Division, taken March 2022



312 and 314 Division Street façades, 1965





Division Street looking northwest at 312/314 Division Street, 1970s?

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: 4

TOTAL UNIT QTY: 4

EXT NET PRICE: USD 5,091.80

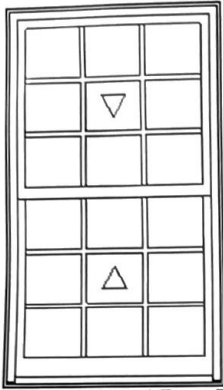
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1		Ultimate	Double Hung G2 RO 36 1/2" X 60 1/4"	1,080.81	1	1,080.81
2	no grids	Ultimate	Double Hung G2 RO 36 1/2" X 60 1/4"	961.25	1	961.25
3		Ultimate	Double Hung G2 RO 40 3/4" X 102 1/4"	1,602.35	1	1,602.35
4		Ultimate	Double Hung G2 RO 30 1/2" X 102 1/4"	1,447.39	1	1,447.39

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:	Net Price:		1,080.81
Qty: 1		Ext. Net Price:	USD	1,080.81

MARVIN 



As Viewed From The Exterior

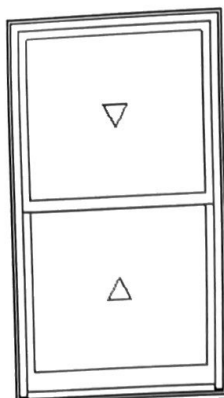
FS 35 1/2" X 59 3/4"
RO 36 1/2" X 60 1/4"
Egress Information
Width: 31 29/32" Height: 24 13/16"
Net Clear Opening: 5.50 SqFt

Bronze Clad Exterior
Bare Pine Interior
Ultimate Double Hung G2 900.68
Masonry Opening 36" X 60"
Rough Opening 36 1/2" X 60 1/4"
Top Sash
Bronze Clad Sash Exterior
Bare Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter Bar
GBG - Contour 59.78
Rectangular 3W3H
Bronze Ext - White Int
Ogee Interior Glazing Profile
Bottom Sash
Bronze Clad Sash Exterior
Bare Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter Bar
GBG - Contour 59.78
Rectangular 3W3H
Bronze Ext - White Int
Ogee Interior Glazing Profile
Beige Interior Weather Strip Package
Black Exterior Weather Strip Package
Bronze Sash Lock
Bronze Top Sash Strike Plate Assembly Color
Aluminum Screen
Bronze Surround
Bright View Mesh
***Screen/Combo Ship Loose 60.57
6 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: no grids	Net Price:		961.25
Qty: 1		Ext. Net Price:	USD	961.25

MARVIN 

Bronze Clad Exterior
Bare Pine Interior
Ultimate Double Hung G2 900.68
Masonry Opening 36" X 60"
Rough Opening 36 1/2" X 60 1/4"
Top Sash
Bronze Clad Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Bronze Clad Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile



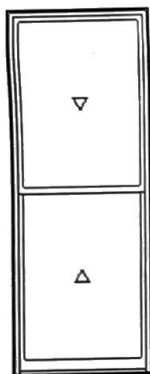
As Viewed From The Exterior

FS 35 1/2" X 59 3/4"
RO 36 1/2" X 60 1/4"
Egress Information
Width: 31 29/32" Height: 24 13/16"
Net Clear Opening: 5.50 SqFt

Beige Interior Weather Strip Package
Black Exterior Weather Strip Package
Bronze Sash Lock
Bronze Top Sash Strike Plate Assembly Color
Aluminum Screen
Bronze Surround
Bright View Mesh
***Screen/Combo Ship Loose
6 9/16" Jambes 60.57
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit:	Net Price:	USD	1,602.39
Qty: 1		Ext. Net Price:		1,602.39

MARVIN 



As Viewed From The Exterior

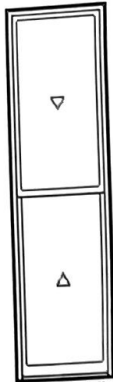
FS 39 3/4" X 101 3/4"
RO 40 3/4" X 102 1/4"
Egress Information
Width: 36 5/32" Height: 45 33/64"
Net Clear Opening: 11.43 SqFt

Bronze Clad Exterior
Bare Pine Interior
Ultimate Double Hung G2 1,513.46
Masonry Opening 40 1/4" X 102"
Rough Opening 40 3/4" X 102 1/4"
Top Sash
Bronze Clad Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Bronze Clad Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Beige Interior Weather Strip Package
Black Exterior Weather Strip Package
Bronze Non-Tilt Sash Lock
Bronze Top Sash Strike Plate Assembly Color
Aluminum Screen
Bronze Surround
Bright View Mesh
***Screen/Combo Ship Loose
6 9/16" Jambes 88.89
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit:	Net Price:	USD	1,447.39
Qty: 1		Ext. Net Price:		1,447.39

MARVIN 

Bronze Clad Exterior
Bare Pine Interior
Ultimate Double Hung G2 1,364.79
Masonry Opening 30" X 102"
Rough Opening 30 1/2" X 102 1/4"
Top Sash
Bronze Clad Sash Exterior



As Viewed From The Exterior

FS 29 1/2" X 101 3/4"
 RO 30 1/2" X 102 1/4"
Egress Information
 Width: 25 29/32" Height: 45 33/64"
 Net Clear Opening: 8.19 SqFt

Bare Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Bottom Sash
 Bronze Clad Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Beige Interior Weather Strip Package
 Black Exterior Weather Strip Package
 Bronze Non-Tilt Sash Lock
 Bronze Top Sash Strike Plate Assembly Color
 Aluminum Screen
 Bronze Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose

6 9/16" Jambs 82.60

Nailing Fin

***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	5,091.80
7.375% Sales Tax: USD	375.52
Project Total Net Price: USD	5,467.32



**POLZIN
GLASS®**

☒ 1325 Bollenbacher Dr., P. O. Box 321
Northfield, MN 55057
(507) 645-6450
(800) 944-2054 Toll Free
(507) 645-4548 Fax

☐ 1001 Division Street W.
Faribault, MN 55021
(507) 334-8680
(866) 334-8680 Toll Free
(507) 333-2900 Fax

PROPOSAL

Proposal Date March 9, 2021	Phone Number 651-278-1121	Fax Number
Proposal Submitted To SEAN PARISH	Contact Person SEAN	
Address 314 DIV. ST	Job Name 314 DIV.	
City, State and Zip Code NFLD	Job Location NFLD	

We hereby submit specifications and estimates for:

PROVIDE & INSTALL 8- WINDOWS W/FRAMES

\$10,379.00

FRAME COLOR TO BE BRONZE

GLASS TO BE 1"OA CLEAR LOW-E TEMP.

FLASHING AT 2 CORNERS

NO DEMO

SILL FLASHING NOT INCLUDED - EXTRA IF NEEDED

BUDGET PRICE ONLY

WE HEREBY PROPOSE to furnish material and labor complete, in accordance with the above specifications, for the sum of:

Ten thousand three hundred seventy nine Dollars \$ 10,379.00

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn if not accepted within 30 days

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of _____

Signature _____