



2016 Annual Report

Northfield Heritage Preservation Commission

Staff Liaison - Scott Tempel, City Planner 2016 COMMISSION MEMBERSHIP: Cliff Clark,
Chair; Peter Carlson; Jason Menard; James Herreid; Barbara Evans; Dan O'Leary

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LOCAL INVENTORY AND PUBLIC ACCESSIBILITY

Northfield was awarded a CLG grant in 2016 to update the local survey information for the Historic District and the surrounding commercial areas. A key aspect of this project was to more accurately depict the District by using a parcel based map, rather than an outline. The updated local inventory will now be kept in the electronic files of the Community Development Department. With the new interactive map, all survey information will be available online to the public.

As part of the follow up to this project, the HPC has prepared a packet of information for each property owner. We have been holding meetings with all downtown property owners to make a personal connection, provide information, and hear feedback on the HPC from building owners. An open house was held at City Hall where the survey information and details on the process were presented to the public. This open house also kicked off Preservation50 celebration activities in Northfield.

The HPC works closely with the Northfield Historical Society to keep and maintain records. The NHS continues to catalog these items for display and proper storage at the Museum.

Northfield Heritage Preservation Commission

Northfield, Minnesota

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The following
summary of projects,
reviews and activities
is hereby reported to
the State Historic
Office for fiscal year
2016:

October 1, 2015
through
September 30,
2016.

LOCAL DESIGNATIONS

The Northfield Heritage Preservation Commission designated no new sites for heritage preservation in fiscal year 2016.

NATIONAL REGISTER NOMINATIONS OR COMMENT

No new sites were added to the National Register of Historic Sites in fiscal year 2016. The HPC is planning to nominate several properties to the Historic District in 2017 as the result of the updated survey.

PERMIT REVIEWS

Building Exterior Changes:

Northfield Arts Guild (1885) – 304 Division Street

The Northfield Arts Guild has been having issues with water infiltration on the roof of its building. They are proposed to hire Restoration Services to perform masonry repairs to the top two feet of the south side wall. The work involved removal of parging, tuck-pointing, and the installation of a metal parapet cap.

Northfield Depot (1888) – 204 West Third Street

City staff approved the site plan at DRC on August 4, 2015, conditioned upon the approval of two variances for the building orientation. The variances were approved by the ZBA on August 20, 2015. The HPC has reviewed the architectural details of project three times now, as the Depot is a locally designated Heritage Preservation Site.

Review of this project followed the City of Northfield Downtown Preservation Design Guidelines for Restoration and Renovation. The intent was to preserve the integrity of the historic building while keeping the project economically feasible. It appears that STND is working diligently to preserve the historic integrity of the building as no major structural or design changes are proposed. The HPC will continue to focus on the architectural details and provide feedback on preservation efforts.

The HPC also provided design comments on two projects in the Adjacent Commercial Areas to the Historic District to insure compatibility with the character of the Historic District.

The Crossing Fairfield Inn & Suites - 114 2nd Street

Northfield received a proposal from Rebound Hospitality to develop The Crossing site anchored by a major hotel development. The Crossing Project has been a major redevelopment effort by the City of Northfield for over fifteen years. A PUD is still in effect and guides future development of this site. The PUD contains architectural elevations and design standards that were developed to ensure The Crossing development was compatible with the surrounding properties. A finding from the original PUD approval states: The architectural design of the project is reasonably compatible with structures and uses in the area within 350 feet of the boundaries of the proposed project, including but not limited to exterior materials, height and building style. To ensure the hotel project is compatible with both the existing Crossings buildings and the neighboring downtown properties, its architecture and design will follow the approved PUD documents.

As the project is in the Adjacent Commercial Area to the Historic District, the HPC provided an advisory review of the project. Most of the comments from the HPC were incorporated into the final design for the hotel. One desire from the HPC that was not realized was the use of brick on the hotel. Due to cost and franchise requirements, brick was not used to match the rest of the development.

Imminent Brewing - Northfield Armory, 519 Division Street

Local residents have started the process to open Northfield's first microbrewery. Imminent Brewing has purchased the rear garage portion of the old Northfield Armory via a condominium plat. The Armory property is not currently in the Historic District, but is proposed to be added. The HPC provided an advisory design review for the brewery proposal, which is in the Adjacent Commercial District. The design concept and plan received favorable approval from the commission.

Sign Permits:

The SHOPS — 314 Division Street:

The HPC approved a sign permit for three new signs for The SHOPS at 314 Division Street in the historic McKay Building, constructed 1887. All signs were found to meet the standards.

1. Front wall sign is 18 square feet.
2. Projecting sign for Quill and Blade of 3 square feet.
3. Projecting sign for Northfield Yarn of 4.8 square feet.

The Sketchy Artist — 300 Division Street:

The HPC approved a sign permit for two replacement signs for The Sketchy Artist in the Sitze Building (1880) at 300 Division Street. All signs were found to meet the standards.

1. Front wall sign is 9 sq. ft.
2. Projecting sign is 4 sq. ft.

Game N Geek — 306 Division Street:

The HPC approved a sign permit for two replacement signs for Game N Geek in the Alex Marshall Building (1880) at 306 Division Street. All signs were found to meet the standards.

1. Front wall sign is 12 sq. ft.
2. Projecting sign is 6 sq. ft.

The Hideaway — 421 Division Street:

The HPC approved a sign permit for The Hideaway in the Lockwood Opera House (1872) at 421 Division Street. This permit is to renovate current sign, which has been there for 10 years. The raised cedar banner and letters that spell out "James Gang" will be removed and the raised cedar letters that spell out "Hideaway" will be reused and moved to the top portion of the sign. There will be painted letters approximately 8" high under these cedar letters that will spell out: "Coffeehouse and Winebar" in the same color currently spells out "James Gang". The store front will be painted using the same colors that were originally applied.

NEW COMMISSION APPOINTMENTS

Three new commissioners were appointed in 2016, but three also stepped down, leaving three vacancies remaining on the HPC. The commission had another discussion on the size of the Commission and how vacancies are causing quorum issues. They decided to amend the bylaws to



reduce the size of the commission to seven members, with a quorum of three. Commissioners have been reaching out to the community and to past members in an effort to fill the remaining vacancy.

Additionally, two youth members have been appointed as non-voting members of the HPC. This is a yearlong commitment through the Mayor's Youth Council, sponsored by the Northfield Healthy Community Initiative.

STATE PRESERVATION CONFERENCE

In September, 2016, staff liaison Scott Tempel attended the annual State Preservation Conference in Hastings, MN. He also attended the February preservation conference put on in Winona by the Preservation Alliance of Minnesota.

PRESERVATION50 CELEBRATION

In conjunction with the Northfield Historical Society, the Northfield Heritage Preservation Commission is planning a series of activities to promote historic preservation in commemoration of the 50th anniversary of the National Preservation Act. Traditional print media and several avenues of social media will soon carry new items as part of celebrating 50 years of Preservation. Activities planned for 2016-17 include:

- A series of articles, letters to the editor and guest columns in the Northfield News talking about the history and importance of preservation.
- Increased Facebook presence.
- Focus on Preservation photographic articles will challenge citizens to identify and learn about architectural details of the buildings in the historic district and more about the specific buildings in the district based on the information in the survey and from other available resources.
- Historical scavenger hunt.
- Preservation workshops/speakers in conjunction with the Northfield Historical Society.
- Heritage preservation photo contest.
- Awards for exemplary preservation efforts.

OTHER ACTIVITIES

- In conjunction with The Northfield Historical Society, St. Olaf College and Carleton College, the Northfield Historical project was completed. Northfield Historical is a mobile app and website that allows anyone with a mobile device or an Internet connection to explore Northfield, Minnesota, including the campuses of St. Olaf and Carleton Colleges. Learn about the city of “Cows, College and Contentment” through map-based presentations, multimedia content, and curated walking tours using our mobile apps, available on Google Play and iOS.
- A commissioner worked with the Cannon Valley Elder Collegium to teach classes on architecture in general and specific to Northfield.
- Volunteered with The Northfield Historical Society exhibit committee to put together three exhibit panels on each of the three Nutting-built structures: The Nutting Block, The Nutting Building, and The Nutting House.
- An HPC commissioner worked with the Northfield Historical Society to develop a self-guided walking tour that was used for a fund-raiser for Prairie's Edge Humane Society and will be used again in the future.
- An HPC commissioner worked with the Northfield Historical Society to develop a guided walking tour of the Historic East Side. Three additional docents were also trained to give that tour.
- Coordinated with Carleton College to develop and lead historic walking tours as part of the Carleton Reunion Weekend.
- Worked with Lisa Peterson, Director of Tourism, to develop tour information for groups coming to Northfield. Existing bus tour information has been enhanced and two more people trained to be step-on tour guides for visiting groups.

ACTIVITIES PLANNED FOR 2017

- Complete interviews with downtown property owners.
- The HPC will continue to review building permit requests for exterior renovations, as well as sign permits, in the historic district.



- Review CLG and ACHF (Legacy) grant programs for educational outreach opportunities in Northfield;
- Host or co-host public education workshops with building owners to speak about window preservation, energy efficiency, etc.;
- Update new website to include map of historic district, slideshow of buildings, resources for windows, resources for building research and downtown design guidelines;
- Review effectiveness of current downtown design guidelines publication and consider revisions to make more "user-friendly" to City staff, HPC members and building owners.
- Review CLG or ACHF (Legacy) grant programs for identification, evaluation, and designation of local historic properties;
- Consider historic plaque program for homes outside the business district;
- Communicate with Carleton College to recommend including historic preservation planning into campus master planning process;
- Continue to work with Northfield Historical Society to implement historic plaque program and discuss opportunities for rotating exhibit featuring historic buildings.
- Continue to implement Preservation50 Celebration activities.

CONCLUDING SUMMARY

The HPC has strived to guide and educate both downtown property owners and the general public about the importance of Northfield's historic downtown to the City's cultural, architectural, economic and social heritage. The level of downtown investment and building improvements that have occurred during the last year provide a strong reflection of the community's commitment and support of the downtown historic district, which the HPC hopes to foster for years to come.

MEMBERSHIP INFORMATION

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VACANT SEAT		