

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 site improvements and building repairs comply with the LDC.

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 and site.
- b) The proposed repairs and site improvements enhance the building’s appeal to residents and visitors.
- c) The proposed site improvements and repairs will not adversely impact the beauty of the building and foster pride in the building’s history.
- d) The proposed repair and site improvements promote 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. All changes are limited to the rear façade of the building, a utilitarian area not visible from the rest of the H-O district.

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. The guidelines describe concrete block as a recent addition to the building materials downtown and state that it is not an appropriate material for new construction, but the discussion of poured concrete as a material is non-existent. The proposed haunch will cover a painted, exposed poured-concrete foundational wall, and will be painted to match the existing block wall section above it. The location and materiality of the wall make more cost-intensive actions superfluous. The proposed concrete haunch is a cost-effective and long-term solution to addressing the deterioration of a concrete wall, which, although it dates from the period of significance, contributes little to the H-O district.

The potential for a rear, secondary entrance, as discussed by the Guidelines, is also limited as this is a working industrial building.

The guidelines do not discuss site improvements, especially at the rear of a building. The proposed improvements are required to facilitate the continued use of the historic building and do not negatively impact the view or function of the building.

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: The asphalt parking area is not original material and was installed after the rail spur was abandoned and Hwy 3 was constructed. The concrete block wall to be repaired by the concrete haunch is a combination of old and new materials, with the oldest concrete block and poured concrete sections dating from 1930-1943.

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.