City of Northfield

City Hall
801 Washington Street
Northfield, MN 55057
northfieldmn.gov

Meeting Agenda

Wednesday, March 4, 2026

6:00 PM

Council Chambers

Heritage Preservation Commission

6:00 PM - REGULAR AGENDA
CALL TO ORDER AND ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. 26-103 February 4, 2026 HPC Meeting Minutes

Attachments: 1 - February 4, 2026 HPC Meeting Minutes

OPEN PUBLIC COMMENT

Persons may take one opportunity to address the Board/Commission for two (2) minutes (not including interpreter's time) on any topic, even if on the agenda, with the condition that they may not speak on the same item later in the meeting. No notification of the Chair is required. However, speakers are asked to complete a sign up card. Persons wanting a response to a question must submit the question in writing to the recording secretary. Questions must include name and information on how to contact. You may use the back side of the comment cards available in the meeting room. Persons cannot gift their 2 minute speaking time to other members of the public.

BOARD MEMBER AND COMMISSIONER REPORTS

REGULAR AGENDA

Persons that wish to speak on a regular agenda item must provide name and address by completing & submitting a sign up card. Persons may also contact the staff liaison via the City's website no later than 12:00 noon on the day of the meeting. The Chair will call up individuals to speak, based on preregistration and cards submitted, after the staff report on an item. Please be respectful of the public's and the Commission's time. Members of the public wishing to speak must adhere to the following guidelines:
• Speak only once for no more than two minutes (not including interpreter's time) on the topic unless the speaker is addressed by the Commission;
• Identify your relationship to the topic;
• Have a spokesperson or two for your group to present your comments;
• Persons wanting a response to a question must submit the question in writing to the recording secretary, including name and how you would like to be contacted.

2. HPC Res. 2026-002 Certificate of Appropriateness for Façade Restoration at 408 Division St. S. - The Scriver Building.

Attachments: 2 - Exhibit A - Description of Proposed Work
3 - Exhibit B - Findings of Fact
4 - Proposed Work Supplement
5 - Construction Drawings
6 - Historic Inventory File
7 - Exterior Investigation
8 - Condition Assessment
9 - Interior Construction Documents - INFORMATION ONLY

3. HPC Res. 2026-003 — Certificate of Appropriateness for Rear Façade Rehabilitation at 312-314 Division St. S. - the McKay and Tosney Buildings.

Attachments:
1 - HPC Resolution 2026-003
2 - Exhibit A - Scope of Work
3 - Exhibit B - Findings of Fact
4 - Historical Survey Information

STAFF UPDATES

4. 26-104 — Staff Updates.

Attachments:
1 - Upcoming Council Agenda Items
2 - Hyperlink to Northfield Construction & Development Projects
3 - Hyperlink to Maryland Department of Planning Webinars
4 - Hyperlink to NAPC FORUM Information

ADJOURNMENT

File #: 26-103, **Version:** 1

Heritage Preservation Commission Meeting Date: March 4, 2026

To: Members of the Heritage Preservation Commission

From: Matt Bailey, Meeting Associate

February 4, 2026 HPC Meeting Minutes

Action Requested:
Please review the February 4, 2026 HPC Meeting Minutes and approve or approve with amendments.

Summary Report:
N/A

City Plans & Policies Relevance:
N/A

Alternative Options:
N/A

Financial Impacts:
N/A

Tentative Timelines:
N/A

City of Northfield

Meeting Minutes - Draft
Heritage Preservation Commission

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Wednesday, February 4, 2026 | **6:00 PM** | **Council Chambers**

6:00 PM - REGULAR AGENDA
CALL TO ORDER AND ROLL CALL

Chair Jarman called the meeting to order at 6:02 p.m.

Present: 5 - Chair Baird Jarman, Commissioner Clifford Clark, Commissioner Robert Stangler, Vice Chair Michael Meehan and Commissioner Aaron Street

Absent: 2 - Commissioner Sarah Beimers and Commissioner Amy Machacek Shonka

Also present: Mathias Hughey, Associate Planner; Matt Bailey, Meeting Associate; Teagan Noetzel, Youth Representative; Astrid White, Youth Representative

APPROVAL OF AGENDA

A motion was made by Vice Chair Meehan, seconded by Commissioner Street, to approve the agenda. The motion carried by the following vote:

Yes: 5 - Chair Jarman, Commissioner Clark, Commissioner Stangler, Vice Chair Meehan and Commissioner Street

APPROVAL OF MINUTES

1. 26-063 January 7, 2026 HPC Meeting Minutes

The HPC discussed ways to include more detail of discussion in the meeting minutes.

A motion was made by Commissioner Clark, seconded by Commissioner Stangler, to approve the January 7, 2026 HPC Meeting Minutes. The motion carried by the following vote:

Yes: 5 - Chair Jarman, Commissioner Clark, Commissioner Stangler, Vice Chair Meehan and Commissioner Street

OPEN PUBLIC COMMENT

No public comment was received.

BOARD MEMBER AND COMMISSIONER REPORTS

No Board and Commissioner Reports were submitted.

REGULAR AGENDA

2. 26-064 Discussion on Solar Panel Regulations in the Historic-Overlay District for the

Zoning Code Update.

Associate Planner Mathias Hughey provided to the HPC information on what guidance and regulations are currently in the Downtown Preservation Guidelines and the Land Development Code regarding the installation of solar panels. Hughey requested that the HPC provide feedback to staff on the preferred direction for regulation of solar panels in the Historic Overlay District and other locally designated Heritage Preservation Sites. The HPC discussed the matter, and Hughey responded to questions and comments from the HPC. The HPC recommended dropping the requirement for a Conditional Use Permit for solar panels as well as simple and clear guidelines on placement and visibility of solar panels. The HPC also discussed the potential impact on character of green or vegetated roofs, solar shingles, and cool white metal roofs.

STAFF UPDATES

3. 26-065 Staff Updates.

Associate Planner Mathias Hughey provided updates from City staff.

ADJOURNMENT

Chair Jarman adjourned the meeting at 7:20 p.m.

File #: HPC Res. 2026-002, **Version:** 1

Heritage Preservation Commission Meeting Date: March 4, 2026

To: Members of the Heritage Preservation Commission

From: Mathias Hughey, Associate City Planner

Certificate of Appropriateness for Façade Restoration at 408 Division St. S. - The Scriver Building.

Action Requested:
The Heritage Preservation Commission (HPC) is asked to review and approve the Certificate of Appropriateness for rehabilitating portions of the façade at 408 Division St. S. - the Scriver Building.

Summary Report:
The applicant, The Northfield Historical Society, is seeking approval to rehabilitate portions of the façade of the Scriver Building, located at 408 Division St. S. A detailed narrative of the scope of work is attached. The entire project includes interior and exterior rehabilitation work, site work, and restoring portions of the façade to the original limestone.

The Land Development Code exempts interior work from the Certificate of Appropriateness (COA) requirement. The following elements of the project are the subject of this COA:

1. Site work:
    a. Added curb at the top of the exterior basement access stairs
    b. Replacement of the wooden exterior stairs with a metal staircase
2. Exterior limestone masonry
    a. Removal of brick veneer and stucco
    b. Repair of limestone
3. Exterior windows and doors
    a. Original second floor window openings - restored
    b. New windows installed
    c. New exterior wood door
4. Cornice and Sheet Metal Elements
    a. Reinstall missing portions of the cornice
    b. Repair and repaint capitals

Of the seven criteria to be considered by the HPC, the required finding is met, two are not applicable, and other four are met. Attached is a draft resolution for the HPC to review with the analysis of the criteria. HPC members can contact staff in advance to make edits if there are any proposed changes.

Staff Recommendation
Staff recommends approval of the Certificate of Appropriateness for restoring portions of the façade at 408 Division St. S.

City Plans & Policies Relevance:
Approval of the project is consistent with the City's plans. The Comprehensive Plan identifies the following strategies that would be advanced by this project:
Access:
Strategy 2: Develop in a compact, sustainable, and fiscally responsible pattern
Strategy 6: Design for resiliency and sustainability
Sustainable economic future:
Strategy 1: Strengthen Northfield's Downtown Core
Strategy 8: Build more housing
Resilient Infrastructure:
Strategy 5: Reduce solid waste through diversion, recycling, and reuse

Alternative Options:
The HPC could approve the COA with conditions or deny the COA. Both options require modifying the resolution to provide justification and findings.

Financial Impacts:
N/A

Tentative Timelines:
N/A

EXHIBIT A

SCOPE OF WORK

The masonry stairs will remain in place. At the top of those stairs a new concrete curb will be installed to divert water flowing down the sidewalk away from the staircase to the basement. The railing will remain in place or be salvaged to perform the work and be reinstalled in the same location. The wood staircase will be replaced by a new black metal exterior stair in the same location. This staircase will have a guardrail and handrail attached to the building. The stair will have a similar opacity and design to the first metal staircase while conforming to current building codes. No historic limestone masonry will be removed or altered. This work meets Standards 1 and 9 by ensuring continued use while introducing compatible new elements.

Non-historic stucco and brick veneer will be carefully removed to reveal historic limestone. The stone remaining underneath will be evaluated for repair or replacement. Areas of concentrated spall on a stone or missing pieces will be repaired with mortar if appropriate. All the revealed stone will be repointed 100%. Repointing will use a compatible lime-based mortar matched in composition, color, texture, and tooling. Stone will be repaired in place whenever feasible; replacement will occur only where deterioration is beyond repair and will match original material and detailing. Stone replacement pilasters banding and caps will be installed on the east façade. Cleaning will use the gentlest means possible. Removal of non-historic materials restores historic character (Standard 3) while repair over replacement complies with Standard 6.

All the original second floor window openings will be restored on the east and north façade. New stone arched openings will align with the existing stone sills. New arched wood windows and storm windows will be installed. New arched wood windows with storm windows will be installed in the current arched openings on the north elevation. New exterior door will be wood and glazed to match historic configurations while meeting life-safety requirements. This approach preserves character-defining fenestration patterns in accordance with Standards 5 and 6.

Missing portions of the cornice will be reinstalled. Capitals will be removed and the cornice patched at the previous brick pilasters on the east elevation. Existing portions will be reattached, repaired, and repainted. No alteration to the roofline is proposed. This work retains a significant character-defining feature consistent with Standard 5.

This summary is not intended to be exhaustive and construction documents are included to clarify scope of work.

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 work complies with the LDC. Further details on the applicable sections of the Northfield LDC are 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) Rehabilitating the deteriorated facade enhances the building's appeal to residents and visitors.
c) The proposed rehabilitation will highlight the beauty of the building and foster more pride in the building's history.
d) The proposed rehabilitation 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 work on the building is consistent with the Downtown Preservation Design Guidelines and the SOI Standards. The existing stucco and brick veneer is not original though it dates from the period of significance. The stucco and brick veneer, and reconfigured windows have not taken on their own historic significance. The proposed

rehabilitation replaces deteriorated elements with restoration, repair, and rehabilitation of historic materials. Where historic materials cannot be preserved replacement with compatible materials is proposed.

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 project proposes to restore and highlight the original materials and recover original configurations in the case of the stone windowsills. While the brick and stucco veneer dates to the period of significance these materials are not original. Proposed new materials will match historical configurations without detracting from the original materials.

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.

PART 2 – EXPANDED DESCRIPTION OF REHABILITATION (Additional NARRATIVE)

Property Name: Scriver Block (Scriver Building)

Address: 408 Division Street South, Northfield, Rice County, Minnesota

Applicant: Northfield Historical Society

National Register Status: Individually listed in the National Register of Historic Places (1978); Contributing property within the Northfield Commercial Historic District (1979; amended 2020)

Introduction

This Expanded Description of Rehabilitation is submitted as a supplement to Section 5 of NPS Form 10-168a (Rev. 6/2023). This narrative provides a detailed, feature-by-feature description of all proposed work and serves as the official record of approved treatments. Each item documents existing conditions, explains why work is necessary, and describes proposed treatments in accordance with the Secretary of the Interior's Standards for Rehabilitation.

EXTERIOR WORK (Organized by Feature)

Item 1 – Site Work: Exterior Stairs, Areaway, and Drainage

Existing Conditions: The existing concrete stairs are in good condition. The stair has a functioning and frequently cleaned drain to accommodate all the rainwater which accumulates from the adjacent sidewalk which slopes to the NE corner of the building. The stair has a guardrail in good condition. (Photos 1, 2, 4, 5, 16). The existing east façade wood stair was installed in 1992 and is in poor condition. All the wood components of the stairs are in various states of disrepair with paint chipped or missing, rotted or missing wood, and are at the end of their useful life. The first wood stairs on the building were replaced with iron stairs in 1893. The iron stairs were relocated in 1940.

Proposed Work and Impact: The masonry stairs will remain in place. At the top of those stairs a new concrete curb will be installed to divert water flowing down the sidewalk away from the staircase to the basement. The railing will remain in place or be salvaged to perform the work and be reinstalled in the same location. The wood staircase will be replaced by a new black metal exterior stair in the same location. This staircase will have a guardrail and handrail attached to the building. The stair will have a similar opacity and design to the first metal staircase while conforming to current building codes. No historic limestone masonry will be removed or altered. This work meets Standards 1 and 9 by ensuring continued use while introducing compatible new elements.

Item 2 – Exterior Limestone Masonry (Primary East Façade)

Existing Conditions: The building was constructed of Platteville Limestone. In the 1930's a large portion of the east elevation and the 18 Bridge Square elevation had stucco and brick veneer installed on top of the limestone. The building has "stacked" limestone pilasters with caps at corners and between divisions of storefronts. The condition of the limestone beneath the stucco and brick are unknown. Portions are visible where stucco has failed and the stone is in fair condition. The primary east façade consists of Platteville limestone with arched openings and dressed stone trim (Photos 6–11, 14, 15). Portions are obscured by non-historic stucco and brick veneer. Exposed stone shows mortar loss, minor delamination, and moisture-related deterioration.

Proposed Work and Impact: Non-historic stucco and brick veneer will be carefully removed to reveal historic limestone. The stone remaining underneath will be evaluated for repair or replacement. Areas of concentrated spall on a stone or missing pieces will be repaired with mortar if appropriate. All the revealed stone will be repointed 100%. Repointing will use a compatible lime-based mortar matched in composition, color, texture, and tooling. Stone will be repaired in place whenever feasible; replacement will occur only where deterioration is beyond repair and will match original material and detailing. Stone replacement pilasters banding and caps will be installed on the east façade. Cleaning will use the gentlest means possible. Removal of non-historic materials restores historic character (Standard 3) while repair over replacement complies with Standard 6.

Item 3 – Exterior Windows and Doors

Existing Conditions: All the second floor windows and one exterior door in this project are in fair to failing condition. The double hung windows on the west and north elevations were installed in the 1930s when stucco and brick veneer was also added to the building façade. Deterioration of those finishes has revealed the original stone sills are still in place albeit partially covered. The second floor windows on the north elevation in the arched stone openings were replaced at an unknown date. (Photos 12–15). All windows and the door exhibit failing paint, glazing deterioration, and localized wood decay. Non-historic storm windows obscure historic profiles.

Proposed Work and Impact: All the original second floor window openings will be restored on the east and north façade. New stone arched openings will align with the existing stone sills. New arched wood windows and storm windows will be installed. New arched wood windows with storm windows will be installed in the current arched openings on the north elevation. New exterior door will be wood and glazed to match historic configurations while meeting life-safety requirements. This approach preserves character-defining fenestration patterns in accordance with Standards 5 and 6.

Item 4 – Cornice and Sheet Metal Elements

Existing Conditions: The existing decorative metal cornice (c.1885) wraps the entire east and north elevations in varying degrees with portions modified or removed. The existing portion is in fair to poor condition with chipped paint, rusting, and lacking attachment to the substrate. The northeast corner has a larger and more decorative capital than what remains on the east elevation. Photos show this was present at each pilaster on Bridge Square and both pilasters on 408 Division St. S. (Photos 1, 2, 3, 8, 11, 15, 16).

Proposed Work and Impact: Missing portions of the cornice will be reinstalled. Capitals will be removed and the cornice patched at the previous brick pilasters on the east elevation. Existing portions will be reattached, repaired, and repainted. No alteration to the roofline is proposed. This work retains a significant character-defining feature consistent with Standard 5.

INTERIOR WORK – SECOND FLOOR (Organized by Apartment and Hallway)

Apartment 1

Existing Conditions: Apartment 1 retains hardwood floors, wood doors and trim, picture molding, arched openings, and a decorative mock fireplace (Photos 69–76).

Proposed Work: Existing plaster will be patched to match historic texture. Ceilings will receive 1½" rigid insulation with 5/8" drywall to meet energy code; historic picture molding will be reinstalled. Hardwood floors will be refinished. Mock fireplace and arched openings will remain. Interior

hallway windows will receive fire-rated treatment while retaining transom configuration. New cabinetry will be compatible wood panel style.

In Apartments 4 and 5, structural requirements show that LVL beams must be installed to support the dropped ceiling and roof loads due to wall removal as shown on the demolition plan. All beams will be "flush" with ceiling framing and will not be visible from units or apartments.

Installation of several new solar tubes are required to meet code requirements for natural light due to the size of the windows. The solar tube units have a circular frame of 1" width with a frosted glass lens, with a depth of 3/8" from the ceiling plane & a diameter of approximately 16".

Hallway doors must be 20-minute fire-rated as directed by the local building official. The existing doors do not meet that requirement. The new doors will be a five-panel door matching existing doors and painted to match frame and casing.

Work preserves layout and features consistent with Standards 2 and 5.

Apartment One Detail

- Floor plan to stay the same no new walls
- Wall finishes
    - Wall patching to match existing plaster wall texture
    - All wall repainted with semigloss paint
    - Wall returns at new windows will match existing wall texture
- Ceilings-existing ceilings new drywall smooth finish, this layer applied previously.
    - Apply new 1 ½" rigid foam with 5/8" drywall to meet energy code.
    - Existing picture molding to be reinstalled on all ceilings, refurbished as need.
    - Finish smooth painted to match existing ceiling
    - New ceiling pockets added as shown on plans for future window replacement work mockups will be built to be approved by SHPO
    - Fire sprinkler piping will be exposed
- Floors
    - Hardwood floors all areas except bath and kitchen- to be refinished
    - Patterned Luxury Vinyl tile in bath and kitchen-Sunwings or equal - non "wood look"
- Millwork
    - Existing doors & millwork to be maintained and repaired as necessary, painted
- Cabinets – New cabinets wood finish with panel style doors in kitchen and baths
- Special Features
    - Mock fireplace to remain
    - Arched openings to remain, modern door frame to kitchen to be removed and replaced with arched opening to match adjacent arched openings
    - Interior window will remain, glass will be covered with 2 layers of type x drywall to maintain 30 min fire rating and painted black on the corridor side

- HVAC
    - New split wall units, baseboard electric units as needed for backup heat

Apartment 2

Existing Conditions: Previously remodeled in the 1970s as office space (Photos 77–85).

Proposed Work: Re-establish residential character consistent with other units. Replace modern entry door with historic-style door and transom. Salvage and reuse trim. Refinish hardwood floors. Install compatible finishes and cabinetry. This reverses non-historic alterations consistent with Standard 3.

Apartment Two

- Spaces were remodeled in the 1970's to create an office space. The new apartment will be built in this space to match the character of the older apartment
- Wall finishes
  - Wall patching to match existing plaster wall texture
  - All wall repainted with semigloss paint
  - Wall returns at new windows will match existing wall texture
- Ceilings-existing ceilings new drywall smooth finish, this layer applied previously.
  - Apply new 1½" rigid foam with 5/8" drywall to meet energy code.
  - Existing picture molding to be reinstalled on all ceilings, refurbished as need.
  - Finish smooth painted to match existing ceiling
  - New ceiling pockets added as shown on plans for window replacement work mockups will be built to be approved by SHPO
  - Fire sprinkler piping will be exposed
- Floors
  - Hardwood floors all areas except bath and kitchen- to be refinished
  - Patterned Luxury Vinyl tile in bath and kitchen-Sunwings or equal - non "wood look"
- Millwork
  - Special trim will be salvaged and reused at new windows. Other trim will match trim profiles in the other apartments
  - Modern entry door will be replaced by door and transom to match other apartment doors in the main hall
  - Existing doors & millwork to be maintained and repaired as necessary, painted
- Cabinets – New cabinets wood finish with panel style doors in kitchen and baths
- HVAC
  - New split wall units, baseboard electric units as needed for backup heat

Apartment 3

Existing Conditions: Retains built-in cabinets, hardwood floors, interior windows, and transom assemblies (Photos 86–97, 100–106).

Proposed Work: Add new closet replacing non-historic condition. Retain built-ins and transoms with fire-rated modifications that preserve proportions. Refinish hardwood floors. Preserve character-defining features consistent with Standards 2 and 5.

Apartment Three Detail

- Floor plan to stay the same with the exception of a new closet to be added in the bedroom replacing the old closet which is removed
- Wall finishes
  - Wall patching to match existing plaster wall texture
  - All wall repainted with semigloss paint
  - Wall returns at new windows will match existing wall texture
- Ceilings-existing ceilings new drywall smooth finish, this layer applied previously.
  - Apply new 1½" rigid foam with 5/8" drywall to meet energy code.
  - Existing picture molding to be reinstalled on all ceilings, refurbished as need.
  - Existing picture molding to be reinstalled on all ceilings, refurbished as need.
  - Existing picture molding to be reinstalled on all ceilings, refurbished as need.
  - Finish smooth painted to match existing ceiling
  - New ceiling pockets added as shown on plans for future window replacement work mockups will be built to be approved by SHPO
  - Fire sprinkler piping will be exposed

- Floors
    - Hardwood floors all areas except bath and kitchen- to be refinished
    - Patterned Luxury Vinyl tile in bath and kitchen-Sunwings or equal - non "wood look"
- Millwork
    - Existing doors & millwork to be maintained and repaired as necessary, painted
- Cabinets – New cabinets wood finish with panel style doors in kitchen and baths
- Special Features
    - 2 built in cabinets in Dining/ Living space to remain
    - Entry door transom window will remain, glass will be covered with 2 layers of type x drywall to maintain 30 min fire rating and painted black on the corridor side
    - Interior window and second entry door will remain exposed on corridor side; covered with new fire rated sheet rock in the west bath wall, glass will be covered with 2 layers of type x drywall to maintain 30 min fire rating and painted black on the corridor side

- HVAC
    - New split wall units, baseboard electric units as needed for

backup heat

Apartment 4

Existing Conditions: Retains arched openings and mock fireplace (Photos 88–94).

Proposed Work: Maintain primary walls and arched openings. Refinish hardwood floors. Install compatible ceiling insulation assembly and cabinetry. Preserve defining features consistent with Standards 2 and 5.

Apartment Four

- Floor plan keeps main walls including arched openings
- Wall finishes
    - Wall patching to match existing plaster wall texture
    - All wall repainted with semigloss paint
    - Wall returns at new windows will match existing wall texture
- Ceilings-existing ceilings new drywall smooth finish, this layer applied previously.
    - Apply new 1 ½" rigid foam with 5/8" drywall to meet energy code.
    - Existing picture molding to be reinstalled on all ceilings, refurbished as need.
    - Finish smooth painted to match existing ceiling
    - New ceiling pockets added as shown on plans for future window replacement work mockups will be built to be approved by SHPO
    - Fire sprinkler piping will be exposed
- Floors
    - Hardwood floors all areas except bath and kitchen- to be refinished
    - Patterned Luxury Vinyl tile in bath and kitchen-Sunwings or equal -non "wood look"
- Millwork
    - Existing doors & millwork to be maintained and repaired as necessary, painted. A new pocket door is shown in this unit that will be a 5-panel door to match swing doors in the unit. This provides more room within the bathroom but could be changed to a swing door if desired by regulatory agencies.
- Cabinets – New cabinets wood finish with panel style doors in kitchen and baths
- Special Features
    - Mock fireplace to remain
    - 2 Arched openings to remain
    - Interior window will remain, glass will be covered with 2 layers of type x drywall to maintain 30 min fire rating and painted black on the corridor side

- HVAC

- New split wall units, baseboard electric units as needed for backup heat

Apartment 5

Existing Conditions: Connects to 1990s rear addition; retains west window and historic features (Photos 95–104).

Proposed Work: Add limited new walls within existing configuration. Retain west window and transom. Refinish hardwood floors. Install compatible cabinetry and mechanical systems. Integration with addition is differentiated yet compatible, consistent with Standard 9.

Apartment Five Detail

- Floor plan adds new walls to existing, maintains original west window and connects to bath space in new building addition added in the 1990's
- Wall finishes
    - Wall patching to match existing plaster wall texture
    - All wall repainted with semigloss paint
    - Wall returns at new windows will match existing wall texture
- Ceilings-existing ceilings new drywall smooth finish, this layer applied previously.
    - Apply new 1 ½" rigid foam with 5/8" drywall to meet energy code.
    - Existing picture molding to be reinstalled on all ceilings, refurbished as need.
    - Finish smooth painted to match existing ceiling
    - Fire sprinkler piping will be exposed
- Floors
    - Hardwood floors all areas except bath and kitchen- to be refinished
    - Patterned Luxury Vinyl tile in bath and kitchen-Sunwings or equal - non "wood look"
- Millwork
    - Existing doors & millwork to be maintained and repaired as necessary, painted
- Cabinets – New cabinets wood finish with panel style doors in kitchen and baths
- Special Features
    - Mock fireplace to remain
    - 2 Arched openings to remain
    - Interior transom window will remain, glass will be covered with 2 layers of type x drywall to maintain 30 min fire rating and painted black on the corridor side

- HVAC
    - New split wall units, baseboard electric units as needed for backup heat

Central Hallway

Existing Conditions: Historic corridor retains door-and-transom assemblies, interior windows, and hardwood floors (Photos 67, 68, 73–75).

Proposed Work: Corridor layout retained. Modern entry door replaced with historic-style door and transom. Hardwood refinished. Sprinkler mains concealed in limited soffits at three crossings. Schoolhouse-style lighting installed. Work maintains spatial relationships and character-defining features consistent with Standards 2 and 5.

Central Hallway

- Main Hallway to Remain; new hallway added to access the original entrance to Apartment 5 and rear building addition. All existing doorways and interior windows to remain in place and will be refurbished.
- Wall finishes
    - Wall patching to match existing plaster wall texture
    - All wall repainted with semigloss paint

- Ceilings-existing ceilings new drywall smooth finish, this layer applied previously.
    - Apply new 1½" rigid foam with 5/8" drywall to meet energy code.
    - Existing picture molding to be reinstalled on all ceilings, refurbished as need.
    - Finish smooth painted to match existing ceiling
    - Sprinkle head will be through sidewalls. Sprinkler mains will cross the corridors in 3 locations and will be hidden in small soffits as shown on the plans.
    - Fire sprinkler piping will be exposed
- Floors
    - Hardwood floors all areas to be refinished
- Millwork
    - Modern entry door will be replace by door and transom to match other apartment doors in the main hall
    - Existing doors & millwork to be maintained and repaired as necessary, painted
- HVAC
    - Ductwork in the storage and mechanical rooms will serve the hallways. Supply and return vents will be wall mounted.
- Lighting- "School House" stem mounted fixtures as shown on plan

Mechanical, Electrical, Plumbing & Fire Suppression

Existing systems are outdated and insufficient (Photos 36–110).

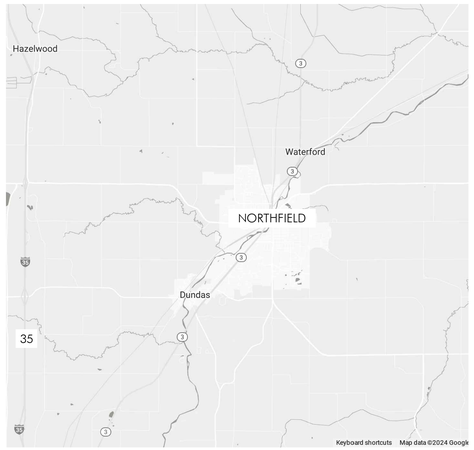
Proposed Work: Install new code-compliant systems routed through secondary spaces and ceilings to minimize impact on historic fabric. Sprinkler piping painted to match adjacent surfaces. Fire-rated assemblies integrated to preserve character-defining features. Work ensures continued viable use while protecting historic material.

Conclusion

The rehabilitation prioritizes retention and repair of character-defining features; removes non-historic alterations; and introduces compatible new work. Treatments are consistent with the Secretary of the Interior's Standards for Rehabilitation and provide a comprehensive record of all proposed work for Part 2 review.

SCRIVER BLOCK - East Elevation Exterior Restoration

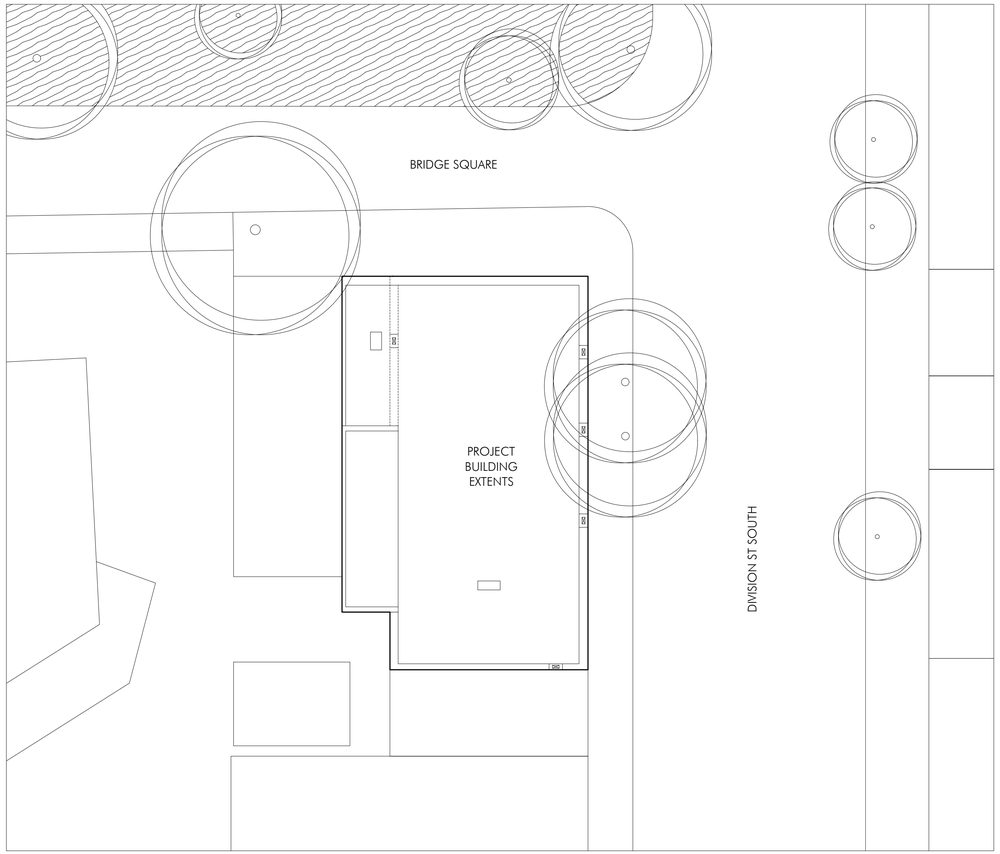
Northfield Historical Society, 408 Division Street South, Northfield, MN 55057



1 | Northfield, MN - Regional Map
A000 | NTS



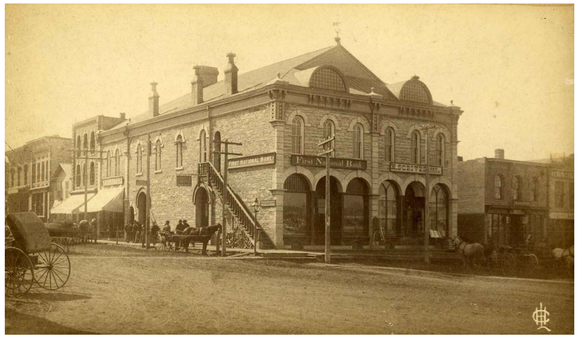
2 | City of Northfield Map
A000 | NTS



3 | SITE PLAN
A000 | 1/16" = 1'-0"



5 | c. 1874
G001 | NTS



6 | c. 1885-1895
G001 | NTS



7 | c. 1966
G001 | NTS

SHEET INDEX

ARCHITECTURAL
A000 Cover
A051 Basement Demolition Plan
A052 First Floor Demolition Plan
A053 Second Floor Demolition Plan
A055 Demolition Elevations
A101 Basement Construction Plan
A102 First Floor Construction Plan
A103 Second Floor Construction Plan
A201 Construction Elevations
A501 Details & Schedules

STRUCTURAL
S001 Structural Notes and Special Inspections
S101 Foundation Plan
S102 First Floor Framing Plan
S103 Second Floor Framing Plan
S201 Details and Sections

PROJECT TEAM

OWNER
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Northfield, MN 55057
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Phone: 612.827.7825
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GENERAL RESTORATION NOTES

All work to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

As an historic property, the site and building are to be fully protected from damage during the course of construction:

- Provide temporary stabilization and other measures to protect historic construction during historic rehabilitation work.
- All damaged areas and finishes resulting from this work are to be restored by the contractor to match existing construction.

Where "match" is indicated on the drawings, the item is to be duplicated in all respects including, but not necessarily limited to, dimension, construction method, material, appearance, profile, and finish.

Where "repair" is indicated on the drawings, the repair or in-fill item is to match and blend with adjacent surfaces and features in all respects.

Where "dismantle, salvage, and reinstall" is indicated on the drawings, careful dismantle the existing construction, clean the materials to be salvaged, salvage without damage, and reinstall entire item.

Where "replace" is indicated on the drawings, remove, duplicate, and reinstall entire item with new material.

See specifications for general information, products, and historic treatment requirements for historic rehabilitation work.

Provide temporary stabilization and other measures to protect historic construction during historic rehabilitation work.

Verify all existing conditions in the field before beginning work. Immediately report any discrepancies between drawings and existing conditions to the Architect for resolution.

Any changes or additions to the masonry rehabilitation scope must be approved in writing by the Architect prior to commencing work.

Do not scale drawings. Use plan information, details, field verification, and shop drawings.

Document areas of historic repair before, during, and after completing work. See specifications for photographic requirements.

Construction sign (24'x24") to be provided by contractor and installed in a highly visible location on the site. Architect to provide file.

ABBREVIATIONS

EXIST	EXISTING
GWB	GYPSUM WALL BOARD
PST	PLASTER
PWD	PLYWOOD

CLEAN WATER LAND & LEGACY AMENDMENT
This project has been financed in part with funds provided by the State of Minnesota through the Minnesota Historical Society from the Arts & Cultural Heritage Fund.

MacDonald & Mack ARCHITECTS

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Todd Grover 43014

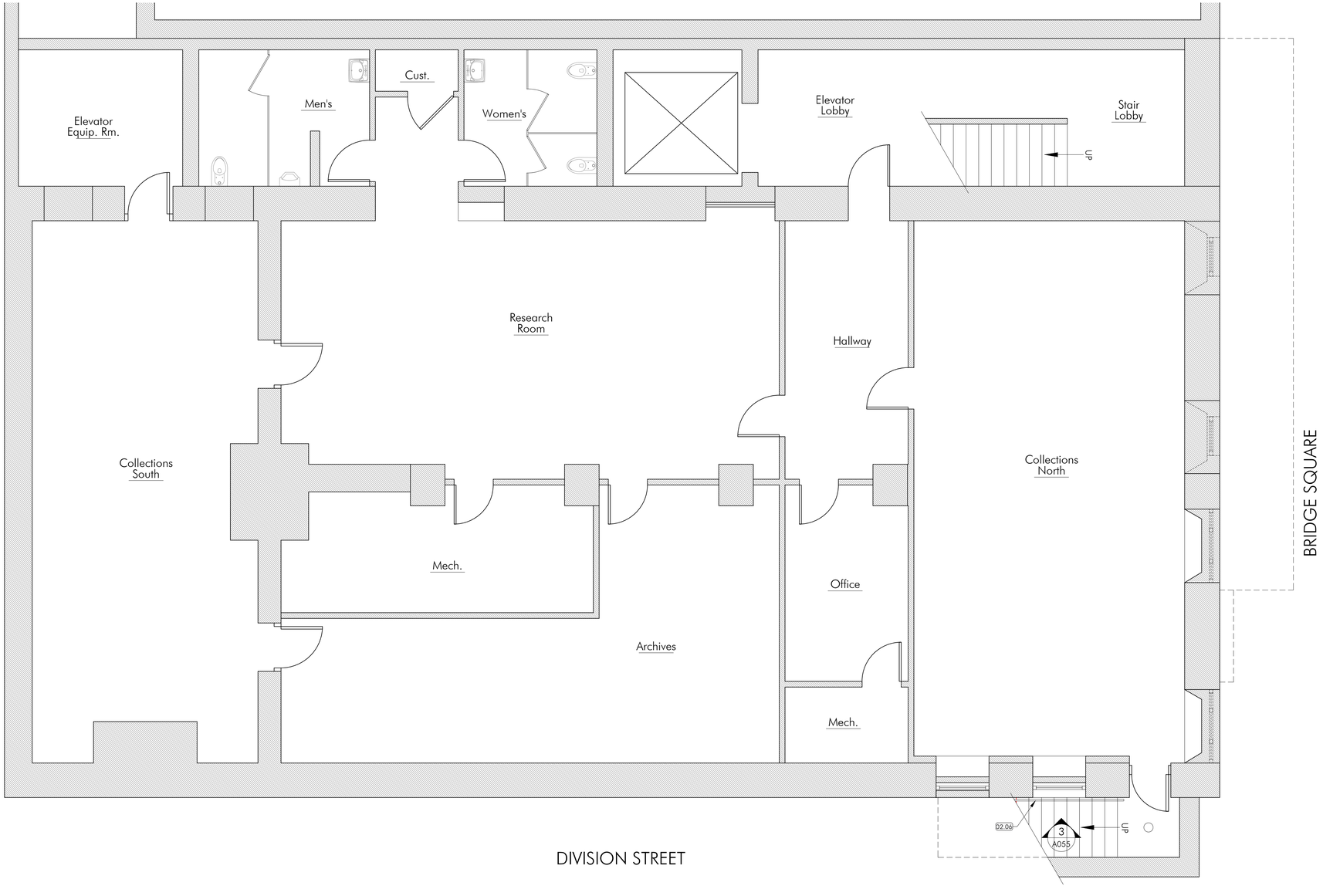
N

SCRIVER BLOCK
East and North Exterior Restoration
Northfield Historical Society
408 Division Street South, Northfield, MN 55057

DRAWN cv DATE 2025 12 12 REVISION

COVER

A000



1 | BASEMENT DEMOLITION PLAN
A051 | 1/4"=1'-0"

KEY NOTES

DIVISION 02 - EXISTING CONDITIONS

02-06 Remove handrail. Salvage for reinstallation.

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Northfield Historical Society
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BASEMENT DEMOLITION PLAN

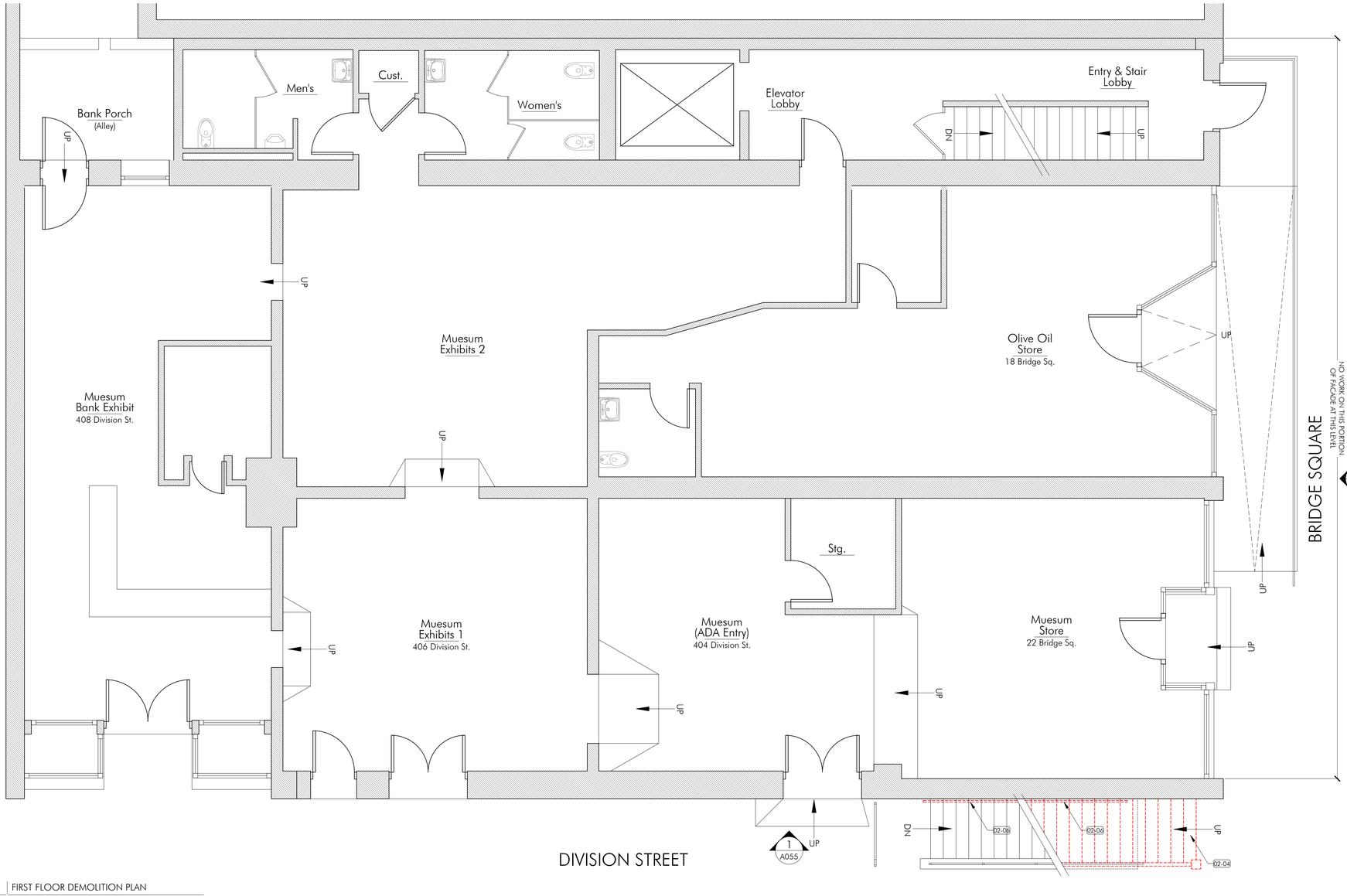
A051

KEY NOTES

DIVISION 02 - EXISTING CONDITIONS

02-04 Remove wood stair and second floor landing.

02-06 Remove handrail. Salvage for reinstallation.



1 | FIRST FLOOR DEMOLITION PLAN

A052 | 1/4"=1'-0"

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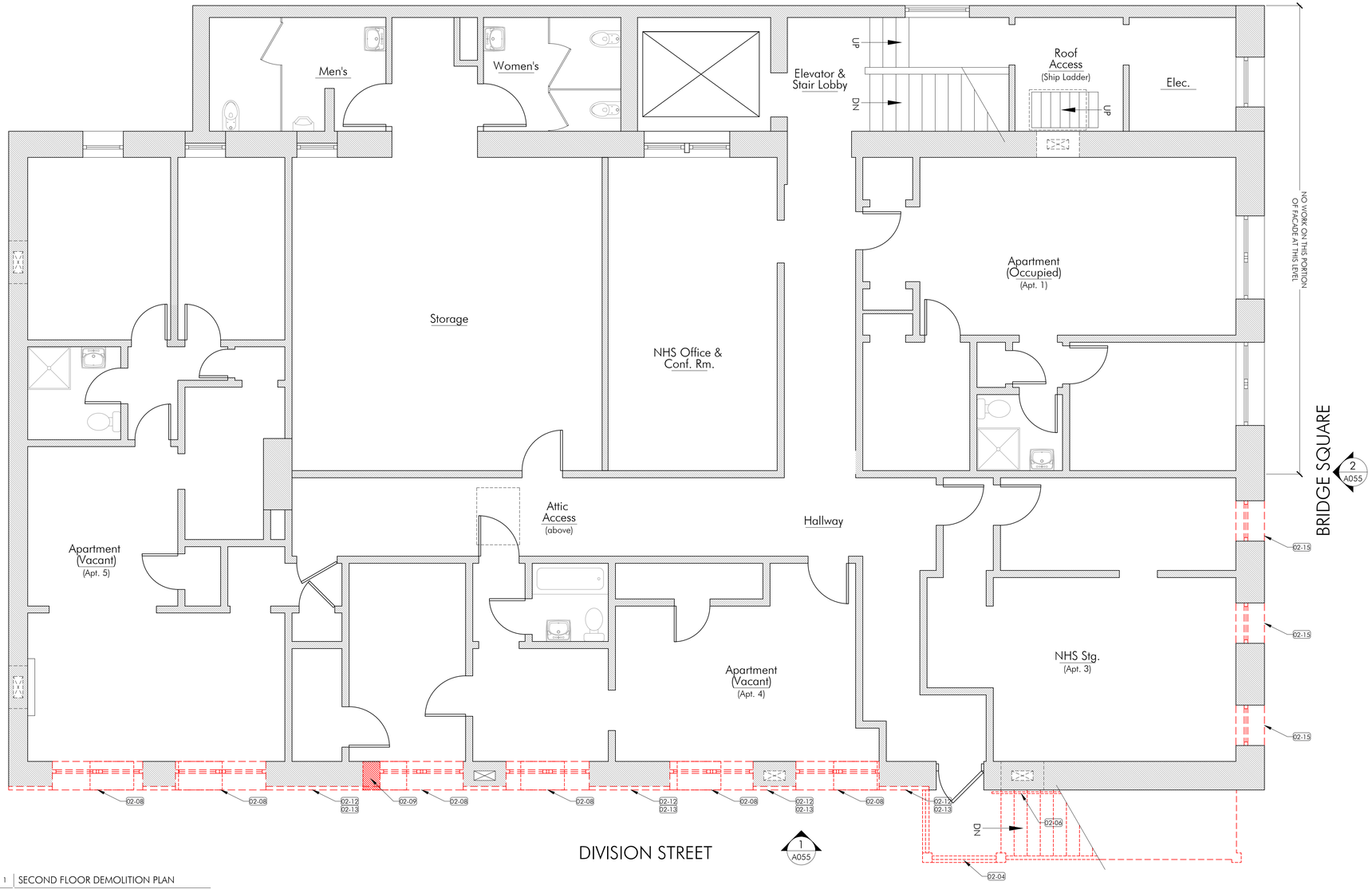
N

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FIRST FLOOR DEMOLITION PLAN

A052



1 | SECOND FLOOR DEMOLITION PLAN
A053 | 1/4"=1'-0"

KEY NOTES

DIVISION 02 - EXISTING CONDITIONS

02-04 Remove wood stair and second floor landing.
02-06 Remove handrail. Salvage for reinstallation.
02-08 Remove windows. Demolish walls as needed for new window installations.
02-12 Remove brick veneer banding.
02-13 Remove brick veneer pilasters.
02-15 Remove primary window sashes and frames, retain brick molding in place. Remove storm windows.

DEMO LEGEND

REMOVE SURFACE MATERIAL OR MATERIAL FOR NEW OPENING

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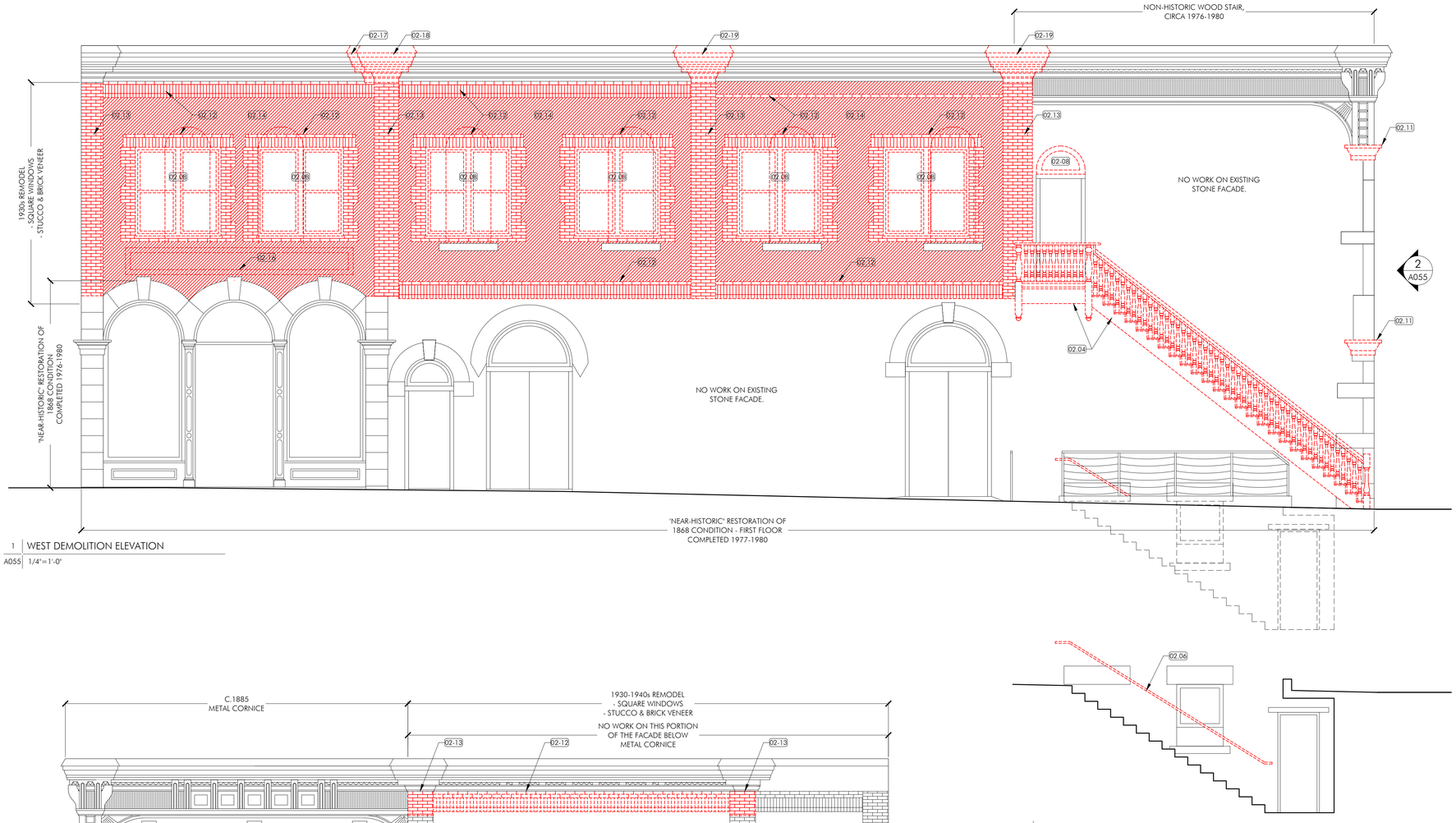
N

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SECOND FLOOR DEMOLITION PLAN

A053



1 | WEST DEMOLITION ELEVATION
A055 | 1/4"=1'-0"

3 | WEST BASEMENT STAIR DEMOLITION ELEVATION
A055 | 1/4"=1'-0"



2 | NORTH DEMOLITION ELEVATION
A055 | 1/4"=1'-0"

KEY NOTES

DIVISION 02 - EXISTING CONDITIONS

- 02-04 Remove wood stair and second floor landing.
- 02-05 Remove storefront glass, door, and bulkhead.
- 02-06 Remove handrail. Salvage for reinstallation.
- 02-07 Dismantle ramp, landing, and railings. Salvage for reinstallation.
- 02-08 Remove windows. Demolish walls as needed for new window installations.
- 02-11 Remove deteriorated pilaster cap.
- 02-12 Remove brick veneer banding.
- 02-13 Remove brick veneer pilasters.
- 02-14 Remove plaster layer on stone.
- 02-15 Remove primary window sashes and frames, retain brick molding in place. Remove storm windows.
- 02-16 Remove sign. Salvage for reinstallation.
- 02-17 Remove portion of metal cornice.
- 02-18 Remove metal cornice capital. Salvage for reinstallation.
- 02-19 Remove brick veneer to level of sidewalk. Demo as needed for new bulkhead installation.

DEMO LEGEND

- REMOVE SURFACE MATERIAL
- REMOVE BRICK VENEER

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DEMOLITION ELEVATIONS

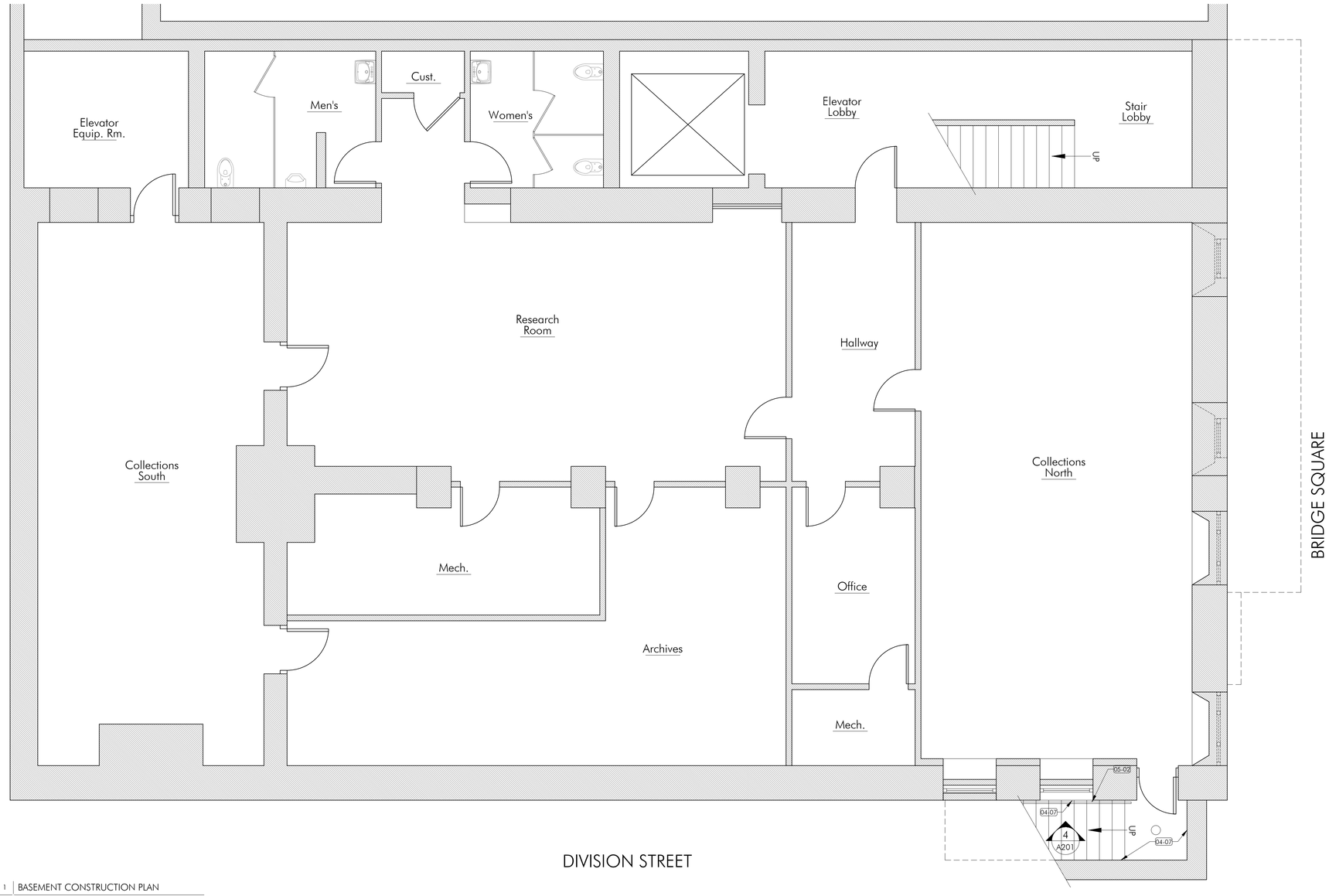
A055

KEY NOTES

DIVISION 03 - CONCRETE
03-02 Provide new concrete curb.

DIVISION 04 - MASONRY
04-07 Repoint stone walls of basement stairwell 100%. Assume 20% of stone to be replaced or infill at missing stone.

DIVISION 05 - METALS
05-02 Repaint salvaged basement handrail, reinstall.



1 | BASEMENT CONSTRUCTION PLAN
A101 | 1/4" = 1'-0"

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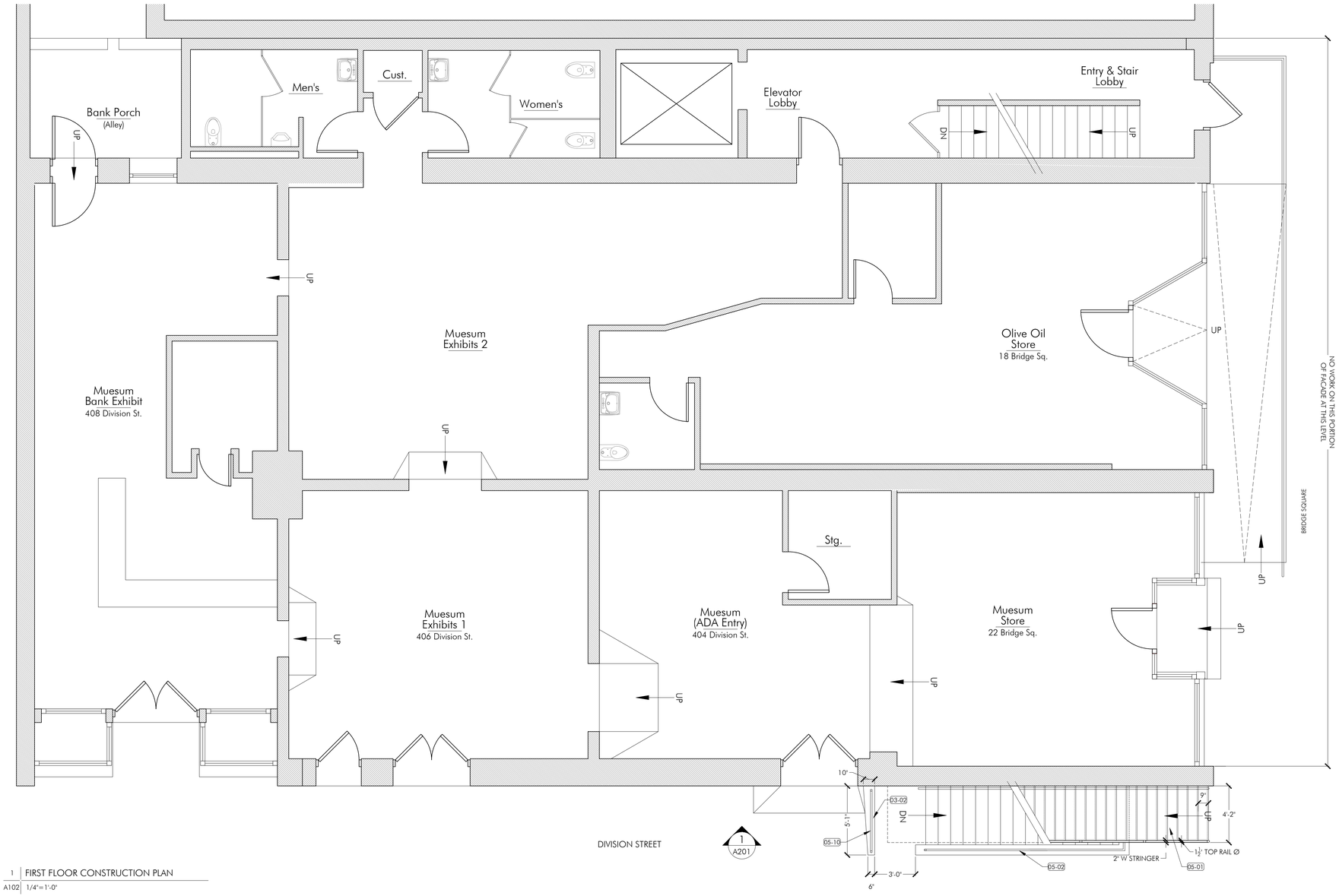
BASEMENT CONSTRUCTION PLAN

A101

KEY NOTES

DIVISION 03 - CONCRETE
03-02 Provide new concrete curb.

DIVISION 05 - METALS
05-01 Provide new metal staircase, guardrails, and handrail.
05-02 Repaint salvaged basement handrail, reinstall.
05-10 Install new metal guardrail, match existing.



1 | FIRST FLOOR CONSTRUCTION PLAN
A102 | 1/4"=1'-0"

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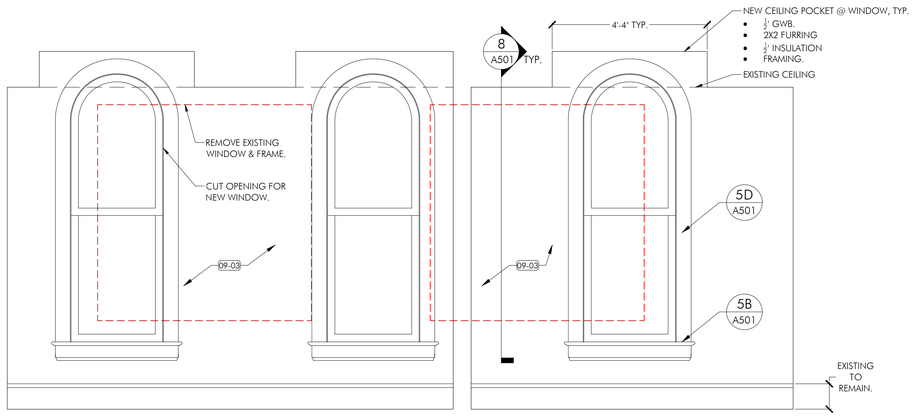
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408 Division Street South, Northfield, MN 55057

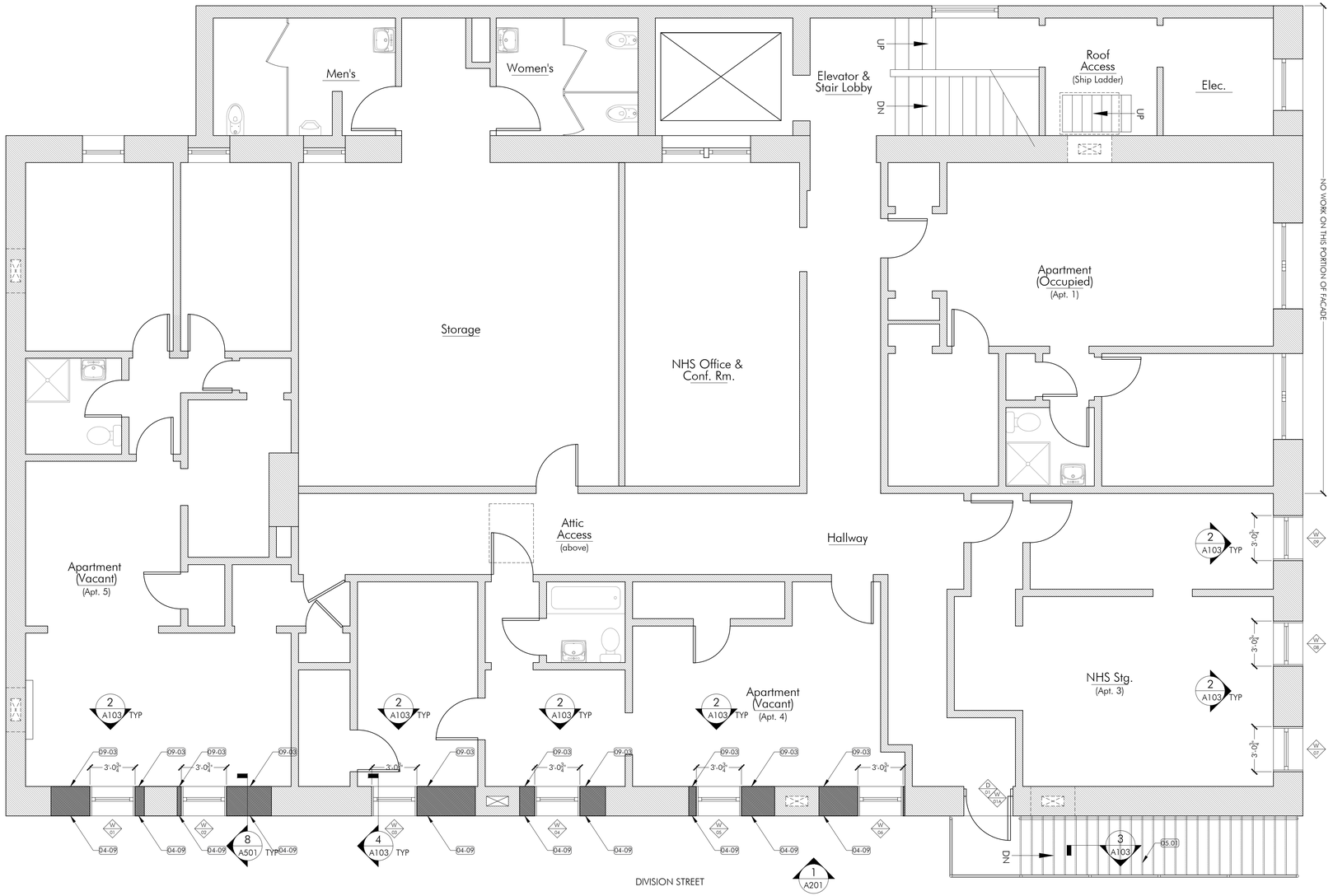
DRAWN cv DATE 2025 12 12 REVISION

FIRST FLOOR CONSTRUCTION PLAN

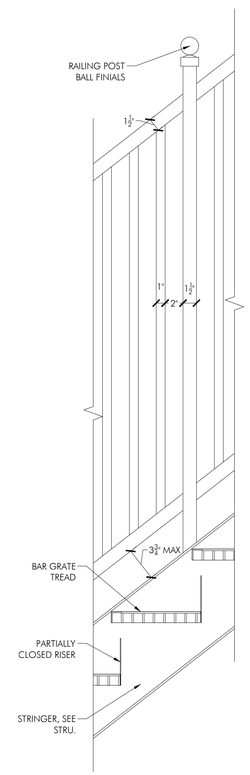
A102



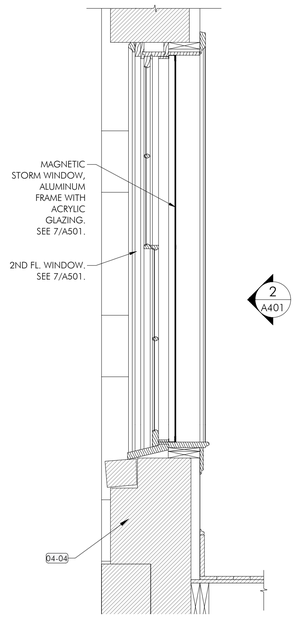
2 | TYPICAL INTERIOR ELEVATION 2ND FL WINDOW
A103 | 1/2" = 1'-0"



1 | SECOND FLOOR CONSTRUCTION PLAN
A103 | 1/4" = 1'-0"



3 | STAIR SECTION, TYP
A103 | 1 1/2" = 1'-0"



4 | WALL SECTION AT 2ND FL. WINDOW
A103 | 3/4" = 1'-0"

KEY NOTES

DIVISION 03 - CONCRETE
03-02 Provide new concrete curb.

DIVISION 04 - MASONRY
04-04 Repair remaining stone after plaster and brick veneer removal. Repoint stone as needed.
04-09 Install stone to match existing to infill at covered window.

DIVISION 05 - METALS
05-01 Provide new painted metal staircase, guardrails, and handrail.
05-02 Repaint salvaged basement handrail, reinstall.

DIVISION 09 - FINISHES
09-03 Patch plaster wall at removed windows. Match existing.

PLAN LEGEND

04-09 INFILL WALL AT REMOVED WINDOW

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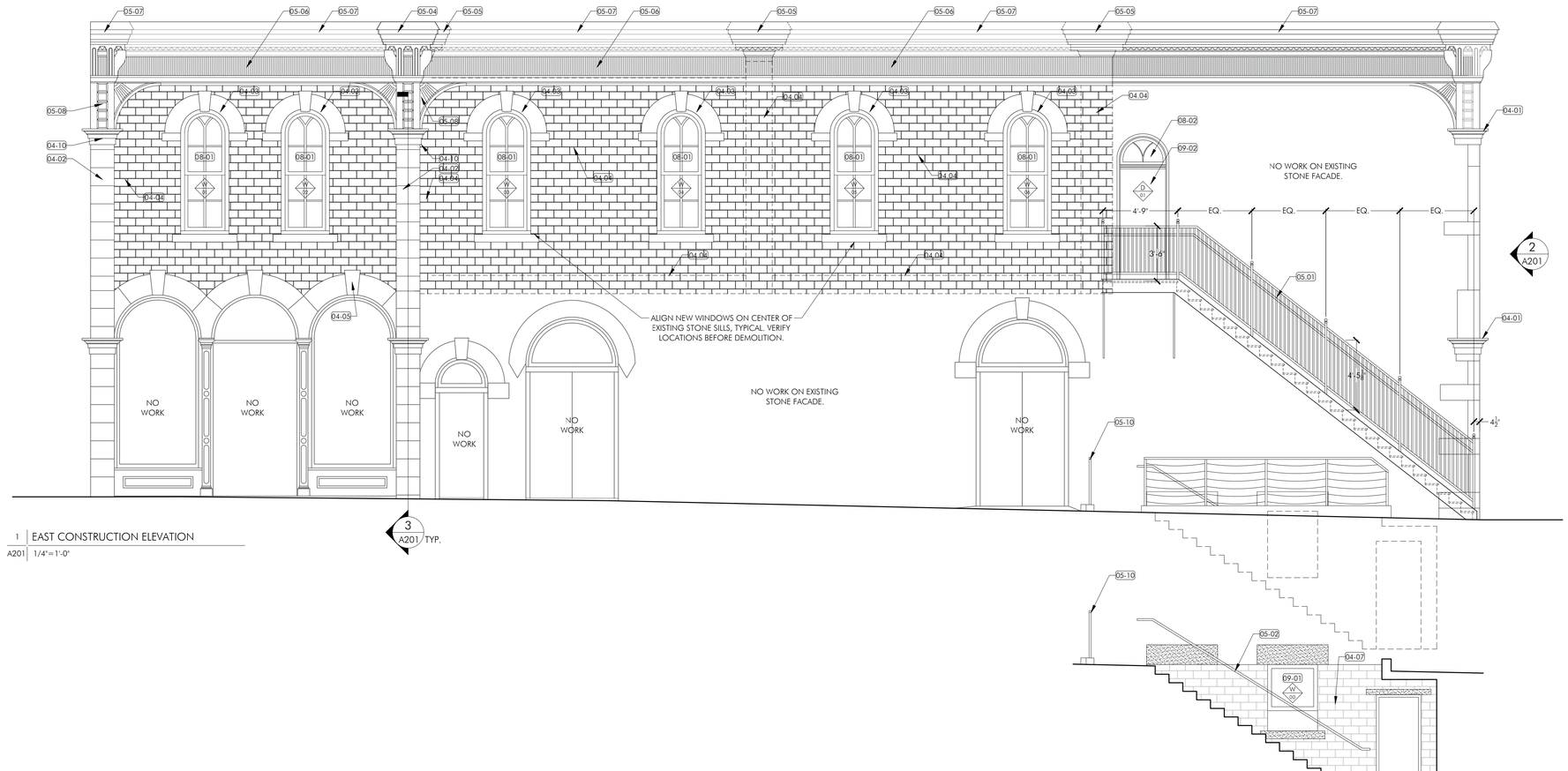
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Northfield Historical Society
408 Division Street South, Northfield, MN 55057

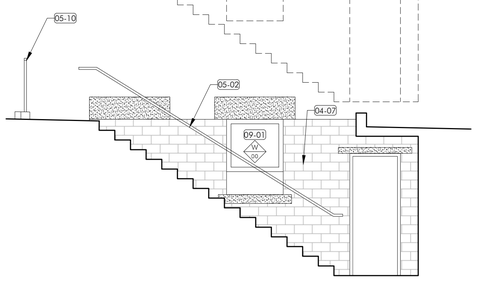
DRAWN cv DATE 2025 12 12 REVISION

SECOND FLOOR CONSTRUCTION PLAN

A103



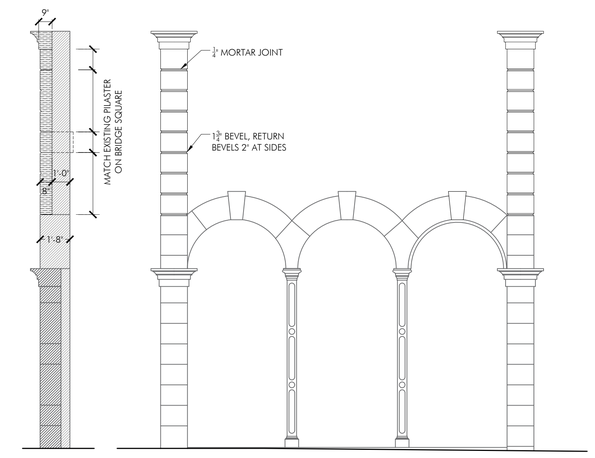
1 | EAST CONSTRUCTION ELEVATION
A201 | 1/4"=1'-0"



4 | EAST BASEMENT STAIR CONSTRUCTION ELEVATION
A201 | 1/4"=1'-0"



2 | NORTH CONSTRUCTION ELEVATION
A201 | 1/4"=1'-0"



3 | SECTION AT PILASTER
A201 | 1/4"=1'-0"

SHEET NOTES

PAINT COLORS
PT-1: Exterior Woodwork, Windows, Doors
- Match existing (off-white)

PT-2: Cornice
- Match existing (green)

KEY NOTES

DIVISION 03 - CONCRETE
03-02 Provide new concrete curb.

DIVISION 04 - MASONRY
04-01 Provide stone pilaster cap to match existing, see 2/A501.
04-02 Provide cast stone pilaster.
04-03 Provide stone arch, see 1/A501.
04-04 Repair remaining stone after plaster and brick veneer removal. Repoint stone 100%. Assume 20% of newly exposed stone to be replaced.
04-05 Re-attach keystone to substrate.
04-07 Repoint stone walls of basement stairwell 100%. Assume 20% of stone to be replaced or infill at missing stone.
04-10 Provide cast stone pilaster cap to match existing, see 2/A501.

DIVISION 05 - METALS
05-01 Provide new painted metal staircase, guardrails, and handrail.
05-02 Repaint salvaged basement handrail, reinstall.
05-04 Reinstall metal cornice capital to align with new stone pilaster. Patch metal cornice at removal. Paint.
05-05 Patch metal cornice at removed metal cornice capital. Paint.
05-06 Install new cornice banding, match existing on north and east elevations. Paint.
05-07 Patch holes in existing metal cornice, repaint.
05-08 Install new metal cornice banding with capitals, decorative brackets, and corner "fans" to match existing. Paint.
05-10 Install new metal guardrail, match existing.
05-11 New cornice panel and corner fan to match existing. Do not install, provide to owner.
05-12 Install new cornice capitals and banding with decorative brackets to match existing. Paint.

DIVISION 08 - OPENINGS
08-01 Install new window. See Window Schedule.
08-02 Install transom window. See Window Schedule.

09 - FINISHES
09-01 Repaint window and window sill and jamb.
09-02 Repair wood door and door casing. Repaint.

ELEVATION LEGEND

04-04 Repair remaining stone after plaster and brick veneer removal. Repoint stone as needed.

Existing building elements.

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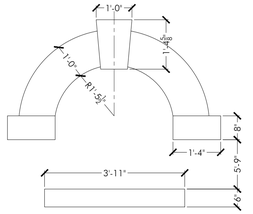
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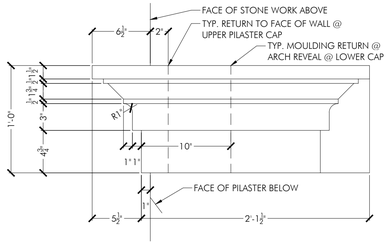
CONSTRUCTION ELEVATIONS

A201



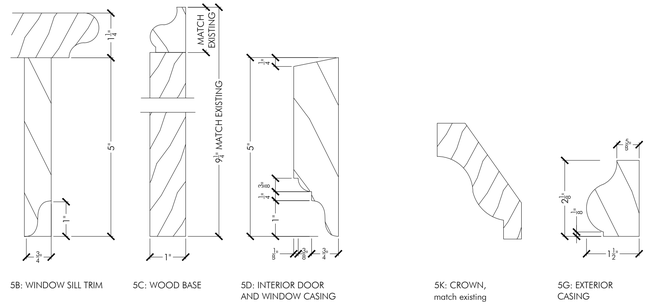
1 STONE ARCH AT 2ND FL WINDOWS

A501 1/2"=1'-0"



2 SIDE VIEW OF PILASTER CAP

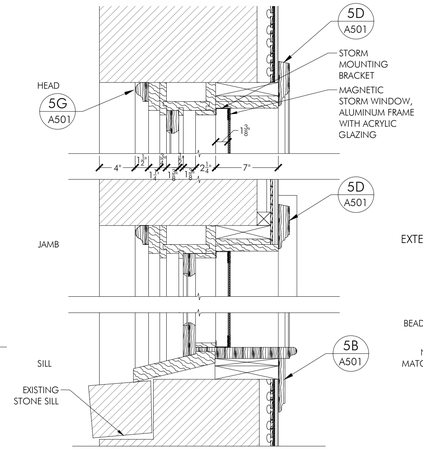
A501 1 1/2"=1'-0"



5B: WINDOW SILL TRIM 5C: WOOD BASE 5D: INTERIOR DOOR AND WINDOW CASING 5K: CROWN, match existing 5G: EXTERIOR CASING

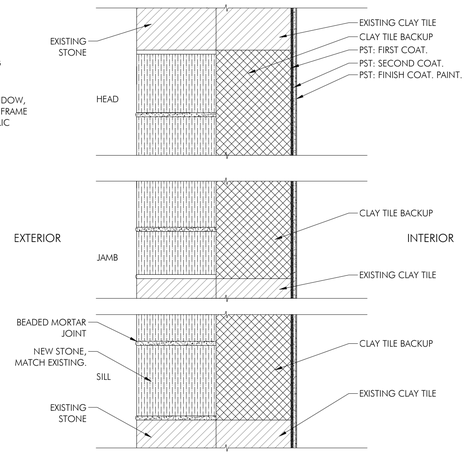
5 PROFILES

A501 6"=1'-0"



7 2ND FL. WINDOW FRAME DETAILS, TYP

A501 1 1/2"=1'-0"



8 INFILL AT REMOVED WINDOW, TYP

A501 1 1/2"=1'-0"

WINDOW SCHEDULE

ID	CONDITION	TYPE	DESCRIPTION	WIDTH	HEIGHT	FRAME MATERIAL	FRAME FINISH	GLAZING TYPE	REPAIR NOTES	STORM TYPE
BASEMENT										
W-00	EXIST	-	WOOD WINDOW	3' - 2"	2' - 11"	WD	PT-1	EXIST.	02	-
SECOND FLOOR										
W-01	NEW	6/A501	ARCHED SINGLE-HUNG WOOD WINDOW	2' - 10 1/2"	7' - 7 1/2"	WD	PT-1	02	-	4/A501
W-01A	NEW	6/A501 SIM	ARCHED TRANSOM WINDOW AT DOOR	2' - 10 1/2"	1' - 10"	WD	PT-1	02	-	-
W-02	NEW	6/A501	ARCHED SINGLE-HUNG WOOD WINDOW	2' - 10 1/2"	7' - 7 1/2"	WD	PT-1	02	-	4/A501
W-03	NEW	6/A501	ARCHED SINGLE-HUNG WOOD WINDOW	2' - 10 1/2"	7' - 7 1/2"	WD	PT-1	02	-	4/A501
W-04	NEW	6/A501	ARCHED SINGLE-HUNG WOOD WINDOW	2' - 10 1/2"	7' - 7 1/2"	WD	PT-1	02	-	4/A501
W-05	NEW	6/A501	ARCHED SINGLE-HUNG WOOD WINDOW	2' - 10 1/2"	7' - 7 1/2"	WD	PT-1	02	-	4/A501
W-06	NEW	6/A501	ARCHED SINGLE-HUNG WOOD WINDOW	2' - 10 1/2"	7' - 7 1/2"	WD	PT-1	02	-	4/A501
W-07	NEW	6/A501	ARCHED SINGLE-HUNG WOOD WINDOW	2' - 10 1/2"	7' - 7 1/2"	WD	PT-1	02	01	4/A501
W-08	NEW	6/A501	ARCHED SINGLE-HUNG WOOD WINDOW	2' - 10 1/2"	7' - 7 1/2"	WD	PT-1	02	01	4/A501
W-09	NEW	6/A501	ARCHED SINGLE-HUNG WOOD WINDOW	2' - 10 1/2"	7' - 7 1/2"	WD	PT-1	02	01	4/A501

3 TYPICAL MUNTIN PROFILE

A501 6"=1'-0"

REPAIR NOTES

01 REPAIR BRICKMOLD, REPAINT.
02 REPAIR WOOD, REPAINT. REGLAZE 100%.

4 TYP. 2ND FL. STORM SASH INSERT

A501 1/2"=1'-0"

6 TYP. 2ND FL. D.H. SASH

A501 1/2"=1'-0"

DOOR SCHEDULE

ID NO.	CONDITION	DOOR TYPE	DOOR DESCRIPTION	DOOR MATERIAL/ SPECIES	DOOR FINISH	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	FRAME AND CASING MATERIAL	FRAME AND CASING FINISH	DETAILS HEAD	DETAILS JAMB	GLAZING TYPE	HARDWARE SET NO.
SECOND FLOOR														
D-01	EXIST	-	SINGLE, HALF-LITE	WD	PT-1	3' - 0"	6' - 8"	0' - 1 3/4"	EXIST	PT-1	EXIST	EXIST	EXIST	EXIST

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Northfield Historical Society
408 Division Street South, Northfield, MN 55057

DRAWN av DATE 2025 12 12 REVISION

DETAILS & SCHEDULES

A501

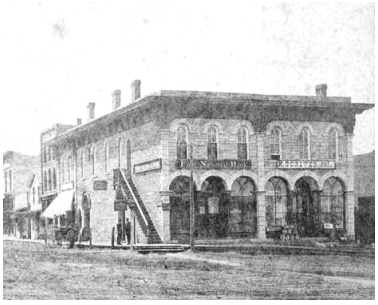
MINNESOTA HISTORY / ARCHITECTURE INVENTORY FORM
NORTHFIELD COMMERCIAL HISTORIC DISTRICT
Rice County, Minnesota

PROPERTY LOCATION	
Property Name: Scriver Building	**Inventory No.:** RC-NFC-275
Address: 408 Division Street, Northfield, MN	**PIN:** 2206225019
QTR/QTR/T/R/S: NW NW Section 6 T111N R19W	
USGS Quad: Northfield, Minnesota	**Plat Name:** Original Town
UTM Z 15 487236E, 4922512N **NAD 83**	

PROPERTY INFORMATION	
Construction Date: 1868	**Style:** Italianate
Historic Use: commercial	**Current Use:** institutional
Property Type: commercial	**Historic Context:** "Commerce, 1856-1945"
Architect/Builder	**Survey Name:** Northfield Historic District Survey Revision Project, 2016
Previous NRHP Status: Contributing to Northfield Commercial Historic District	**NRHP Recommendation:** Contributing to Northfield Commercial Historic District
Form Prepared by: Landscape Research LLC	**Survey Date:** 3/2016



2016, looking southwest


ca. 1875

Description
The flat-roofed, two-story Scriver Building occupies the southwest corner of Bridge Square at its intersection with Division Street. The structure rests on a Platteville limestone foundation and is clad in gray limestone that has been partially parged with a thin layer of stucco. The east half of the six-bay north façade, housing the Northfield Historical Society, faces Bridge Square. It retains original surfaces and details, including exposed limestone cladding, a wood cornice, round-arched windows with flat limestone sills, and a recessed central entry placed between slender cast-iron columns. The lower-story transoms are filled with multi-paned glass. The west half of the Bridge Square elevation, now a retail business, has a ca. 1930 modernized façade, with brick-trimmed rectangular windows, brick piers and beltcourses, stucco parging, and a modern storefront with large glazed windows. The current east-facing Division Street facade is the result of restoration and rehabilitation to near-historic (1868) condition. Restoration of the historic former bank bay at the south corner and removal of a peaked roof (1888) and dormers (1893) are among work completed since 1976. The existing exterior wood stair replaced an iron stair shown in historic photographs, which replaced the original wood stair. The brick-trimmed rectangular windows remaining on the Division Street elevation date from the 1930s-era remodel.

History
Hiram Scriver (1830-1890), a native of Canada, was a pioneer Northfield merchant and served as the City's first mayor (1875). He was also a founder of Carleton College. In 1868, with Dr. E. Lathrop, he

Historic photographs: Northfield Historical Society

completed this prominent multi-purpose building at the head of Bridge Square, then still a dusty hay market at the foot of the Cannon River Bridge. In addition to Scriver's hardware store, tenants included the First National Bank and Lee and Hitchcock Dry Goods. Offices were located at the second level. The James-Younger Gang bank raid on September 7, 1876 brought national attention to the building. The Northfield Post Office, the Jesse James Café and the Chamber of Commerce were among later tenants, as were upper-story apartments. In 1976 the Northfield Historical Society occupied the building, and began restoration and rehabilitation efforts.

Significance and Historic Context(s)

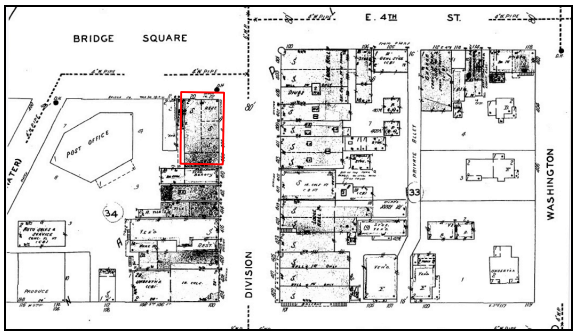
A prominent landmark at the head of Bridge Square, the Scriver Building is associated with the first period of Northfield's commercial development, from ca. 1856 to 1880, when 29 of the 65 historic district buildings were constructed. It is associated with the Northfield historic context, "Commerce, 1856-1945" (Northfield Preservation Plan, 1992).

Evaluation

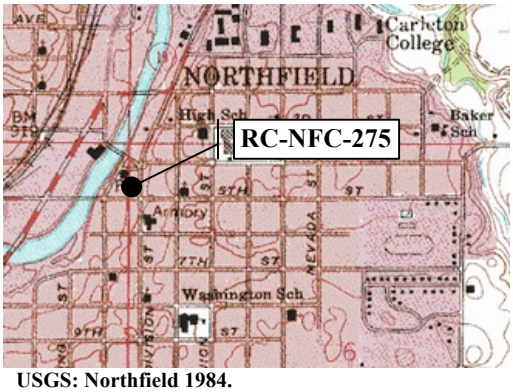
This property was listed on the NRHP in 1979 as contributing to the Northfield Commercial Historic District. It is also individually listed on the NRHP (1978). The building exterior continues to retain excellent historic significance and integrity and rehabilitation and restoration projects have followed historic photographs and other documents. The building remains contributing to the district.

References

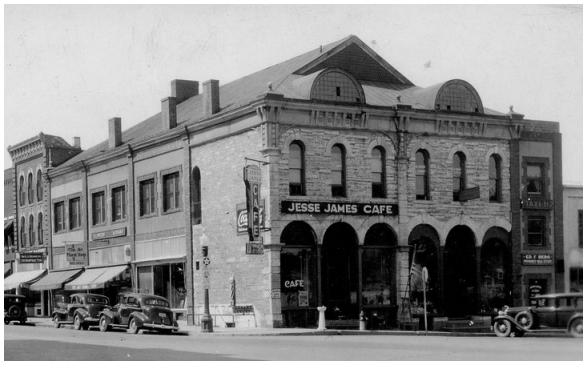
Dunwiddie, Foster. "Scriver Block Building." National Register of Historic Places Nomination Form, 1978. Listed 5/5/1978.
"Northfield Historic District," National Register of Historic Places Nomination, 1979.
Northfield Historical Society. Photograph and research files. Northfield, Minnesota.
Zellie, Carole. "Northfield Heritage Preservation Plan." Prepared for the Northfield Heritage Preservation Commission, Northfield, Minn. by Landscape Research, 1992.



Sanborn Map and Publishing Co., 1930, updated 1943.



USGS: Northfield 1984.



ca. 1935

Historic photographs: Northfield Historical Society



Scriver Block Exterior Investigation

Northfield, MN

Prepared for the
Northfield Historical Society

Submitted June 2, 2023

PREPARED BY

MacDonald & Mack
ARCHITECTS

CLEAN WATER LAND & LEGACY AMENDMENT

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1. West Elevation



2. North Elevation



3. North Elevation

INTRODUCTION

STUDY SUMMARY

This study was commissioned by the Northfield Historical Society (NHS) with a grant from the Minnesota Historical Society's Legacy Grant Program as an addendum to the 2022 Condition Report. In that report recommendations were made for further investigation that were not a part of the initial scope of that work:

- Work with NHS to investigate the Basement Stairwell Area Drain
- Detailed inspection of the upper cornice, stucco, brick, and stone
- Sample the historic mortar and have it tested for strength and composition by a regional testing agency

PROJECT LOCATION

Scriver Block
408 Division Street*
Northfield, Minnesota 55057

**The Scriver Block property consists of several historic storefronts spanning from 20-22 Bridge Square to 404-408 Division Street.*

HISTORIC DESIGNATION

The Scriver Block is both individually listed on National Register Historic Properties and a contributing property within the Northfield Commercial Historic District. It has been owned and managed by the Northfield Historical Society since 1975.

METHODOLOGY

Field survey investigations were conducted on October 6, 2022 by Todd Grover and Bob Mack of Macdonald & Mack. Both Todd Grover and Bob Mack contributed to this report with the testing preformed by American Engineering Testing out of their St. Paul laboratory.

ACKNOWLEDGMENTS

The authors wishes to thank Cathy Osterman and Travis Farrington of NHS for generously sharing their time and knowledge.

This publication was made possible in part by the people of Minnesota through a grant funded by an appropriation to the Minnesota Historical Society from the Minnesota Arts and Cultural Heritage Fund. Any views, findings, opinions, conclusions, or recommendations expressed in this publication are those of the authors and do not necessarily represent those of the State of Minnesota, the Minnesota Historical Society, or the Minnesota Historic Resources Advisory Committee.

STAIRWELL AREA DRAIN

On the northeast corner of the building there is a basement stairwell that is accessed from the sidewalk along Division Street. At the base of these stairs is an area drain. In the earliest photos of the building from 1874 the basement access did not exist. It was in the 1915 image that a railing and the steps to the basement appear. This corresponds with the note in the HSR that in 1895 the J. H. McGuire barber shop was first located in the basement. The area drain is not from this vintage, but may have been installed more recently, maybe in 1978, a time noted in the HSR that the Basement Meeting Room was remodeled.

The basement stairwell area drain was inspected by George LaRoche of LaRoche's Sewer, Drain, and Septic Services with assistance from Cathy Osterman of the NHS on October 6, 2022. Ms. Osterman summarized their findings as follows:

> George LaRoche has come and gone and all we're dealing with is a drainage pit. It appears to be two 3' drums about 16" in diameter and coated with concrete stacked on top of one another and not sealed together. The drum/ pipe goes down about 6' into 8" of mud. It drains to the ground. No pipe connects anywhere to [drain] the water anywhere. It just holds it until it seeps into the ground. It is FAR below the city's pipes and George said he would not be surprised if the bottom was actually bedrock.

Without a connection to a more formal drainage system, the water seeps into the ground at various rates depending on the saturation and porosity of the surrounding earth and stone. Since the drums are below the level of the basement, water in the pit should not enter the building. If, on the other hand, the surrounding soil is unable to absorb the water, it can fill the drums and overflow into the area way and into the building. The location of the drums prevents any modification to flow by gravity to the City's sewer system, therefore other repairs should be considered.

The NHS has not noted water infiltration from the area drain outside the door which hopefully points to the proper functioning of the drain. However, relying on its continued function to prevent water from entering the basement is risky.

Recommendations:

- *Regularly cleaning debris from the drums may help the water to flow more readily to the underlying soils.*
- *As noted in the 2022 condition report under Priority 2: instal a sidewalk curb at the top of the stairs to redirect sidewalk runoff.*
- *Install a larger drywell in the same general area when the Exterior Stairwell is restored.*



4. Stairwell



5. Area Drain



6. Photo from 1874



7. Photo from 1915

SECOND FLOOR EXTERIOR INVESTIGATIONS

PLATTEVILLE LIMESTONE

The original exterior walls are Platteville Limestone, a material with distinct layers of sedimentation. It is moderately durable as long as the layers are under compression and it is not exposed to extreme weathering, as they are at most locations on the wall. Where there is no compression, such as on windowsills, column capitals, or arch tops, the layers are easily separated by freeze-thaw action. The lack of compression is even more problematic when the layers are placed in a vertical orientation.

Recommendations: The layered nature of the stone means that consolidation treatments and water-repellent coatings are ineffective, so no remedial treatments currently are available. It is wise, however, to remove flaking stone so that it does not fall in an uncontrolled manner. It also may be appropriate to add a sheet-metal cover the prevent water from sitting on the sill. Such a treatment would not be noticeable from the ground and would be easily eversible. This sheet metal would turn up on the jambs (preferably into a mortar joint) and under the sill of the window. It would be sloped to drain with a small drip edge to ensure no water stays on the metal or causes deterioration to the underlying sill.

ALTERATIONS

The second-floor stone on portions of the north façade and much of the east façade has been covered with stucco with brick trim. The stucco and brick are applied directly to the historic stone that serves as a substrate, rather than using a lath or other anchoring system to bond the two materials. The stucco and brick were installed as part of a series of storefront renovations that were completed over a number of years. This included removing the single arched windows and installing pairs of windows, opening up the storefront entrances, and a canopy over the sidewalk. See photos below.

While the lower portion of these facades were restored in the 1980s, the upper portion of the buildings remain in their altered state. However, the condition of these materials is failing. Portions of the stucco and brick have fallen, and the remainder is easily removed. There are large ares of cracking in the stucco and numerous areas where water can infiltrate the stucco and dislodge it through freeze-thaw cycles. The mortar below the stucco appears to be original to the building. It is very soft, and samples were removed for further analysis; please see the Mortar Analysis section of this report.

Where the brick and stucco in the midsection of the Division Street elevation have already been removed, large gaps between the masonry



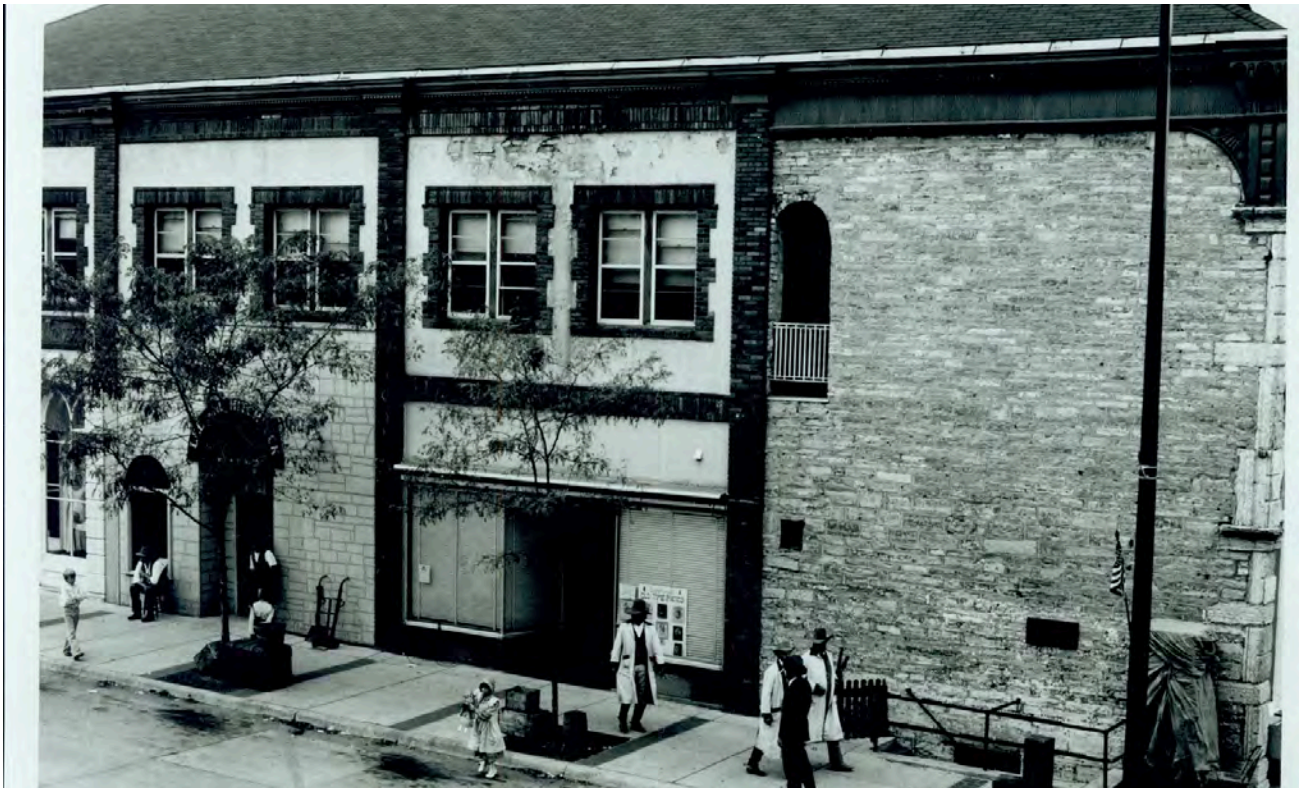
8. Deteriorating Windowsill



9. Deteriorating Stone with Vertical Bedding Planes



10. Photo from 1966



11. Photo from 1980



12. Photo from 1982 Restoration



13. Photo from 1982 Restoration



14. Cornice

and the metal cornice have been created. Because the roof configuration has changed over time, it is assumed that the cornice has been salvaged and reinstalled with a wood nailer at the bottom of the cornice. Now where the brick is missing and the rough surface of the stone is exposed, large gaps between the masonry and metal have opened up. The gap is big enough for squirrels and chipmunks to enter the void behind the cornice. Most likely they are using this area as a space for their nests.

It does not appear that water is entering the cornice at the open joints, so, at this time, it seems that the goal should be to keep the squirrels out while considering longer-term plans for the building. These plans might include returning the historic appearance to these facades. However, any potential treatment should, therefore, be easily reversible.

Recommendations: Install a sealant backer rod in the crack then to fill the outer layer with a material such as stainless steel wool (https://pestplug.com/) Squirrels will not chew materials such as this, so it would keep them out while not rusting and still remaining easily removable.

ELEVATION RESTORATION

As noted previously, and as seen in the photos and the HSR, the second floor of the Division Street elevation has been modified starting in the 1950s. Single arched windows trimmed in Plattleville limestone were located on the second floor rather than the paired of windows that currently exist. The decorative cornice seen on the north side of the building continued along the entire east side. Stone piers extended to the cornice and brick chimneys were placed atop the building. The restoration of these elements would follow the already restored elements



15. Cornice Gap



16. West Elevation

on the first floor. However, the decision to restore to this original appearance is becoming more present because the windows, brick, stucco, and surrounding materials are in poor condition and must be repaired in the next two years. Accelerated decay is creating more issues of water migrating through the exterior walls, now impacting once sound materials. One example of the condition of the restored keystones on the First National Bank Building. When we were conducting our investigation we noticed that two of the keystones had shifted due to rusting/shifted anchors. As the stucco and brick deteriorates, more and more water is able to enter the exterior walls, furthering the deterioration.


17. Deteriorated stucco

While the restoration of the facade will be costly and also impact some of the interior finishes of the apartments; the repairs needed to maintain the existing will also be expensive due to their deterioration. However, in this later scenario, money is being spent on non-historic materials, some of which were not detailed appropriately and have lesser long-term durability. In order to restore to the historic appearance, these steps would have to occurr:

- Remove the stucco, brick, and windows
- Restore the original window openings with new stone
- Repoint stone on entire facade
- Install new arched top windows and storms
- Restore metal cornice, which necessitates the fabrication of missing elements
- The restoration of the chimneys is not a critical, as they no longer serve the individual units below.

Recommendations: We believe now is the most economical opportunity to restore the facade. The repair of the existing materials will be expensive But these costs will only be applied to maintain or replace non-historic materials. Additionally, any future restoration will only undo the money spent to maintain this current configuration. While the restoration will be more expensive, in the long run, it will be the least money spent to achieve the goal of a restored east facade.


18. Cracked stucco



19. Current Configuration of West Elevation



20. Restored West Elevation, the Red Indicates Elements to be Restored

MORTAR TESTING

Mortar samples were taken on both the north and east facades. These mortar samples were delivered to American Engineering Testing (AET) in St. Paul for both chemical and petrographic analysis. AET did full analysis of only Sample 2, from the unaltered portion of the east façade. The report suggests that the historic mortar has a compressive strength of approximately 1,000 pounds per square inch (psi). The analysis determined that the mortar consisted of natural cement, lime, and sand. Whether the lime was a separate ingredient, or a component of the natural cement could not be determined.

The investigations also revealed remnants of a softer lime-based mortar on the weather side of the sample. The origins of this mortar also could not be determined. If it were from an earlier repointing project there probably would have been more mortar remaining, and since it was from the unaltered portion of the east façade it is not remnants of a later stucco application.

Recommendations: We recommend that for future restoration work NHS work with a qualified mason and a Historic Architect to oversee the work. The mortar must be softer than the underlying mortar.

The Natural Cement found in the original mortar is a material that is not as frequently used in contemporary restoration mortars. Before any work is to occur, the historic mason should develop samples of Natural Cement, Lime/Portland Cement, and Hydraulic Lime mortars using matching sand to develop a mixture that is less than 1000 psi, matches the color and texture of the existing mortar, but would be durable to weathering.



21. Existing mortar

APPENDIX A:
MORTAR TEST

REPORT OF MORTAR ANALYSIS

Project:
Scriver Block Mortar
Northfield

Reported To:
MacDonald & Mack Architects
3101 East Franklin Avenue
Minneapolis, MN 55406

Attn: Todd Grover
AET Project No.: P-0018411
Date: December 12, 2022

INTRODUCTION

This report presents the results of laboratory work performed by our firm on one of two mortar samples submitted by Todd Grover of MacDonald & Mack Architects on November 17, 2022. We understand the samples were obtained at the above-referenced location. The age of the mortar samples is unknown to us, but we understand the building construction dates to the late 1800's. The scope of our work was confined to performing petrographic and chemical analysis on sample #2, per ASTM C1324 "Examination and Analysis of Hardened Masonry Mortar" to document the condition, composition, and proportions of the mortar.

CONCLUSIONS

Based on our observations and analysis:

1. The following table outlines the volumetric proportions of ingredients documented in the submitted sample:

Sample ID	Natural Cement	Sand
#2	1	1.1

2. The mortar was composed of a well consolidated mixture of natural cement and a naturally occurring sand. Based on the polishability of the sample, we estimate the compressive strength to be near 1,000 psi. The mortar paste was moderately soft (Mohs 2.5 - 3) and medium light gray in coloration (Munsell® N6). Many relict nodules of natural cement phenograins and hydrated lime were observed throughout the mortar binder. It was not clear if the hydrated lime was an intentional separate ingredient or a component of the natural cement. SEM/EDS observations indicated the presence of magnesium in the relict natural cement/lime – typical of North American natural cements produced from an argillaceous dolomitic limestone source rock. The mortar binder was fully carbonated and non-air entrained.

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3. Thin (< few millimeters) remnants of a lighter-colored and softer lime-based mortar coated the surfaces of the darker-colored natural cement mortar. The lime mortar was very soft (Mohs < 2) and very pale orange in coloration (Munsell® 10YR 8/2). The lime mortar was possibly a tuckpoint or repair material.

4. The fine aggregate in the mortar was a natural quartz, feldspar, and lithic sand. Lithic particles documented in the fine aggregate included: granite, basalt, felsite, greywacke, chert, and a few carbonates. The sand was fairly well graded with a wide range of particle sizes present in the mortar. The individual grains were mostly sub-round to sub-angular.

SAMPLE IDENTIFICATION

Sample Type: Hardened Masonry Mortar

Sample ID	Sample Size
#1	4 Fragments ~ 45 grams
#2	3 Fragments ~ 85 grams

TEST PROCEDURES

Laboratory testing was performed on November 18, 2022, and subsequent dates. Our procedures were as follows:

1.0 Chemistry

Chemical Analysis was performed following procedures in ASTM C1324-latest revision, Standard Test Method for Examination and Analysis of Hardened Masonry Mortar. The test method is used for providing the proportion of the components in some masonry mortars. The petrographic findings suggest this method is applicable for this sample to provide the raw data that is used for estimating the mortar composition.

Dry Loss and Loss on ignition data at 105°, 550° and 950°C was measured following ASTM C1324-10, "Standard Test Method for Examination and Analysis of Hardened Masonry Mortar," Section 9.5. Insoluble residue was determined following ASTM C1324 Section 9.4. Siliceous aggregate content was calculated from the insoluble residue. Silicon and calcium content was measured, when applicable, according to ASTM C1324, "Standard Test Method for Examination and Analysis of Hardened Masonry Mortar."

2.0 Petrography

Petrographic observations were performed in accordance with Standard Operating Procedure 24 LAB 005, "Examination and Analysis of Hardened Masonry Mortar," ASTM C1324 - Section 8 Petrographic Examination. The hand sample was viewed under an Olympus SZX12 stereo-zoom microscope with

magnification up to 100x. Thin section analysis was performed in accordance with Standard Operating Procedure 24 LAB 012, "Preparation of Thin Sections for Petrographic Analysis, AET Method". The samples are first epoxy-impregnated, highly polished, then epoxied to a glass slide. The excess sample is cut from the glass and the slide is polished until the material reaches 25 microns or less in thickness. The resulting sample is reviewed under a Nikon E600 petrographic microscope at magnifications up to 600x. Thin section analysis is used to identify various cementitious and non-cementitious portions of the mortar.

REMARKS

The remaining portions of the sample will be retained for a period of sixty days from the date of this report. Unless further instructions are received by that time, the samples may be discarded. The services for this project have been conducted in a manner consistent with that level of care and skill exercised by members of the profession currently practicing in this area under similar budget and time constraints. The results relate only to the sample analyzed. No warranty, expressed or implied, is made.

We appreciate the opportunity to have been of service to you on this project. If you have any questions regarding the information presented in this report or if we can be of additional assistance, please contact us.

Report Prepared By:
American Engineering Testing, Inc.

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CHEMICAL RESULTS

Chemical results and calculations are below. Table I reports the measured chemical composition of the mortar sample following ASTM C1324. Table II reports the calculated values. The calculated volumetric ratio of natural cement to sand is presented in Table III.

Table I: Measured Composition of Mortar Sample

Client ID	#2
Loss @ 105 ° C	1.03
Loss @ 550 ° C	2.21
Loss @ 950 ° C	13.5
% Soluble Silica	1.8
% Insoluble Residue	66.9

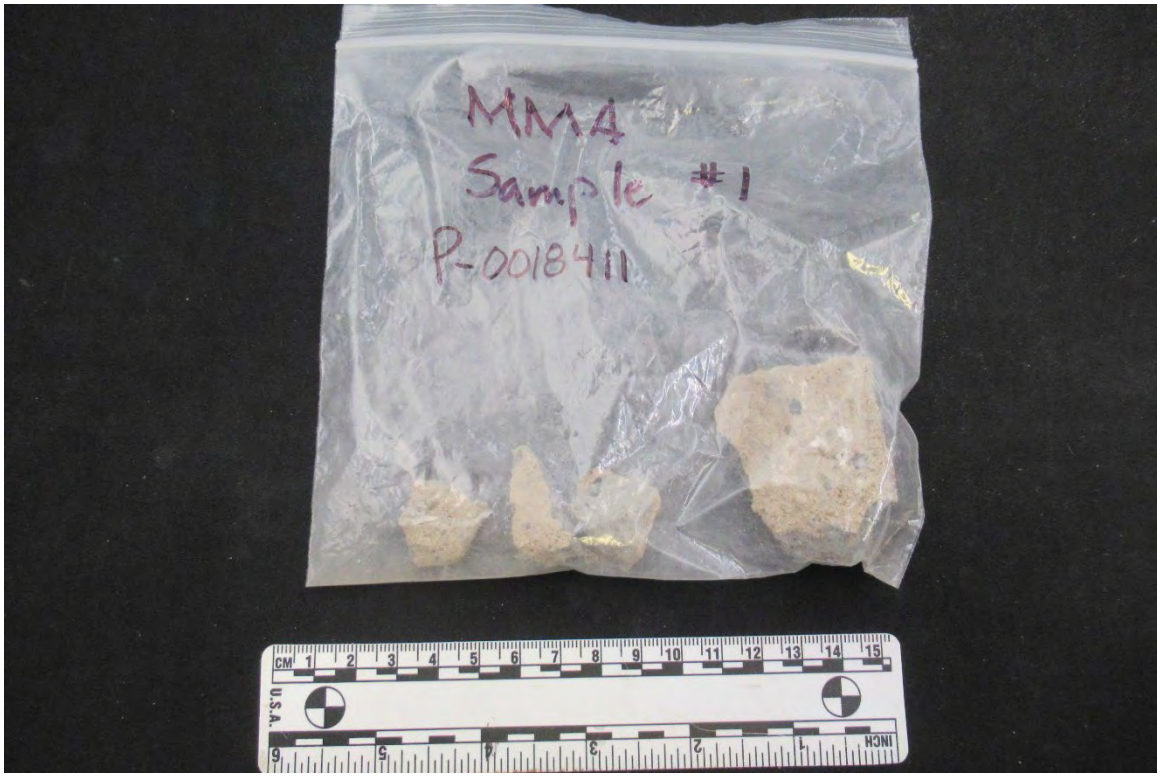
Table II: Calculated Composition of Mortar Sample

Client ID	#2
Siliceous Sand %	66.9
Natural Cement %	31.7

Table III: Calculated Volumetric Composition of Mortar Sample

Client ID	#2
Natural Cement content	1
Sand content	1.1
Natural Cement to Sand	1 : 1.1

Photo: 1



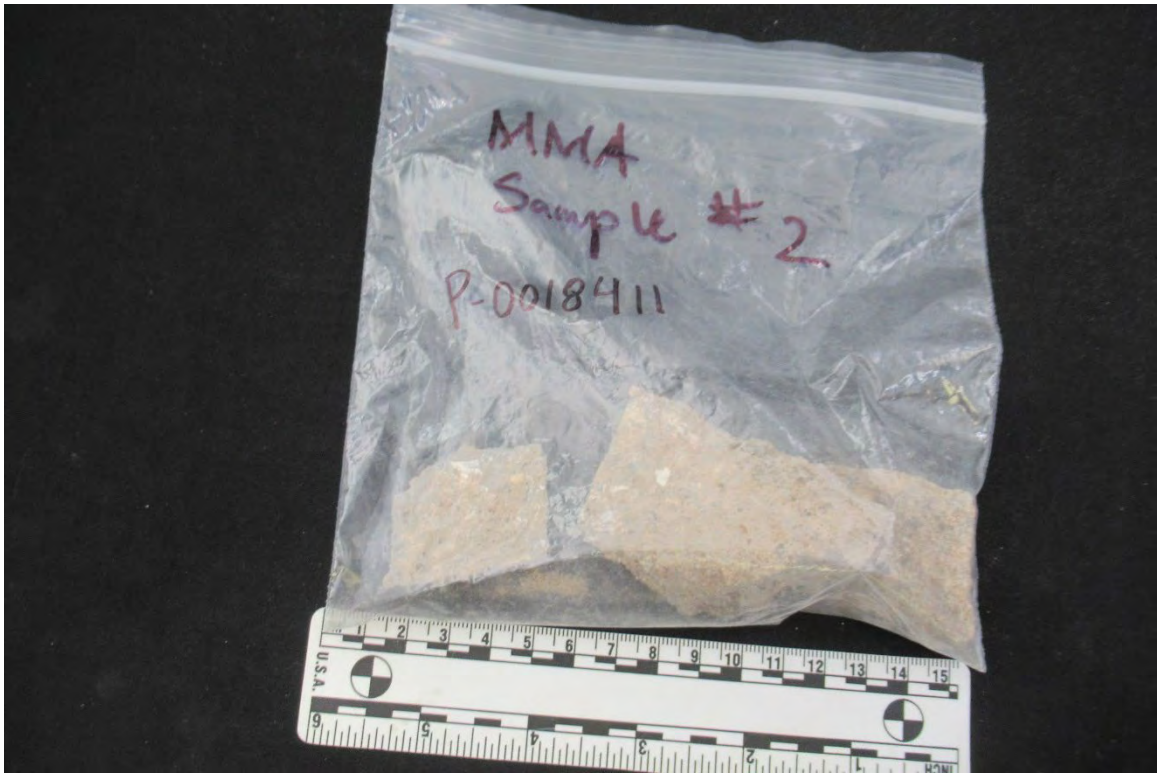
Sample ID: #1 **Description:** Mortar sample as received in the laboratory.

Photo: 2



Sample ID: #1 **Description:** View of mortar fragments. No testing was performed on this sample.

Photo: 3



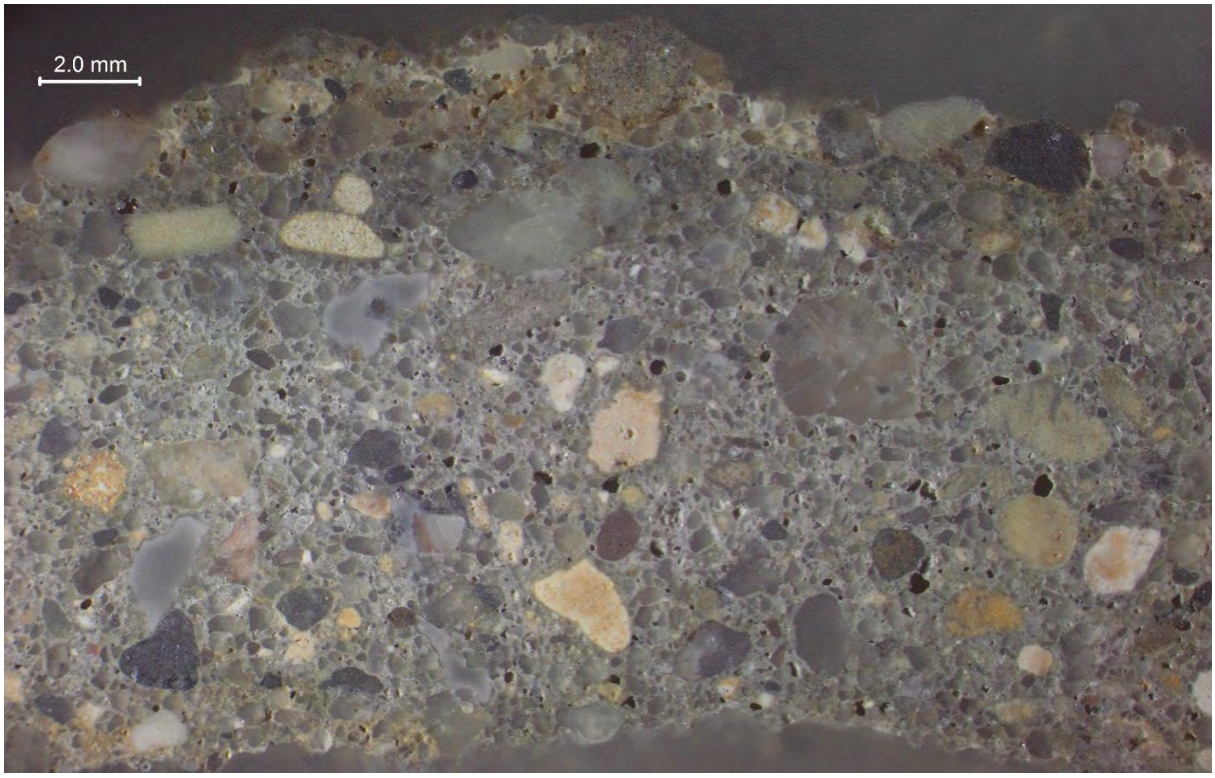
Sample ID: #2 **Description:** Mortar sample as received in the laboratory.

Photo: 4



Sample ID: #2 **Description:** View of mortar fragments.

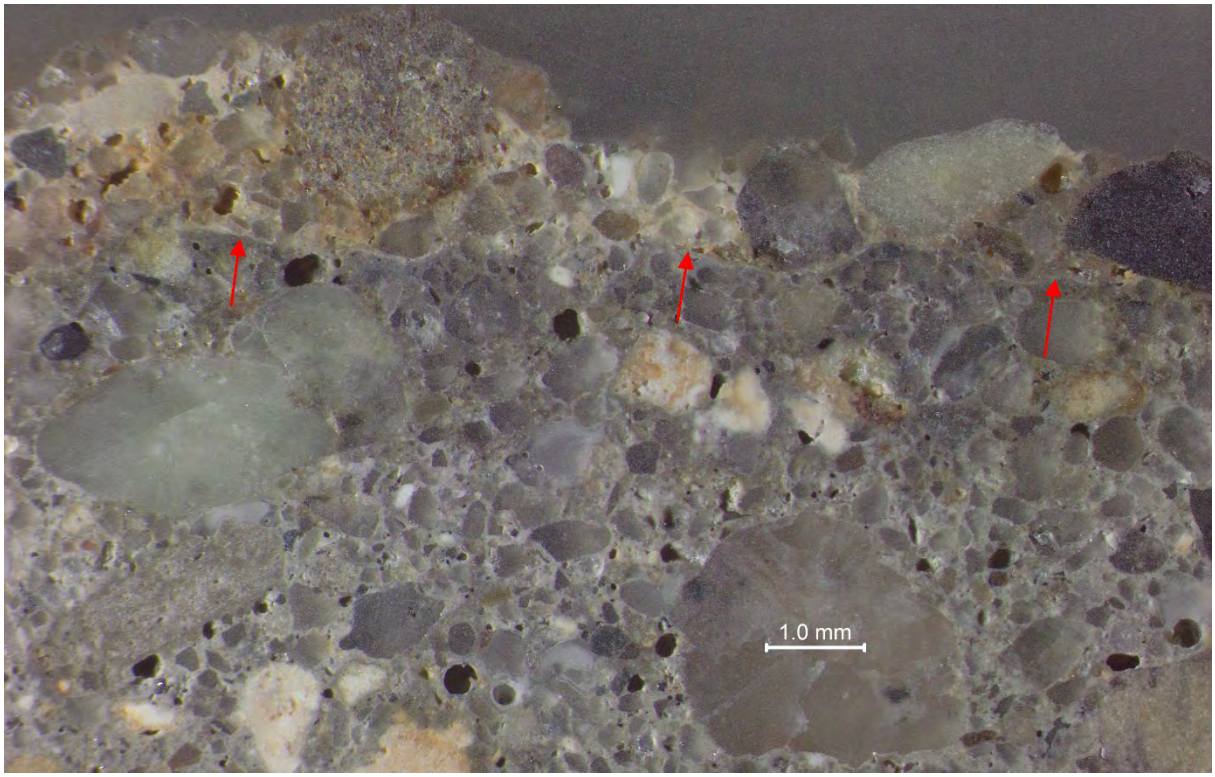
Photo: 5



Sample ID: #2
Mag: 5x

Description: Lapped surface of mortar sample viewed under low magnification.

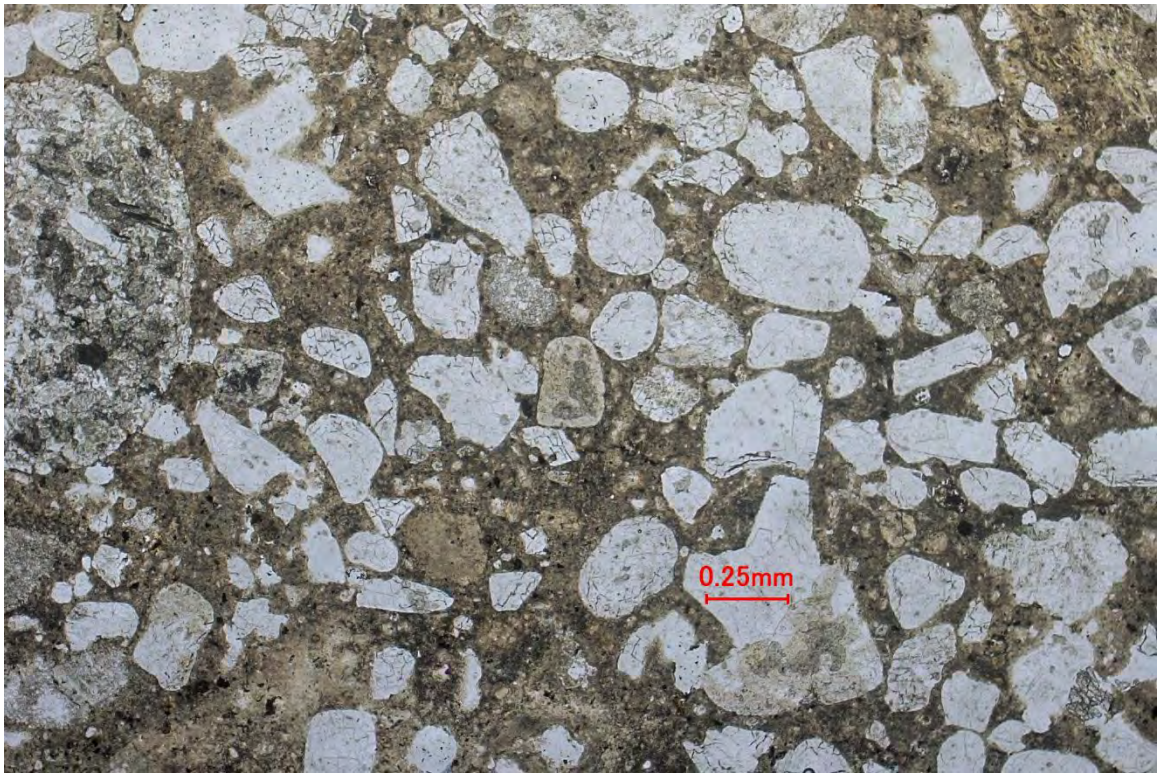
Photo: 6



Sample ID: #2
Mag: 10x

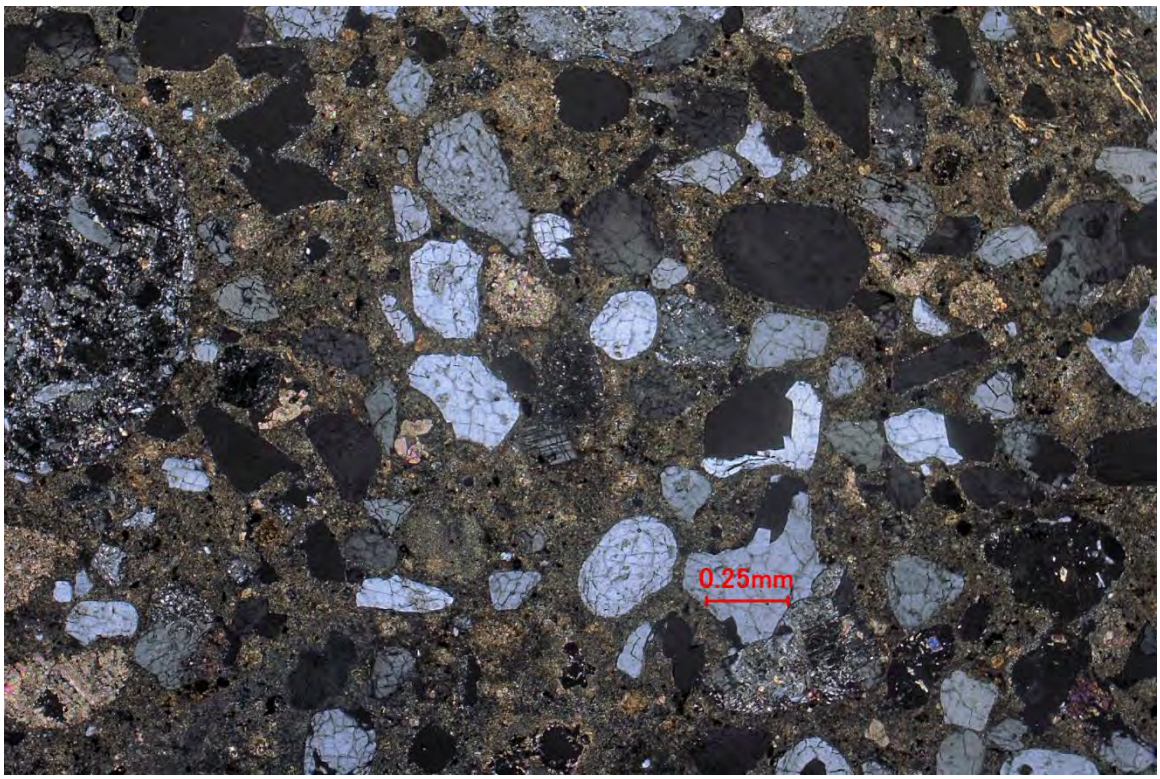
Description: Contact (red arrows) between darker-colored natural cement mortar (bottom) and lighter-colored lime-based mortar (top), viewed on saw cut and lapped surface of mortar sample under magnification.

Photo: 7



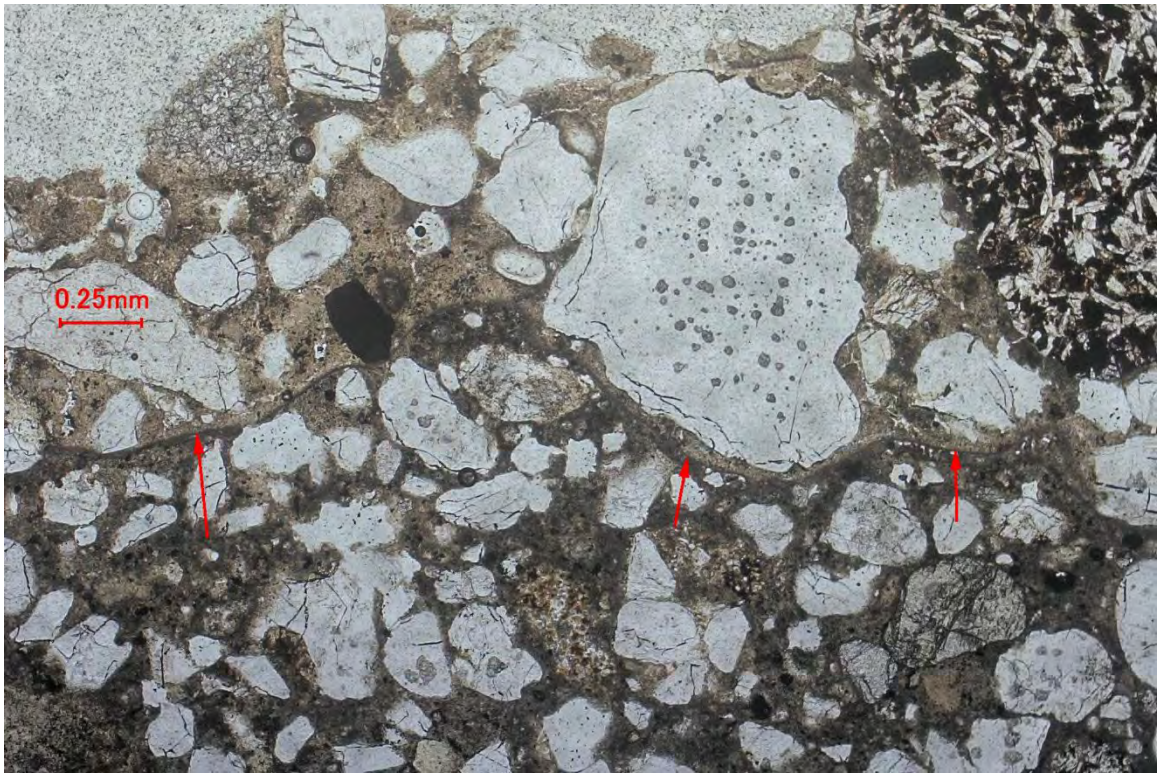
Sample ID: #2 **Description:** Overall view of mortar in thin section under transmitted plane polarized light.
Mag: 40x

Photo: 8



Sample ID: #2 **Description:** Same view as above under transmitted cross polarized light. Note the brightly colored carbonated binder.
Mag: 40x

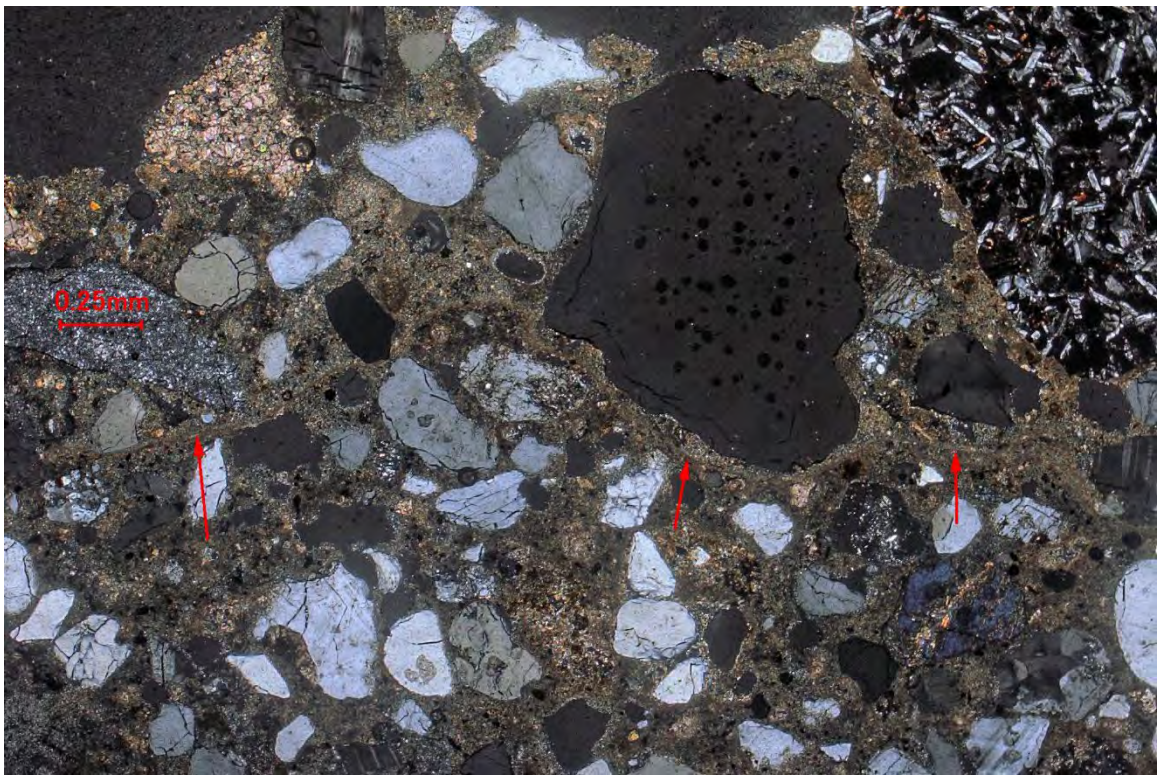
Photo: 9



Sample ID: #2
Mag: 40x

Description: Contact (red arrows) between natural cement mortar (bottom) and lime-based mortar (top), viewed in thin section under transmitted plane polarized light.

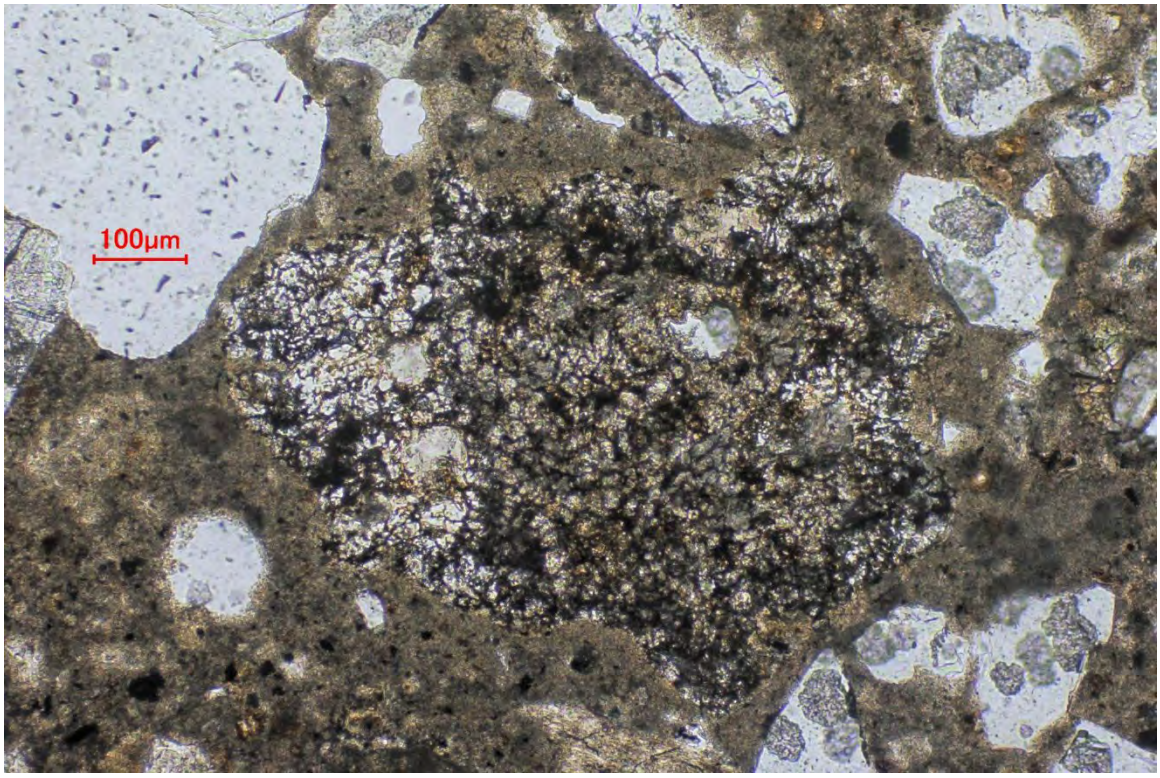
Photo: 10



Sample ID: #2
Mag: 40x

Description: Same view as above under transmitted cross polarized light.

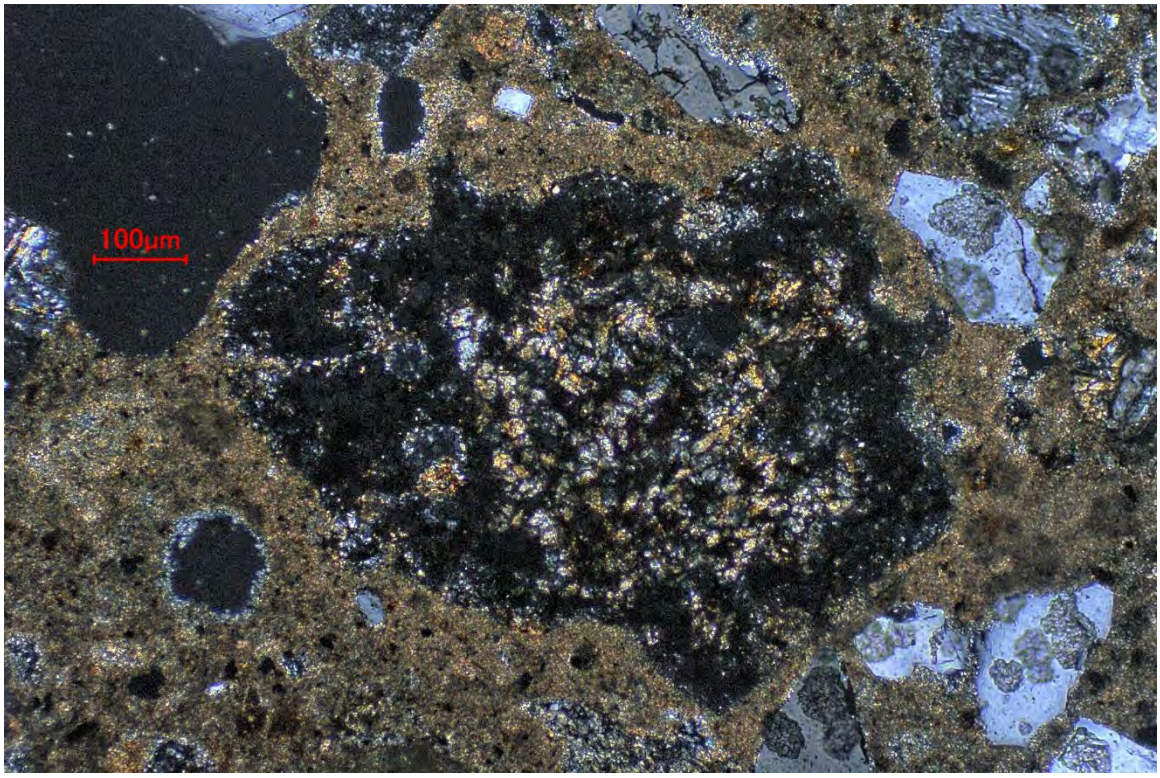
Photo: 11



Sample ID: #2
Mag: 100x

Description: Natural cement grain (center) within mortar binder which exhibits a crude 'clinker-like' texture. Viewed in thin section under transmitted plane polarized light.

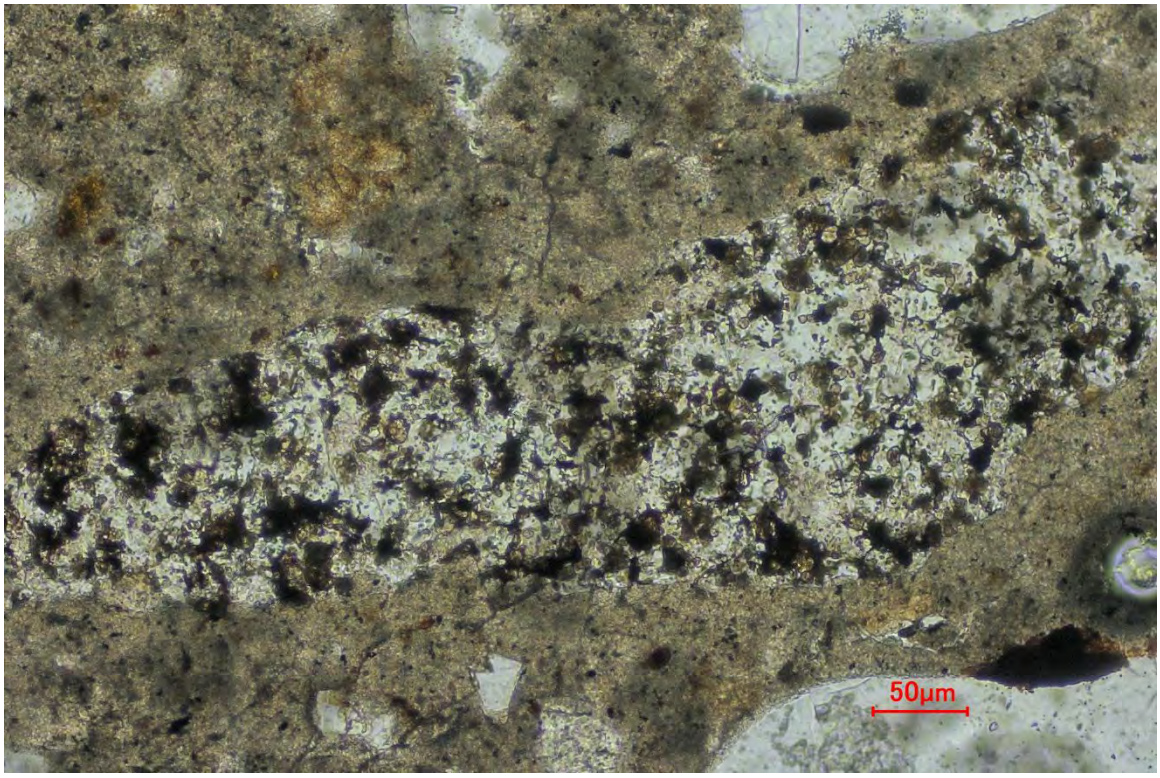
Photo: 12



Sample ID: #2
Mag: 100x

Description: Same view as above under transmitted cross polarized light. Note the perimeter of the grain has hydrated (black/isotropic) while the center remains unhydrated.

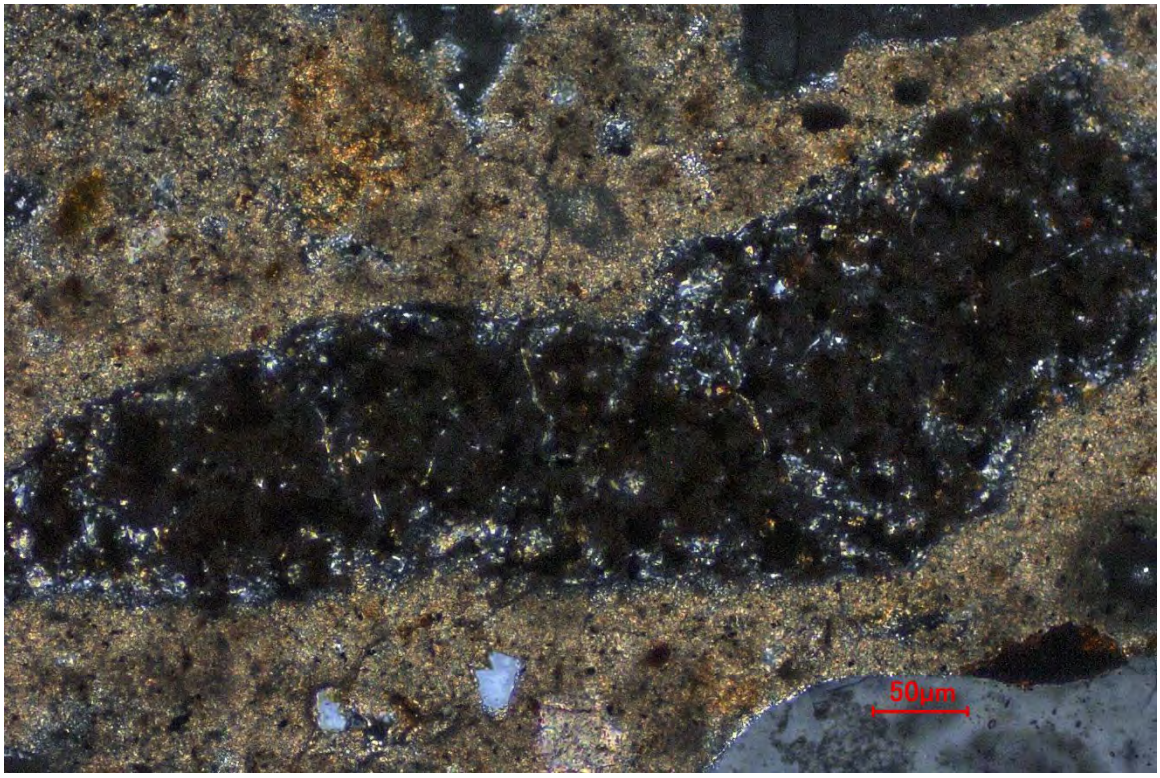
Photo: 13



Sample ID: #2
Mag: 200x

Description: Natural cement grain (center) within mortar binder which exhibits a crude 'clinker-like' texture. Viewed in thin section under transmitted plane polarized light.

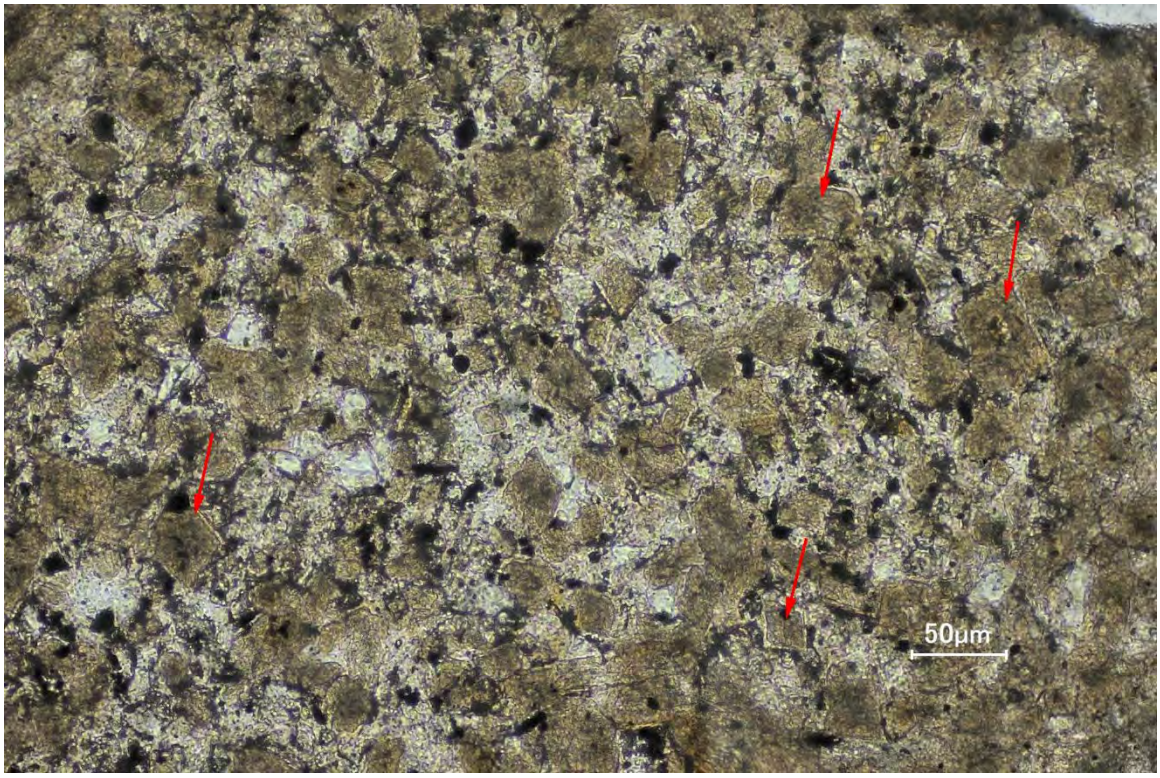
Photo: 14



Sample ID: #2
Mag: 100x

Description: Same view as above under transmitted cross polarized light. Note the grain has hydrated and appears black/isotropic.

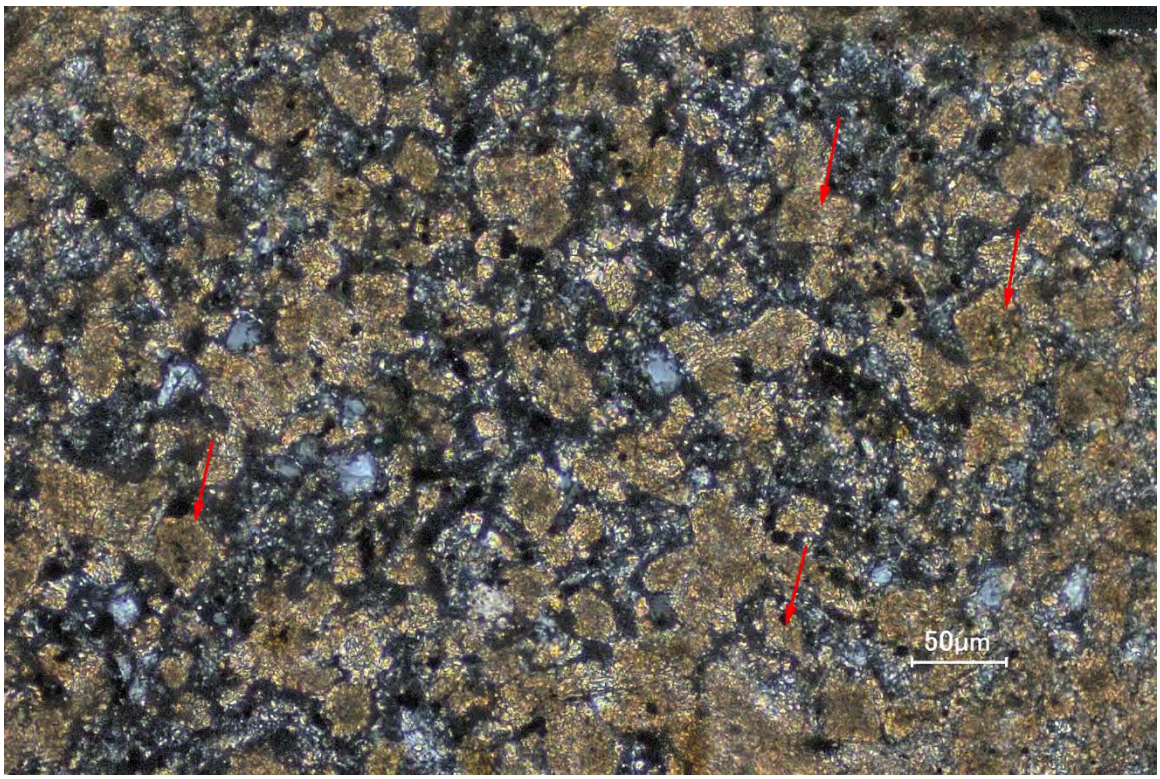
Photo: 15



Sample ID: #2
Mag: 200x

Description: Relict dolomite rhombs (red arrows) within nodule of natural cement/lime viewed in thin section under transmitted plane polarized light.

Photo: 16



Sample ID: #2
Mag: 200x

Description: Same view as above under transmitted cross polarized light.



Scriver Block Condition Assessment

Northfield, MN

Prepared for the
Northfield Historical Society

Submitted January 17, 2022

PREPARED BY
MacDonald & Mack Architects

CLEAN WATER LAND & LEGACY AMENDMENT

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1. North elevation of Scriver Block



2. East elevation of Scriver Block

INTRODUCTION

STUDY SUMMARY

This study was commissioned by the Northfield Historical Society (NHS). NHS has several areas of concern regarding the condition of the building, specifically water-related deterioration, and desires an overview of condition issues and treatment recommendations to plan for responsible stewardship.

The purpose of this Condition Assessment is three-fold:

- First, to review previous historical alterations and work, assess the physical condition of the building, and recommend remedial work;
- Second, to prioritize recommendations and prepare cost estimates to inform the phasing and funding of future capital projects; and
- Third, provide a basic maintenance plan with inspection checklists for long-term stewardship and upkeep of the historic building.



3. Scriver Block street view



4. Sciver Block location

LOCATION

Scriver Block

408 Division Street*

Northfield, Minnesota 55057

**The Scriver Block property consists of several historic storefronts spanning from 20-22 Bridge Square to 404-408 Division Street.*

HISTORIC DESIGNATION

The Scriver Block is both individually listed on National Register Historic Properties and a contributing property within the Northfield Commercial Historic District. It has been owned and managed by the Northfield Historical Society since 1975.

METHODOLOGY

Field survey investigations were conducted during the winter, spring, summer, and fall of 2021 to assess the physical condition of the Scriver Block and monitor issues of concern, like humidity levels and water leaks. All work was completed from the ground and the areas of the roof accessible by interior hatch and ladder.

PROJECT PARTICIPANTS

MacDonald and Mack Architects conducted this study. Todd Grover served as Principal Architect-in-Charge and was assisted by Project Architect, Amy Meller. Cory Sutherland, of Hallberg Engineering, providing mechanical, electrical, and plumbing expertise.

ACKNOWLEDGMENTS

The author wishes to thank Cathy Osterman and Travis Farrington for generously sharing their time and knowledge.

This publication was made possible in part by the people of Minnesota through a grant funded by an appropriation to the Minnesota Historical Society from the Minnesota Arts and Cultural Heritage Fund. Any views, findings, opinions, conclusions, or recommendations expressed in this publication are those of the authors and do not necessarily represent those of the State of Minnesota, the Minnesota Historical Society, or the Minnesota Historic Resources Advisory Committee.

PHILOSOPHY OF TREATMENT

The demands on the Scriver Block building as both a designated historic property and as a mixed-use commercial building containing a museum, retail, and residential units, will constantly be in flux. There will always be new issues that arise or opportunities that present themselves that are beyond the recommendations in this report. Having a philosophy for the treatment of the site that is clear and shared by stakeholders will be invaluable in navigating those issues.



5. Existing Bank museum

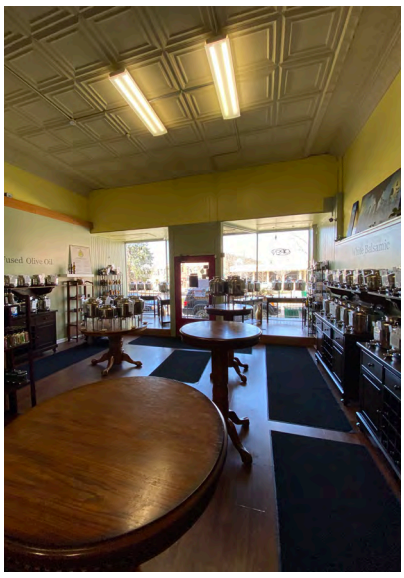
GUIDING PRINCIPLES

The Secretary of the Interior outlines four approaches for working with historic properties: Preservation, Restoration, Rehabilitation, and Reconstruction. Each approach is a way of categorizing and describing the scope and philosophy of a project. Each approach is accompanied by a list of guidelines which are, as they sound, best practices for the treatment of historic properties within that approach.

For the treatments recommended in this study, we have adopted a philosophy for the preservation of the site that is based on the Secretary of the Interior's Standards for Rehabilitation, excerpted from https://www.nps.gov/tps/standards/four-treatments.htm):

Rehabilitation *acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.*

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*



6. Existing retail space

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

APPLYING PHILOSOPHY TO THE PROPERTY

According to the 1990 HSR, "[The Scriver Building] is viewed by the city and its current owner as one of those historic and architectural landmarks which should not only be preserved, but be partially reconstructed to most convincingly and completely represent its original character."[1] Building on this, one of the general preservation and reconstruction goals identified by the Historical Society in 1990 was "To develop a restoration plan which reflects the building's exterior characteristics of its first decade; 1869 to 1879."[2]

1 1990 Historic Property Structure Report, SMSQSE Architects, page 1.
2 IBID, page 1.

As stewards of the building, it will be necessary to feel comfortable applying this treatment philosophy while making decisions that impact the building. In general, the building has been and will continue to be treated with the Rehabilitation standard of treatment. That is the best path to follow for future tenant modifications and restoration work.

Using the resources provided in this section of the report and following through with consistent management of the property is a sustainable maintenance plan that will live far beyond the shelf life of the recommendations provided in this report.

See **NEXT STEPS**, "SETTING MAINTENANCE, IMPROVEMENT, AND RECONSTRUCTION GOALS" for additional guidance on applying the Rehabilitation standards to on-going maintenance, building modifications, and restoration work.



7. Scriver Block historic image circa 1974

BUILDING BACKGROUND

As a registered historic property, the Scriver Block's history is a key part of understanding its significance, whether it be associated with events, people, physical attributes, and/or contributions to our knowledge of pre-history/history. In its over 150 years of existence, the Scriver Block has also undergone numerous physical alterations and changes in use. Finally, since acquiring the building, NHS has invested in restoring the building's exterior, maintaining the overall property, and rehabilitating it to address ADA compliance and other contemporary requirements.

Together, this background assists in determining the existing integrity of building materials, guiding repair and rehabilitation recommendations, and determining priorities for future capital projects.



8. Scriver Block circa 1874



9. Scriver Block circa 1880



10. Scriver Block circa 1915



11. Scriver Block circa 1929

BRIEF BUILDING HISTORY

The Scriver Block, in addition to being the first stone commercial building erected in Northfield, is significant for its association with an attempted robbery by the James-Younger Gang in 1876. According to the 1977 NRHP Nomination Form's Statement of Significance:

> The Scriver Building was erected about 1867 on the site of Northfield's earliest store. Facing Bridge Square, the building is one of the major structures in the center of the Northfield business district. Unlike the simple, false front, wood structures that surrounded Bridge Square in the 1870s, the Scriver Building gave an impression of permanence and stability in the still-young (10 years) community of Northfield.
>
> Its original occupants included Hiram Scriver, one of the town's first merchants, who operated a hardware store in the building for many years; Lee & Hitchcock, a dry goods store; and a little later the First National Bank.
>
> It was the presence of the First National Bank which gave the Scriver Building its major place in history when the James-Younger gang attempted to rob the bank on September 7, 1876. The attempt was an infamous failure. Joseph Lee Heywood, the bank's cashier and a man of courage and integrity, refused to open the vault and was killed on the spot. But the citizens of Northfield took immediate action to protect both their lives and property, and within seven minutes a gun battle had taken care of two of the robbers and one of their



12. Scriver Block circa 1950

horses, while two more of their horses had fled. The posse which followed the remainder of the gang out of town captured most of the gang in the ensuing weeks. The Younger brothers were imprisoned in the Stillwater penitentiary, while the James brothers escaped back to their home territory in Missouri. Nonetheless, historians have since marked the attempted raid of the Northfield bank and the brave response of the Northfield citizens as the beginning of the end of the era of the- Western desperadoes.

The First National Bank moved to the front of the building in 1878 to occupy the space which had been Lee & Hitchcock's dry good store. In 1893 the bank moved again to its present location across Bridge Square. The Northfield Post Office immediately occupied the space vacated by the bank and continued in this location for the next 30 years.

Other first floor commercial uses following the Post Office's departure in the 1920s have included cafes, beauty and barber shops, a variety of stores selling everything from Western wear to yarn, and office space. Some, such as the "Jesse James Café," referenced the building's significance in their business names. For a full list of uses, see Appendix E for a copy of the 1990 Historic Property Structure Report.



13. Scriver Block circa 1973

The basement and second floor have also undergone several changes in use:

The first floor of the building has always been devoted to commercial use. The second floor was originally used for professional offices including several attorneys and a dentist. Today these spaces have been converted to residential apartments. The basement of the building was largely devoted to storage with the exception of a barber shop in the northwest corner, now a basement meeting room.[1]



14. Bank storefront 1980

1 1977 NRHP Nomination Form Description

The Northfield Historical Society acquired the building in 1975 and has used the basement and first floor for historical society programming since. Two of the existing second-floor apartments are still rented out while a third is used for Olive Oil Store storage. The remaining two apartment spaces have been converted into an NHS Office & Conference Room and NHS storage room.

The Scriver Block was individually listed on the National Register of Historic Places (NRHP) in 1978 following nomination in 1977. It also became a contributing property in the Northfield Commercial Historic District when the district was added to the National Register of Historic Places in 1979. It continues to be a contributing property as of the 2020 Amendment to the Northfield Commercial Historic District NRHP which updated all property descriptions, extended the District's period of significance to 1966 to include mid-20th-century commercial buildings, redefined certain parcel boundaries, and adjusted property designations within the district's boundaries based on construction date, alteration, and/or demolition.



15. 404-406 Division Street storefront 1983



16. Scriver Block Addition 2010

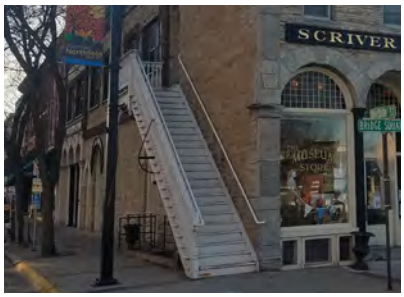
BUILDING DESCRIPTION AND ALTERATIONS

The two-story, flat-roofed Scriver Block building was constructed in the Italianate style in 1868. Much as the Scriver Block's uses have changed over time, so too has its physical appearance. According to the 1977 NRHP Nomination Form's Statement of Significance:

> The Scriver Block Building is a two-story structure with a full basement. The building is 55 feet wide and 88 feet long. The exterior walls of the building are of Platteville limestone, two feet thick. Dressed limestone was used over arched windows and doors and for corner pilasters. Cast iron columns were used at the store front entrances facing Bridge Square and Division Street.
>
> Originally the building had a flat tin roof with a bracketed cornice. However, a sloped roof was installed ca. 1888 and the cornices modified at that time. The original tin roof may still be seen in the attic space.
>
> Original stone windows on the first floor were divided into four panels with Gothic tracery above in an arched opening. In later alterations these were replaced with small square panes over a single large sheet of glass. Second floor windows were two over two light double hung sash with arched openings.



17. Exterior iron stairway



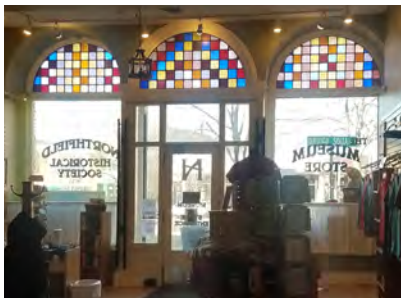
18. Existing exterior wood stairway



19. Roof alterations

A steel stair leading to the second floor offices has been removed from the Division Street facade. However, the stair has been preserved and reinstalled at the rear of the building for access to the second floor porch.

The exterior of the building has been altered with the addition of stucco over the original stone walls and brick trim at window openings. However, the original stonework is intact under the stucco. The northwest corner of the building… …retains its original appearance with stone walls and dressed limestone trim over the arched window openings.



20. Existing multi-colored transoms

Exterior Alterations

As mentioned in the building description on the previous page, the building's exterior has been reconfigured, modernized, and partially restored over the course of its history. It has also been modified to improve building access for all building visitors. For additional background on exterior modifications, see Appendix E for a copy of the 1990 Historic Property Structure Report and Appendix D for the NRHP Registration Form for Northfield Commercial District (NRIS 79003125) Amendment prepared in 2020 by Landscape Research.

- Building Footprint: The original building measures 88 feet (north-south) by 46 feet (east-west). In 1929, enclosed stairs on the west side of the building are added expanding the east-west dimensions to 55 feet.

- Exterior Stairway: An exterior wooden stairway to the second floor is added along Division Street in 1874.
    - Iron stairs replaced the wood stairs in 1893. The iron stairs were relocated in 1940.
    - A wooden stairway was reconstructed on Division Street in 1992.

- Roof: A peaked roof, with 2 semi-circular dormer windows facing Bridge Square, and new cornice were built over the original flat roof in 1888.
    - The dormers were removed in 1957.
    - The original flat roof was restored in 2005.

- First Floor Storefronts: By 1915, the first-floor storefront fenestration is altered from its original Gothic appearance to its current appearance with multi-colored leaded glass transoms over single-pane storefront glazing.

- First Floor Windows: In 1915 an arched first floor window along Division Street is added. It appears to have been infilled during future façade modernization work.

- Building Façade Modernization: In the 1930s, the building façade is modernized to its current appearance with the addition of brick trim and stucco parging on all but the northwest corner of the building. First and second floor window openings were also altered at this time changing the coursing pattern and window sizes. Finally, in the open area remaining along the west side of the building, a cast-concrete porch located on the first floor and wood porch extending from the second floor were added.

    - The iron stairs salvaged from Division Street were reinstalled on the west side of the building to provide access to a second-floor porch in 1940. The iron stairs no longer exist and were likely removed as part of a 2010 ADA Accessibility project to make way for accessible restrooms and an elevator on the west side of the building.

- First National Bank Storefront Restoration: The First National Bank storefront is returned to its 1876 appearance (period of significance) in 1980.

- 406 Division Street Storefront Restoration: The storefront immediately north of First National Bank (aka the Division Street entrance) was restored in 1982/1983. Work included installing a concrete block wall with a veneer of limestone to replicate its original appearance.

- ADA Improvements: In 2010, an ADA Accessibility project is completed adding a ramp to the north building façade facing Bridge Square, removing the second-floor porch on the west side of the building to make way for restroom and elevator improvements, installing an elevator, and providing public restrooms on all three floors.



21. 1930s facades including Addition



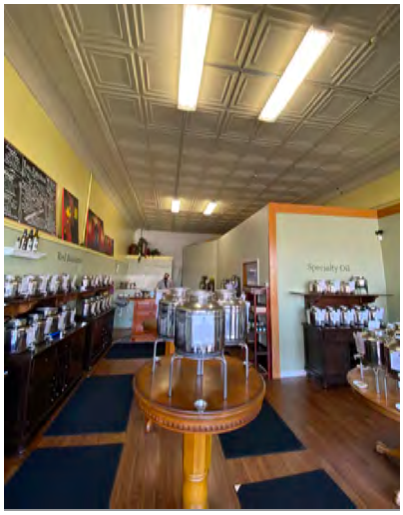
22. Existing facades



23. Existing accessible ramp to Addition



24. Existing first floor museum store interior



25. Existing first floor retail interior

Interior Alterations

The Scriver Block's interior spaces have also been reconfigured numerous times.

- The first floor was originally configured as two commercial spaces with an anchor "corner store" with its entrance on Bridge Square and a L-shaped store wrapping the corner store with entrances on Bridge Square and Division Street.
- Between 1870 and 1878, a bank occupied the short leg of the L-shaped commercial space. It was here that the James-Younger Gang robbery took place.
- First National Bank relocated to the "corner store" in 1878, and the L-shaped commercial space was restored. The bank's vault was infilled at this time, and the stairs at the southwest corner of the building were covered over. A stairway in the center of the building provided access to the basement.
- In 1930, following sale of the building by the Scriver family, 408 Division Street was divided from 20 Bridge Square, eliminating the L-shaped commercial space.
- From 1930 to 1975, the first floor was reconfigured numerous times, eventually ending up with 5 different tenant spaces through subdivision of the "corner store" into three small commercial spaces.
- In 1978, the basement meeting room (now Collections North) was remodeled to look like an early barbershop. Alternations included the addition of fir wainscoting and a black-and-white checkered tile floor. Its primary access was from the exterior stairwell on Division Street.
- During the 1980s and 1990s, NHS continued purchasing adjacent sections of the building. Following completion of 1990 HSR, they removed first floor interior partition walls to expand their museum and collections. They also created a gift shop in the northeast corner of the building.
- In 2011, the basement stairs located near the center of the building were removed and framed over.
- Basement restroom walls were removed in 2015.

Based on the location of interior stairs noted in Sanborn Maps dating from 1884 and 1922 and other information provided about changing building uses, the second floor has also been modified extensively over time. Primary loadbearing walls appear relatively unchanged, but it is hard to determine how many other existing features date to 1876 or earlier. Modifications include:

- 1929 remodeling of second floor offices into apartments with access provided by the west stair tower and exterior second-floor porch with exterior metal stair.
- Plumbing improvements in apartment kitchens and bathrooms in 2002.
- Converting Apartment 2 on the west side of the second floor into NHS office space in 2011.
- Removing the bathroom from Apartment 3 and expanding its kitchen for NHS use. The remainder of the apartment is now used for NHS storage.



26. Existing basement South Collections interior

HISTORY OF RESTORATION WORK, MAINTENANCE, AND ASSESSMENT

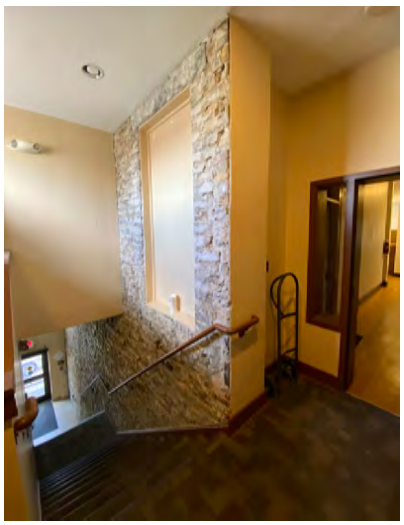
Since acquiring the Scriver Block building in 1975, the Northfield Historical Society has been a diligent steward of the National Register-listed property. This includes performing restoration work, on-going maintenance, and assessment to understand the building's history and physical evolution, identify existing conditions and areas of concern, and plan for future restoration and maintenance work. NHS has also sympathetically rehabilitated the building to address changes in ADA requirements and to make all floors and areas of the building accessible to the public.



27. Existing second floor Apartment 3 interior

Key projects and assessments completed by NHS include:

- 1980 restoration of the First National Bank storefront.
- 1982/1983 restoration of the 406 Division Street storefront.



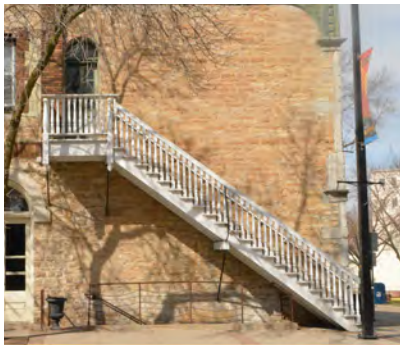
28. Existing interior Addition stairway and elevator landing



29. Masonry Bank storefront repairs 1980



30. Masonry 406 Division Street storefront repairs 1983



31. Reconstructed exterior wood stairway from 1992 stabilization

- 1990 Historic Property Structure Report survey, which outlined the following proposed rehabilitation projects:
    - Project 1: Stabilize gutter/roof edge conditions.
    - Project 2: Stabilize exterior masonry walls and stonework; patch gutters temporarily.
    - Project 3: Reconstruct corner storefront windows and basement bulkhead windows and doorway.
    - Project 4: Reconstruct a former hardware or dry-goods space (non-structural project).
    - Project 5: Reconstruct the west storefront facing Bridge Square.
    - Project 6: Restore original roof and cornice lines.
    - Project 7: Restore second story windows and stone on Division Street.
    - Project 8: Recover Museum use of upstairs rooms, add exterior stairway.
    - Project 9: Remodel alleyway.
    - Project 10: Remodel west stair tower.
    - Project 11: Add an elevator to connect three floors.
    - Project 12: Improve west side service entrance.
- 1992 stabilization project that included restoring the exterior wood stairway on Division Street, removing failing stucco on the second floor and repairing the historic limestone below, and roof parapet work.
    - *This work addressed Projects 1, 2, and part of 8 from the 1990 HSR.*
- Sometime following the 1990 HSR (exact date unknown), interior first floor partition walls were removed to create museum spaces and a gift shop.
    - *This work addressed Project 4 from the 1990 HSR.*
- 2005 flat roof restoration.
    - *This work addressed Projects 6 from the 1990 HSR.*
- 2010 ADA Accessibility Project which included adding an exterior ramp, installing an elevator, and installing ADA- and code-compliant restrooms on all three floors.
    - *This work addressed Projects 9, 10, 11, and 12 from the 1990 HSR.*
- 2011 second floor apartment modifications for NHS use.
    - *This work addressed part of Project 8.*

- 2012 walkthrough, performed by Sarah Beimers, Environmental Review Program Manager for the Minnesota State Historic Preservation Office (SHPO), to assist in developing a building plan.
- 2014 HVAC System Assessment, by Questions & Solutions Engineering (QSE).

The only incomplete projects remaining from the 1990 HSR are Projects 3, 5, and 7 which require extensive structural work and rehabilitation to return them to a circa 1876 appearance.

This 2021 Condition Assessment, prepared by MacDonald & Mack Architects, builds on NHS's previous projects and assessments. The following report sections identify priorities, recommendations, and initial costs for needed treatments culminating in a maintenance plan for long-term stewardship and upkeep.



32. Flat roof from 2005 restoration



33. Exterior ramp from 2010 ADA accessibility project



34. Second story Division Street non-historic windows



35. 22 Bridge Street non-historic storefront

EXISTING BUILDING CONDITIONS AND RECOMMENDATIONS

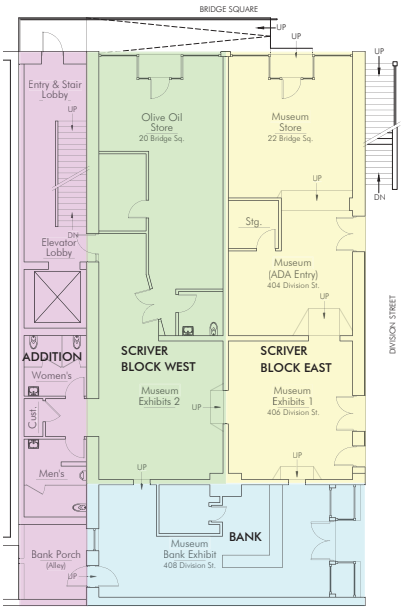
Buildings require periodic physical examinations to identify and address problems before they become more difficult to correct. It is important to remember this fact while reading this report, which by its very nature is meant to focus on the building's problems and not to call out positive characteristics or conditions. NHS has specific concerns about site drainage, exterior masonry and foundation walls, roofing and cornices, windows, leaky pipes, and boilers.
Each section below provides a brief description of features, current conditions, and treatment recommendations. Recommendations for the work necessary to accomplish historic preservation objectives meet *The Secretary of the Interior's Standards* for Rehabilitation and the Rehabilitation guidelines.

Later in this report, we will prioritize repair recommendations included in this section provide costs to assist NHS in ranking needs and planning fundraising efforts in preparation for future capital projects. These repair recommendations are based on maintaining the current configuration of the building, however in **NEXT STEPS** we will also discuss future steps that might be considered for a restoration to the 1868 exterior appearance.

BUILDING CONFIGURATION

The complex of buildings that make up the Scriver Block are three separate buildings, two identified in the Northfield National Register District Nomination as the Scriver Block Building and the other as an addition between the Scriver Block and the Schmidt Building. For portions of this report, it will be helpful to identify specific areas related to sections of the building, particularly on the exterior assessment:

- Bank Building: 408 Division Street, south side of the Scriver Block facing Division Street (cyan)
- Scriver Block East: 22 Bridge Square and 404-406 Division Street, northeast portion facing Bridge Square (yellow)
- Scriver Block West: 20 Bridge Square, west portion facing Bridge Square (green)
- Addition: West alley infill between Scriver Block West and the adjacent Schmidt Building facing Bridge Square (magenta)



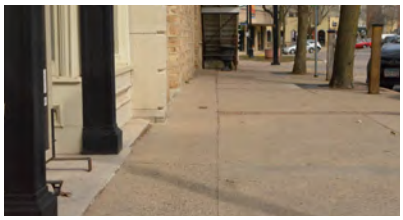
36. First Floor Plan



37. Exterior basement stairwell and wood stair to second floor



38. Accessible ramped walkway



39. Eastern sidewalk along Division Street



40. Bottom of basement stairwell

SITE (Images 37-44)

The Scriver Block sits on the southwest corner of Division Street South and Bridge Square in Northfield, Minnesota. The building is a two-story building with full basement that is occupied by the Northfield Historical Society, a storefront building, and apartments on the second floor.

The complex of buildings is surrounded by sidewalks on the east and north side, and adjacent buildings to the south and west. Division Street, to the east, is at a low point in the northeast corner of the building and rises as the street continues south. Along this sidewalk there are two staircases. A wood staircase that rises from the northeast corner of the building and provides the second means of egress for the second floor of the building. Tucked under this staircase is a concrete stairwell that provides access to the basement. At the bottom of this concrete stair is an area drain.

Along Bridge Square, there is a ramped walkway that rises from the sidewalk adjacent to the entrance into Scriver Block East to access the Scriver Block West storefront and the Addition. This was added during the elevator addition project in 2010 to provide ADA access from the northeast corner of the site. It is constructed with precast panels set on a steel structure. Stormwater falling on this walkway filters through the joints and is directed towards the gutter in the street.

A low-slope roof with a short parapet on the east and north, directs stormwater to four internally routed drains.

Condition

There are three areas of significant water infiltration from the surrounding sidewalks, two are concentrated in the northeast corner of Scriver Block East letting water into the North Collections Room in the Basement. The other is at the east facing door of Scriver Block East.

The first area of water infiltration is from the Division Street sidewalk into the Basement stairwell. While there is a functioning area drain at the bottom of the concrete steps, it is unknown where this drain empties. Storm water cascades down the concrete steps from the sidewalk, and snow/ice accumulate in the stairwell during the winter. This has significantly deteriorated the stone foundation walls and the window openings. Mortar is missing, stones are eroded, and there are gaps that extend almost 18" into the wall. One hole near the door to the basement was large enough to stick an arm through and the back of the interior construction could be seen.

Historic documents note that the stairwell was once an open areaway with open metal stairs accessing the basement door and allowing light into two basement windows facing out onto the areaway. One of these windows partially remains visible on the exterior and is covered over on the interior. The second window was fully enclosed when the areaway was infilled to install the concrete stairs. The opening is covered over but still visible on the interior. This haphazard construction of stairs and infill has allowed for significant water infiltration issues to persist. Now, the interior wall of the North Collections Room in the basement is seeing ongoing and significant areas of deterioration through the wall impacting the interior finishes and artifacts stored in the North Collections Room. See also **Interior Moisture Issues**.



41. Infilled window opening

The second area of water infiltration is just under the main entrance to the Historical Society on Bridge Square. Below the large display windows of the Historical Society in the Scriver Block East, lower window panels are set against the sidewalk. This building/sidewalk joint, along with the adjacent steps, are directing water into the basement and creating moisture issues in the basement finishes.



42. Historical Society entrance

The last area of water infiltration is at the sill of the 406 Division Street main entrance doors. Water from the sidewalk runs down along the building and when it hits the threshold and jamb of this door opening, it is directed inside the building. While it does not happen with every rain, heavier rains can direct water into the building at this location.

See **Roof, including Drainage** for conditions of the roofing and stormwater.



43. Stone deterioration of stairwell foundation wall and infilled windows

<u>Recommendations</u>

- Remove the existing concrete stair from the Basement stairwell.
- Repair all stone/mortar deterioration on the foundation walls, especially in the stairwell.
- Inspect, televise, and ensure the basement stairwell areaway drain functions and drains to code compliant piping.
- Remove infill from the basement stairwell and install metal stairs.
- Install a curb/landing at the top of the basement stairwell to divert water away from the stair.
- Repair minor wood deterioration and peeling paint on the exterior staircase to the second floor.
- Seal around the base of the building at the Historical Society main entrance to prevent water from infiltrating the basement window wells along Bridge Square.



44. Stairway peeling paint

- Monitor the stormwater that runs under the ramped walkway to ensure it is draining away from the building.
- Install a taller threshold and watertight weatherstripping at the Scriver Block East door on the east elevation.

EXTERIOR

Exterior Building Materials (Images 45-65)

There are a series of building materials on each section of the building.



45. Bank cut stone entrances

Bank Building:

- Cut stone surrounding the first-floor entrances
- Wood arched, divided, storefront windows on the first floor
- Wood double hung windows with aluminum storm windows on the second floor
- Stucco on the second floor surrounded by veneer brick at the windows, vertical pilasters, and under the cornice
- Metal decorative cornice topped by flat parapet cap flashing
- Painted signboard between the first and second floors



46. Bank storefront windows

Changes from the historic to the current appearance:

- Stucco and brick on the second floor
- Elimination of two arched window openings on the second floor, and replaced with the current flat topped, wider, window openings
- Removal of a deeper cornice overhang over the current decorative metal cornice

Scriver Block East:



47. Bank non-historic upper windows

- Coursed ashlar stone on the east elevation
- Cut arched stone at the southeast door
- Two arched door openings on the east elevation, one with a painted signboard, the other with matching cut stone
- A three-bay arched storefront with cast iron columns and cut stone surrounds on the north elevation
- Cut stone pilaster on the northeast corner
- Three stone arched window openings with wood windows and aluminum storm windows on the second floor of the north elevation

- Wood double hung windows with aluminum storm windows on the second floor of the east elevation
- Stucco on the second floor surrounded by veneer brick at the windows, vertical pilasters, and under the cornice
- Metal decorative cornice topped by flat parapet cap flashing
- Painted signboard between the first and second floors
- Wood painted stairway to an arched door on the second floor of the east elevation
- Concrete stair to a basement window, with an infilled, adjacent wood window with a flat stone lintel

Changes from the historic to the current appearance:

- Coursed ashlar stone on the east elevation is a new wall built of a backup of concrete masonry units with a stone veneer
- Stucco and brick on the second floor
- Elimination of four arched window openings on the second floor, and replaced with the current flat topped, wider, window openings on the east elevation
- A new first floor entrance on the east elevation
- Concrete stairs and infill to the basement on the east elevation
- Removal of a deeper cornice overhang over the current decorative metal cornice

Scriver Block West:

- A deep recessed storefront with aluminum framed windows
- Brick veneer pilasters, window surrounds and horizonal banding
- Stucco over the aluminum storefront and surrounding the second-floor windows
- Wood double hung windows with aluminum storm windows on the second floor
- Metal decorative cornice topped by flat parapet cap flashing

Changes from the historic to the current appearance:

- Elimination of a stone arched storefront and three arched second floor windows, similar to the East portion of the building
- Removal of a deeper cornice overhang over the current decorative metal cornice



48. Scriver Block East ashlar stone



49. Scriver Block East arched door openings on east elevation



50. Scriver Block East north elevation



51. Scriver Block East cornice

Addition:

- A one bay building with brick detailing round the door and window openings, with stucco walls
- A metal door on the first floor
- Wood double hung windows with aluminum storm windows on the second floor

Changes from the historic to the current appearance:

- Originally an open alley between Scriver Block West and the Schmidt Building
- Partial alley infill with a second-floor stair tower addition
- Removal of a second-floor porch and exterior stair and new elevator tower addition on the south side of the stair tower addition



52. Scriver Block West elevation

At the southwest corner of the building, at the rear of the Bank there is an exterior porch enclosed on three sides by the original Scriver Block building to the east, the infill addition containing the elevator and restrooms to the north, and an adjacent historic building to the south. It is open to an alley to the west. A downspout in the southeast corner of the porch provides drainage from one of the roof scuppers above. The porch itself consists of a cast-in-place concrete slab over what was originally a cistern but is now the elevator equipment room. A scupper built into the concrete curb allows for drainage out into the alley, and the alley is screened from view with a wood fence atop the curb.

Condition

The conditions on the exterior materials will be talked about in general as most of the issues relate to the same material not dependent on location. However, there are some specific areas of deterioration that will be a bit more detailed, and their location called out specifically.



53. Pilaster cap between Scriver Block West and the Addition

Building Stone:

- Limestone shows some areas of deterioration and cracking, mainly where excess water is accumulating: the basement stairwell, under windowsills, at horizontal projections, and at the base of the building from stormwater splash back off the sidewalks.
- Mortar is in good condition, there are some areas of selective deterioration where stone deterioration is occurring. See **Site**

for additional information.

- At the restored east exterior wall (404-406 Division Street), it is unknown how the new wall was constructed to meet the historic walls above and below. From photographs, it consists of a CMU back-up wall with limestone veneer.

Cut Stone:

- The cut limestone on the Bank Building and the east side of Scriver Block East is in good condition.
- The cut limestone on the north elevation of Scriver Block East is in poor condition. This stone is made of Mifflin limestone and has much more pronounced deterioration due to the inherent issues in this type of stone, and that much of this stone was laid with vertical bedding planes over the arched openings. In multiple locations stones have delaminated and their faces are recessed behind adjacent stone. One stone over the entrance currently has a section that is cracked and delaminating.
- On the northeast corner Mifflin Limestone is also used as a corner pilaster. While some of the stone is cracked, it is in compression, which reduces the issues with the separating layers of the stone. At the top of the pilaster, a carved capital shows signs of heavy deterioration as water can accumulate on its horizontal projections.

Brick:

- The brick on the building is a decorative veneer around modified openings and to articulate bays on the building.
- The brick and mortar are in generally good condition.
- There is one area between Scriver Block West and the Addition where brick has fallen and continues to deteriorate below the cornice.

Stucco:

- The stucco on the building is a non-historic veneer over historic stone.
- The stucco has hairline cracks and in some areas on Scriver Block East and West shows some slight signs of displacement/ loss of key. On the east elevation of Scriver Block East, sections of deteriorated stucco on the second floor have already been removed in preparation for future limestone wall restoration.



54. Addition north elevation


55. Rear of Scriver Block at Bank porch


56. Cut replacement stone



57. Brick



58. Stucco



59. Metal cornice and deteriorated stone capital

Metal Cornice:

- All buildings are topped with a painted metal (assumed galvanized) cornice.
- Originally the cornice had a broad cantilevered extension, but that was removed in 1888 when a pitched roof was added to the structures. This pitched roof has been removed, and now the top of the cornice is capped with simple flashing.
- The flashing material is in good condition, with some areas of peeling paint.
- The connection of the flashing to the stone/stucco/brick walls below is of concern. It appears the flashing is lifting from the building, creating a large gap that allows squirrels to climb under and run along the cornice.

Concrete entrance stair on Scriver Block East:

- The concrete steps at the Historical Society main entrance are chipped and broken.
- The steps have been patched, but the deterioration continues.

Joint between Division Street and Bridge Square concrete sidewalks and the building:

- The sealant joints between concrete sidewalks and the building have deteriorated.
- There are areas where water has entered the building, particularly along the north side of Scriver Block East, because of a failed joint.

Bank porch:

- Stone door and windowsills on the Scriver building are delaminating and chipping.
- Cardboard or carpet used as a splash block at base of downspout from roof above with lots of moss.
- Stone and mortar debris on floor, primarily appears to be from deteriorating door sill. Some organic debris in northeast corner below window.
- Debris and moss partially blocking curb scupper. Appears to have some back-up during heavy rain events based on location of some debris.
- Some staining and increased moisture levels observed on the elevator equipment room walls below indicating water infiltration through or around the CIP porch floor assembly.

Recommendations

- Complete a mortar testing analysis on the entire building to determine the historic mortar and develop a recommended mortar for repointing that matches the strength, texture, composition, and color of the historic mortar.
- Replace significantly deteriorated building stone with new stone to match.
- Repoint areas of missing or deteriorated mortar.
    - Extensive repointing is required at basement stairwell on Division Street to address moisture infiltration into the North Collections Room.
    - Repair Bank porch masonry in conjunction with other exterior masonry repairs.

- Perform an inspection on the upper portions of the building using a lift:
    - Hammer sound areas of Mifflin limestone on the north elevation of Scriver Block East and remove areas of delaminated stone. Inspect the rest of the stone and determine if any pieces are in need of replacement because of deep or significant delamination.
    - Hammer sound areas of stucco on the second floor and remove any loose areas.
    - Inspect the underside of the metal cornice to determine why the lower joint gap is increasing. If the cornice appears stable, install a trim piece of metal to cover the gap to prevent the squirrels from accessing the underside of the cornice.

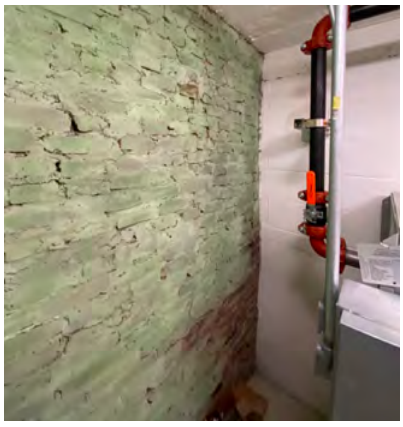
- Remove and reset loose brick from the upper part of the pilaster that separates Scriver Block West from the Addition. Coordinate scope of repair with maintenance and restoration goals.
- Install cap flashing at the column capital at the northeast corner pilaster.
- Maintain Bank porch floor and curb scupper free of debris.
- Remove carpet/cardboard splash block from Bank porch floor and replace with a downspout extension and proper splash block.
- Remove and replace concrete steps on Bridge Square entrance to Scriver Block East.



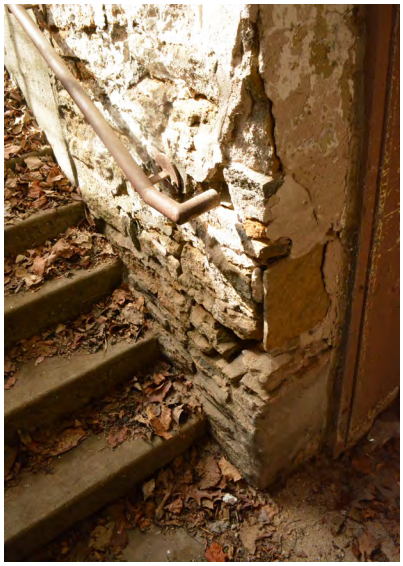
60. Scriver Block East concrete entrance stair


61. Sealant at sidewalk and building joint


62. Debris at Bank porch



63. *Elevator equipment room*



64. *Basement stairwell*



65. *Stucco on second floor*

Roof, including Drainage (Images 66-69)

The roof is a low slope roof that covers the three sections of the building. It is a fully adhered EPDM membrane roof with a very small parapet along the east and north elevations, that slopes to 4 roof drains along the west side of the building.

The elevator tower is located at the rear, or southern, section of the Addition. This area projects above the west elevation of the roof, providing overhead space for the elevator. There is a roof access stairway to the west of the elevator shaft that provides access to the roof. Besides the typical vents needed for the apartments below, there is one other projection above the roof, a brick chimney with two flue pipes.

The condensers for the HVAC system are located on the roof.

Condition

The roof is in fair to good condition. All perimeter elements appear to be watertight. The two issues that are visible are some areas of wrinkled roofing and areas of ponding/standing water near the roof hatch. The areas of ponding have created compacted insulation underneath, which create larger areas of ponding each season.

Recommendations

- Inspect the roof yearly.
- Clean out storm drains of debris.
- As part of a construction project, remove a section of roofing where ponding is occurring. Remove compacted insulation and install new. Patch with new roofing.

WINDOWS AND DOORS

Windows, including Storm Windows (Images 70-76)

As mentioned in **Site**, there are double-hung windows in the Basement stairwell as well as fixed lower window panels are set against the sidewalk flanking the Historical Society entrance on Bridge Square. Original basement window openings along the west wall have been infilled with masonry during various phases of Addition construction and are no longer present.

The Scriver Block East and Bank Building storefront windows on the first floor are very similar. They are arched topped windows with arch muntin divisions over a raised wood panel on the Bank Building, and window panels on the north elevation of Scriver Block East. The arched Scriver Block East window facing Bridge Square contain leaded glass. All windows are set in a wood frame that extends to the cut stone arched openings.

The Scriver Block West storefront windows on the first floor are large plate glass windows set in an aluminum frame over a brick base.

Over the doors on Scriver Block East and the Bank Building are wood-framed transom windows with muntin divisions. Along the east elevation the muntin divisions mimic the arch top divisions of the adjacent windows. On the north elevation, the muntin divisions are a grid of squares.

All of second floor windows on the building are replacement wood double-hung windows. The three on the north elevation of the Scriver Block East are set into the arched masonry openings that are original to the building. The rest of the windows are paired and set into rectilinear openings, not original to the building. All second-floor windows are painted on the exterior and interior, excepting the interior side of windows in the NHS office which are stained, and covered with exterior aluminum storm windows.



66. Membrane roof



67. Membrane on back side of parapet

Condition

Basement windows are in fair condition with some areas of wood rot near the bottom of sashes and frames due to water infiltration, see **Site** for additional condition information.

The first-floor storefront windows are in good condition. There are areas of peeling paint with minor areas of missing or deteriorated putty. Little to no wood deterioration could be seen.

The first-floor double-hung window facing the Bank porch has a broken pane of glass in bottom sash (lower left corner) and delaminated putty.

The second-floor windows show varying signs of deterioration, and their condition ranges from fair to poor. The fair condition windows are on the east elevation and on the second floor of Scriver Block West. The other second floor windows are in poor condition with peeling paint, loose storm windows, deteriorated wood, and open areas of water infiltration.



68. Roof hatch



69. Ponding on roof



70. Basement stairwell window



71. Restored arched topped windows



72. Storefront windows



73. Second floor windows

A hailstorm broke several panes of storm window glazing in NHS Storage (formerly Apartment 3).

Recommendations

- Scrape, patch and epoxy wood repair, and repaint the first-floor storefront windows and transoms.
- Replace pieces of broken glazing and reputty all glazing.
- Consider restoring basement stairwell windows if concrete stair is removed and replaced with a more historically appropriate metal stair. Otherwise, repairs openings to prevent on-going moisture infiltration into basement and to preserve any remaining historic window components within the existing openings.
- In the event NHS chooses to take a maintenance approach in lieu of restoring second-floor exterior facades, perform a complete window rehabilitation on all the second-floor windows. This will include the removal of the windows, removal of all lose paint, dutchman or patching repairs of deteriorated wood members (including the sill and frame of the windows), reconnecting the pully weights, repainting, and reinstalling the windows.
    - During the window rehabilitation, remove the aluminum storm windows and repair and patch the wood deterioration of the exterior sills and jambs. Install new interior storm windows.
- If NHS pursues second floor façade restoration, historic photographs provide good provenance for window placement and appropriate types of replacement windows.

Exterior Doors, including Screen/Storm Doors (Images 77-79)

A wood stile-and-rail door with solid wood panels is located at the base of the basement stairwell on Division Street.

There are five wood entrance doors on the first floor's Division Street and Bridge Square elevations: one at the Bank Building, three on the east side of Scriver Block East, and one on the north elevation of Scriver Block East. One is a secondary entrance containing a wood stile-and-rail door with solid wood panels. Three are glazed doors with a raised wood panel below. The north entrance also has sidelights with a plywood lower panel and three, square transom windows above. A sixth door, leading out onto the Bank porch entrance on the west side of the Bank adjacent to the Addition, consists of a painted two-over-two wood paneled door with painted Victorian-type wood screen door.

Scriver Block West has a full glazed wood door with a painted wood screen door and an infilled transom panel above.

The Addition entrance has a metal door with glazed panels along with with ADA and panic hardware.

At the top of the exterior wood stair, the second-floor emergency exit consists of a painted wood stile-and-rail door with frosted, divided lite glazing in the upper panels. It has a closer in addition to standard door hardware.

Condition

The basement door is generally in good condition with minor areas of water damage to its finish. The second-floor emergency door is also in good condition with finish deterioration. Both have issues with weatherstripping, see **Air Infiltration/Exfiltration** for additional information.

The only issues for the three main entrance doors are peeling paint and some minor areas of wood deterioration at areas of wear. The north entrance sidelight panels are seeing a bit more peeling paint and deterioration.

Overall, the Bank porch entrance's condition is fair. Its screen door's metal screen is rusting and torn. Peeling paint is common on both the screen door and exterior wood door and may indicate some minor wood deterioration below. Its door hardware is broken making it hard to open on the rare occasion someone needs to access the porch.

Recommendations

- Scrape, patch and epoxy wood repair, and repaint the doors and sidelight panels.
- See **Site** and **Air Infiltration/Exfiltration** for discussions of an added threshold at the 406 Division Street main entrance door that is letting water into the building and for weatherstripping.



74. Paint loss on storefront windows



75. North elevation Scriver Block historic second floor window configuration

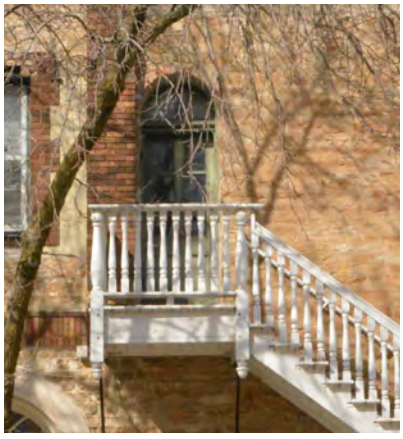


76. East elevation Scriver Block historic second floor window configuration



77. *Wood panel exterior door*


78. *Bank porch entrance*


79. *Second-floor exit*

Interior Doors (Images 80-82)

Interior doors range from older wood stile-and-rail panel doors to more contemporary solid panel doors with wood veneer. Contemporary doors are found throughout the basement and most restrooms and correspond to areas included in the 2010 ADA project. First floor restroom doors are period appropriate and are wood stile-and-rail with a 2-over-2 panel configuration. Older second floor apartment doors are wood stile-and-rail with 5 stacked horizontal panels.

Condition

All interior doors appear to be in good working condition and subject to normal wear and tear.

Recommendations

- Touch up door finishes where needed, filling in or sanding gouges and scratches and reapplying paint or a stain and transparent finish to match existing.
- Lubricate door hinges and other hardware to eliminate squeaks and improve operation.
- Adjust doors where needed to correct alignment and swing.

AIR INFILTRATION/EXFILTRATION (Images 83-84)

Infiltration is the uncontrolled entry of unconditioned air into a building while exfiltration is the uncontrolled loss of heat or cooled air to the exterior. These uncontrolled air exchanges typically take place around windows and doors and at intersections of differing building materials. Areas within the structure where daylight is visible also provide a means for air movement between the interior and exterior.

Snug-fitting doors and windows, including storm doors and windows, also help minimize exfiltration/infiltration. Weatherstripping exterior doors, windows, and attic hatches reduces air infiltration and helps conserve energy. It is typically fastened to a door edge or face, or to the door frame and threshold. At windows, all operating sashes typically have continuous weatherstripping. It can be installed in the frame, sash, or both.

Sealants installed at the junction of dissimilar materials, such as around door and window openings, prevent air movement and water penetration.

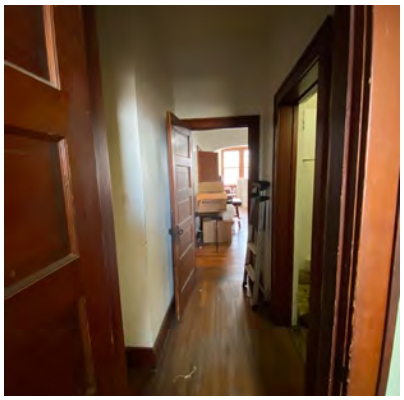
Finally, interior curtains and window shades or blinds likewise help limit air movement while preventing sun damage to interior finishes and museum displays.

Condition

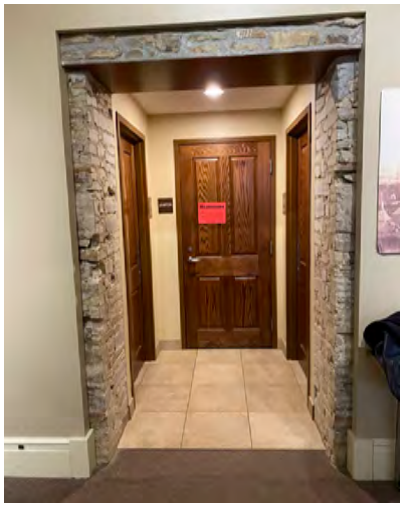
Gaps were observed around most of the exterior doors, both visually and with the thermal camera, during our winter assessment indicating a high amount of heat loss (and heat infiltration during summer months). In addition, accumulating sand and other debris at the base of the exterior door serving 406 Division Street indicates unwanted gaps around this entrance. Weatherstripping and sealant around some of the apartment windows are also beginning to show signs of wear. The attic hatch located in the second-floor hallway appears to be well sealed.

Recommendations

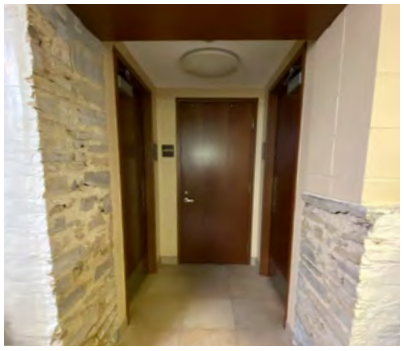
- Provide new weatherstripping at all exterior doors (threshold, jambs, and header). Bronze spring (v-shaped) weatherstripping is most historically appropriate and offers good performance if correctly installed. Install door sweeps at the base of each door where threshold weatherstripping is not sufficient to address drafts.
- See **Site** and **Exterior Doors** for threshold recommendations at the east main entrance door at 406 Division Street.
- Replace or install metal weatherstripping at the jambs, head, and meeting rail of any operable windows in conjunction with repairs.
- Replace and/or provide sealants around the door and window frames in conjunction with the refinishing or replacement of doors and windows or work on adjacent exterior masonry and interior wall construction.
- Consider installing thermally efficient roller or cellular shades in apartments and where appropriate in museum spaces.



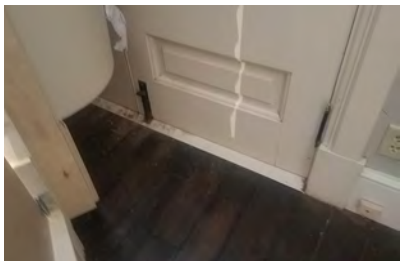
80. Interior doors second floor



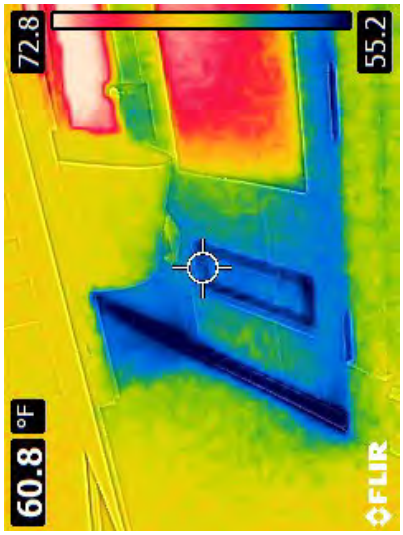
81. First floor interior doors



82. Basement interior doors



83. Debris blown in under 406 Division Street entry doors



84. Thermal imaging of air infiltration at 406 Division Street entry doors

INTERIOR STRUCTURAL SYSTEM (Images 85-86)

Load-bearing construction is a mix of stone, wood framing with stone veneer, various types of clay masonry units (clay tile and brick), cast-in-place concrete, and concrete block. Floors are framed with wood joists spanning between exterior walls and interior post-and-beam construction. Wood framed interior partition walls further subdivide interior spaces.

Condition

Interior construction is generally in good condition for the building's age with no major signs of structural failure such as bowing, sagging, or flexion. Cracks in the masonry or plaster finishes are fairly minor with the exception of a few cracks observed in the second-floor hallway's ceiling near an area of water staining by Apartment 5. This ceiling sits several feet below the roof creating a small attic space above.

Recommendations

- Monitor plaster walls and ceilings for new or widening cracks over 1/16-inch in width
- Evenly distribute boxes and other items stored on the first and second floors to prevent overloading wood flooring systems, and limit storage of heavy items to the basement

INTERIOR MOISTURE ISSUES (Images 87-89)

The biggest issue we observed at Scriver Block is "rising damp" within the basement. This not only impacts the integrity of basement masonry construction but also has the potential to damage items stored in the basement and exacerbate allergies and respiratory issues associated with mold and mildew.

Conditions

Interior visual inspection identified rising damp near the base of walls and along exterior walls, as:

- Darker masonry construction
- Soft, eroding mortar joints
- Spalling stone and other masonry
- Efflorescence (white, powdery mineral accumulations)
- Peeling or delaminating paint
- Rust on metal surfaces, such as the rolling shelving

Using field test equipment, including a Protimeter Mini III moisture meter and a thermal imaging camera, we confirmed our visual observations during three site visits performed in the spring, summer, and fall. Where access allowed, we took at least 2 moisture meter readings on each masonry wall, one within two feet of the floor and one around shoulder level. Overall, results verify that moisture levels in areas of visible rising damp are above-average regardless of season. Thermal imaging also revealed lower temperatures in the more saturated sections of wall.



85. Load-bearing exterior wall with furred-out finishes

Weather patterns in 2021 included above-average seasonal temperatures and moderate drought conditions in the Northfield region. Heavy storms often brought up to 3 inches of rain in a short amount of time leading to runoff and flash flooding. Following one rain event in early July, the Scriver Block basement had standing water in the North Collections Room along Division Street, with much of it concentrated by the egress door at the base of the exterior stairwell. NHS pulled back the carpeting and removed walls down to wood furring to remove moisture-damaged finishes, help dry out the space and abate mold. They also set up a portable dehumidifier by the egress door. The interior side of the stone masonry foundation wall had a very high moisture meter reading and showed signs of long-term deterioration with eroded mortar joints and some cracked masonry. While it is likely sidewalk runoff into the exterior stairwell, poor masonry wall conditions (both sides), and failing weatherstripping around the egress door contributed to the flooding, all sources of water infiltration are not yet known. The floor drain located at the bottom of the stair also appeared to play a role and will need to be scoped out to determine where it drains to and if it is clogged.



86. First floor Addition exposed framing

NHS has taken steps to mitigate moisture issues in the basement by lining many of the exterior walls with plastic sheeting to create a vapor barrier. This helps condense moisture between the plastic and exterior wall but does not eliminate or control it.

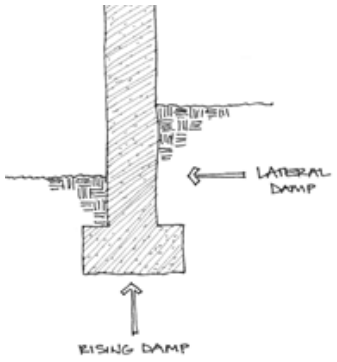
<u>Recommendations</u>

While it can be extremely difficult to fully eradicate basement humidity, steps can be taken to control it by reducing and slowing moisture-related issues.

- Eliminate the water coming into the basement from outside. Please see **Site** for a more in-depth description of water infiltration solutions.
    - Work with the City of Northfield to correct exterior side-walk drainage to direct runoff away from the building



87. *Above average moisture meter reading in basement*



88. *Rising damp diagram: Rising damp occurs when moisture below a wall is drawn up into porous stone and mortar through capillary action. Hydrostatic pressure pushes moisture up into the stone from the bottom while evaporation draws it up above ground. As a result, moisture saturates the entire wall thickness. Another moisture-related issue, lateral damp, is characterized by excess moisture pulled horizontally into masonry at or near wall surfaces. It primarily affects exterior wall surfaces rather than the entire wall thickness.*

- Address points of water infiltration into the exterior masonry walls, around door and window openings, and at the parapet. Please see **Exterior** for more in-depth descriptions of masonry repair solutions
- Repoint deteriorated interior mortar joints with a soft mortar and removing spalling masonry and efflorescence in conjunction with **Exterior** masonry repairs
- Increase basement ventilation and dehumidification. Please see **Mechanical, Electrical, and Plumbing Systems** found later in this report for a more in-depth description of mechanical solutions.
    - Dehumidification equipment will increase the space required around each furnace serving the basement (Furnace 1 and Furnace 5). Minor modifications to existing basement mechanical rooms include:
        - Increasing the size of the mechanical closet housing Furnace 5 by taking space from the adjacent office.
        - Reconfiguring and removing miscellaneous shelving from the primary basement mechanical room housing Furnace 1.
    - In the event dehumidification is added to the furnaces serving the first floor (Furnaces 2-4), the primary basement mechanical room will need to be enlarged into the Archives to provide space.

We believe that the above measures will require the least number of modifications to existing basement construction while greatly improving moisture-related issues in the basement and better maintaining the minimum relative humidity standards recommended for archives and collections storage.

In the event Northfield Historical Society's collections require more extensive temperature and humidity controls, additional measures can be undertaken, such as:

- Installing an interior perimeter drainage system with condensate pump.
- Replacing plastic sheeting along exterior walls with an engineered damp proofing/vapor barrier system to isolate and control the collections spaces.

- Or, moving the collections to a more modern storage facility capable of offering better asset preservation than can realistically be achieved at Scriver Block.

These additional measures are more extensive and costly. We recommend reserving them for consideration only if masonry repairs and mechanical upgrades prove ineffective in meeting the historical society's storage needs.



89. Basement masonry evidence of rising damp

INTERIOR FINISHES

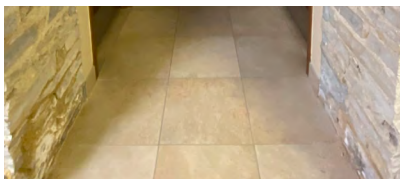
Floor Finishes (Images 90-94)

Basement floors are painted concrete while first floor museum areas and large portions of the second-floor hallway and apartments retain their original stained wood flooring. Deviations include:

- Ceramic tile flooring in the ADA accessible restrooms and first floor elevator lobby/entrance
- Luxury vinyl tile planks in a wood-grain finish in the first-floor retail space (currently an Olive Oil store)
- Sheet vinyl flooring in the kitchens and restrooms of Apartments 1, 2, and 4 and the NHS storage area (formerly Apartment 3)
- Carpeting in the basement and second floor elevator lobbies, a portion of the second-floor hallway, and in the second floor NHS conference, office, and storage spaces (formerly Apartments 2 and 3)



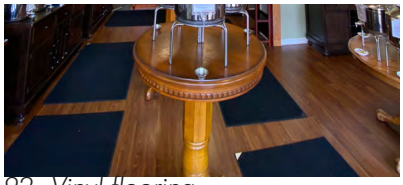
90. Concrete flooring in basement



91. Ceramic tile flooring

Condition

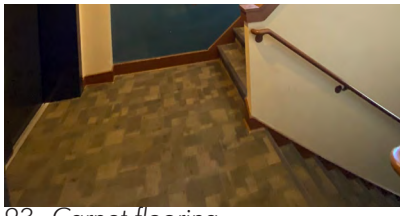
Floor finish conditions range from fair to good based on age and exposure to foot traffic. In some areas of the building, such as first floor museum spaces like the bank display, the condition and patina of the wide wood plank flooring contribute to its interpretation. In the second-floor hallway and apartments, the flooring is showing signs of wear and age. Northfield Historical Society has done a good job maintaining floor finishes within their spaces.



92. Vinyl flooring

Recommendations

- Touch up painted concrete flooring where chipped or spalling.
- Refinish second-floor wood flooring in the hallway and rental units.
- Deep clean and reseal ceramic tile flooring every 2-5 years.
- Replace worn second floor sheet carpeting and vinyl flooring in the hallway and rental units.



93. Carpet flooring

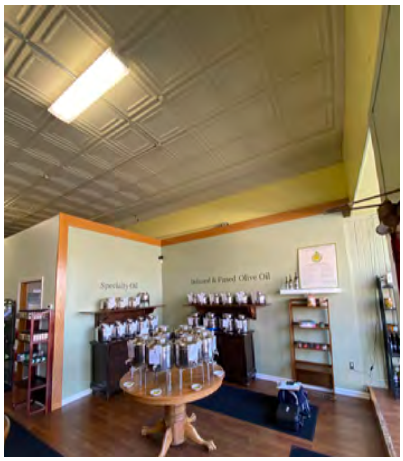
Wall and Ceiling Finishes, including Trim (Images 95-100)

Original walls and ceilings consist of either masonry or wood framing with a painted lath-and-plaster finish. In some parts of the building, such as the basement, the masonry wall construction is exposed and left natural or, more commonly, painted. Newer partition wall and ceiling construction is painted and likely gypsum board instead of plaster, as observed throughout the basement and NHS office on the second floor. Deviations include:



94. Wood flooring

- Non-historic stained wood tongue-and-groove wainscot on two walls in the basement North Collections room
- A pressed tin ceiling with painted finish in the retail space
- Fiberglass reinforced plastic (FRP) wall panels and a dropped acoustical tile ceiling in the NHS storage room's kitchenette (formerly Apartment 3)
- Fiberboard tile ceilings in the second floor Roof Access/Electrical rooms



95. Pressed tin ceiling

Many of the historic first floor museum and second floor apartment spaces also retain their painted wood trim, including baseboards, chair rails, door and window trim, cornice moldings, and ceiling medallions.

Condition

Wall and ceiling finish conditions vary in condition and type from floor to floor. Rising damp and humidity in the basement have led to widespread areas of paint delaminating and peeling away from the exterior masonry walls. The Collections North room is missing part of a gypsum board soffit near the center of the room which was damaged during a pipe leak in 2020.

First floor finishes are in very good condition, with only a small amount of rust observed on a corner of the retail store's pressed tin ceiling. This stems from a leak in Apartment 1 above that was fixed several years ago.

Second floor conditions are also fairly good with the exception of the bathroom in Apartment 5 which had extensive water damage. Some water staining is present on ceilings in the elevator lobby, hallway, NHS Office & Conference Room, Apartment 4, and Roof Access/Electrical Room but thermal imaging shows these surfaces are dry indicating any roof leaks above are not currently active. In addition to staining, other second-floor wall and ceiling damage includes:

- Cracks in the elevator lobby ceiling where it meets the historic building.
- Displaced ceiling tiles in the Roof Access/Electrical Room.
- Blistered plaster on Division Street wall below windows in Apartment 4. The overlying paint is sound, indicating deterioration has halted.
- Linear north-south crack on the plaster ceiling in the dining area of Apartment 4.
- Crazed paint on the plaster bedroom ceiling in Apartment 4.
- Large cracks in plaster hallway walls and ceiling near entrance to Apartment 5.
- Peeling paint on the Division Street wall below the windows in Apartment 5.



96. Fiberboard tile ceiling



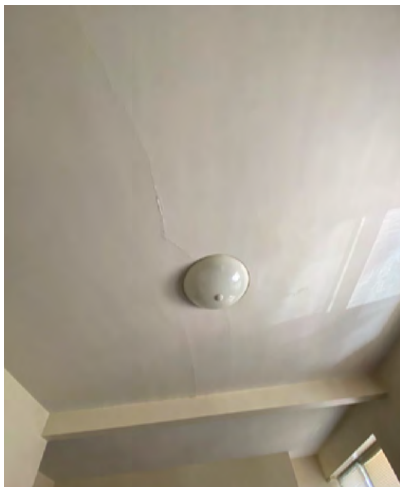
97. North Collections room ceiling



98. Second floor ceiling stains

Recommendations

- Touch up scratched or heavily worn first floor museum finishes taking care to match existing finish colors, textures, and other character-defining features
- After a first and second floor tenant moves out, hire a professional cleaner to give each rental space a thorough cleaning, including vents and ductwork.
- Refurbish vacant rental units by replacing or refinishing worn flooring and patching and repainting wall and ceiling finishes. Retain and repair historic character defining features in rental spaces, such as wood flooring and trim, tin ceilings, and fireplaces, and select period-appropriate floor, wall, and ceiling finishes to complement existing construction.



99. Plaster cracks

Miscellaneous Interior Furnishings, Fixtures, Equipment, Etc.

NHS and tenant spaces contain a variety of furnishings, ranging from freestanding furniture to built-in cabinetry, kitchen appliances and other equipment, and residential plumbing fixtures.

Condition

The furnishings, appliances and equipment, residential plumbing, and other fixtures found in non-NHS tenant spaces varies from fair to poor condition. Some items are quite worn and very dirty, and most are outdated and not very efficient in terms of energy or water usage.

Recommendations

- Replace outdated/inefficient/broken cabinetry, appliances, and plumbing fixtures in tenant bathrooms and kitchens.



100. Blistered plaster

NEXT STEPS

Appropriate maintenance of the Scriver Block is critical to its interpretation, function, and asset preservation of both the building and its collections. In addition to routine maintenance, setting larger maintenance, improvement, and reconstruction goals will allow NHS to plan and prepare for more extensive repair projects while continuing its efforts to restore the building's exterior back to its period of significance. Repairs and opportunities for further restoration are outlined by need and urgency in the priorities at the end of this section.

ESTABLISHING A ROUTINE MAINTENANCE PROGRAM

Maintenance is crucial to the lifespan and integrity of historic properties such as the Scriver Block. This goes beyond a weekly cleaning or housekeeping schedule, although that is a critical part of maintaining the property. Providing ongoing routine maintenance is less expensive than undertaking major repairs or restorations after damage has been done to the historic fabric. The stewardship of historic properties is a constant challenge requiring time, imagination, and financial support.

The rationale for the maintenance of historic properties is best defined in the book Cyclical Maintenance for Historic Buildings, by J. Henry Chambers:

> Maintenance of buildings is part architecture, part physical chemistry, part management and more. Maintenance in historic building terms is preservation maintenance consisting of all those day-to-day activities necessary to prolong the life of an historic property…Preservation maintenance holds back deterioration, but cannot eliminate it…but high quality maintenance will retard it so that the public can see, feel, pass through and experience our historic heritage.

The following procedures, along with the Secretary of the Interior's Standards for Rehabilitation, should be used to outline routine maintenance work:

1. Retain as much existing material as possible; repair and consolidate rather than replace.
2. Use additional material or structure to reinforce, strengthen, prop, tie, and support existing material or structure.
3. Use reversible processes wherever possible.
4. Use traditional replacement materials and techniques.
5. New work shall be distinguishable from historic to the trained eye, upon close inspection.

6. Take preconstruction photographs before starting work.
7. When features are missing, provide replacement features that are based on accurate duplications rather than conjectural designs.
8. Avoid over-cleaning to prevent damage to existing materials.

To provide the best maintenance services possible, follow these guidelines for establishing a Maintenance Program:

- Establish a routine and assign personnel responsible for Maintenance review.
- Perform a minimum of one yearly inspection, typically in the spring, to observe conditions and compare with previous reports. Ideally, perform a second inspection in the fall to track any changes in conditions observed earlier in the year. As part of each visit:
    - Complete an inspection checklist and note the conditions of each component by area.
    - Note any areas of problematic condition on a plan sheet.
    - Take a photo of each problematic condition and key it to the Inspection Log and plan.
- Formulate a regular maintenance schedule and follow it.
- Document all maintenance repair work performed by designated personnel in a maintenance log to provide a record of where maintenance was needed on the property, the scope(s) of work performed, contact information for each party involved in defining and performing the work, and dates of construction.
- Rank problematic conditions noted during inspection by priority and group by type. These are conditions that cannot be addressed through routine maintenance repairs and must be completed by trained professionals.
- Develop a budget and timetable for proposed corrective work and obtain necessary approvals.

See Appendix C for Inspection and Maintenance Logs as well as elevations and floor plan sheets to use in documenting areas of concern and routine maintenance work.

SETTING MAINTENANCE, IMPROVEMENT, AND RECONSTRUCTION GOALS

The last documented setting of maintenance, building improvement, and restoration goals occurred during creation of the Historic Property Structure Report (HSR) in 1990. As mentioned at the beginning of this report, guiding these goals was a desire for the Scriver Building to "not only be preserved, but be partially reconstructed to most convincingly and completely represent its original character." [1] A total of ten projects were recommended at that time, and all but three have been completed by NHS. The remaining three projects are big undertakings that require architectural and engineering design documents to ensure construction complies with the Secretary of the Interior's Standards for Rehabilitation and associated Northfield Heritage Preservation Commission (HPC) guidelines but will finish returning the Scriver Block's primary Division Street and Bridge Square facades to their circa 1876 appearance. They include:

- Reconstructing the corner storefront windows and basement bulkhead windows and doorway (HSR Project 3).
- Reconstructing the west storefront facing Bridge Square (HSR Project 5)
- Restoring second story windows and stone at 404-408 Division Street (HSR Project 7)

Looking forward to the next twenty years of Scriver Block stewardship, we recommend that Northfield Historical Society revisit your long-term desires for the building:

> *Are you still committed to preserving original features and reconstructing portions of the building's exterior to its circa 1876 appearance to the extent feasible?*

Answering this question will help you determine how best to direct your resources, execute projects, and raise funds. For example, if NHS determines its primary goal over the next decade is to preserve existing construction, taking a "maintenance" approach will guide conservation efforts, including more extensive repairs to or replacement of non-historic exterior components like the stucco and second floor windows. If NHS decides to continue its efforts to reconstruct missing circa 1876 features, then minor repairs may be needed to non-historic features to maintain a sound building envelop until architectural plans and funds are in place to perform larger-scale construction.

1 1990 Historic Property Structure Report, SMSQSE Architects, page 1.

Regardless of whether NHS opts for maintenance or reconstruction, the Secretary of the Interior's Standard for Rehabilitation should be used to guide all future work.

The following priorities have been broken out into short-term required maintenance, mid-term building conservation and improvements, and long-term reconstruction efforts. Estimated timeframes for completing each priority are provided to guide NHS planning although these can be accelerated based on available resources and NHS goals. We have also included estimated costs for design services, where relevant, and construction for the short-term maintenance priorities. How mid- and long-term priority work scopes are eventually executed as well as fluctuations in labor and material costs make it difficult to estimate the costs of work beyond the next 1-3 years.

SHORT-TERM MAINTENANCE PRIORITIES

The maintenance work outlined in the following priorities should be performed within the next 1-5 years and is required regardless of NHS's long-term maintenance and reconstruction goals. They are listed in order of importance and include estimated design fees, where appropriate, and construction costs to aid NHS in your planning and fundraising efforts.

Priority 0: First Floor Life Safety Upgrades

Timeframe: 6-12 months

Scope of Work: This construction work addresses non-code compliant emergency and egress lighting throughout first floor Museum and Tenant spaces and includes:

- Hiring an electrician to replace and/or add exit and emergency lighting systems to meet code

Anticipated Design Documents Cost: None necessary

Anticipated Construction Cost: $8,000-$12,000

Anticipated Construction Administration Services: None necessary

Priority 1: Conduct Additional Exterior Investigations

Timeframe: 6-12 months

Scope of Work: This investigative work will aid NHS and its historic architect in finalizing exterior building envelope work scopes and includes:

- Inspecting and televising the basement stairwell area drain
- Inspecting second floor masonry, stucco, and roof cornice conditions from a lift
- Completing mortar testing analysis on the building

Anticipated Investigations Cost: <$10,000 for architect to coordinate and perform investigations

Priority 2: Exterior Basement Stairwell Repairs

Timeframe: 1-3 years

Scope of Work: This construction work focuses on addressing basement stairwell moisture and air infiltration issues and includes:

- Fixing drainage issues at the basement stairwell including floor drain repairs (scope to be determined following Priority 1 investigation) and redirecting sidewalk runoff
- Removing the non-historic concrete basement stair and replacing it with a historically appropriate open metal stair (based on historical documentation and period literature)
- Performing exterior and interior stone masonry repairs at the basement stairwell and North Collections Room (mortar type to be confirmed during Priority 1 mortar testing)
- Restoring basement stairwell window openings and repairing existing windows
- Replacing weatherstripping around the basement door and repairing the door

Anticipated Design Documents Cost: $15,000-$20,000

Anticipated Construction Cost: $125,000-$150,000

Anticipated Construction Administration Services: *TBD following completion of design documents. This is frequently combined with construction costs in grant proposals.*

Priority 3A: Climate Control, primarily Basement Air Handling Units

Timeframe: 1-3 years

This construction work seeks to improve asset preservation and occupant health through interior climate control in the basement collections and archives rooms and includes:

- Replacing select thermostats
- Installing humidifiers on all five existing air handling units serving the basement and first floor
- Installing dehumidification units on the two air handling units serving the basement and its collections/archives rooms
- Adding air conditioning to the air handling unit serving the basement's North Collections Room
- Moving the Mechanical Closet wall 3'-0" into the adjacent basement office to create room for humidification, dehumidification, and air conditioning equipment
- Removing or reconfiguring non-HVAC storage in the Mechanical Room to make space for humidification and dehumidification equipment

Museum HVAC projects should aim to achieve the AIC Interim Guidelines endorsed by the Association of Art Museum Directors as follows: Environmental Guidelines – IIC and ICOM-CC Declaration | International Institute for Conservation of Historic and Artistic Works (iiconservation.org)

Anticipated Design Documents Cost: $9,800 to $14,500*

Anticipated Construction Cost: $54,000 to $78,000*

Anticipated Construction Administration Services: *TBD following completion of design documents. This is frequently combined with construction costs in grant proposals.*

Priority 3B: Climate Control, remaining Air Handling Units

Timeframe: 3-5 years

This construction work seeks to improve asset preservation and occupant health through interior climate control in first floor museum spaces and rental units and includes:

- Replacing all five HVAC units located in the basement's Mechanical Room and Mechanical Closet (air handling units, evaporator coils, heating coils, and condensing units)
- Installing dehumidification units on remaining three air handling units in the Mechanical Room
- Enlarging the Mechanical Room to make space for humidification equipment

Museum HVAC projects should aim to achieve the AIC Interim Guidelines endorsed by the Association of Art Museum Directors as follows: Environmental Guidelines – IIC and ICOM-CC Declaration | International Institute for Conservation of Historic and Artistic Works (iiconservation.org)

Anticipated Design Documents Cost: $19,000 to $28,750*

Anticipated Construction Cost: $104,750 to $154,250*

Anticipated Construction Administration Services: *TBD following completion of design documents. This is frequently combined with construction costs in grant proposals.*

** Please note that if Priorities 3A and 3B are combined into one project and completed at the same time, redundancies between work scopes will be reduced resulting in lower anticipated design documents and construction costs as follows:*

Anticipated 3A-3B Design Documents Cost: $23,750 to $35,000 (savings of $5,300 to $8,200±)

Anticipated 3A-3B Construction Cost: $139,250 to $201,500 (savings of $19,400 to $30,600±)

Anticipated Construction Administration Services: TBD following completion of design documents. This is frequently combined with construction costs in grant proposals.

Priority 4: Exterior Door Air Infiltration/Exfiltration

Timeframe: 3-5 years

This construction work seeks to address the integrity and thermal efficiency of all first and second floor exterior wood stile-and-rail doors and includes:

- Repairing and repainting all exterior doors
- Providing new weatherstripping at all exterior doors
- Installing sealant around the perimeter of all exterior door openings

Anticipated Design Documents Cost: None necessary

Anticipated Construction Cost: $20,000-$25,000

Anticipated Construction Administration Services: None necessary

Priority 5: Roof Repairs and Site Drainage Maintenance

Timeframe: 3-5 years

Scope of Work: This construction work focuses keeping water out of and away from the building and includes:

- Fixing site drainage issues including downspout extensions and sealant replacement at wall/sidewalk intersections
- Selectively removing an area of roof construction at area of ponding and performing patch repairs to maintain the integrity of the flat roof installed in 2005 for another for 10-15 years
- Repairing and refinishing the metal cornice as determined following Priority 1 Investigations

Anticipated Design Documents Cost: $5,000-$7,000

Anticipated Construction Cost: $25,000-$30,000

Anticipated Construction Administration Services: *TBD following completion of design documents. This is frequently combined with construction costs in grant proposals.*

MID-TERM CONSERVATION AND BUILDING IMPROVEMENT PRIORITIES

The work outlined in the following priorities serves to preserve historic building components and materials and stabilize non-historic building elements to retain their integrity until more extensive reconstruction or replacement work is undertaken by NHS. It also addresses human comfort and aesthetic improvements. This work should be coordinated with NHS's long-term reconstruction goals.

Priority 6: Plan for Green Building Improvements

Timeframe: 1-5 years

Scope of Work: Conduct an energy audit and/or assessment to determine where there are opportunities to make green building improvements such as:

- Increasing insulation levels in the attic and/or along interior walls
- Changing out lighting to LEDs or similar
- Improving water usage with new faucets and plumbing fixtures, especially in tenant/rental spaces
- Replacing old HVAC equipment and thermostats (see Priorities 3A and 3B)
- Reducing air infiltration/exfiltration through weatherstripping and sealant (see Priority 5)
- Installing interior storm windows in conjunction with window repairs or replacement (see Priorities 9 and 11-13)
- Feasibility of adding solar panels or other technology on the roof, including determining:
    - Roof suitability for solar panels (orientation, number of panels, HPC issues, etc.)
    - Existing roof's structural capacity for solar power
    - Onsite energy storage vs. selling to power company
- Coordinate solar panels and roof modifications with roof replacement (see Priority 10)

See The Secretary of the Interior's Standards for Rehabilitation, Sustainability Guidelines for additional considerations: https://www.nps.gov/tps/standards/rehabilitation/sustainability-guidelines.pdf

Anticipated Cost: The cost for this assessment is difficult to estimate and depends on what kinds of green building improvements NHS desires to make. For example, an Xcel Energy audit costs around $300-$1,000 but does not get into energy modeling, adding solar panels, or assessing the existing roof's structural system. Many mechanical engineering firms, specialized architecture firms, or solar panel installers can provide pricing for more extensive assessment of green building opportunities. A structural engineering firm can provide pricing to look at existing roof construction once green building technologies and their requirements have been determined.

Priority 7: Interior Building Improvements

Timeframe: As needed over the next 1-8 years

Scope of Work: This work includes provisions for human comfort and aesthetic improvements. While none of this work is necessary for ensuring the longevity and safety of the building and its inhabitants, it will improve the service and use of the building. Improvements include:

- Touching up scratched or worn floor, wall, and ceiling finishes were needed in first floor museum spaces
- Refurbishing first and second floor rental spaces by thoroughly cleaning vents and ductwork, having plumbing and electrical inspected and repaired to meet current code, refinishing wood floors and replacing carpeting or vinyl, patching cracked plaster and other wall and ceiling finishes, repainting walls and ceilings, and replacing outdated/inefficient appliances and plumbing fixtures
- Upgrading lighting and light control systems in first floor museum spaces

Anticipated Costs: Depending on the size of the space and amount of improvement required, work could range from the cost of a can of paint to several thousand dollars for more extensive refurbishing.

Priority 8: Exterior Masonry Repairs

Timeframe: 5-8 years

Scope of Work: Address areas of deteriorating mortar, stone, stucco, and brick including:

- Performing exterior masonry repairs and repointing on restored/ reconstructed sections of 22 Bridge Square and 404-406 Division Street (Scriver Block East) and 408 Division Street (Bank)

- Performing stucco and brick repairs on the Addition (Bridge Square stair and elevator tower).
- Stabilizing non-historic second floor stucco and brick at 20 Bridge Square (Scriver Block West) and at 404-408 Division Street (Scriver Block East and Bank) by removing loose stucco and in-kind masonry repairs until they are reconstructed to replicate their appearance during the period of significance. Coordinate stabilization scope with Long-Term Reconstruction Priorities 11-13

  OR

  In the event Long-Term Reconstruction is more than 10 years out, performing more extensive stucco and brick repairs to prevent deterioration of underlying historic masonry

Anticipated Construction Cost: No design fee cost estimates provided given due to unknown scopes of work required to prepare construction documents. Construction cost estimates, including construction administration services, TBD based on scope of work defined by construction documents.

Priority 9: Window Repairs

Timeframe: 5-8 years

Scope of Work: Repair windows matching the property's period of significance and stabilize non-historic windows in preparation for future restoration/reconstruction of original window openings.

- Repairing and repainting first floor storefront windows at 408 Division Street (Bank) and all Addition windows
- Installing interior storm windows on first floor storefront windows at 408 Division Street (Bank), 22 Bridge Street (Scriver Block East), and Addition.
- Stabilizing and repainting all second-floor window assemblies, including sills and framing, through in-kind repairs to replace old sealant, address broken glazing, and other existing conditions to prevent water infiltration and further deterioration until the second floor is reconstructed to replicate window configurations from the period of significance. Coordinate stabilization scope with Long-Term Reconstruction Priorities 11-13

OR

In the event Long-Term Reconstruction is more than 10 years out, performing more significant window repairs, repainting, and upgrades, such as adding weatherstripping and interior storm windows, to protect the building's overall integrity and improve their overall energy efficiency

Anticipated Construction Cost: No design fee cost estimates provided given due to unknown scopes of work required to prepare construction documents. Construction cost estimates, including construction administration services, TBD based on scope of work defined by construction documents.

LONG-TERM RECONSTRUCTION PRIORITIES

The work outlined in the following long-term priorities serves to reconstruct and restore missing or heavily altered historic building features to the extent feasible while supporting current building uses and meeting contemporary code and accessibility requirements. They will involve more extensive design documents prepared by an historic architect and structural engineer.

Priority 10: Integrate Green Building Technology with Flat Roof Replacement

Timeframe: 5-15 years

Scope of Work: Replace flat roof and perform structural modifications required to support installation of green building technologies:

- Restructure roof as required to support solar panels and/or other equipment
- Replace flat roof (estimated remaining lifespan of 10-15 years as of 2021)
- Install solar panels or other technologies as determined through energy assessment
- Coordinate roof work to facilitate Priority 11-13 metal parapet reconstruction and restoration

Anticipated Cost: No design fee cost estimates provided given due to unknown scopes of work required to prepare construction documents. Construction cost estimates, including construction administration services, TBD based on scope of work defined by construction documents.

Priority 11: Reconstruct 20 Bridge Square (Scriver Block West) storefront and second floor

Timeframe: 5-15 years

Scope of Work: Return Scriver Block West's primary façade, including the storefront and second floor windows, to its circa 1876 appearance, using historic photographs and in-situ period construction for provenance. Work includes:

- Removing non-historic stucco and brick cladding
- Removing non-historic storefront structural system
- Removing storefront and second floor windows
- Reconstructing storefront columns and arched doorway and window openings similar to Scriver Block East storefront at 22 Bridge Square and installing period-appropriate doors and windows
- Reconstructing arched second floor window openings similar to Scriver Block East, and replacing all 20 and 22 Bridge Square windows with period-appropriate double-hung windows
- Reconstructing missing the masonry "pier" adjacent to the Addition and restoring stone masonry where exposed by stucco and brick removal
- Reconstructing the missing metal parapet with decorative metal brackets at 20 Bridge Street

Anticipated Cost: No design fee cost estimates provided given due to unknown scopes of work required to prepare construction documents. Construction cost estimates, including construction administration services, TBD based on scope of work defined by construction documents.

Priority 12: Reconstruct 404-408 Division Street (Scriver Block East and Bank) second floors, including 22 Bridge Square parapet restoration

Timeframe: 5-15 years

Scope of Work: Return the second floor of Scriver Block East and the Bank along Division Street to its circa 1876 appearance using historic photographs and in-situ period construction for provenance. Work is very similar to Priority 11, excluding storefront work, and includes:

- Removing non-historic stucco and brick cladding
- Removing non-historic second floor windows

- Reconstructing arched second floor window openings and replacing all 404-408 Division Street windows with period-appropriate double-hung windows
- Reconstructing missing the masonry "pier" adjacent to the Addition and restoring/replacing stone masonry where uncovered by stucco and brick removal or missing
- Reconstructing the metal parapet at 404-408 Division Street and replacing brackets at 22 Bridge Square

Anticipated Cost: No design fee cost estimates provided given due to unknown scopes of work required to prepare construction documents. Construction cost estimates, including construction administration services, TBD based on scope of work defined by construction documents.

Priority 13: Reconstruct 22 Bridge Square (Scriver Block East) storefront windows and restore parapet

Timeframe: 5-15 years

Scope of Work: Return the Scriver Block East storefront windows to their circa 1876 divided lite configuration and restore the metal parapet using historic photographs and in-situ period construction for provenance. Work includes:

- Removing non-historic plate- and leaded-glass storefront windows, leaving the historic opening in place, and salvaging them for reuse elsewhere
- Installing new storefront windows replicating the original arched storefront window configuration
- Replacing metal brackets at the metal parapet to better match original construction

Anticipated Cost: No design fee cost estimates provided given due to unknown scopes of work required to prepare construction documents. Construction cost estimates, including construction administration services, TBD based on scope of work defined by construction documents.

PROJECT FUNDING AND APPROVALS

If pursuing Legacy Grant funds for future maintenance and rehabilitation work, a typical design-bid-build project is often broken out over several years based on its anticipated cost and how its design and construction phases align with small and large grant cycles.

- Small grants: For design fees and/or construction estimated under $10,000, awarded quarterly (4x per year).
- Large grants: For design fees and/or construction estimated over $10,000, awarded yearly (1x per year).

Consult the Minnesota Historical Society's on-line grant manual prepared for the current fiscal year to determine current application requirements: Grants Manual | Minnesota Historical Society (mnhs.org)

Short-term priorities should be addressed in a timely manner while planning for mid- and long-term priorities. However, if budget and schedule permits, it is most efficient to combine mid- and long-term priority items for components in the same areas work being done. For example, it may save money to focus on reconstructing historic window openings and making energy improvements on one single façade, such as the West Scriver Block, or one hard to reach area, such as the roof, to avoid redundancies between mid-term stabilization repairs and long-term replacement/reconstruction.

Using this condition assessment as your starting point, most priorities will likely need to take place over several grant cycles requiring multi-year phasing as follows:

1. **Grant Cycle 1**: Apply for small or large legacy grant for CDs and construction cost estimates, including design fees for construction administration (3-12 months).

    a. Grant applications for construction documents require a description of the work, back-up documentation supporting the need for repairs and rehabilitation such as a condition assessment, and information on previous experience working with the historic architect or engineer if not soliciting CD proposals from multiple architectural firms.

2. Prepare construction documents (CDs) and construction cost estimates (6-12 months).

    a. Grant Office milestone review typical at 30, 60, and 90% CD completion. Each milestone review may take up to 30 days to complete. A closeout report is also required by the Grantee.

3. **Grant Cycle 2**: Apply for small or large legacy grant for construction, including construction administration (3 months to 1 year).

    a. Grant applications for construction require a Statement of Work and photographs of existing conditions in addition to copies of the condition assessment, CDs, cost estimate, and historic architect's fees for construction administration.

4. Bidding and construction, including construction administration (8-14 months).

    a. Grant funded construction projects must be publicly bid if estimated costs are over a certain threshold. If under that threshold, a minimum of three qualified contractors must be invited to submit if not publicly bidding the work. Prevailing wages apply for contractors (allow a minimum of 2 months for bidding and contractor selection).
    b. Construction may take between 2-12 months depending on scope of work and coordination with weather conditions.

        i. The Grant Office reviews of samples and mock-ups and/or construction following 50% completion are typical milestones to expect as part of the project, in addition to a closeout report.

Any exterior work, regardless of how it is phased and funded, will need to be submitted to the Northfield Heritage Preservation Commission for review and approval prior to permitting and the start of construction. Meeting with City staff to discuss the full scope of work and phasing early in construction document development is a valuable part of the review process and gives the city and HPC time to fully understand the phased work making the formal review and permitting process much simpler for the owner, architect, and contractor.

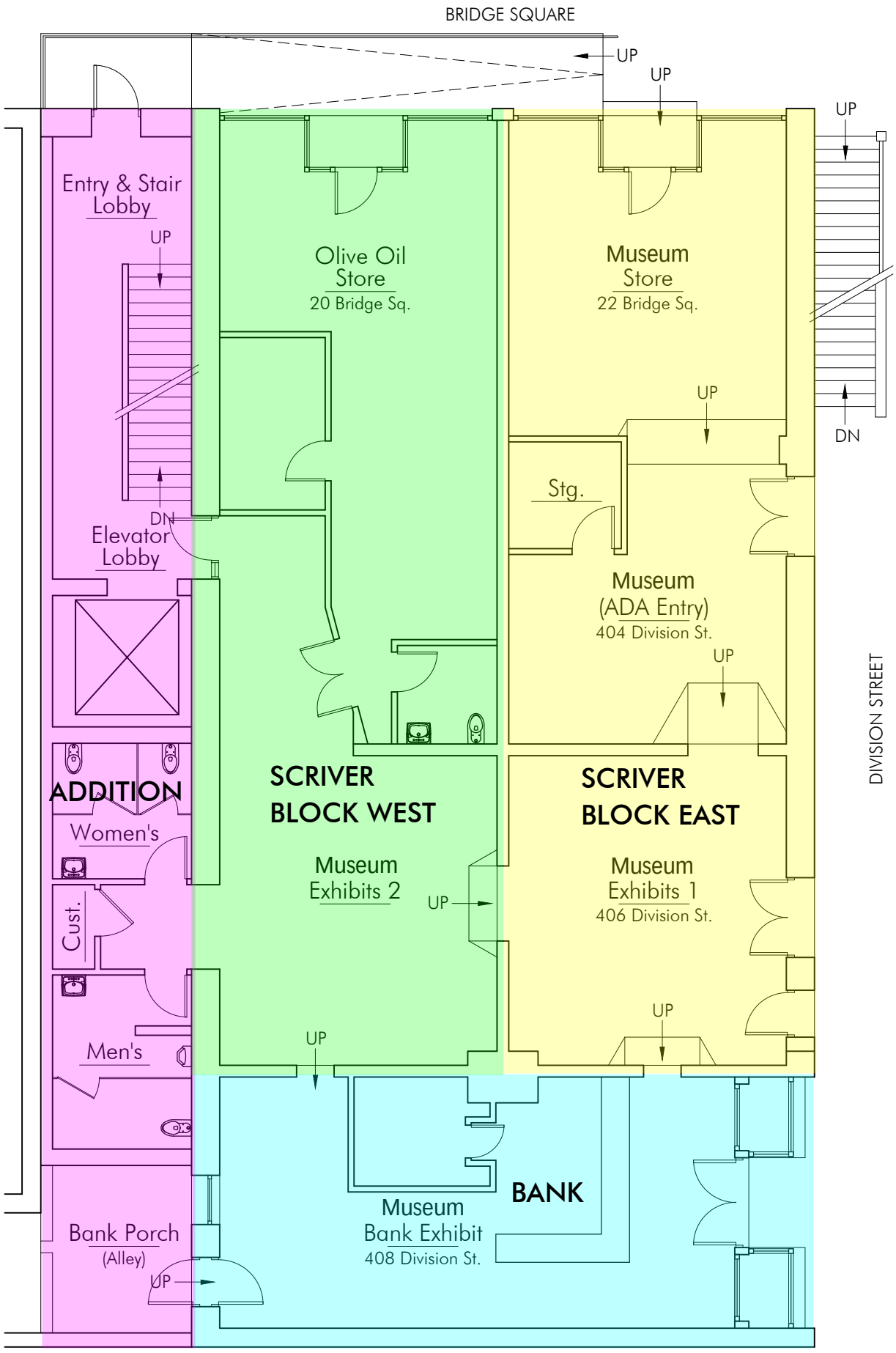
Coordinating 2022-2024 Short-Term Projects with Legacy Grant Funding Cycles

For potential work on the Scriver Block within the next 1-3 years, some initial steps may be considered using the upcoming Legacy Grant funding cycles while NHS decides on its larger repair and reconstruction goals:

1. Small Grant Application for Priority 1 in early 2022 (April 8, 2022 is the next grant deadline)
    a. If awarded, the funds would be available by June 2022 and the work could take place over the summer with a final report complete by the end of 2022.
2. Large Grant Application for Priority 2 in May 2022
    a. This would include some further investigation and construction document production of the restoration of the basement stairwell and prevention of water intrusion.
    b. If awarded, the funds would be available by January of 2023 with the production work occurring from January-June, with an anticipated completion date of June 2023.
    c. This does require a quick turnaround of documents in early 2023 to meet the next Large Grant, but for this focused of a project and the extra time provided for the grant application (this happens every other year), it is a definite possibility.
3. Large Grant Application for construction funding for Priority 2 in July of 2023.
    a. If awarded, the funds would be available in January of 2024 for construction.

The quick turnaround from one Large Grant to another is possible with a smaller project, as illustrated above, but not typical. With a larger project, like the exterior restoration in Priority 11, it will take an extra grant cycle because of the complexity of the construction documents and the time needed for MNHS Grant Office Milestone review. This timing can be accelerated if there are any outside funding possibilities for the development of the assessments or construction documents, or to supplement Small Grant funds used for this work. If this is the case, proper planning of these projects will help meet the Large Grant cycle for the construction work.

APPENDIX A:
LEGEND AND KEY PLANS

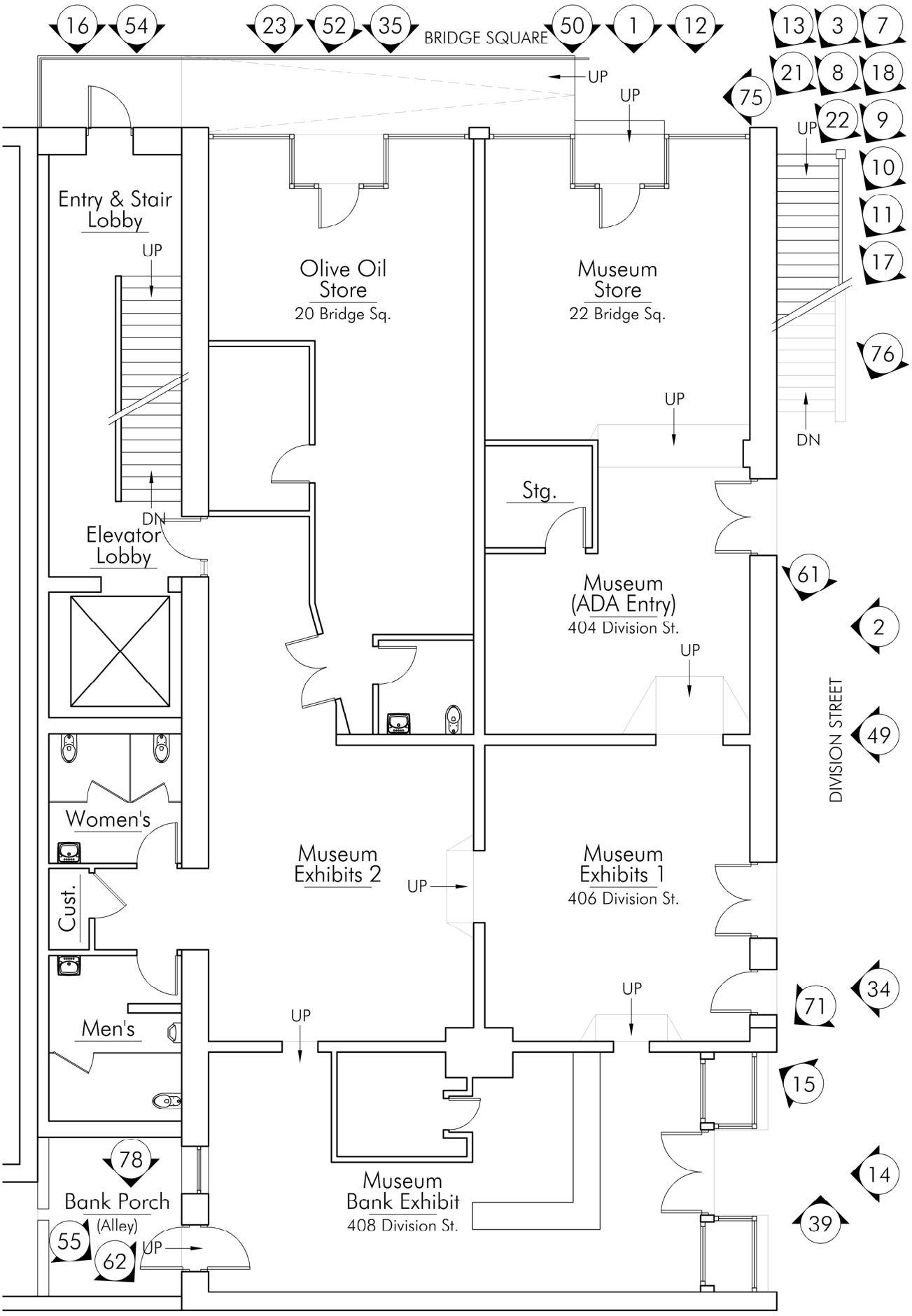


First Floor Legend Plan

1'-0" = 10'-0"

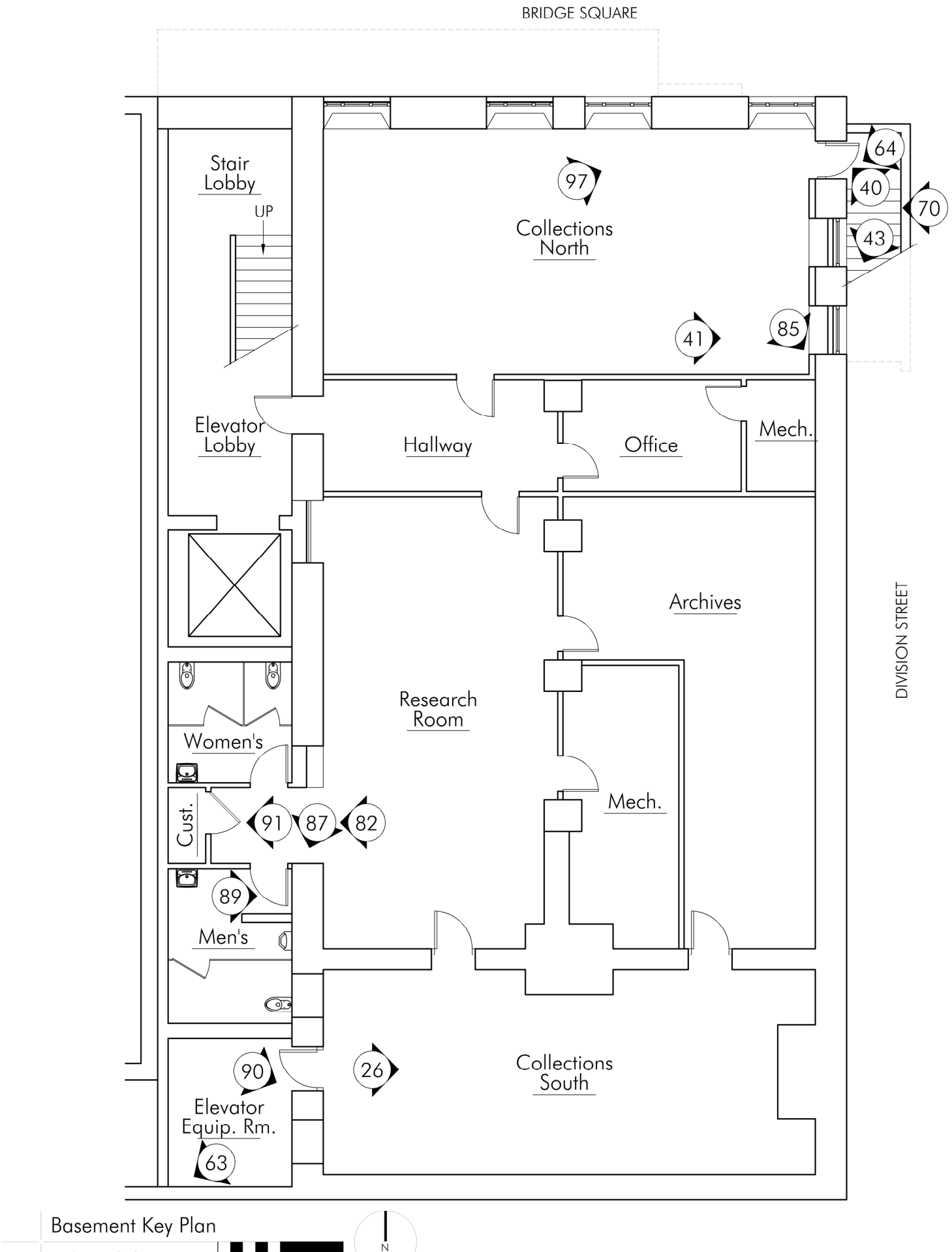
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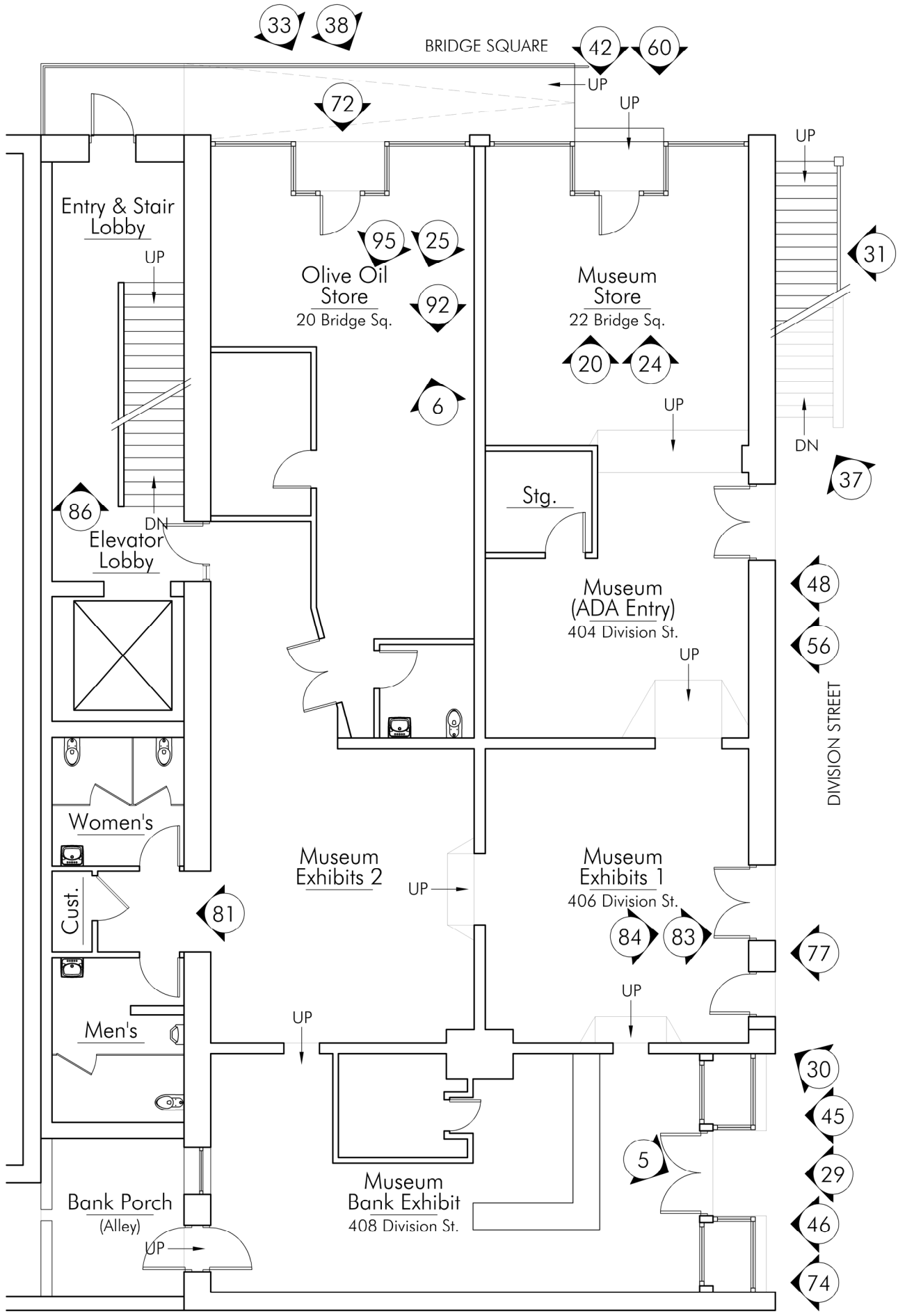
Site Key Plan

1'-0" = 10'-0"



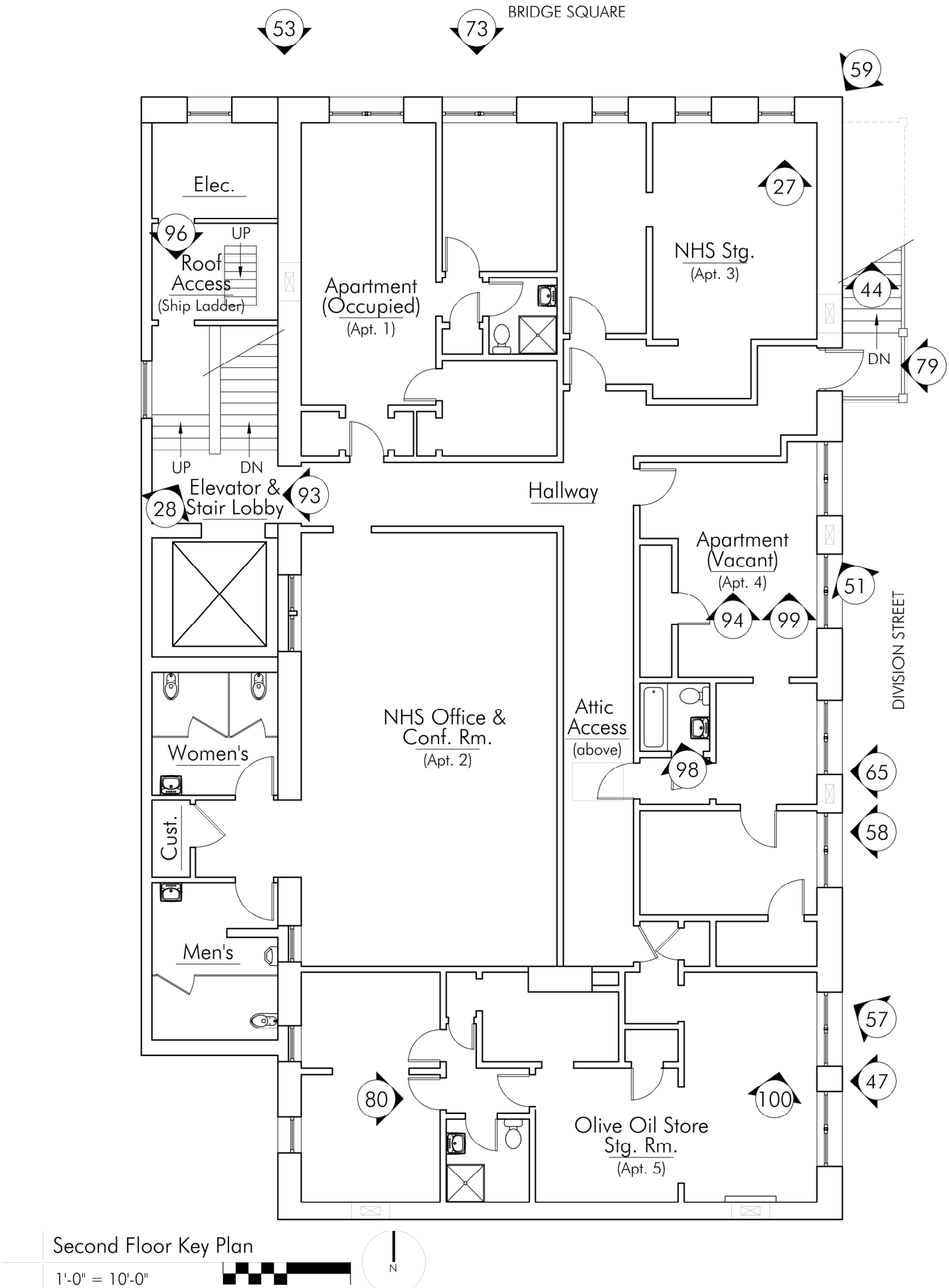
Basement Key Plan

1'-0" = 10'-0"



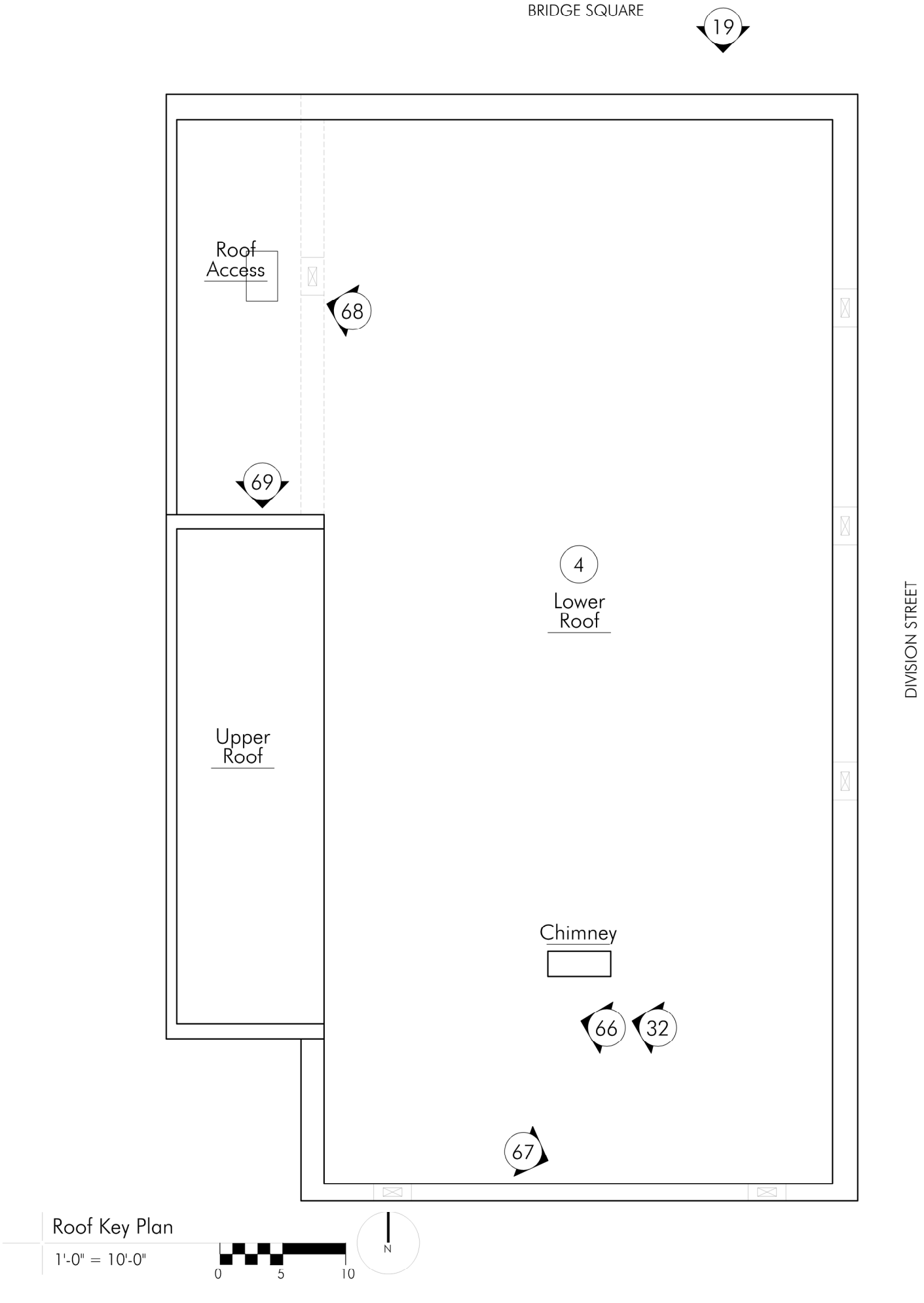
First Floor Key Plan

1'-0" = 10'-0"



Second Floor Key Plan

1'-0" = 10'-0"


BRIDGE SQUARE
19
Roof Access
68
69
4
Lower Roof
Upper Roof
DIVISION STREET
Chimney
66
32
67
Roof Key Plan
1'-0" = 10'-0"
0
5
10
N

APPENDIX B:
HALLBERG ENGINEERING MECHANICAL, ELECTRICAL, AND PLUMBING REPORT

HALLBERG ENGINEERING

MEMORANDUM

DATE: 12/20/21

TO: Todd Grover - MacDonald & Mack Architects

COPY: Amy Meller – MacDonald & Mack Architects

FROM: Cory Sutherland, Hallberg Engineering

PROJECT: Scriver Block - Northfield, MN **PROJECT NO.** R21-4013.002

SUBJECT: MEP Systems Report

Todd/Amy,

We have conducted an on-site review of the mechanical, electrical and plumbing (MEP) systems at the Scriver Block in Northfield, MN, for the purpose of determining their capacities and general operating condition, and identifying repairs, modifications and/or upgrades to these systems that would be recommended for continued operation and enhancement of the facility.

The observations and recommendations contained herein were developed based upon site observations and our understanding that the building will continue to be used as a historical museum, archive storage and the offices of the Northfield Historical Society.

The emphasis of our review was on the HVAC systems for the museum and archive storage, due to the ages of the systems and the reported lack of humidity controls. Maintaining proper humidity levels is an important function of HVAC systems for buildings housing museum galleries and archive storage.

Following is a summary of the existing MEP systems in the building and recommendations for system upgrades. Please note that cost estimates for recommended upgrades are for MEP contractor costs only, and do not include costs for GC General Conditions, GC Overhead & Profit, contingency, etc.

<u>Heating, Ventilating and Air Conditioning (HVAC)</u>

There are four air conditioning systems in the building, with air handling units (AHU-1 thru 4) installed in the Mechanical Room in the Basement. The condensing units are located on the building roof. There is also a heating only system, with the air handling unit (AHU-5) located in a Mechanical Closet on the east side of the Basement. It appears that AHU-5 previously had a cooling system, but that it has been removed.

Mechanical/Electrical Consulting Engineers
1750 Commerce Court ♦ White Bear Lake, MN 55110 ♦ Phone (651) 748-1100 ♦ Fax (651) 748-9370

The areas of the building served by the air handling units are as follows:
AHU-1/CU-1: Basement South Collections Storage/Research Room/Archives
AHU-2/CU-2: First Floor Museum (South)
AHU-3/CU-3: First Floor Retail (Olive Oil) Store
AHU-4/CU-4: First Floor Museum & Shop (North)
AHU-5 (Heating Only): Basement North Collections Storage

Heating is provided by two tandem standard-efficiency hot water boilers located in the Mechanical Room in the Basement. Boiler capacities are 175,000 BTUH input each. There are separate heating zone pumps for each of the air handling units and for the fintube radiation in the stairway of the west "infill area" of the building. The air handling units have hot water heating coils in the main supply duct.

The "infill area", as well as the second floor Northfield Historical Offices, are cooled with ductless mini-split air conditioning systems.

The Second Floor of the building is heated with electric baseboard radiation. There is no central air conditioning for the Second Floor, other than the NHS office.

The air handling units are approximately 35 years old and are well past their typical life expectancy. The condensing units are approximately 10 years old and are nearing the end of their typical life expectancy.

The existing boilers were replaced during Summer 2021 with new standard-efficiency boilers of the same type and capacity as existing.

The heating function for AHU-5 was not working at the time of our first site visit, but the zone heating pump was replaced as part of the boiler replacement project this year, so this condition appears to have been resolved.

Space temperature controls consist of a wall mounted thermostat for each system. AHU-1 thru AHU-4 have programmable thermostats, while AHU-5 has a standard Honeywell "round" thermostat. There is a wall-mounted humidistat in the Basement Research Room for AHU-1, but it does not appear to be functional.

There are currently no humidity controls in the building. Humidity controls are extremely important for museum and archive storage occupancies. The relative humidity in the building should be maintained in the range of 40% to 60% year-around. Dryer conditions can result in the deterioration of artifacts, and more humid conditions can facilitate the growth of mold. Either condition is very detrimental to the preservation of historic artifacts. In a climate such as in Minnesota (dry winters and humid summers), humidification and de-humidification systems are almost always required to maintain the indoor relative humidity in this range. De-humidification is especially important for artifact storage in the Basement.

While some de-humidification can be expected during the summer as a by-product of air conditioning, without any active humidification or de-humidification systems in the building, the result is often large swings in humidity levels over the course of the year.

Summary of HVAC System Issues:

1. AHU-5 thermostat is non-programmable type.
2. There is no cooling for AHU-5.
3. There are no active humidification or de-humification systems in the building, which can result in too high humidity levels in the Basement and large swings in humidity levels in other parts of the building during the course of the year.
4. Existing air handling units have exceeded their typical life expectancy, and existing condensing units are nearing the end of their typical life expectancy.

<u>Short-Term HVAC Recommendations (1 – 3 years)</u>

1. Replace existing thermostat for AHU-5 with programmable thermostat.
   Preliminary Opinion of Probable Cost Range . . $ 400 - $ 600

2. Install new humidifiers (Aprilaire Model 800, or similar) on existing air handling units (quantity 5) and replace existing AHU thermostats with thermostats having a programmable humidity control function (Aprilaire Model 8620, or similar). This recommendation nullifies Recommendation #1.
   Preliminary Opinion of Probable Cost Range . . $ 16,000 - $ 24,000

3. Install new de-humidification units (Aprilaire Model E80, or similar) for air handling units AHU-1 and AHU-5 (quantity 2) and replace existing AHU thermostats with thermostats having a programmable humidity control function (Aprilaire Model 8620, or similar). This recommendation nullifies Recommendation #1. The implementation of this recommendation may necessitate modifications to the existing Mechanical Room(s). Refer to architectural sections of this report for additional information.
   Preliminary Opinion of Probable Cost Range . . $ 20,000 - $ 30,000

4. Add air conditioning to AHU-5, including new condensing unit, evaporator coil, refrigerant piping, and related work (Carrier or equal, est. 2-ton cooling capacity).
   Preliminary Opinion of Probable Cost Range . . $ 11,000 - $ 16,000

<u>Long-Term HVAC Recommendations (3 – 5 years)</u>

5. Replace existing HVAC units (air handling units, evaporator coils, heating coils and condensing units – quantity 5) with similar new high-efficiency units of same capacity (Carrier, or equal).
   Preliminary Opinion of Probable Cost Range . . $ 65,000 - $ 100,000

6. Install new de-humidification units for AHU-2, AHU-3 and AHU-4 (quantity 3). The implementation of this recommendation may necessitate modifications to the existing Mechanical Room(s). Refer to architectural sections of this report for additional information.
   Preliminary Opinion of Probable Cost Range . . $ 27,000 - $ 40,000

Complete HVAC Equipment Replacement/Upgrade Recommendation (Full Meal Deal)

7. Install all new HVAC equipment for the five existing air handling systems, including new air handling units, evaporator coils, heating coils, condensing units, humidifiers, de-humidifiers, controls and related work. Remove existing equipment being replaced as required. This recommendation includes the improvements outlined in all of the other recommendations. The implementation of this recommendation may necessitate modifications to the existing Mechanical Room(s). Refer to architectural sections of this report for additional information.
   Preliminary Opinion of Probable Cost Range . . $ 120,000 - $ 180,000

Plumbing

The existing water service to the building is 6" size for combined fire protection/domestic service. The water service, meter and sprinkler riser are located in the Mechanical Closet on the east side of the Basement, adjacent AHU-5.

The sanitary sewer and storm sewer services appear to leave the building in this same area.

The water heater is located in the Basement Mechanical Room and is gas-fired, 40,000 BTUH, 40-gallon capacity. The water heater has recently been replaced.

The natural gas service enters the building into the Basement.

The existing original toilet rooms were located in the Basement. More recently constructed toilet rooms are located in the Basement and on the First Floor of the "infill area", and the original toilet rooms were removed. The new toilet rooms appear to be ADA compliant and are in good working condition.

Plumbing Issues:
No issues.

Fire Protection

The building is fully sprinklered.

Fire Protection Issues:
No issues.

Electrical

The existing electrical service to the building is 120/240 volt, 3 phase, 4 wire delta, 800 amps, and enters the building on the Second Floor in the "infill area". The electrical service was updated when the elevator was installed as part of the "infill area" construction.

There are a total of six branch panelboards located throughout the building.

The current service capacity should be sufficient for all anticipated needs of the current occupancy, and all electrical equipment is in good condition.

Lighting systems are generally adequate, but lighting and lighting control system upgrades for the museum should be considered at some point in the future.

Electrical Issues:
No issues.

Life Safety Systems
Existing exit and emergency lighting systems for the main floor do not appear to be up to current code requirements.

There is an existing fire alarm system in the building, and coverage appears to be sufficient.

Summary of Life Safety Issues:
1. Existing exit and emergency lighting systems for the main floor do not appear to be up to current code requirements.

Short-Term Life Safety Recommendations (As Soon as Possible)
1. Upgrade existing exit and emergency lighting systems on Main Floor to current code requirements.
   Preliminary Opinion of Probable Cost Range . . $ 8,000 - $ 12,000

SUMMARY
The mechanical systems in the building are generally functional, but the systems do not have humidification and de-humidification functions that are generally considered necessary for museums and storage of historic artifacts. In addition, much of the existing HVAC equipment is near or has exceeded its typical life expectancy and is due for replacement. By replacing the existing equipment with new, high-efficiency equipment and humidification and de-humidification capabilities, NHS could have environmental conditions within the building that are suitable for the functions being carried out, for many years to come.

The existing plumbing, fire protection and electrical systems are all in good order and are not in need of any significant upgrades.

We recommend that the existing exit and emergency lighting systems on the Main Floor be upgraded.

If you have any questions, please let me know. Thank you.

APPENDIX C:
MAINTENANCE AND INSPECTION LOGS

INSPECTION AND MAINTENANCE CHECKLISTS/LOGS AND RESOURCES

The following checklists are to be used in conjunction with photos of exterior elevations and floor plans to perform inspections, track maintenance repairs, and identify corrective work requiring the assistance of trained professionals. They are broken out by:

- Site
- Exterior Walls and Other Construction (Chimneys, Stairs, Entries, and Porches)
- Roof
- Exterior Openings (Doors, Storefronts, and Windows)
- Interior Structural Systems and Construction (Stairs, Basements, and Attics)
- Interior Finishes, Doors, Trim, and Cabinetry
- Mechanical, Electrical, and Plumbing Systems
- Elevator
- Hazardous Materials

We recommend making a clean copy of the following checklists, elevations, and floor plans each year to record your inspection findings and maintenance activities. Each year's record should be filed in a designated folder to establish a running log of conditions and work for the property.

These checklists have been compiled from the following sources:

> National Park Service Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings, Sharon C. Park, FAIA, 2007.
>
> Checklist for the Routine Inspection of Buildings, U.S. General Services Administration, 2017.
>
> Inspection Checklist for Historic Buildings, Vermont Division for Historic Preservation.

For additional guidance on general maintenance repairs, please seek out the following references available online and as PDF downloads:

> National Park Service Preservation Briefs 1-50 which include information on everything from exterior masonry repair to painting historic interiors to improving energy efficiency.
>
> Secretary of the Interior's Standards for the Treatment of Historic Properties including Guidelines for Rehabilitation.

SITE

Good drainage around and away from the building prevents standing water and water infiltration. The maintenance goal is to prevent moisture from entering foundations and damaging building materials close to grade, and to provide ventilation in damp areas.

- Inspect the site twice yearly, in the fall after leaves drop and in late spring. Also inspect the site and building perimeter after a heavy rain to look for signs of improper drainage.

SITE INSPECTION & MAINTENANCE CHECK LIST	Notes	Date
Inspect the site surrounding Scriver Block for: ☐ Standing water or evidence of ponding on the sidewalk, near the foundation, or the bottom of the stairwell ☐ Depressions or grades sloping toward the foundation ☐ Heaving or settling sidewalk panels adjacent to the building and stairwell ☐ Material deterioration at or near the foundation including loss of mortar, spalling masonry, and settlement cracks ☐ Evidence of animal or pest infestation ☐ Leaves and other debris accumulating against the foundation and in the stairwell ☐ Moisture damage from snow piles, sidewalk salts, and any boulevard sprinkler systems ☐ Vegetation growing close to the foundation ☐ Moss and other biological growths resulting from damp conditions or failing downspouts ☐ Blocked downspouts or clogged floor grates/drains		
Remove leaves and debris from the foundation, stairwell (incl. grate), and porch (incl. downspout).		
Add downspout extenders and splash blocks.		
Wash off areas of moss and discoloration caused by splashback, algae, or mildew with plain water and soft natural or nylon bristle brush.		
Avoid de-icing salts with high acid or petro-chemical content around foundations. Sweep up unused salt once sidewalks are clear.		
Remove snow from foundation walls regularly throughout the winter.		
Use a professional drain service to clear floor grates/drains and downspouts when necessary.		

EXTERIOR WALLS AND OTHER CONSTRUCTION (CHIMNEYS, STAIRS, ENTRIES, AND PORCHES)

Exterior walls, including foundations, prevent water infiltration, control air infiltration/exfiltration, and keep out animals, birds, and insects. Masonry chimneys, while associated with ROOFS, are often integral parts of an exterior masonry wall assembly and share similar inspection and maintenance requirements. Exterior stairs, entries, porches, and their finishes are subject to weathering from sun, wind, all kinds of precipitation, and freeze-thaw cycles. The primary maintenance goal is to maintain exterior walls and other exterior building components in sound condition to prevent water and pest damage and limit heat loss or gain depending on the season.

- Inspect exterior building construction twice yearly, in the spring in preparation for summer/fall maintenance and in the fall prior to heating season. Masonry and concrete foundations should also be inspected after heavy rains to look for signs of water infiltration.
- Based on yearly inspection findings, coordinate masonry inspection and repair scopes with professional design services (historic architect or historic mason) every 5-10 years.
- In the event exterior construction shifts, bulges, or cracks excessively and suddenly, contact a historic architect or engineer ASAP for guidance on diagnosing the root causes of the damage and appropriate corrective measures.

EXTERIOR INSPECTION & MAINTENANCE CHECK LIST	Notes	Date
Inspect exterior masonry and stucco for: ☐ Misaligned, leaning, or bulging masonry wall and chimney areas ☐ Damp areas or efflorescence (white powder) ☐ Vegetation, moss, and/or staining ☐ Amount of masonry and stucco debris collecting at the base of exterior walls ☐ Cracked, flaking, or eroding stones ☐ Loose or displaced stones ☐ Spalling or missing brick ☐ Soft or eroding brick ☐ Cracked mortar (<1/16") (>1/16") ☐ Soft or flaking mortar ☐ Chipped or missing mortar ☐ Cracked stucco ☐ Loose, blistered, or bulging areas of stucco ☐ Areas of missing stucco ☐ Failing or deteriorated sealant		
Inspect exterior entries, porches, stairs, ramps, and other components for: ☐ Integrity of wall-mounted lamps, brackets, signage, outlets, spigots, and attachments ☐ Insect infestation ☐ Staining, molds, and fungus ☐ Cracks, spalling, and other damage to concrete floors, steps, or ramps ☐ Rotten, soft, warped, or cracked wood components		

☐ Rusting or corroded metal components ☐ Loose or missing framing components, including stair treads and railings ☐ Popped or rusting nails and other anchors ☐ Peeling, cracked, or alligatored paint		
Trim vegetation, including tree branches and ivy, away from exterior walls.		
Wash exterior wall surfaces to remove dirt, other deposits, and light staining with plain water and soft natural or nylon bristle brush. A mild phosphate-free detergent may also be used if walls are pre-wetted and rinsed.		
Correct deficiencies in wall-mounted attachments. Coordinate with repair of exterior wall substrates.		
Replace joint sealants at intersections between dissimilar materials and construction. DO NOT USE JOINT SEALANT IN PLACE OF MORTAR AT MASONRY JOINTS!!!		
Patch repair lightly to moderately deteriorated wood framing using wood repair products by Abatron or a similar company.		
Where wood components are badly deteriorated or an area is too large to patch, replace in kind. Hire a carpenter with experience working on older buildings to perform wood replacement.		
Sand away light to moderate areas of rusted metal and treat with a rust-inhibiting primer or coating.		
Where metal components are severely rusted or corroded, replace in kind. Hire a contractor to perform metal replacement in conjunction with repair of adjacent exterior construction.		
Reset or replace popped nails in coordination with repairs and preparation for refinishing.		
Properly prepare, prime, and repaint exterior finishes taking care to match type, gloss level, and color of existing finish.		
Comply with EPA and OSHA lead-safe renovation, repair, and painting practices.		
Hire a qualified historic mason to repair and repoint masonry construction (brick, stone, and mortar) taking care to use a weaker, lime-rich mortar mix that matches the historic mortar in strength, composition, color, and appearance. DO NOT MAKE REPAIRS USING OFF-THE-SHELF PREMIXED CEMENT MORTARS!!!		
Hire a qualified stucco company to repair, reattach, or replace exterior stucco taking care to match type, composition, color, and texture of existing stucco.		

ROOF

A roof's primary purpose is to keep moisture out of the building. One of the principal maintenance objectives is to ensure water flows off the roof and into functional drains or gutters and downspouts directly to grade and away from the building – and to prevent water from penetrating the attic, exterior walls, and basement of a building. Roofs frequently fail around the perimeter, at intersections and projections, and at changes in material.

- Inspect roofing materials and elements twice yearly, in the spring and fall, in conjunction with routine maintenance and during or just after heavy rain.
- Based on yearly inspection findings, coordinate more extensive roof inspection and repair with professional design services (architect, engineer, or roofing company) every 5-10 years.

ROOF INSPECTION & MAINTENANCE CHECK LIST	Notes	Date
Inspect built-up membrane roofing for: ☐ Blisters or slits in the membrane ☐ Ponding water, including dried up areas ☐ Plugged drainpipes ☐ Failing sealants or seams ☐ Debris and trash build-up ☐ Moss, biological growths, and vegetation ☐ Damage caused by rooftop equipment		
Inspect other roofing elements for: ☐ Improper flashing around projections (vents, pipes, chimneys) and at wall/roof intersections ☐ Loose, corroded, or broken flashing ☐ Missing, cracked or damaged sealant around flashing and projections ☐ Roof cement or sealant "patches" ☐ Corrosion caused by galvanic action between dissimilar metals ☐ Loose or missing cornice ☐ Cracked, peeling, or damaged cornice ☐ Peeling cornice paint, especially the underside ☐ Stained or damaged soffit and fascia boards ☐ Clogged gutters and downspouts ☐ Rusty or corroded gutters and downspouts ☐ Loose, tilted, or missing gutters and downspouts ☐ Broken seams in gutters and downspouts ☐ Moss, biological growths, and vegetation ☐ Bird and hornet nests, other animal activity		
Inspect attic and interior surfaces for: ☐ Evidence of water leaks (stains, peeling paint) ☐ Dampness or areas of mold and mildew		
Remove leaves, trash, and other debris from built-up roof, sealant joints, drains, gutters, and downspouts with brooms and a garden hose or buckets of water.		

Remove moss and biological growths with water, natural/nylon scrub brush, or plastic putty knife.		
Repair or patch minor holes in gutters and downspouts with fiberglass tape and epoxy adhesive. Correct misaligned gutters and adjust to prevent ponding.		
Resecure loose flashing at chimneys and parapets.		
Maintain coated ferrous metal roofing elements by scraping and repainting as needed.		
Use professional services to perform more major repairs or to replace roofing and roofing elements.		

EXTERIOR OPENINGS (DOORS, STOREFRONTS, AND WINDOWS)

Exterior openings consist of doors, windows, and storefronts. The major maintenance objectives are to retain the functioning nature of each opening and to keep the connection between the opening and wall in sound condition. This reduces water infiltration and heat loss or gain through air infiltration/exfiltration.

- Inspect all exterior openings twice yearly, from the inside as well as out, in the spring in preparation for summer/fall maintenance and in the fall prior to heating season.

OPENING INSPECTION & MAINTENANCE CHECK LIST	Notes	Date
Inspect exterior doors for: ☐ Door alignment (settling, sticking, and deformation including drag marks) ☐ Condition and operation of hardware including hinges, locks, handles, and closers Slipped sills and tipped, cupped, or deteriorated thresholds ☐ Frame and door deterioration such as rot (wood doors), rust (metal doors), and loose or open joints between door panel components ☐ Broken, missing, or inappropriate glazing ☐ Missing, broken, or mangled weatherstripping ☐ Deteriorated putty and sealants ☐ Peeling paint, corrosion, or rust stains ☐ Water stains or blown-in dirt on floor (interior)		
Inspect windows and storefront glazing for: ☐ Alignment (deformation, jamming, looseness) ☐ Condition and operation of hardware, including sash pulleys, stops, and locks ☐ Sill deterioration and open horizontal joints ☐ Frame and sash deterioration such as rot (wood), rust (metal), and loose/open joints at window sill, jamb, rails, muntins, and mullions ☐ Broken, missing, or inappropriate glazing ☐ Missing, broken, or mangled weatherstripping ☐ Deteriorated putty, sealants, or flashing ☐ Peeling paint, corrosion, or rust stains ☐ Signs of water leakage at frames (interior) ☐ Air movement or failing seals (interior)		
Inspect leaded glass storefront panels for: ☐ Bulging or bowed leaded glass panels ☐ Loose or rattling leaded glass panels ☐ Missing grout (blacking) at lead cames ☐ Daylight visible through gaps between glazing, lead cames, and/or sash ☐ Dirt, dust, and cobweb accumulations on glazing and lead cames		

Inspect storm windows for: ☐ Poorly fitting storm window assembly ☐ Damaged or deteriorated frames ☐ Deteriorated frame finishes ☐ Loose frames and/or glazing ☐ Cracked or broken glazing ☐ Blocked vents and/or drains ☐ Missing or deteriorated sealants ☐ Insect activity between storm windows and existing window assemblies		
Replace broken or missing glass immediately. In some cases, specialty glues may be used to repair cracked glazing. Replace specialty glass in kind.		
Replace deteriorated or missing putty around door and window glazing.		
Repair perimeter cracks and joints around door and window openings using traditional materials and joint sealants to prevent water infiltration.		
Clean all door and windows glass, excepting leaded glass, at least once per year using a mild vinegar and water solution or non-alkaline commercial window cleaner (avoid ammonia if brass or bronze hardware is present and cannot be removed). Wipe up excess cleaner immediately and avoid high-pressure washers. Lightly dust interior leaded glass window surfaces ONLY!!!		
Clean door and window hardware with a soft, lightly dampened cloth. If using a metal cleaner, follow instructions carefully and check for compatibility with type of metal and finish/patina. Hand buff door handles with thin coat of paste wax where tarnished or oxidized.		
Tighten screws in door and window frames. Lubricate operable hardware, including sash locks, using a graphite or silicone type lubricant.		
Adjust or replace missing or poorly functioning door and window weatherstripping. Bronze spring metal is traditional and is of higher quality/durability than more contemporary types of weatherstripping.		
Adjust poor fitting doors and windows as needed for proper alignment, tight fit, and ease of operation. This may include applying beeswax or similar to operable window sashes, replacing warn parting beads and repair sash weights (if present), and removing built-up paint layers from sash runs.		
Repair door and windowsills to maintain proper drainage. Repair horizontal cracks with an appropriate filler.		

Properly prepare, prime, and repaint or stain door and window finishes taking care to match type, gloss level, and color of existing finish.		
Comply with EPA and OSHA lead-safe renovation, repair, and painting practices.		
Adjust storm windows and clean out weep holes at the sill. If storm windows need to be reattached, use screws in lieu of sealant and fasten at mortar joints.		

INTERIOR STRUCTURAL SYSTEMS AND CONSTRUCTION (STAIRS, BASEMENTS, AND ATTICS)

Structural floor and wall systems, composed of masonry, clay tile, concrete, wood, and steel, are subject to a wide variety of stresses and strains including different rates of expansion and contraction. These may lead to cracks, settlement or sagging, and sloped or tilted walls and floors. Any exterior moisture, such as rain or snowmelt, that gets through the exterior envelope can also wreck havoc from material deterioration to mold growth and resulting indoor air quality issues. Pay particular attention to basement and attic spaces.

- Inspect the building's building materials and structural system at least once a year in conjunction with a review of exterior components and interior finishes.
- Inspect the basement and attic after a heavy rain to look for signs of foundation or roof leaks.
- In the event structural systems shift, bulge, or crack excessively and suddenly, contact a historic architect or engineer ASAP for guidance on diagnosing the root causes of the damage and appropriate corrective measures.

STRUCTURAL INSPECTION & MAINTENANCE CHECK LIST	Notes	Date
Inspect load-bearing masonry, clay tile, concrete block, and cast-in-place concrete walls for: ☐ Cracks over 1/16" in width ☐ Leans and bulges ☐ Damp and loose/spalling mortar joints ☐ Spalling masonry, clay tile, and concrete ☐ Exposed and rusting steel reinforcement ☐ Wet spots, stains, and leaks ☐ Efflorescence (white powdery residue)		
Inspect concrete basement floors and concrete deck surfaces for: ☐ Spalling and exposed steel reinforcement ☐ Wide, regularly spaced cracks ☐ Cracks near and parallel to walls and columns ☐ Wet spots, stains, and leaks		
Inspect wood-framed floors, walls, and ceilings including attic framing, for: ☐ Cracked plaster or widening joints between finish materials ☐ Sagging or springy floors ☐ Pronounced floor slope ☐ Overloaded floor systems (too much stuff, heavy items, or uneven distribution of weight) ☐ Split joists or studs, especially bottoms of joists ☐ Bulging or sagging ceilings ☐ Insect infestation and wood decay		
Inspect interior stairs for: ☐ Secure railing attachments ☐ Stair pulling away from the wall ☐ Loose or damaged treads ☐ Irregular riser-tread ratios or changes in ratio		

Inspect basement spaces for: ☐ Signs of foundation wall or floor leaks ☐ Mildew or mold on exterior walls and flooring ☐ Condensation or high humidity levels		
Inspect attic spaces for: ☐ Signs of roof, chimney, or flashing leaks ☐ Mildew or mold on underside of roof boards ☐ Inadequate ventilation or condensation ☐ Insulation condition ☐ Animal activity, nests, or vent blockages		
Hire a qualified historic mason to repair and repoint interior masonry construction (brick, stone, clay tile, and mortar). Any replacement materials must match historic masonry types and/or mortar mixes. DO NOT MAKE REPAIRS USING OFF-THE-SHELF PREMIXED CEMENT MORTARS!!!		
Hire a qualified contractor to perform concrete repairs.		
Hire a carpenter with experience working on older buildings to perform wood framing repairs.		
Comply with EPA and OSHA lead-safe renovation, repair, and painting practices.		
Monitor the basement for foundation wall and floor leaks. Mop up any standing water immediately. Remove and dispose of wet and moldy or damaged floor and wall finishes. Run both fans and dehumidifiers to help dry out and ventilate the area impacted by the leak. Perform mold remediation and clean-up following the Minnesota Department of Health's guidelines. Do not replace or reinstall finishes until sources of leaks have been corrected.		
Coordinate leak-related basement repairs with associated site and exterior wall repairs.		
Minimize humidity levels in the basement with dehumidification. Empty dehumidifiers daily during the summer.		
Maintain good air circulation and ventilation in the attic throughout the year.		
Coordinate any leak-related attic repairs with associated exterior wall and roof repairs.		

INTERIOR FINISHES, DOORS, TRIM, AND CABINETRY

Interior finishes, as well as doors, trim, and cabinetry, are subject to abrasion from normal wear and tear, soiling, water damage, sunlight, and the failure of or incompatibility with previous repairs or repainting efforts. Water is the main source of finishes deterioration in both vapor and liquid form. As a liquid, it results from roof leaks, cracks in the exterior building envelope, and faulty plumbing. High humidity levels and human activities, such as cooking and showering, cause condensation and vapor. While vapor-related issues can be mitigated with dehumidification and ventilation, other forms of water damage, such as roof leaks must be dealt with before interior finishes are repaired. Otherwise, finish issues will continue to recur.

- Inspect interior finishes, door, trim, and cabinetry twice a year in the spring and fall and when rental spaces change tenant.
- Also inspect interior finishes following heavy rains to look for new stains or damp spots which help identify roof or building envelope leaks. Note: stains and other water damage can occur far away from the source of the leak as water follows gravity and paths of least resistance through a structure.

INTERIOR INSPECTION & MAINTENANCE CHECK LIST	Notes	Date
Inspect concrete floors for: ☐ Cracks or spalling ☐ Finish deterioration		
Inspect wood floors for: ☐ Insect damage or fungus ☐ Cracks, rot, or other damage ☐ Water stains ☐ Twisted boards or areas of buckling ☐ Squeaks ☐ Finish deterioration		
Inspect carpet for: ☐ Frayed edges, runs, or other damage ☐ Worn areas ☐ Stains and other soiling		
Inspect other flooring (tile, vinyl flooring, etc.) for: ☐ Loose joints or widening joints ☐ Missing grout or joint fillers ☐ Splits, cracks, or tears ☐ Missing or broken flooring ☐ Worn areas		
Inspect interior doors for: ☐ Alignment, fit, and operation ☐ Missing or broken door hardware ☐ Working locks ☐ Loose door construction and other damage ☐ Finish deterioration		
Inspect interior sides of windows, see OPENINGS (DOORS, STOREFRONTS, AND WINDOWS for the window checklist		

Inspect woodwork and trim for: ☐ Cracks, rot, or other damage ☐ Loose or detached from walls and openings ☐ Finish deterioration		
Inspect ornamental metalwork and ceilings for: ☐ Dust and dirt build-up ☐ Stains, rust, or corrosion ☐ Cracked surfaces ☐ Finish deterioration		
Inspect interior wall and ceiling finishes (plaster, gypsum board, wood, wallpaper, paint, etc.) for: ☐ Detachment from framing (push on bulging or suspect wall surfaces to check for looseness) ☐ Signs of dampness, mildew and mold, or water stains (indicates an exterior leak or interior plumbing issues) ☐ Cracked, blistering, or peeling finishes		
Inspect museum and apartment cabinets for: ☐ Missing or broken handles and hardware ☐ Operation, including sticking and jamming ☐ Loose or unsecured cabinetry units ☐ Badly worn, stained, or chipped countertops ☐ Finish deterioration		
Comply with EPA and OSHA lead-safe renovation, repair, and painting practices.		
Reset or replace popped nails in coordination with interior door, trim, floor, wall, and ceiling repairs and in preparation for refinishing.		
Remove loose paint from floor and wall surfaces and prepare surfaces for repainting following surface repairs.		
Fill cracks and patch areas of deteriorated concrete flooring.		
Hire a wood flooring contractor to correct buckling, squeaks, and other wood floor issues.		
Replace rotten, damaged, or warped wood floorboards to match existing. We recommend hiring a wood flooring contractor to do this work.		
For lightly worn wood floor finishes, sand flooring with fine grit sandpaper and reapply clear seal coat.		
For heavily worn wood floor finishes, verify that enough wood remains to allow for full refinishing (sanding to bare wood, staining/painting, and seal coat) prior to performing or hiring this work out.		
Replace cracked or broken ceramic floor tile and regrout joints as needed. Reseal tile every 5 years.		
Deep clean carpeting and other flooring once a year to remove stains and soiling.		

Patch small tears and rips to carpeting and other flooring types with attic stock or matching material.		
Replace worn, badly damaged, or moldy carpeting, sheet vinyl/vinyl tile, and other composite flooring.		
Adjust doors to improve operation.		
Oil and repair door hardware. Replace broken or missing hardware.		
Repair doors and touch up deteriorated finishes.		
Reset loose or detached wood trim and woodwork.		
Repair cracked and scratched woodwork prior to touching up deteriorated finishes.		
Sand away light to moderate areas of rusted metal and treat with a rust-inhibiting primer or coating.		
Where metal components are severely rusted or corroded, replace in kind. Hire a qualified contractor to perform metal replacement.		
Allow damp wall and ceiling finishes to dry. Treat areas of mold and mildew with a bleach solution or mildewcide. If gypsum board has gotten wet and contains mold, remove damaged areas and replace in kind.		
Where plaster or gypsum board has detached from its framing, reattach with washers and screws.		
Repair cracks and areas of damaged or missing plaster, replicating original methods and texture.		
Fill minor scratches and dings in gypsum board and plaster surfaces with a spackling compound.		
Properly prepare, prime, and repaint interior paint finishes taking care to match type, gloss level, and color of existing finish.		
Resecure and anchor loose cabinetry units.		
Adjust or rehang cabinetry to fix operational issues.		
Replace worn, broken, or missing cabinet hardware.		
Touch up areas of finish deterioration on cabinets.		
Replace badly damaged or worn-out cabinetry and counters.		

MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS

Older buildings often have mechanical, electrical, and plumbing systems that weren't designed or built to handle the demands of today. Each time a space is modernized, it must be brought up to the current codes of the time, often resulting in a variety of different eras of heating and cooling, wiring, and plumbing. Leaks, decreased performance, and other issues can not only impact the condition of building construction but affect the comfort and health of building occupants.

- Inspect mechanical, electrical, and plumbing systems at least once a year.
- Schedule yearly boiler, furnace, and air conditioning inspections and servicing with a licensed HVAC contractor.

MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS INSPECTION & MAINTENANCE CHECK LIST	Notes	Date
Inspect boiler, furnace, and air conditioning systems for: ☐ Boiler tank leaks ☐ Leaking radiator pipes, including floor stains ☐ Furnace motor and fan issues ☐ Blocked or clogged furnace filters ☐ Gas leaks and carbon monoxide build-up ☐ Condensate pump and piping issues ☐ Pipe and ductwork insulation deterioration (older insulation may contain asbestos) ☐ Vent and radiator obstructions or closed vents ☐ Thermostat issues ☐ Even, consistent heating/cooling distribution and air flow		
Inspect receptacles, switches, and light fixtures for: ☐ Standard (non-GFCI) receptacles near water sources in kitchens, bathrooms, etc. ☐ Functioning receptacles ☐ Number of appliances and equipment using receptacles and additional power strips ☐ Functioning light switches ☐ Functioning light fixtures, including light bulbs ☐ Frequency of tripped fuses or circuit breakers ☐ Functioning exit and emergency lighting		
Inspect water heaters for: ☐ Boiler tank leaks ☐ Leaking pipes, including floor stains ☐ Water temperature (<120°F)		
Inspect plumbing fixtures (toilets, sinks, bathtubs), water supply pipes, and waste pipes for: ☐ Leaks underneath the fixture or on the floor ☐ Fixture and pipe deterioration or damage ☐ Signs of rusting piping, including decreased water pressure ☐ Low water pressure at faucets and toilets		

☐ Poor drainage ☐ Check function of ventilation fans ☐ Check ventilation fans for dust and clogged vents		
Inspect fire safety components for: ☐ Functioning smoke detectors ☐ Fire extinguishers, including last servicing ☐ On-going fire alarm system issues (if present) ☐ Damaged or missing sprinkler system components (if present)		
Hire a HVAC professional to inspect and service boilers, furnaces, and air conditioners yearly and check for gas leaks.		
Clear obstructions blocking air vents and radiators.		
Change air filters in furnaces monthly or as recommended by manufacturer.		
Flush boilers, radiators, and water heaters at least once a year to prevent mineral scale build-up.		
Test carbon monoxide detectors and replace batteries. Replace detectors that are >5 years old.		
Hire an electrician to replace standard receptacles near water sources with GFCI receptacles, service the electrical panel, correct non-code compliant exit and emergency lighting, and address issues with faulty switches, receptacles, or lighting.		
Replace flickering or burnt-out light bulbs. We recommend LED light bulbs (or similar high-efficiency bulbs) for improved energy performance.		
Adjust water heater temperature to 120°F or less.		
Shut off water supply to leaky plumbing fixtures or to the area with a leaky pipe immediately and call a plumber to address issues. Mop up standing water and run both fans and dehumidifiers to help dry out and ventilate the area impacted by the leak.		
Hire a plumber to service broken or improperly functioning plumbing fixtures and faucets.		
Clean ventilation fans yearly, at a minimum.		
Hire a fire alarm company to test and service the system on a yearly basis (or as designated by code).		
Hire a sprinkler system company to inspect the system on a yearly basis (or as designated by code).		

ELEVATOR

While elevators should be inspected and serviced by an elevator contractor on a routine basis (as designated by code), there are things building owners should check during inspections and maintain in good condition.

- Inspect the elevator, including the elevator equipment room and elevator lobbies during spring and fall inspections

Inspect interior of elevator car for: ☐ Door ability to open and close freely without obstruction ☐ Damage to ceiling, handrails, and walls ☐ Burned out lights, including control panel ☐ Check emergency phone is functioning ☐ Car runs smoothly between floors and stops level with each elevator lobby		
Inspect elevator lobbies and elevator exterior for: ☐ Burned out lights ☐ Exterior condition of door panels and frame ☐ Changes in door clearances ☐ Test smoke detector and fire alarm system		
Inspect Elevator Machine Room for: ☐ Proper clearance to and around elevator equipment (room cannot be used for storage) ☐ Signs of oil leaks or other equipment issues ☐ Building leaks or building deterioration ☐ Room temperature is between 55°F-85°F ☐ Test smoke detector and fire alarm system		
Replace any burned out light bulbs in the elevator car and in elevator lobby.		
Coordinate interior car finish repairs or replacement with the elevator contractor to determine which ones can be legally performed by building staff.		
Contact the elevator contractor to address any operational issues observed during the site inspection.		

HAZARDOUS MATERIALS

Given the age of the building, it likely contains lead paint. Asbestos was also frequently used in insulation materials and wraps, certain types of composite floor and ceiling tiles, mastics, and sealants. If left alone, these materials are usually not harmful. In the event they deteriorate or are disturbed by repairs or construction activities, they will either need to be removed by a professional or encapsulated. A professional industrial hygienist can guide testing and mitigation requirements.

Radon gas is also common in Minnesota and may enter basements through cracks in the floor and other openings. In high enough quantities, it can be harmful people's health. Mail-in test kits are readily available at many hardware stores or a professional radon contractor can perform testing. If test levels are above a certain level, a professionally installed mitigation system may be required to vent the gas out the basement.

Conduct a hazardous materials assessment to inform future repairs and construction work (if not already completed)		
Hire an abatement contractor to remove any damaged asbestos wrap/insulation or sealants noticed during annual inspections		
Comply with EPA and OSHA lead-safe renovation, repair, and painting practices.		
Test basement for radon and hire a radon abatement contractor install a mitigation system if test results warrant remediation.		



Bank (408 Division Street)



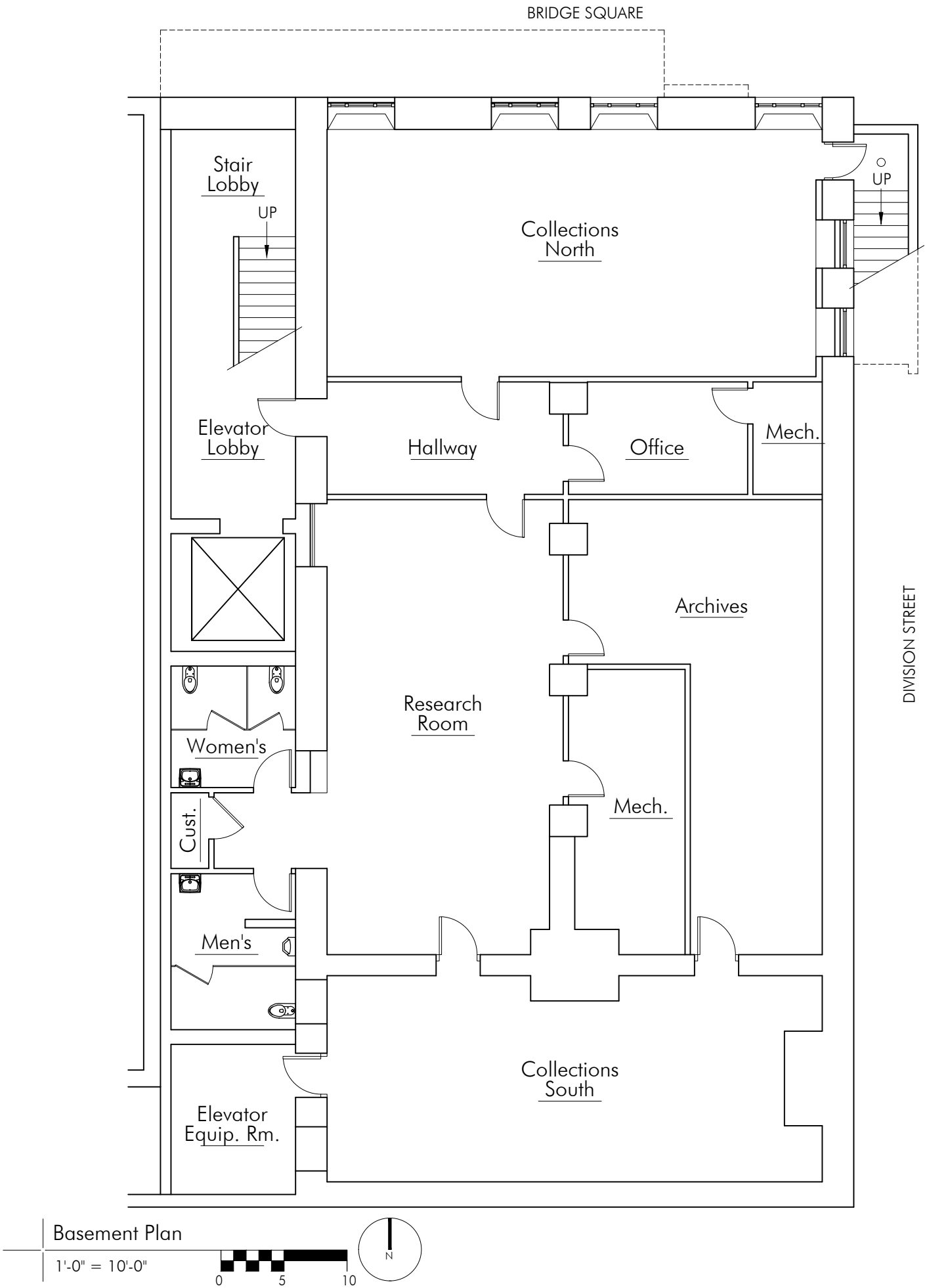
Scriver Block East-Part 1 (406-404 Division Street)



Scriver Block East - Part 2 (22 Bridge Square)

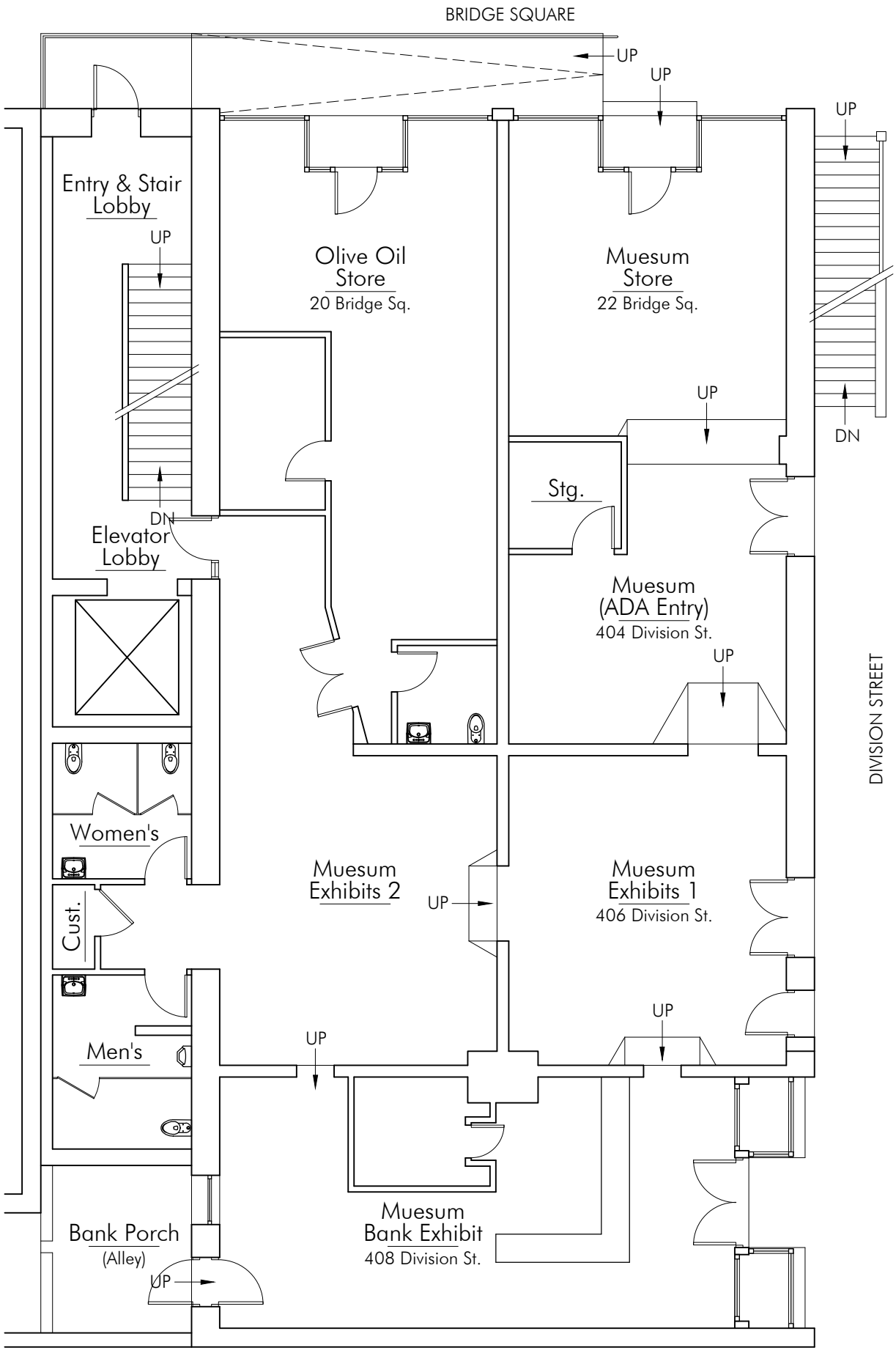


Scriver Block East - Part 3 (22 Bridge Square), Scriver Block West (20 Bridge Square), and Addition



Basement Plan

1'-0" = 10'-0"

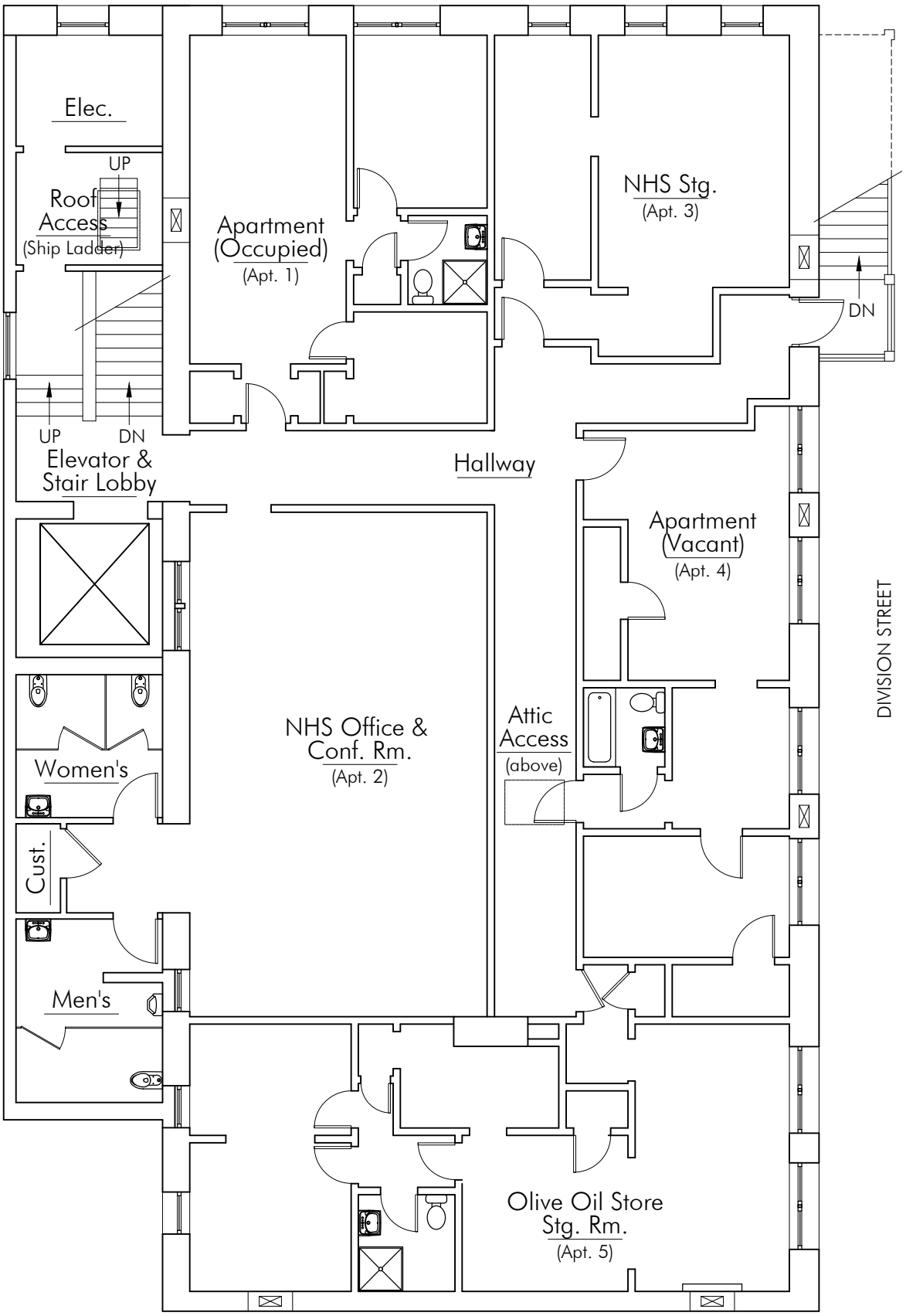


First Floor Plan

1'-0" = 10'-0"

0 5 10

N



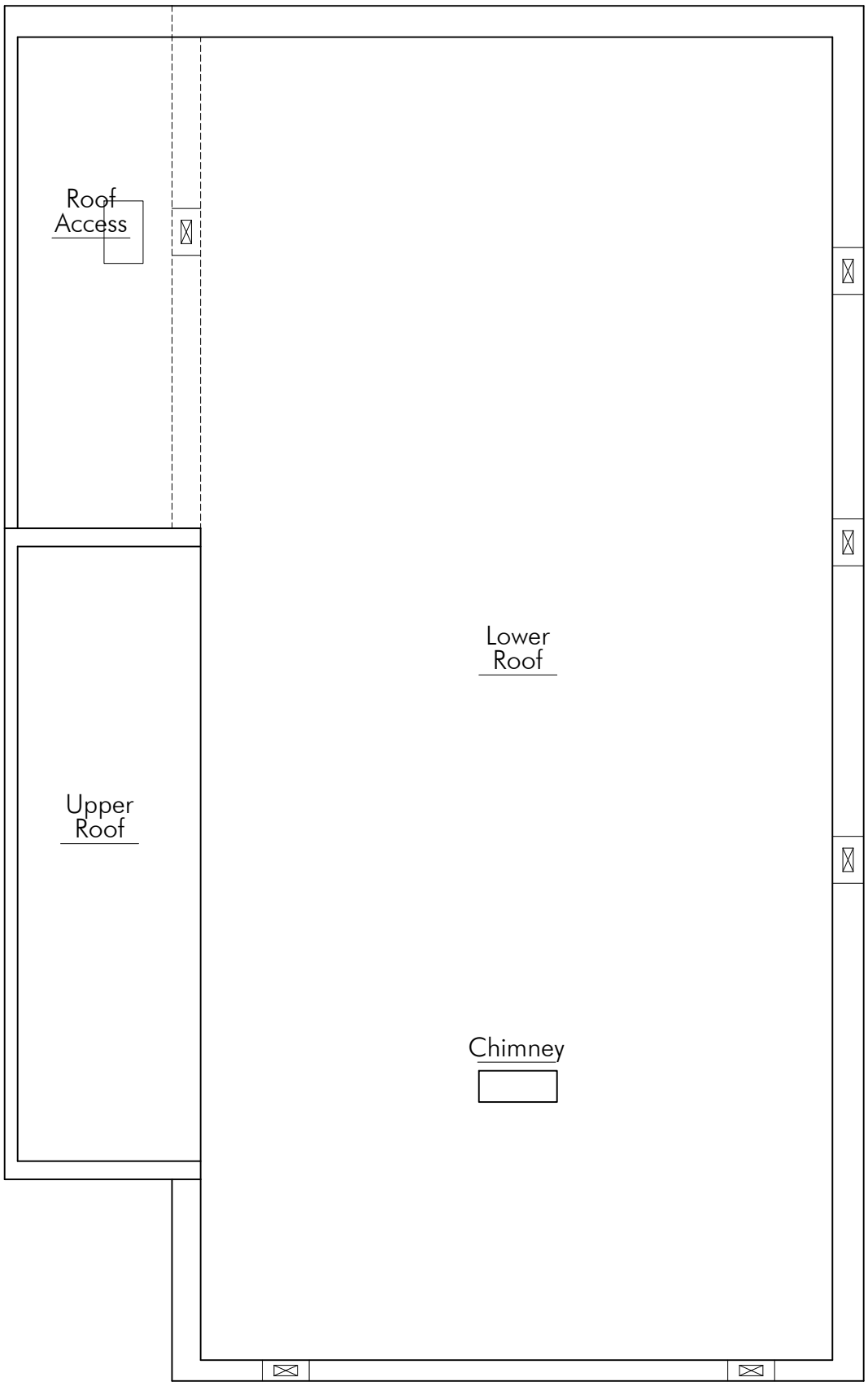
Second Floor Plan

1'-0" = 10'-0"

0 5 10

N

BRIDGE SQUARE



DIVISION STREET

Roof Plan

1'-0" = 10'-0"

0 5 10

N

APPENDIX D:
NATIONAL REGISTER NOMINATIONS

Form No. 10-300 (Rev. 10-74)

PHO66 DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED APR 12 1978
DATE ENTERED MAY - 1978

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Scriver Block Building

AND/OR COMMON

2 LOCATION

STREET & NUMBER
Bridge Square and Division Street — __NOT FOR PUBLICATION

CITY, TOWN
Northfield — __ VICINITY OF

CONGRESSIONAL DISTRICT
First

STATE
Minnesota

CODE
22

COUNTY
Rice

CODE
131

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	X PUBLIC	X OCCUPIED	__AGRICULTURE	X MUSEUM
X BUILDING(S)	__PRIVATE	__UNOCCUPIED	X COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	X IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Northfield Historical Society

STREET & NUMBER
Box 372

CITY, TOWN
Northfield — __ VICINITY OF

STATE
Minnesota

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Register of Deeds, Rice County Courthouse

STREET & NUMBER
218 N.W. 3rd Street

CITY, TOWN
Faribault

STATE
Minnesota

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Statewide Historic Survey

DATE
1973 — __FEDERAL X STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS
Minnesota Historical Society - Building 25, Fort Snelling

CITY, TOWN
St. Paul

STATE
Minnesota

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
_EXCELLENT	_DETERIORATED	_UNALTERED	X ORIGINAL SITE
X GOOD	_RUINS	X ALTERED	_MOVED DATE_____
_FAIR	_UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Scriver Block Building is a two-story structure with a full basement. The building is 55 feet wide and 88 feet long. The exterior walls of the building are of Platteville limestone, two feet thick. Dressed limestone was used over arched windows and doors and for corner pilasters. Cast iron columns were used at the store front entrances facing Bridge Square and Division Street.

Originally the building had a flat tin roof with a bracketed cornice. However, a sloping roof was installed ca.1888 and the cornices modified at that time. The original tin roof may still be seen in the attic space.

Original stone windows on the first floor were divided into four panels with Gothic tracery above in an arched opening. In later alterations these were replaced with small square panes over a single large sheet of glass. Second floor windows were two over two light double hung sash with arched openings.

A steel stair leading to the second floor offices has been removed from the Division Street facade. However, the stair has been preserved and reinstalled at the rear of the building for access to the second floor porch.

The exterior of the building has been altered with the addition of stucco over the original stone walls and brick trim at window openings. However, the original stonework is intact under the stucco. The northwest corner of the building (currently occupied by the Chamber of Commerce) retains its original appearance with stone walls and dressed limestone trim over the arched window openings.

The first floor of the building has always been devoted to commercial use. Original occupants included a hardware store, dry goods store and a bank. The second floor was originally used for professional offices including several s attorneys and a dentist. Today these spaces have been converted to residential apartments. The basement of the building was largely devoted to storage with the exception of a barber shop in the northwest corner, now a basement meeting room.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION	
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE	
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE	
__1600-1699	__ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN	
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER	
X 1800-1899	X COMMERCE	X EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION	
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)	
		__INVENTION			

SPECIFIC DATES ca.1867 BUILDER/ARCHITECT Unknown

STATEMENT OF SIGNIFICANCE

The Scriver Building was erected about 1867 on the site of Northfield's earliest store. Facing Bridge Square, the building is one of the major structures in the center of the Northfield business district. Unlike the simple, false-front, wood structures that surrounded Bridge Square in the 1870s, the Scriver Building gave an impression of permanence and stability in the still-young (10 years) community of Northfield.

Its original occupants included Hiram Scriver, one of the town's first merchants, who operated a hardware store in the building for many years; Lee & Hitchcock, a dry goods store; and a little later the First National Bank.

It was the presence of the First National Bank which gave the Scriver Building its major place in history when the James-Younger gang attempted to rob the bank on September 7, 1876. The attempt was an infamous failure. Joseph Lee Heywood, the bank's cashier and a man of courage and integrity, refused to open the vault and was killed on the sopt. But the citizens of Northfield took immediate action to protect both their lives and property, and within seven minutes a gun battle had taken care of two of the robbers and one of their horses, while two more of their horses had fled. The posse which followed the remainder of the gang out of town captured most of the gang in the ensuing weeks. The Younger brothers were imprisoned in the Stillwater penitentiary, while the James brothers escaped back to their home territory in Missouri. Nonetheless, historians have since marked the attempted raid of the Northfield bank and the brave response of the Northfield citizens as the beginning of the end of the era of the Western desperadoes.

The First National Bank moved to the front of the building in 1878 to occupy the space which had been Lee & Hitchcock's dry good store. In 1893 the bank moved again to its present location across Bridge Square. The Northfield Post Office immediately occupied the space vacated by the bank and continued in this location for the next 30 years.

Hiram Scriver, who built the building played an important role in Northfield history. He was elected as the first mayor of Northfield in 1875 and was one of the founders of Carleton College in Northfield serving on its first board of trustees in 1866.

The Scriver Building is currently being restored to its appearance at the time of the James-Younger gang raid in 1876 by the Northfield Historical Society.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Yesterday Now, the Birth of a Museum, Northfield Historical Society, 1975.
Huntington, George, Robber and Hero, Minneapolis, Christian Way Publishing Company, 1895.
Nutting, Elizabeth, The Story of the First National Bank of Northfield, Minnesota, 1955.
Rice County Journal, 1872-1883.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 0.11 acres

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	15	~~486~~ 487 240	4,922,320
B			
C			
D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
Foster W. Dunwiddie

ORGANIZATION
Miller-Dunwiddie Architects, Inc.

DATE
May 27, 1977

STREET & NUMBER
7913 Southtown Center

TELEPHONE
612-884-8421

CITY OR TOWN
Minneapolis

STATE
Minnesota 55431

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Russell W. Fridley

TITLE Russell W. Fridley
State Historic Preservation Officer

DATE 3/29/78

FOR NPS USE ONLY
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE 7/3/78

ATTEST: Catherine Cole
KEEPER OF THE NATIONAL REGISTER

KEEPER OF THE NATIONAL REGISTER

DATE 5/4/78

GPO 892-453

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property
Historic name: Northfield Commercial Historic District (NRIS 79003125) Amendment
Other names/site number: Northfield Historic District
Name of related multiple property listing**:** N/A
(Enter "N/A" if property is not part of a multiple property listing)

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2. Location
Street & number: Northfield Commercial Historic District roughly bounded by S. Water, Division, Washington, E. 3rd, W. 3rd, E. 4th, and W. 6th Streets, Dahomey Avenue / TH 3
City or town: Northfield State: MN County: Rice
Not For Publication: ☐ Vicinity: ☐

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3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___ D

Signature of certifying official/Title: **Date**

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

Northfield Commercial Historic District | Rice, Minnesota
Name of Property | County and State

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

_____
Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	X
Public – Local	X
Public – State	
Public – Federal	X

Category of Property

(Check only **one** box.)

Building(s)	
District	X
Site	
Structure	
Object	

Northfield Commercial Historic District | Rice, Minnesota
Name of Property | County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Note: previously listed resources are included here to correct errors in 1979 nomination

Contributing	Noncontributing	
63	1	buildings
2		sites
3	1	structures
		objects
68	2	Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/department store
COMMERCE/financial institution
COMMERCE/restaurant
COMMERCE/specialty store
DOMESTIC/hotel
DOMESTIC/multiple family dwelling
EDUCATION/library
ENGINEERING/bridge
GOVERNMENT/city hall
GOVERNMENT/fire station
GOVERNMENT/post office
GOVERNMENT/armory
INDUSTRY/dam
INDUSTRY/mill
LANDSCAPE/market square
LANDSCAPE/park
RECREATION AND CULTURE/music hall
RECREATION AND CULTURE/commemorative monument
SOCIAL/meeting hall
TRADE/specialty store
TRANSPORTATION/bridge

Current Functions

COMMERCE/restaurant
COMMERCE/specialty store
COMMERCE/financial institution
DOMESTIC/hotel
ENGINEERING/bridge
GOVERNMENT/post office
INDUSTRY/dam
INDUSTRY/mill
LANDSCAPE/public square and park
RECREATION AND CULTURE/museum
RECREATION AND CULTURE/commemorative monument
RECREATION AND CULTURE/sculpture and fountain
SOCIAL/meeting hall
TRADE/specialty store
TRANSPORTATION/bridge

7. Description

Architectural Classification
(Enter categories from instructions.)

MID-19TH CENTURY/Greek Revival
LATE VICTORIAN/Italianate
LATE VICTORIAN/Queen Anne
LATE VICTORIAN/Second Empire
LATE VICTORIAN/Richardsonian Romanesque
LATE 19TH AND 20TH CENTURY REVIVALS/ Late Gothic Revival
LATE 19TH AND 20TH CENTURY REVIVALS/Collegiate Gothic
LATE 19TH AND 20TH CENTURY REVIVALS/Classical Revival
LATE 19TH AND 20TH CENTURY MOVEMENTS/Commercial Style
MODERN MOVEMENT/Art Deco
MODERN MOVEMENT/Modern

Materials: (enter categories from instructions.)
Principal exterior materials of the property:

Foundations: STONE/Limestone/Granite; CONCRETE
Walls: WOOD; BRICK; STONE; TERRA COTTA; CONCRETE; STUCCO
Roofs: ASPHALT; METAL; TILE; UNKNOWN

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Purpose of Amendment
The Northfield Commercial Historic District was listed in the National Register of Historic Places in 1979.[1] This amendment updates all property descriptions and includes a Commerce context narrative that supports extension of the period of significance to 1966. This area of significance was not detailed in the original nomination. The amendment also redefines certain parcel boundaries, and adds the formerly non-contributing Northfield National Bank at 25 Bridge

[1]Brian Oschwald, "Northfield Historic District Nomination," 1979. Accessed at https:npgallery.nps.gov/AssetDetail/NRIS/79003125. See also Britta Bloomberg to United States Department of the Interior, NRHP Evaluation / Return Sheet, 9/30/2004, for documentation of name change. On file, Minnesota State Historic Preservation Office.

Square (1966) as a contributing property. It removes the previously contributing Northfield Public Library (1910) due to exterior alterations that resulted in diminished historic integrity. It also removes the Northstar Hotel at 512 Division Street (1900), which was razed in 2018. A total of four properties, including the Northfield Armory (1915) and three 20th-century commercial buildings, were added to the southeast and northwest corners of the historic district.

Summary Paragraph

Northfield Commercial Historic District (1979) and Amendment (2020)

The Northfield Commercial Historic District is located in Northfield, Rice County, Minnesota and occupies the center of the city's original grain milling and commercial area along the east and west sides of the Cannon River. The 4th Street Bridge links the two sides of the river. The district extends roughly three blocks on the east side of the river along Division Street, crossing Bridge Square and E. 3rd, 4th and 5th Streets. It also extends approximately one block on the west side of the Cannon River along S. Water Street and W. 3rd Street. The district includes Bridge Square and Riverside Park and contributing properties between and including 212 and 519 Division Street, 11 and 25 Bridge Square and 300 and 308 S. Water Street. It also includes the properties at 107 W. 3rd Street, 109 and 111 E. 4th Street, 103 and 105 E. 5th Street and 316 Washington Street (Figure 1). The historic district occupies a total of 21 acres (8.5 hectares).

The district is comprised of 70 properties, including buildings, structures and sites that represent the city’s industrial, commercial, and institutional development from 1856 through 1966. There are 68 contributing resources and two non-contributing resources. This total includes 63 contributing buildings, one noncontributing building, two contributing sites, three contributing structures, and one non-contributing structure.

The district was listed on the National Register of Historic Places in 1979. Originally listed as the Northfield Historic District and renamed the Northfield Commercial Historic District in 2004, it was originally comprised of 60 properties including four that were listed as non-contributing.[2] The Scriver Block Building (1868) is the only property previously individually listed in the NRHP (1978; Figure 9, Photo 3). In 1979 the City of Northfield designated the local Northfield Historic District, which generally followed the NRHP district boundaries.

Most of the one-, two-, and three-story buildings within in the district are in good or excellent condition and the district retains its historic pattern of commercial, industrial, and governmental

[2] Brian Oschwald, “Northfield Historic District Nomination Northfield: Northfield Heritage Preservation Commission, 1978,” which apparently did not include a map, appears to include 60 properties with four listed as non-contributing. Some properties, such as the Northfield Dam and Riverside Park, were not apparently not described. Three properties (416, 418, and 420 Division Street) have since been rehabilitated and are classified as contributing, and the Northfield National Bank (1966) is a contributing property within the revised period of significance. Steve Edwins, ed., *Northfield Downtown Guidebook* (Northfield: Northfield Heritage Preservation Commission, 1982) described and mapped the district as including 65 district properties. This may have included other properties located only in the local historic district.

and institutional land uses. Typically, commercial buildings along the length of Division Street and on S. Water Street have party walls, with brick or limestone exteriors and street-level display windows. Most exterior façade alterations are at the ground-level storefronts, with intact upper-story features such as historic window openings, stone and brick window trim, cast-iron storefronts, and other decorative materials. Despite ground-level storefront and entry alterations, most buildings retain enough integrity to contribute to the historic feeling and association of the district. Overall, contributing properties in the district retain a generally good level of historic integrity reflected in the qualities of location, setting, design, materials, workmanship, feeling, and association.

The earliest properties in the district are Bridge Square, which began development in 1856 (Photos 14-15, Figure 12) and the Northfield Lyceum (1857; Photo 1). A total of 47 contributing properties date from the city's important period of commercial and industrial development between 1868 and 1900, and eleven from the period 1901 to 1920, when most lots along Division Street were built up and the street was adapted to automobile use. Other 20th-century construction in the commercial historic district includes three contributing properties built in the 1920s, two built in the 1930s and two dating from the 1940s. A number of commercial buildings were extensively remodeled in the 1940s and 1950s, and the Northfield National Bank (1966; Figure 19) was a prominent new modern building added to the center of the district.

The district was previously listed in the NRHP for significance under Criterion A under the areas of Industry and Community Planning and Development, and under Criterion C in the area of Architecture. The amended district also includes the area of Commerce under Criterion A. The associated period of significance is 1856 through 1966, spanning from the original townsite layout that included Bridge Square to civic leaders' mid-20th century planning efforts to create a modern city center.

Narrative Description

Current Physical Appearance: Northfield Commercial Historic District (1979) and Amendment (2020)

The Northfield Commercial Historic District occupies the city's historic central business core along and adjacent to the east and west sides of the Cannon River. The historic alignment of the generally grid-plan street layout, divided by the river and widening at Bridge Square, remains intact. Most district properties have been in continuous use since their date of construction. On the east side of the river they are aligned along north-south Division Street and in a grouping that frames Bridge Square at the intersection of Division and E. 4th Streets. On the west side there is a grouping on S. Water Street at the 4th Street Bridge crossing that includes the Ames Mill. The asphalt-clad streets are framed by concrete sidewalks. There are red brick-paved intersection crossings on the east side of the river and decorative streetlights and intermittent street tree plantings. Most building signage is confined to signbands, with a few overhanging signs and a number of canvas awnings.

Contributing district buildings were constructed between 1857 and 1966. On the west side of the Cannon River, the tallest building, the four-story Ames Mill (1869) and mill complex at 319 S. Water Street, is opposite the Northfield Dam (1919) and the 4th Street Bridge (1914, 1986; Photo 13). The area occupied by Bridge Square, on the east side of the river at the foot of the bridge, originated with the townsite layout platted in 1856 (Photos 14, 15). Commercial streetscapes, like those in the 400 blocks of Division Street, are comprised primarily of flat-roofed, one-, two- and three-story, party-wall structures clad in tan or red brick or limestone (Photo 8). The exteriors of some brick examples are painted. Many cornices and storefront and entry trim are typically comprised of historic wood or metal, or historically appropriate replacements.

Many good commercial examples of the Italianate style are located throughout the district. In addition to the Scriver Block Building at 401 Division Street (1868; NRHP), the distinctive limestone exteriors of several Division Street buildings, most notably the two-story, Bjoraker Building (ca. 1870; Photo 2) at 422-424 Division Street, and the adjoining, two-story Morris Building at 420 Division Street (1879) are associated with the city's commercial development in the 1860s and 1870s. While the Scriver Block has stone-trimmed, round-arched window and entry openings, the Bjoraker and Morris buildings feature rectangular windows ornamented with smooth limestone sills. The two-story Scofield Block at 102 E. 5th Street (1868; Photos 11, 12) is among several Italianate style brick buildings on Division Street that retain decorative cast-iron storefronts. The building's canted corner is framed with slender, fluted cast iron columns topped with Corinthian capitals.

The Archer Hotel (1877; Photo 4), which remains in hotel use, is notable for its mansard roof and deep bracketed cornices. It is one of few examples of the Second Empire style in Northfield. The more popular Queen Anne style, however, is especially associated with the city's business growth during the 1880s and 1890s. Multiple parcels at the Division and E. 4th and E. 5th Street intersections were developed with multiple-story buildings, some featuring prominent cornices or towers. Such buildings typically retain a good deal of historic masonry fabric at the side and rear elevations. Various types of masonry trim, including deep window and entry moldings, ornamental cornices, dogtooth brick coursing, tile, and decorative pecked, rusticated and other surfaces on stone keystones and beltcourses are typical Queen Anne style features evident on district streetscapes. The original stone foundation sills of many buildings remain intact, but some were shored with concrete in ca. 1912 during leveling to meet raised elevations after street paving.

Trimmed in stone and terra cotta, the three-story, red brick Central Block at 401-05 Division Street (1893; Photo 7), presides over Bridge Square. The three-story, Queen Anne and Romanesque Revival style arcade has a prominent, conical-roofed corner tower. The building retains its historic pattern of mixed-use, ground-level retail and upper-story office and meeting room uses. The Carpenter Building at 107 E. 4th Street (1899) is exemplary of the type of flat-roofed, Commercial style retail and office buildings that infilled Division Street after the turn of the 20th century. The facades of such buildings have simplified cornices and flat trim and window enframements.

Local contractors, masons, and carpenters are credited with the design of most district buildings, but the work of several locally or regionally important architects is represented. Harry Wild Jones (1859-1935) of Minneapolis designed the State Bank of Northfield at 311 S. Water Street (1910; Photo 19), located on a prominent parcel on the west side of the 4th Street Bridge. The building features a splayed, Egyptian Revival style entry and a low, metal-clad dome with interior stained glass that rises from the flat roof. Harry G. Carter (1844-1910), a noted Minneapolis theatre architect, designed the Ware Auditorium at 316 Washington Street (1910; Photo 16). The New Deal-era, Collegiate Revival design of the Northfield Post Office at 14 Bridge Square (1936) is attributed to Dale McEnary (1890-1964) of McEnary and Larson, Minneapolis, under the supervision of Louis A. Simon (1867–1958), architect of the United States Treasury. The Northfield firm of Sovik, Mathre and Madson, comprised of partners Edward Sovik (1918-2014), Sewell Mathre (1922-2016), and Norman Madson (1922-2003), designed the Modern style, concrete-and-glass Northfield National Bank at 25 Bridge Square (1966; Photo 18).

The district retains the Cannon River setting, public space, architectural resources, and overall character associated with the 1856-1966 period of significance. Overall, district buildings and structures retain a good level of historic integrity and the qualities of location and setting are excellent. The quality of design, materials and workmanship at the upper stories of contributing commercial buildings varies from fair to excellent, with upper-story window alterations and cornice removal among changes diminishing historic integrity. Ground-level storefront changes are common, but commercial properties retain good overall integrity. There are no large parking or parking vacant lots, or other intrusions within the historic district boundary.

Individual Descriptions: Properties Listed in the Original Historic District Nomination (1979) and Updated Amendment Area (2020)

1. Shatto Building, 11 Bridge Square, 1878 (RC-NFC-302) 1 contributing building

This two-story, flat-roofed building has a limestone rubble foundation. It faces south on Bridge Square and is adjacent to the Cannon River and Riverwalk above a retaining wall. There have been numerous remodelings and few historic features remain. The brick exterior is clad in stucco, with only the brick voussoirs remaining from the historic facade. The historic corbeled cornice has been removed. A one-story addition was placed at the first level, covering the former storefront. The addition has a recessed central entry flanked by two modern display windows trimmed with modern fluted millwork. The west elevation is clad in modern siding and flat panels. Windows are modern replacement units.

2. Crosby Building, 13 Bridge Square, 1878 (RC-NFC-270) 1 contributing building

The Italianate style Crosby Building faces south on Bridge Square. The small areas of exposed façade of the two-story, flat-roofed structure are clad in dark red brick and the west wall is clad in cream common brick. There are two small, two-story additions at the rear. There is a deep

wood cornice with large modillions above a narrow band of red brick. The 1979 National Register nomination noted its "pagoda like appearance" as the "result of a second-story porch and mansard-like canopies of both the first and second stories." These roofs are clad in composite shingles. Photographs show that these features were in place by ca. 1920. A traditional wood storefront, date unknown, survives at the ground level with a central, sidelit entry and two large display windows and full-length transom.

3. United States Post Office, 14 Bridge Square, 1936 (RC-NFC-274)
1 contributing building

The Northfield Post Office faces west on a wedge-shaped site, overlooking the Cannon River and Bridge Square. The two-story, Collegiate Gothic style, six-sided concrete block structure has a buff-colored brick and beige granite exterior. The pitched roof is clad in gray slate. The three-part façade is divided horizontally by three stone beltcourses, one edging the raised basement story. The façade has a central entry flanked by two, multi-paned lancet-arched windows. A multi-paned transom surmounts the entry. The double-leaf entry doors are aluminum and glass. Each canted wing has a large central bay window with two flanking windows. The entry has two large multi-paned windows flanking the entry, each decorated with quoins and an engraved pediment. All main openings are stone-trimmed. Side and rear openings have stone sills. The central parapet has "United States Post Office Northfield Minnesota" carved into a stone panel. A loading ramp extends across the rear of the building. At the interior there are basement and mezzanine levels in addition to the main floor. The main lobby features a groined, vaulted ceiling with historic lighting. The end wall is filled with historic mailboxes. The building was designed by Dale McEnary of McEnary and Larson, Minneapolis, for Louis A. Simon, Supervising Architect for the U.S. Department of the Treasury, during the New Deal era.

4. Second Dickson Building, 15 Bridge Square, ca. 1900 (RC-NFC-301)
1 contributing building

This south-facing, flat-roofed, one-story, brick-clad building has a single large display window, and an entry in the west bay. There is no evidence of historic materials since the façade been covered in vertical wood siding. The original design featured a wood or stamped metal cornice, a large window with paneled base, and a recessed entry with glazed transom.

5. Schmidt Building, 16 Bridge Square, ca. 1880 (RC-NFC-305)
1 contributing building

This two-story, flat-roofed, Commercial Style brick building faces north on Bridge Square. It is clad in dark brown brick, and the west-facing elevation is clad in glazed brick. At the second story, three rectangular windows have one-over-one modern sash, and the central recessed entry is flanked by display windows.

6. Boston Shoe Store, 17 Bridge Square, 1879 (RC-NFC-269) 1 contributing building

This two-story, flat-roofed, Italianate style building faces south on Bridge Square. It is clad in painted cream brick. The sheet-metal cornice has five prominent brackets, stamped rosettes, and egg-and-dart and rope-beaded detail. Three round-arched windows at the upper story have arched windows with filled-in transoms; replacement sash is double-hung with one-over-one lights. Early photographs of show a central hinged window to allow loading of goods, and evidence remains in the wood infill below the window. The recessed ground-floor entry has a single-leaf door and is flanked by windows and transoms. A single-leaf wood door in the side entry has a glazed transom. There is a tin ceiling, apparently historic, at the entry and at the store interior. The building appears to have had recent exterior painting.

7. Aldsworth Building, 19 Bridge Square, 1893 (RC-NFC-268) 1 contributing building

This two-story, flat-roofed, Italianate style building faces south on Bridge Square. The exterior is painted cream brick and the exposed west-facing party wall is cream brick. The roofline is finished with a bracketed wood cornice. At the second story a shallow corbel course edges the slightly recessed brick panel that frames four arched windows. Each window has brick voussoirs and rusticated stone sills and a decorative brick course below the sill. The sash has 9-over-9 lights. A metal panel with star anchors surmounts the traditional ground-level storefronts. The storefront is framed by brick piers and the single-door entries have wood trim. The building was restored to its current appearance in 1997 by the Commercial National Bank.

8. Northfield National Bank, 25 Bridge Square, 1966 (RC-NFC-318)
1 contributing building

This one-story, flat-roofed Modern style bank occupies the northwest corner of Division Street and Bridge Square. It was designed by the Northfield firm Sovik, Mathre and Madson. The building has a raised concrete plinth above the foundation, and the exterior concrete columns support a heavy roof band decorated with cast-concrete vertical ribs. The band surmounts recessed tinted plate glass windows that wrap the building. A one-story wing connects to the Aldsworth Building (1893).

9, 10. Bridge Square, 1856-	**includes: 1 contributing structure (monument)**
Riverside Park 1916-	**1 non-contributing structure (sculpture)**
RC-NFC-400	**2 contributing sites (square and park)**

Bridge Square is bounded by the street also known as Bridge Square on the north and south, Division Street at the east, and Water Street and Riverside Park at the west. The asymmetrical triangular perimeter of the easternmost portion, commonly called Bridge Square, is framed by historic commercial buildings, including the Scriver Block Building (1868, NRHP) and the Central Block (1893). The main portion of Riverside Park, which dates from 1916 and is edged by a concrete-parged retaining wall that supports a modern steel railing at the water's edge,

frames the park at the west. Both the square and small park both retain perimeter features from the 1916 plan by Minneapolis landscape architect Phelps Wyman as well as features from the 1970s and 1999 plans that introduced hardscape and additional plantings. Both areas include planted lawn and concrete plaza areas and concrete walkways. Bridge Square features a gray and pink St. Cloud Granite Civil War monument, dedicated to "The Soldiers and Sailors who Saved the Union, 1861-1865." The granite bench and main slab are surmounted by a polished granite globe and a bronze eagle. Dedicated in 1921, it was designed by Charles Watson of the P. N. Peterson Granite Co. of Minneapolis (contributing structure).[3] Immediately to the west, the Sheldahl Anniversary Fountain, by Raymond I. Jacobsen of Northfield (1921-2012), dates from 1980 (non-contributing structure due to date).

11. Bridge No. 1232, 4th Street Bridge over the Cannon River (Water Street Bridge, Cannon River Bridge), 1914, 1986 (RC-NFC-365) 1 contributing structure

Bridge No. 1232 carries 4th Street over the Cannon River. The Classical Revival style structure was designed by C. A. P. Turner. The superstructure is angled east-west and consists of two concrete-arch spans supported on two reinforced concrete abutments and one reinforced concrete pier.[4] The bridge is 166 feet long, with a 30.8-foot deck. The longest span is 76.1 feet. The abutments are flanked by concrete and coursed limestone retaining walls at each side of the river. Bridge improvements in 1986 retained the concrete surfaces with recessed panels in the spandrels of the arch. The original concrete balustrade, set between concrete piers, and historic lighting have been replaced with compatible steel railings and lighting. Despite the loss of the historic concrete balustrade and other features the structure continues to retain enough historic integrity to be contributing to the district.

12. Northfield Dam, 1919 (RC-NFC-406) 1 contributing structure

The Northfield Dam on the Cannon River is located immediately south of the 4th Street Bridge. The angled east-west concrete structure is 6' high and 164' long. It has a fish barrier but has no hydroelectric purpose. It is framed by two parged concrete retaining walls at the east and west ends. In 1855, Northfield founder John W. North (1815–1890) erected a wood dam and an east-side sawmill and a west-side flour mill. In 1865 both mills were operated by Jesse Ames (1808-1894). By 1877, the flour milling business was one of 15 operating along 20 miles of the river between Faribault and Northfield. The mill was converted to steam power in 1879. In 1919 the dam was rebuilt in concrete during the ownership of the Theobold Flour Mill Company of

[3] "Order Placed for Soldiers' and Sailors' Monument," *Northfield News* 24 Sept 1920:1; "City's Finances Reach Low Stage," *Northfield News* 10 Sept 1920:10; "Final Statement from the Soldiers' and Sailors' Monument Fund Association," *Northfield News* 3 June 1921:4.
[4] Collins Engineers, "Underwater Bridge Inspection Report, Structure No. 1232." Prepared for the Minnesota Department of Transportation, May 23, 2012.

Cleveland. The Campbell Cereal Company began operation of the mill in 1925; the firm was renamed Malt-O-Meal in 1927. The dam is owned by the Malt-O-Meal Corporation.[5]

13. Nutting Addition, 105-07 E. 4th Street, 1887 (RC-NFC-370) 1 contributing building

The three-story, Commercial style, Nutting Addition faces south. It adjoins the Nutting Building (First National Bank, 327 Division Street) to the east. The building façade is clad in tan brick, with brick stringcourses surmounting the band of rectangular windows at the upper story and the storefront windows at the ground level. The wood cornice has a band of slender modillions. The party wall is common brick, with segmental-arched windows. Quoins were executed in a darker shade of brick at each corner and a band of an arched motif the same brick was applied to the frieze. The upper story windows have flush voussoirs, with rusticated, buff-colored stone sills. The same material is used in the second- story lintels and sills. The storefronts have been updated with infilled transoms and modern glass, but maintain the spirit of the late 19th-century designs.

14. Carpenter Building, 107 E. 4th Street, 1899 (RC-NFC-292) 1 contributing building

This two-story, flat-roofed, Commercial style building faces south on E. 4th Street and abuts the Lyceum and the Nutting Addition. It is clad in dark brown brick. A deep corbel course and simple brick piers frame the façade. A stone name plaque lettered with "CARPENTER" is placed in the parapet above the corbel course. A single-story bay window with multi-paned fixed sash projects from the second level. The ground level has a large multi-paned window and recessed entrance. There is a stuccoed, one-story addition at the rear. An old painted sign on the west elevation celebrates Grastvedt Plumbing, a long-term occupant.

15. Lyceum Building, 109 E. 4th Street, 1857 (RC-NFC-291) 1 contributing building

The one-story Lyceum occupies an elevated site facing south on E. 4th Street and abuts the Carpenter Building to the west. A stone retaining wall and concrete steps edge the street. In 1884 it was rotated from its original orientation facing the Cannon River. The Greek Revival style façade of the gable-roofed frame structure is clad in narrow clapboards with narrow, flat cornerboards, and the east elevation is stucco-clad. The roof is clad in composite shingles and there are small brackets along the wood cornice. The symmetrical, five-bay façade has two entries and three windows. The windows contain double-hung sash with replicated six-over-six lights. The openings have simple flat painted trim. The window trim at the east elevation is older than that at the south elevation. The building has been conserved, but most exterior materials are not the originals.

[5] Analeisha M. Vang, "A Pre-Dam Removal Assessment: The Ames Mill Dam, Northfield, MN." Senior Integrative Exercise, Submitted in Partial Fulfillment of the Bachelor of Arts Degree in Science from Carleton College, Northfield, Minnes

16. Mrs. Sitze Building, 111 E. 4th Street, ca. 1884 (RC-NFC-314) 1 contributing building

The flat-roofed, two-story Mrs. Sitze Building occupies a sloping site facing south on E. 4th Street. It abuts the Ware Auditorium at its east elevation. The original building was clad in red brick. The existing façade is clad in tan brick with a decorative coursing between the first and second stories. This is a mid-20th century remodeling, which also included removal of the cornice and replacement of original sash with one-over-one wood units at the upper story and metal-framed picture windows at the first story. Entries at each side have modern doors.

17. Ware Auditorium 316 Washington Street, 1899 (RC-NFC-290)
1 contributing building

The three-story Ware Auditorium (Grand Theatre) faces east at the northwest corner of Washington and E. 4th Streets, one block west of Division Street. It fronts a primarily residential area. The Georgian Revival style exterior is painted brick red. The cornice and pediment have been removed, leaving a streamlined roofline. The principal elevations re divided into bays with shallow brick pilasters and horizontal brick beltcourses are placed below the parapet and the second story. Rusticated piers articulate each Washington Street corner. The slightly projecting central pavilion retains the arched window filled with a multi-paned lunette. It surmounts a modern three-part window. The rectangular windows in the upper story flanking bays have one-over-one modern sash. Other primary windows have similar sash. The original central portico has been removed, revealing double leaf entry doors and a modern glazed transom. The southeast corner bay has a restored storefront but the northeast corner bay has infilled windows. The Grand Theatre sign is intact above the E. 4th Street entrance. The original 1899 design is attributed to Minneapolis theatre architect Harry G. Carter (1844-1910).[6]

18. Scofield Building, 102 E. 5th Street, 1868 (RC-NFC-284) 1 contributing building

The two-story, flat-roofed Scofield Building occupies the southeast corner of Division and E. 5th Streets. The south wall exposes a small portion of the original limestone rubble party wall. The canted corner bay has one window, the elevation facing Division has three, and the E. 5th Street elevation has eight windows. The Italianate style, flat-roofed building has a bracketed sheet metal cornice with a prominent pediment and name plaque accenting the corner bay; “1878” and “STORE” are displayed in raised letters. Volutes frame the plaque. At the ground level, a shallow cornice shelters the entry, which is framed by a pair of cast-iron columns with Corinthian columns. The display windows flank the door. The west facing elevation is clad in cream brick. The windows are set in segmental-arched openings with prominent red brick voussoirs and corbel stops. Each window has a stone still that surmounts a decorative brick panel. The sash has one-over-one lights. The entire north elevation is parged with stucco and the windows have painted sills. A steel stair system accesses two upper-story entries.

[6] “Harry G. Carter,” *Improvement Bulletin*, 3 March 1910:21.

19. McClaughry Tenement, 105 E. 5th Street, 1884 (RC-NFC-311) 1 contributing building

The hip-roofed, two-story McClaughry Tenement faces south at the northwest corner of Grastvedt Lane and E. 5th Streets. It is situated west of the McClaughry Building. The Italianate style building has a high limestone foundation and the brick-clad façade is parged with stucco. A bracketed cornice with Eastlake detail edges the roofline. The segmental-arched windows contain modern sash. The red brick elevations have dogtooth brick stringcourses. A central entry portico has an upper-story balcony and enclosed entry porch separated by a flared roof. A low stuccoed wall rises from the sidewalk in front of the building. The north elevation is also stucco-clad and has modern windows.

20. Archer House (Manawa, Hotel Ball, Stuart Hotel), 210-14 Division Street, 1877, 1895, 1986 (RC-NFC-264) 1 contributing building

The Archer House is comprised of an original two-part, L-plan mansard-roofed Second Empire style building (1877), a flat-roofed addition (1895), and a neo-mansard-roofed north addition (1986). It also has a modern stucco-clad addition at the west elevation that houses a four-story elevator. The building is clad primarily in brick, with various treatments and existing conditions. The historic mansard roofs are clad in composite shingles; the flat-roofed addition could not be seen, and the north addition roof is clad in standing-seam metal. Carved wood brackets trim the eaves.

The main 1877 block is four stories including a dormered attic story and the flanking wings are three stories. The five-bay central façade has a sidelit central entry. The arched window openings have deep brick hoods, with dogtooth coursing between rows of brick headers. Incised wood with a foliate motif infills the lintel below each arch. The central bay is filled with paired sash with one-over-one lights; the other bays have single units. The dormers have round-arched windows. A full-width, wood-decked porch with wood balusters and railing (1980s?) now provides access to multiple entries. A central portico originally sheltered the main entry, with short flanking porches on each bay. The porches were carried by slender chamfered wood posts that rested on tall plinths. The north addition is variegated cream brick, with modern windows of various types. It wraps around the flat-roofed section of the building.

21. Nutting Block, 220 Division Street, 1893 (RC-NFC-265) 1 contributing building

The flat-roofed, three-story Nutting Block (Northfield Knitting Factory) is clad in smooth red brick. There is a one-story addition at the rear of the building (1914). The block faces east on Division Street, and the rear fronts the Cannon River and Cannon River Commons. The building has heavy-framed construction and poured concrete floors reflecting its original industrial use. The prominent sheet-metal cornice is crowned by a low brick parapet. Finials frame a name plaque that announces “Nutting Block.” The 1981 restoration of the Richardsonian Romanesque façade recessed the, six-bay, ground-level storefronts with large glass display windows. Two upper stories are united by shallow brick arcades. Round arches with prominent brownstone keystones at placed at the third story, and rectangular units fill openings at the second story.

Second-story windows have prominent brownstone lintels and sills. The shallow brick piers dividing the windows are ornamented with foliate-motif stone capitals at the third-story level. Window openings are filled with casement units. The multi-paned blue transom glass is set below a broad horizontal beam ornamented with a dentil course and rosettes. Cast-iron columns frame modern but historically compatible storefront windows; the original two-entry system was replaced with the present central entry. A two-story flat-roofed historic addition at the rear (1914) is clad in cream brick and now shelters a drive-through; an adjacent modern one-story addition is clad in used brick. Historic windows at the side and rear elevations are round- or segmental-arched, and contain compatible modern sash. There is a steel stair on the north elevation.

22. Jacob Sitze Building, 300 Division Street, 1886 (RC-NFC-297) 1 contributing building

The Jacob Sitze Building (Hulbert's Block) is a two-story, Italianate style, flat-roofed commercial building that faces east on Division Street, and the rear fronts the Cannon River and the Cannon River Commons. The building has a shallow corbel course lining the roofline. The cornice originally had a central peak, which was removed at some point. It has recently been replicated. "John Sitze" and "1886" has been painted on the peaked cornice and brick panel at the roofline. This treatment replicates that shown in a ca. 1900 photograph.[7] There is a corbel course below, and a decorative dogtooth brick stringcourse. The historic façade, or an interpretation of it, was completed in 2002 for the Scandinavian Marketplace by Steve and Jenny Green.[8] The remodeling from the 1950s with glass block, aluminum-framed windows, and brick infill under the modern display window now has painted brick and a full-width storefront system of large windows and double-leaf wood doors. A glass transom surmounts the system above a signband.

23. Fire Station and City Hall, 302 Division Street, 1876 (RC-NFC-266)
1 contributing building

This two-story, Italianate style, flat-roofed cream-brick building faces east on Division Street. The rear fronts the Cannon River and the Cannon River Commons. There is a narrow passageway between this building and 304 Division Street. This building shares a north party wall with the John Sitze Block (1886). There is a stamped metal cornice at roofline that surmounts a shallow corbel course. This cornice replaced a peaked roofline that continued the corbeling; it appears to have been anchored to a now-removed bell tower. Below the cornice, stone beltcourse edges the windows, and with a shallow dentil course frames four panels of patterned dogtooth brick. A pair of round-arched windows are centered on the façade and are flanked by segmental arched windows, all with raised brick voussoirs. The windows contain modern sash. The single entry at the ground floor level has a round arch, also with raised brick voussoirs. The modern storefront contains multi-paned display windows. These windows

[7] Jacob Sitze Building photograph, Northfield Historical Society Collections.
[8] City of Northfield Building Permit Records.

replaced two arched wagon doors. The rear of the building retains a single entry and five window openings.

24. Young Men's Christian Association, 304 Division Street, 1885 (RC-NFC-267)
1 contributing building

The Young Men's Christian Association (YMCA) is a two-story, flat-roofed, red-brick structure has a raised stone foundation with a rusticated limestone sill. The rear is clad in yellow brick. It faces east on Division Street and the rear fronts the Cannon River and the Cannon River Commons. The stone was supplied by C. McCall of Faribault and the brick by Stroback, Greiner of Chaska, Minnesota.[9] The Queen Anne style design is attributed to G.M. Goodwin of Minneapolis. The 30-foot wide facade has a prominent projecting two-story oriel window with arched lights in the upper story and multi-paned transoms in the lower story. Windows are filled with stained glass transoms. The bay has a shallow metal roof. The entry is set into an arched opening embellished with WELCOME above a multi-paned transom. A pair of multi-paned windows are placed above the entry, with a decorative terra cotta tablet composition including a date plate at the upper story. The single-leaf glazed door is flanked by sidelights. The original entry was lowered; original design appears to have featured a recessed entry without the existing enclosure. A now-removed balustrade originally edged the cornice.

25. Alex Marshall Building, 306 Division Street, 1932 (RC-NFC-298)
1 contributing building

This two-story, flat-roofed building faces east on Division Street and the rear fronts the Cannon River and Cannon River Commons. The only remaining features of the historic building are the upper story and a stepped parapet with tan stone coping. The rectangular windows have simple enframements and contain one-over-one, double-hung wood sash. The ground level was remodeled with two large arches opening to multiple storefronts and two arched single entries.

26. Arcade Building, 309 Division Street, 1895 (RC-NFC-317) 1 contributing building

The Arcade Building (Moses Building; Drentlaw Building) is a two-story, flat-roofed building that retains few features of its original design, although the upper-story arched window and entry outlines are intact. The original red-brick cladding is covered with smooth painted stucco. Cut-glass transoms infill above the three arched, upper-story windows. The window arches retain some indication of their original crushed brick surfaces; the windows have been infilled with modern double-hung sash. The arches at the storefront windows and recessed central entry are filled with modern glass.

[9] Northfield Historical Society file, YMCA Building.

27. Bushnell Building, 310 Division Street, 1897 (RC-NFC-299) 1 contributing building

This flat-roofed, three-story building is clad in painted brick. It faces east on Division Street, and the rear fronts the Cannon River and Cannon River Commons. It has filled-in window openings at the third level, possibly to accommodate printing plant use. The four-bay facade has a deep corbel course below the simple cornice, a small name plaque, and four rectangular windows with double-hung sash. The storefront below has a modern system that generally replicates traditional design.

28. Tosney Building, 312 Division Street, 1882 (RC-NFC-367) 1 contributing building

This flat-roofed, two-story building is clad in painted brick. It faces east on Division Street, and the rear fronts the Cannon River and Cannon River Commons. It has a simple cornice, probably remodeled. Below the cornice line, the three-bay facade has recessed panels with corbel courses that flank the prominent central bay. Each window has a decorated stone lintel with a central rosette and leaf motif. Replacement sash are double-hung units. The storefront below has a modern system that generally replicates the traditional design.

29. Northfield News Building, 311-313 Division Street, 1884 (RC-NFC-316)
1 contributing building

A pair of party-wall, two-story brick buildings are united by a stamped metal cornice decorated with a running Greek-key motif, a rusticated stone beltcourse, and shallow piers that divide the narrow bays. Each upper-story bay is filled with a window; or in one case, a pair of windows. The windows contain modern one-over-one sash. The lower level façade was remodeled in 1965 following a fire. There are three entries and several wall and window treatments. No historic materials appear to have survived. The signband area has blank masonry panels. There is a one-story, stucco-clad addition at the rear.

30. McKay Building, 314 Division Street, 1925 (RC-NFC-368) 1 contributing building

This flat-roofed, two-story building is clad in painted brick. It faces east on Division Street, and the rear fronts the Cannon River and Cannon River Commons. It has a simple cornice with three low-relief stone medallions. The simple façade has six second-story windows filled with multi-paned, double-hung sash, and wide brick piers that divided the building into two ground-level units. The storefront has a modern storefront system that generally replicates the traditional design. The storefront display window openings are filled with multi-paned sash. There is a two-story, brick-clad addition at the rear.

31. Sumner Building, 315 Division Street, 1873 (RC-NFC-295) 1 contributing building

The two-story, flat-roofed, Italianate style, red-brick Sumner Building (Lockrem Building), faces west. Like the French Building to the south at 317 Division, three arched windows light the second story. The windows have prominent brick voussoirs. The one-over-one double-hung sash

is a modern replacement. The storefront has a recessed side entrance, a wood cornice with paired brackets, and a large display window. The wood or metal apron below the simple brick cornice appears to be a contemporary addition, but is similar to the appearance of a feature shown in a ca. 1890s photograph, placed between now-missing brackets.

32. French Building, 317 Division Street, 1872-3 (RC-NFC-294) 1 contributing building

This two-story, flat-roofed building faces west. The upper-story exterior is clad in what appears to be red used brick, possibly a recent recladding. Like the Sumner Building to the north at 315 Division, three arched windows light the upper story. The one-over-one, double-hung sash is a modern replacement. The windows have prominent flat brick voussoirs and gray stone sills. The storefront has a recessed side entrance, a wood cornice with paired brackets, and a large display window. The wood or metal apron below the simple brick cornice appears to be a contemporary addition, but is similar to the appearance of a feature shown in a ca. 1890s photograph, placed between now-missing brackets. The upper-story brick appears to have been painted by the 1970s.

33. Clark Building, 319 Division Street, 1925 (RC-NFC-369) 1 non-contributing building

This two-story, flat-roofed building faces west from a mid-block location between 2nd and 3rd Streets. The remodeled exterior is clad in brick and stucco. Upper-story windows are modern replacements, and the storefront has a recessed side entry to the upper story offices. The remodeled storefront for the first-floor coffee house has large glass display windows and a wide signband. This building had a different appearance when included in the 1979 Northfield Commercial Historic District as contributing to the district. Although this building is historically significant for its role in the city's early 20th-century commercial development, the façade remodeling does not reflect its previous appearance, nor models from other Division Street commercial buildings. With the altered upper story, the property does not retain historic integrity and is non-contributing to the district.

34. Third Mergen Building, 320 Division Street, 1901 (RC-NFC-300)
1 contributing building

This flat-roofed, one-story building faces east on Division Street, and the rear fronts the Cannon River and Cannon River Commons. The stucco-clad exterior has a stone and concrete-trimmed, random-ashlar limestone apron flanking the entrance and wrapping the south elevation. The central entry is framed by two round-arched windows. Five round-arched windows and an entry are located on the south elevation. Window trim is cast concrete and stone. The south-facing windows are new openings, since this elevation was formerly a party wall. Historic photographs, ca. 1924, show there was a standard masonry facade, with a simple cornice and display windows. A remodeling in 1954 included a "late Moderne" facing with black glass tiles and transom infill with glass block. The current façade dates from 2000 and was designed by SALA Architects.

35. First Mergen Building, 321 Division Street, 1882 (RC-NFC-315)
1 contributing building

This two-story, flat-roofed commercial building is clad in stucco and has had an almost complete remodeling of its historic brick exterior. The primary evidence of the historic façade are the two upper-story windows, which retain their segmental-arched openings and contain modern, double-hung sash. The first story retains no historic surfaces or details.

36. Second Mergen Building, 323-25 Division Street, 1883, 1886 (RC-NFC-320)
1 contributing building

This two-story, flat-roofed brick building is comprised of two red brick structures that share a party wall. The existing building was extensively remodeled at the ground floor, and the upper stories were covered with corrugated metal (ca. 1950s?). The current façade is the result of an extensive recent restoration. The deep bracketed cornice has a peaked date plaque trimmed with rosettes and filigree. The Eastlake style trim on the cornice includes decorated, incised brackets capped with finials. The cornice surmounts deep brick corbels. The façade is decorated with a rusticated limestone beltcourse and blocks on the shallow piers between the slender windows. The sash includes leaded, double-hung units. The new glass, wood and steel storefront, with paired wood doors, is compatible with the historic features of the building.

37. Nutting Building, 327 Division Street, 1889, 1966 (RC-NFC-293)
1 contributing building

The Nutting Building, built in 1889 and occupied in 1893 by the First National Bank, occupies the northeast corner of E. 4th and Division Streets. The façade was angled to fit the narrow lot. The three-story, flat-roofed building is clad in red painted brick and has a limestone foundation. The deep Eastlake Style cornice is layered with large brackets and small modillions, all carrying a frieze ornamented with punched and incused ornament. Pyramidal finials accent the corner element, where a peaked enframement shelters three rows of dogtooth brick coursing. Deep corbel bands are set into the surface between shallow piers that divide the bays. The three-bay façade has an angled northeast corner. Each bay is framed by shallow piers decorated with rusticated limestone. Each window has a rusticated limestone lintel and sill. The windows contain double-hung sash with multi-colored lights in the upper sash. This treatment is carried around the six-bay, south-facing elevation. A 1966 remodeling by Northfield architect Robert Warn included a resurfacing of the original storefront. The transoms were filled with polished stone, and the wood apron replaced with the same material. The new clear display windows resulting from that remodeling have since been replaced with dark glass. The Nutting Addition adjoins this building at the east. A small one-story building at the north, now addressed as 327, was also remodeled in 1966 and is addressed as part of this building. It is faced in the same polished stone as the Nutting Building, and has a recessed entry.

38. Central Block, 401-05 Division Street, 1893 (RC-NFC-289) 1 contributing building

Presiding over Bridge Square, the three-story Central Block is one of the city's key landmark buildings. Situated at the northeast corner of Division and E. 4th Streets, the red brick structure has a stone foundation. The exterior combines the Queen Anne and Romanesque Revival features typical of the last decade of the 19th century. The roofline is embellished with a stamped metal cornice and a low brick balustrade. The oriel bay at the northwest corner has a conical, ribbed roof and metal finial. Blind oculi with stamped keystones circle the base of the roof. The base of the oriel is embellished with a low-relief filigree motif. The name plaque facing Division Street reads "CENTRAL BLOCK." The red brick exterior is trimmed with smooth brownstone or terra cotta, which is applied to lintels and pilaster trim. The principal, west-facing façade has three rehabilitated storefronts at the ground level, with recessed entries and large display glass bays. The apron below the storefront windows, which has a narrow limestone sill, is wood-paneled. The brick signband area is sheltered by a shallow metal cornice.

The second- and third-story windows, each filled with one-over-one, double-hung sash, are united by shallow pilasters that divide each bay; seven at the west elevation and ten at the north. The pilasters have foliate-motif terra cotta capitals and simple bases that rest on the second-story window sills. Each upper-story window has a square transom with a single light framed with prominent brick voussoirs. The east elevation, which is clad in light cream brick, has segmental-arched windows, including small units surmounting the third-story units. An exterior metal stair on the north elevation that led to the third-floor hall has been removed. A one-story cream brick building at the east elevation, separated by a narrow walkway, is a contributing property on the same parcel.

39. Gress Building, 407 Division Street, 1893 (RC-NFC-288) 1 contributing building

The flat-roofed, two-story Gress Building is clad in red brick. It faces west on Division Street. The building has a stone-trimmed, peaked parapet edged by a painted coping. Two small rosettes with a small finial at the peak decorate the parapet. At the gable end, a dog's tooth brick panel and a slender recessed panel provide decoration. At the second story a tripartite oriel window with a bell-shaped sheet metal roof and composite wood base contains slender one-over-one sash. The oriel is flanked by two round-arched windows above a narrow brownstone sill. The transom above each window is filled with brick. The ground-floor storefront has a pair of single-leaf doors with glazed transoms at the south end, a glazed seven-panel transom, and three large display windows. All trim is wood, with fluted detail. The apron below the windows is wood.

40. Scriver Block Building, 408 Division Street, 1868 (RC-NFC-275)
1 contributing building

The flat-roofed, two-story Italianate style Scriver Block Building occupies the southwest corner of Bridge Square at its intersection with Division Street. The structure has a Platteville limestone foundation and is clad in gray limestone that has been partially parged with a thin layer of stucco. The east half of the six-bay north façade, housing the Northfield Historical Society, faces Bridge

Square. It retains original surfaces and details, including exposed limestone cladding, a wood cornice, round-arched windows with flat limestone sills, and a recessed central entry placed between slender cast-iron columns. The lower-story transoms are filled with multi-paned glass. The west half of the Bridge Square elevation, now a retail business, has a ca. 1930 modernized façade, with brick-trimmed rectangular windows, brick piers and beltcourses, stucco parging, and a modern storefront with large glazed windows. The current east-facing Division Street facade is the result of restoration and rehabilitation to near-historic (1868) condition. Restoration of the historic former bank bay at the south corner and removal of a peaked roof (1888) and dormers (1893) are among work completed since 1976. The existing exterior wood stair replaced an iron stair shown in historic photographs, which replaced the original wood stair. The brick-trimmed rectangular windows remaining on the Division Street elevation date from the 1930s-era remodel.

41. Wheeler Building, 408 Division Street, ca. 1887 (RC-NFC-275) 1 contributing building

The Wheeler Building faces west on Division Street. This two-story, flat-roofed, Italianate style commercial building has a four-bay façade. The sheet metal cornice has eleven stamped modillions placed between corner brackets. The stamped detail includes scalloped motifs between the modillions and a slender molding at the base. Four second-story windows contain one-over-one, double-hung wood sash. Each is window has a smooth terra-cotta, lancet-arched lintel, with incised detail framing a central rosette set in a quatrefoil. A smooth stone stringcourse unites the lintels, and another stone stringcourse joins the stone sills. Historic photographs show that it once had a small peaked panel centered at the cornice. The recessed entry is framed by large display windows. Historic hexagonal tile (possibly ca. 1900) in the entryway is intact. The signband area is covered, but the brick area around it suggests previous damage, probably when old signs and hardware were removed.

42. Rebstock Bakery, 410 Division Street, 1885 (RC-NFC-276) 1 contributing building

The Rebstock Bakery faces east on Division Street. This three-story, Italianate style, flat-roofed commercial building has a three-bay, red-brick façade. The historic sheet metal cornice has been removed and there is a shallow corbel course at the roofline. Large brick quoins frame the corner piers. Three round-arched wood windows at each upper story contain one-over-one, wood sash with tracery in the upper sash. Each window has a smooth round-arched hood, with a rosette carved into each keystone. Sills are smooth stone. The brick piers at the lower facade are painted brick. The recessed central entry has a single-leaf door with a glazed transom and is framed by large display windows. Another entry at the north side has a glazed transom. The signband area is covered with an awning.

43. Hamre Building, 411-13 Division Street, 1886 (RC-NFC-286) 1 contributing building

The Queen Anne style, flat-roofed Hamre Building faces west on Division Street. It is comprised of two buildings joined by a party wall. It has a prominent nine-bay, red brick façade crowned with a tall parapet, deep corbel course, and stamped metal cornice. Each bay is framed by brick

pilasters trimmed with rusticated, buff-colored limestone. A stone stringcourse unites the sills and lintels across the façade. The central bay is framed by a projecting pilaster surmounted by a finial-topped, crested date plaque at the cornice; the plaque is embellished with a stamped dog's tooth pattern and the date 1886. At the ground level, fluted cast-iron columns stamped with "St. Paul Foundry" frame a single stone step and paneled single-leaf door with a glazed transom. The flanking storefronts have a recessed entry and large, wood-framed display windows.

44. Ferstler Building, 412 Division Street, 1921 (RC-NFC-306) 1 contributing building

The Ferstler Building faces east on Division Street. This three-story, flat-roofed Commercial Style building has a three-bay, variegated red and brown brick façade. Historic photos do not show a cornice; there is a corbel course below an area of possibly repaired brick at the roofline. Four rectangular windows have smooth stone sills and lintels. The modern sash has one-over-one lights. The recessed central entry has a single-leaf door with a glazed transom and is framed by large display windows. The signband area is covered with an awning and a wood canopy.

45. Kingman Building, 414 Division Street, 1889 (RC-NFC-307)
1 contributing building

The flat-roofed, two-story Kingman Building faces east on Division Street. The four-bay, Queen Anne style, red brick façade accented by a deep sheet metal cornice. The cornice has stamped brackets and dentil and egg-and-dart moldings. The cornice surmounts a brick corbel course, and dogtooth-filled brick panels are placed below the corbeling. A rusticated, buff-colored limestone beltcourse links the lintels and sills of the rectangular second-story windows. The red brick piers between the windows have rusticated stone trim at the meeting rail level. The windows are filled with one-over-one wood sash. Decorative brick also ornaments the area below the stone sills. The recessed entry has a single-leaf door with a glazed transom and is framed by large display windows. The signband area is covered with an awning. A plaque states notes that the building was renovated in 1988 by Christine M. Hager.

46. Skinner Block, 415-417 Division Street, ca. 1880 (RC-NFC-313)
1 contributing building

This three-story, flat-roofed, Commercial style building faces west on Division Street. It is clad in tan and red brick veneer. The original façade was completely reorganized in a 1950s remodeling. The two central bays are filled with a pair of metal-roofed oriel windows, each consisting of a single picture window flanked by sash with double-hung, two-over-one lights. The sash in the tripartite windows at the ends of each story are filled with two over-one sash. A smooth stone or concrete band frames the window composition at each story. Below a wide wood signband, the modern ground floor storefronts and recessed entrances are framed by piers clad in reused brick; windows have tinted glass.

47. Lawler Building, 416 Division Street, ca. 1872 (RC-NFC-319) 1 contributing building

This two-story, flat-roofed Lawler Building (Thoreson Building), faces east on Division Street. The brick exterior is clad in stucco. The cornice has a simple metal flashing. By the mid-20th century, the original façade was completely remodeled. The three arched windows that had brick hoods with stone keystones are now rectangular, with two-over-two modern sash. Rusticated stone sills may be survivors. Some of the 1950s remodeling has been modified with a painted signband. The modern ground floor storefronts and recessed entrances are framed by brick-faced piers and display windows have aluminum frames. The rear of the building and exposed south wall are red brick. Segmental-arched windows and a door exposed at the south elevation have flat brick voussoirs and stone sills.

48. Building, 418 Division Street, ca. 1890 (RC-NFC-321) 1 contributing building

This narrow, one-story, flat-roofed commercial building faces east on Division Street. The modern ground-floor storefront is framed by piers clad in stacked brick; display windows have aluminum and steel frames. Vertical metal cladding covers the parapet and signband area. The building extends full length at the rear, matching the length of the two neighboring properties.

49. Lockwood Opera House, 419 Division Street, 1872 (RC-NFC-312)
1 contributing building

The Lockwood Opera House faces west on Division Street. 419 and 423 Division Street (Melwin Building, 423 Division) were previously joined at the street level as Jacobsen's. The flat-roofed, Commercial Style structure has a six-bay façade clad in light red brick. A corbel course and shallow pilasters frame the top and sides, with recessed brick panels surmounting the six rectangular windows. Each window has a stone sill and lintel and contains one-over-one sash. A recessed panel is placed below each window. Two storefronts occupy the ground level and are divided by a brick pier. Each storefront has a recessed entry and glazed display areas. The traditional storefronts were part of past remodelings the building has received since original construction.

50. Morris Building, 420 Division Street, 1879 (RC-NFC-322) 1 contributing building

This two-story, flat-roofed, Italianate style building is clad in coursed ashlar, buff and gray limestone. It faces west. There is a simple wood cornice with two iron anchors in the frieze. The three upper-story windows have segmental-arched, smooth limestone lintels and rusticated stone sills, and are filled with wood one-over-one-sash. The ground-level storefront below a wood signband is a modern system, with stacked brick piers. The exposed north and west elevations are stucco-clad stone.

51. Melwin Building, 423 Division Street, 1899 (RC-NFC-373) 1 contributing building

The flat-roofed, two-story Melwin Building faces west on Division Street. 419 and 423 Division Street (Lockwood Opera House, 419 Division) were previously joined at the street level as Jacobsen's. A deep sheet metal cornice trimmed with stamped swags edges the roofline, and surmounts a corbel course and a recessed panel that spans the façade. The five rectangular windows at the second story are framed by brick piers, with rusticated, buff-colored limestone trim. Lintels and sills are the same stone. There is a decorative brick course below the windows above the signband. The ground level has a single-leaf door at the north end, which accesses the second floor. The retail store has a recessed entry and large display windows.

52. Bjoraker Building, 422-24 Division Street, ca. 1870 (RC-NFC-277)
1 contributing building

The Italianate style Bjoraker Building is a two-story, flat-roofed commercial building at the northeast corner of Division and E. 5th Streets. The east-facing façade and the original south-facing wall are buff-colored, coursed ashlar limestone. A two-story rear addition, ca. 1945, is faced in similar stone, with finer masonry joints. A variety of pecked stone and other surfaces were used to finish the masonry. A wood cornice edges the roofline at the east-facing, Division Street elevation. The three windows at the upper story have flush stone lintels and rusticated sills, and the wood sash has two-over-two lights. Gray limestone piers at the ground level frame the storefront transoms and display windows.

53. McClaughry Block, 429 Division Street, 1882 (RC-NFC-285) f1 contributing building

The three-story, flat-roofed McClaughry Block occupies the northeast corner of Division and E. 5th Streets. The Italianate style, west-facing building has a limestone foundation and is clad in brown brick. At the south elevation, a prominent sheet metal cornice with stamped brackets and a brick corbel course are intact, but only the brick corbel course remains on the west elevation. The west-facing, three-bay main façade is divided by rusticated brick pilasters that divide pairs of windows. Each window opening has a prominent brick segmental arch with a stone keystone and corbelled stops, and contains double-hung, one-over-one sash, and a stone sill. The keystones have a diagonal diaper pattern. The corners of the building are articulated with large brick quoins. Three remodeled, traditional storefronts occupy the ground level. The south elevation has nine single window or door openings, each articulated like those on the west elevation. This treatment is carried around to the east elevation. All windows contain modern, one-over-one sash. A steel stair provides access to the entries at the second level.

54. Holland Block, 500 Division Street, 1883 (RC-NFC-278) 1 contributing building

The Holland Block occupies the southwest corner of Division and E. 5th Streets. The Queen Anne style, flat-roofed building is clad in brown brick. The corbeled brick cornice wraps the east and north elevations and is accented by bands of dogtooth brick. Above the ground-level storefronts, a deep wood cornice wraps the façade around the E. 5th Street corner. It has incised

brackets and acanthus trim. The four-bay east façade facing Division Street has paired windows, each united under a segmental brick arch filled with incised detail. Each window has a stone sill and the sash has one-over-one lights. The two ground-level storefronts have recessed entries and large display windows. The cornice and storefronts are recent interpretations of the features that were removed in 1999 by Mainstreet Properties. The north-facing, E. 5th Street elevation has eight upper-story windows including three pairs of windows joined under segmental-arched openings. All windows have stone sills and contain sash with one-over-one lights. A storefront facing E. 5th Street (103 E. 5th) is accessed by metal steps and has a recessed central entry and glazed transoms over display windows. A metal stair leads to the single second-floor entry. The west elevation is coursed limestone rubble, with four historic window openings and an entry. The openings have brick voussoirs and stone sills. There are also two modern windows.

55. Kelly Building, 503 Division Street, 1907 (RC-NFC-283) 1 contributing building

The Kelly Building faces west on Division Street. The roofline of the flat-roofed, Commercial style building has metal flashing. A corbel course is surmounted by a row of dogtooth brick. Three second-story windows have segmental arches with prominent brick voussoirs and stone keystones and sills; the wood sash has one-over-one lights. The recessed central entry is flanked by original cast-iron columns. The large display windows have decorative trim of undetermined date.

56. Olson Building, 504 Division Street, 1890 (RC-NFC-279) 1 contributing building

The flat-roofed Olson Building faces east. It is clad in painted brick. There is brick corbeling at the cornice and a brick beltcourse surmounts the two large windows at the second story. Each window opening has a deep brick arched hood with a painted stone keystone. Each opening contains one-over-one sash. The modernized ground level is stucco-clad and has two arches partially infilled with wood paneling.

57. Henderson Building, 505 Division Street, 1908 (RC-NFC-282) 1 contributing building

The Henderson Building faces west on Division Street. Like its neighbor to the north, the flat-roofed, Commercial style building has a metal flashing where a metal cornice may have been previously installed. The façade is clad in cream brick, and a corbel course is surmounted by a row of dogtooth brick below the cornice line. Four second-story windows have segmental arches with prominent brick voussoirs and stone sills; the wood sash has one-over-one lights. The second-floor entry is placed at the north end of the angled ground-level façade and is abutted by the modern storefront entry and a large display window.

58. Onstad Building (north), 506 Division Street, 1887 (RC-NFC-280)
1 contributing building

The two-story, Italianate style, flat-roofed Onstad Building faces east. It is clad in painted brown brick. It has a sheet metal cornice stamped with brackets. A brick corbel course and a brick

beltcourse surmount the paired windows at the second story. Each window opening is placed under a deep brick arch with a painted stone keystone, and each window contains paired one-over-one sash.

59. Onstad Building 2 (south), 508 Division Street, ca. 1900 (RC-NFC-281)
1 contributing building

The flat-roofed, Queen Anne style, two-story Onstad Building (south) faces east. It is clad in red brick. The roofline is edged by a deep sheet metal cornice with pyramidal finials and a brick corbel course. The four upper-story windows are flanked by piers with smooth stone trim and each is surmounted by a blind arch. Each window has a prominent stone sill and lintel. The modern sash has one-over-one lights. The modernized storefront has stack-coursed brick and modern display windows.

60. Nelson Building, 507 ½ Division Street, 1922 (RC-NFC-310)
1 contributing building

507 ½ Division Street faces west. The flat-roofed, two-story building is clad in brown brick. It has a simple metal-flashed cornice that surmounts a stretcher course panel above a corbeled panel that extends across the façade. The three windows have arched openings with a double course of header bricks and a stone lintel. The recessed entry is placed at the north end of the ground level, with a modernized display window below the signband.

61. Building, 509 Division Street, 1900 (RC-NFC-407) 1 contributing building

This flat-roofed, one-story building faces west. It has a very simple painted brick façade. The cornice line is metal-flashed. The recessed central entry is flanked by glass block and sheet glass display windows.

62. Building, 515 Division Street, 1940 (RC-NFC-377) 1 contributing building

The façade of this one-story, Moderne style building is clad in coursed ashlar limestone. The flat-roofed building faces west on Division Street. There is a single display window that extends across the façade, and a recessed, glazed entry door. The north elevation is finished in stucco (Photo 22, left).

63. Building, 517 Division Street, 1911 (RC-NFC-379) 1 contributing building

This two-story, flat-roofed building is clad in dark brown brick and faces west. A brick soldier course defines the roofline, above a decorative panel edged with a stretcher course. Three rectangular windows with brick sills are placed at the second story; each has replacement sash with one-over-one lights. The storefront is stuccoed, with one large window. The window has been slightly reduced in size since the mid-1960s. The recessed, angled entry at the south end has a single cast-iron column (Photo 22, right).

64. Northfield Armory, 519 Division Street, 1915 (RC-NFC-166) 1 contributing building

The Northfield Armory faces west between a two-story, ca. 1911 commercial building and a small, one-story modern drive-in bank (Northfield First National Bank). The two-story, gable-roofed Late Gothic Revival style building has a prominent crenellated parapet that adds to its bulky appearance. There is a flat roof atop the headhouse. The drill hall has a standing-seam metal roof with two ventilators atop the ridge. The building rests on an elevated basement story with a cast concrete stone foundation and is clad in dark red brick with cast concrete applied to the coping and scuppers at the parapet. Smooth cast concrete also trims the window sills and beltcourses across the façade. The drill hall elevations are clad in tan brick. The brick basement level is flared. The three-bay façade has a central pavilion with a peaked parapet that surmounts narrow rectangular second-story windows and a central cast-concrete panel with ARMORY in raised letters. The central entry has aluminum frame double-leaf doors and is accessed by concrete steps with brick, stone-trimmed cheek walls. Glass globes on metal light posts flank the steps and "1915" is inscribed in a concrete name plate. The pattern of narrow windows is repeated at the first and basement stories. The window openings contain compatible modern sash. The six-bay north and south elevations contain operable sash. There is a flat-roofed, three-bay garage addition (1961), constructed of tan brick and concrete block, at the southeast corner of the building and a one-story addition at the rear. The building has been adapted to brewery and entertainment use (Photo 21).

65. Plummer Corner, 300-304 S. Water Street, 1903 (RC-NFC-304) 1 contributing building

The two-story Plummer Corner Building is located at the northwest corner of W. 3rd and S. Water Streets. It adjoins the Law Building (1899). The flat-roofed, Commercial style building has a wood cornice and brick corbel course that wraps the seven-bay 3rd Street and ten-bay S. Water Street elevations. Shallow pilasters divide the bays that contain one, two or three windows. The corner bay is canted. The former two storefronts include the south unit, remodeled by infill brick by the current occupant, the Fraternal Order Eagles Club, Aerie 2242. An old neon Eagles sign, advertising Bingo and Dance, is a distinctive feature of the façade. The north storefront has a historically compatible full-length display window. The corner entrance is set in the canted bay and there are brick corbels flanking the former transom area. In addition to the two storefronts originally designed at the S. Water Street façade, another space labeled an office was placed on the W. 3rd Street elevation. This unit now has a historically compatible traditional storefront system.

66. Law Building, 308 S. Water Street, 1899 (RC-NFC-303) 1 contributing building

This two-story, double-store building faces east and adjoins Plummer Corner. The Commercial style exterior is clad in brown brick. The flat roof has the remains of a deteriorated cornice, and a brick corbel course. The upper story of the six-bay façade has six rectangular windows with a stone lintel and beltcourse. A wood cornice demarcates the first story. Four brick piers divide the two storefront areas from the three-door, recessed central entry. The former display windows

have been infilled with glass block and smaller windows. The south side of the building has stucco cladding and seven upper-story windows.

67. Ebel Block, 307 S. Water Street 1907 (RC-NFC-272) 1 contributing building

The two-story, Commercial style cream brick building is addressed with 311 S. Water Street. It has a stone foundation and faces west on S. Water Street. The façade is divided into three bays by pilasters; two contain four window openings and the south bay has three. There is a deep cornice at the roofline accented with large brackets and modillions and a brick corbel course extends across the facade. Each window has an arched surround with short corbel stops and a stone sill. Windows contain modern one-over-one sash. There is a dogtooth brick panel beneath each window. Brick piers divide the three storefronts; each has a historically compatible design. The exposed portions of the piers reveal the limestone ashlar masonry. The north elevation is coursed limestone rubble. The south elevation is yellow brick. Two small, one-story buildings, dating from after ca. 1910 and originally shops, are attached to the north side of the Ebel Block. They have had extensive exterior renovation and are not included in the district. (The south elevation of the Ebel Block abuts the State Bank Building, 1910).

68. State Bank of Northfield, 311 S. Water Street, 1910 (RC-NFC-271)
1 contributing building

The two-story State Bank building occupies a narrow parcel at the bridgehead of the 4th Street crossing of the Cannon River. The building is one story at street level, and rests on a stone retaining wall above the river. The Egyptian Revival style, flat-roofed structure is built of stucco-clad tile and has a simple overhanging cornice. The low, metal-clad dome with interior stained glass rises from the flat roof. A pair of windows filled with stained glass flank the central entry; each window is surmounted with a glazed transom. The entry has distinctive splayed piers with “BANK” executed in raised letters above the entry. The east elevation above the river has five windows at the first story and three small windows at the basement level. The building abuts the Ebel Building to the north.

69. Ames Mill, Campbell Cereal, Malt-O-Meal, 319 S. Water Street, 1869-
(RC-NFC-273) 1 contributing property (contiguous complex)

The Ames Mill complex occupies a large parcel along the west side of the Cannon River at the 4th Street Bridge. The adjoining buildings include the main timber-frame, four-story mill above the mill dam that features a low-pitched roof and uniform rows of windows (1869), a one-story, flat-roofed, concrete block finished-products warehouse, and a concrete-block elevator. A flat-roofed masonry office block formerly served as a filling station in the mid-20th century. The main mill buildings have deep limestone foundations attached to the river wall. Despite interior upgrades, the historic mill building has had relatively few major exterior alterations, although windows were reduced in size in the 1950s and an original fifth-story monitor roof was removed at an unknown date. Recent rehabilitations have been successful in maintaining the integrity of the buildings’ historic appearance.

70. Building, 107 S. 3rd Street, ca. 1940 (RC-NFC-384) 1 contributing building

This small, one-story Moderne style building faces north. The façade of the flat-roofed structure is clad in what appears to be gray, coursed artistically rusticated concrete. The west elevation is clad in stucco and new windows have been introduced on what may have been a party wall. The three-bay façade has a central entry flanked by large windows, each with a single pane. Each opening has prominent voussoirs and a contrasting keystone (Photo 23).

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [X] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [X] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)

Commerce (added to 2020 amendment)
Industry (1979 nomination)
Community Planning and Development (1979 nomination)

Period of Significance
1856-1966

Significant Dates

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Landscape Architect/Engineer/Builder
Bettenberg, Townsend, Stolte and Comb (architects)
Harry G. Carter (architect)
Harry Wild Jones (architect)
Dale McEnary (architect)
J. H. O'Neal (architect)
SALA Architects
Louis A. Simon (architect)
Sovik, Mathre and Madson (architects)
Claude Allen Porter (C. A. P.) Turner (engineer)
S. A. Wagner (architect)
Phelps Wyman (landscape architect)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Northfield Historic District (NRHP listed 1979)

The Northfield Commercial Historic District represents the development of the late 19th-century Cannon River milling industry and Northfield's continuing 20th-century significance as a Rice County trade center. Northfield is located about 43 miles south of the Twin Cities on the east and west sides of the Cannon River. The district is comprised of Bridge Square (1856-), the Ames Mill complex (1868-), the Northfield Dam (1919), the Cannon River Bridge (1914, 1986), and an architecturally and historically significant collection of primarily commercial buildings constructed between 1857 and 1966. District streetscapes include 19th- and 20th-century business blocks that represent good examples of Italianate, Second Empire, Queen Anne, Romanesque, Commercial, and Modern styles. These properties are evidence of Northfield's industrial and commercial growth as well as continuing community planning and development. District significance spans from initial townsite layout in 1856 to the city's comprehensive planning for a modern business district in 1966.

The district is associated with the local historic contexts, "Commerce," "Industry and Agriculture," "Private Institutions" and "Public Institutions and Improvements."[10] It also reflects the historical patterns identified by three statewide historic contexts, "Early Agriculture and River Settlement, 1840-1870," "Railroads and Agricultural Development, 1870-1940" and "Urban Centers, 1870-1940."[11] During the decades following NRHP listing in 1979, many properties have been rehabilitated to their near-original appearance. Contributing district properties retain a generally good level of historic integrity reflected in the qualities of location, setting, design, materials, workmanship, feeling, and association.

As listed in the NRHP in 1979 under Criterion A for its significance in the areas of Industry and Community Planning and Development and under Criterion C in the area of Architecture, the Northfield Commercial Historic District is also locally significant for its association with the city's commercial development from 1856 through 1966. As noted in this amendment, significance under Criterion A should therefore also include the area of Commerce. Properties within the district reflect the growth of the local milling industry and Northfield's position as a Rice County trade center. Although the area was generally built up by 1900, economic development, new construction and civic improvement projects continued through and well beyond the World War II period. The post-war period is associated with local leaders' mid-1960s efforts to create a modern town center anchored by Bridge Square and the Northfield National Bank (1966). The bank was completed in the same year as the city's first comprehensive plan by

[10] Carole Zellie, "Northfield Preservation Plan." Prepared by Landscape Research LLC, Saint Paul, Minnesota, for the City of Northfield, 1992.
[11] Minnesota Statewide Historic Contexts, on file, Minnesota State Historic Preservation Office, Saint Paul.

Hodne Associates Inc. of Minneapolis, "which emphasized the need for a vital central business district."[12]

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

"Commerce" is added to the existing areas of significance (Industry, Community Planning and Development, and Architecture).

Commerce

Northfield's founder, John W. North, a native of New York, developed a dam site on the Cannon River twelve miles above Faribault in 1855 and immediately erected a sawmill and a gristmill. Efforts to organize local government began soon after North's and other permanent white settlement in the mid-1850s. A post office was opened in 1855 and North's "Plat of Northfield, Rice County, Minnesota Territory" was filed in 1856. Northfield Township was organized in 1858 and a village government in 1871. The City of Northfield was established in 1875.

North (1815–1890), an attorney and railroad speculator, was the first of many New Englanders who settled in the early community and established businesses and professional offices, as well as schools, churches, and community organizations.

Northfield's 1860 population was 867, which included outlying Northfield Township. The Minnesota Central Railway reached Northfield in 1865, and would contribute to the settlement's future as a grain and agricultural distribution center. Jesse Ames (1808-1894), a native of Maine, purchased the mills in 1869. He converted the sawmill to flour production and built an important industry that reflected the success of the middlings purifier and other grain milling innovations (Figure 6).

The development of two colleges, Carleton, founded in 1867 by Minnesota Conference of Congregational Churches, and Saint Olaf, founded in 1874 by the Norwegian Evangelical Lutheran Church, was closely integrated with the growth of the city's population and economy. The Carleton campus is north of the historic district on the east side of the river, and Saint Olaf is on the west side, about one mile from the river.[13]

Most development along Division Street on the east side of the river and, unlike the aptly-named Water Street businesses on the west side, avoided the potential for seasonal Cannon River flooding. A bowstring-truss iron bridge was completed in 1874, replacing earlier wood trestles, and linked the east side and Bridge Square with the rail and elevator district near S. Water Street.

[12] Dan Rogness, "Planning the Course of Small-Town Development: the Past Thirty Years," in *Northfield: the History and Architecture of a Community* (Northfield: Northfield Heritage Preservation Commission, 1997), 34.
[13] Carole Zellie, "The Colleges," in *Northfield: the History and Architecture of a Community* (Northfield: Northfield Heritage Preservation Commission, 1997), 58-61.

Its extant concrete replacement was designed by engineer Claude Allen Porter (C.A.P.) Turner (1869-1955) and dates from 1914. The Classical Revival, double-arch design was remodeled in 1986. The Northfield Dam, immediately south of the bridge, was replaced with the extant concrete structure in 1919.

The Northfield Commercial Historic District is comprised primarily of masonry commercial structures dating from ca. 1868 to 1910. The densely built streetscapes include buildings designed to house shops and stores at ground level, with upper-story offices, meeting rooms, and apartments, as well as space for artisan and manufacturing use. There are seven remaining 19th-century "anchor" buildings on key Division Street corners, each distinguished by its size, architectural treatment, and prominent roofline. The corner turret at the Central Block (1893) commands a view of the entire district including the Cannon River and dam (Figure 10). The Central Block was exemplary of the city's mixed-use commercial buildings, with retail shops, banks and offices at the ground level, offices and apartments or manufacturing space at the second level, and a meeting hall used by fraternal and other groups at the top level. A variety of commercial buildings, some only a few bays wide, infill the Division Street blocks anchored by prominent corner properties.

Four periods of commercial growth are represented in the district. Northfield's population grew to 2,143 in 1875, 3,210 in 1900, and 4,023 in 1920. By 1910, four railroad divisions, three railroad companies, and two depots served the community.[14] The earliest period of commercial growth, from 1856 to about 1880, included the original townsite survey that resulted in a compact downtown focused on Bridge Square on both sides of the river and along Division Street between E. 2nd and E. 5th Streets. The first store, now razed, opened in 1856 on Bridge Square and was stocked with goods brought from Hastings. Hotels, groceries, and carriage shops were established, as well as banks, beginning with the First National founded in 1863. The builders and owners of early frame stores and stone and brick Italianate commercial structures located retail and service shops on the first floor, with offices, apartments, and manufacturing space above. Significant early survivors are the limestone Bjoraker Building (422-24 Division Street, ca. 1870; Photo 2), which retains its façade of massive stone piers; the limestone Scriver Block Building (408 Division Street, 1868; Photo 3), at the southwest corner of Bridge Square; and the limestone and brick Scofield Building (1878; Photo 11), an important early corner anchor at E. 5th and Division Streets. In 1872, on the eve of the national financial panic that slowed local growth, merchant Ephraim Lockwood built a dry goods and grocery store with an upper-story opera house and meeting rooms (419 Division Street). A succession of dry goods businesses occupied the brick building after 1903 as well as a roller rink and ice cream factory. Complementing these business blocks, an elegant new brick hotel, the Second Empire style Archer House (1877), was praised by the local press as a progressive enterprise and was indicative of an improved economy for commerce and industry.[15]

[14] Carole Zellie, "Historic Resources," in *Northfield: the History and Architecture of a Community*, 48-49.
[15] Clifford Clark, "The Town as Manifested," in Lynn Carlin, ed., *Continuum: Threads in the Community Fabric of Northfield, Minnesota* (Northfield: Northfield Bicentennial Committee, 1976), 68.

1880-1900

By the early 1880s Rice County's transition from a wheat-based agricultural economy to one based on milk production was evident, and between 1880 and 1900 downtown Northfield acquired much of its current configuration. Flour production at the Ames Mill (Figure 6) continued, but milk production at firms such as the Northfield Creamery and stock sales by area farmers who raised purebred Holstein cows and Percheron horses were among significant contributors to local banking and trade. By 1894, two farms had stock sale yards within the Northfield city limits that attracted a national market.[16] Many new retail stores and shops opened by the late 1890s, and the number of offices housing physicians, attorneys and other professionals expanded. The city prided itself on offering stylish and up-to-date goods. Competition from national brands and mail order firms threatened local businesses, however, and the Retail Merchants Association, founded in 1886, and the Northfield Commercial Club, founded in 1900, led the resistance. Drumming up retail and banking business from rural customers was especially important.[17] In this period, the Rural Improvement Association of Northfield, founded in 1884, was an early voice for the improvement of Bridge Square and the Cannon River, as well as city parks and cemeteries.[18]

Substantial new brick structures, reflecting Victorian Italianate, Romanesque Revival, and Commercial styles, were built by the city's business leaders. The Nutting Block (First National Bank, 1889; Photo 6), Central Block (1893; Photo 7), Holland Block (1887 Photo 10), and McClaughry Block (1882; Photo 9) are architecturally significant corner blocks that anchored downtown commercial activity. The infill along each block was typically a retail storefront with upper-level offices or apartments. Wood and metal cornices, elaborate window enframements, a few cast-iron storefronts, and an array of overhanging signs enriched the continuous street wall. Canvas awnings obscured much of the storefront detail, which typically relied on a recessed entry between glazed storefronts and transoms.

Liveries, sheds and storage buildings of many types were part of the early commercial core just outside and at the edges of the historic district boundaries. Beginning in the early 20th century, gasoline stations were first located at automotive repair businesses and then occupied their own corners, particularly around S. Water Street between the 4th Street Bridge and the railroad tracks, and around E. 6th and Division Streets. Repair shops, implement stores, laundries, small restaurants, and lumber dealers were also part of this generally low-rise area south of the Division Street commercial blocks.

[16] Carole Zellie, "Historic Resources," in *Northfield: the History and Architecture of a Community*, 49.
[17] Kirk Jeffrey, "Bread and Butter," in Lynn Carlin, ed., *Continuum: Threads in the Community Fabric of Northfield, Minnesota* (Northfield: Northfield Bicentennial Committee, 1976), 51; "Zellie, "Historic Resources," 52.
[18] Clifford Clark, "Evolution of a Community," in *Northfield: the History and Architecture of a Community* (Northfield: Northfield Heritage Preservation Commission, 1997), 10.

1900-1940

After the turn of the 20th century, builders infilled a few vacant or redeveloped parcels along Division Street. On Water Street near the Ames Mill on the west side of the river, the two-story brick Plummer Corner at 300-304 S. Water Street (1903: Figure 8) is exemplary of the turn-of-the-century Commercial style. The stucco-clad State Bank of Northfield at 317 S. Water Street (1910; Photo 18), designed by Minneapolis architect Harry Wild Jones, is architecturally significant as an example of the Egyptian Revival style.

Business turnover during the years that spanned two world wars, and which included continuing competition from national mail order and chain stores, was evident in consolidation of some adjoining small stores into single, larger units. Exterior remodeling rather than new construction was very common after the turn of the century and no remaining new commercial construction dates from the period 1911 to 1920. A large institutional exception is the Minnesota National Guard Armory at 519 Division Street (1915). The building was the result of efforts by the local business community to locate the armory on Division Street for Company D, Second Regiment of the Minnesota National Guard. The facility also housed many community meetings and events. The lower level had a rifle range, quartermaster's room, locker and shower room, and kitchen and dining room. In addition to the main floor drill hall, the building provided a company library and reading room, women's lounge, ticket office, and officer's room. The building was in National Guard use until 2015, when it was offered for sale as part of a statewide reduction in armory facilities (Photo 21).[19]

Municipal improvements, including paved streets furnished with electric lighting and concrete sidewalks, curbs and gutters, changed the appearance and function of the early 20th-century commercial streetscape, as did accommodation of auto parking (Figures 5, 6, 9). Construction of the 4th Street Bridge (1914) and a new Northfield Dam (1919) were encouraged by citizens and business leaders interested in beautifying the downtown banks of the Cannon River (Figure 7). In 1915, landscape architect Phelps Wyman of Minneapolis was hired to recommend initial plans for Bridge Square and the riverbank, as well as general street improvements.[20] In the early 20th century, the Northfield Improvement Association, along with the *Northfield News,* continued the Rural Improvement Society's campaign for civic improvement. Beginning in 1888, the *News* was led by Joel P. Heatwole (1856-1910) and later by William F. Schilling (1872-1959). Between 1884 and 1964, the business was housed in the two-story building at 311-13 Division Street (1884).

The effort to promote local businesses continued through and beyond the World War I period. In 1914 the Northfield Commercial Club merged with the Northfield Civic Association, which soon incorporated as the Northfield Community Club. The slogan, "Cows, Colleges, and

[19] Jeffrey Blythe, "'Early Period' Armories of the Minnesota Army National Guard, 1911-1917: A Thematic Study and Properties Inventory." Submitted to the Minnesota Dept. of Military Affairs by Gene Stout and Associates, 2004. On file, Minn. State Historic Preservation Office, St. Paul.
[20] "To Make Physical Survey of City," *Northfield News*, 8 Oct 1915:4.

Contentment," was adopted by the Northfield Commercial Club in 1914, when there were 261 herds of purebred cattle in the surrounding area.[21] In 1920, ten manufacturing establishments contributed to the city's industrial and commercial development valued at $1,094,444. Milk products, including those from the Twin Cities Milk Producers Plant (1917, razed), led other firms with sixty-four percent of the total, followed by foundry products from the Northfield Foundry, which specialized in repair of mill and farm machinery. Flour production at the Theobold Flour Mill, the successor to the Ames Mill, contributed sixteen percent of the total.[22] Through the 1920s and 1930s the *Northfield News* steadily promoted the city's commerce and industry along with the area's surrounding agricultural economy, and despite the Great Depression of the 1930s. The paper shared its call for civic improvement efforts with college leaders. In 1925, for example, St. Olaf College President Lars W. Boe (1875-1942) wrote that Northfield "enjoys as fine a place as it is possible to find" but nevertheless encouraged citizens to avoid "having big buildings and shouting hurrah for every booster enterprise."[23]

Four extant buildings represent the period 1920 to 1936, including three commercial buildings and the Collegiate Gothic style Northfield Post Office(1936) at 14 Bridge Square, which was part of the New Deal of the Franklin D. Roosevelt Administration (1936; Photo 17). The economy slowed during the Depression, but newly improved roads somewhat enhanced trade-area expansion and advertisers of goods and services increasingly came from a wide area extending to the Twin Cities. Four clothing stores, two creameries, six hardware dealers, and three feed dealers were among the local core of merchants and tradesmen in operation through World War II. [24]

1940-1966

In the early 1940s, a few small, one-story, stone or concrete-faced buildings including 107 3rd Street W. (1940; Photo 23) were built at the edges of the district on both sides of the river. Although the city's downtown core grew at a modest pace in the immediate post-World War II period, the tradition of civic improvement and boosterism continued. In 1948, the Junior Chamber of Commerce created Jesse James Day. The outlaws' raid on the Northfield Bank was re-enacted at the Scriver Block Building at 408 Division Street (1868; Photo 3), bringing public focus to the historic downtown and a key landmark.[25] This popular event continues today. By the 1950s, "more than seventy clubs and associations flourished in the city." [26]

The city's population rose from 7,487 in 1950 to 8,707 in 1960 and economic growth was underpinned by established firms such as the Campbell Cereal Company, manufacturer of Malt-O-Meal and operating in the Ames Mill, and by new industries, most notably plastics

[21] Carole Zellie, "Historic Resources," in *Northfield: the History and Architecture of a Community*, 49.
[22] Ibid., 49.
[23] "All Must Share in Building City," *Northfield News* 23 Oct 1923.
[24] Zellie, "Historic Resources," in *Northfield: the History and Architecture of a Community*, 53.
[25] Ibid., 46.
[26] Clark, "Evolution of a Community," in *Northfield: the History and Architecture of a Community*, 16.

manufacturer, the Sheldahl Company.[27] Further improvement of area roads, and especially construction of Highway 3 along the west side of the river in 1956, continued to underwrite Northfield's connection to the Twin Cities and outlying trade centers, although good roads also allowed farmers to bypass local businesses. Owners of district commercial buildings completed many remodelings in the 1950s and 1960s, and sampled new materials including corrugated metal awnings, brushed aluminum and glass entry systems, and a variety of new signage types.

Bridge Square and Community Planning, 1916-1966

The appearance of Bridge Square has evolved through each period of the city's commercial development. Initially a hay market known as Mill Square, it is framed on three sides by historic commercial buildings, including the Scriver Block Building (1868) and the Central Block (1893; Figures 4, 7, 11, 12). Since the early 1900s Bridge Square has been the focus of public improvement efforts led by the Northfield Improvement Association and other organizations. A 1916 plan by Minneapolis landscape architect Phelps Wyman (1870-1947) provided a turf-covered triangle opposite a small riverfront park built on the former site of a pioneer sawmill and flourmill. The square and park were arranged to accommodate automobile parking and circulation.[28] A pink granite Soldiers' and Sailors' Monument was installed in 1921 on Bridge Square with support from the Women's Relief Corps Auxiliary of the Grand Army of the Republic (G. A. R.; Figure 15).[29] The current landscape design of both spaces, which includes a concrete plaza, lawn areas, and radiating concrete paths, appears to date primarily from plans developed from the mid 1970s and 1999 (Figures 14, 15).[30]

At mid-century, local citizens were concerned about business growth, parking and new housing, as well as decaying buildings and beautification of the Cannon River. Bridge Square and the riverfront became the focus of new planning efforts. As evident in large American cities by this time, such downtown planning often included demolition of century-old buildings and construction of steel and glass replacements. Projects in Minneapolis and Saint Paul, including the Gateway Redevelopment in Minneapolis, were intended to revitalize aging civic cores.[31] In 1966, Minneapolis architect Thomas Hodne (1927-2014) of Hodne Associates Inc. was hired to study land use in the Bridge Square area. Hodne was concurrently involved in planning for the

[27] Clark, "Evolution of a Community, in *Northfield: the History and Architecture of a Community*," 16-17; Dan Rogness, "Planning the Course of Small-Town Development: the Past Thirty Years," in *Northfield: the History and Architecture of a Community* (Northfield: Northfield Heritage Preservation Commission, 1997), 34; Kirk Jeffrey, "Bread and Butter," in Lynn Carlin, ed., *Continuum: Threads in the Community Fabric of Northfield, Minnesota* (Northfield: Northfield Bicentennial Committee, 1976), 54.
[28] "Consider Paving Plans," *Northfield News*, 3 March 1916:1; "Plan for the Improvement of Mill Square, including a Portion of Riverside Park," *Northfield News*, 7 April 1916:1.
[29] Clark, "Evolution of a Community," in *Northfield: the History and Architecture of a Community*, 13.
[30] Bridge Square file, Northfield Historical Society and City of Northfield.
[31] Judith A. Martin and Antony Goddard, *Past Choices/Present Landscapes: The Impact of Urban Renewal on the Twin Cities* (Minneapolis: Center for Urban and Regional Affairs, University of Minnesota, 1989). Accessed at http://www.cura.umn.edu/publications/catalog/c1021; Clifford Clark, "The Town as Manifested," in Lynn Carlin, ed., *Continuum: Threads in the Community Fabric of Northfield, Minnesota* (Northfield: Northfield Bicentennial Committee, 1976), 76.

Cedar Riverside housing project in Minneapolis, and conducted many studies in small Minnesota cities.[32] He initially prepared a comprehensive plan (1966) intended to create a modern city center at Bridge Square. It included a concrete plaza framed by streamlined concrete and glass buildings (Figure 12).[33] When the Italianate style Citizen's Bank (1878) at 25 Bridge Square, a corner landmark, was demolished along with other store buildings, it was replaced with a concrete and glass bank by Northfield architects, Sovik, Mathre and Madson (1966). The white concrete exterior of the Modern design stood out among its traditional neighbors and reflected mid-twentieth-century planning ideas as well as the demand for increased visibility for banking and related financial services (25 Bridge Square; Photo 18).[34]

Planning for a new Northfield center with such buildings, however, was quickly eclipsed by interest in preservation of historic downtown buildings. The creation of the Community Development Program (CoDeP) in 1965-67 acknowledged the need to "promote the image of Northfield as a progressive, expanding community, but also to preserve and build upon the City's historical and traditional background."[35] The passage of the National Historic Preservation Act (NHPA), establishment of the National Register of Historic Places (1966) and popular celebrations such as the United States Bicentennial (1976) encouraged citizens' interest and the Northfield City Council's 1978 adoption of the Northfield Heritage Preservation Ordinance and creation of the Heritage Preservation Commission. When the Commercial Historic District was listed in the National Register in 1979 it was also locally designated by the Northfield City Council. Property owners have since rehabilitated the many historic buildings that comprise today's district streetscapes.

Conclusion

The Northfield Commercial Historic District retains local historic significance and integrity that reflects the development of the late 19th-century Cannon River milling industry and Northfield's continuing position as a Rice County trade center during the period 1856 to 1966. The period after 1940 reflects steadily growing local interest in planning for the downtown riverbank and the Bridge Square area, represented by development of the Northfield National Bank (1966) at 25 Bridge Square.

There are 70 properties in this district amendment. The amendment removes the previously contributing Northfield Public Library (1910) at 210 Division Street due to exterior alterations that resulted in diminished historic integrity. It also removes the Northstar Hotel (1900) at 512 Division Street due to demolition. A total of four properties, including the Northfield Armory

[32] David Thompson, "Plan for 7 Corners Project Unveiled." *Minneapolis Star* 26 Oct 1966:1; "City Architects will Design $35 Million Housing Project," *Minneapolis Star* 18 Oct 1968:20.
[33] Bridge Square file, Northfield Historical Society; Clifford Clark, "Evolution of a Community," in *Northfield: the History and Architecture of a Community*, 17; Kirk Jeffrey, "Bread and Butter," in Lynn Carlin, ed., *Continuum: Threads in the Community Fabric of Northfield, Minnesota*, 56.
[34] "Northfield Bank Gets New Home," *Minneapolis Star* 25 August 1966:47.
[35] Clifford Clark, "Evolution of a Community," in *Northfield: the History and Architecture of a Community*, 17.

(1915) and three 20th-century commercial buildings, were added to the southeast and northwest corners of the historic district (Photos 21, 22 [left and right], 23).

The formerly non-contributing Northfield National Bank (1966) at 25 Bridge Square is added to the district as a contributing property (Photo 20). The bank is significant under National Register Criterion A in the areas of Planning and Community Development and Commerce, and under Criterion C in the area of Architecture as an example of a small, mid-20th century Modern bank designed by the Northfield firm, Sovik, Mathre and Madson.

The amendment also includes a Commerce context that supports extension of the period of significance to 1966. Several parcel boundaries were also corrected and updated (Figure 1).

9. Major Bibliographical References

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Northfield Commercial Historic District | Rice, Minnesota
Name of Property | County and State

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
__X__ previously listed in the National Register
__X__ previously determined eligible by the National Register
_____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
_____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
__X__ Other
Name of repository: Northfield Historical Society, Northfield, Minnesota

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property 21 acres (8.5 hectares)

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: Longitude:

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

[ ] NAD 1927 or [X] NAD 1983

1. Zone:	Easting:	487084.05	Northing: 4922663.49
2. Zone:	Easting:	487120.33	Northing: 4922682.57
3. Zone:	Easting:	487083.21	Northing: 4922669.02
4. Zone:	Easting :	487143.70	Northing: 4922614.46
5. Zone:	Easting :	487221.3312	Northing: 4922589.64
6. Zone:	Easting :	487374.07	Northing: 4922567.23
7. Zone:	Easting :	487374.49	Northing: 4922565.10
8. Zone:	Easting :	487296.80	Northing: 4922556.32
9. Zone:	Easting :	487315.55	Northing: 4922318.95
10. Zone:	Easting :	487263.10	Northing: 4922342.87
11. Zone:	Easting :	487244.84	Northing: 4922391.82
12. Zone:	Easting :	487166.97	Northing: 4922507.66
13. Zone:	Easting :	487029.68	Northing: 4922576.41

Verbal Boundary Description (Describe the boundaries of the property.)

The following boundary as described, defines the Northfield Commercial Historic District, City of Northfield, Rice County, Minnesota:

Beginning at the intersection of the north line of Lot 11, River Lots, NORTHFIELD ORIGINAL TOWN, and the Cannon River; thence easterly along said line to the east line of Division Street;

(Block 23, NORTHFIELD ORIGINAL TOWN)

thence southwesterly along said street to the point of intersection with a line 44 feet north of and parallel to the north line of Lot 7, Block 23; thence east along said line to the west line of the east 40 feet of Block 23; thence south along said line to the south line of Lot 3, Block 23; thence west along said line to the southwest corner of Lot3; thence south along the west line of Lot 2 a distance of 22 feet; thence east on a line parallel to the north line of said Lot 2 a distance of 40 feet; thence south on a line parallel to and 125 feet west of the east line of said Lot 2 to the north line of Lot 1; thence east along said line to the east line of Block 23;

(Block 33, NORTHFIELD ORIGINAL TOWN)

thence south along said block to the northeast corner of Block 33; thence west along said block to the intersection with a line 45 feet west of and parallel to the east line of Lot 6; thence south along said line 27 feet; thence east along a line parallel to and south of the north line of said Lot 6 to the east line of said lot; thence south along the east lines of Lots 6 through 10 to the southeast corner of Lot 10, Block 33;

(Block 48, NORTHFIELD ORIGINAL TOWN)

thence continuing south to the north line of East Fifth Street; thence west along said street to the east line of the west 110 feet of Lot 6; thence south along said line to the north line of Lot 7; thence east to the northeast corner of Lot 7; thence south along the east lines of Lots 7 through 10 to the southeast corner of Lot 10; thence west to the east line of the west 100 feet of Lot 10; thence north along said line to the north line of Lot 10; thence west to the northwest corner of Lot 10, Block 48;

(Block 47, NORTHFIELD ORIGINAL TOWN)

thence continuing west to the east line of Block 47; thence north along said block line intersecting with the south line of the middle 1/3 of Lot 4; thence west along said line to the west line of Lot 4; thence north to the north line of the middle 1/3 of Lot 4; thence east along said line intersecting with the east line of the west 65 feet of Lot 4; thence north along said line to the north line of Block47;

(Block 34 & River Lots, NORTHFIELD ORIGINAL TOWN)

thence continuing north to the south line of Block 34; thence west along said block intersecting with the west line of the east 116 feet of Lot 1; thence north along said line to the north line of the south 2/3 of Lot 1; thence west along said line to the west line of Lot 1; thence north along said line to the north line of the south 2/3 of Lot 9; thence west along said line to the east line of Water Street; thence northeasterly along said street to the south line of the north 2/3 of Lot 7; thence northwesterly at a right angle from the east line of Water Street to the Cannon River; thence northeasterly along the east bank of the Cannon River to the southeasterly corner of the Northfield Dam, Lot 1 River Lots;

(Block 22, NORTHFIELD ORIGINAL TOWN & Block 18, STATE SUB. OF THE SE QUARTER IN SEC. 36)

thence northwesterly along the southwesterly line of the Northfield Dam to the west bank of the Cannon River, Lot 5, Block 22, NORTHFIELD ORIGINAL TOWN; thence southwesterly along the west bank of the Cannon River intersecting with the centerline of 4th Street West, vacated; thence west along said centerline to the southeast line of State Trunk Highway 3; thence northeasterly along said highway to the south line of Lot 7, Block 18, STATE SUB. OF THE SE QUARTER IN SEC. 36; thence east along said line to the east line of Lot 7; thence north to southeast line of State Trunk Highway 3; thence northeasterly along said highway to the north line of Lot 5, Block 18, except that part of the highway and the northerly portion of the property located at 304 Water Street South; thence east along said line to the west line of Water Street;

(Block 3, CANNON RIVER WEST ADD.)

thence continuing east to the east line of Water Street; thence south along said street to the north line of Lot 6, Block 3, CANNON RIVER WEST ADDITION; thence east along said line to the west bank of the Cannon River; thence southwest along the west bank of the Cannon River to the northeasterly line of Water Street Bridge (No. 1232);

(River Lots, NORTHFIELD ORIGINAL TOWN)

thence southeast along said bridge to the east bank of the Cannon River; thence northeasterly along the east bank of the Cannon River to the Point of Beginning, except that part which lies between the east bank of the Cannon River and the westerly lines of the parcels lying within Lots 2 through 11, River Lots.

All in Rice County, Minnesota.

Boundary Justification (Explain why the boundaries were selected.)

The amended boundary includes the listed National Register Historic District boundary (1979) with correction of certain parcel boundaries and the addition of five properties. One, the Northfield National Bank, is a contributing property historically associated with the existing Northfield Commercial Historic District and its planning and community development and commercial themes are added. This contributing property retains historic integrity and was built within the revised period of significance, 1856-1966. Four previously unlisted properties were added. Two properties within the Northfield Commercial Historic District boundary, as listed in 1979, were removed due to demolition or loss of historic integrity.

11. Form Prepared By

Name/title: Carole S. Zellie
Organization: Landscape Research LLC
Street & number: 765 Hampden Avenue
City or town: Saint Paul State: MN Zip code: 55114
e-mail: czellie@landscaperesearch.net
Telephone: (651) 641-1230
Date: October 6, 2020

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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Photo Log

Name of Properties: Northfield Commercial Historic District
City or Vicinity: Northfield
County: Rice State: MN
Photographer: Carole Zellie
Date Photographed: 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #1 (MN_Rice County_Northfield Commercial Historic District_0001)
Exterior, Northfield Lyceum, 109 E. 4th Street, south elevation, camera facing north.

Photo #2 (MN_Rice County_Northfield Commercial Historic District_0002)
Exterior, Bjoraker Building, 422-24 Division Street, east and south elevations, camera facing northwest.

Photo #3 (MN_Rice County_Northfield Commercial Historic District_0003)
Exterior, Scriver Block Building (NRHP), 408 Division Street, west elevation and south elevation, camera facing southwest.

Photo #4 (MN_Rice County_Northfield Commercial Historic District_0004)
Exterior, Archer Hotel, 210-14 Division Street, west elevation and south elevation, camera facing northeast.

Photo #5 (MN_Rice County_Northfield Commercial Historic District_0005)
Exterior, Young Men's Christian Association, 304 Division Street, east elevation, camera facing west.

Photo #6 (MN_Rice County_Northfield Commercial Historic District_0006)
Exterior, Nutting Building and First National Bank 327 Division Street, east elevation and south elevation, camera facing northeast.

Photo #7 (MN_Rice County_Northfield Commercial Historic District_0007)
Exterior, Central Block, 401-05 Division Street, west elevation and south elevation, camera facing east.

Photo #8 (MN_Rice County_Northfield Commercial Historic District_0008)
Exterior, Gress Building, 407 Division Street (left), and Wheeler Bulding, 409 Division Street (right), west elevation, camera facing east.

Photo #9 (MN_Rice County_Northfield Commercial Historic District_0009)
Exterior, McClaughry Block, 425-29 Division Street, west elevation and south elevation,

camera facing northeast.

Photo #10 (MN_Rice County_Northfield Commercial Historic District_0010)
Exterior, Holland Block, 500 Division Street, east elevation and north elevation, camera facing southwest.

Photo #11 (MN_Rice County_Northfield Commercial Historic District_0011)
Exterior, Scofield Building, 102 E. 5th Street, north elevation and west elevation, camera facing southeast.

Photo #12 (MN_Rice County_Northfield Commercial Historic District_0012)
Exterior, Scofield Building, 102 E. 5th Street, entry detail, at north elevation and west elevation, camera facing southeast.

Photo #13 (MN_Rice County_Northfield Commercial Historic District_0013)
Exterior, Ames Mill, 319 S. Water Street, east elevation, camera facing southwest.

Photo #14 (MN_Rice County_Northfield Commercial Historic District_0014)
Bridge Square, camera facing northeast.

Photo #15 (MN_Rice County_Northfield Commercial Historic District_0015)
Bridge Square and Soldiers' and Sailors' Monument, camera facing east.

Photo #16 (MN_Rice County_Northfield Commercial Historic District_0016) Exterior, Ware Auditorium, 316 Washington Street, west elevation and south elevation, camera facing northwest.

Photo #17 (MN_Rice County_Northfield Commercial Historic District_0017) Exterior, Northfield Post Office, 14 Bridge Square, west elevation, camera facing east.

Photo #18 (MN_Rice County_Northfield Commercial Historic District_0018) Exterior, Northfield National Bank, 25 Bridge Square, south elevation, camera facing northeast.

Photo #19 (MN_Rice County_Northfield Commercial Historic District_0019)
Exterior detail, Northfield National Bank, 25 Bridge Suare, west elevation, camera facing south.

Photo #20 (MN_Rice County_Northfield Commercial Historic District_0020) Exterior, State Bank of Northfield, 311 S. Water St., west elevation, camera facing northeast.

Photo #21 (MN_Rice County_Northfield Commercial Historic District_0021) Exterior, Northfield Armory, 519 Division Street, west elevation, camera

facing northeast.

Photo #22 (MN_Rice County_Northfield Commercial Historic District_0022)
Exterior, Building, 515 Division Street (left), and Building, 517 Division St. (right), west elevations, camera facing northeast.

Photo #23 (MN_Rice County_Northfield Commercial Historic District_0023)
Exterior, Building, 107 S. Water Street, north elevation, camera facing southeast.

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.
Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

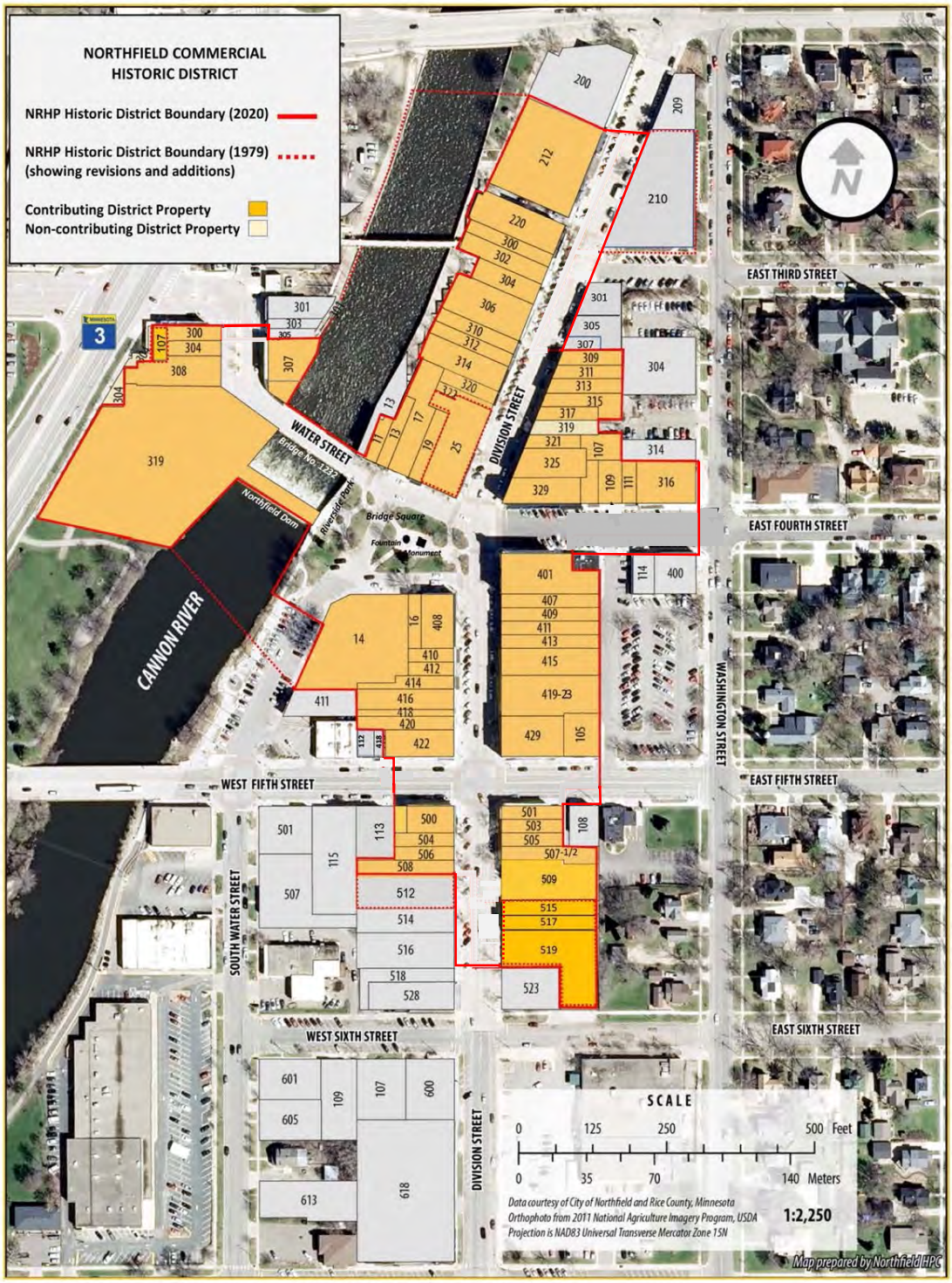


Figure 1. Northfield Commercial Historic District, 2020

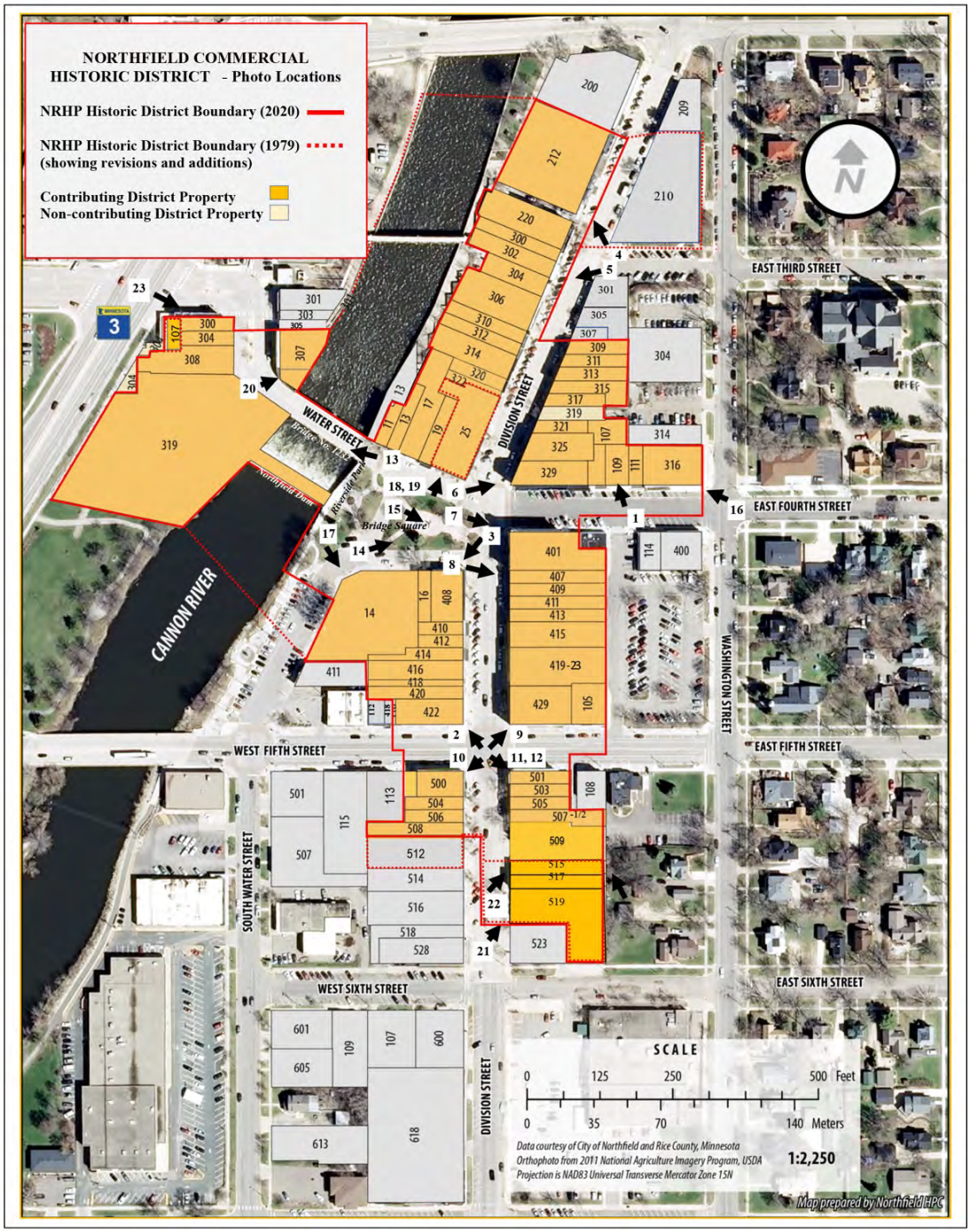


Figure 2. Northfield Commercial Historic District Photo Locations.

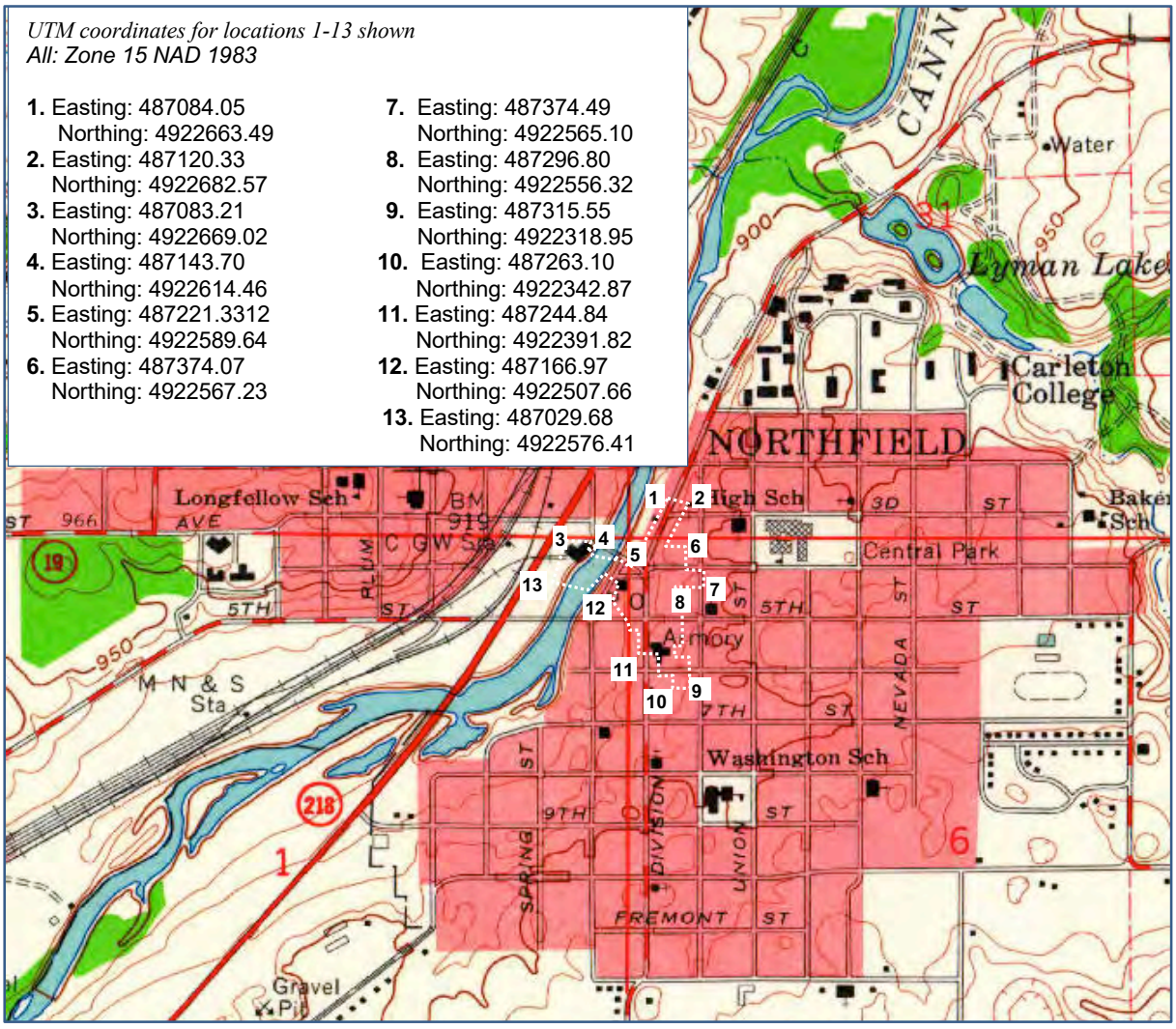


Figure 3. USGS Map, Northfield Commercial Historic District, Northfield, Rice County, MN, 2020.

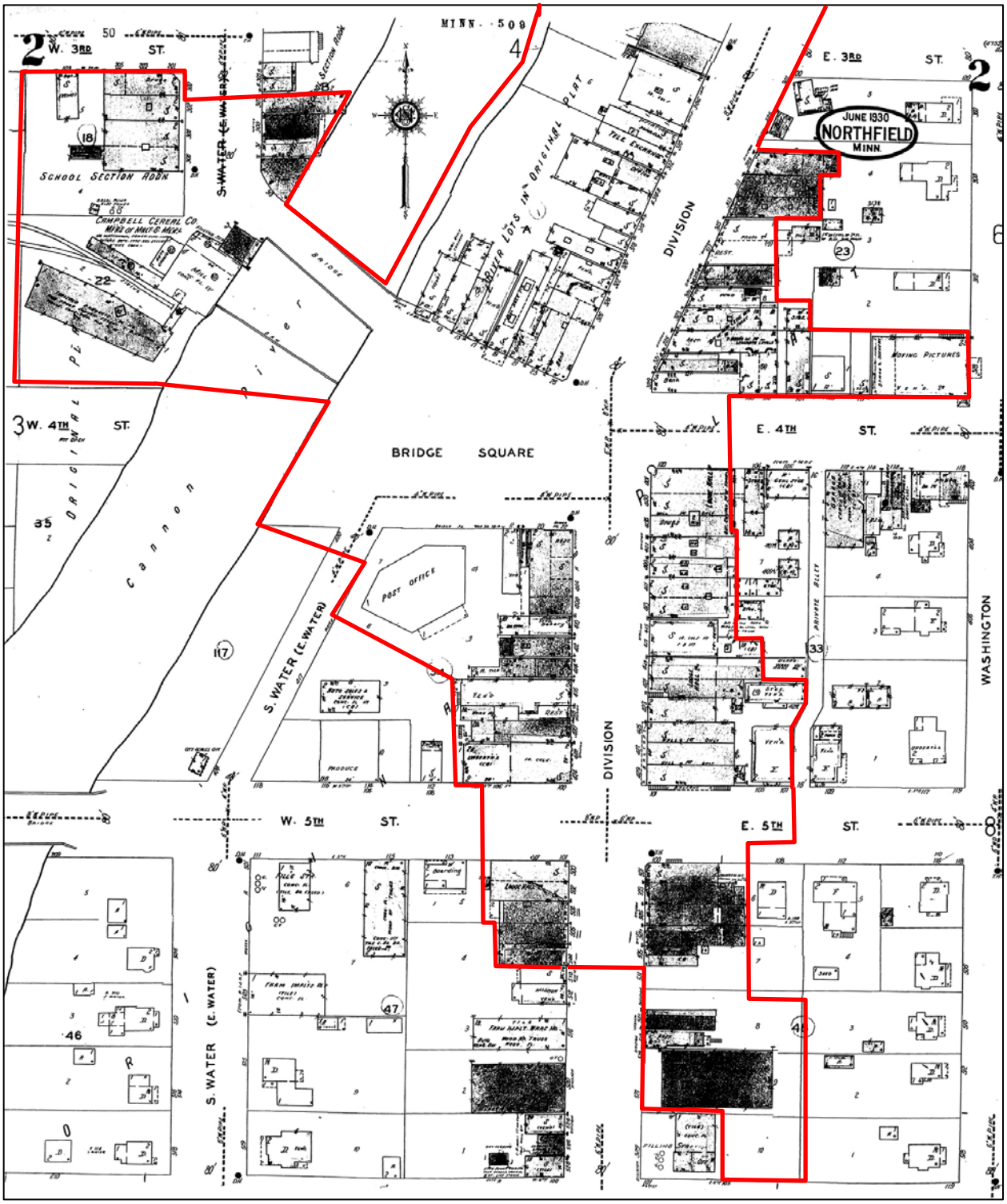


Figure 4. Partial Northfield Commercial Historic District boundary shown on Sanborn Map (1930), updated to 1943.



Figure 5. Division Street in ca. 1925, facing north from E. 5th Street. (Northfield Historical Society)



Figure 6. Ames Mill in ca. 1915, facing south from S. Water Street. (Northfield Historical Society)



Figure 7. Bridge Square, ca. 1925, facing west from Division Street. (Northfield Historical Society)



Figure 8. Plummer Corner and S. Water Street area, ca. 1925, facing north. (Northfield Historical Society)



Figure 9. Scriver Block Building and 400 Block of Division Street, looking southwest, in 1925. (Northfield Historical Society)



Figure 10. Central Block and 400 Block of Division Street, looking south, in ca. 1900. (Northfield Historical Society)



Figure 11. Bridge Square aerial view, looking northeast, ca. 1940. (Northfield Historical Society)



Figure 12. Hodne Associates, Bridge Square drawing, looking west, ca. 1966. Northfield National Bank is shown at right. (City of Northfield)

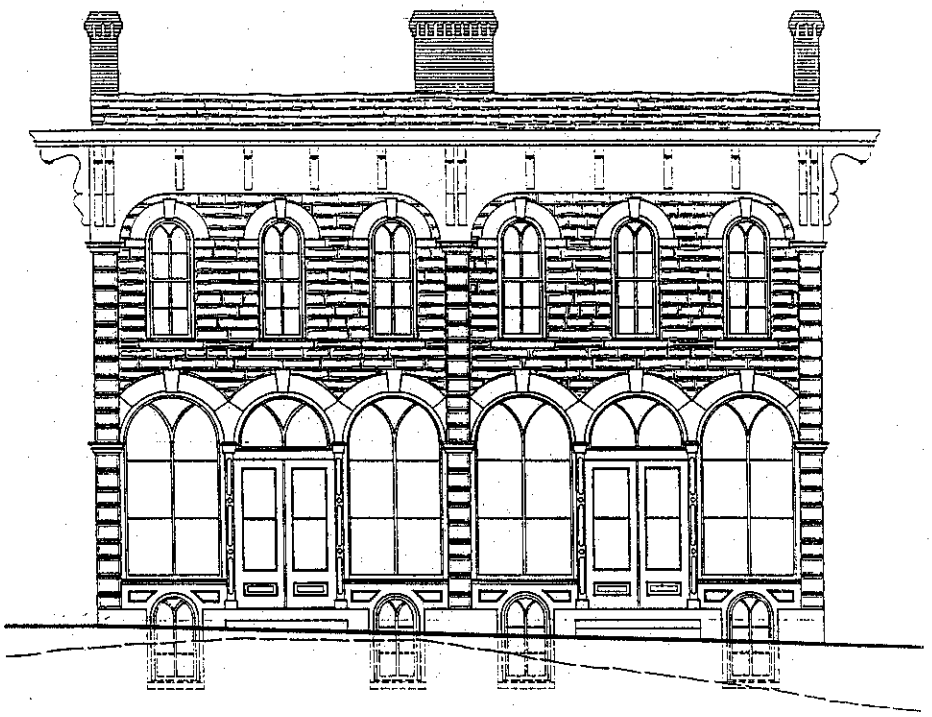
APPENDIX E:
1990 HISTORIC PROPERTY STRUCTURE REPORT

Historic Property Structure Report

Scriver Building 1869

National Registry of Historic Places

Northfield, Minnesota



for the

Northfield Historical Society

December 1990

prepared by
SMSQSE Architects

funded by the
Minnesota State Historical Society

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A. INTRODUCTION: Purpose of the Report and Preservation Objectives

The Scriver Building has received a lot of attention since it became the home of the Northfield Historical Society. A number of restoration treatments since 1976 have aimed at its phased preservation and conversion into an historical museum. When registered for the second time as one of 65 buildings in Northfield's Downtown Historic District, it was ranked pivotal in importance. It is viewed by the city and its current owner as one of those historic and architectural landmarks which should not only be preserved, but be partially reconstructed to most convincingly and completely represent its original character.

This Historic Structure Report aims to give continued direction to these preservation and reconstruction efforts, by providing baseline information about the building's condition in 1990. The report aims to be a planning tool with historic data, existing plans, work descriptions, a restoration plan, and cost estimates for purposes of considering the whole structure with care as numerous efforts continue to be made.

The general preservation and reconstruction goals of the Historical Society, translate into specific objectives which guide this Report:

- To record all that we know about the structure —both current and historic data, which will be instructive in the years ahead.
- To identify the structure's original elements, and successively added elements, and to especially tag its character defining attributes.
- To develop a restoration plan which reflects the building's exterior characteristics of its first decade; 1869 to 1879.
- To provide useful photographic and graphic documentation.
- To develop a restoration plan which allows phased implementation.
- To anticipate changes in use within the building as the Historical Society's programs continue to develop.

The Structure Report is divided into five types of data:

- Section One (B - D): The Historical record including chronologies of use and change,
- Section Two (E - G): An Assessment of Physical Condition and Character Defining Features for Preservation;
- Section Three (H - K): The Preservation Plan and Planning Guidelines;
- Section Four (I and J): Graphic Drawings and Photographs;
- Section Five: Bibliographical references, and Appendix.

B. BRIEF HISTORY OF THE PROPERTY

1. National Registry Nomination (1973):

Physical Appearance Description

The Scriver Block Building is a two-story structure with a full basement. The building is 55 feet wide and 88 feet long. The exterior walls of the building are of Platteville limestone, two feet thick. Dressed limestone was used over arched windows and doors and for corner pilasters. Cast iron columns were used at the store front entrances facing Bridge Square and Division Street.

Originally the building had a flat tin roof with a bracketed cornice. However, a sloping roof was installed ca. 1888 and the cornices modified at that time. The original tin roof may still be seen in the attic space.

Original stone windows on the first floor were divided into four panels with Gothic tracery above in an arched opening. In later alterations these were replaced with small square panes over a single large sheet of glass. Second floor windows were two over two light double hung sash with arched openings.

A steel stair leading to the second floor offices has been removed from the Division Street facade. However, the stair has been preserved and reinstalled at the rear of the building for access to the second floor porch.

The exterior of the building has been altered with the addition of stucco over the original stone walls and brick trim at window openings. However, the original stonework is intact under the stucco. The northeast corner of the building (currently occupied by the Chamber of Commerce) retains its original appearance with stone walls and dressed limestone trim over the arched window openings.

The first floor of the building has always been devoted to commercial use. Original occupants included a hardware store, dry goods store and a bank. The second floor was originally used for professional offices including several attorneys and a dentist. Today these spaces have been converted to residential apartments. The basement of the building was largely devoted to storage with the exception of a barber shop in the northeast corner, now a basement meeting room.

Statement of Significance

The Scriver Building was erected about 1867 on the site of Northfield's earliest store. Facing Bridge Square, the building is one of the major structures in the center of the Northfield business district. Unlike the simple, false-front, wood structures that surrounded Bridge Square in the 1870s, the Scriver Building gave an impression of permanence and stability in the still-young (10 years) community of Northfield.

Its original occupants included Hiram Scriver, one of the town's first merchants, who operated a hardware store in the building for many years; Lee & Hitchcock, a dry good store; and a little later the First National Bank.

It was the presence of the First National Bank which gave the Scriver Building its major place in history when the James-Younger gang attempted to rob the bank on September 7, 1876. The attempt was an infamous failure. Joseph Lee Heywood, the bank's cashier and a man of courage and integrity, refused to open the vault and was killed on the spot. But the citizens of Northfield took immediate action to protect both their lives and property, and within seven minutes a gun battle had taken care of two of the robbers and one of their horses, while two more of their horses had fled. The posse which followed the remainder of the gang out of town captured most of the gang in the ensuing weeks. The Younger brothers were imprisoned in the Stillwater penitentiary, while the James brothers escaped back to their home territory in Missouri. Nonetheless, historians have since marked the attempted raid of the Northfield bank and the brave response of the Northfield citizens as the beginning of the end of the era of the Western desperadoes.

The First National Bank moved to the front of the building in 1878 to occupy the space which had been Lee & Hitchcock's dry goods store. In 1893 the bank moved again to its present location across Bridge Square. The Northfield Post Office immediately occupied the space vacated by the bank and continued in this location for the next 30 years.

Hiram Scriver, who built the building played an important role in Northfield history. He was elected as the first mayor of Northfield in 1875 and was one of the founders of Carleton College in Northfield serving on its first board of trustees in 1866.

The Scriver Building is currently being restored to its appearance at the time of the James-Younger gang raid in 1876 by the Northfield Historical Society.

2. **Ownership:**

1869 - 1929	Hiram Scriver and the Scriver Family
1929 - 1954	D. J. Haagsman
1954 - 1975	"Tiny" Johnson (perhaps one other owner)
1975 - Present	Northfield Historical Society

Hiram Scriver was an early dry goods merchant whose first store, a smaller wood frame building, occupied the north portion of this site on Mill Square. The stone Scriver Building clearly represents an exuberant optimism about this young town and was the first corner "block" which led the way 20 years later to other commercial blocks, such as the Central Block (1893), the Nutting Building (1889), and the McCloughry Block (1898) which together anchor the architectural flavor of the downtown.

3. **Chronology of uses: (See Diagram Floor Plan)**

The corner storefront, #22 Bridge Square

1869 - 1876.....	Lee & Hitchcock, general store
1876 - 1877.....	space used by Hiram Scriver
1878 - 1893.....	First National Bank
1893 - 1925.....	Post Office
1925 - 1928.....	(uncertain)
1928 - 1930.....	Summit Cleaners
1930 - 1932.....	Hughes & Heckler Hardware
1932 - 197_.....	Jesse James Spud Shop
	Jesse James Cafe
	Jesse James Coffee Shop
1978 - 1983.....	Chamber of Commerce
1984 - 1988.....	Butcher Block Meats
1988 - *	Eve Webster Attorney

* = Present

West storefront, #20 Bridge Square

1869 - 1893.....	Hiram Scriver, general store
1893 -	Griebe, Finkelson Co. bought Scriver business; installed elevator to the basement & upper floor; moved to the new Central Block in 1893
1893 - 1922.....	H. A. Boe (partner & successor to A.M. Manning) hardware store.
1923 - 1930.....	Donaldson & Hall, hardware
1930 - 1934.....	Oscar Donaldson, hardware
1934 - 1958.....	Schrader, hardware
1958 - 1962.....	Wm. Gill, hardware
1962 - 1969.....	B & A Auto Parts
1970 - 1974.....	Guitar Shop
1974 - 1977.....	Yarn Bin (D. Mathre, then Viken's)
1985 - 1988.....	Yarn Bin (Chris Lee)
1988 - *	Hero Attorney's office/Realty office

* = Present

Basement Meeting Room, below #22 Bridge Square

1895 - 1924.....	J. H. McGuire, barber shop
1924 - 1944.....	Albert Colby, barber shop
1944 - 1945.....	Geo Tollefson, barber shop
1945 - 1957.....	Al Peterson & Art Wienke (1949), "Jesse James Barber Shop". Room expanded south
1957 -	H. V. "Barb Olson, Y.E.S. Office Headquarters
196 - 1975.....	Characters' Club

Division Street store space nearest basement stairway, #404 Division

- 1957.....	Northfield Taxi Co.
- 1969.....	Thorpe Realty, Northfield Bus, Western Union
1969 - 1978.....	Betty A. Beauty Shop
1978 -	(Combined in use with corner space)

Division Street store space (museum exhibit room now), #406 Division

1932 -	Bills (W.E. Ravier) Art & Gift Shop
- 1950.....	Art & Floral Shop
1951 - 1952.....	Howard Warrick, Western Shop
1952 -	Martin's Shoe Service
1961 - 1963.....	Philip Nelson, Time Shop
- 1976.....	Barber Shop
1976 -	N. H. S. Museum Shop

Division Street site of the First National Bank (restored), #408 Division

1870 - 1872.....	Julius Scriver Bank (brother of Hiram)
1872 - 1878.....	First National Bank
1878 - 1930.....	Room was part of hardware store connecting with #20 Bridge Square.
1930 - 1939.....	J. J. Sletten "Booterie". Modern front installed 1930.
1939 - 1942.....	Anderson (Paul) Radio Repair
1942 - 1943.....	Dr. James Burrell, Dentist
1943 -	Ed Berg Real Estate, insurance
1963 - 1976.....	Philip Nelson, "Time Shop"
1977 - *	Bank Museum, N.H.S.

* = Present

4. **Requiring further Documentation:**
   a. Tracing of title transfers for exact ownership information.
   b. Further space use data, especially of upstairs offices, rooms, apartments, and the basement businesses.

C. CONSTRUCTION HISTORY

1. **Chronology: A time line of Original Construction**
   1868 - 1869: Constructed by Hiram Scriver and Doctor E. Lathrop, and set back 66 feet from Mill Square - now called Bridge Square. Completed as shown in earliest photographs, namely: a flat roof, no eastside stair to upper level, no westside stairtower, all stone exterior. Construction cost was $15,000.
2. **Documentation**
   Property Title: County Courthouse, Faribault, MN.
   Newspaper Accounts: NHS compilation, by Charlene Roise, 1976. Accounts of activity beginning 10 September 1872 until December 1883 from the Rice County Journal.
   Sanborn - Ferris Maps: Shown (first) in June 1884 issue.
   Construction documents: None discovered at this time.

3. **Site Work Descriptions**
   None uncovered at this date. The building is known to have replaced Scriver's wood frame store which was moved from the site in 1868.

4. **Reference to craftsmen, builder's, architects**
   None yet revealed by the Museum's building researchers.

5. **Early Photographs or Views**

   a. Northfield Hist. Society Photo of c. 1870.
   b. Northfield Hist. Society Photo of c. 1874 with wood stairway.
   c. Northfield Hist. Society Photo of c. 1898, showing new roof and west side.
   d. Northfield Hist. Society Photo of c. 1918, with 404 Division doorway, and window.
   e. Scriver Building Exterior photos of 1990 - 2 in color.
   f. Scriver Building Exterior photos of 1990 - 2 in color.

The Historical Society photos indicate the significant exterior building modifications in its early years between 1869 and 1930. The photo record of storefront changes since the 1930's has <u>not</u> been explored as part of this report because the intentions are to restore the structure to first generation composition.

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D. ALTERATIONS AND CHANGES TO THE PROPERTY

1. **A descriptive chronology of major exterior changes:**

1868-9 Original stone building, stone arched windows typical of both stores, with storefront arches supported on cast iron columns. Flat roof with a wide overhanging bracketed cornice. A westside alleyway with a small west balcony and wooden access stair from second floor.

1874 Wooden or wood and iron stair added on east face extending from the Division Street corner to a new second floor door.

1888 Flat roof replaced by or added onto with a pitched roof sloping east and west with a gable peak facing north and two semi-circular dormer windows centered above each storefront.

c. 1890 An arched entrance added at midpoint of the east face (address 406).

1893 Wooden stair on Division Street replaced by a cast iron stair.

c. 1930 East face "updated" to stucco with red-brown brick frame surrounding new square head windows. Upstairs converted to apartments.

1930 West stair tower added in the stucco and red-brown brick motif, and wood balcony added for second floor over a new cast concrete "porch" infill along the west side at the basement level.

1930 Storefronts at 406 and 408 Division remodeled/modernized.

1940 Cast iron stair removed and likely re-installed as the existing westside exit balcony stair.

1940's West storefront facing Bridge Square changed to stucco and brick motif.

1957 North roof dormers removed, leaving a shingled slope.

1977 408 Division (Bank Museum) reconstructed to 1876 conditions.

1978 Basement Meeting Room remodeled using some motifs of earlier barber shops: fir wainscot, black and white checkered pattern floor tile. Access from sidewalk stairway.

1980 Museum entrance/shop exterior wall restored (406 Division).

1988 Basement thoroughly remodeled for museum use (see Interior).

2. **A descriptive chronology of major known interior changes or additions in the early years:**

1869 Three major spaces occupied by H. Scriver's General Store, Lee & Hitchcock's General Store.

1870 Scriver Bank changed to the First National Bank.

1876 First National Bank Vault Doors purchased and installed.

1878 Bank moves into corner location (22 Bridge Square), originally the Lee & Hitchcock Store; The vacated bank space (408 Division) is interconnected with Scriver's store in the 20 Bridge Square location to make an 'L' shaped general store. The floor at original bank vault location (408 Division) was in-filled, and a probable original basement stair in S. W. corner also covered. A stair at the center of the building (now also in use) lead from the general store down into the basement.

1893 Corner bank space (22 Bridge Square) becomes the U.S. Post Office until 1925. The Scriver General Store, now L-shaped, becomes a series of hardware stores until 1962.

1895 Corner basement barber shop use continues until 1957.

1930 Original bank space (408 Division) is divided off from the Scriver's Store, to become first a "Booterie" and a succession of small shops until 1976. The original Lee & Hitchcock Store (22 Bridge Square) is divided into three, with two added store entrances along Division Street (#404 and #406).

1928 Corner location (22 Bridge Square) used as the Post office until 1925, becomes a cleaners until 1928, then a hardware store in 1930.

1932 Corner location (22 Bridge Square) becomes a restaurant and remains so into the mid 1970's.

1949 Corner basement barber shop expanded or remodeled.

1988 Basement south of community room entirely renovated for Historical Society office and archival storage. All new mechanical systems installed for basement and part of first floor, basement sprinklering installed, alarm system expanded.

These represent the key building use changes which affected street level entrances and storefronts. More detail on the history of the stores and businesses should be the subject of further Historical Society research. Uses of the second floor and of the basement spaces could also be researched to fill in large time gaps of unknown occupants.

3. **A descriptive chronology of Second Floor uses in the early years:**
The following indicates what is known about the types of offices, businesses and other uses for the rooms upstairs. The exact locations of the uses is not clear.

1872-76	Rice County Journal (Newspaper) Office above Lee & Hitchcock's Store - The corner location.
1873	Misses Spencer & Lockerby move from over The First National Bank, which becomes the law offices of Barton & A. O. Whipple.
1874-76	P. Morrison's (then T. J. Quame) Merchant Tailoring over corner store.
1874	Dr. Whiting (Dentist) upstairs over corner store.
(1875)	March 3, 1875: Village of Northfield chartered as a City.
(1877)	New sidewalk on east side of Division.
1878	Law Offices of Professor Puttie open.
1880	J. P. Alexander, Attorney moves in upstairs.
1882	Milwaukee R.R. surveyors take a room(s) upstairs.
1883	J. B. Neel opens insurance office upstairs.
1929	Upstairs remodeled into apartments with access by west stair tower, and west exit balcony.
1980	Apartments converted from gas heaters to baseboard electric.

The second story rental spaces and 'rooms' were originally heated by wood stoves, and thus the numerous roof chimneys in the parapet walls. When the roof was made sloped, these disappeared as must have the wood stoves. Most likely gravity heat or steam heat was installed in stages, with radiators being the mode of heating the apartments when the upstairs was remodeled in 1929-1930.

4. **Documentation Notes:**
The chronology of early year occupant uses was compiled between 1976 and 1979 upon new ownership by the Northfield Historical Society, because of the Bi-Centennial and production of the book Continuum, and to fulfil registration requirements in 1978. Much is owed to the earlier historical diggings by the deceased architect, Bob Warn. The building was first nominated for registration in 1973.

The sources of compiled dates are indirectly documented and derive mainly from a card file in the Northfield Carnegie Library which indexes newspaper accounts of business or building changes in the downtown. Charlene Roise also compiled early Rice County Journal news notes for the Society in 1976 for the dates between 10 September 1872, and 6 December 1883, the key era for restoration interests.

E. BUILDING EXTERIOR: AN ARCHITECTURAL DESCRIPTION

The Scriver Block as observed in 1990 is in transition. The whole street level of the Division Street facade is now reconstructed as it was prior to 1888, except for one half of the second floor. The sloped roof remains as remodeled in 1888. The north facade is partially authentic, with the west storefront from the 1929 era remodelling esthetic which added the west stair, and then converted the west-most storefront in the 1940's. The corner storefront is structurally original, with remodeled windows and doors. The west face, though obscured by the walkways and exit balcony, is fairly true to its original character. The cornice eave overhang is shorter than original, and because it was likely detailed to fit the 1888 rebuilt roof, was not entirely successful with the 1929 stucco and brick facade motif.

The character defining elements which remain from the first decade are best identified by first noting the building's original architectural character.

1. The Building's Architecture:

The exterior walls of dolomite limestone quarried in Faribault, Minnesota, were rough cut into rectangular units and laid up in level courses of varying heights, as was the custom. The joints were tooled with ruler-straight raised beads on the two public sides of the building, in keeping with the refined intentions of the structure's other stone detailing. The body stone color is creme brown buff.

Openings in the walls were framed by dressed and finely tooled blocks of lighter stone, window arch keystones were emphasized in height and depth. The stone arches were also embellished at the spring lines with horizontal tails. Together these made a hooded arch with Roman references. The cut stone is a gray-buff color.

Within the stone arches the wood window frames were set deep and of a thin profile. Window sash were double hung divided with very light muntins, and at the arches the upper sash were divided into two gothic arched lights by a center muntin that split into two curves. This characteristic was employed at both the curved head storefront and the upper story windows. It is a characteristic of other early buildings in town as well, and the Scriver block may have been copied for some years. This gothic window sash motif is a character defining feature of this building and of a number of the earliest buildings in the Historic District.

The wide overhang of the original cornice is very Italianate in character: it is wide, with extended length brackets at the corners and major storefront pilasters. The cornice on the two street sides helped the building to front on both Bridge Square and Division Street, and thus helped the building to 'turn the corner' well.

Above the cornice was more stone: the wall parapet and cap, and the chimneys with their own corbelled out tops. The main chimney was at the centerline east/west between the three original store modules and contained four flues.

The Scriver Block also shows subtle references to Renaissance architecture: storefront edge pilasters are rusticated and frame each storefront with capitals supporting the semi-circular arches. Those curved openings with hood arches give strong emphasis to the deep window openings cut into this heavy stone block of a building. These large openings, in otherwise simple stone walls, are the main plastic form of the facades.

The three arch theme at the store fronts, which is a classical idea re-employed in the Renaissance, would have fit in the storefront widths required if made with stone pillars. But they are not. The two center pillars which flank the entry ways, are instead of cast iron and painted black to express ironness. From a distance these storefronts looked as if piers were missing — an illusion quickly dispelled at a closer second look. The cast iron columns add a delicacy to the storefronts, give lightness to the building, and allow for more lighting of the interior.

The crisp tooling of the pillar stones is apparent at close inspection, with rectangular borders of tooling lines surrounding a center face cut flat, rather than pillowed, yet in a rough dressed texture. The chamfered edges of these pillar stones emphasize their importance and resemble Renaissance quoins or basement rustication. These pillars are a mixture of vertical grained stones and horizontal ones keyed into the walls.

The Scriver Building esthetic was refined: careful proportions, machine precision stone cutting, straight mortar joint beads, thin wood moldings, narrow cast iron columns and so on throughout its detailing.

2. **Exterior Character Defining Features to Preserve:**
The original features remaining are to be conserved, restored, and used as models for reconstruction of missing features. Because the building is a patchwork quilt of original, 1893, 1929, later additions, and

recent reconstructions, a listing of features by facade surface and location is given here for planning future efforts. This list is organized by component materials (or trades) as a checklist for review whenever work is under consideration.

Stone Masonry - original or reconstructed

- First Floor, Division St.: (South - Reconstructed)
  (North - Original)
- Corner Storefront: (Original)
- West side, both levels: (Original)
- Basement stairway wall: (Original)

Comment: Maintain and keep in repair the raised bead tooling of the stone on the east and north sides--the public sides. However, the west side stone has plain concave tooling — appropriate for the non-public "backside" of the original building.

Stone Trim Around Openings:

- Bank Museum Front: (Reconstructed)
- Museum Entrance: (Reconstructed)
- Rental Entrance (#404): (Reconstructed)
- Corner Storefront: (Original)
- West lintels and sills: (Original)

Cast Iron Columns:

- Bank Museum Front: (Reproductions)
- Corner Storefront: (Originals)

Stone Column Bases and Entrance Stoops:

- Bank Museum Front: (Reproductions)
- Corner Storefront: (Original)

Storefront Windows - Frames, Sash and Inner Sash

- Bank Museum Front: (Reproductions)
- Museum Front: (Reproduction)
- Corner Storefront: (Some jamb casing - may be original)

3. **Interior Character Defining Features In Place:**

Structural System

- Interior stud wall bearing wall supported on a central wood beam in basement bearing on brick or stone pillars.
- Floors are wood joists spanning from exterior masonry to interior structure.
- Clear spans for three large rental "modules" were formed by this structural system.

Roof Structure

- The original roof doubtless was framed to the same interior central bearing points as the floor framing. It would have sloped to the West, draining into the original alleyway.
- Second story ceiling framing is original, and with the corridor location, defines the shapes and maximum widths of the original rooms.

Finishes

- Original wall plaster: (Evident throughout the building)
- Wood trim: (Reproductions throughout the Bank Museum and Museum Rooms)
- Crown/picture mold: (Reproductions throughout the Bank Museum)
- Showcase windows: (Reproductions in Bank Museum)
- Ceilings: (Plaster Ceilings exist above later installed tin ceilings)

Special Equipment of Furnishings in Bank Museum

- Tellers counters: (Reproductions)
- Vault Door: (Original - restored)
- Pot belly Stove: (Same model as original - restored antique)
- Kerosene Lamp: (Similar model as original)

Heating System

- Existing Flues are yet within the exterior masonry walls.
- Chimneys were removed when roof replaced in 1888.

Plumbing

- Original plumbing was minimal, and not currently known

Electrical

- Original structure wasn't electrified: electricity added or remodelled in various eras beginning in the 1890's and up to the 1980's.

4. **Missing character defining features:**

The architectural character of the Scriver Block as seen in the early photos is much different than it appears today. The missing features played such a large role that today's artifact lacks the convincing details and qualities which gave, and still would give, great distinction to the Building, namely:

a. **Thin vertical arched windows.** Most second story windows and stonework were remodeled in 1929. The original thin, vertical windows allowed much more visible stonework, countered by the deeply inset windows. This characteristic is evident at the three upper windows above the corner storefront.

b. **The wide overhanging cornice.** This Italianate feature of the original building accomplished the following:
   - A noble, stylish termination of the walls. The building almost had a hat brim on it originally.
   - Deep shadow areas which added a visual drama and continuous movement to the walls, not as evident now.
   - Interesting details of a fascia or frieze board curved down at the corner brackets, layered cut-out brackets, and doubtless a rhythm of modillions or small brackets under the cornice soffit.
   - From a distance, the stone parapet walls rising through the cornice to clearly say, in the end, this is a stone walled building.

c. **Basement skylight through the storefront bulkheads.** These light sources are present at the north face and provide light into the meeting room, but they are not first generation in character. The originals were narrow gothic tracery windows.

d. **Division Street Wooden stairway.** A stair along the stretch of windowless stone is clearly a characteristic which gave the structure visual charm, shadow play, and a clear sign that the upstairs was for public use. The stair was of wood. (The basement stairway railing is on hold, until its detailing can be coordinated with the wood and iron one to eventually be above it).

F. BUILDING INTERIOR

The interior features are all of eras later than the first decade, except where original components have been reproduced in reconstruction projects. The major remodeling of 1929/1930 altered the complete second floor. Many business changes have applied layers of new materials to the first floor commercial spaces. In summary these character defining **interior features** are noteworthy, with authenticity indicated:

Doors, Frames and Hardware

- Bank Museum: (Reproductions)
- Museum: (Reproductions)
- Rental (404 Division): (Reproductions)
- Corner Storefront: (2nd generation)
- Second Floor Corridor: (1929/1930 remodeling)
- Basement Meeting Room Entrance: (Speculative era match)
- Basement Meeting Room Interior: (Speculative era match)

G. EXISTING CONDITIONS

The structural conditions of the building are generally very sound. There's little apparent evidence of differential settlement, or of walls with severe cracks, bows, or tilts. The wood framing at the basement level, where the most likely deterioration would occur, was very sound when examined in every area during the basement remodeling. The condition of the roof structural members has not been analyzed.

There are problems developing, which if left unchecked, could cause structural problems.

These all are a result of water entering into the stone masonry walls due to open joints and to leaks in the gutters and roof edges at the tops of walls. Water has also entered into walls behind the face brick and stucco that was added in 1929, causing many patches of that material to have spalled off. This has been a safety concern, though most loose material has been stripped off for the sake of pedestrians. However, a good amount of rubble wall stonework, now uncovered, is thus more exposed to the weather, and should be pointed, sealed or covered soon after gutters are repaired or replaced.

The asphalt shingle roof, roof edge conditions and the built-in gutters all have a questionable future. The built-in gutter especially needs work. It presents the prospect of continued problems of ice collection, expansion and movement of adjoining materials (such as the 1929 cornice work) as long as it's present.

The existing stone walls show conservation needs besides the problems directly associated with spalling, and loose mortar from the leaky gutters:

1. The stonework requires repointing around the areas most vulnerable to moisture damage: edges of lintels and window sills, around the stone archwork.
2. Repointing where the face wythe was removed in 1929.
3. Stone repairs are needed where original pillar blocks (corner storefront) are severely weathered and appear to be delaminating.
4. Cracked sills and lintels require waterproof repairs, such as with epoxy grout, to prevent water penetration.
5. Wood window frames must be kept caulked to reduce chances of water entering into the walls.

The existing painted surfaces are deteriorating - both old and new. The open joints of the Bank Museum reconstruction of 1977 could let moisture penetrate behind the woodwork, saturating the framing. These should be monitored Spring and Fall of each year and be caulked and spot painted. These areas need to be repaired, caulked and repainted now.

Where wood abuts stone or rests on concrete, special attention is needed to prevent end grain rot. Special flashing ought to be introduced in all new work to conserve reconstructed wood details.

The upper story windows have combination storms which should suffice to keep the woodwork stable until window reconstruction is possible.

H. PROPOSED PRESERVATION PROJECTS

Future preservation work on the Scriver Block will clearly be determined by the ways the Northfield Historical Museum grows and receives support for its programs.

Museum growth will determine how the building is used, and how quickly, or in what sequence the preservation tasks become real projects. Whereas in many situations it would be most "efficient" to restore the building completely, in this case, a massive project may not be best because building use factors are not clearly defined and programmed.

Thus the work needed is best described in discrete projects. The projects are listed with those of highest urgency and least cost first.

1. **Stabilize gutter/roof edge conditions**
   Description:
   - Introduce watershield and ice dam membrane 3 to 4 feet up roof from top of wall, and
   - Reline or rebuild the built-in gutters.
   - Repair cornice affected by gutter work.

   Costs: $10,000 - $15,000
   Contingencies: More if not anticipating the work of No. 6 which replaces the roof structure.
   Benefits: Keep walls dry. Allows delay of total roof reconstruction.

2. **Stabilize exterior masonry walls and stonework; patch gutters temporarily:**
   Description:
   - Repoint stonework in second floor areas where brick and plaster have been removed, or is easily removed, and at highest areas.
   - Repoint and repair original corner storefront stone trim.
   - Patch gutters, with new metal or fiberglass material to hold water and as base for work under No. 2 below.

   Costs: $10,000 - $15,000
   Contingency Factors: 25%
   Benefits: Conservation of stonework, reducing later costs of new stonework facing. Prevent water penetration through gutters until end of fundraising period of one year.

3. **Reconstruct corner storefront windows and basement bulkhead windows and doorway**

   Description:

   - Follow original design, but using 40 year pressure preservative treated wood and detailed to reduce water damage.
   - Improve upper three windows to original esthetic

   Costs: $12,000 - $18,000

   Contingency Factor: 25%

   Benefits: At modest cost this remnant of the original building could present the full restoration possibilities to the public.

   Links: If the Museum occupies the corner, then project 4 is a useful next step, but need not be immediate.

4. **Reconstruct a former hardware or dry-goods space (Non-structural Project)**

   Description:

   - An interior shop and era chosen to be close to the Bank Museum decade.
   - Recreate many features from that time and use for the Museum Shop.

   Costs: Depends.

   Benefits: Community involvement in town history and the building restoration.

5. **Reconstruct the west storefront facing Bridge Square**

   Description:

   - Rebuild first and second floors to match the corner storefront.
   - Reconstruct the second floor of store with three arched windows.
   - Modify a basement bulkhead window for more light into meeting room.

   Costs: $85,000 including interior changes at wall.

   Benefits: Building's original prospect on Bridge Square greatly enhanced. If space remains rental, higher rates may be justifiable.

   Note: This would best be combined with the roof work which follows.

6. **Restore original roof and cornice lines**

Description:

- Remove 1893 sloped roof system.
- Insulate roof deck, slope to central drains and install a sheet membrane (flexible) roofing system.
- Reconstruct cornices to match originals, attaching to the exterior of the masonry walls.
- Extend masonry walls above cornice for modern flashing of cornice, flashing of new roof system, and to introduce through-wall flashing to keep moisture out of the wall.
- Chimneys could also be rebuilt, but could be added at any time.

Costs:

Demolition	$ 30,000
Wall repairs and parapet addition	$ 45,000
New cornice	$ 25,000
Roof drains	$10,000
Insulation and roofing	$ 30,000
Total	$160,000

Benefits:

- Central drains are the most trouble-free in our climate, and will eliminate the continued problems with built-in gutters.
- The original cornice work cannot be rebuilt until the built-in gutter is eliminated, and the cornice is the principal character-defining component of the original building's roofline esthetic.

Links:

- Finding locations for one or two drains downward could follow existing plumbing chases, or be coordinated with current floorplan changes.
- Frieze boards along Division Street would be held away from building to meet future stone facing.

7. **Restore second story windows and stone on Division Street**

Description:

- Remove square paired windows, brick trim and stucco.
- Open up original single window openings (Move one apartment wall).
- Construct masonry facing as in original.
- Add new gothic double-hung windows with interior storms.

Cost: $65,000

Benefits: Completion of original facade esthetic, and enhancement of the Museum front.

8. **Recover Museum use of upstairs rooms, add exterior stairway**

Description:

- Beginning with the corner and north rooms, use for Museum display purposes.
- Examples: - Dentist's office of 1880
  - Lawyer's office of 1880
  - Rice County Journal display
  - Railroad Surveyor's/Railroad history
  - Apartment life

Cost: Depends on whether it's a museum cost or by renters. Average cost could be figured at $50 per square foot.

Benefits: Local history for children, adults and visitors alike.

9. **Remodel alleyway**

Description:

- Enclose first floor and include in Museum as a back Galleria.
- Rebuild southwest exit stair from second floor to eliminate need for second floor balcony.
- Provide glass roof/skylights to provide window light where needed.

Costs: $50,000 - $70,000

Benefits:

- More space, keep water out of basement level, added traffic loop to interest visitors
- A dramatic way to reach the second floor if left fairly open.

10. **Remodel west stair tower**

Description:

- Remove 1929 brick and stucco look because it will be standing alone without reference.
- Rebuild as an infill to complement the stone Scriver block, perhaps in a buff colored brick and stone, set back from the building front.
- Replace windows and doors.

Costs: $40,000 - $60,000

Benefits: Improved esthetic for Bridge Square side of building.

11. **Add an elevator to connect three floors**

Description:

- Identify the best location early in planning and reserve the spot for it.

Cost: $80,000 - $90,000

Benefit: A code requirement to comply with eventually, and very important for moving exhibits and materials to make good use of all three floors, as well as for access between levels.

12. **Improve west side service entrance**

Description:

- Develop access into building from Post Office drive, shared by neighbors.
- Buy first story back building from south neighbor if feasible to enhance usefulness of Museum's back side.

Costs: Depends

Benefits: Better access to basement, and waste area; better rear esthetics; as well as improved safety for the second exit.

Link: Consider purchase of back section of west neighbor's property to improve accessibility at the rear of the Scriver Building.

Finally, work accomplished at the same time would benefit by economics of scale both for construction costs and consultant fees. These modules of work can be recast by the Museum Board into phased projects in scale with fund-raising efforts.

I. BUILDING DRAWING DOCUMENTATION

1. **Existing - without dimensions:**
   First Floor Plan
   Basement Floor Plan
   Second Floor Plan

2. **Original - projected:**
   First Floor Plan
   Basement Floor Plan
   Second Floor Plan

3. **Existing - with field measurements:**
   First Floor Plan
   Basement Floor Plan
   Second Floor Plan

4. **Elevations - original projected:**
   East Elevation (Division Street side)
   North Elevation (Bridge Square side)
   West Elevation

First Floor Plan - Existing

Basement Floor Plan - Existing

Second Floor Plan - Existing

First Floor Plan - Projected Original

Basement Floor Plan - Projected Original

Second Floor Plan - Projected Original

First Floor Plan - Existing Dimensioned

Basement Floor Plan - Existing Dimensioned

Second Floor Plan - Existing Dimensioned

East Elevation (Division Street side)

North Elevation (Bridge Square side)

West Elevation

J. BUILDING PHOTOGRAPHS - HISTORIC AND CURRENT

Scriver Block Photographs:

a. About 1870, showing Division Street side and Bridge Square side before stairway added. Wood sidewalks. No basement stair.

b. About 1874, showing added wood stair but no basement entrance.

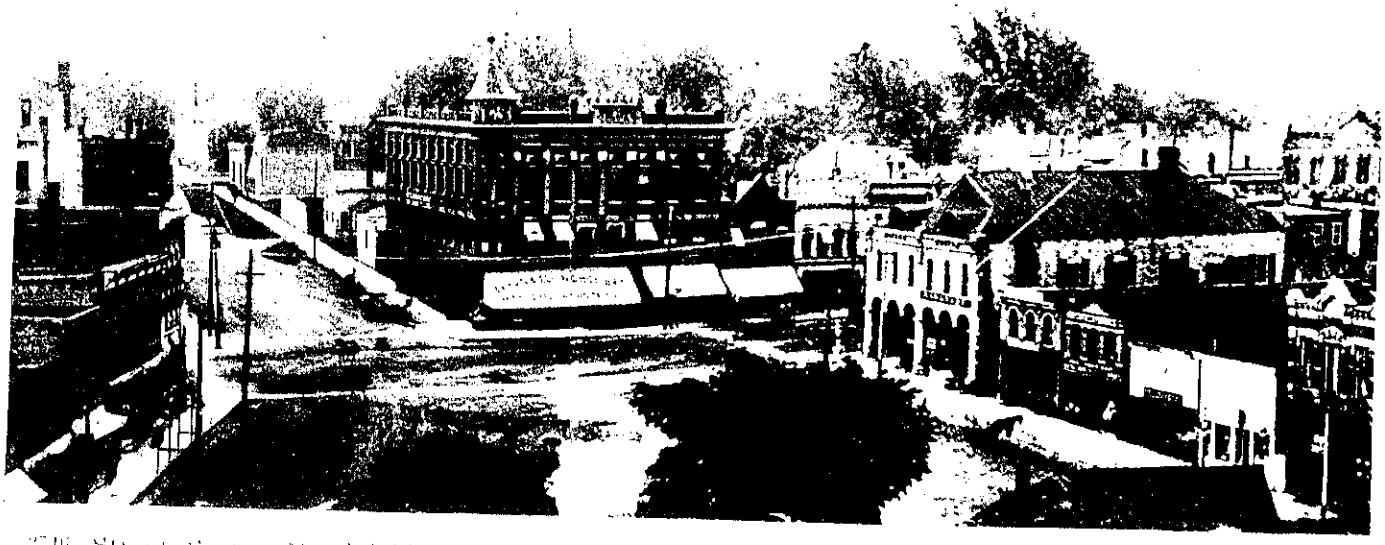
c. About 1898, taken from the top of Ames Mill showing the west face, Bridge Square side and sloped roof added in 1888.

d. About 1918, showing Division Street side and Bridge Square side. Second generation storefronts and stair to basement.

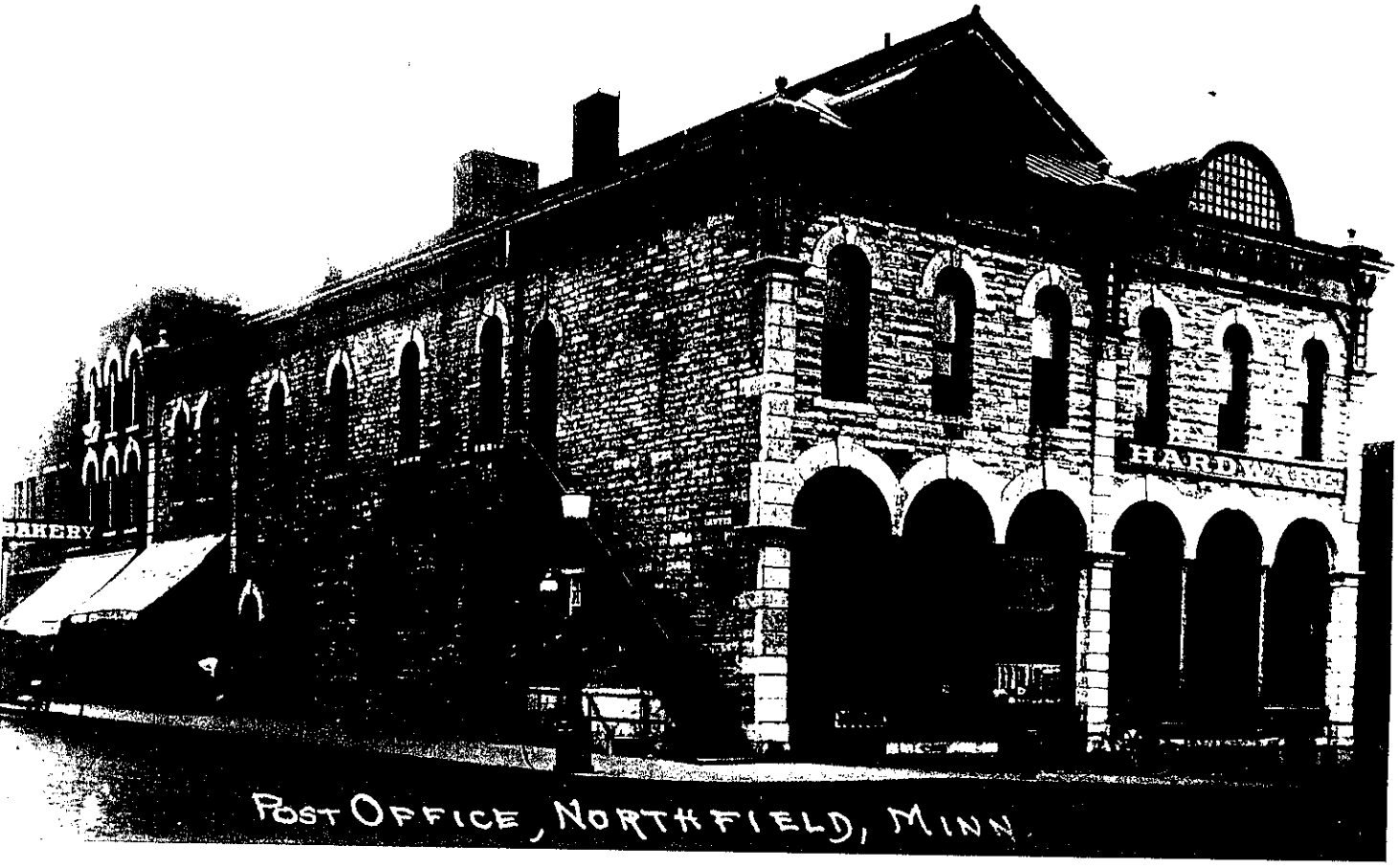
e. 1990 (color). Bridge Square side and Division Street side - partially restored.

f. 1990 (color). Stucco and brick deterioration on Division Street side. West side exit balcony and wall.


LEE HITCHCOCK.
H. SCRIVER, Prop'r.

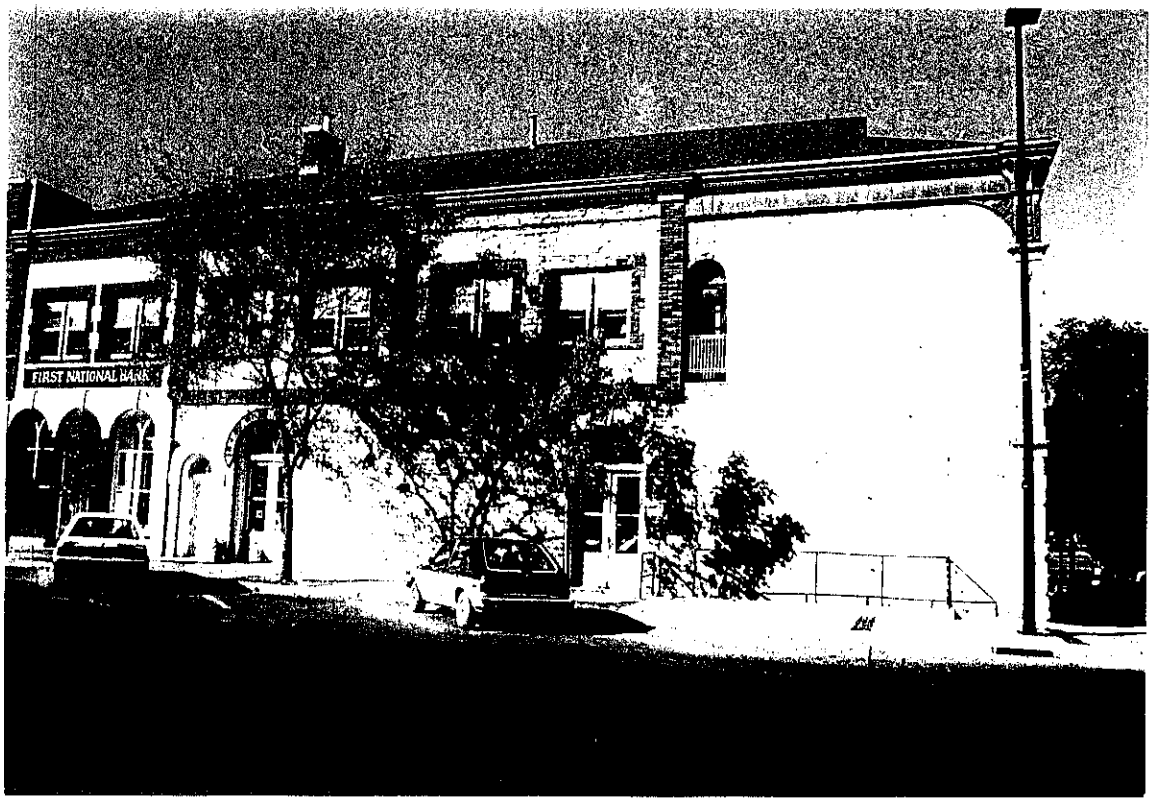


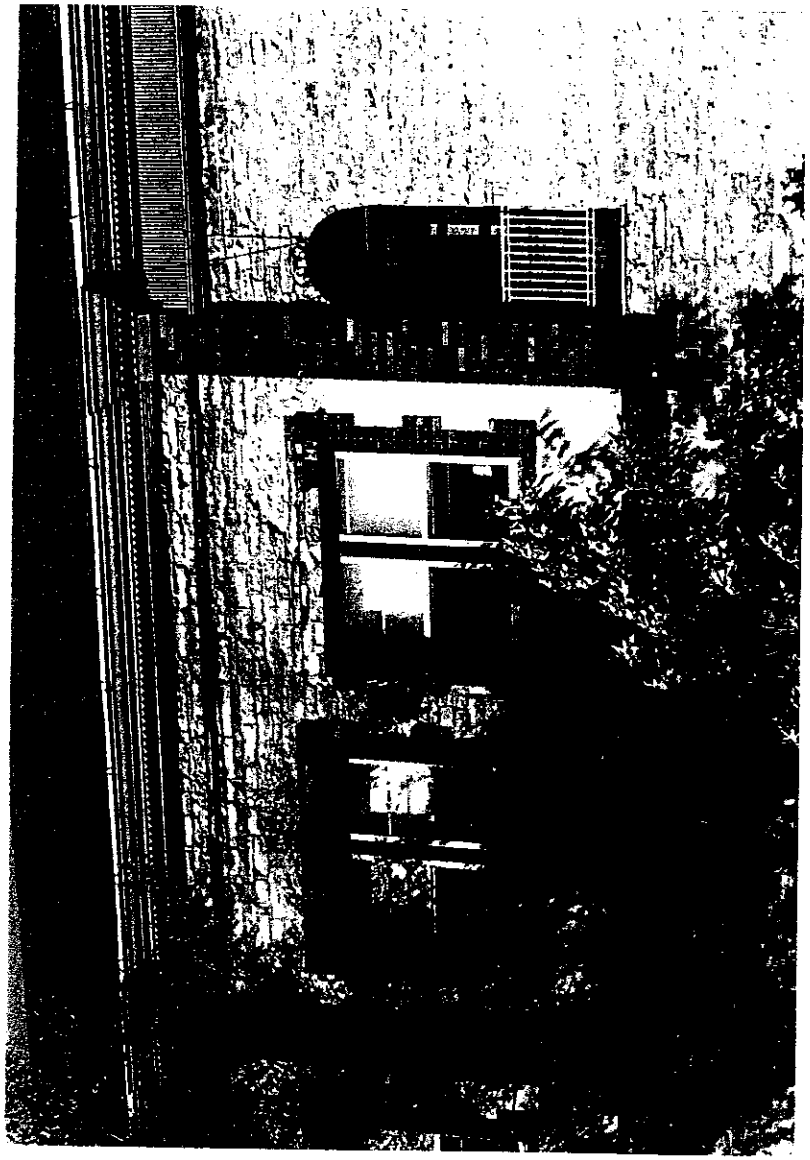
2706 Street Scene, Northfield, Minn.



POST OFFICE, NORTHFIELD, MINN.


SCRIVE
STOP


FIRST NATIONAL BANK





K. GUIDELINES FOR CONTINUED BUILDING CONSERVATION

Many guidelines are addressed throughout the report; for example, the urgent projects of gutter improvements and masonry stabilization are of high priority for maintaining the structural integrity of the stone walls.

Continued conservation is best guided by applying the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as follows:

- **Historic materials, such as original stonework, and stonefront components (if any) and other character defining features are to be repaired or stabilized rather than replaced - wherever feasible.**

  The building is an educational tool as well as an historic record. Seeing original weathered materials next to reconstructed areas, for example, is a useful result of this ethic.

- **Cleaning of historic materials is to be by the gentlest means, starting with water based cleaning agents and other chemical treatments if necessary. Sandblasting is prohibited.**

- **Reconstructed components should match the original work in terms of material, scale, pattern, placement relative to adjacent materials, and color.**

- **New work that may need to cover historic materials should be possible to remove so the original materials can be restored without damage from the added work.**

- The Scriver exterior is to be eventually restored and reconstructed to the first decade 1869-1879.

- Interior areas may be both accurately restored for educational reasons, and be remodeled for functional needs. The design eras should be clearly noted in each space.

- Interior new remodeling should use materials and details which are appropriate to the historic area assigned to the space, and should be in sympathy with the character defining features of the building.

For this structure, and its use as a Museum, all parts of the building need to be reviewed for continuing regard for historic materials and character defining features, whenever any remodeling or repairs are considered.

L. BIBLIOGRAPHICAL REFERENCES

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Appendix I

Sanborn - Ferris (Insurance) Map Company Limited

June 1884	20	Hardware
	22	Post Office
	408	Scriver's Tin Shop
	•	No extension/stair on west side —an "alleyway"
	•	Small stair to rear of 408 (Museum) space
	•	Interior stair to basement at center in hardware store
June 1889	20	Dry Goods & Grocery
	22	Bank
	408	Connected to Dry Goods & Groc.
	•	Small stair shown in west alleyway
	•	Upstairs: Storage + offices - upstairs
Jan. 1900	20	Hardware
	22	Post Office
	408	Scriver's Tin Shop
	•	No Upstairs Notes
Oct. 1910	20	Hardware
	22	Post Office
	408	Tin Shop
	•	Ext. Stair shown on Street Side - Wood
March 1922	20	Hardware Store
	22	Post Office
	•	Stairs down At back of P.O.
	408	Tin Shop
	•	Stairs between buildings go to #18?
June 1930	20	"S"
	22	Restaurant if S + S Divided into 3 along Division: 406 and 408
	408	"S"
	•	Stairs to basement shown from Division
	•	Exit stairs and balcony at back shown

APPENDIX F:
2010 ACCESSIBILITY PROJECT (SCALED TO FIT 11X17)

Scriver Building - Accessibility Project

408 Division Street South

Northfield, Minnesota

Reduced to 11x17 for inclusion in report

Project Team

Owner :
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Sheet Index

		10-08-10 HPC/ST REVIEW
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A002	DOOR & FRAME TYPES / SCHEDULES	
A100	DEMOLITION PLANS	■
A101	DEMOLITION ELEVATION	■
A200	CONSTRUCTION PLANS	■
A201	ENLARGED PLANS & ROOF PLAN	
A410	BUILDING SECTIONS AND EXTERIOR ELEVATION	■
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A600	INTERIOR ELEVATIONS AND DETAILS	
STRUCTURAL		
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S400	FLOOR FRAMING DETAILS DETAILS	
S500	ROOF FRAMING DETAILS	
MECHANICAL		

Code Data

Project Description:
The building is a 3 story wood framed mixed use retail/residential/office/museum building.
The building basement is sprinklered.
1st Floor SF = 4,345 SF (including 'new' area).
2nd Floor SF = 4,173 SF (including 'new' area).
Basement Floor SF = 4,390 SF (including 'new' area).
Total Building SF = 12,908 SF

Applicable Building Codes:
2003 Minnesota State Building Conservation Code
2006 International Building Code (IBC)
2007 Minnesota State Building Code
Chapter 1341 Minnesota Accessibility Code

Occupancy Classifications:
A-3 Museums *Section 302.1*
B Office
M Mercantile
R-2 Apartments
S-1 Storage
Occupancy Separation: Existing *Table 508.3.3*

Elevator Lobbies: *Section 707.14.1*
An enclosed elevator lobby shall be provided at each floor where an elevator shaft enclosure connects more than three stories.

Building is three stories (basement and two upper floors) so enclosed elevator lobbies are not required.

Types of Construction:
Existing - Assumed Type V-B *Section 602*
Fire resistance rating requirements for building elements: *Table 601*
Structural Frame 0 hour
Exterior Bearing Walls 0 hour
Interior Bearing Walls 0 hour
Nonbearing Interior Walls & Partitions 0 hour
Floor Construction 0 hour

Allowable Building Height: Existing *Table 503*
Allowable Area: Existing

Fire Resistance Rating Requirements:
Shaft enclosures - 1 hour *Section 707.4*
Corridor walls - 0 hour, except at R - .5 hour *Section 708.3*
Fireblocking *Section 717.1*
Draftstopping in floors *Section 717.3.2*
"Section 717.3.3 says draftstopping is required so that areas do not exceed 1,000 s.f. Area of the new construction is less than 1,000 s.f., therefore draftstopping is not required."

Opening Protective Requirements:
1 hour shafts and exit enclosures: 1 hour door *Table 715.4*
1 hour other assemblies: ¾ hour door
1 hour exit access corridor enclosure walls .33 hour door

Interior Finishes:
Without fire sprinkler system:
Vertical exits and passageways: R2 = B, B/M = A, A3 = A *Table 803.5*
Exit Corridors: R2 = B, B/M = B, A3 = A
Rooms and enclosed spaces R2 = C, B/M = C, A3 = C

Means of Egress:
Occupancy load for R2: *Table 1004.1.1*
2,236 / 200 SF per occupant = 12 occupants second floor
Occupancy load for B: *Table 1004.1.1*
632 / 20 SF per occupant = 7 occupants second floor
Occupancy load for M: *Table 1004.1.1*
1,710 / 30 SF per occupant = 57 occupants first floor
Occupancy load for A3: *Table 1004.1.1*
1,722 / 20 SF per occupant = 86 occupants first floor
Occupancy load for S: *Table 1004.1.1*
1,520 / 300 SF per occupant = 5 occupants basement floor
Occupancy load for B: *Table 1004.1.1*
681 / 100 SF per occupant = 7 occupants basement floor
Occupancy load for A: *Table 1004.1.1*
825 / 15 SF per occupant = 55 occupants first floor

Total Occupants Second Floor = 19 occupants
Total Occupants First Floor = 143 occupants
Total Occupants Basement Floor = 67 occupants
Egress width per occupant served - with sprinkler system: *Table 1005.1*
Stairways - 0.2inches x 19 occupants second floor = 1.8" total exit width
Stairways - 0.2inches x 67 occupants basement floor = 13,4" total exit width
Other egress components - 0.15 inches x 19 occupants = 1,9" total exit width
Other egress components - 0.15 inches x 143 occupants = 21,5" total exit width
Other egress components - 0.15 inches x 67 occupants = 10,1" total exit width
Minimum stair width - 44 inches *Section 1009.1*
Exit travel distance without fire sprinkler system: *Table 1016.1*
A,R, S & M Occupancies - 200 feet
B Occupancy - 200 feet
"Exits shall be so located on each story such that the maximum length of exit access travel, measured from the most remote point within a story to the entrance to an exit along the natural and unobstructed path of egress travel, shall not exceed the distances given in Table 1015.1."
Corridor fire resistance rating without sprinkler system *Table 1017.1*
R Occupancies - Not Allowed (Existing), all others 1 hour
Minimum corridor width - 44 inches *Section 1004.3.2.2*
Number of exits required: *Table 1019.1*
Occupant load 1-500 2 exits required

Fire Protection Requirements: *Section 903*
Basement is sprinklered. First and second floors are not sprinklered.

Accessibility Requirements:

Elevators:
Signage: *MSBC Section 1307.0047*
Elevator equipment rooms shall be signed with a sign with minimum .5 inch high letters reading "Elevator Equipment Room".

Temperature Control: *MSBC Section 1307.0047*
Machine rooms shall be provided with natural or mechanical means to avoid overheating of electrical equipment.

Ambulance Stretcher: *MSBC Section 1307.0095*
Building is not 4 or more stories above or below grade plane so acoomodating a 24 inch by 84 inch stretcher is NOT required.

Hoistway Venting: *MSBC Section 1307.0095*
Hoistways having a travel distance of 25 feet or more shall be provided with a means for venting smoke and hot gases.
Travel distance of new elevator is less than 25 feet; venting is not required.

Firefighters Emergency Operation: *MSBC Section 1307.0095*
Elevators shall be provided with Phase I and Phase II emergency operation.

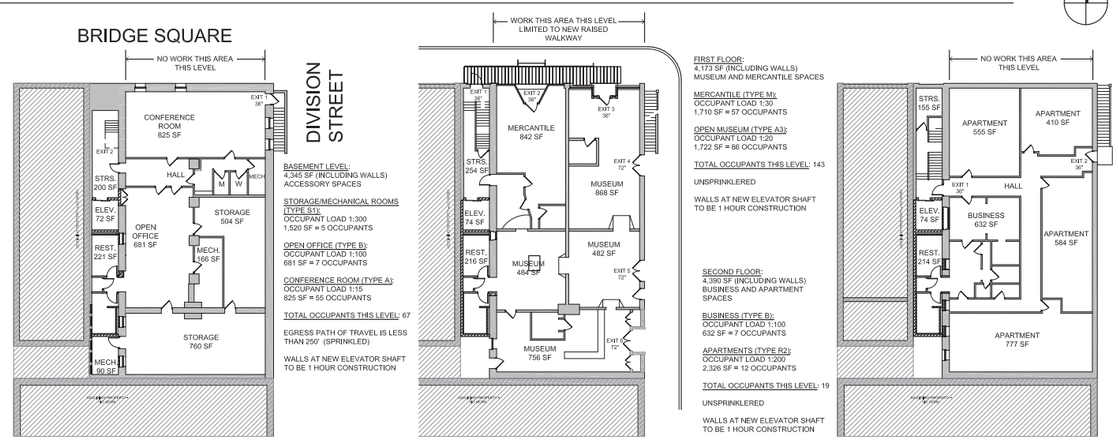
Elevator Pit Drain: *MSBC Section 1307.0047*
An elevator pit drain must discharge to the sanitary sewer using an indirect connection. If a sump is used, it must be located outside the pit with a dry pan drain flowing to it. The sump for the elevator pit drain cannot be located in the elevator machine room.

Elevator Hoistway Lighting and Electrical: *MSBC Section 1307.0047*
Each elevator shall be provided with an electric light that includes an OSHA approved guard and a GFCI outlet on both the top and bottom of the car.

Fire Department Access: *MSBC Section 1307.0047*
There shall be a key for each switch provided. These keys shall be in a key box labeled "Fire Department". The key box shall be located in the elevator lobby on the main egress floor.

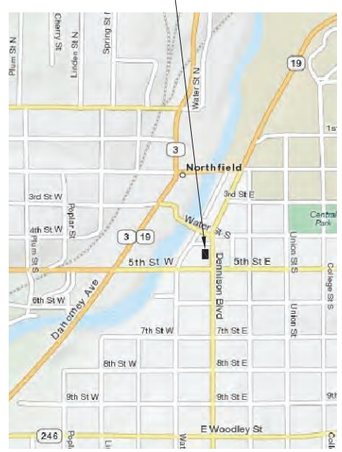
Lobby Signage: *MSBC Section 1307.0095*
A pictorial sign shall be posted adjacent to each elevator call station on all floors instructing occupants not to use elevator in case of fire.

Key Plans

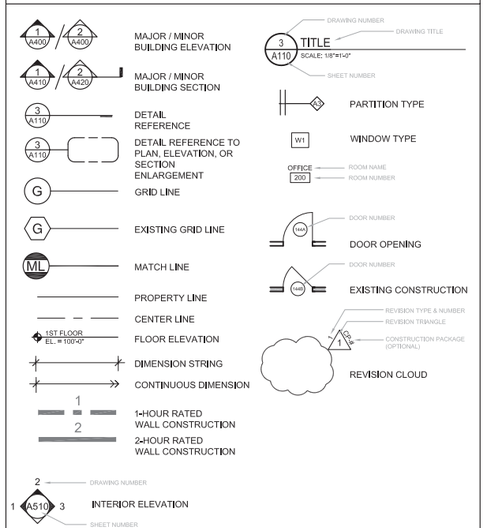


Project Location

408 Division Street South
Northfield, MN 55057



Drafting Symbols



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Scriver Building - Accessibility Project
408 Division Street South
Northfield, Minnesota 55057

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Signature

William D. Hickey, AIA
Name

20111 License #

Date

HPC/ST REVIEW
October 8, 2010

REVISION LOG

NO.	DATE	DESCRIPTION
A	10-08-10	HPC/ST REVIEW

10087.00
PROJECT NUMBER

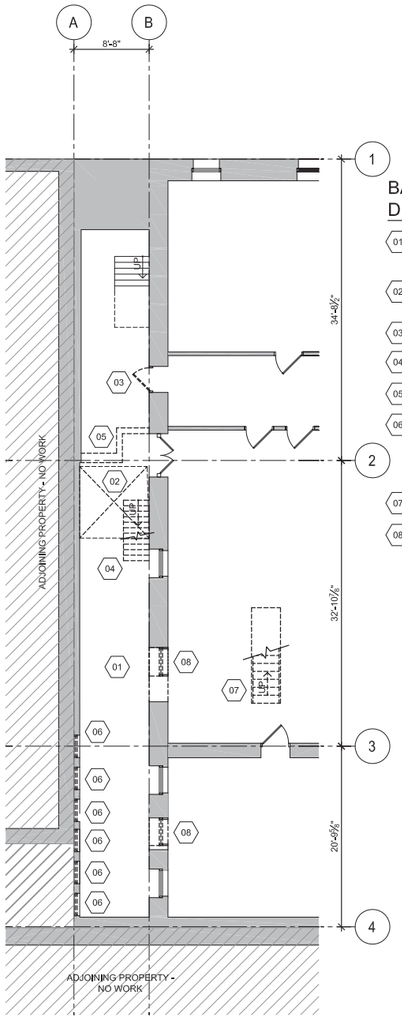
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PLW PROJECT MGR.	WDH PROJECT ARCH.

TITLE SHEET

A000

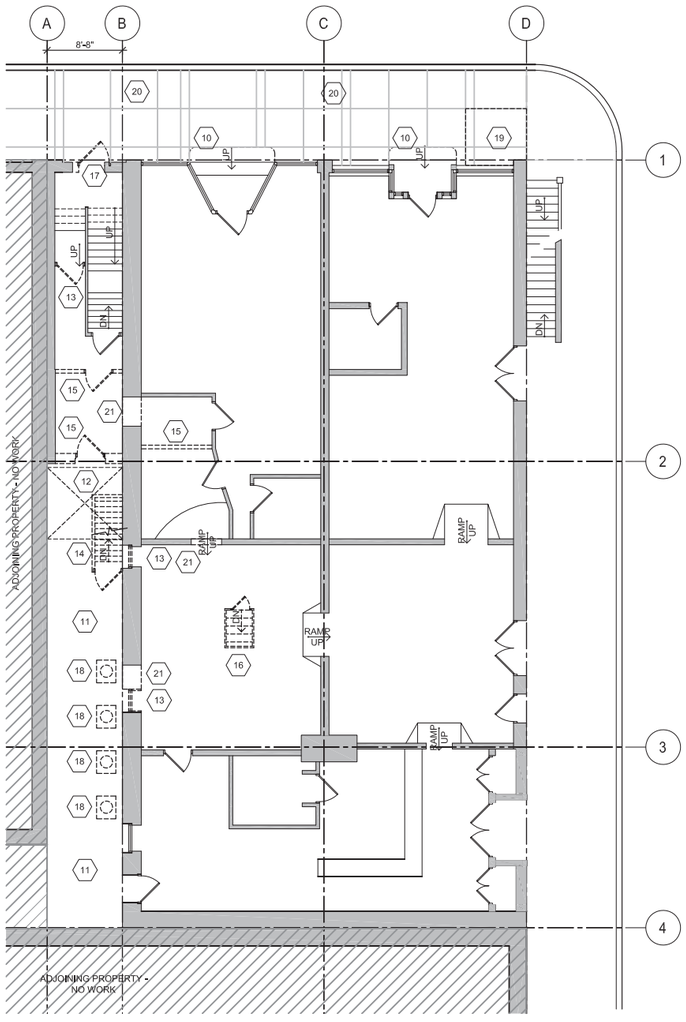
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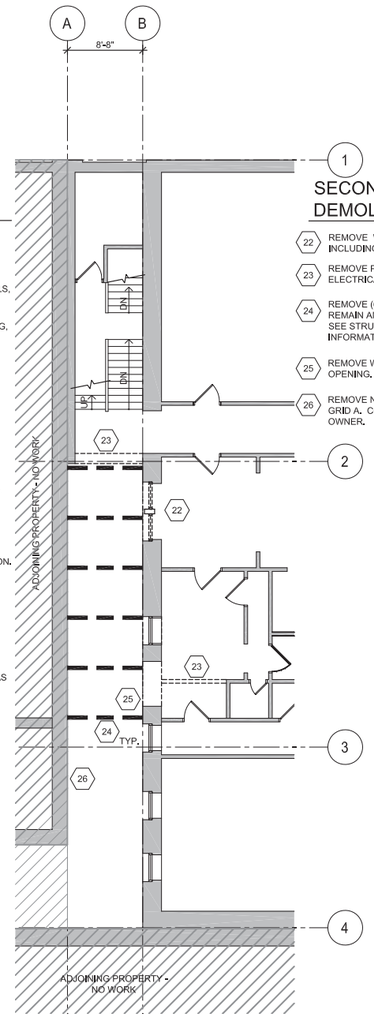
BASEMENT DEMOLITION KEY NOTES :

01. REMOVE SLAB, PAVING, ETC. AND EXCAVATE AS REQUIRED FOR INSTALLATION OF NEW SLAB, FOOTINGS AND FOUNDATIONS, PLUMBING, ETC.
02. EXCAVATE AS REQUIRED FOR NEW ELEVATOR PIT, INCLUDING FOOTINGS AND FOUNDATIONS, SUMP PLUMBING, ETC.
03. REMOVE DOORS AND WINDOWS IN THEIR ENTIRETY, INCLUDING FRAMES ETC.
04. REMOVE STAIRS IN THEIR ENTIRETY, INCLUDING ENCLOSURE AT GRADE.
05. REMOVE PARTITION AND ANY RELATED ELECTRICAL.
06. REMOVE SHELVING ETC. WITHIN RECESS.
07. REMOVE STAIRS IN THEIR ENTIRETY.
08. REMOVE WINDOWS AND WALLS AS REQUIRED FOR INSTALLATION OF NEW DOORS AND FRAMES OR OPENING.



FIRST FLOOR DEMOLITION KEY NOTES :

10. REMOVE EXISTING STEP OUT INTO THE SIDEWALK. SAW CUT AT BUILDING. DO NOT DAMAGE REMAINING STEPS.
11. EXISTING SLAB TO REMAIN. MODIFY AS REQUIRED FOR INSTALLATION OF NEW WALLS, OPENINGS, ETC. COORDINATE WITH STRUCTURAL.
12. REMOVE SLAB, INCLUDING RELATED FRAMING, AS REQUIRED FOR INSTALLATION OF NEW ELEVATOR SHAFT.
13. REMOVE DOORS AND WINDOWS IN THEIR ENTIRETY, INCLUDING FRAMES ETC.
14. REMOVE STAIRS IN THEIR ENTIRETY, INCLUDING ENCLOSURE AT GRADE.
15. REMOVE PARTITION AND ANY RELATED OPENINGS, ELECTRICAL, ETC.
16. REMOVE STAIRS IN THEIR ENTIRETY.
17. REMOVE ENTRY DOOR AND FRAME. REMOVE ADJACENT STRUCTURE AS REQUIRED FOR INSTALLATION OF NEW ENTRY. PROVIDE TEMPORARY SHORING AS REQUIRED.
18. REMOVE (4) A/C CONDENSER UNITS AND RELATED ELECTRICAL AND PIPING. SEE MECHANICAL FOR RELATED INFORMATION.
19. REMOVE SIDEWALK AS REQUIRED FOR INSTALLATION OF NEW ACCESSIBLE RAISED WALKWAY. SEE STRUCTURAL FOR RELATED INFORMATION.
20. REMOVE TREES AND GRATES COORDINATE WITH CITY.
21. REMOVE WALL OR PARTIAL WALL FOR NEW OPENING. PROVIDE TEMPORARY SHORING AS REQUIRED.



SECOND FLOOR DEMOLITION KEY NOTES :

22. REMOVE WINDOWS IN THEIR ENTIRITY, INCLUDING FRAMES ETC.
23. REMOVE PARTITION AND ANY RELATED ELECTRICAL.
24. REMOVE (6) STEEL BEAMS. BEAM POCKETS TO REMAIN AND BE RE-USED FOR NEW STRUCTURE. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
25. REMOVE WALL OR PARTIAL WALL FOR NEW OPENING.
26. REMOVE NEIGHBOR'S DECK RAILING ALONG GRID A. COORDINATE WORK WITH DECK OWNER.

1 A100 BASEMENT DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

2 A100 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

3 A100 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION GENERAL NOTES :

1. COORDINATE DEMOLITION WORK AND SEQUENCING WITH OWNER.
2. COORDINATE DEMOLITION REQUIREMENTS WITH ALL TRADES FOR WORK REQUIRED FOR THIS PROJECT.
3. DASHED LINES INDICATE WALLS, PARTITIONS AND ITEMS TO BE REMOVED. SOLID LINES INDICATE WALLS, PARTITIONS AND ITEMS TO REMAIN, UNLESS NOTED OTHERWISE.
4. WHERE PARTITIONS ARE INDICATED TO BE REMOVED, REMOVE PARTITION ALONG WITH ALL ITEMS CONTAINED WITHIN, INCLUDING DOORS, FRAMES, HARDWARE, SIDELIGHTS, WINDOWS, MECHANICAL AND ELECTRICAL EQUIPMENT, ETC., UNLESS NOTED OTHERWISE.
5. REMOVE, PATCH AND REPAIR CEILING AS REQUIRED, ALONG WITH ALL ASSOCIATED MECHANICAL AND ELECTRICAL ITEMS - COORDINATE WITH OWNER AND MECHANICAL AND ELECTRICAL CONTRACTORS FOR EXTENT OF CONDUIT, PIPING AND DUCTWORK DEMOLITION WITHIN AREAS TO BE REMODELED.
6. DISTURBED AREAS, WALLS, PARTITIONS, FLOORS, ETC. DAMAGED BY DEMOLITION WORK SHALL BE PATCHED TO MATCH ADJACENT AREA.
7. PROVIDE TEMPORARY AND FINAL STRUCTURAL SUPPORT MEMBERS (i.e. COLUMNS, BEAMS, JOISTS, LOAD-BEARING PARTITIONS, ETC.) WHERE REQUIRED. EXISTING STRUCTURAL MEMBERS SHALL BE ADEQUATELY PROTECTED.

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408 Division Streeet South
Northfield, Minnesota 55057

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Signature

William D. Hickey, AIA
Name

20111
License #

Date

HPC/ST REVIEW
October 8, 2010

REVISION LOG

NO.	DATE	DESCRIPTION
A	10-08-10	HPC/ST REVIEW

10087.00
PROJECT NUMBER

JKL	WDH
DRAWN BY	CHECKED BY
PLW	WDH
PROJECT MGR.	PROJECT ARCH.

DEMOLITION PLANS

A100

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1 / A101 NORTH ELEVATION DEMOLITION

SCALE: 1/4" = 1'-0"

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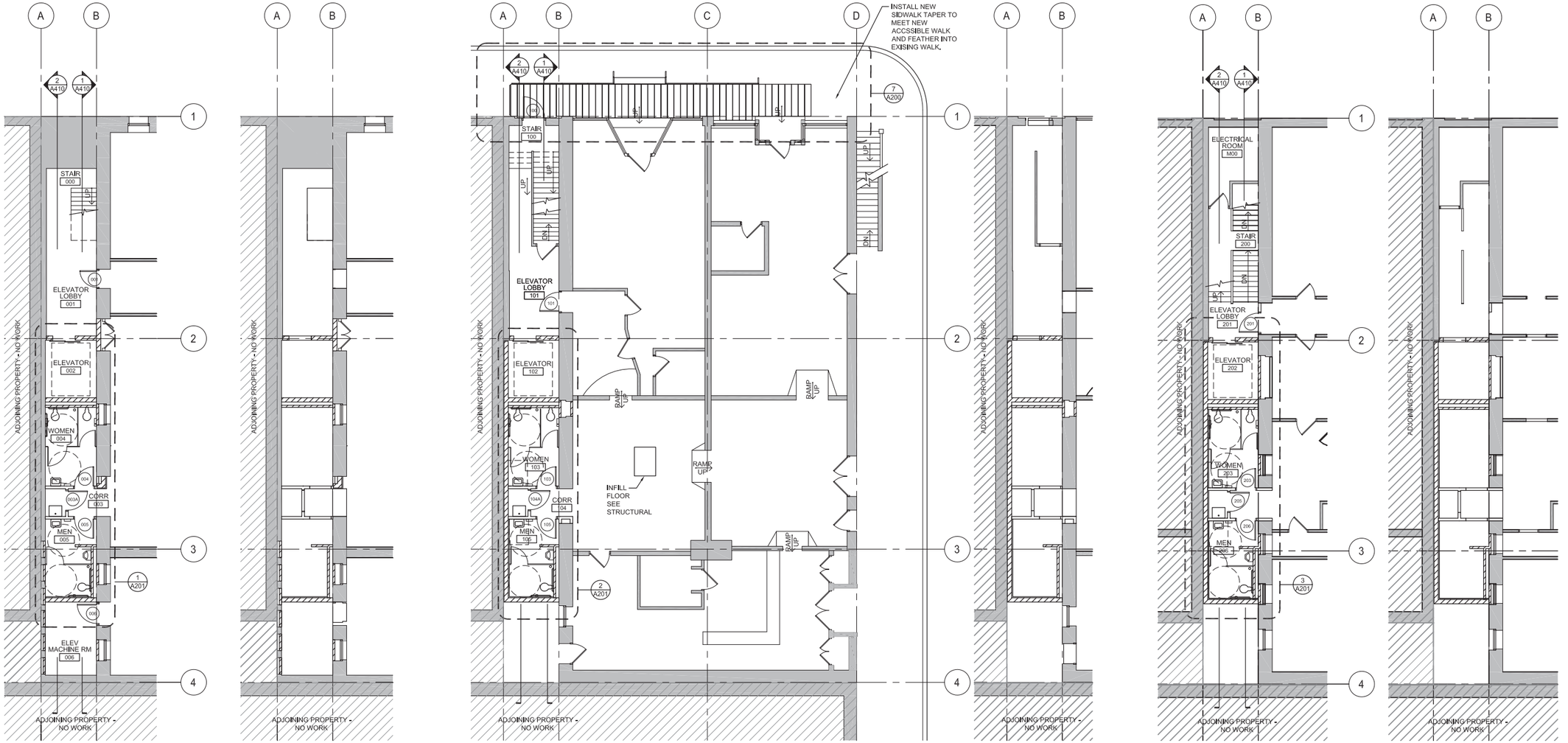
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PROJECT MGR.	PROJECT ARCH.

DEMOLITION ELEVATION

A101

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1 A200 BSMT CONSTRUCT PLAN
SCALE: 1/8" = 1'-0"

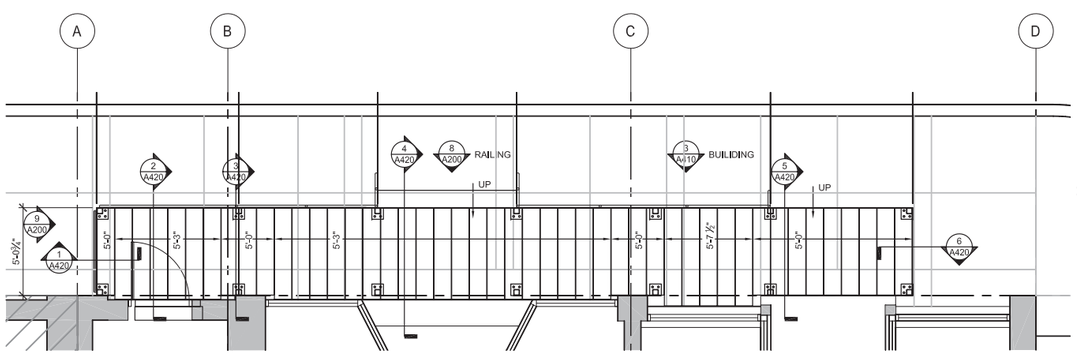
2 A200 BSMT REF CLG PLAN
SCALE: 1/8" = 1'-0"

3 A200 FIRST FLOOR CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"

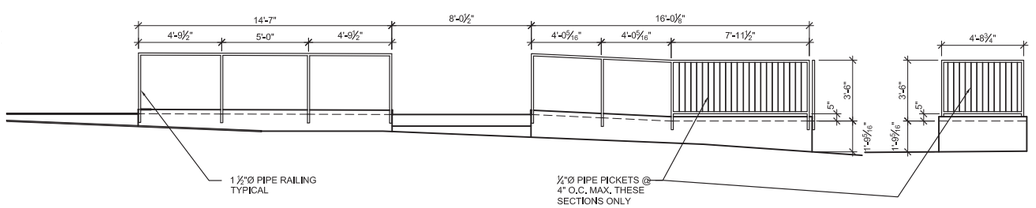
4 A200 FIRST FLR REF CLG PLAN
SCALE: 1/8" = 1'-0"

5 A200 2ND FLR CONSTRUCT PLAN
SCALE: 1/8" = 1'-0"

6 A200 2ND FLR REF CLG PLAN
SCALE: 1/8" = 1'-0"



7 A200 ENLARGED WALK WAY PLAN
SCALE: 1/4" = 1'-0"



8 A200 ELEVATION AT WALK WAY
SCALE: 1/4" = 1'-0"

9 A200 ELEVATION AT WALK WAY
SCALE: 1/4" = 1'-0"

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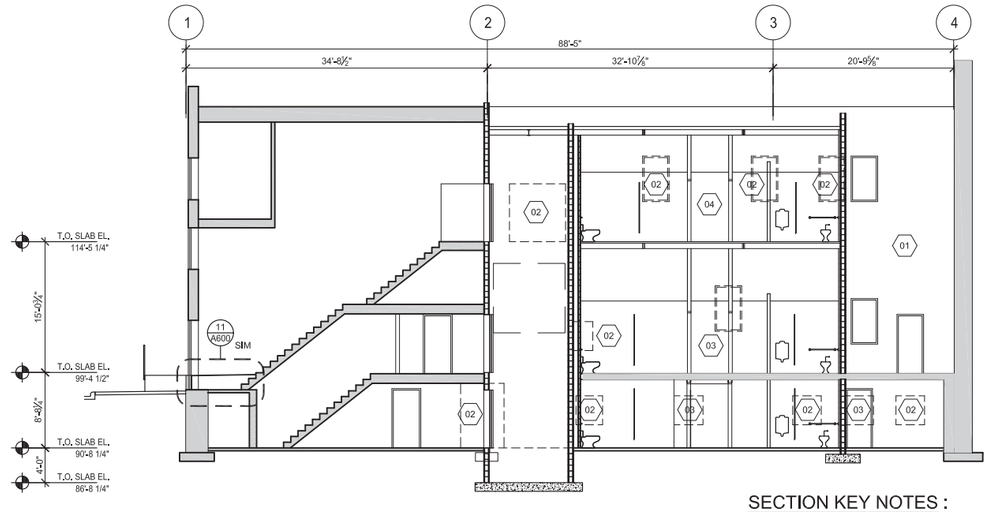
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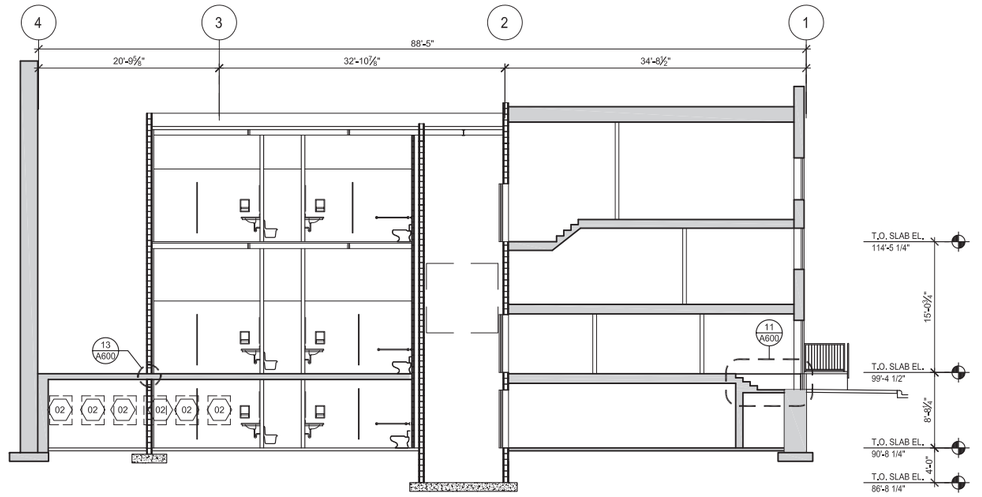
CONSTRUCTION PLANS

A200

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1 A410 BUILDING SECTION BETWEEN GRIDS A & B
SCALE: 1/8" = 1'-0"



2 A410 BUILDING SECTION BETWEEN GRIDS A & B
SCALE: 1/8" = 1'-0"

SECTION KEY NOTES :

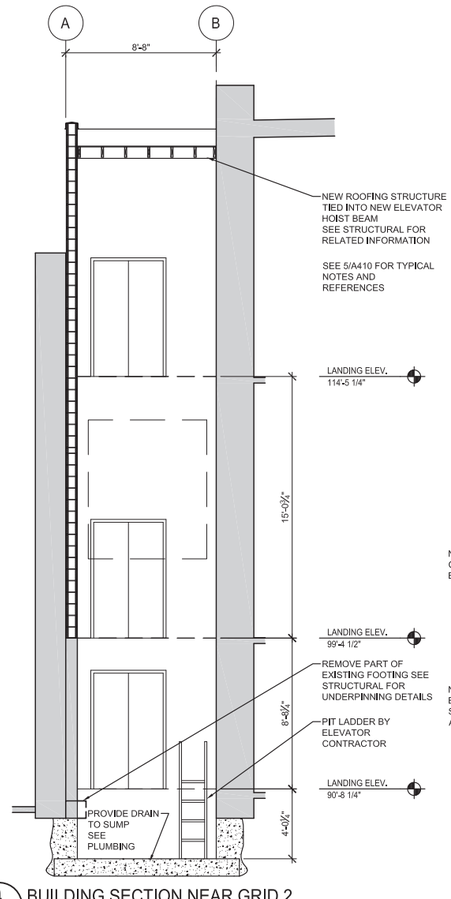
01 EXISTING WALL SURFACE TO REMAIN.

02 REMOVE WINDOW AND FRAME. INFILL OPENING WITH CMU.

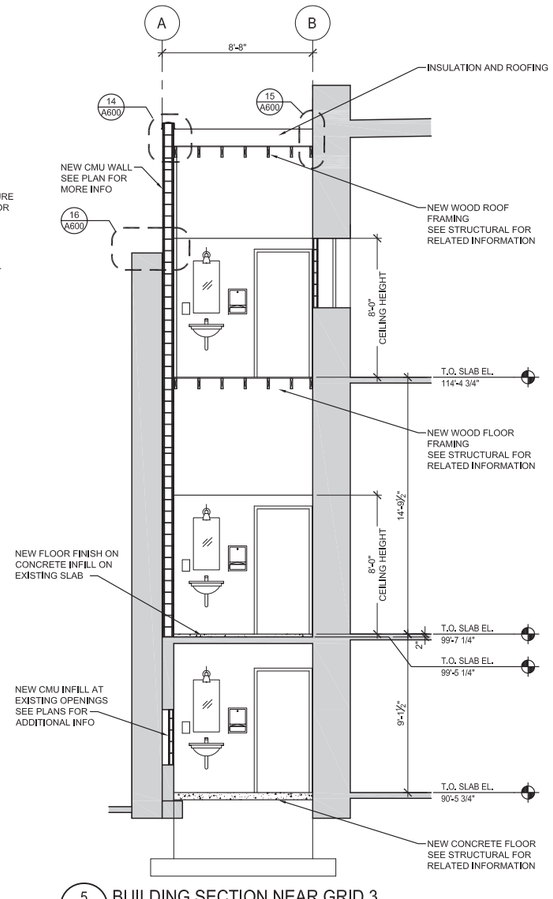
03 REMOVE WINDOW AND FRAME. REMOVE WALL AS REQUIRED FOR NEW OPENING. SEE STRUCTURAL FOR RELATED INFORMATION.

04 REMOVE WALL AS REQUIRED FOR NEW OPENING. SEE STRUCTURAL FOR RELATED INFORMATION.

3 A410 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A410 BUILDING SECTION NEAR GRID 2
SCALE: 1/4" = 1'-0"



5 A410 BUILDING SECTION NEAR GRID 3
SCALE: 1/4" = 1'-0"

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BUILDING SECTIONS AND EXTERIOR ELEVATION

A410

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APPENDIX G:
2014 QSE HVAC REPORT

August 14, 2014

Mr. Hayes Scriven
Executive Director
Northfield Historical Society
408 Division Street
Northfield, Minnesota 55057

RE: Northfield Historical Society
HVAC System Assessment

Dear Mr. Scriven:

Questions & Solutions Engineering, Inc. (QSE) is pleased to present this report of our findings and recommendations for the heating, ventilating, and air conditioning (HVAC) systems serving the Northfield Historical Society.

Introduction

The 1868 Scriver Building was acquired by the newly found Northfield Historical Society (NHS) in 1976 and has been undergoing renovations to serve the Society's needs ever since. It is a 14,500 square foot, three story (including basement) structure currently housing the NHS collections and archival storage, galleries, offices, and museum shop. Spaces still rented to other tenants include four apartments and a retail store.

The purpose of QSE's HVAC system assessment was to evaluate the current mechanical systems serving the Museum and to identify and recommend museum-quality HVAC system upgrades for the systems. This report summarizes QSE's findings and recommendations.

Assessment Process

QSE's HVAC system assessment was conducted as outlined below.

1. Rebecca Ellis and Morgan McHugh visited the Northfield Historical Society Museum on April 2, 2014 and accomplished the following objectives:
    a. Meet with Northfield Historical Society representatives to understand:
        i. The history of the building.
        ii. Space use and occupancy patterns throughout the building.
        iii. The environmental control goals for the facility.
        iv. Indoor environmental control problems experienced and solutions attempted to date
        v. How the facility is operated and maintained

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b. Review building systems documentation, if available:
    i. Architectural and/or engineering drawings
    ii. HVAC system service records
c. Tour, measure, and photograph the building

2. QSE defined and evaluated new HVAC system options

This report is the culmination of QSE's assessment.

Existing Conditions

A. General

The 14,500 square foot facility consists of the original Scriver Building plus a narrow full height (i.e., 3 stories) "in-fill" along the west side. The in-fill was added before the NHS acquired the building to provide indoor access to the apartments on the Upper Level. The NHS has recently expanded/renovated the in-fill to serve as a vertical transportation and core services spine. It houses a new elevator, stairs that extend from the Lower Level to the Roof, and restrooms on each level.

B. Lower Level (Basement)

The Lower Level is the most critical floor for collections preservation. It is home to Collections Storage and Archives Storage as well as the staff Work Room. In addition, this level contains a large meeting room which is slated to become another collections storage space when needed. Please refer to the attached floor plan for the arrangement of these spaces.

C. Main Level

The Main Level contains the public Exhibition Galleries, Museum Shop, and the tenant Retail Shop (Olive Oil Shop). Please refer to the attached floor plan for the arrangement of these spaces.

D. Upper Level

The Upper Level houses the NHS offices and 4 rental apartments. NHS collections are not currently stored or displayed in this section of the building. As the Museum continues to grow, the NHS hopes to convert more apartments to NHS functions in the future.

E. HVAC System

The Upper Level apartments are served by electric baseboard heat and window-mounted air conditioners. The NHS office in the Upper Level is heated by electric baseboard heat and cooled by a "mini-split" air conditioner whose condensing unit is on the roof. None of the Upper Level HVAC systems were part of QSE's HVAC assessment.

The HVAC systems serving the balance of the building are 30 years old and consist of a heating hot water boiler system (2 boilers) and five air handling units (AHUs) that distribute heated and cooled air to different zones of the building.

With the exception of AHU-5 serving the Lower Level Meeting Room, each air handling unit (AHU) has a fan and a direct expansion (DX) refrigerant cooling coil upstream of a heating hot water coil.

Each DX cooling coil is piped to a dedicated condensing unit on the roof (refer to photo in attached Figure 1), and each heating coil has a hot water circulation pump dedicated to it. A remote (in the space served) wall-mounted thermostat controls the fan, cooling, and heating at each AHU. The location of each AHU and its respective thermostat are shown on the attached floor plans.

Upon a call for heating from a space thermostat, the hot water pump dedicated to that AHU starts and forces hot water through the AHU heating coil until the space temperature set point is satisfied. When the space temperature reaches its set point, the hot water pump stops.

Upon a call for cooling from a space thermostat, the rooftop condensing unit dedicated to that AHU starts in order to cool the refrigerant in the AHU cooling coil until the space temperature set point is satisfied. When the space temperature reaches its set point, the condensing unit stops.

Although physically configured to provide active dehumidification in the summer, the systems are not currently controlled to do so. There is no humidification system for raising relative humidity levels in the winter.

The 30 year old equipment is reaching the end of its useful life expectancy. Not only is its continued reliability in question, but the cost to operate it leaves much to be desired compared to today's high efficiency HVAC equipment options.

Areas served by the five air handling units are tabulated below.

System	Area Served	Heating	Cooling
AHU-1	Lower Level Archives, Collections, Work Room	X	X
AHU-2	Main Level Galleries	X	X
AHU-3	Main Level Retail Store	X	X
AHU-4	Main Level Museum Shop	X	X
AHU-5	Lower Level Meeting Room	X	

AHU-1 Controls

AHU-1, serving the Lower Level Archives, Collections, and Work Room, is unique in that it has a wall-mounted humidistat next to its thermostat. Please refer to Figure 2 for a photo of the thermostat and humidistat currently located in the Work Room. QSE believes that the humidistat was originally intended to allow for space humidity control, but the controls currently do not function as required to realize humidity control.

The AHU-1 thermostat control is identical to the control described for AHU-2, AHU-3, and AHU-4 below.

AHU-2, AHU-3, and AHU-4 Controls

AHU-2, AHU-3, and AHU-4 are all controlled via their wall-mounted thermostats for space temperature control only. Please refer to Figure 3 for a photo of a typical thermostat currently used for these systems. The clear plastic disk on the front of the thermostat is used to manually set the desired space temperature as shown by the red indicator on the top scale of temperatures. The actual space temperature is shown by the red indicator on the bottom scale of temperatures.

The NHS needs to manually select whether the system will heat or cool or do neither with the switch on the left side of the thermostat.

- When in the HEAT position, the air handling unit heating coil pump will start when the space temperature falls below the set point dialed into the thermostat, but it will not start the air conditioning condensing unit if the space temperature rises above the set point.
- When in the COOL position, the air handing unit's condensing unit will start when the space temperature rises above the set point, but it will not start the heating coil pump if the space temperature falls below set point.
- When in the OFF position, neither the heating coil pump nor the condensing unit will start under any circumstances.

The NHS must also manually adjust the switch on the right in order to select whether the air handling unit fan runs continuously or only when needed for heating or cooling.

- When in the FAN ON position, the fan continuously circulates air through the spaces served, regardless of whether the heating pump or condensing unit are on for heating or cooling, respectively. Even if the left-hand switch is in the OFF position, the fan will continue to run constantly.
- When in the AUTO position, the circulation fan only operates when the thermostat is also calling for heating or cooling. If the space temperature is at set point, the fan will stop. If the left-hand switch is in the OFF position, the fan will not run under any circumstances.

AHU 5 Controls

AHU-5 is unique in that it does not have a rooftop condensing unit, although it appears to have a DX refrigerant cooling coil in the air handling unit (Figure 4). This means that AHU-5 does not currently have any cooling capability and the Lower Level Meeting Room is only heated when needed. The AHU-5 thermostat on the Meeting Room wall (Figure 5) has a manual set point adjustment dial only and does not allow the NHS to choose between FAN ON and AUTO for circulation fan control. Whenever the space temperature falls below set point the fan starts and the heating hot water pump energizes. When the space temperature is satisfied, both the fan and pump stop.

The Lower Level Meeting Room also has a manually-controlled exhaust fan in the southwest corner of the room. Figure 6 is a photo of the on/off switch for the exhaust fan next to a fan speed dial, both of which are wall-mounted and concealed behind boxes on a shelf.

Heating Hot Water System

Heating hot water is generated by two boilers located in the Lower Level mechanical room (Figure 7). Hot water is circulated by pumps to the AHUs and to a strip of finned tube radiation in the Main Level stairwell. Each of the dedicated AHU pumps is started/stopped by its respective thermostat, while the pump serving the stairwell is manually controlled on and off by a toggle switch near the boilers (Figure 8).

It appears that the boilers produce approximately 170°F hot water regardless of demand for heating in the building. The boilers are currently turned off during summer.

New System Performance Requirements

QSE recommends the following space environmental conditions for improved collections preservation at the Museum.

- Temperatures in storage spaces (AHU-1 only)

  Heat to 65°F

  Cool to 72°F

- Comfort temperatures throughout museum (AHU's 2, 3, 4, 5)

  Heat to 70°F

  Cool to 74°F

- Relative humidity

  Maximum of 55% relative humidity

  Minimum of 30% relative humidity (AHU-1 only)

The summer dehumidification control will require operating the heating hot water boilers frequently during the summer.

Active humidification is only recommended for the below-grade Archives, Collections, and Work Room spaces (AHU-1) because of the historic nature of the building itself. Humidifying spaces with walls, windows, and doors exposed to outdoor conditions during Northfield's winters would result in unsightly condensation, frosting, ice build-up, and damage to the structural integrity of the building.

System Upgrade Options

In general, the current HVAC systems maintain temperatures at acceptable levels; however, the system is unable to regulate relative humidity. The following are recommendations for improving that situation and for enhancing overall system management and performance.

A. Immediate In-House Improvements

Several areas in the museum experience uneven temperature control. The galleries and storage areas are particularly sensitive to this issue because one thermostat controls multiple separate rooms. The following strategies will help to promote uniform environmental conditions throughout the Museum.

Option A.1 Run Fans Continuously

AHU fans should run continuously by setting the thermostat switch to FAN ON. This measure should be implemented on AHU-1, AHU-2, and AHU-4. The Lower Level Meeting Room's thermostat (AHU-5) does not currently have that option but it less critical because it is a single space. AHU-3 serves the tenant retail shop and does not need museum-quality environmental control at this time.

Option A.2 Clean Return Air Grilles

Museum staff should ensure all return air grilles are cleaned regularly to prevent dust and debris build-up. QSE noted this as a critical issue for AHU 3 (tenant retail shop) during our site visit but it should be applied to all systems. The attached floor plans indicate the approximate locations of all of the return grilles ("RG"). Keeping these grilles clean will improve airflow through the system, thus improving temperature control while reducing energy costs.

B. Near Term Improvements

The existing museum system controls leave much to be desired. Currently everything in the building operates via local controls. This is suboptimal because it requires staff to manually switch systems from heating to cooling. While this may not seem like a large task, it can be very time consuming given the Minnesota climate often swings from heating to cooling and back again in the span of a day during the spring and fall. Additionally, should the switchover not occur when needed, the collections are left with no environmental control.

Option B.1 Rebalance AHU-1 and AHU-2 Airflows

While on site QSE found the AHU-1 supply air distribution system to be poorly balanced for collections preservation. The Archives Storage room had a negative overall airflow (i.e., more air being drawn out of it than being supplied to it by the AHU-1 fan), while the Collections Storage room was very positive (i.e., more air being supplied to it than being drawn out of it by the AHU-1 fan). Museum staff informed QSE that the overly pressurized Collections Storage room pushes air up through the wooden floor boards into the Bank Gallery above. This overcools the Bank Gallery to the point of being very uncomfortable for visitors and staff.

In addition, Museum staff reports significant temperature differences between the Exterior Gallery and the Ted Scott Room Gallery, both served by AHU-2. This is most likely due to not supplying enough air to the Exterior Gallery (which has higher heating and cooling needs due to its exposure to outdoor temperatures and solar radiation) while supplying too much air to the Ted Scott Room Gallery.

QSE recommends that both AHU-1 and AHU-2 airflows be rebalanced to achieve better operating conditions. AHU-1 should be balanced such that the two storage rooms, Archives and Collections, are both slightly positive to their surroundings (i.e., slightly more supply air then return air).

AHU-2 supply and return airflows should be balanced such that it is able to maintain all spaces at similar temperatures.

Determining the proper amount of supply and return airflow for each space served by each AHU will require engineering analysis and design. Once the desired airflows are defined, a certified test, adjust, and balance (TAB) contractor should be able to adjust the systems to achieve the specified airflows.

Option B.2 Programmable Thermostats

QSE recommends replacing the existing thermostats for all five systems with new programmable thermostats. The thermostats shall allow for programming the following features:

- Dual set points, e.g., a heating set point and a cooling set point
- Automatic heating/cooling switchover, i.e., the system will cool whenever needed and heat whenever needed without human intervention
- Fan control either FAN ON or AUTOMATIC
- Time-of-day setback temperature control

The new AHU-1, AHU-2, and AHU-4 thermostats should all be set for a single pair of heating/cooling temperature set points (as noted above in New System Performance Requirements; their fans shall run continuously (FAN ON); and they shall be programmed to maintain those set points 24 hours/day.

The new AHU-3 (tenant retail shop) thermostat should be set for occupied heating and cooling set

point temperatures as noted above and should have unoccupied heating and cooling temperature set points of 60°F and 80°F, respectively. The AHU-3 fan shall be set for AUTO operation.

The new AHU-5 (Lower Level Meeting Room) thermostat should be the same as AHU-3 with the understanding that the cooling set point will not be achievable until cooling capability is added to AHU-5.

Option B.3 Dehumidification Control

AHU-1, AHU-2, AHU-3, and AHU-4 are all capable of dehumidification control but are not currently programmed with a functioning dehumidification mode. AHU-3, as a non-Historical Society retail shop, does not require dehumidification control at this time, but we recommend the following modifications to the other three systems serving Historical Society spaces.

In order for dehumidification to be effective, the heating hot water boilers should be allowed and expected to run for dehumidification reheat purposes. QSE estimates (based on historical natural gas consumption and cost records) that this could increase the natural gas consumption of the facility by roughly $800-1,000/year.

AHU-1

An attempt was made at some point in the past (perhaps in the original design and construction) to control AHU-1 for dehumidification, but those controls currently do not function properly. An existing humidistat does initiate a control system change when the space relative humidity (in the Work Room) exceeds the humidistat set point. However, this currently only results in the AHU-1 cooling system energizing to wring water out of the air. The result is an over-cooled space with high relative humidity. The missing element to the existing system is a control signal to activate the AHU-1 heating coil to reheat the supply air in order to satisfy the space temperature set point while lowering the space relative humidity.

QSE recommends that the AHU-1 controls be corrected as follows when the space relative humidity is higher than set point at the humidistat.

- The AHU-1 DX cooling system will operate continuously.
- The AHU-1 heating hot water pump will be controlled on/off as required to maintain the space temperature at its cooling set point.

When the space relative humidity falls below its set point, the AHU-1 heating and cooling controls shall revert to their normal temperature set point control and no simultaneous heating or cooling will be allowed.

AHU-2, AHU-3, and AHU-4

Install a wall-mounted humidistat next to each AHU's thermostat and control their respective heating and cooling systems as defined above for AHU-1. When the space relative humidity is higher than set point at the humidistat.

- The AHU DX cooling system will operate continuously.
- The AHU heating hot water pump will be controlled on/off as required to maintain the space temperature at its cooling set point.

When the space relative humidity falls below its set point, the AHU heating and cooling controls shall revert to their normal temperature set point control and no simultaneous heating or cooling will be allowed.

Option B.4 Seal Exterior Doors

The Main Level exterior doors in the Museum Shop and galleries are in varying conditions of "leakiness." Figure 9 and Figure 10 are photos of 3 of the 5 doors that lead directly from the Museum to the outdoors. Any air leakage through these doors will degrade the indoor environmental conditions, creating hot/humid microclimates in the summer and cold/dry microclimates in the winter.

QSE recommends sealing, caulking, and/or gasketing these doors as tightly as practical while maintaining their historic integrity and required function.

C. Archives and Collections Storage

Option C.1 Relocate Thermostat and Humidistat

The most critical spaces in the museum are the Archives and Collections storage rooms. These spaces are currently controlled by the AHU-1 thermostat and humidistat located in the Work Room. QSE recommends relocating the thermostat and humidistat to the Archives Room or the Collections Room, whichever the Historical Society deems most critical. They should be mounted on the wall shared by both rooms, preferably near the door connecting the storage spaces to better reflect conditions in both rooms. This will help promote more uniform environmental control throughout the storage rooms.

Option C.2 Remove Connecting Door

If acceptable from a security perspective, QSE recommends removing the door between the Archives and Collections storage rooms. Removing this door will further enhance the uniform environmental conditions in both spaces.

Option C.3 Humidification

QSE recommends installing a humidifier on AHU-1 in order to increase relative humidity levels during the dry winter months. Collections and artifacts are most sensitive to variations in humidity level. While most historic buildings are not good candidates for humidification, QSE believes the unique qualities of the Northfield Historical Society storage rooms make it worth considering further. Both storage rooms are below grade and all exterior walls in the rooms have been lined with plastic sheeting. This configuration makes it possible to add and maintain minimal humidification control without risking condensation and related problems in the building foundation.

However, the major complication to humidifying the basement AHU-1 system is the pervious connection to the gallery spaces above. In order to avoid water vapor migrating to the main floor and subjecting the historic walls, windows, and doors to moisture damage, it would be necessary to install a vapor barrier (plastic sheeting) between the ceiling of the storage and work rooms and the wooden floors above. Unless/until the basement undergoes a major renovation that includes removal of the ceilings, this would be a financially prohibitive undertaking.

D. Meeting Room

The Meeting Room in the Basement, served by AHU-5, is not currently a critical space, but it may eventually be converted to additional collections storage in the future. QSE has defined three levels of system upgrades for NHS consideration, depending on how the museum would like to use this space in the future. These upgrades can be phased, i.e., D.1 first, D.2 at a later time, and D.3 at an even later time.

Option D.1 Minimal Environmental Control

Option D.1 would include only the recommendations previously noted in this report, primarily installing a new programmable thermostat and cleaning the return grille regularly.

Option D.2 Space Cooling

Cooling (air conditioning) can be added to AHU-5 by installing a new condensing unit and replacing the existing DX cooling coil already installed in AHU-5. The existing refrigerant line set may be reused depending on the condition of the piping. The condensing unit could be installed on grade below the east exterior stair or on the roof with the other AHU condensing units. The new condensing unit can be controlled by the Option D.1 programmable thermostat.

Option D.3 Collections-Ready

This final step would involve adding a space humidistat and controlling AHU-5 cooling and heating systems for dehumidification (as defined for Option B.3) when needed.

E. Heating Hot Water System

The current heating hot water system is approaching the end of its useful life and will need to be replaced in the near future. Below are QSE's recommendations for consideration when the time comes to replace the system.

Option E.1 Boiler Upgrades

QSE recommends installing two new high efficiency condensing boilers sized for the entire building (including the Upper Level). This will allow the NHS flexibility in the future should they decide to expand their collections storage or gallery spaces. This system would be equipped with outdoor air temperature reset control to allow the boilers to operate extremely efficiently during the summer when the only hot water use will be for dehumidification reheat.

Option E.2 West Stairwell Heating Pump Control

QSE recommends controlling the west stairwell radiation pump on/off based on outdoor air temperature. This will automatically minimize pump run-time to those times when heating is actually needed. At this time, we understand the pump is started in the fall when the boilers are started and stopped in the spring when the boilers are shutdown. This is an energy conservation option which would not pay for itself as a stand-alone initiative at this time, but should be nearly free if incorporated into a boiler system replacement project.

Budget Implementation Cost Estimates

The budget cost estimates are tabulated in an attachment to this letter. The estimates include all anticipated mechanical, electrical and general construction costs in 2014 dollars. They also assume a 10% fee for design engineering and architectural services and 6% fee for a third party owner's technical representative (commissioning professional) to provide design review and system testing services to confirm that the NHS's technical goals are be achieved.

Recommendations

QSE recommends implementation of the following options in the priority order tabulated below. We have suggested a phased implementation plan but, of course, the NHS can package the scopes of work as deemed most appropriate. If funds are available, implementing all options in a single project would be most efficient.

Phase	Option	Description	Construction Cost Estimate	Design Cost Estimate	Owner's Rep. Cost Estimate	Total
1	A.1	Run Fans Continuously	$0			
	A.2	Clean Return Air Grilles	$0			
	B.1	Rebalance AHU-1 and AHU-2 Airflows	$1,000			
	B.2	Programmable Thermostats	$1,800			
	B.3	Dehumidification Control	$4,800			
	B.4	Seal Exterior Doors	$3,300			
	C.1	Archives & Collections Storage: Relocate Thermostat and Humidistat	$1,000			
	C.2	Archives & Collections Storage: Remove Connecting Door	$0			
		Phase 1 Totals	**$11,900**	**$2,300**	**$1,800**	**$16,000**
2	D.1	Meeting Room: Minimal Environmental Control	$0			
	D.2	Meeting Room: Space Cooling	$8,600			
	D.3	Meeting Room: Collections-Ready	$1,200			
	E.1	Boiler Upgrades	$50,700			
	E.2	West Stairwell Heating Pump Control	$1,500			
	C.3	Archives & Collections Storage: Humidification	$47,800			
		Phase 2 Totals	**$109,800**	**$12,000**	**$7,200**	**$129,000**
		Phase 1 & Phase 2 Totals	**$121,700**	**$14,300**	**$9,000**	**$145,000**

Next Steps

Thank you very much for the opportunity to work with the Northfield Historical Society. It has been a great pleasure. If you have any questions, please do not hesitate to call or email me (612-309-0503, Rebecca.Ellis@QSEng.com) or Morgan McHugh (612-819-5434, Morgan.McHugh@QSEng.com) anytime.

Respectfully submitted,

QUESTIONS & SOLUTIONS ENGINEERING, INC.

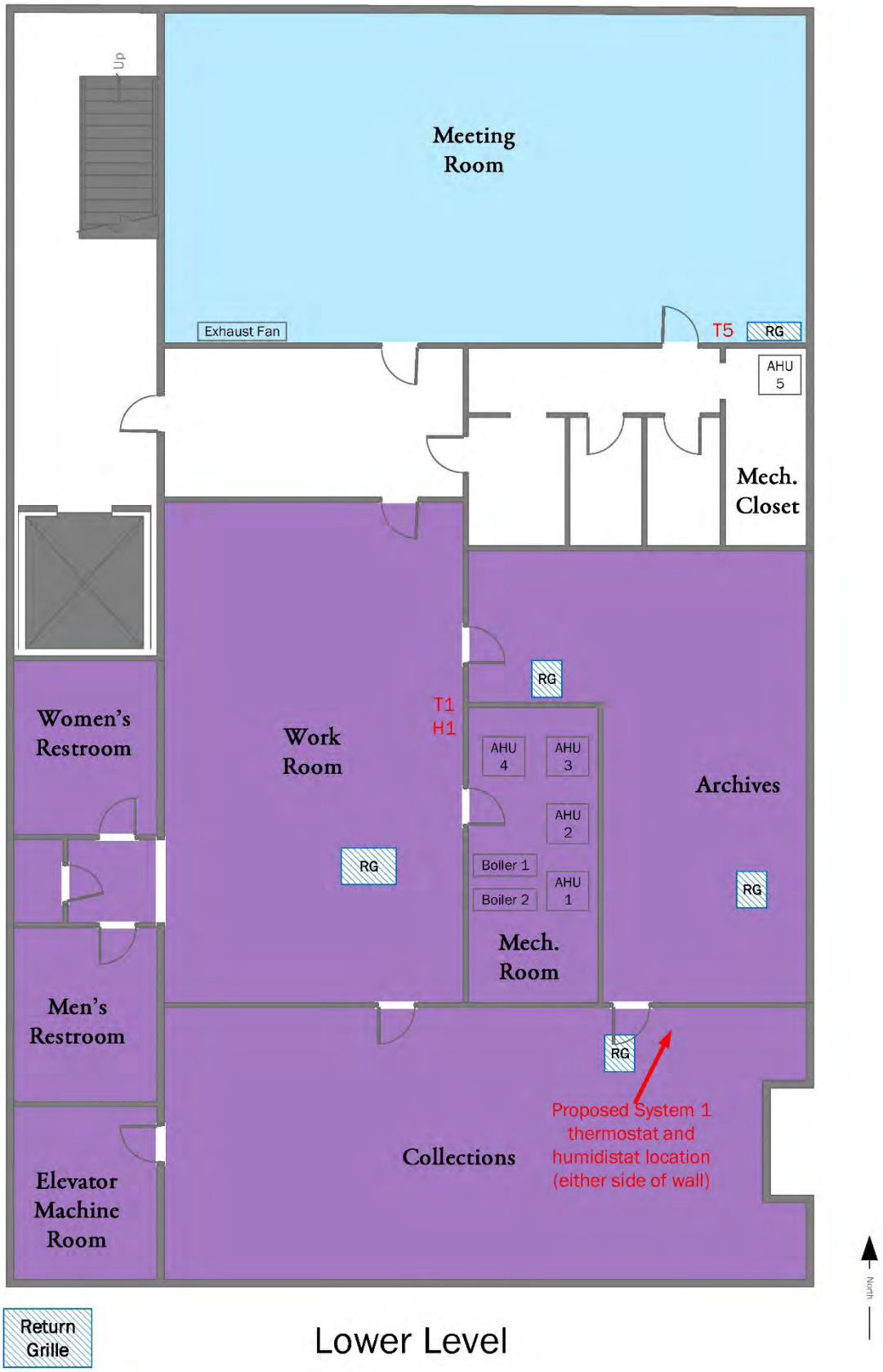


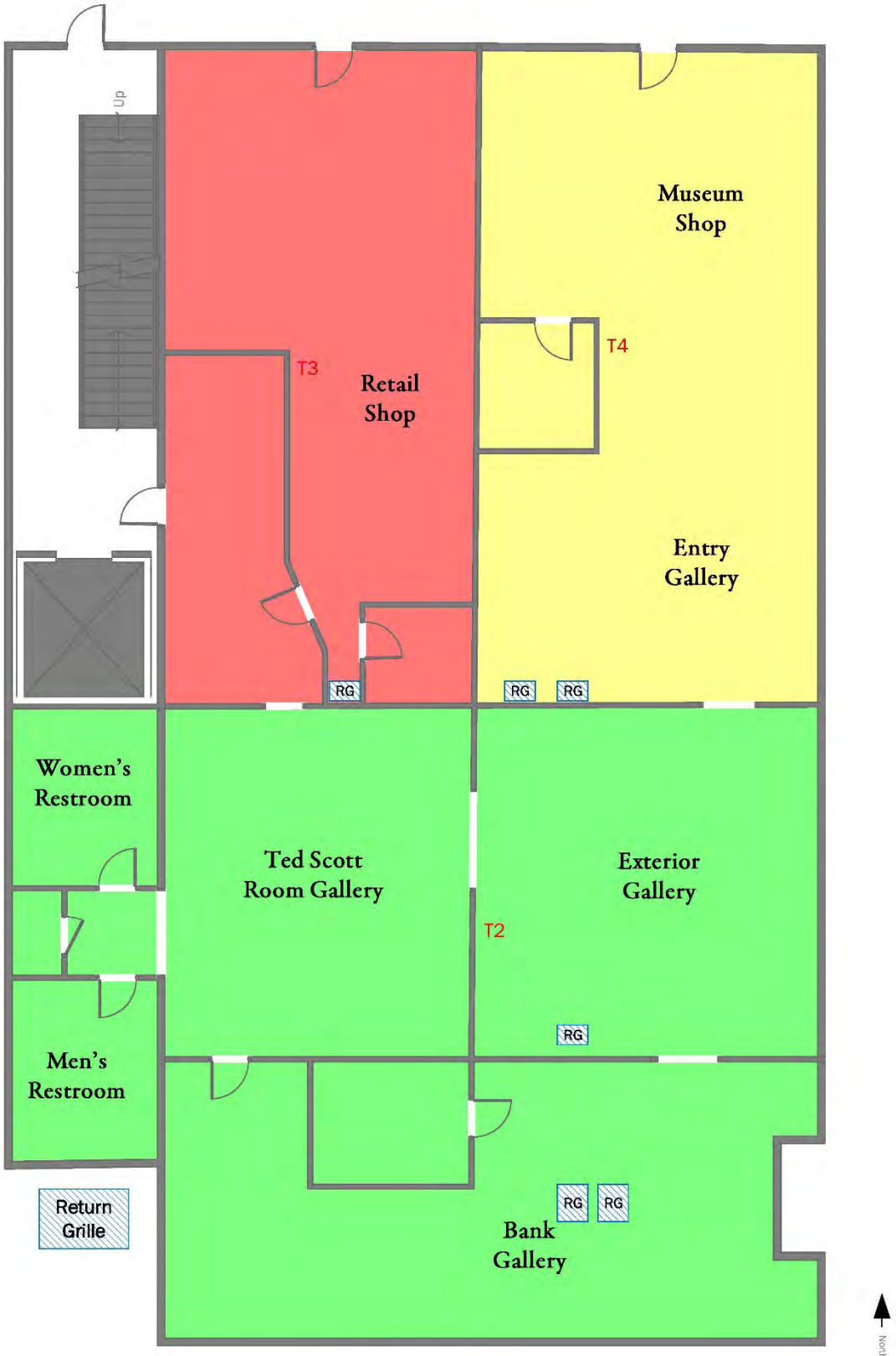
Rebecca T. Ellis, PE
LEED AP BD+C, CCP, CPMP, CxA
President

Attachments:

- Lower Level Floor Plan
- Main Level Floor Plan
- Photos
- Budget Cost Estimates

File: QSE Northfield Historical Society Museum HVAC Report 081414


Meeting Room
Up
Exhaust Fan
T5
RG
AHU 5
Mech. Closet
Women's Restroom
Work Room
T1
H1
RG
AHU 4
AHU 3
AHU 2
Boiler 1
Boiler 2
AHU 1
Archives
RG
RG
Mech. Room
Men's Restroom
RG
Proposed System 1 thermostat and humidistat location (either side of wall)
Collections
Elevator Machine Room
North
Return Grille
Lower Level


Up
Museum Shop
T4
T3
Retail Shop
Entry Gallery
RG
RG
RG
Women's Restroom
Ted Scott Room Gallery
Exterior Gallery
T2
RG
Men's Restroom
Return Grille
RG
RG
Bank Gallery
North

Main Level



Figure 1: Condensing Units



Figure 2: AHU-1 Thermostat & Humidistat



Figure 3: Typical AHU-2, AHU-3, AHU-4 Thermostat



Figure 4: AHU-5 DX Cooling Coil Connections



Figure 5: AHU-5 Thermostat



Figure 6: Meeting Room Exhaust Fan Controls



Figure 7: Boilers



Figure 8: Heating Hot Water Pumps



Figure 9: East Door to Entry Gallery



Figure 10: East Doors to Exterior Gallery



Figure 11: Elevator Machine Room Transfer Grille



Figure 12: Elevator Machine Room Exhaust Fan & Thermostat

Better Performing Buildings

Budget Cost Estimates

Options			Total Implementation Cost Estimates
Immediate In-House Opportunities	A.1	Run Fans Continuously	$ -
	A.2	Clean Return Air Grilles	$ -
Near Term Improvements	B.1	Rebalance AHU-1 and AHU-2 Airflows	$ 2,000
	B.2	Programmable Thermostats	$ 3,000
	B.3	Dehumidification Control	$ 6,000
	B.4	Seal Exterior Doors	$ 4,000
Archives & Collections Storage	C.1	Archives & Collections Storage: Relocate Thermostat and Humidistat	$ 1,000
	C.2	Archives & Collections Storage: Remove Connecting Door	$ -
	C.3	Archives & Collections Storage: Humidification	$ 56,000
Meeting Room	D.1	Meeting Room: Minimal Environmental Control	$ -
	D.2	Meeting Room: Space Cooling	$ 10,000
	D.3	Meeting Room: Collections-Ready	$ 2,000
Heating Hot Water System	E.1	Boiler Upgrades	$ 59,000
	E.2	West Stairwell Heating Pump Control	$ 2,000

DESIGN INTENT OF THE SECOND FLOOR RENOVATION & DESCRIPTION OF WORK

THE DESIGN INTENT IS TO MAKE THE PUBLIC SPACES MATCH A 1930'S PERIOD STYLE

RENOVATION WORK IN PUBLIC HALLWAYS

APARTMENT ENTRY DOORS TO MAINTAIN THE DOOR WITH TRANSOM LOOK CURRENTLY FOUND IN THE BUILDING REBUILT WITH 5 PANEL DOORS AND TRANSOMS TO MEET 20 MIN FIRE CODE REQUIREMENTS. DOOR INTO UNIT FIVE WILL BE REPLACED WITH DOOR AND TRANSOM. DOORS TO SERVICE & STORAGE SPACES TO BE 5 PANEL WITH NO TRANSOM. ALL DOORS WILL BE PAINTED. EXISTING WINDOWS INTO HALL TO BE MAINTAINED ON CORRIDOR SIDE AND FIRE RATED INSIDE APARTMENTS.

MILLWORK TO MATCH CURRENT PROFILES- PAINTED FINISH

CEILINGS AND WALLS TO BE CONSTRUCTED WITH 5/8" DRYWALL LAYER ADDED TO MEET 1- HR FIRE RATING. FINISH TO BE SMOOTH PAINTED , COLORS TO MATCH PERIOD COLORS.
SPRINKLER SYSTEM HEADS WILL BE WALL MOUNTED WITH SUPPLY LINES INSTALLED INSIDE THE APARTMENT OR STORAGE SPACES. WHERE LINES CROSS THE HALLS THEY WILL CONCEALED IN A DRYWALL BOX BEAM.

FLOORS WILL BE THE HARDWOOD FLOORING SANDED STAINED AND VARNISH. FLOORS WILL BE PATCHED WITH HARDWOOD OF THE SAME SPECIES AND BOARD WIDTH.

LIGHTING FIXTURES WILL BE SCHOOL HOUSE WITH STEM STYLE

THE DESIGN INTENT IS TO MAKE THE APARTMENTS MATCH A 1930'S PERIOD STYLE

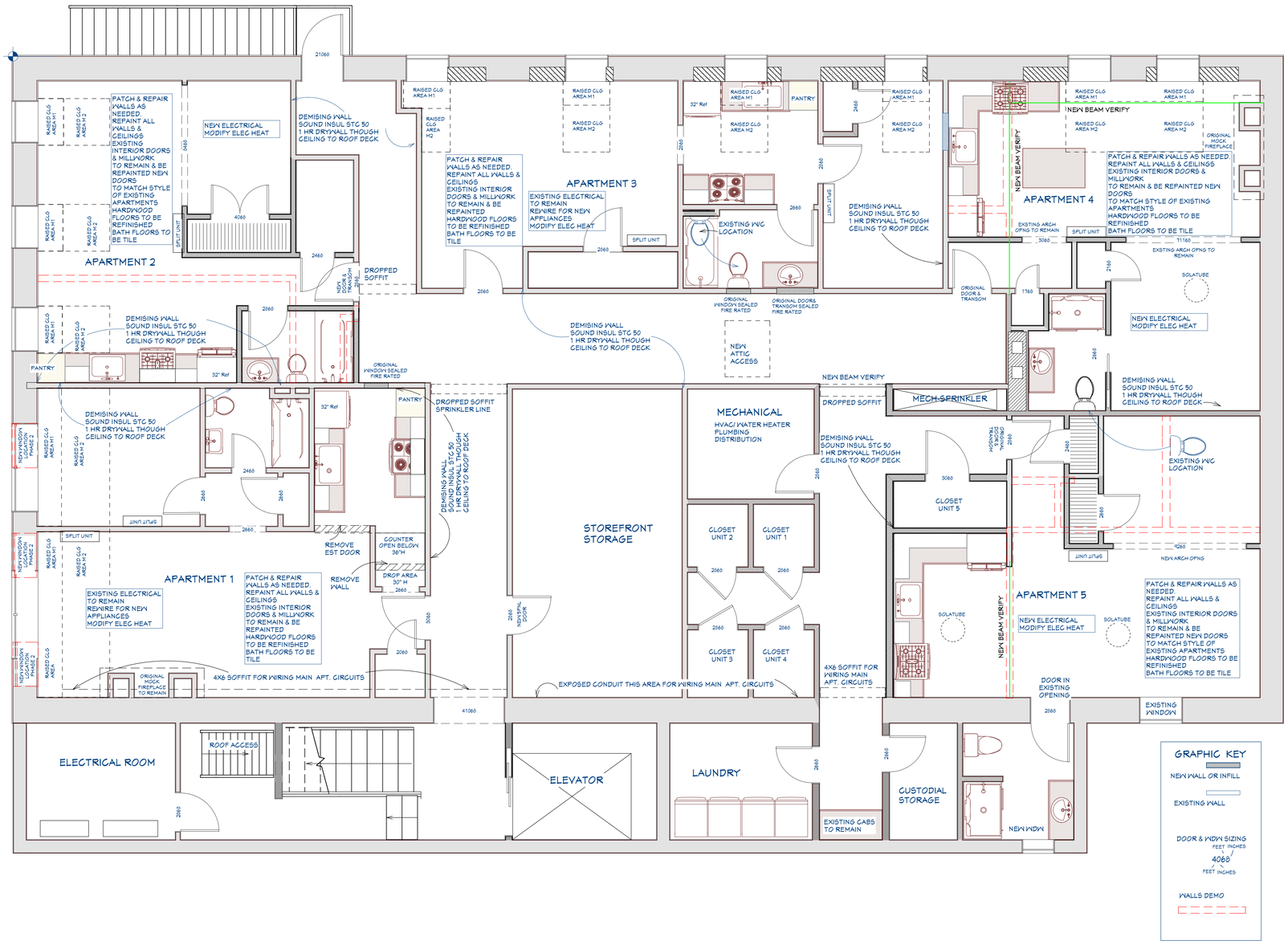
APARTMENTS ONE & THREE FLOOR PLANS WILL STAY ESSENTIALLY AS IS WITH THE EXCEPTION OF A SMALL CLOSET REWORK IN THE APARTMENT 3 BEDROOM. ALL APARTMENT INTERIOR DOORS WILL BE A 5 PANEL STACKED DOOR PAINTED FINISH .EACH ROOM WILL HAVE PICTURE MOLDING AT THE CEILING TO MATCH EXISTING PROFILE.
ALL WINDOWS WILL COORDINATE WITH THE EXTERIOR RENOVATION WORK
CEILINGS AND DEMISING WALLS TO BE CONSTRUCTED WITH 5/8" DRYWALL LAYER ADDED TO MEET 1- HR FIRE RATING.AND INSULATED TO MEET STC CODE. PATCHING AS NEEDED. ALL WALL & CEILING FINISHES TO BE SMOOTH PAINTED , COLORS TO MATCH PERIOD COLORS. SPRINKLER SYSTEM HEADS AND SUPPLY LINES WILL BE EXPOSED
FLOORS WILL BE THE HARDWOOD FLOORING SANDED STAINED AND VARNISH. FLOORS WILL BE PATCHED WITH HARDWOOD OF THE SAME SPECIES AND BOARD WIDTH. BATHROOM AND KITCHEN FLOORS WILL BE LV TILE.

APARTMENTS TWO, FOUR & FIVE WILL BE NEW PLANS IN THEIR INTERIOR SPACE. APARTMENT 4 WILL MAINTAIN ORIGINAL ARCHED OPENINGS AND MOCK FIREPLACE DETAIL.ALL APARTMENT INTERIOR DOORS WILL BE A 5 PANEL STACKED DOOR PAINTED. .EACH ROOM WILL HAVE PICTURE MOLDING AT THE CEILING TO MATCH EXISTING PROFILE FINISH ALL WINDOWS WILL COORDINATE WITH THE EXTERIOR RENOVATION WORK,

CEILINGS AND DEMISING WALLS TO BE CONSTRUCTED WITH 5/8" DRYWALL LAYER ADDED TO MEET 1- HR FIRE RATING. PATCHING AS NEEDED.NEW WALLS WILL BE DRYWALL. ALL WALL & CEILING FINISHES TO BE SMOOTH PAINTED , COLORS TO MATCH PERIOD COLORS. SPRINKLER SYSTEM HEADS AND SUPPLY LINES WILL BE EXPOSED
FLOORS WILL BE THE HARDWOOD FLOORING SANDED STAINED AND VARNISH. FLOORS WILL BE PATCHED WITH HARDWOOD OF THE SAME SPECIES AND BOARD WIDTH. BATHROOM FLOORS WILL BE LV TILE

CEILING POCKETS
MOCKUPS OF PROPOSED CEILING POCKETS WILL BE DEVELOPED ON SITE AT DEMOLITION PHASE OF THE PROJECT FOR REVIEW & APPROVAL BY SHPO. SEE DETAILS ON A6 FOR PROPOSED MOCKUP DESIGNS. THIS WILL BE SUBMITTED AS AN AMENDMENT.

HEATING AND COOLING
APARTMENTS WILL USE AIR SOURCE CONDENSERS- SPLIT UNITS FOR HEATING & COOLING, HEATING WILL BE SUPPLEMENTED BY SMALL BASEBOARD HEATING UNITS. HALLWAYS WILL USE AIR SOURCE CONDENSERS DUCTED THROUGH STORAGE & CLOSET AREAS



PROPOSED FLOOR PLAN-
SCALE 1/8" = 1'-0"

REBUILD
STUDIO | LLC
2989 140TH ST E
DUNDAS, MN 55019

952-446-6062
john@rebuildstudiollc.com

SWEETGRASS
DESIGN STUDIO

REVISION TABLE

DATE	REVISED BY	DESCRIPTION

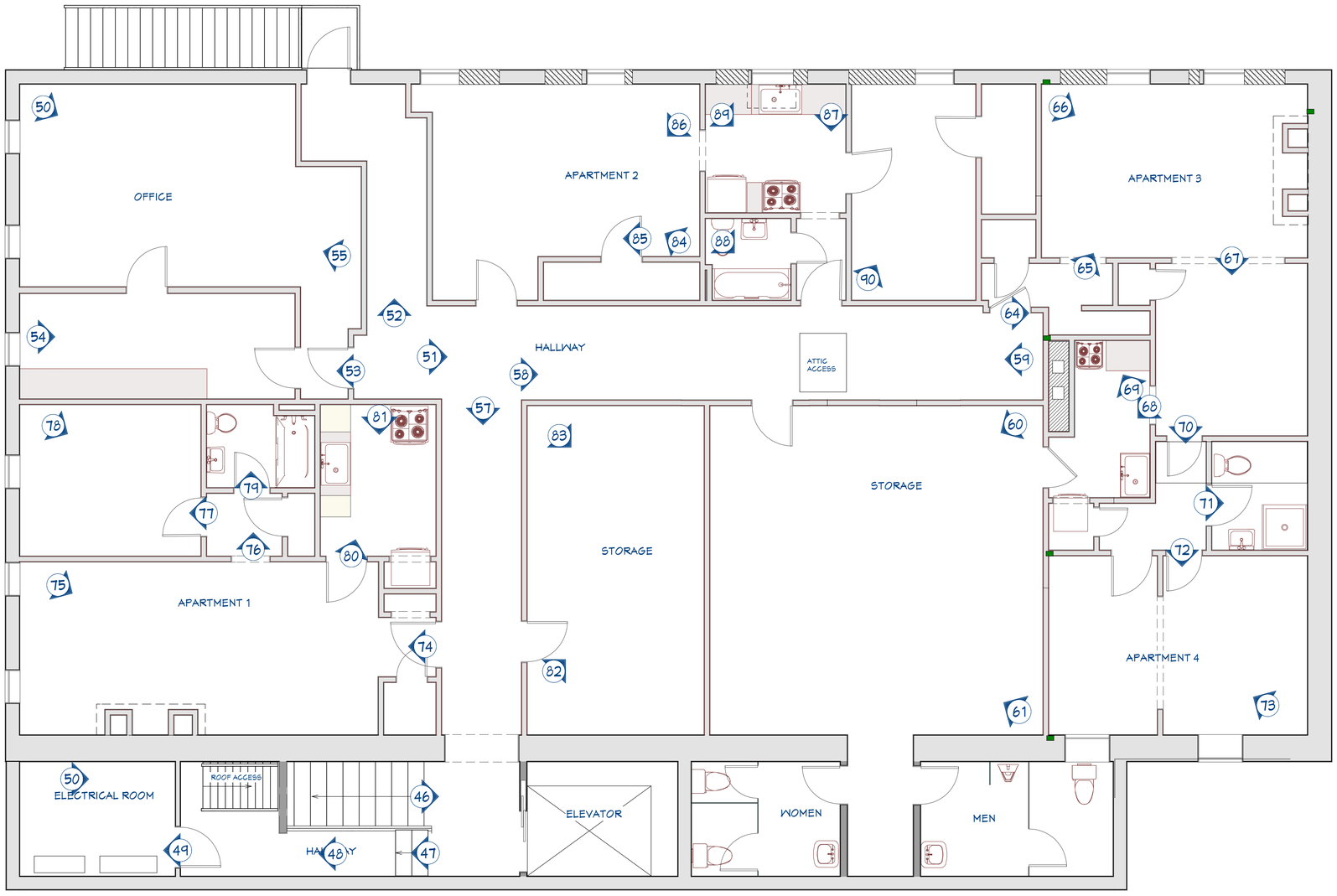
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2ND FLOOR RENOVATION
408 DIVISION ST. NORTHFIELD, MN

NORTHFIELD HISTORY CENTER

SHPO SUBMISSION

ISSUED: 1/8/2026

SHEET: A1



EXISTING FLOOR PLAN-
SCALE 1/8" = 1'-0"

GRAPHIC KEY

NEW WALL OR INFILL

EXISTING WALL

DOOR & WDW SIZING
FEET INCHES
X
4068
X
FEET INCHES

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DUNDAS, MN 55019

952-446-6062
john@rebuildstudiollc.com

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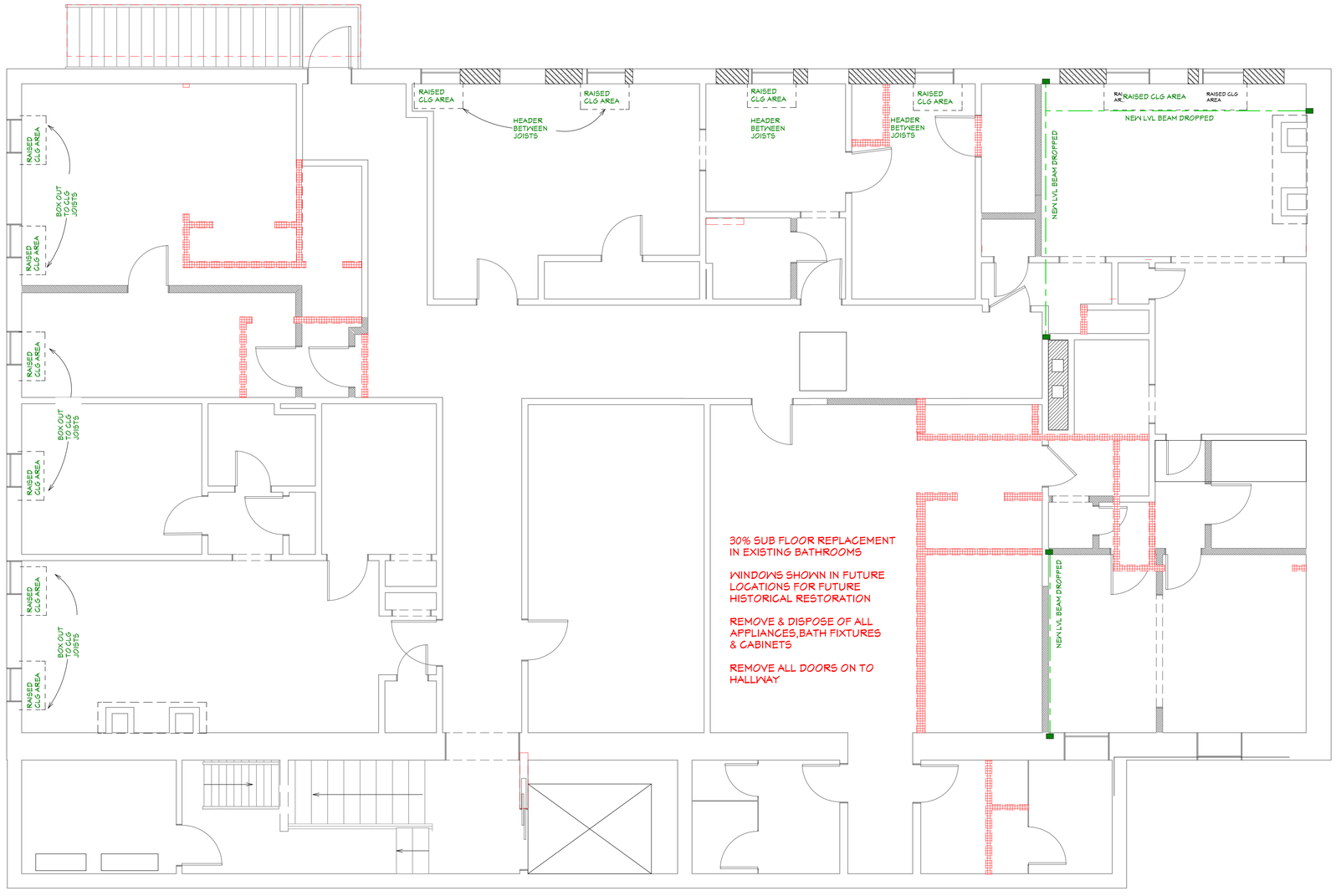
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SHEET:
A2



DEMOLITION FLOOR PLAN-
SCALE 1/8" = 1'-0"

GRAPHIC KEY

EXISTING WALL TO BE REMOVED

NEW WALL OR INFILL

NEW OR REPLACEMENT WINDOWS SHOWN WITH INFILL BY NGG SHOWN HATCHED THUS

REBUILD
STUDIO | LLC
2989 140TH ST E
DUNDAS, MN 55019

952-446-6062
john@rebuildstudiollc.com

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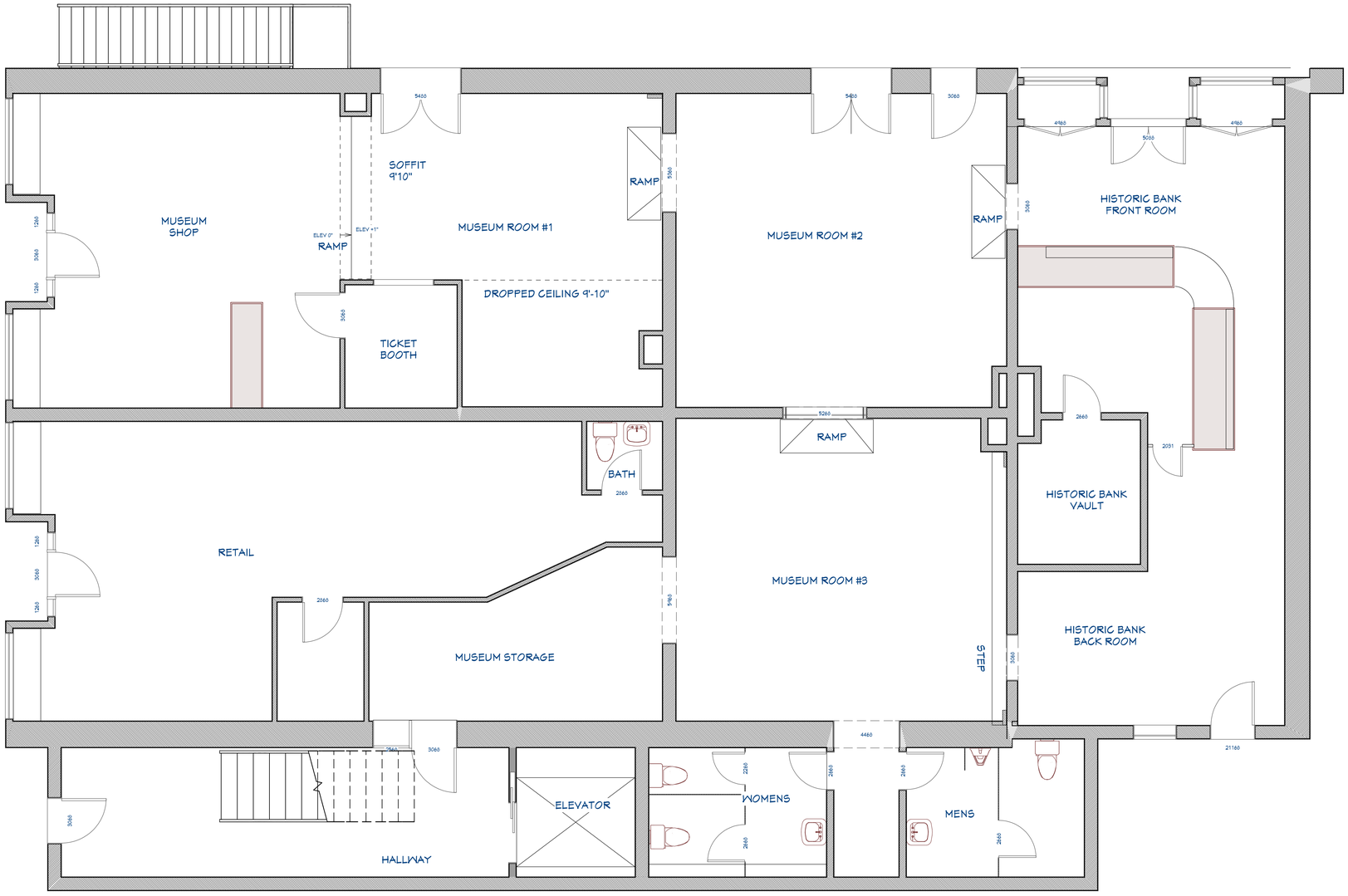
NORTHFIELD HISTORY CENTER
2ND FLOOR RENOVATION
408 DIVISION ST. NORTHFIELD, MN

EXISTING FLOOR PLAN
& DEMOLITION PLAN

SHPO SUBMISSION

ISSUED:
1/8/2026

SHEET:
A3



EXISTING FIRST FLOOR PLAN- SCALE 1/8" = 1'-0"

REBUILD
STUDIO | LLC
2989 140TH ST E
DUNDAS, MN 55019

952-446-6062
john@rebuildstudiollc.com

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408 DIVISION ST. NORTHFIELD, MN

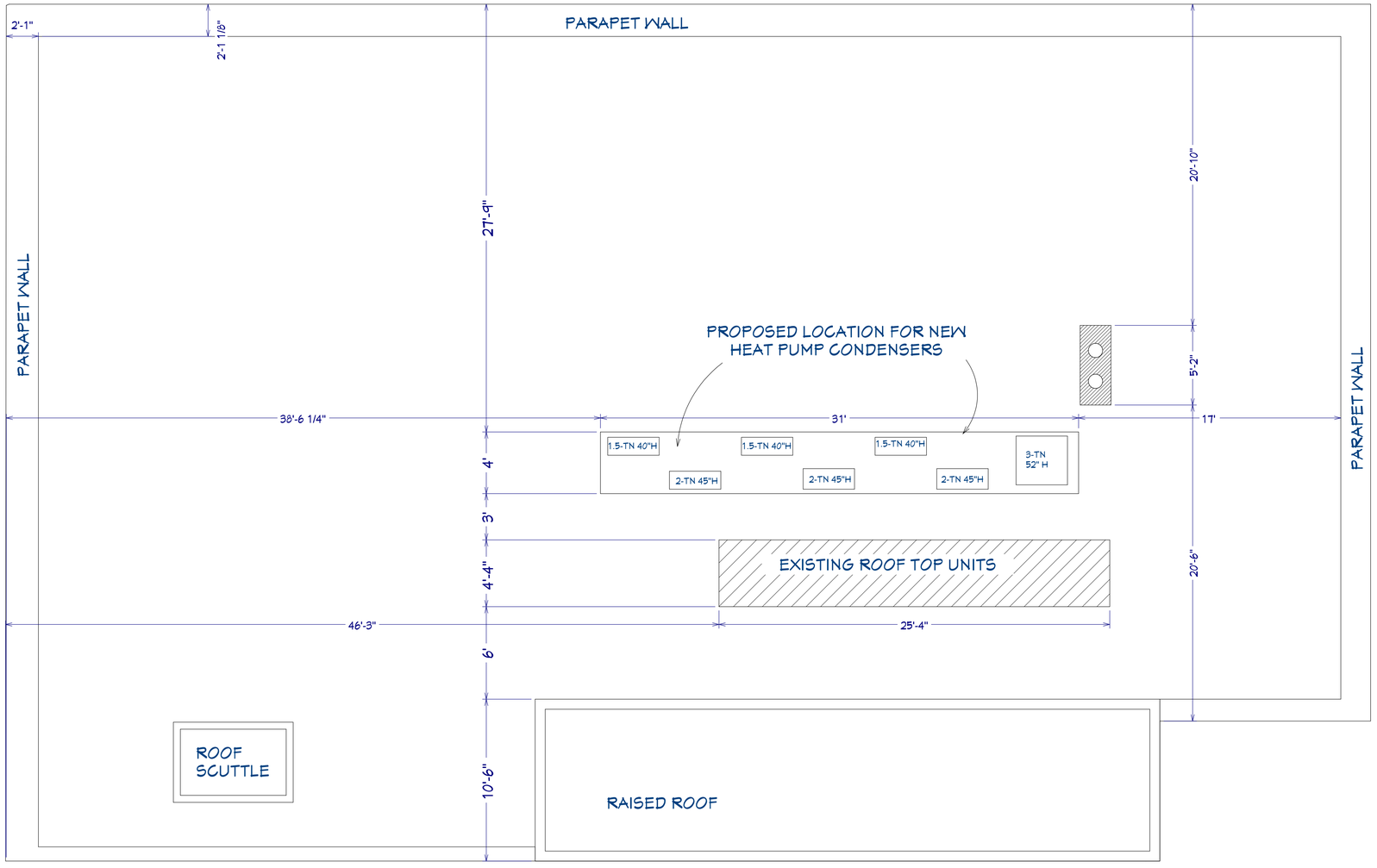
NORTHFIELD HISTORY CENTER

EXISTING FLOOR PLAN

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SHEET: A4



ROOF PLAN- SCALE 1/8" = 1'-0"

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2989 140TH ST E
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952-446-6062
john@rebuildstudiollc.com

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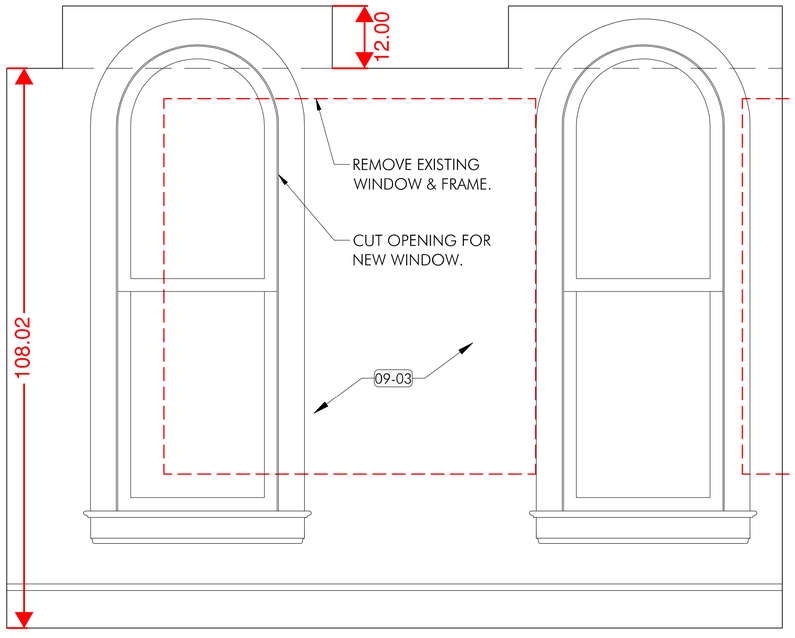
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2ND FLOOR RENOVATION
408 DIVISION ST. NORTHFIELD, MN

PROPPOSED
ROOF PLAN

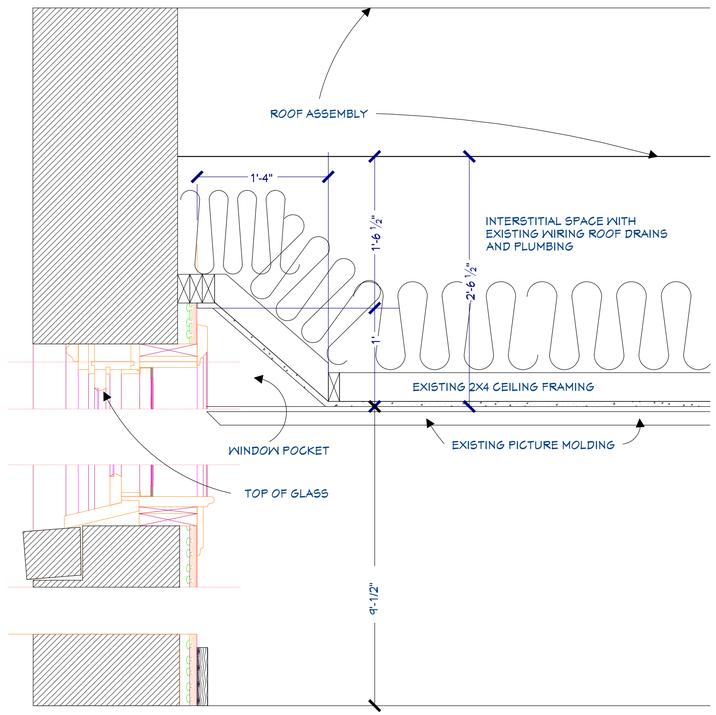
SHPO
SUBMISSION

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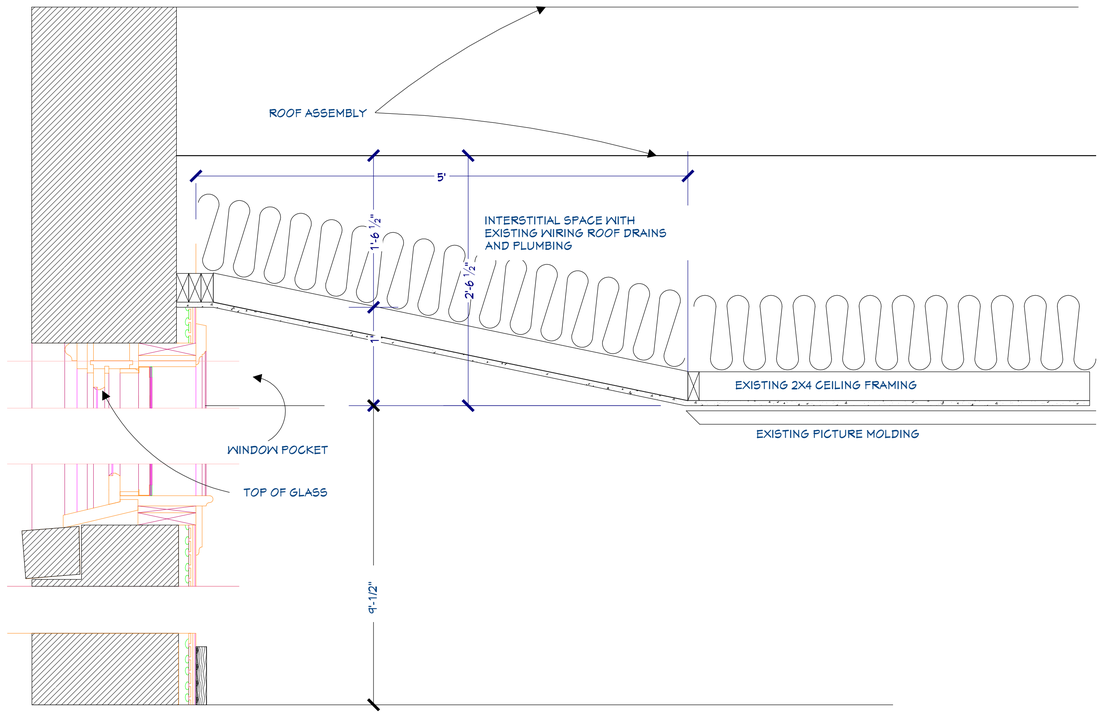
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WINDOW ELEVATION SHOWING CEILING POCKET PROFILE



WINDOW POCKET MOCKUP 1 DETAIL



WINDOW POCKET MOCKUP 2 DETAIL

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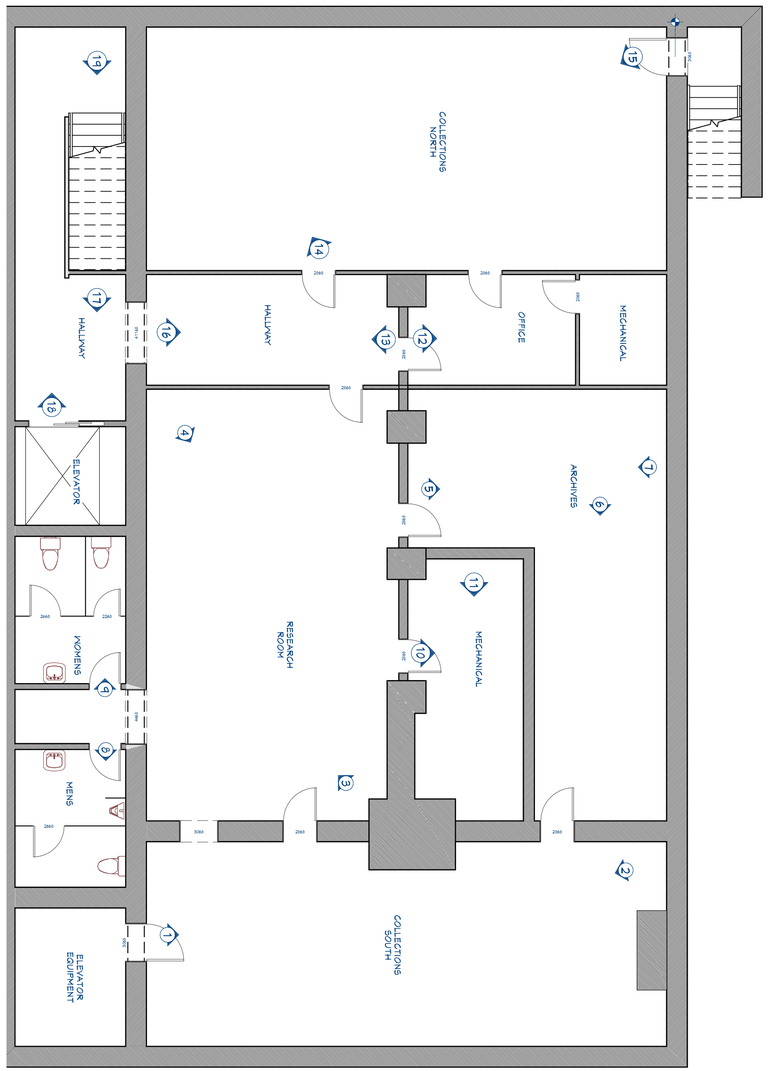
NORTHFIELD HISTORY CENTER

WINDOW POCKETS MOCKUP DETAILS

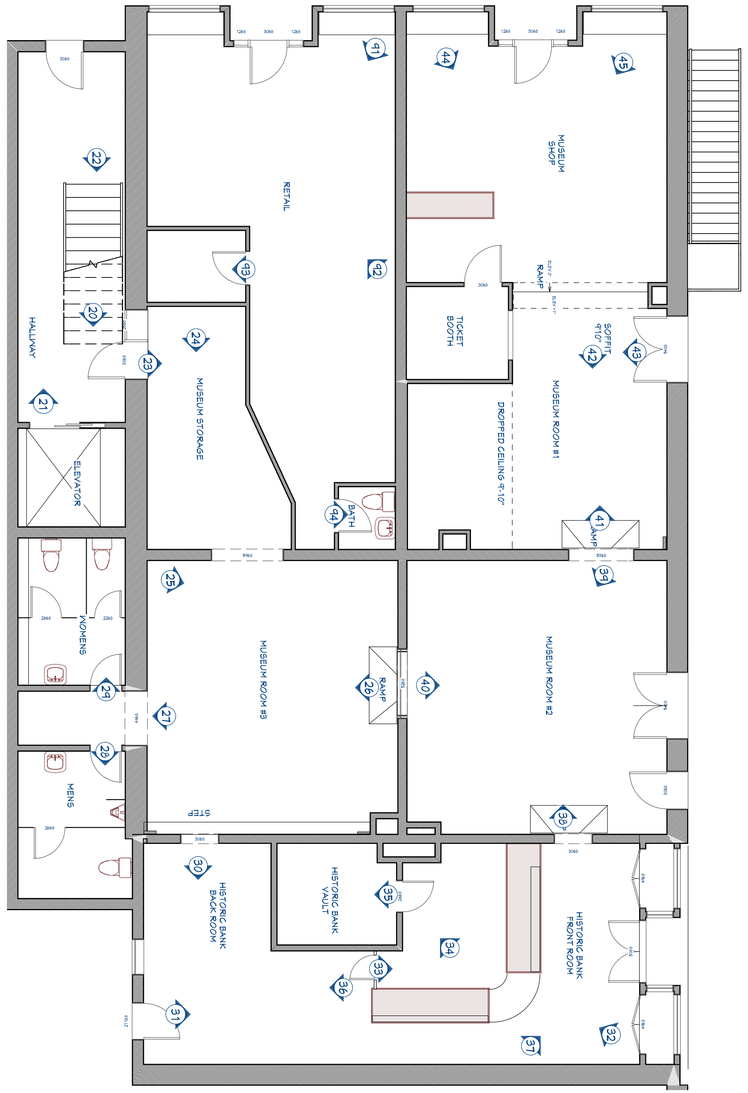
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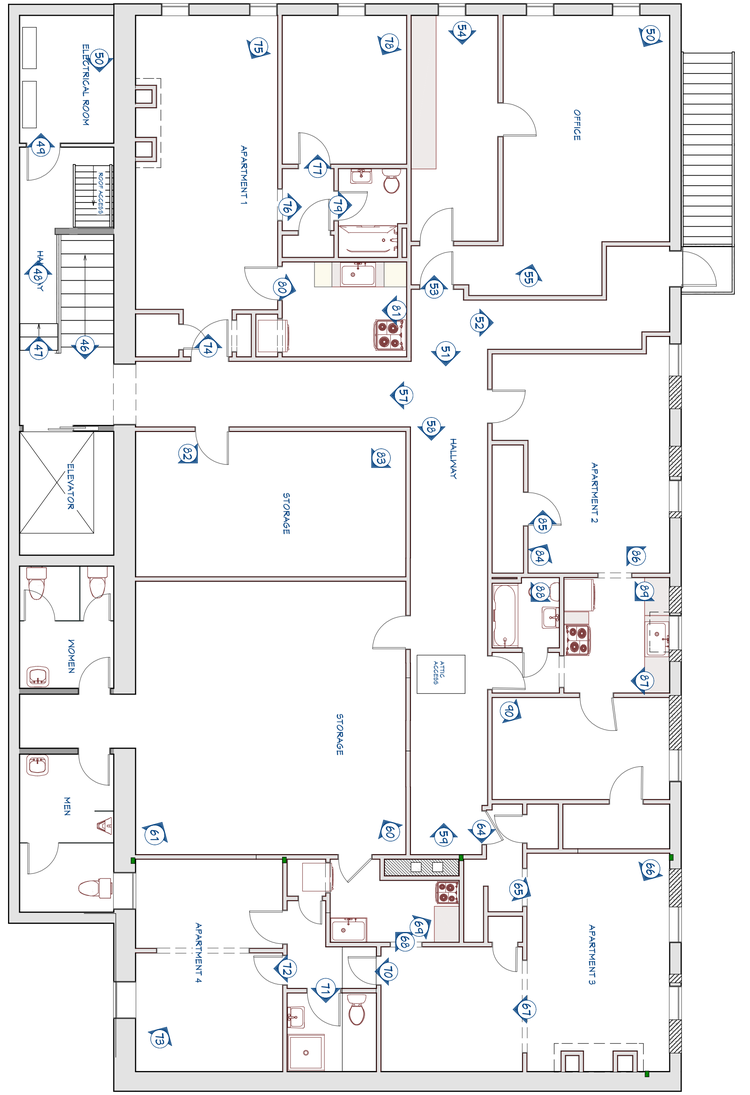
SHEET: A6



BASEMENT



FIRST FLOOR



SECOND FLOOR

REBUILD
STUDIO | LLC
2989 140TH ST E
DUNDAS, MN 55019

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john@rebuildstudiollc.com

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REVISION TABLE

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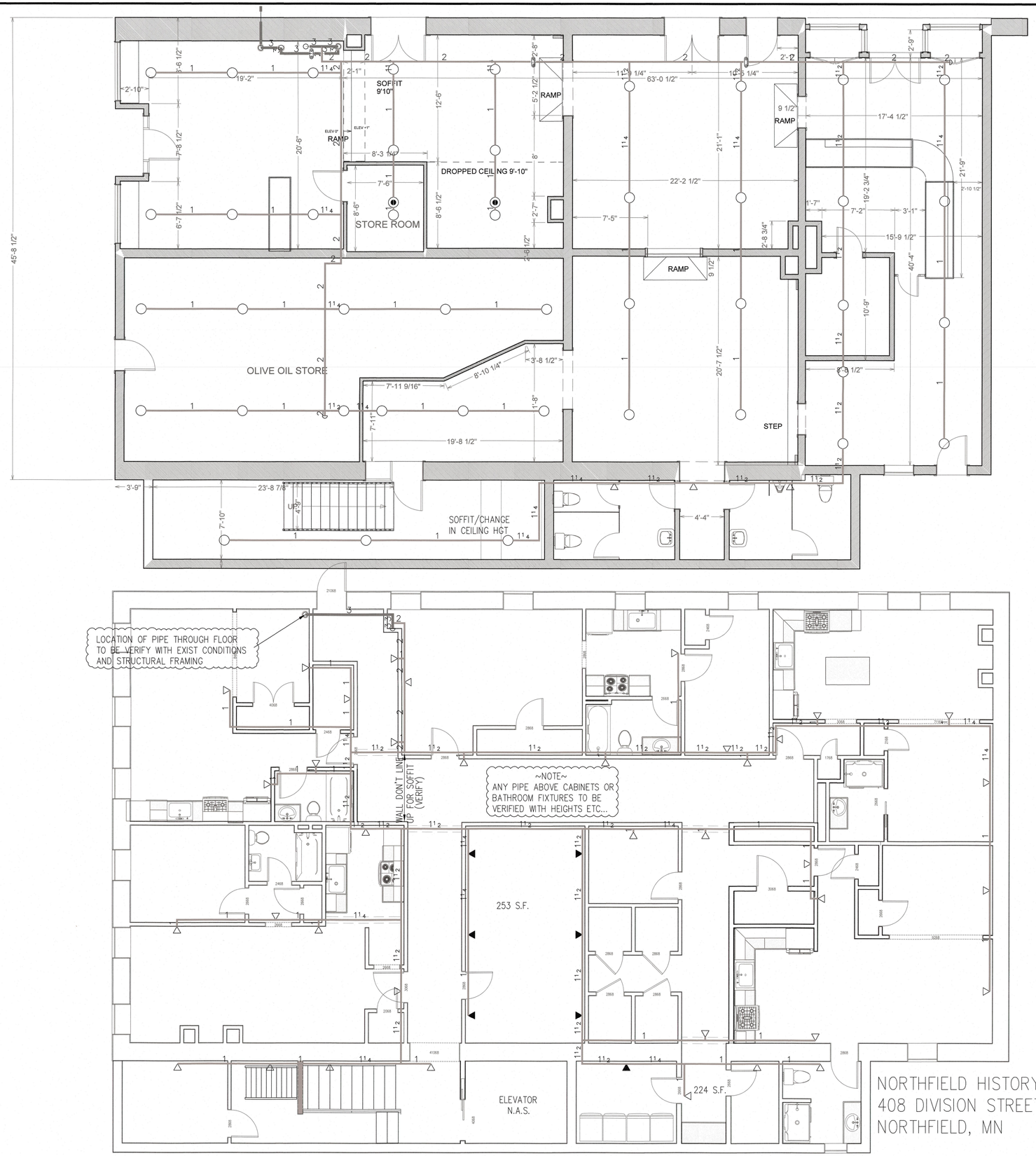
NORTHFIELD HISTORY CENTER 2ND FLOOR RENOVATION 408 DIVISION ST. NORTHFIELD, MN

PHOTO DOCUMENTATION KEY BY FLOOR

SHPO SUBMISSION

ISSUED: 1/8/2026

SHEET: A1



~NOTE~
ANY SOFFITS BUILT TO CONCEAL SPRINKLER PIPE MUST BE UNDER 8" WIDE OR HEADS MUST BE INSTALLED UNDER SOFFIT

NORTHFIELD HISTORY CENTER
408 DIVISION STREET
NORTHFIELD, MN

ALL PIPING EXPOSED EXCEPT SOFFITED AREAS ON SECOND FLOOR AS SHOWN ON SHEET A1

REBUILD
STUDIO | LLC
2989 140TH ST E
DUNDAS, MN 55019
952-446-6062
john@rebuildstudiollc.com

SWEETGRASS DESIGN STUDIO

REVISION TABLE

DATE	REVISED BY	DESCRIPTION

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2ND FLOOR RENOVATION
408 DIVISION ST. NORTHFIELD, MN

SPRINKLER SCHEMATIC
OLYMPIC FIRE PROTECTION
OWATONNA, MN.

SHPO SUBMISSION

ISSUED: 1/8/2026

SHEET: A8

File #: HPC Res. 2026-003, **Version:** 1

Heritage Preservation Commission Meeting Date: March 4, 2026

To: Members of the Heritage Preservation Commission

From: Mathias Hughey, Associate City Planner

Certificate of Appropriateness for Rear Façade Rehabilitation at 312-314 Division St. S. - the McKay and Tosney Buildings.

Action Requested:
The Heritage Preservation Commission (HPC) is asked to review and approve the Certificate of Appropriateness for rehabilitating portions of the rear façade, and repair and addition of tile to the entryways at 312-314 Division St. S. - the McKay and Tosney Buildings.

Summary Report:
The applicant, The Green Room, LLC, is seeking approval to rehabilitate portions of the rear façade of the McKay and Tosney Buildings, located at 314 Division St. S. A detailed narrative of the scope of work is attached. Much of the proposed work qualifies as Minor Work according to the Land Development Code (LDC). However, several items were deemed to meet the definition of Major Work, and therefore the HPC is asked to review and approve the Certificate of Appropriateness (COA) for the project.

The following elements of the scope meet the definition of Minor Work:
1. Tuckpointing and masonry repairs on the north, south, and west facades, including the chimney
2. Repainting the north, south, and west façades with like colors (Downing Slate 2819 and Roman Column 7562)

The following elements of the scope meet the definition of Major Work:
1. Replacement of rear window sashes with new double-hung inserts without muntins
2. The replacement and addition of tile to the ground in the building's front entries

The applicant proposes installing new window inserts that will preserve the existing exterior frames but without the muntins of the existing windows. These windows are not visible from Division St. S. It is not clear if these windows are original or if the original windows featured a similar design. Because the storefront windows were known to not be original, and featured a similar configuration, it was determined that this design element was likely a product of a later, colonial revival stylistic alteration, likely from the 1960's. Storefront and upper-story windows along Division St. S. without the muntins were approved as part of a rehabilitation project in 2022.

The Division St. S. entryway to the upper-level apartments features a tile that likely dates from the later half of the 20th century. The tile is in disrepair and in need of replacement. The primary storefront entrance is concrete, and not original. The applicant is proposing to install matching floor tiles at both entrances. The proposed design is included in the scope of work and features small hexagonal tiles in a contemporary pattern with

rectangular border tiles.

The repointing, repair, and repainting of the painted brick at the rear façade is consistent with routine maintenance and repair, the Design Guidelines, and the Preservation Standards for previously painted masonry.

Of the seven criteria to be considered by the HPC, the required finding is met, two are not applicable, and four are met. Attached is a draft resolution for the HPC to review with the analysis of the criteria. HPC members can contact staff in advance to make edits if there are any proposed changes.

Staff Recommendation
Staff recommends approval of the Certificate of Appropriateness for restoring portions of the rear façade, and repair and addition of tile to the entryways at 312-314 Division St. S. - the McKay and Tosney Buildings.

City Plans & Policies Relevance:
Approval of the project is consistent with the City's plans. The Comprehensive Plan identifies the following strategies that would be advanced by this project:

- Access:
  - Strategy 2: Develop in a compact, sustainable, and fiscally responsible pattern
  - Strategy 6: Design for resiliency and sustainability
- Sustainable economic future:
  - Strategy 1: Strengthen Northfield's Downtown Core
- Resilient Infrastructure:
  - Strategy 5: Reduce solid waste through diversion, recycling, and reuse

Alternative Options:
The HPC could request additional information, approve with conditions, or deny the COA. Both of the latter options require modifying the resolution to provide justification and findings.

Financial Impacts:
N/A

Tentative Timelines:
N/A

CITY OF NORTHFIELD, MINNESOTA
HERITAGE PRESERVATION COMMISSION RESOLUTION HPC #2026-003

A RESOLUTION BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF NORTHFIELD, MINNESOTA, APPROVING A CERTIFICATE OF APPROPRIATENESS FOR 312-314 DIVISION ST. S.

WHEREAS, the applicant, Green Room LLC (the "Applicant"), is seeking a Certificate of Appropriateness ("COA") from the City of Northfield Heritage Preservation Commission ("HPC" or "Commission") for rehabilitation of portions of the rear facade and site improvements as more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Work"), for certain property owned by Green Room LLC located at 312-314 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, 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 the date of the HPC's decision; and

WHEREAS, the Commission held a duly noticed public meeting on March 4, 2026, 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.

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 4th day of March 2026.

_____
Chair

_____
Member

VOTE: _____ CLARK _____ MACHACEK SHONKA _____ JARMAN

_____ MEEHAN ____ STANGLER ____ BEIMERS ____ STREET

EXHIBIT A

DESCRIPTION OF PROPOSED WORK

EXHIBIT B

FINDINGS OF FACT

EXHIBIT A

SCOPE OF WORK

On the west, north and south facades of the building, including the chimney on the south side of 314, the masonry walls will be repointed and repaired as necessary, failed sealant joints will be replaced, and the walls will be repainted with a Sherwin Williams Loxon Coating in the colors Downing Slate and Roman Column.

Six double-hung windows on the west façade, and five double hung windows on the south facade will have the sashes replaced with new double hung inserts featuring a bronze finish that will match the windows on the east (front) façade.

The rear utility door on the west façade will be replaced with a matching utility door.

The floor tile at the south entrance on the east façade will be removed and replaced. Floor tile will be added to the primary ground floor entrance on the east façade; the design of the tile is illustrated on subsequent pages.

Tile Design Plans for 314 Division Street Retail and Apartment Entryways

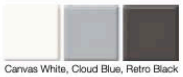
Our plans are to repair the degraded concrete and tile covered, recessed entryways on Division Street, using porcelain tile rated for outdoor use and freeze/thaw settings.

The selected tile is the Anatolia Soho line, recommended for its outdoor durability. Technical specs on the tile are available at: https://www.anatolia.com/collections/soho

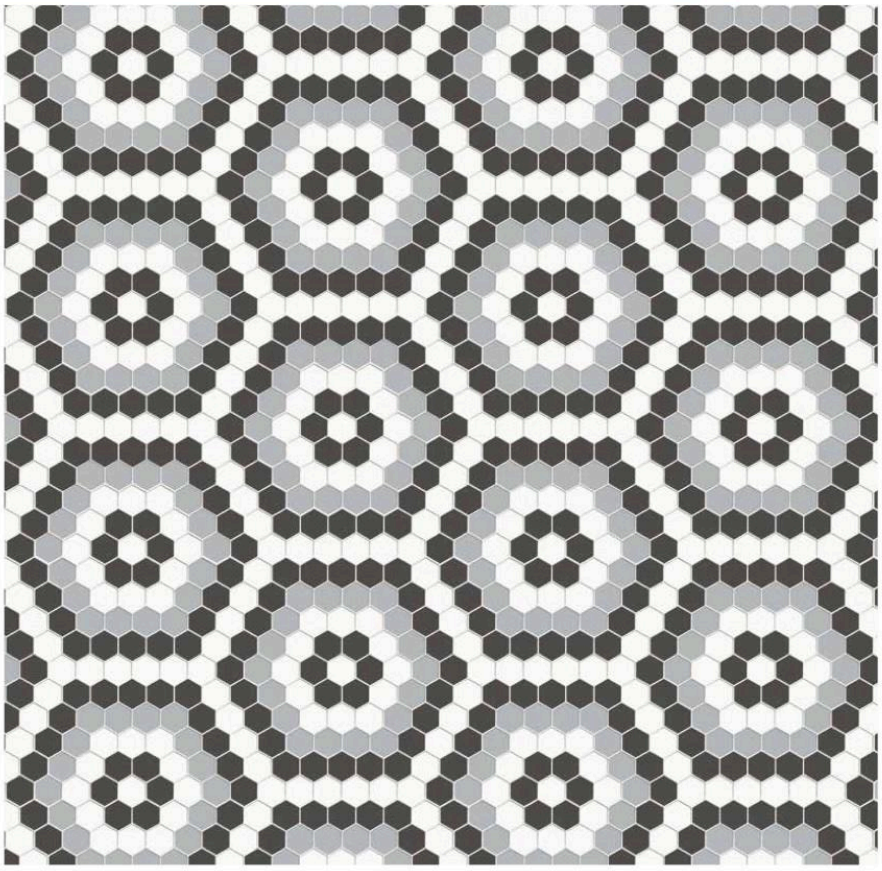
We intend to use a mosaic sheet design with matte 1” hexagonal tile in three colors to coordinate with the facade colors: white, cloud blue (a bluish medium gray), and a soft black. The same pattern will be used at both entrances, with a 4” tiled border in matching black tile. Both areas will be coated with a non-slip sealant.

Patterned mosaics, *Dawn Blend*

A sensory stimulating combination of white, blue, and black, which gives rise to a fresh palette of colors.



Canvas White, Cloud Blue, Retro Black



Soho Dawn Blend Hexagon Matte Glazed Porcelain Mosaic

1



W view

replace existing sashes with inserts (only sash replaced, existing ext. trim remains)
- and replace door, exact copy of existing.

I have included picture of front of building where inserts were used in last remodel.

1



S view

replace existing sashes with inserts

(only sash replaced, existing ext. trim remains)

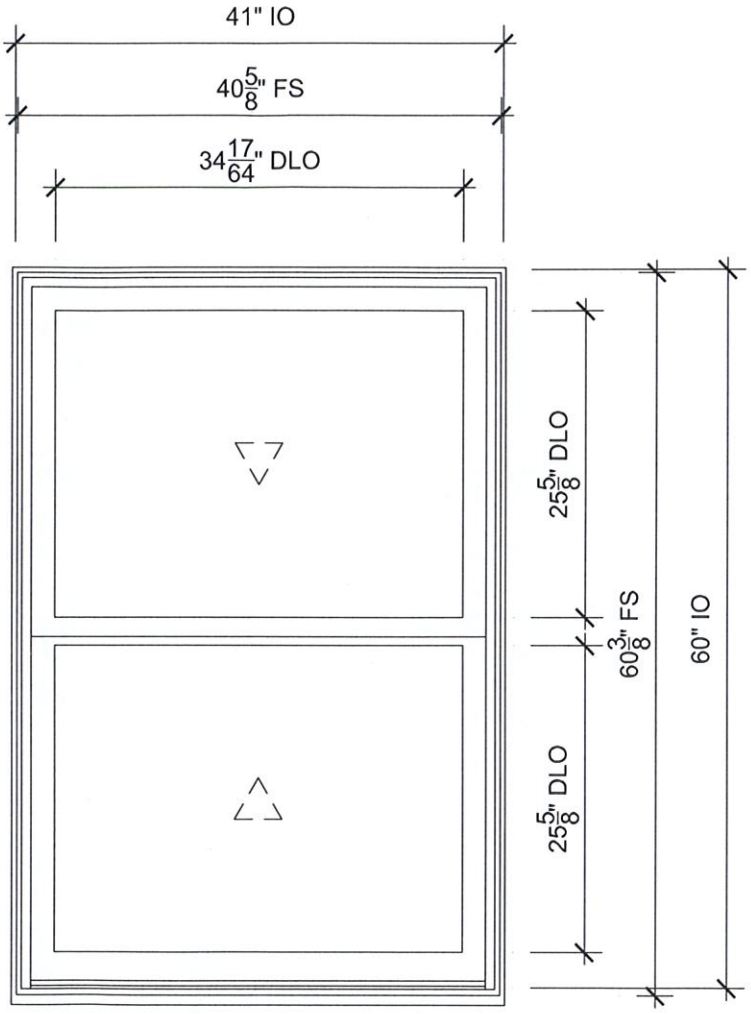
refer to front of building picture for style

1



The rear sashes will match these
(upper windows)

I have includes schematic of sash details and sample of clad ext. (also used in previous remodel)



WEST SIDE

SCALE: 3/4" = 1'-0"

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

MARVIN

PROJ/JOB: PETE LEE DOWNTOWN ELEVATE NO GRIDS / PETE LEE DOWNTOWN ELEVATE NO GRIDS
DIST/DEALER: CONSOLIDATED LUMBER CO-G.O.
DRAWN: PHIL GRAUE
QUOTE#: DN8NHNZ PK VER: 0004.15.00 CREATED: 02/20/2026 REVISION:

SHEET 1 OF 1

2



address ext · entry way floor

Jessica is figuring out color palette and mosaic pattern and will forward.

2



Address ext. entry way floor

Jessica is figuring out color palette and mosaic pattern and will forward.



SW 7562 | SW 6154 | SW 7563 | SW 7564 | SW 6133 | SW 6119 | SW 7575

SAVE

SW 7562

Roman Column

FULL DETAILS

This classic, bright white with its yellow undertone conjures a light, warm atmosphere. For a pleasant pairing, consider warm neutral trim like Relaxed Khaki.

Get this color in a:

FREE Color Chip | Peel & Stick | Paint Sample

Interior Paint



H Historic Color *Expert Pick*

SW 2819

Downing Slate

FULL DETAILS

Get this color in a:

FREE Color Chip | Peel & Stick | Paint Sample

Interior Paint | Exterior Paint

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 work complies with the LDC. Further details on the applicable sections of the Northfield LDC are 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) Rehabilitating the deteriorated rear façade, windows, and entries enhances the building's appeal to residents and visitors and supports the businesses located in the building.
c) The proposed rehabilitation will highlight the beauty of the building and foster more pride in the building's history.
d) The proposed rehabilitation 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 improvements to the rear façade are consistent with the existing conditions and the guidelines and standards for treatment of the relevant materials. The proposed tile at the entryways will not impact other structures.

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 work on the building is consistent with the Downtown Preservation Design Guidelines and the SOI Standards. The rear facades of these buildings were traditionally utilitarian, and their design reflects this in its simplicity. Because the windows are not believed to be original, the muntins would be considered an inappropriate treatment in a contemporary context as they introduce a style inconsistent with the original building, therefore their removal is appropriate. The proposed tile in the entryways is consistent with the design guidelines and standards because the proposed design proposed does not create a false sense of history. The tile is a functional and aesthetic improvement over the concrete, and will not obscure, cover, or detract from other character defining features of the building or the district.

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 original materials will be retained where practicable. There is limited documentation of the rear facades, the existing brick as been painted, the windows are likely not original, and the tile and concrete entryways are not original.

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.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED NOV 20 1978
DATE ENTERED JUL 11 1979

THE LOCKREM/SUMNER BUILDING - (Willie's Shoe Repair): 315 Division Street

This two-story brick building was constructed in 1873. It has arched second-story windows. The building's heavy bracketed cornice was removed in the mid 1960s. The remaining elements of the facade are historically intact.

THE CARNEGIE PUBLIC LIBRARY: 105 East Third Street

Designed in 1910 by Bell, Tyrie, and Chapman of Minneapolis, the Carnegie Public Library is an example of the Georgian Revival style. Constructed of brown brick with white classical details, it has a pedimented entry, modillioned cornice, and square columns. This two-story building is characterized by a formal arrangement of parts employing a symmetrical composition, form and detail. Prominently sited on a small hill overlooking Third and Division Streets, this building has grounds which are finely landscaped. This site is also important as the location of the first building to house Carleton College.

COMPLEMENTARY BUILDINGS: Defined as those buildings whose massing or siting or general historic character contribute to pivotal buildings and streetscapes continuity of the Historic District.

THE SITZE BUILDING - (Harmon Photography): 300 Division Street

Built in 1886 this two-story brick building has a 22-foot frontage, flat roof, decorative corbels, and three second-story arched windows. The shop front has been considerably altered with glass blocks, "thin" brick, and aluminum framed display windows. The Sitze Building is a member of a group of buildings with similar details and surface color.

THE ALEX MARSHALL BUILDING - (Dahl House): 306 Division Street

pc Built in 1933, this two-story, light brown brick building has a variegated roof line and paired second-story windows. The shop front (remodeled in 1975 in darker brick) has two broad entrance arches with flanking arched doorways.

THE BUSHNELL, TOSNEY AND McKAY BUILDINGS - (Perman's): 308-314 Division Street

These three brick buildings, (built in 1882, 1897 and 1925), are currently combined to form the Perman Clothing Store. These buildings, each with differing scale, surface detail and fenestration are joined on the second stories by a coat of ochre paint and on the street by a continuous shop front of bay-type windows.

(see continuation sheet - page 8)

double-hung sash. The storefront below has a modern system that generally replicates traditional design.

28. Tosney Building, 312 Division Street, 1882 (RC-NFC-367) 1 contributing building

This flat-roofed, two-story building is clad in painted brick. It faces east on Division Street, and the rear fronts the Cannon River and Cannon River Commons. It has a simple cornice, probably remodeled. Below the cornice line, the three-bay facade has recessed panels with corbel courses that flank the prominent central bay. Each window has a decorated stone lintel with a central rosette and leaf motif. Replacement sash are double-hung units. The storefront below has a modern system that generally replicates the traditional design.

29. Northfield News Building, 311-313 Division Street, 1884 (RC-NFC-316)
1 contributing building

A pair of party-wall, two-story brick buildings are united by a stamped metal cornice decorated with a running Greek-key motif, a rusticated stone beltcourse, and shallow piers that divide the narrow bays. Each upper-story bay is filled with a window; or in one case, a pair of windows. The windows contain modern one-over-one sash. The lower level façade was remodeled in 1965 following a fire. There are three entries and several wall and window treatments. No historic materials appear to have survived. The signband area has blank masonry panels. There is a one-story, stucco-clad addition at the rear.

30. McKay Building, 314 Division Street, 1925 (RC-NFC-368) 1 contributing building

This flat-roofed, two-story building is clad in painted brick. It faces east on Division Street, and the rear fronts the Cannon River and Cannon River Commons. It has a simple cornice with three low-relief stone medallions. The simple façade has six second-story windows filled with multi-paned, double-hung sash, and wide brick piers that divided the building into two ground-level units. The storefront has a modern storefront system that generally replicates the traditional design. The storefront display window openings are filled with multi-paned sash. There is a two-story, brick-clad addition at the rear.

31. Sumner Building, 315 Division Street, 1873 (RC-NFC-295) 1 contributing building

The two-story, flat-roofed, Italianate style, red-brick Sumner Building (Lockrem Building), faces west. Like the French Building to the south at 317 Division, three arched windows light the second story. The windows have prominent brick voussoirs. The one-over-one double-hung sash is a modern replacement. The storefront has a recessed side entrance, a wood cornice with paired brackets, and a large display window. The wood or metal apron below the simple brick cornice appears to be a contemporary addition, but is similar to the appearance of a feature shown in a ca. 1890s photograph, placed between now-missing brackets.

MINNESOTA HISTORY / ARCHITECTURE INVENTORY FORM
NORTHFIELD COMMERCIAL HISTORIC DISTRICT
Rice County, Minnesota

PROPERTY LOCATION	
Property Name: Tosney Building	**Inventory No.:** RC-NFC-367
Address: 312 Division Street, Northfield, MN	**PIN:** 2231350032
QTR/QTR/T/R/S: SW SW Section 31 T112N R19W	
USGS Quad: Northfield, Minnesota	**Plat Name:** Original Town **Block:** River Lots **Lot** 5
UTM Z 15 487254E, 4922651N **NAD 83**	

PROPERTY INFORMATION	
Construction Date: 1882	**Style:** Commercial Style
Historic Use: commercial	**Current Use:** commercial
Property Type: commercial	**Historic Context:** "Commerce, 1856-1945"
Architect/Builder	**Survey Name:** Northfield Historic District Survey Revision Project, 2016
Previous NRHP Status: Contributing to Northfield Commercial Historic District	**NRHP Recommendation:** Contributing to Northfield Commercial Historic District
Form Prepared by: C. Zellie Landscape Research LLC	**Survey Date**: 3/2016



2016 (left), looking west



1978

Description

This flat-roofed, two-story building is clad in painted brick. It faces east on Division Street, and the rear fronts the Cannon River and Cannon River Commons. It has a simple cornice, probably remodeled. Below the cornice line, the three-bay facade has recessed panels with corbel courses that flank the prominent central bay. Each window has a decorated stone lintel with a central rosette and leaf motif. Replacement sash are double-hung units. The storefront below has a modern system that generally replicates traditional design.

History

Built by John Tosney who originally occupied an upstairs apartment, the building has housed a liquor and cigar store, basement bowling alley, Northfield Telephone Company (1901-) and the Dittman Travel Agency. John Tosney was a travel agent at 321 Division Street in 1899.

Historic photographs: Northfield Historical Society

Significance and Historic Context(s)

This building is associated with the second period of Northfield's commercial development, from ca. 1880 to 1900, when 29 of the 65 historic district buildings were constructed. It is associated with the Northfield historic context, "Commerce, 1856-1945" (Northfield Preservation Plan, 1992).

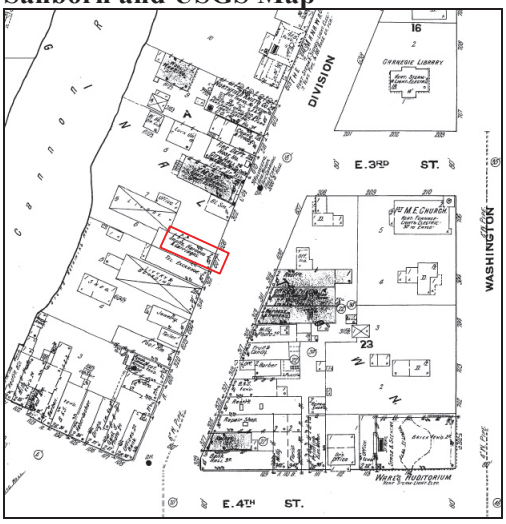
Evaluation

This property was listed on the NRHP in 1979 as contributing to the Northfield Commercial Historic District. It retains good historic significance and integrity**.**

References

Edwins, Steve, ed. *Northfield Downtown Guidebook.* Northfield Heritage Preservation Commission, 1982.
"Northfield Historic District," National Register of Historic Places Nomination, 1979.
Northfield Historical Society. Photograph and research files. Northfield, Minnesota.
Sanborn Map & Publishing Company, New York. Northfield plates, 1886-1943.
Zellie, Carole. "Northfield Heritage Preservation Plan." Prepared for the Northfield Heritage Preservation Commission, Northfield, Minn. by Landscape Research, 1992.

Sanborn and USGS Map



Sanborn Map and Publishing Co., 1910.



USGS: Northfield 1984.

Historic photographs: Northfield Historical Society

MINNESOTA HISTORY / ARCHITECTURE INVENTORY FORM
NORTHFIELD COMMERCIAL HISTORIC DISTRICT
Rice County, Minnesota

PROPERTY LOCATION	
Property Name: McKay Building	**Inventory No.:** RC-NFC-368
Address: 314 Division Street, Northfield, MN	**PIN:** 2231350033
QTR/QTR/T/R/S: SW SW Section 31 T112N R19W	
USGS Quad: Northfield, Minnesota	**Plat Name:** Original Town **Block:** River Lot **Lot** 5
UTM Z 15 487249E, 4922643N **NAD 83**	

PROPERTY INFORMATION	
Construction Date: 1925	**Style:** Commercial Style
Historic Use: commercial	**Current Use:** commercial
Property Type: commercial	**Historic Context: "Commerce, 1856-1945"**
Architect/Builder Jos. Kump, contractor	**Survey Name: Northfield Historic District Survey Revision Project, 2016**
Previous NRHP Status: Contributing to Northfield Commercial Historic District	**NRHP Recommendation:** Contributing to Northfield Commercial Historic District
Form Prepared by: b	**Survey Date: b**



2016, looking west


ca. 1978

Description
This flat-roofed, two-story building is clad in painted brick. It faces east on Division Street, and the rear fronts the Cannon River and Cannon River Commons. It has a simple cornice with three low-relief stone medallions. The simple façade has six second-story windows filled with multi-paned, double-hung sash, and wide brick piers that divided the building into two ground-level units. The storefront has a modern storefront system that generally replicates the traditional design. The storefront display window openings are filled with multi-paned sash. There is a two-story, brick-clad addition at the rear.

History
Built by Alex McKay, Sr., this building replaced a large livery stable, one of two on the block (the other was behind the Bucknell Building at 310 Division St.). The north half housed the Post Office (1925-1935), which moved from the Scriver Block, and the south half housed the Alex Marshall Store (1925-29), then the Toggery 1929-1935. Perman's, a clothing retailer, occupied the building after 1936 and it was combined with the Tosney and Bushnell Buildings into Perman's.

Historic photographs: Northfield Historical Society

Significance and Historic Context(s)

This building is associated with the third period of Northfield's commercial development, from ca. 1900 to 1945, when 14 of the 65 historic district buildings were constructed. Only two date from the 1920s. It is associated with the Northfield historic context, "Commerce, 1856-1945" (Northfield Preservation Plan, 1992).

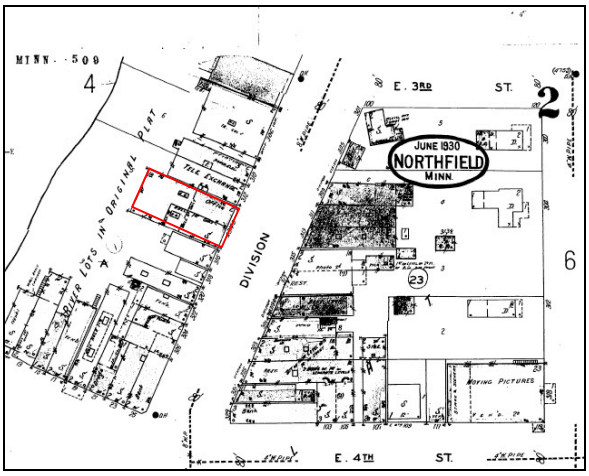
Evaluation

This property was listed on the NRHP in 1979 as contributing to the Northfield Commercial Historic District. This building is historically significant for its role in the city's commercial development in the early 20th century. The rehabilitated ground-level storefronts are compatible with the historic character of the building and streetscape, and upper story features have been retained. The property retains historic significance and integrity and is contributing to the district.

References

Edwins, Steve, ed. *Northfield Downtown Guidebook.* Northfield Heritage Preservation Commission, 1982.
"Northfield Historic District," National Register of Historic Places Nomination, 1979.
Northfield Historical Society. Photograph and research files. Northfield, Minnesota.
Sanborn Map & Publishing Company, New York. Northfield plates, 1886-1943.
Zellie, Carole. "Northfield Heritage Preservation Plan." Prepared for the Northfield Heritage Preservation Commission, Northfield, Minn. by Landscape Research, 1992.

Sanborn and USGS Maps



Sanborn Map and Publishing Co., 1930, updated to 1943.



USGS: Northfield 1984.

Historic photographs: Northfield Historical Society

File #: 26-104, **Version:** 1

Heritage Preservation Commission Meeting Date: March 4, 2026

To: Members of the Heritage Preservation Commission

From: Mathias Hughey, Associate City Planner

Staff Updates.

Action Requested:
Staff provide updates to the Heritage Preservation Commission.

Summary Report:
City Council Information

- The upcoming agenda items list is attached for reference.

Zoning Code Update & Redesign

- There will be two subcommittees, a Zoning Technical Advisory Committee, and a Zoning Policy Advisory Committee, the former will be involved in examining language, tables, and graphics to technical accuracy, the latter will provide broader policy direction. If any members of the HPC are interested in serving on one of these committees, please let staff know.
- There will be an open house and public engagement opportunity with the consultant on March 11th at the Historic Northfield Depot. Tentatively scheduled for 6:00 - 7:30 PM, members of the commission are encouraged to attend.

Planning Applications & Related Updates

- See hyperlink on the City's Development Map.
- Staff continue to work with Post Consumer Brands on the Ames Mill Dam. The main discussion includes timeline of transferring ownership of the dam. The dam is part of our Downtown Historic District, so a certificate of appropriateness and Section 106 review will be required.
- Carleton College has applied for a conditional use permit to install a bus stop and additional parking spaces on the north side of 1st St. E. and between Winona St. N. and Nevada St. N.

Certificates of Appropriateness for Minor Work

- No signs or minor COAs have been approved since the last meeting.
- A new tenant is moving into the Froggy Bottoms space, they will not be installing new signs.
- There are several sign permits pending approval.

Training Opportunities

- The Maryland Department of Planning has free webinars on a variety of topics. Please see the link in the attachments to view and/or subscribe.
- The National Alliance for Preservation Commissions has webinars related to historic preservation. The

city is a member and can share webinar links if there is interest.

- Registration for the National Alliance of Preservation Commissions FORUM national conference will be opening on March 25th. This year, the conference is in Minneapolis from July 22-26. Please let staff know if you are interested in attending. A link to the website is provided.

Alternative Options:
N/A

Financial Impacts:
N/A

Tentative Timeline:
N/A

City of Northfield

Upcoming Agenda Items

City Hall
801 Washington Street
Northfield, MN 55057
northfieldmn.gov

City Council

Tuesday, March 3, 2026

TMP 25-647 Consider approval of agreement with Post Consumer Brands. for Ames Mill Dam Ownership Transfer to the City of Northfield.

Drafter: Bennett

Notes: Regular #1 (15 min.)

TMP 25-883 Approve Vehicle for Hire License Renewals.

Drafter: Peterson

Notes: consent

TMP 25-884 Approve Refuse License Renewals.

Drafter: Peterson

Notes: consent

TMP 25-885 Consider Approval of Liquor License Renewals.

Drafter: Peterson

Notes: consent

TMP 25-921 Consider Approval of Contract for NW Area Trunk Sanitary Sewer Preliminary Design and Environmental Review.

Drafter: Bennett

Notes: Consent

TMP 26-091 Consider Approval of Mayoral Board and Commission Appointments.

Drafter: Hoffman

Notes: consent; tentative

TMP 26-119 Review and Discuss Local Option Sales Tax - Riverfront Park Projects Scoping and Related Topics.

Drafter: Martig

Notes: Regular #3 (30 min)

TMP 26-158 Consider Approving Disbursements totaling $

Drafter: Grant

Notes: consent

TMP 26-161 Consider a motion approving the lower-potency hemp edible retailer application for Northfield Inc. dba Downtown Tobacco, 429 S. Division Street.

Drafter: Peterson

Notes: Consent

TMP 26-202 Consider Approval of Change Order No. 004 - Cold Patching Winter 2025

Drafter: Wagner

Notes: consent

TMP 26-204 Consideration of New Liquor License for El Tequila Northfield Inc. DBA El Tequila at 1010 Highway 3 South.

Drafter: Consent

Notes: Peterson

TMP 26-200 Consider Resolution Supporting County-Wide Trail Plan for Rice County

Drafter: Bennett

Notes: Regular #2 (10 min.)

TMP 26-201 Consider Resolution Accepting Gifts Received by the City of Northfield in 2025.

Drafter: Angelstad

Notes: consent

TMP 26-187 Consideration of Resolution Establishing a Citizens Advisory Group (CAG)

Drafter: Martig

Notes: Regular #4 (30 min.)

TMP 26-197 Resolution Proclaiming April 24, 2026 as Arbor Day in Northfield.

Drafter: Pabich

Notes: Consent Agenda

TMP 25-846 Consider Resolution approving Contract with the State of Minnesota for the Reconstruction of the Mill Towns State Trail in Sechler Park.

Drafter: Bennett

Notes: Consent

TMP 26-150 Consider Approval of MOU with Three Rivers Community Action/Hiawathaland Transit related to Transit Services in Northfield.

Drafter: Bennett

Notes: Consent

TMP 26-132 City Administrator's Update.

Drafter: Martig

Notes: update

TMP 26-189 2025 Fourth Quarter Investment Update

Drafter: Angelstad

Notes: consent

TMP 26-112 Sustainable Building Policy Discussion.

Drafter: Pabich

Notes: consent

TMP 26-198 New Ice Arena Construction Progress Update

Drafter: Bennett

Notes: Presentation #2 (15 min.)

TMP 25-819 Presentation on Youth First Activities

Drafter: Hoffman

Notes: Presentation #1 (10 min.); confirmed 10/22/25

TMP 25-743 Consider Approval of February 17, 2026 City Council Meeting Minutes.

Drafter: Peterson

Notes: consent

Tuesday, March 10, 2026

TMP 25-832 Review of Tree Ordinance (Beumer/Zweifel Request).

Drafter: Bennett

Notes: #1 (45 min.)

TMP 26-120 Review and Discuss 2027-2028 Budget Process and 5-Year Financial Management Plan Draft.

Drafter: Martig

Notes: #2 (90 min)

TMP 26-199 Discussion on Tree Ordinance

Tuesday, March 17, 2026

TMP 26-160 Consideration of New Liquor License for Taco Terco LLC DBA Taco Terco at 307 Water Street S., Suite B and 303 Water Street S.

Drafter: Peterson

Notes: #1 Immediately Following Public Hearing #1 (5 min.)

TMP 26-203 Consider Approval of Liquor, Tobacco and Cannabinoid/Lower-Potency Hemp Edibles Violation Agreements.

Drafter: Peterson

Notes: Consent

TMP 26-207 Consider Approving Disbursements totaling $

Drafter: Grant

Notes: consent

TMP 26-179 Consider Approval of Sale of Property at 1600 Riverview Ln by Northfield Hospital + Clinics.

Drafter: Bennett

Notes: #1 Immediately Following Public Hearing #2 (5 min.)

TMP 26-170 Consider Accepting Bids and Awarding Contract - 2026 Park Improvements Project (PARK2025-E18).

Drafter: Tussing

Notes: Consent

TMP 25-942 Consider Resolution to Accept Public Improvements - Kraewood Development.

Drafter: Simonson

Notes: consent

TMP 26-016 Consider Resolution Authorizing the Purchase of Property at 1400 Jefferson Road for Northfield Hospital & Clinic.

Drafter: Martig

Notes: Regular #1 (15 min.)

TMP 25-815 Consider Resolution Approving a New Joint Resolution for Orderly

Annexation by and Between Bridgewater Township and the City of Northfield.

Drafter: Martig

Notes: consent; on hold until further discussion (12-11-25)

TMP 25-697 Consider Accepting Bids and Awarding Contract - 2026 Mill and Overlay & Mill Towns State Trail Improvements Project (STRT2026-A83)

Drafter: Simonson

Notes: Consent

TMP 25-977 Reports From the Mayor and Council Members.

Drafter: Martig

Notes: update

TMP 26-133 City Administrator's Update.

Drafter: Martig

Notes: update

TMP 26-159 Public Hearing for Liquor License for Taco Terco LLC DBA Taco Terco, 307 Water Street S., Suite B, and 303 Water Street S.

Drafter: Peterson

Notes: Public Hearing #1 (5 minutes)

TMP 26-177 Public Hearing on Sale of Property in at 1600 Riverview Ln (Northfield Hospital + Clinics)

Notes: Public Hearing #2 (5 min.)

TMP 25-767 Consider Approval of March 3, 2026 City Council Meeting Minutes.

Drafter: Peterson

Notes: consent

TMP 25-744 Consider Approval of March 10, 2026 City Council Work Session Minutes.

Drafter: Peterson

Notes: consent

Tuesday, April 7, 2026

TMP 25-899 Consider Approval of Mayoral Board/Commission Youth Appointments.

Drafter: Hoffman

Notes: consent

TMP 25-900 Consider Approval of Mayoral Board and Commission Appointments.

Drafter: Hoffman

Notes: consent

TMP 26-096 Consider Project Partnership Agreement with Army Corps of Engineers for Northwest Water Tower Grant.

Drafter: Wagner

Notes: consent?

TMP 26-110 Consider Resolution Proclaiming April 25, 2026 as Earth Day in Northfield.

Drafter: Karim

Notes: consent?

TMP 26-128 Consider Resolution Approving the Transfer of Funds from the Housing and Redevelopment Authority to the Housing Trust Fund Related to Meet Matching Requirements of the State of Minnesota Local Housing Trust Fund Grant.

Drafter: Hanson

Notes: consent

TMP 26-151 Consider Approval of Safe Streets and Roads for All (SS4A) Planning Grant with FHWA.

Drafter: Bennett

Notes: Consent

TMP 26-134 City Administrator's Update.

Drafter: Martig

Notes: update

TMP 25-745 Consider Approval of March 17, 2026 City Council Meeting Minutes.

Drafter: Peterson

Notes: consent

Tuesday, April 14, 2026

TMP 26-154 Consider an update on Comprehensive Sewer Plan and Comprehensive Water Plan.

Drafter: Wagner

Notes: #1 (__ min.)

Tuesday, April 21, 2026

TMP 25-359 Consider Approval of Mayoral Board and Commission Appointments.

Drafter: Hoffman

Notes: consent

TMP 26-135 City Administrator's Update.

Drafter: Martig

Notes: update

TMP 25-951 City Administrator's Update.

Drafter: Martig

Notes: update

TMP 25-746 Consider Approval of April 7, 2026 City Council Meeting Minutes.

Drafter: Peterson

Notes: consent

TMP 25-747 Consider Approval of April 14, 2026 City Council Work Session Minutes.

Drafter: Peterson

Notes: consent