

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 painting complies with the LDC.

Size. The allowable sign area is seventy-one-and-one-quarter (71.25) square feet on 325 Division St. S and one hundred (100) square feet on 105-107 E. 4th St, the applicant is proposing a twelve-and-a-half (12.5) square foot projecting sign along Division, and a 1 square foot directory sign on the existing building directory along E. 4th St. which is within the allowable area.

Placement. The sign placement does not obscure any architectural details and is proposed to be installed at least eight (8) feet above the sidewalk on an existing projecting sign bracket.

Sign shape. The projecting sign includes a raised logo.

Colors. No more than two colors have been used for the sign letters, they are conventional colors that contrast for adequate legibility.

Material. The proposed sign will be made of wood.

Message. The message is legible and consistent with the business.

Lettering. The lettering includes a single, serif font, and does not occupy more than 60% of the total sign area.

Illumination. No lighting is proposed for the sign.

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 investment to preserve the building.
- b) The proposed sign enhances the building’s appeal to residents and visitors.
- c) The proposed sign will highlight the beauty of the building and foster more pride in the building’s history.
- d) The proposed sign 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.

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.

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.