

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) Replacing the deteriorated storefront enhances the building’s appeal to residents and visitors.
- c) The proposed storefront rehabilitation will highlight the beauty of the building and foster more pride in the building’s history.
- d) The proposed storefront 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 storefront is not original, though it may

date from the period of significance. The level of deterioration makes preservation of the existing storefront infeasible. The proposed rehabilitation replaces deteriorated elements with modern materials while emphasizing transparency consistent with the design guidelines. The proposed rehabilitation includes transom windows, bulkheads, display windows, thin columns, and the storefront cornice, and retains the existing storefront layout.

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: Except for the brick columns on either side, the storefront is not original. The columns will be retained. The building has been modified multiple times since its construction in 1879. The existing storefront may date from the period of significance, though this is difficult to determine. The storefront cornice is not original but will be retained. The footprint of the storefront will be retained. The elements to be replaced are not distinctive.

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.

Staff Recommendation

Staff recommends approval of the Certificate of Appropriateness for the storefront rehabilitation per the attached documentation.

Attached is a draft resolution for the HPC to review. HPC members can contact staff in advance to make edits if there are any proposed changes.