

CITY OF NORTHFIELD, MINNESOTA  
HERITAGE PRESERVATION COMMISSION RESOLUTION HPC #2025-003

A RESOLUTION BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF  
NORTHFIELD, MINNESOTA, AMENDING HPC RESOLUTION 2024-010 CERTIFICATE  
OF APPROPRIATENESS FOR BRIDGE SQUARE AND RIVERSIDE PARK

- WHEREAS, the applicant, The City of Northfield (the “Applicant”), is seeking a Certificate of Appropriateness (“COA”) from the City of Northfield Heritage Preservation Commission (“HPC” or “Commission”) for rehabilitation of Bridge Square and Riverside Park as more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the “Work”), for certain property owned by The City of Northfield, 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, according 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, according 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, according 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, according 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, according to City Code, Chapter 34, Section 8.5.8 (D), the Applicant bears the burden of proof of meeting the foregoing criteria; and

WHEREAS, according 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 duly noticed public meetings, on December 4, 2024, and May 5, 2025 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 according to the above criteria; and

WHEREAS, the Certificate of Appropriateness originally approved on December 4, 2024 was approved without due consideration of the site furnishings and light fixtures; and

WHEREAS, these integral elements have received due consideration at the February 5, 2025, and May 7, 2025 Commission meetings in reconsideration of the original Certificate of Appropriateness.

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 approved COA 2024-010 is hereby amended to include, based upon the above-referenced adopted findings, the following conditions:

1. Furnishings:
  - a. That the top-of-wall benches are amended from the original proposal to be the Landscape Forms Link style as shown in Exhibit A.
  - b. That the free-standing benches, bins, bike racks, and bollards are amended from the original proposal to be the Landscape Forms Northport style as shown in Exhibit A.
  - c. That the bollards, bins, bike racks, and metal portions of the benches feature a consistent dark bronze-colored coating or dark finish, matching as closely as possible the other site furnishings.
2. Lighting:
  - a. That the four easternmost light fixtures on the exterior of the plaza be of the city-standard variety, matching the existing, historical-style Division Street light fixtures.
  - b. That the pole-mounted light fixtures located on the interior of the plaza (labeled as SC1, SC2, and SC3 on the provided plans) be the [preferred make and model name] in a finish and color consistent with other site furnishings.
3. That a change to the final selection of pole-mounted site lighting fixtures or site furnishings, except the lawn chairs and bistro table and chairs, and the integrated lighting, will constitute a major change to the proposed scope of work and must be approved by the Heritage Preservation Commission.

PASSED by the Heritage Preservation Commission of the City of Northfield this 7th day of May 2025.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Member

VOTE:      \_\_\_\_ CLARK      \_\_\_\_ MACHACEK SHONKA      \_\_\_\_ JARMAN  
             \_\_\_\_ MEEHAN      \_\_\_\_ STANGLER      \_\_\_\_ BEIMERS      \_\_\_\_ STREET

**EXHIBIT A**

**DESCRIPTION OF PROPOSED WORK**

**EXHIBIT B**

**FINDINGS OF FACT**