

Northfield Heritage Preservation Commission Project Plan Review

501 & 503 & 505 Division St South Northfield MN 55057

Exterior Color Project Narrative

October 5, 2018

Re: Reunion Project
Rehabilitation of 501, 503 and 505 Division Street South
Northfield, Rice County
SHPO Number: 2018-2373

Northfield Heritage Preservation Commission,

As a follow-up to our Certificate of Appropriateness issued in June of 2018, Reunion would like to present three additional items for your review and approval at your October 11, 2018 monthly meeting:

1. Change to 503 Division Street South storefront layout to add doors and alcove windows
2. Change to 505 Division Street South storefront cornice
3. Exterior color selections



501 - 505 Division Street storefront, including 503 recessed door detail by Medin Architects plans, A5.0, as of 10.3.2018

The goals of our rehabilitation project are to rehabilitate each of the buildings in a historically accurate context, ensure their maintenance and usefulness over the next 50+ years, and to provide an enhanced community venue to allow others to experience and appreciate the history of each of these important downtown Northfield structures.

Please let me know if you have any questions or require any further information. Thank you for your consideration, and we look forward to working with you on this project.

Sincerely,

Joshua B. Drivdahl
Project Manager – Freetime Restaurants – Reunion Project

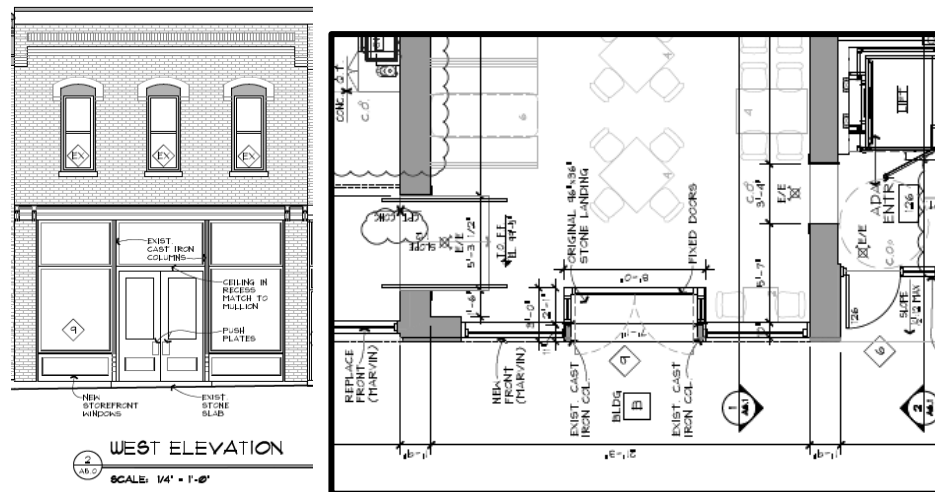
503 Division Street South Storefront Layout

After further review of our project by the MN State Historic Preservation Office, it was determined that this middle building shall have a doorway, and that this doorway shall be recessed, sitting on the existing historical limestone threshold. We were also able to obtain home-video still images from 1946 that confirm this layout for the front of 503 Division.

Modifications to our previously-submitted plans are as follows:

- Middle section of bulkhead and window are removed from the plan
- Transom window remains as originally drawn, flush with storefront windows
- Added two operable doors that are 3'4" wide, recessed approximately 36" from sidewalk
- Two alcove windows added between the existing cast-iron columns and the new doors

Supporting detail can be found below. We feel that these changes provide this building with its own identity, retain certain historical characteristics, and continue to allow for improved traffic flow between the three building interiors.



503 Division storefront and recessed door detail by Medin Architects plans, A5.0 & A3.1, as of 10.3.2018



503 Division limestone threshold to be retained, will house two recessed doors and two alcove windows

Reunion Project



503 Division storefront image from 1946 home video, showing two recessed doors and likely two alcove windows

505 Division Street South Storefront Cornice

After further review of our project by the MN State Historic Preservation Office, it was determined that this building shall have a muted cornice design. No evidence can be found of this building having cornice detail as shown in our previous plans, and in fact comparable buildings (3rd and 4th in from corner buildings) in the Northfield Commercial Historic District have very simple storefront cornices.

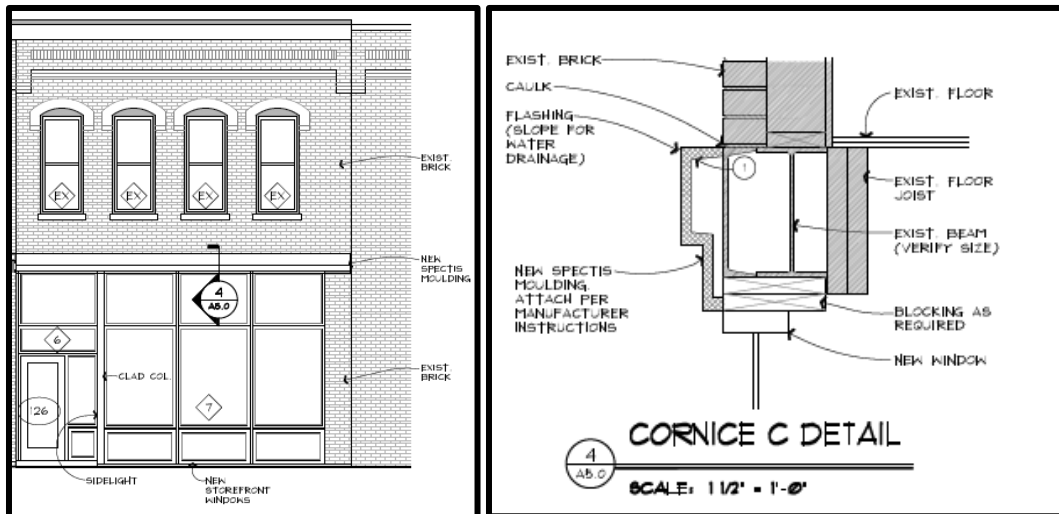
Modifications to our previously-submitted plans are as follows:

- New storefront cornice to be a simple, flat trim piece as evidence of detailed trim does not exist



505 Division storefront photo from 1900's; winter 2017/2018; Color Illustration presented to Northfield HPC in May 2018

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505 Division storefront cornice, Medin Architects plan 10.3.2018

Exterior Color Selections

We have chosen five colors to be used on our building exteriors, where there is stucco and cornice material. We do not intend to paint any brick that is currently free of paint. We have attached the color specifications. We will provide paint samples and a larger printout at the October 11 meeting.

1. Benjamin Moore Nocturnal Gray – a blue-grey-green color – for building cornices
2. Summerdale Gold – 2nd Floor North wall and 1st Floor detail
3. Shakespeare Tan – 2nd Floor detail and Cornice detail
4. Grenada Hills Gold / Pirate's Chest – 1st Floor North wall
5. Mocha Madness – Foundation North wall



Proposed North Wall Paint Scheme

Reunion Project



Proposed Color Exterior Drawing



Current Storefront Colors – 2018

Reunion Project



Current North Wall & Storefront Colors – 2018

Attachments:

- Medin Exterior Elevations revised 10.3.2018
- TEA2 Architects Exterior Paint Instructions
- TEA2 Architects Paint Scheme
- Color Exterior Drawing

Supporting Documentation:

- June 2018 Certificate of Appropriateness

City of Northfield Heritage Preservation Commission
801 Washington Street, Northfield, MN 55057
Phone (507) 645-3004 Fax (507) 645-3055

CERTIFICATE OF APPROPRIATENESS (Compliance/Completion/Final Review)

This certificate officially documents the results of the Heritage Preservation Review of this project as proposed and in accordance with the City Ordinances and Downtown Preservation Design Guidelines.

Property Address 501-505 S. Division Parcel No. 2206225086; 2206225087;
220622508
Property Name Reunion
Property Owner REO Properties
Owner Address 527 Professional Dr. Ste 100 Telephone _____
Northfield, MN 55057 Email _____
Applicant Josh Drydahl
Applicant Address 527 Professional Dr. Ste 100 Telephone 612-741-3085
Northfield, MN 55057

Type of Building Changes (Check all that apply.)	Submitted date at HPC	Approved (Y or N)	Notes
Info or Conceptual Review			
Sign and/or Awning Review			
Material and/or Color Review			
Storefront Level Facade Change	<u>5-31-2018</u>	<u>Y</u>	
Upper Level Facade Change			
Side and/or Rear Elevations Change			
Other			

Notations, Conditions and Directives
Approved with condition of highlighting architectural detail of cornice via paint highlights.
and lower half of cornice

Signatures
HPC Chair [Signature] Date 6/25/18
Applicant _____ Date _____
Owner _____ Date _____

Copies: _____ Com Dev _____ EDA _____ PC _____ Bldg Insp _____ City Council _____ MHS _____