

ORDINANCE NO. 995

AN ORDINANCE OF THE CITY OF NORTHFIELD, MINNESOTA DESIGNATING HERITAGE PRESERVATION SITES IN THE NORTHFIELD HISTORIC DISTRICT

WHEREAS, the City of Northfield (City) has a significant number of historic resources throughout the community; and

WHEREAS, the Northfield City Council has declared as matter of public policy that the preservation, protection, perpetuation, promotion and use of areas, places, buildings, structures, lands, districts and other objects having a special historical, community or aesthetic interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare in the community; and

WHEREAS, Northfield City Code, Chapter 34, Section 8.5.7, provides the process for the City, from time to time, determining that certain places, buildings, structures, properties, or district areas or properties within the community are of significance in American history, architecture, archeology, engineering, landscaping, and culture and those locations should be subject to additional review as it relates to the LDC; and

WHEREAS, based upon historic survey work and a final report prepared by Landscape Research in 2016, the Heritage Preservation Commission (HPC) is proposing the City add four properties located at 515 Division Street South, 517 Division Street South, 519 Division Street South, and 107 3rd Street West (collectively the “designated properties”), to the Northfield Historic District (District) by locally designating such properties as Heritage Preservation Sites; and

WHEREAS, the designated properties are shown on the map attached hereto and incorporated herein by reference as Exhibit A, and more particularly described and identified as listed on Exhibit B, which is also attached hereto and incorporated herein by reference; and

WHEREAS, the survey work and report followed guidelines established by the Secretary of the Interior for preservation planning and the Guidelines for History/Architecture Projects in Minnesota provided by the State Historic Preservation Office (SHPO) as well as the governing state statute and above-referenced City Code criteria; and

WHEREAS, the survey work completed by the consultant consisted of researching the history of each identified building, photography, evaluation of historic significance, and completion of a new inventory form; and

WHEREAS, the survey was completed in July, 2016 and submitted to SHPO, and SHPO has accepted the report and its recommendations for designating the designated properties as Heritage Preservation Sites in the District; and

WHEREAS, the Planning Commission reviewed the HPC proposal at its May 2017 meeting and has also recommended approval by the City Council; and

WHEREAS, the official public hearing for this ordinance per the published notice announcing amendments to the District was held before the City Council on June 6, 2017; and

WHEREAS, upon request by the City Council, an informational presentation providing additional details on the District was provided on October 10, 2017; and

WHEREAS, the City Council finds that the designated properties have historic and architectural significance and adopts as its findings the analysis of the designated properties as contained in the City staff report, dated January 16, 2018, and the final report submitted by Landscape Research.

THE CITY COUNCIL OF THE CITY OF NORTHFIELD DOES ORDAIN THAT:

Section 1. The designated properties located at 515 Division Street South, 517 Division Street South, 519 Division Street South, and 107 3rd Street West as depicted in Exhibit A and more particularly described as listed on Exhibit B are hereby designated as Heritage Preservation Sites in the Northfield Historic District and the boundary thereof shall be adjusted accordingly.

Section 2. The recitals hereto are made a part hereof.

Section 3. This Ordinance shall take effect thirty days after its publication.

Passed by the City Council of the City of Northfield this 13th day of February, 2018.

ATTEST:

City Clerk

Mayor

VOTE: POWNELL DELONG COLBY NAKASIAN
 NESS PETERSON WHITE ZWEIFEL

First reading: February 13, 2018

Second reading: _____

Published: _____

EXHIBIT A

Proposed Designated Properties Within Northfield Historic District

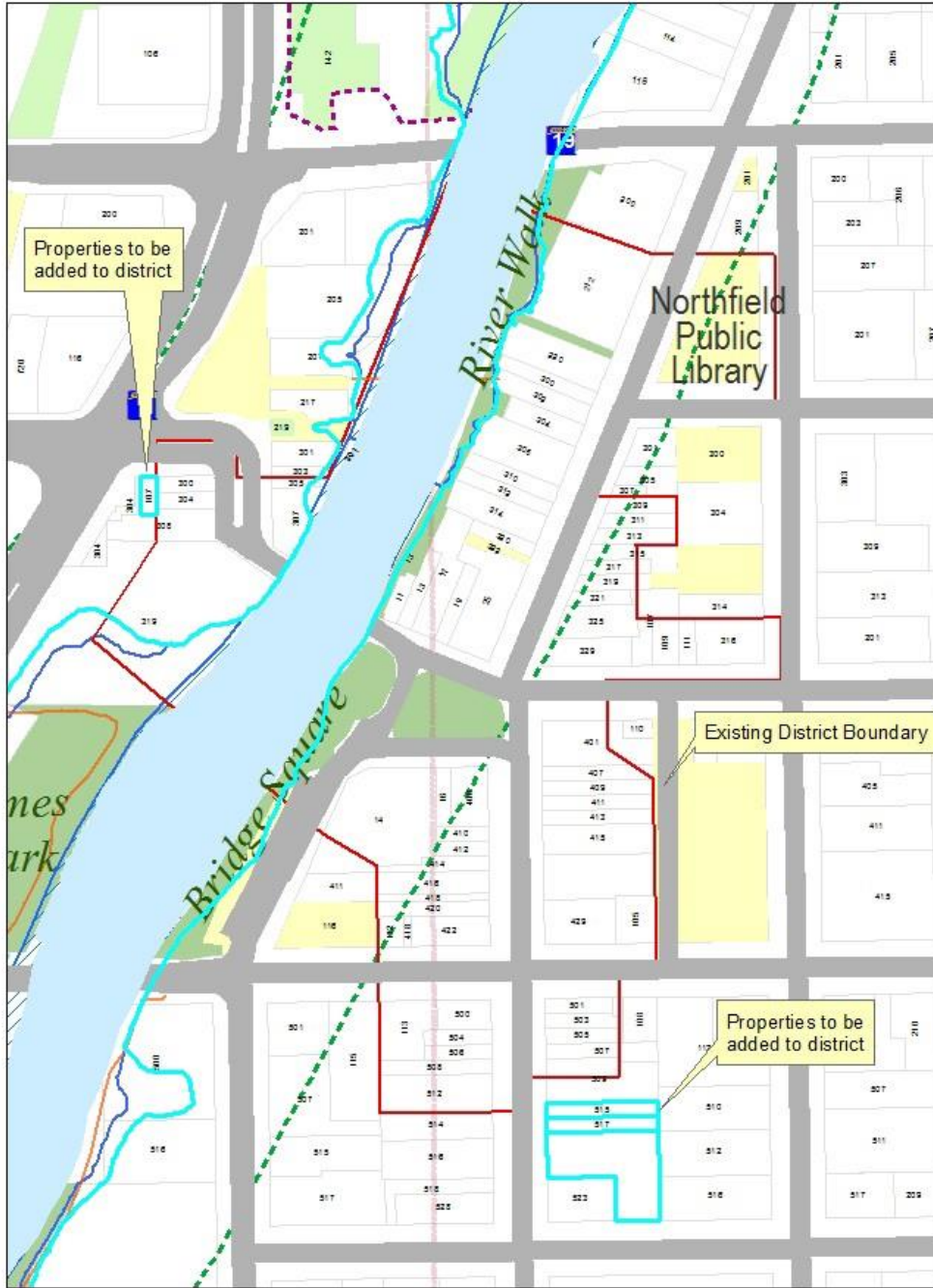


EXHIBIT B

List of Proposed Designated Properties For Northfield Historic District

1. **515 Division Street South**

PID Number:2206225091

SHPO Inventory Number: RC-NFC- 377

Legal Description:

The South One -half (S 1/2) of the North Two-thirds (N 2/3) of Lot 8, Block 48, in the Original Town, no City, of Northfield, Rice County, Minnesota.

Together with and subject to a partial building easement dated March 19, 1993, filed March 26, 1993 in Book 136 of M.R., pages 181-182.

2. **517 Division Street South**

PID Number: 2206225092

SHPO Inventory Number: RC-NFC-379

Legal Description:

Lot 4 in Block 1 in "Mathea K. Hansen Subdivision", City of Northfield, Rice County, Minnesota

and

The S1/3 of Lot 8 of Block 48 in the Original Town (now City) of Northfield, Rice County, Minnesota, subject to contract for deed to Randal J. Malecha

3. **519 Division Street South**

PID Number: 2206229004

SHPO Inventory Number: RC-NFC-166

Legal Description: CIC #89 A CONDOMINIUM ARMORY

BUILDING CIC PLAT

4. **107 3rd Street West**

PID Number: 2236475040

SHPO Inventory Number: RC-NFC-384

Legal Description:

Commencing 90 feet West of the Northeast corner of Lot 5, Block 18 of the State Subdivision of the Southeast Quarter in Section 36, Township 112 North, Range 20 West of the Fifth Principal Meridian, Rice County, Minnesota; thence running South a distance of fifty seven (57) feet; thence running West a distance of nineteen (19) feet; thence South a distance of one (1) foot; thence West a distance of six and one half (6 1/2) feet; thence North to the North line of said Lot 5; thence East to point of beginning; Subject however to an easement to the Fraternal Order of Eagles, Northfield, Minnesota Aerie 2242, a Corporation for Travel by Foot and Vehicle, over and across that portion of the above described property lying Southerly and Easterly of a line described as follows: Commencing at a point 90 feet West and 42 feet South of the Northeast corner of said Lot 5; thence West 9.4 feet; thence South 7.4 feet; thence Southwesterly to a point 57 feet South and 109 feet West of the Northeast corner of said Lot 5 and there terminating.