

CITY OF NORTHFIELD, MINNESOTA
HERITAGE PRESERVATION COMMISSION RESOLUTION HPC #2023-020

A RESOLUTION BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF
NORTHFIELD, MINNESOTA, APPROVING A CERTIFICATE OF APPROPRIATENESS
FOR 220 DIVISION ST. S

- WHEREAS, the applicant, Manawa LLC, (the “Applicant”), is seeking a Certificate of Appropriateness (“COA”) from the City of Northfield Heritage Preservation Commission (“HPC” or “Commission”) for new construction as more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the “Work”), for certain property owned by the applicant located at 220 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, pursuant 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, pursuant 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, pursuant 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, pursuant 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, pursuant to City Code, Chapter 34, Section 8.5.8 (D), the Applicant bears the burden of proof of meeting the foregoing criteria; and

WHEREAS, pursuant 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 date of the HPC's decision; and

WHEREAS, the Commission held a duly noticed public meeting, on November 1, 2023, 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 pursuant 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 with the following condition, based upon the above-referenced adopted findings:

1. The rooftop design is approved with or without the additional mechanical parapet as shown in Exhibit A.

2. The design element (located above the north entrance to the building along Division St. S. and above “The Archer” signage) will return to the HPC for final approval with a final design and materials.

PASSED by the Heritage Preservation Commission of the City of Northfield this 1st day of November, 2023.

Chair

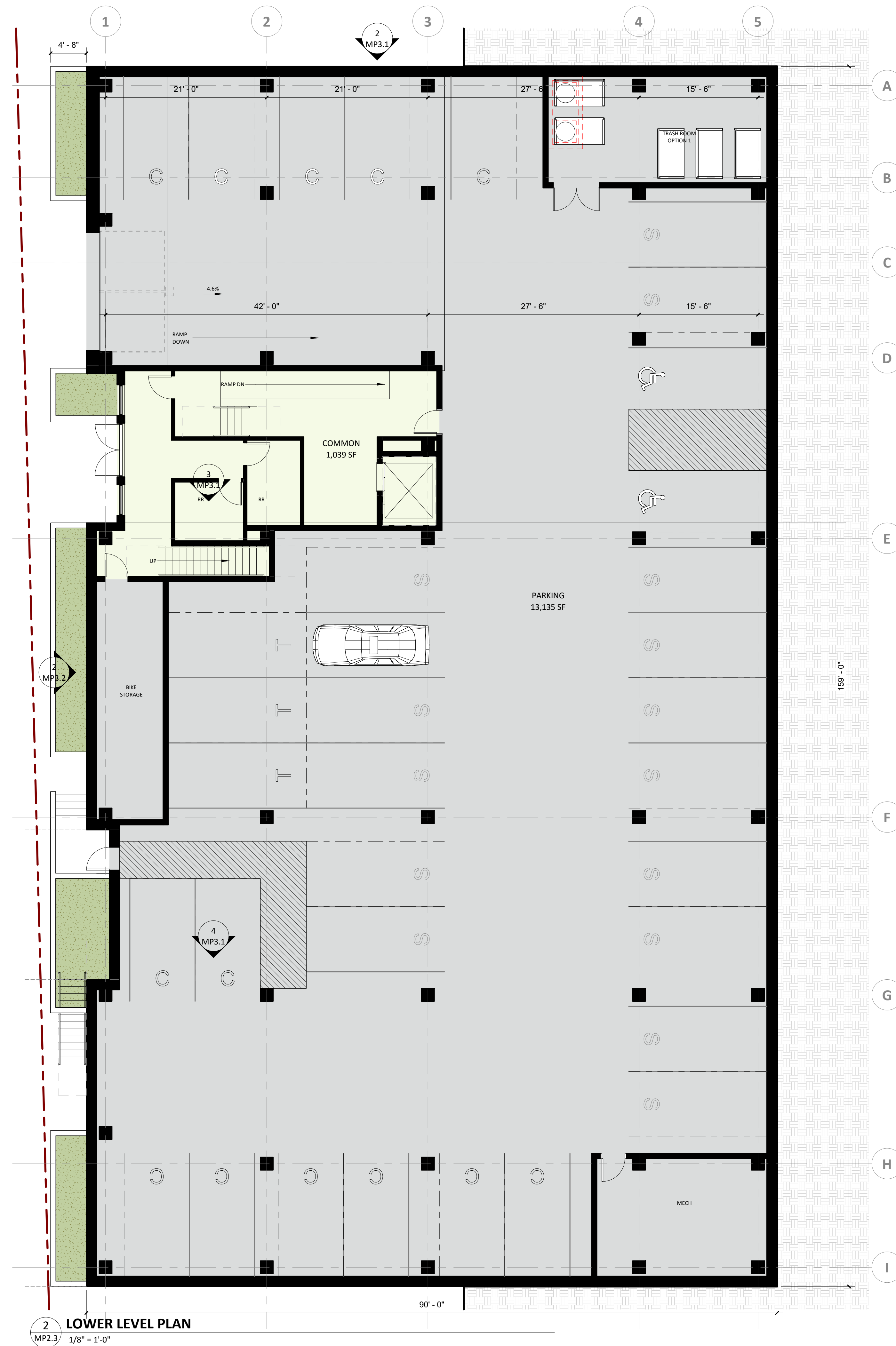
Member

VOTE: ____ ALLEN ____ CLARK ____ EVANS ____ JARMAN
 ____ MEEHAN ____ STANGLER ____ STEED

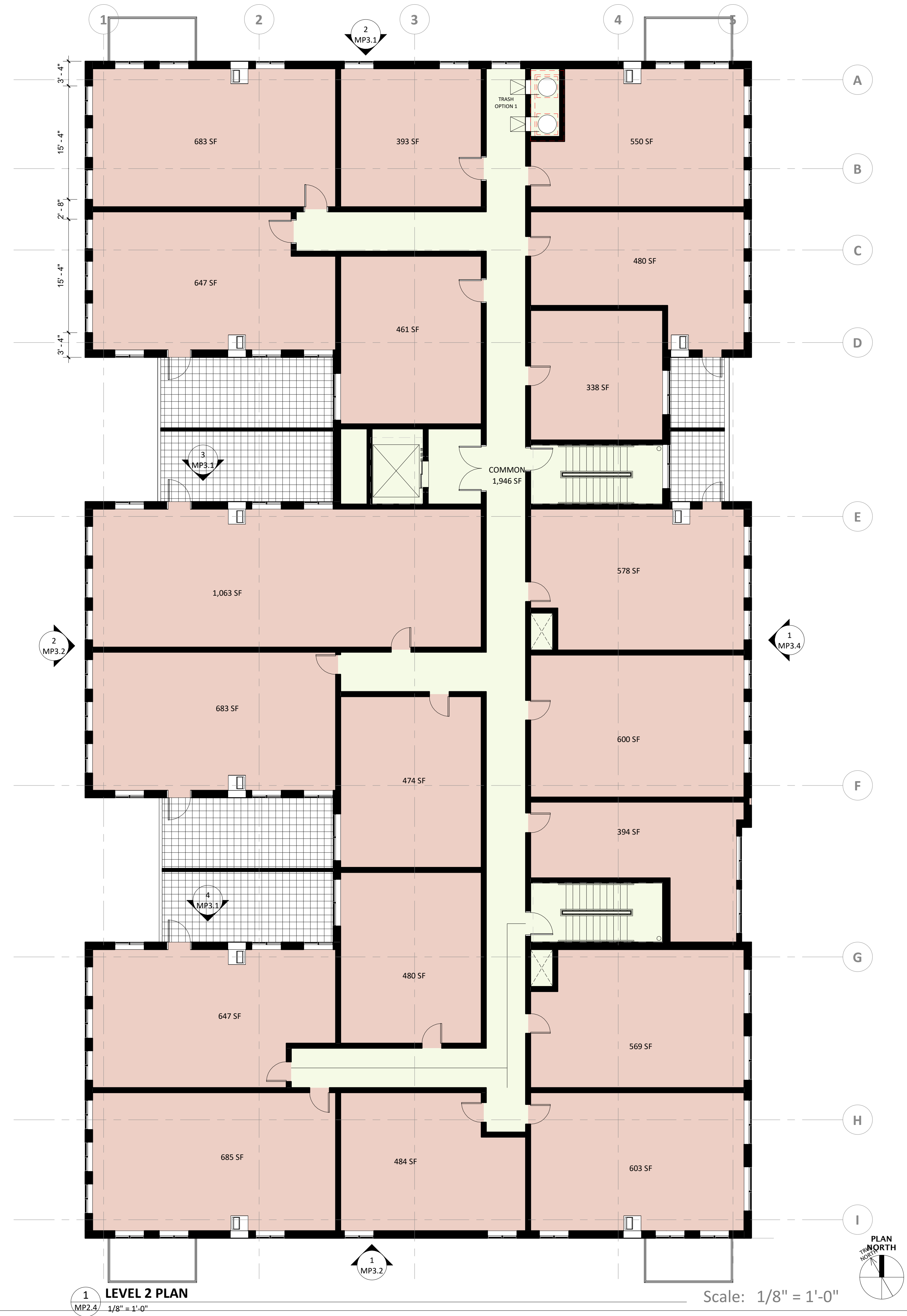
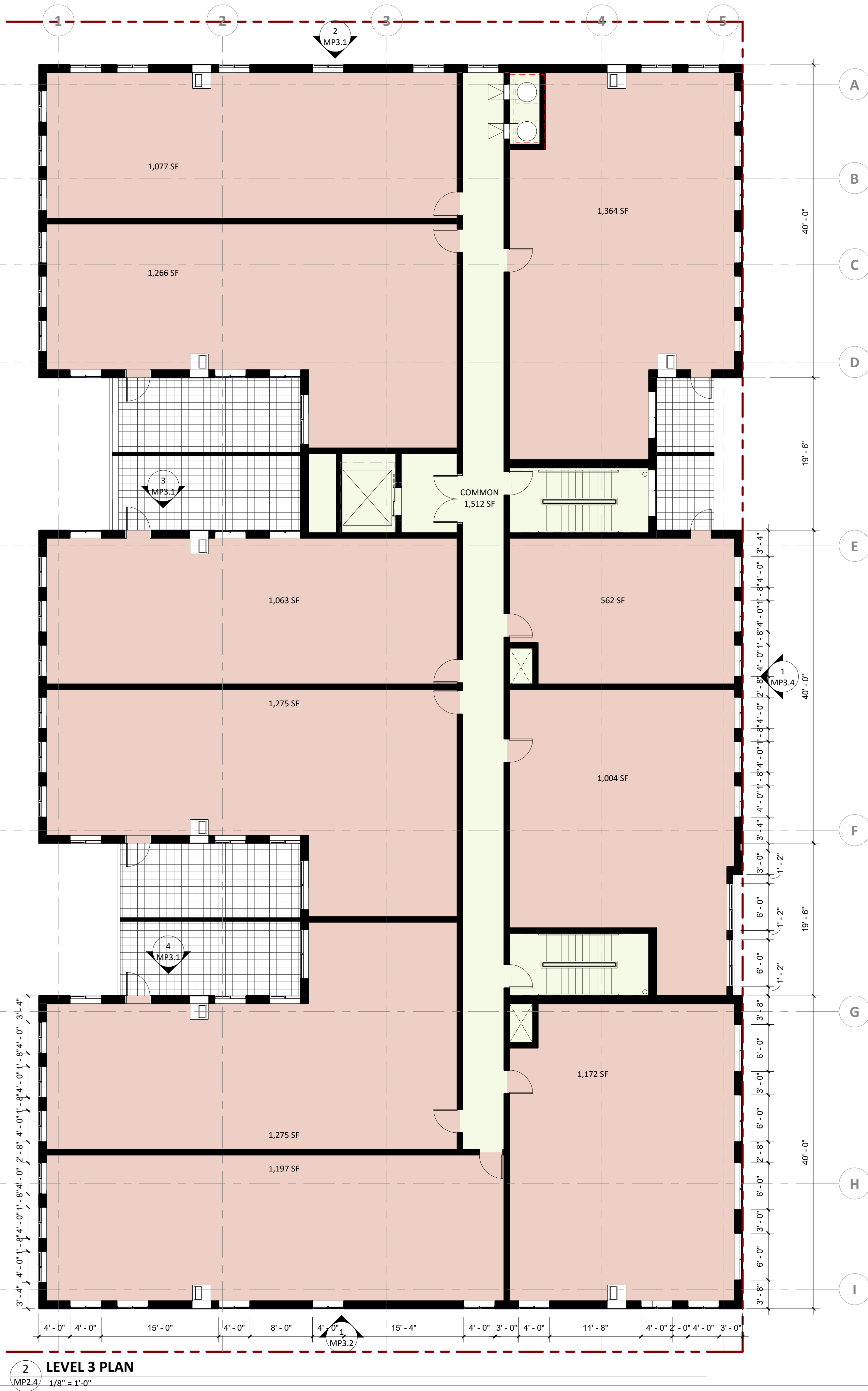
EXHIBIT A

DESCRIPTION OF PROPOSED WORK

See attached.



10/18/2023

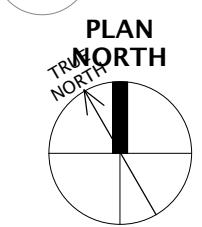


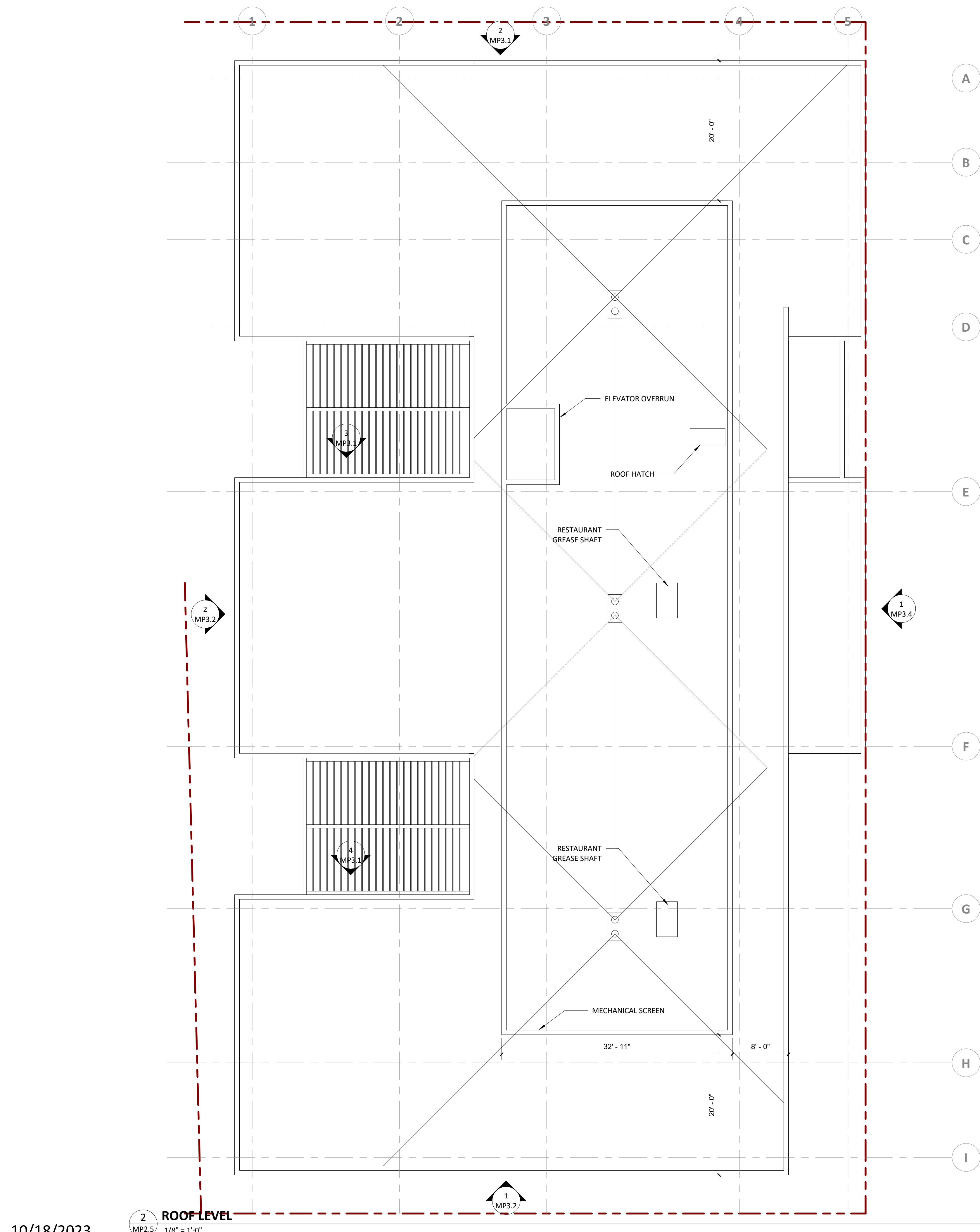
Archer House Redevelopment

Northfield, MN

LEVEL 2 AND LEVEL 3 PLANS

Scale: 1/8" = 1'-0"

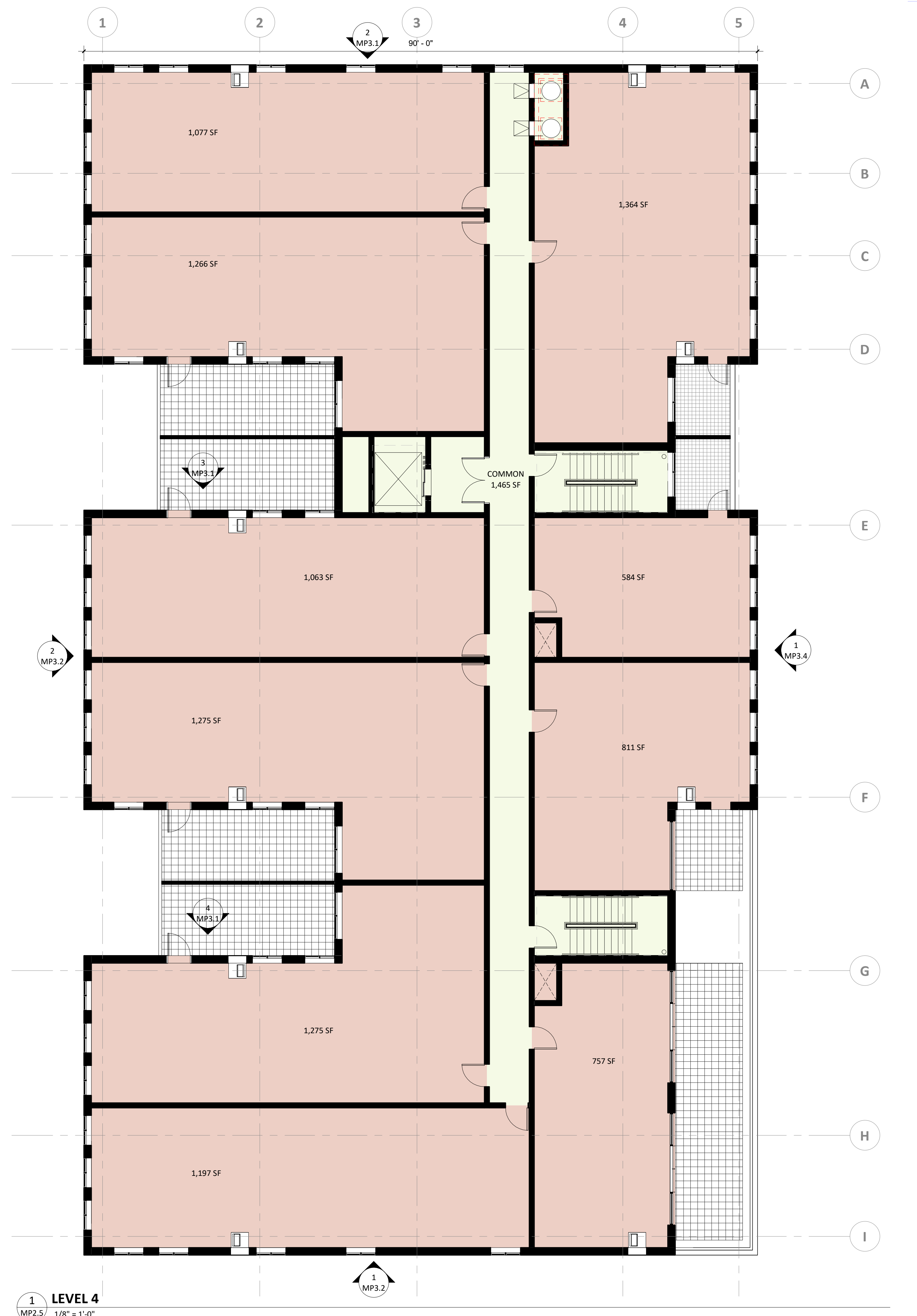




10/18/2023



2 ROOF LEVEL
MP2.5 1/8" = 1'-0"



1 LEVEL 4
MP2.5 1/8" = 1'-0"

Archer House Redevelopment

Northfield, MN

LEVEL 4 AND ROOF PLANS



3 NORTH ELEVATION - NORTH TERRACE
MP3.1 1/8" = 1'-0"



4 NORTH ELEVATION - SOUTH TERRACE
MP3.1 1/8" = 1'-0"



2 NORTH ELEVATION
MP3.1 1/8" = 1'-0"

ELEVATION MATERIAL KEY

M-1	MASONRY - COLOR 1 (BUFF)
M-2	MASONRY - COLOR 2 (RED)
M-3	CAST STONE SILL/COPING
FC-1	FIBER CEMENT - COLOR 1
MTL-1	METAL PANEL COLOR 1 (MED GRAY)
MTL-2	METAL PANEL - COLOR 2 (DARK GRAY)
MTL-3	METAL FLASHING
MTL-4	STRUCTURAL STEEL LINTEL OR CANOPY (PAINTED)
T-1	DECORATIVE TILE
S-1	DECORATIVE METAL SCREEN
R-1	METAL RAILING
W-1	WINDOW/DOORS
BALC	PAINTED PREFABRICATED BALCONY AND GUARDRAIL
LF-1	LIGHT SCNCE
SGN	SIGNAGE
LVR	MECHANICAL LOUVER - FACTORY PAINTED TO MATCH WALL FINISH
EXH	ROOFTOP EXHAUST TERMINATION



1 EAST ELEVATION
MP3.1 1/8" = 1'-0"

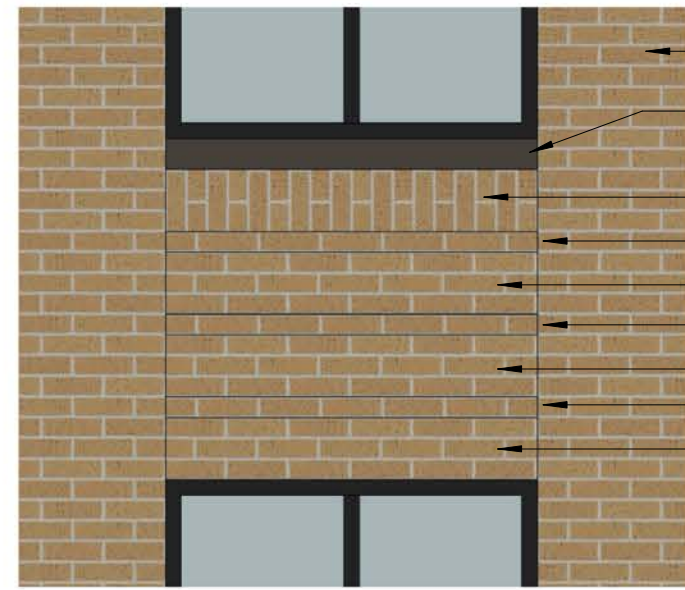
10/18/2023

Scale: 1/8" = 1'-0"

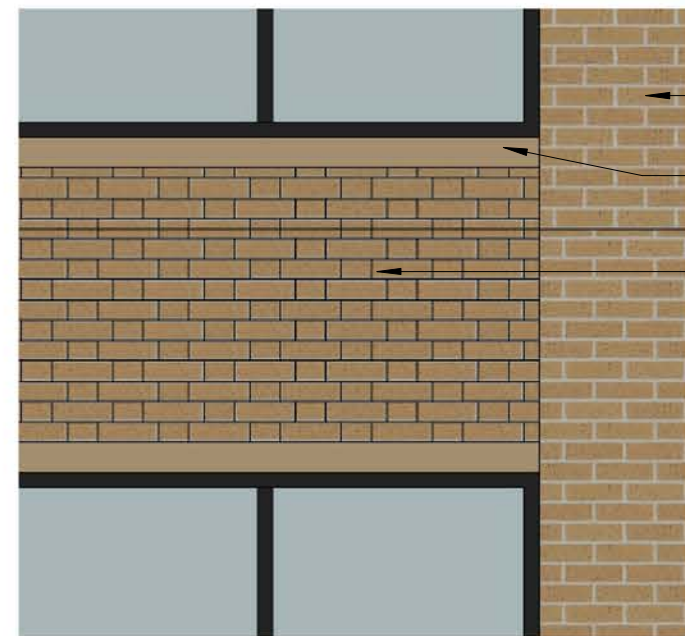
esg

Archer House Redevelopment
Northfield, MN

BUILDING ELEVATIONS



MODULAR RUNNING BOND FIELD (FLUSH)
METAL FLASHING
SINGLE SOLDIER COURSE (1" RECESS)
SINGLE STRETCHER COURSE (1" PROJECTION)
THREE STRETCHER COURSES (1" RECESS)
SINGLE STRETCHER COURSE (1" PROJECTION)
THREE STRETCHER COURSES (1" RECESS)
SINGLE STRETCHER COURSE (1" PROJECTION)
THREE STRETCHER COURSES (1" RECESS)



MODULAR RUNNING BOND (FLUSH)
CAST STONE SILL
FLEMISH BOND FIELD:
- STRETCHES: 1" RECESS
- HEADERS: 1" PROJECTION

3 ENLARGED ELEVATIONS
MP3.2 1/2" = 1'-0"



1 SOUTH ELEVATION
MP3.2 1/8" = 1'-0"



2 WEST ELEVATION
MP3.2 1/8" = 1'-0"



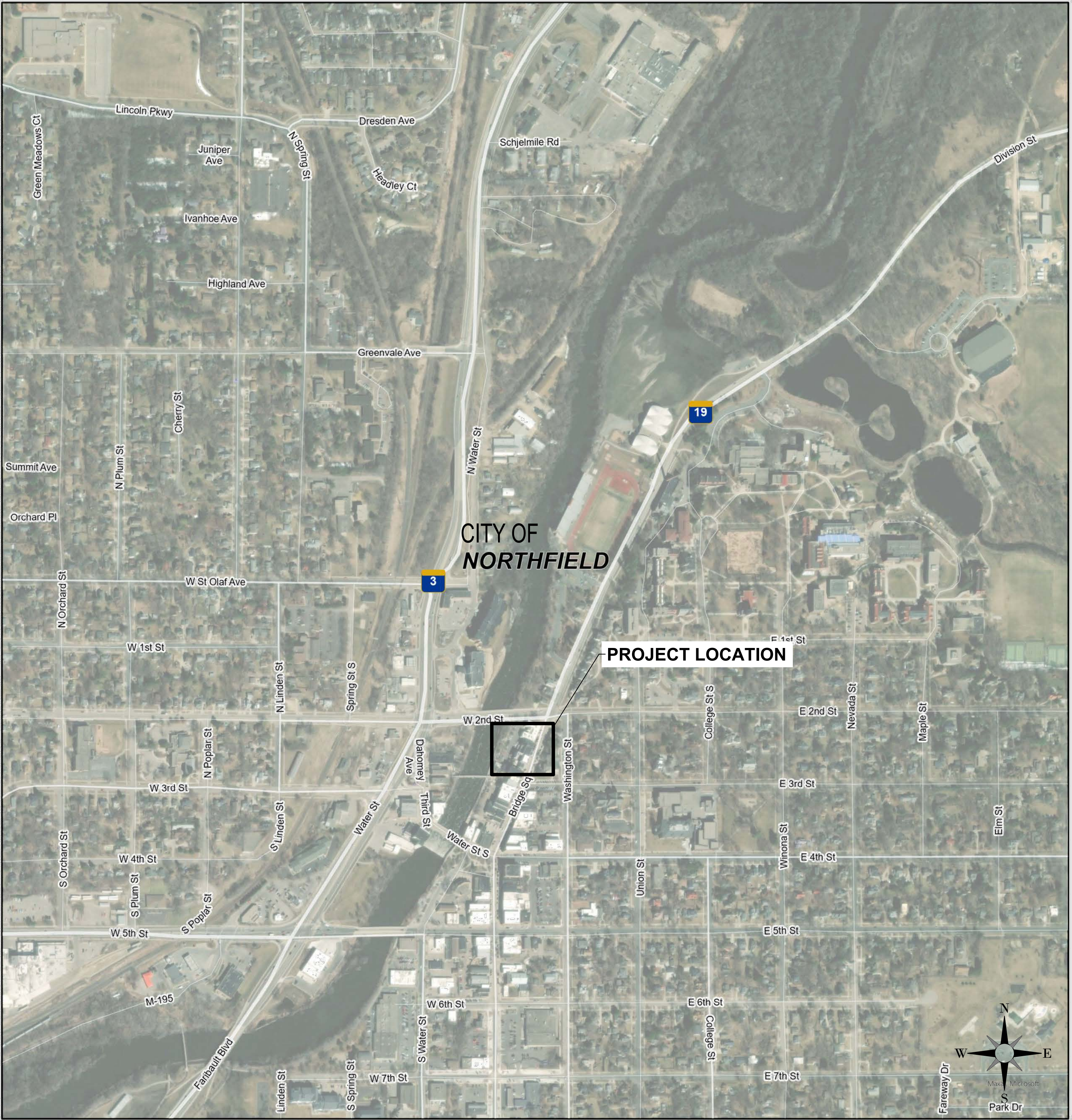
Rendered view from 3rd & Washington including mechanical screen



Rendered view from 3rd & Washington without mechanical screen



Photo from 3rd & Washington
(16 feet above elevation of Division St)



LOCATION MAP



CIVIL PLAN ABBREVIATIONS:

AC	ACRE	CI	CONTROL JOINT	EOF	EMERGENCY OVERFLOW	GL	GUTTER LINE	IPS	IRON PIPE SIZE	NWL	NORMAL WATER LEVEL	RCP	REINFORCED CONCRETE PIPE	THRU	THROUGH
ADA	AMERICANS WITH DISABILITIES ACT	CL	CENTERLINE	EQ	EQUAL	GPM	GALLONS PER MINUTE	J-BOX	JUNCTION BOX	OC	ON CENTER	RD	ROOF DRAIN	TNHF	TOP NUT OF FIRE HYDRANT
ADD	ADDENDUM	CMP	CORRUGATED METAL PIPE	EX	EXISTING	GV	GATE VALVE	JT	JOINT	OCW	ON CENTER EACH WAY	REBAR	REINFORCING BAR	TRANS	TRANSFORMER
AFF	ABOVE FINISHED FLOOR	CO	CLEANOUT	FDC	FIRE DEPARTMENT CONNECTION	HOPE	HIGH DENSITY POLYETHYLENE	LF	LINEAR FEET	OH	OVERHEAD	REM	REMOVE	TV	TELEVISION
AGG	AGGREGATE	CONC	CONCRETE	FON	FOUNDATION	HD	HEAVY DUTY	LN	LINEAR	OHD	OVERHEAD DOOR	ROW	RIGHT OF WAY	T/W	TOP OF WALL
APPROX	APPROXIMATE	CONC	CONSTRUCTION	FES	FLARED END SECTION	HH	HANDHOLE	LPS	LOW PRESSURE STEAM	OZ	OUNCE	R/W	RIGHT OF WAY	TYP	TYPICAL
ARCH	ARCHITECT, ARCHITECTURAL	CONT	CONTINUOUS	FFE	FINISHED FLOOR ELEVATION	HORIZ	HORIZONTAL	LS	LUMP SUM	PED	PEDESTAL, PEDESTRIAN	SAN	SANITARY	UT	UTILITY, UNDERGROUND
BFE	BASEMENT FLOOR ELEVATION	CY	CUBIC YARD	FPM	FEET PER MINUTE	HR	HOUR	ISO	LOWEST STRUCTURAL OPENING	PERF	PERFORATED	SCH	SCHEDULE	VCP	VITRIFIED CLAY PIPE
BIT	BITUMINOUS	C&G	CURB AND GUTTER	FPS	FEET PER SECOND	HWL	HIGH WATER LEVEL	MAX	MAXIMUM	PL	PROPERTY LINE	SCH	SQUARE FOOT	W/O	WITHOUT
CAD	COMPUTER-AIDED DESIGN	DEM	DEMOLITION	FT	FOOT, FEET	HWY	HIGHWAY	MB	MAIL BOX	PP	POLYPROPYLENE	SPEC	SPECIFICATION	W/	WITH
CB	CATCH BASIN	DIA	DIAMETER	FTG	FOOTING	HYD	HYDRANT	MECH	MECHANICAL	PSI	POUNDS PER SQUARE INCH	SQ	SQUARE	YD	YARD
CFS	CUBIC FEET PER SECOND	DIM	DIMENSION	G	GALLON	I	INVERT	PVC	POLYVINYL CHLORIDE	STA	STATION	SY	SQUARE YARD	YR	YEAR
CF	CUBIC FOOT	DS	DOWNSPOUT	GAL	GALLON	ID	INSIDE DIAMETER	PVMT	PAVEMENT	T/C	TOP OF CURB	TEL	TELEPHONE		
CI	CAST IRON	EA	EACH	GALV	GALVANIZED	IN	INCH	QTY	QUANTITY	TEL	TELEPHONE	TEMP	TEMPORARY		
CIP	CAST IRON PIPE	ELEC	ELECTRICAL	GC	GENERAL CONTRACTOR	INV	INVERT	R	RIM						
CIPC	CAST IN PLACE CONCRETE	ELEV	ELEVATION	GFE	GARAGE FLOOR ELEVATION	IP	IRON PIPE	RAD	RADIUS						

SITE SUMMARY

PROJECT ADDRESS/LOCATION:	212 DIVISION STREET SOUTH NORTHFIELD, MN, 55057
ZONING:	CB-1: DOWNTOWN DH-O: DOWNTOWN HISTORIC DISTRICT
SITE/LOT AREA:	23,245 SF (0.5 AC)
EXISTING IMPERVIOUS:	22,292 SF (0.5 AC)
PROPOSED IMPERVIOUS:	20,614 SF (0.5 AC)
DISTURBED AREA:	28,599 SF (0.7 AC)

REQUIRED SETBACKS

	PARKING	BUILDING
FRONT YARD	3'	0'
SIDE YARD	0'	0'
REAR YARD	0'	10'

PARKING DATA

LAND USE CLASSIFICATION	APARTMENT BUILDING RETAIL SALES AND SERVICE RESTAURANT, FAST FOOD
PARKING SPACES REQUIRED (CODE)	1.5 SPACES PER DWELLING UNIT PLUS AT LEAST 0.5 SPACES PER UNIT IN COMMON VISITORS. 4 SPACES PER 1,000 SQUARE FEET. 15 SPACES PER 1,000 SQUARE FEET OR 1 SPACE FOR EACH 4 SEATS, WHICHEVER IS GREATER.
GOVERNING INFORMATION	1.5 x 42 + 0.5 x 42 = 84 4 x 5135 / 1000 SF = 21 15 x 3686 / 1000 = 53
PARKING SPACES REQUIRED	158

PARKING STALLS PROVIDED

STANDARD	31
ACCESSIBLE	2
TOTAL	33

BICYCLE DATA

BICYCLE SPACES REQUIRED (CODE)	10% OF APARTMENT STALLS 15% OF RETAIL STALLS 15% OF RESTAURANT STALLS
GOVERNING INFORMATION	84 x 0.1 = 9 53 x 0.15 = 8 21 x 0.15 = 4
BICYCLE SPACES REQUIRED	21
BICYCLE SPACES PROVIDED	22

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF NORTHFIELD REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION, THE MnDOT SUPPLEMENTAL SPECIFICATIONS, SEPTEMBER 2022, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2018, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL AND VERTICAL COORDINATES ARE ON AN ASSUMED DATUM

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN MARCH 2022 BY BOHLEN SURVEYING & ASSOCIATES.

B.M. ELEVATION=907.38

TNHF LOCATED 158' NORTHWEST OF
DIVISION STREET AND 12' WEST
OF STAIRCASE

LEGEND

EXISTING	
CITY LIMITS	---
SECTION LINE	---
QUARTER SECTION LINE	---
RIGHT OF WAY LINE	---
PROPERTY / LOTLINE	---
EASEMENT LINE	---
ACCESS CONTROL	---
WATER EDGE	---
WETLAND BOUNDARY	---
WETLAND / MARSH	---
FENCE LINE	---
CULVERT	---
STORM SEWER	---
SANITARY SEWER	---
SANITARY SEWER FORCEMAIN	---
WATER	---
GAS	---
OVERHEAD ELECTRIC	---
UNDERGROUND ELECTRIC	---
UNDERGROUND TELEPHONE	---
UNDERGROUND TV	---
OVERHEAD UTILITY	---
UNDERGROUND UTILITY	---
UNDERGROUND FIBER OPTIC	---
CONTOUR (MAJOR)	---
CONTOUR (MINOR)	---
DECIDUOUS TREE	---
CONIFEROUS TREE	---
TREE LINE	---
MANHOLE/STRUCTURE	---
CATCH BASIN	---
HYDRANT	---
VALVE	---
CURB STOP	---
POWER POLE	---
UTILITY PEDESTAL / CABINET	---
PROPOSED	
LOT LINE	---
RIGHT OF WAY	---
EASEMENT	---
CULVERT	---
STORM SEWER	---
STORM SEWER (PIPE WIDTH)	---
SANITARY SEWER	---
SANITARY SEWER (PIPE WIDTH)	---
WATER	---
GAS	---
OVERHEAD ELECTRIC	---
UNDERGROUND ELECTRIC	---
UNDERGROUND TV	---
CONTOUR	---
MANHOLE (STORM, SANITARY)	---
CATCH BASIN	---
HYDRANT	---
VALVE	---

SHEET INDEX

C0-10	SITE DATA
C1-10	EROSION CONTROL DETAILS
C1-20	PRE - CONSTRUCTION EROSION CONTROL PLAN
C1-30	EROSION CONTROL PLAN
C2-10	EXISTING SITE AND REMOVALS
C3-10	SITE PLAN
C3-20	UTILITY PLAN
C4-10	GRADING PLAN
C5-10	PLANTING PLAN
C5-20	PLANTING DETAILS



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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NATHAN J. HERMER

DATE: _____ LIC. NO. 54848

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PROJECT

ARCHER HOUSE

NORTHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

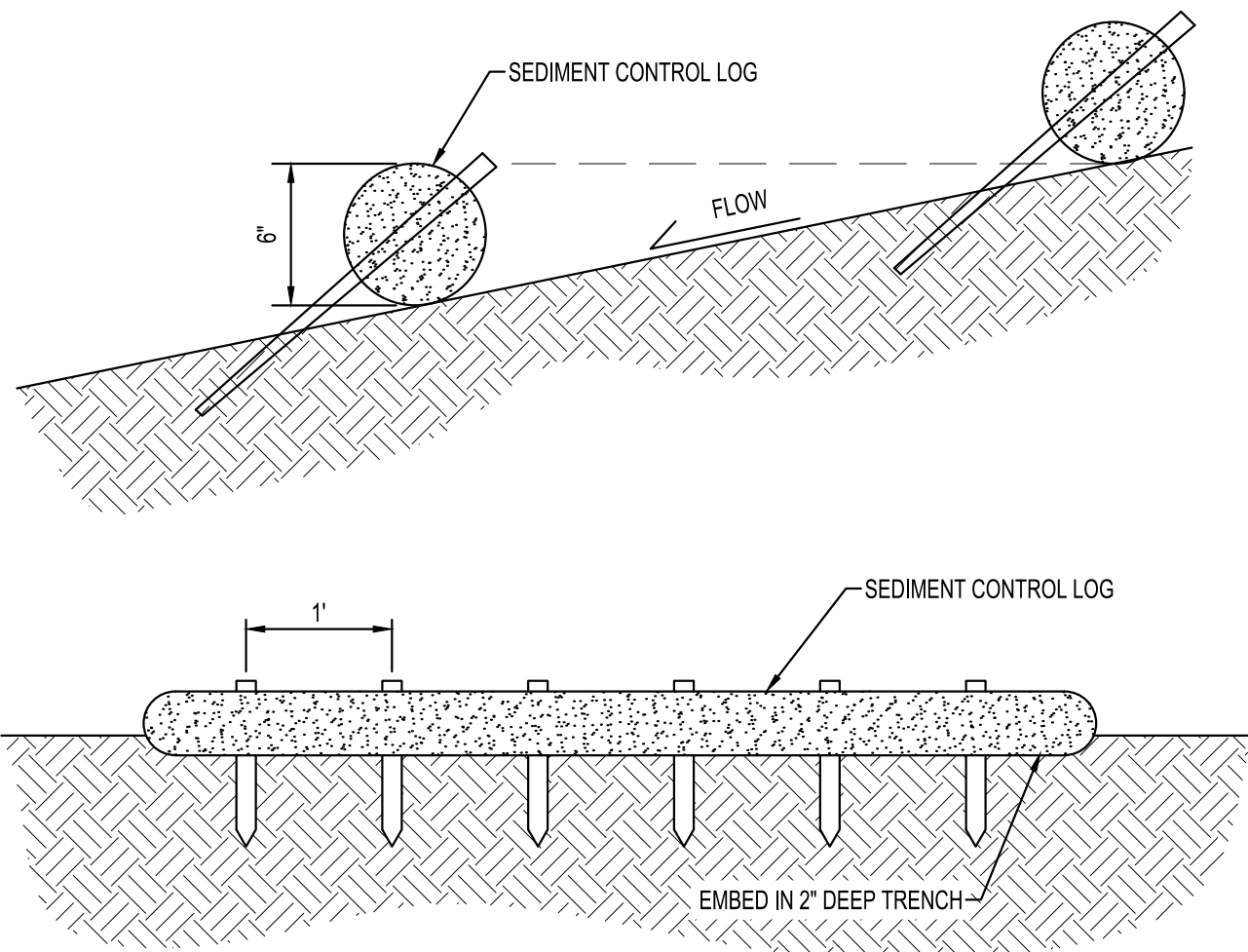
PROJECT NO.	23-29560
FILE NAME	29560 C0 SITE DATA
DRAWN BY	BJK
DESIGNED BY	NUH
REVIEWED BY	NUH
ORIGINAL ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

TITLE

SITE DATA

SHEET

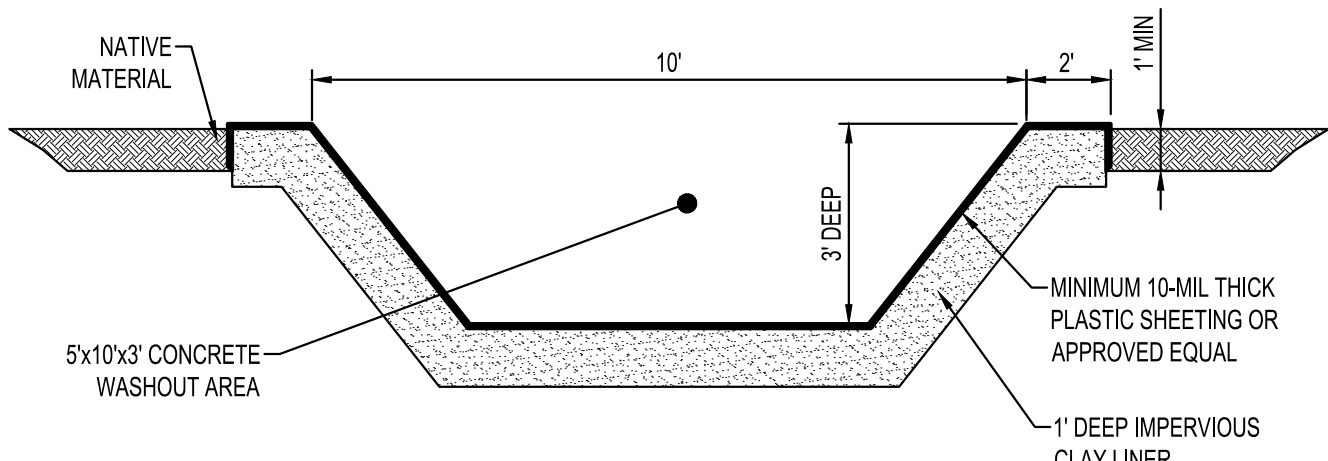
C0-10



NOTES:

SEDIMENT CONTROL LOGS TO BE 6" DIAMETER UNLESS OTHERWISE NOTED.
STAKED INTO THE GROUND WITH WOOD STAKES.
WOOD STAKES ARE A MINIMUM OF 2"x16"x2" UNLESS PRECLUDED BY PAVED SURFACE OR ROCK.
WOOD STAKES DRIVEN THROUGH BACK HALF OF SEDIMENT CONTROL LOG AT AN APPROXIMATE ANGLE OF 45° WITH THE TOP OF STAKE POINTING UP STREAM.
WHEN MORE THAN ONE SEDIMENT CONTROL LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE

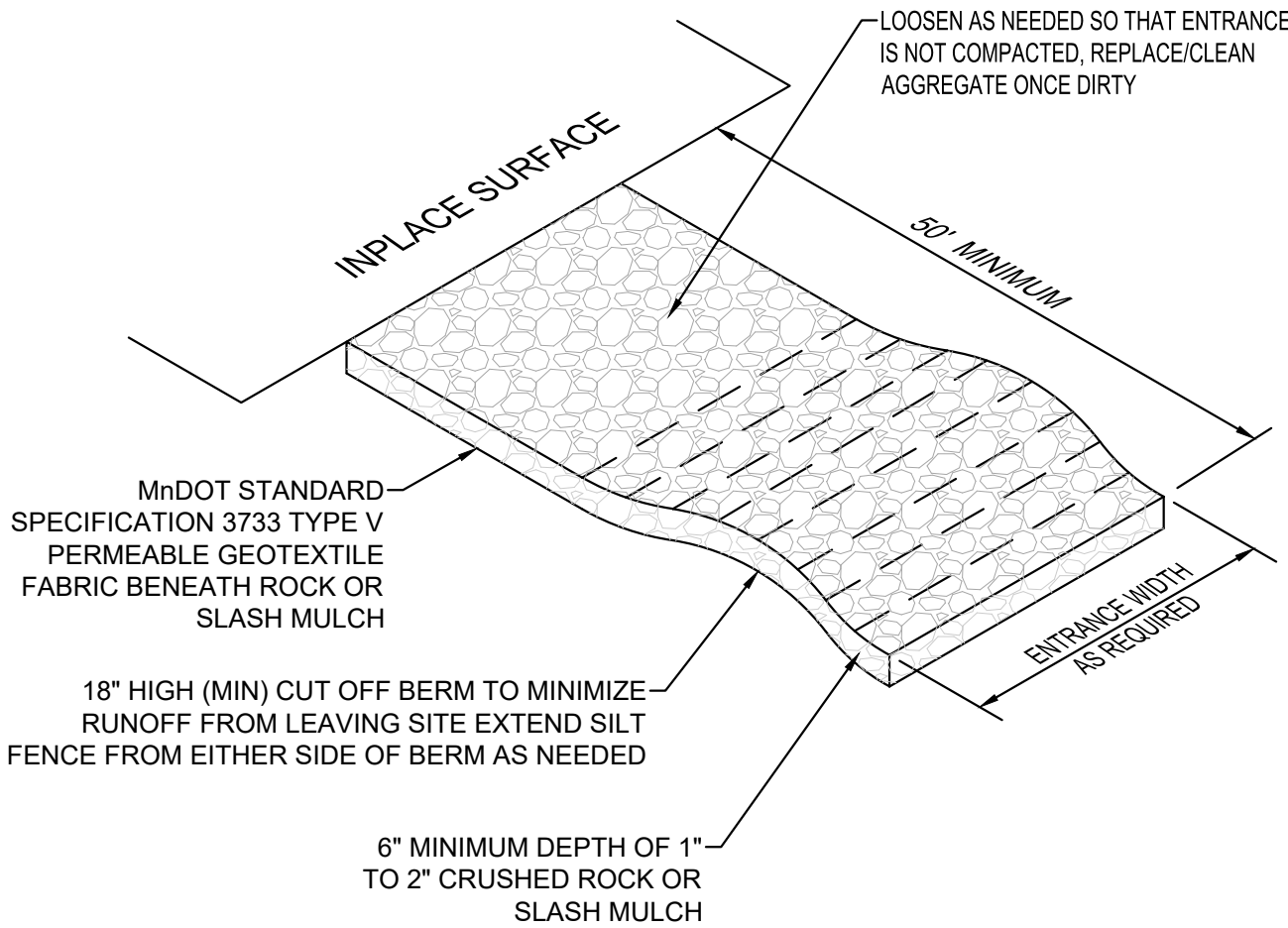
SEDIMENT CONTROL LOG STAKING
NTS



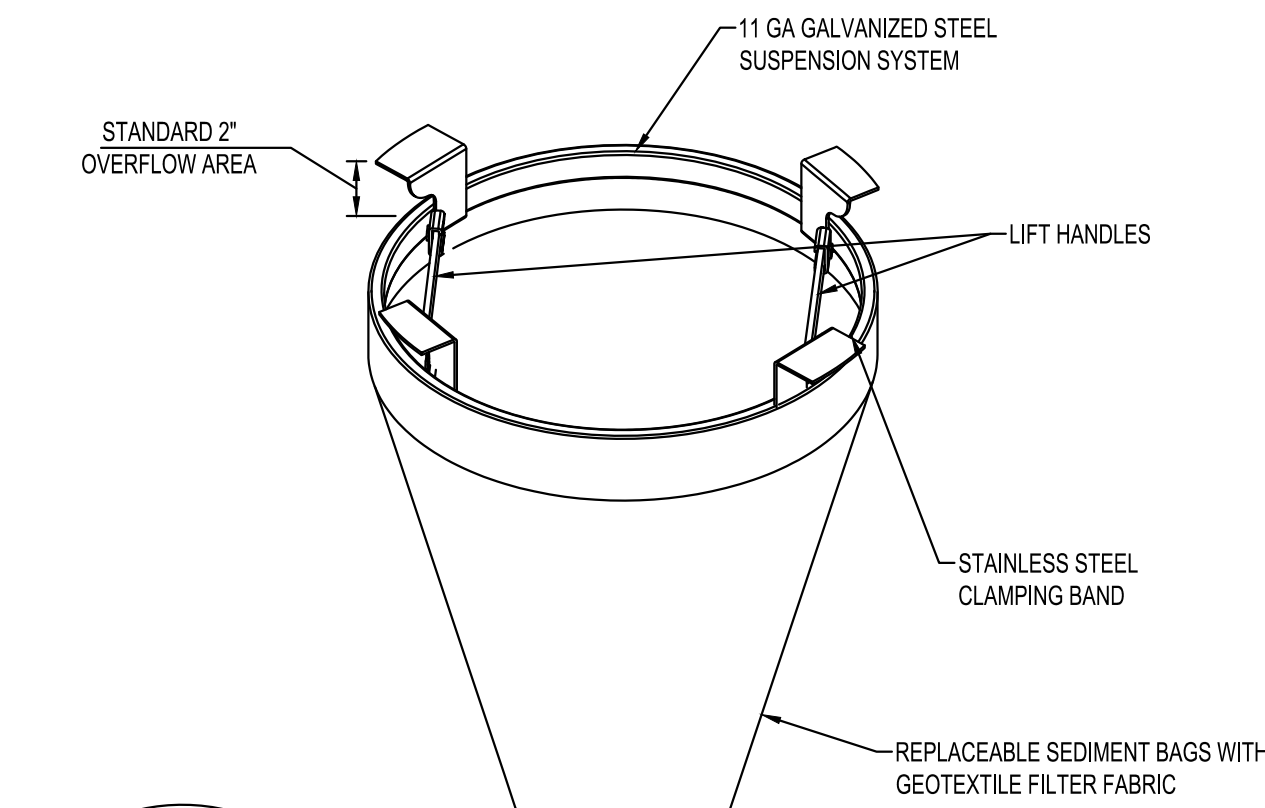
NOTES:

CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.
CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.
WASHOUT AREA SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES OR BODIES OF WATER.
CONTRACTOR SHALL INSPECT WASHOUT AREA AS NECESSARY TO PREVENT LEAKS AND OVER TOPPING.
WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

CONCRETE WASHOUT
NTS



STABILIZED CONSTRUCTION EXIT
NTS



NOTES:

FOR SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT
WWW.INLETFILTERS.COM

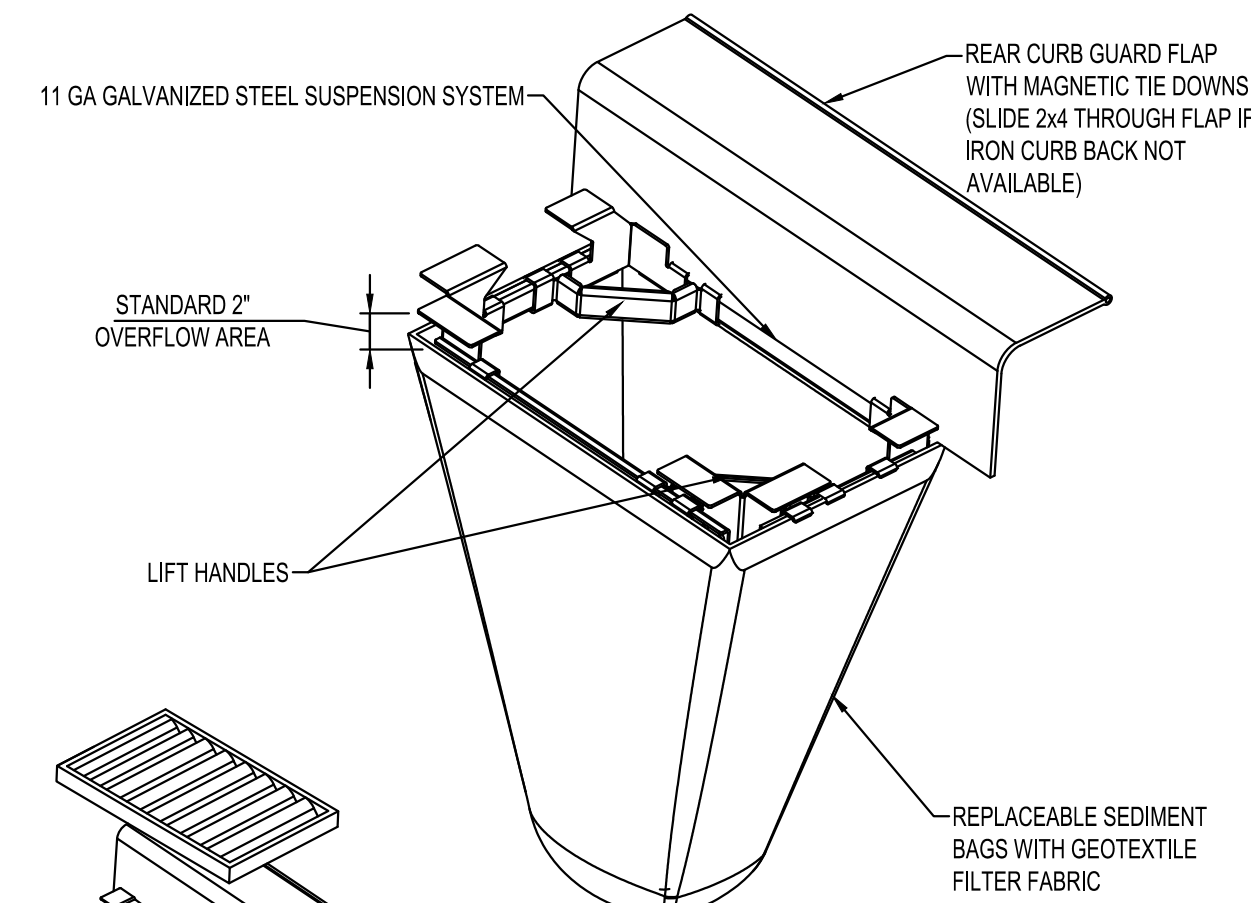
INSTALLATION:

REMOVE GRATE
DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
REPLACE GRATE

MATERIALS:

FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT
SEDIMENT BAG - WOVEN GEOTEXTILE FABRIC; 2 CUBIC FOOT TYP VOLUME;
STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

ROUND FILTER
INLET PROTECTION
NTS



NOTES:

FOR SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT
WWW.INLETFILTERS.COM

INSTALLATION:

REMOVE GRATE
DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
REPLACE GRATE

MATERIALS:

FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT
SEDIMENT BAG - WOVEN GEOTEXTILE FABRIC; 2 CUBIC FOOT TYP VOLUME;
STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

CURB BOX FILTER
INLET PROTECTION
NTS



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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
NATHAN J. HERMER

DATE _____ LIC. NO. 54848

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PROJECT

ARCHER
HOUSE

NORTHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

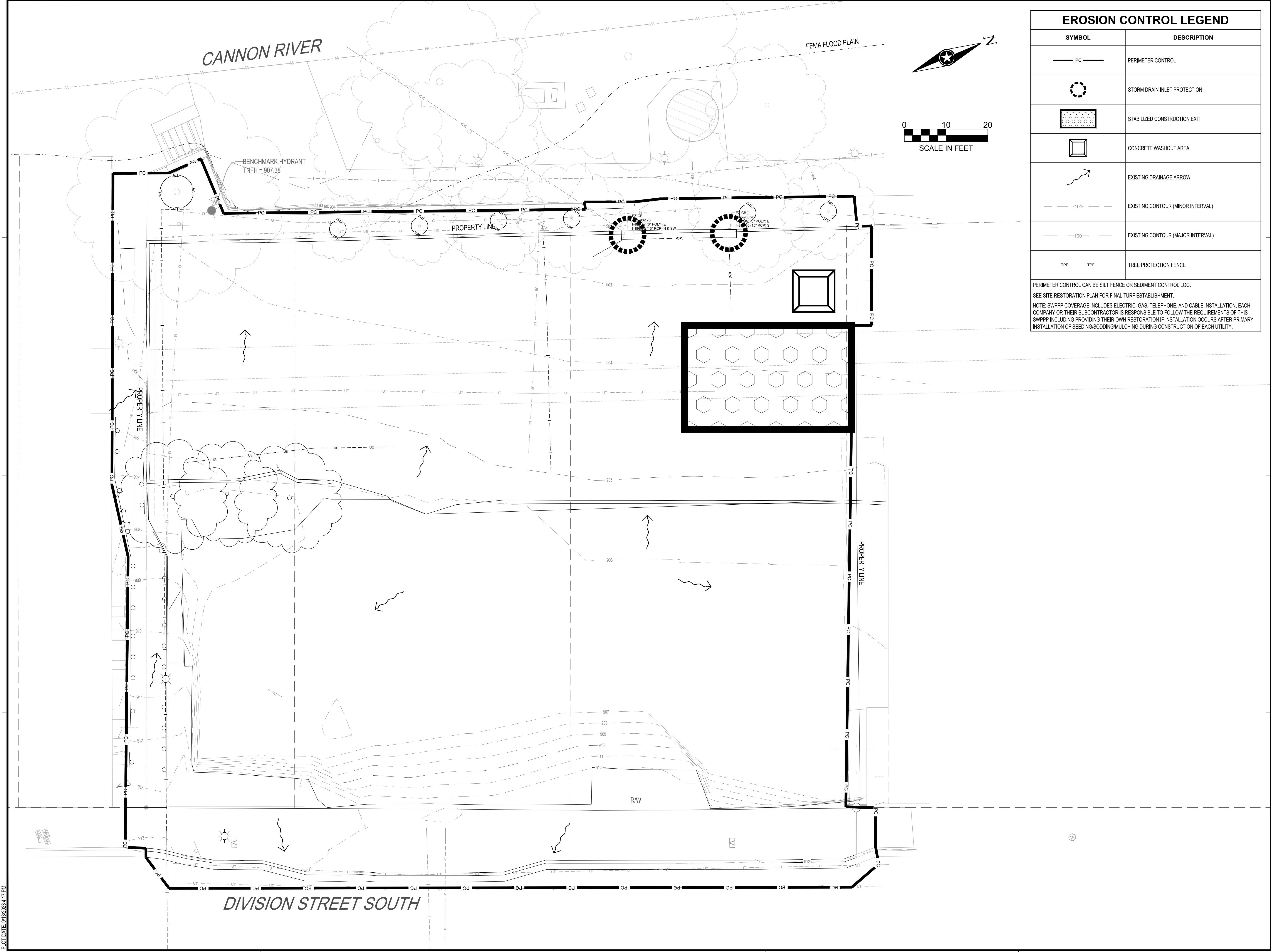
PROJECT NO.	23-29560
FILE NAME	29560 C1 SWPPP
DRAWN BY	BJK
DESIGNED BY	NUH
REVIEWED BY	NUH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

EROSION
CONTROL DETAILS

SHEET

C1-10



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
— PC —	PERIMETER CONTROL
⊙	STORM DRAIN INLET PROTECTION
⬢	STABILIZED CONSTRUCTION EXIT
◻	CONCRETE WASHOUT AREA
↗	EXISTING DRAINAGE ARROW
— 101 —	EXISTING CONTOUR (MINOR INTERVAL)
— 100 —	EXISTING CONTOUR (MAJOR INTERVAL)
— TPF —	TREE PROTECTION FENCE

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.
SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.
NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

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NATHAN J. HERMER

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PROJECT

ARCHER HOUSE

NORTHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-29560
FILE NAME	29560 C1 SWPPP
DRAWN BY	BJK
DESIGNED BY	NUH
REVIEWED BY	NUH
ORIGINAL ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

TITLE

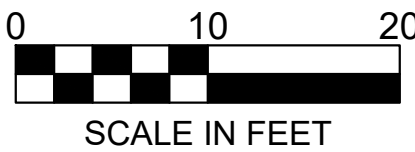
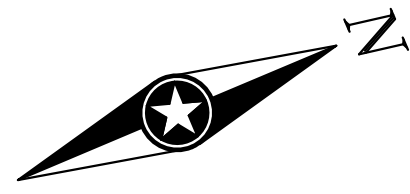
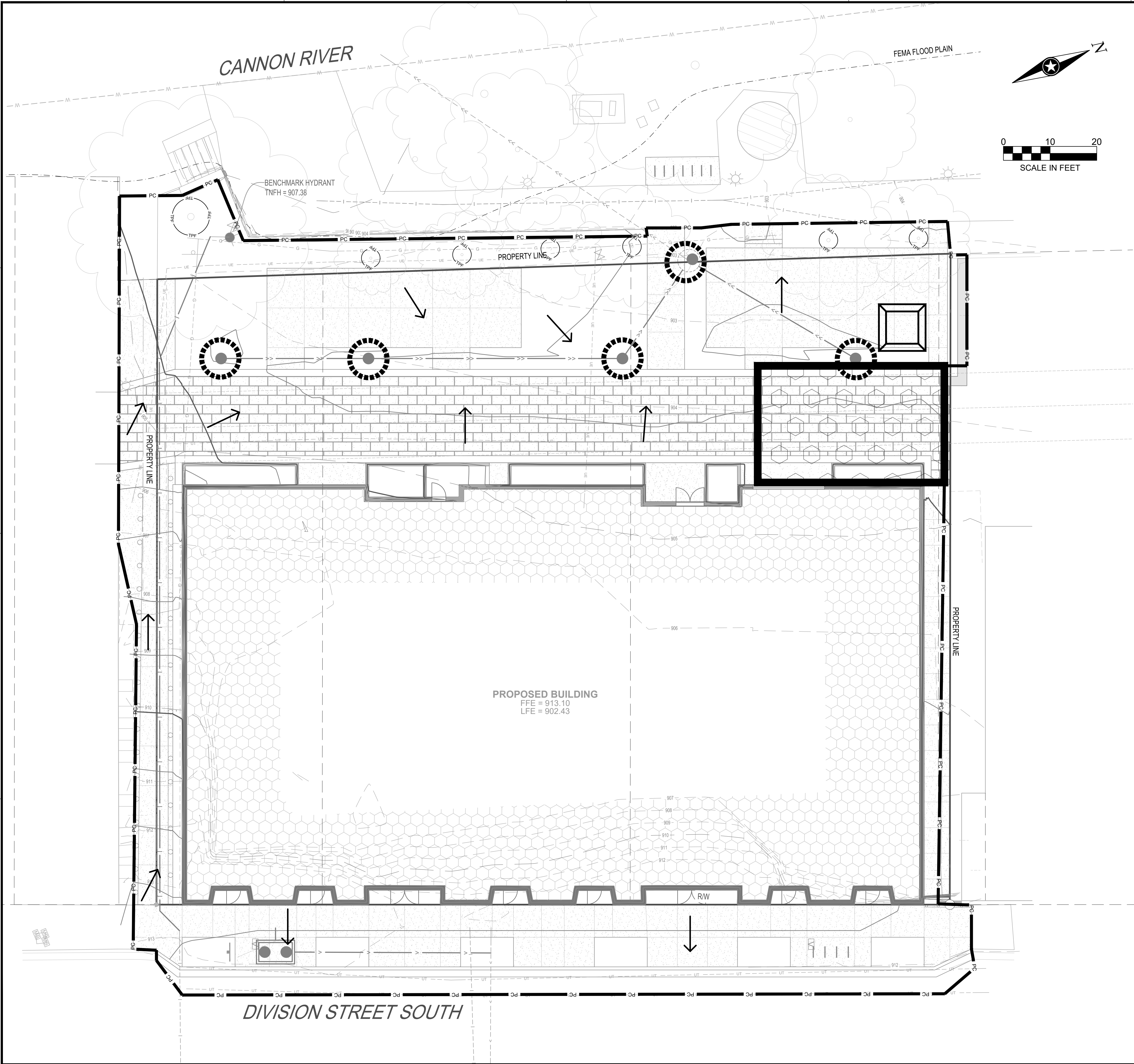
PRE - CONSTRUCTION EROSION CONTROL PLAN

SHEET

C1-20

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 9/13/2023 4:17 PM



EROSION CONTROL LEGEND	
SYMBOL	DESCRIPTION
	PERIMETER CONTROL
	TREE PROTECTION FENCE
	STORM DRAIN INLET PROTECTION
	STABILIZED CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.	
SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.	
NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.	

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DRAWN BY	BJK
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ORIGINAL ISSUE DATE	--/--
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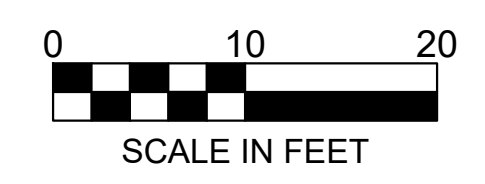
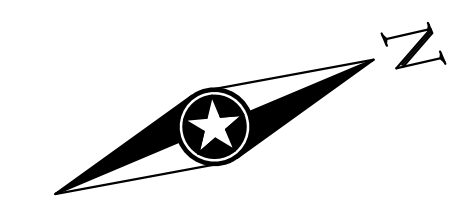
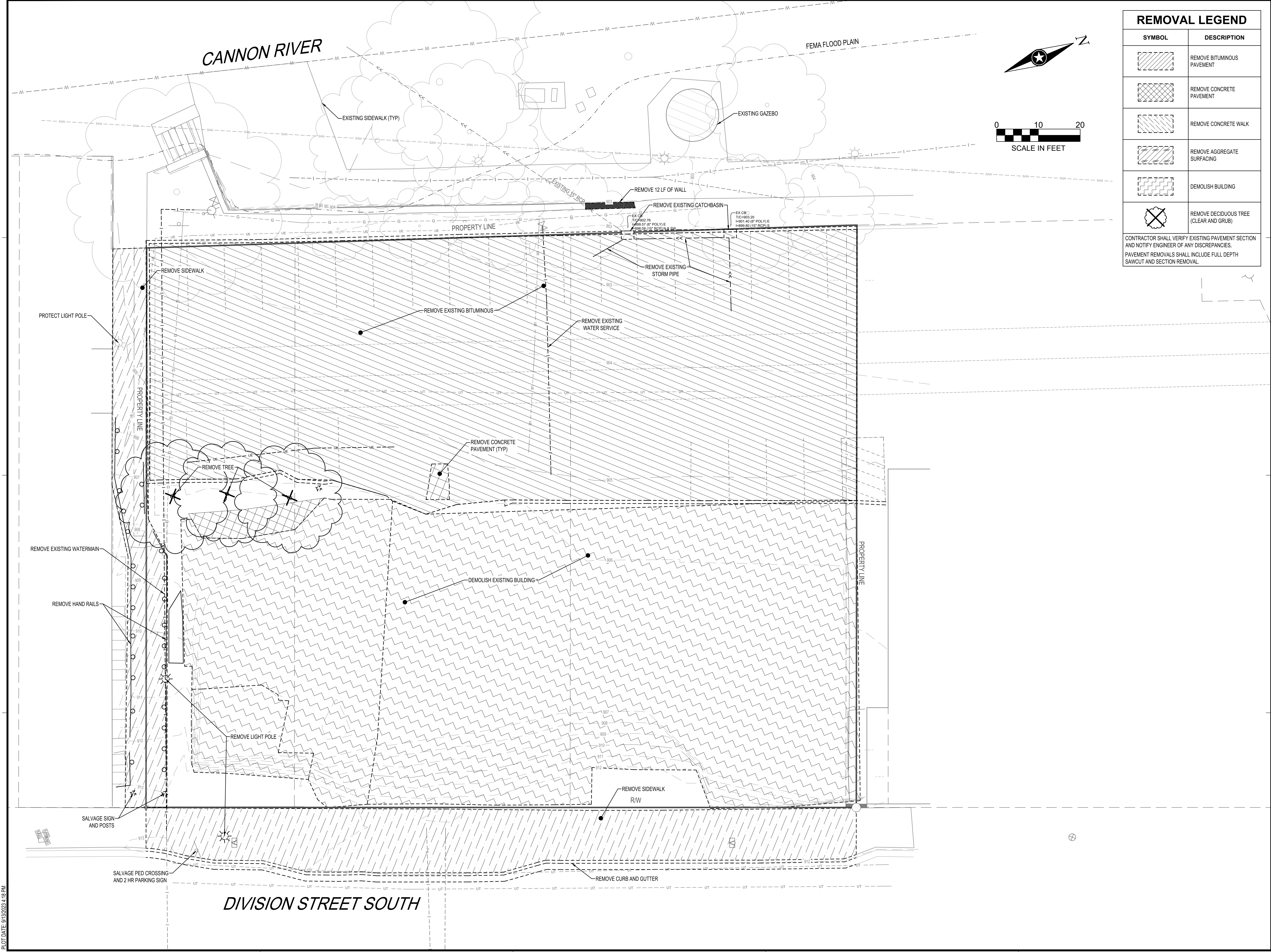
TITLE

EROSION CONTROL PLAN

SHEET

C1-30

PRELIMINARY NOT FOR CONSTRUCTION



REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	REMOVE AGGREGATE SURFACING
	DEMOLISH BUILDING
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)
CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.	



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PROJECT
ARCHER HOUSE
NORTHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 23-29560
FILE NAME 29560 C2 EXISTING
DRAWN BY BJK
DESIGNED BY NJH
REVIEWED BY NJH
ORIGINAL ISSUE DATE -/-/-
CLIENT PROJECT NO. -

TITLE
EXISTING SITE AND REMOVALS

SHEET
C2-10

PLOT DATE: 9/12/2023 4:48 PM

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT

**ARCHER
HOUSE**

NORTHFIELD MINNESOTA

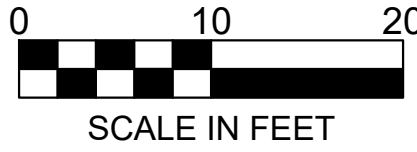
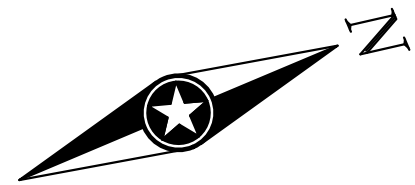
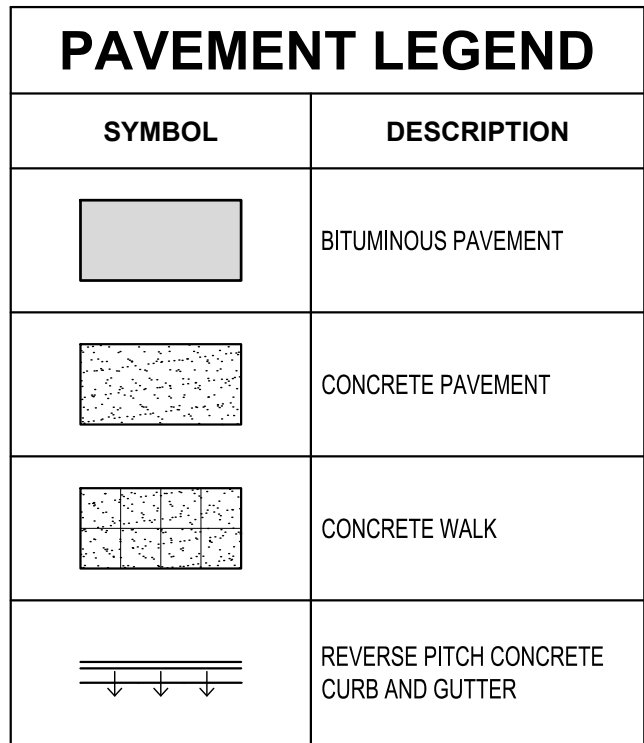
PROJECT NO.	23-29560
FILE NAME	29560 C3 SITE PLAN
DRAWN BY	BJK
DESIGNED BY	NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

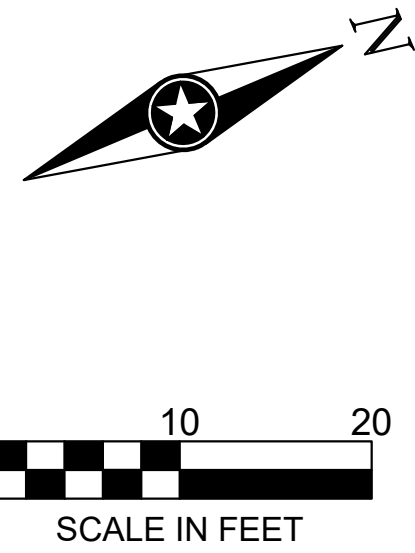
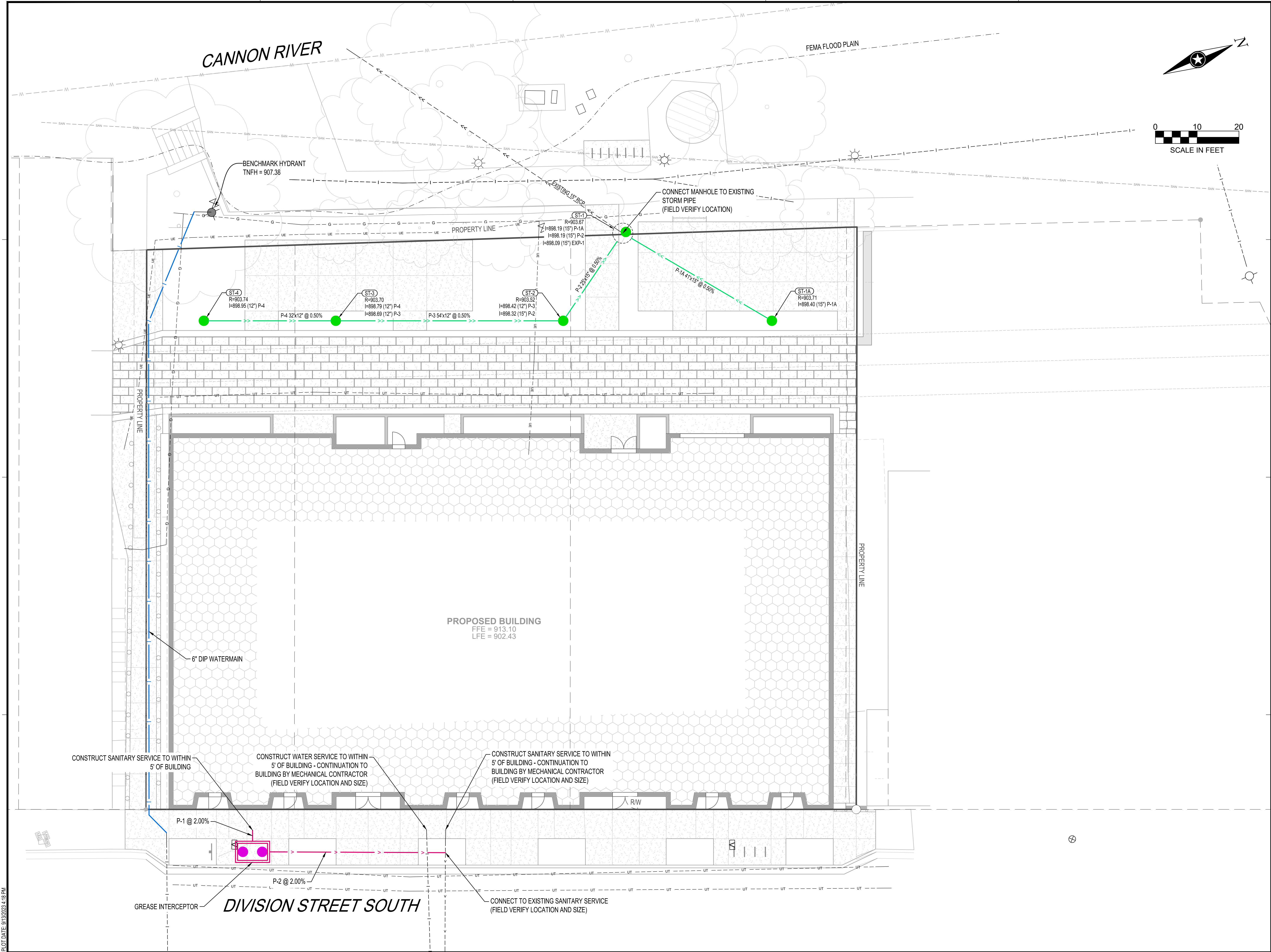
TITLE

SITE PLAN

SHEET

C3-10





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PROJECT

ARCHER HOUSE

NORTHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-29560
FILE NAME	29560 C3 UTILITY PLAN
DRAWN BY	BJK
DESIGNED BY	NUH
REVIEWED BY	NUH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

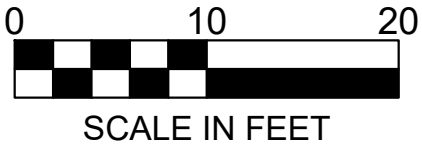
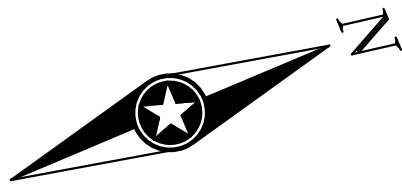
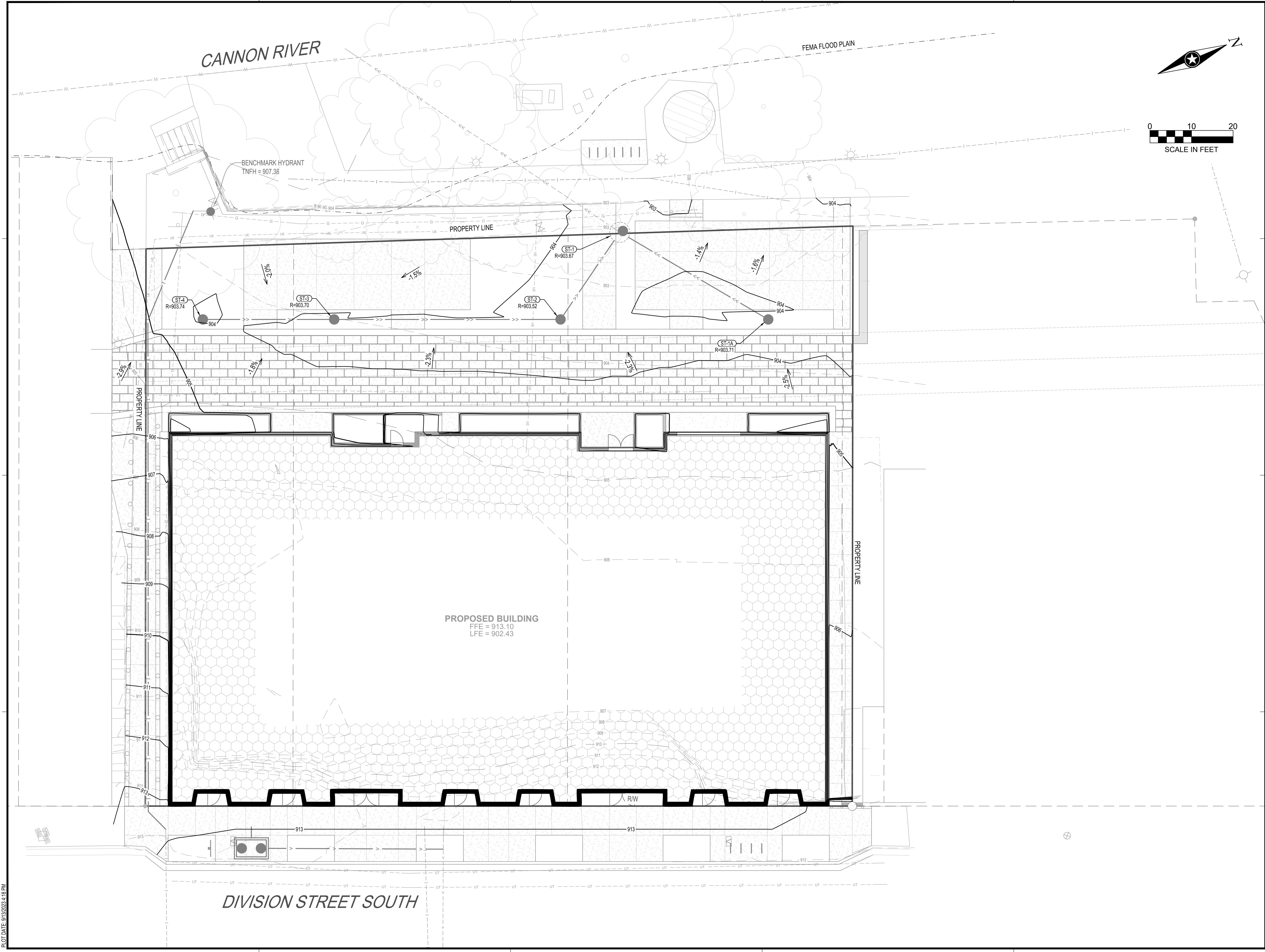
TITLE

UTILITY PLAN

SHEET

C3-20

PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT

ARCHER HOUSE

NORTHFIELD MINNESOTA

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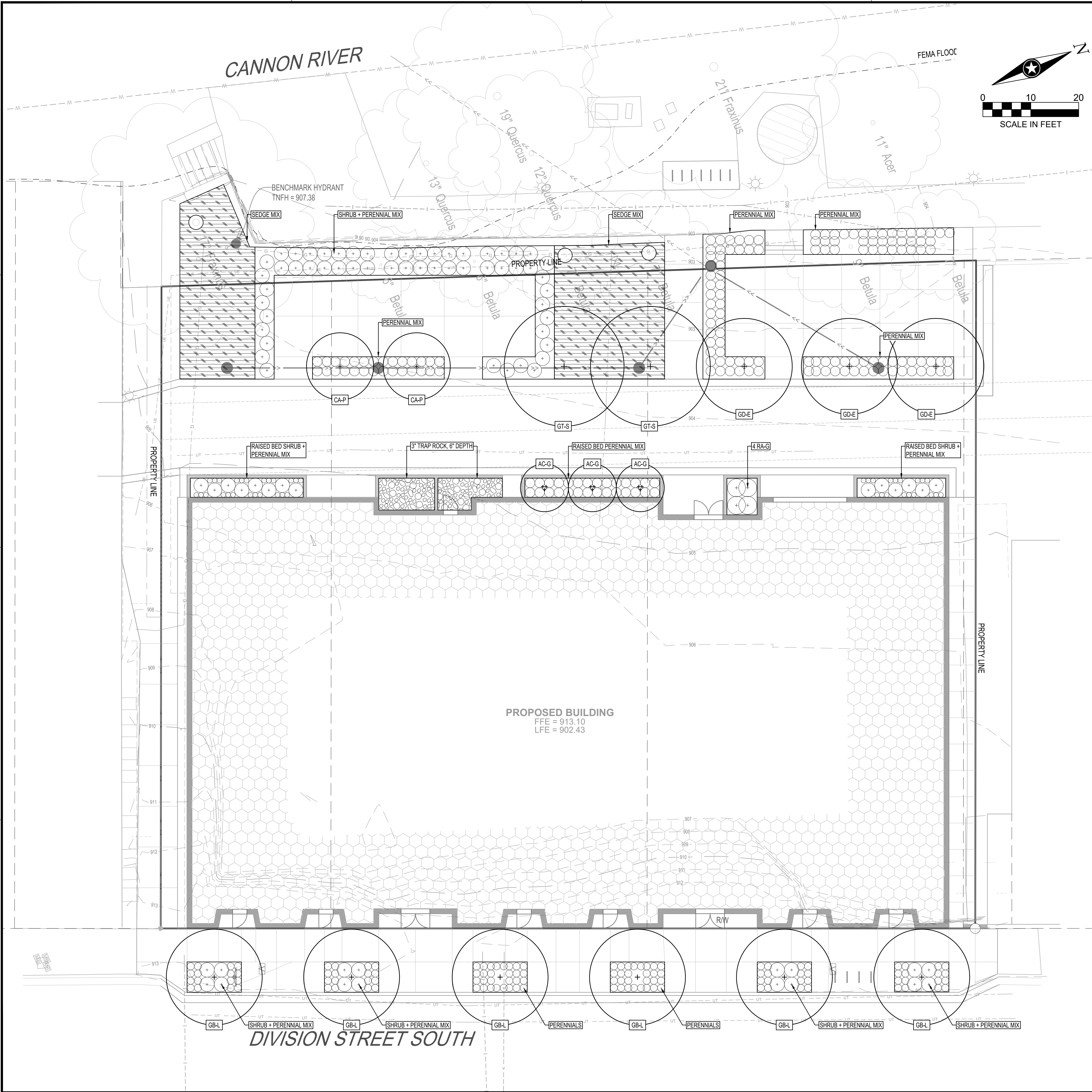
PROJECT NO.	23-29560
FILE NAME	29560 C4 GRADING
DRAWN BY	BJK
DESIGNED BY	NUH
REVIEWED BY	NUH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN

SHEET

C4-10



PRELIMINARY PLANT SCHEDULE				
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
OVERSTORY TREES				
GB-L		GINKGO BILOBA 'LAKEVIEW' LAKEVIEW GINKGO	2.5" CAL	B & B
GD-E		GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE	2.5" CAL	B & B
GT-S		GLEDTISIA TRIACANTHOS INERMIS 'SKYCOLE' SKYLINE HONEY LOCUST	2.5" CAL	B & B
UNDERSTORY TREES				
AC-G		AMELANCHIER CANADENSIS 'GLENNFORM' RAINBOW PILLAR SERVICEBERRY	8' HT MIN	B & B
CA-P		CORNUS ALTERNIFOLIA PAGODA DOGWOOD	8' HT MIN	B & B
SHRUBS				
AM-V		ARONIA MELANOCARPA 'VIKING' VIKING BLACK CHOKEBERRY	18" HT MIN	CONT
DL-C		DIERVILLA LONICERA 'COPPER' COPPER BUSH HONEYSUCKLE	18" HT MIN	CONT
HA-A		HYDRANGEA ARBORESCENS 'ANNABELLE' ANNABELLE HYDRANGEA	18" HT MIN	CONT
IV-R		ILEX VERTICILLATA 'RED SPRITE' RED SPRITE WINTERBERRY	18" HT MIN	CONT
RA-G		RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	12" HT MIN	CONT
VC-S		VIBURNUM CARLESII 'SPICE BABY' KOREAN SPICE VIBURNUM	24" HT MIN	CONT
GRASSES				
SS-C		SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' LITTLE BLUESTEM	1 GAL	CONT
SH-T		SPOROBOLUS HETEROLEPIS 'TARA' PRAIRIE DROPSEED	1 GAL	CONT
PERENNIALS				
BA-B		BAPTISIA AUSTRALIS BLUE WILD INDIGO	1 GAL	CONT
CN-L		CALAMINTHA NEPETA LESSER CATMINT	1 GAL	CONT
EP-P		ECHINACEA PURPUREA PURPLE CONEFLOWER	1 GAL	CONT
LS-B		LIATRIS SPICATA BLAZING STAR	1 GAL	CONT
PP-G		PHLOX PANICULATA 'NICKY' GARDEN PHLOX	1 GAL	CONT
SN-W		SALVIA NEMOROSA 'WESUWE' WESUWE MEADOW SAGE	1 GAL	CONT
SEDGES				
CA-W		CAREX ALBICANS WHITE-TINGED SEDGE	DP50	PLUG
CB-P		CAREX BREVIOR PLAINS OVAL SEDGE	DP50	PLUG
CB-C		CAREX BLANDA COMMON WOODLAND SEDGE	DP50	PLUG
CP-P		CAREX PENNSYLVANICA PENNSYLVANIA SEDGE	DP50	PLUG

3.5-1 Species Diversity

Proposed Trees: 16

Proposed Species by Percentage:

(6)	Ginkgo biloba	38%
(3)	Gymnocladus dioica	19%
(2)	Gleditsia triacanthos inermis	12%
(3)	Amelanchier canadensis	19%
(2)	Cornus alternifolia	12%

3.5-2 Replacement Tree Requirements

Existing trees 12" DBH or greater to be removed: (2)

(1)	10" Gleditsia triacanthos	Replacement Trees Required: 0
(1)	12" Acer saccharum	Replacement Trees Required: 1
(1)	13" Acer saccharum	Replacement Trees Required: 1

Total Replacement Trees Required: 2

Total Replacement Trees Provided: 16

3.5.7 Street Trees Required

One street tree for each 40 foot length of right-of-way

ROW Length: ±180 LF

Required Street Trees: 5

Street Trees Provided: 6



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PROJECT

ARCHER
HOUSE

NORTHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

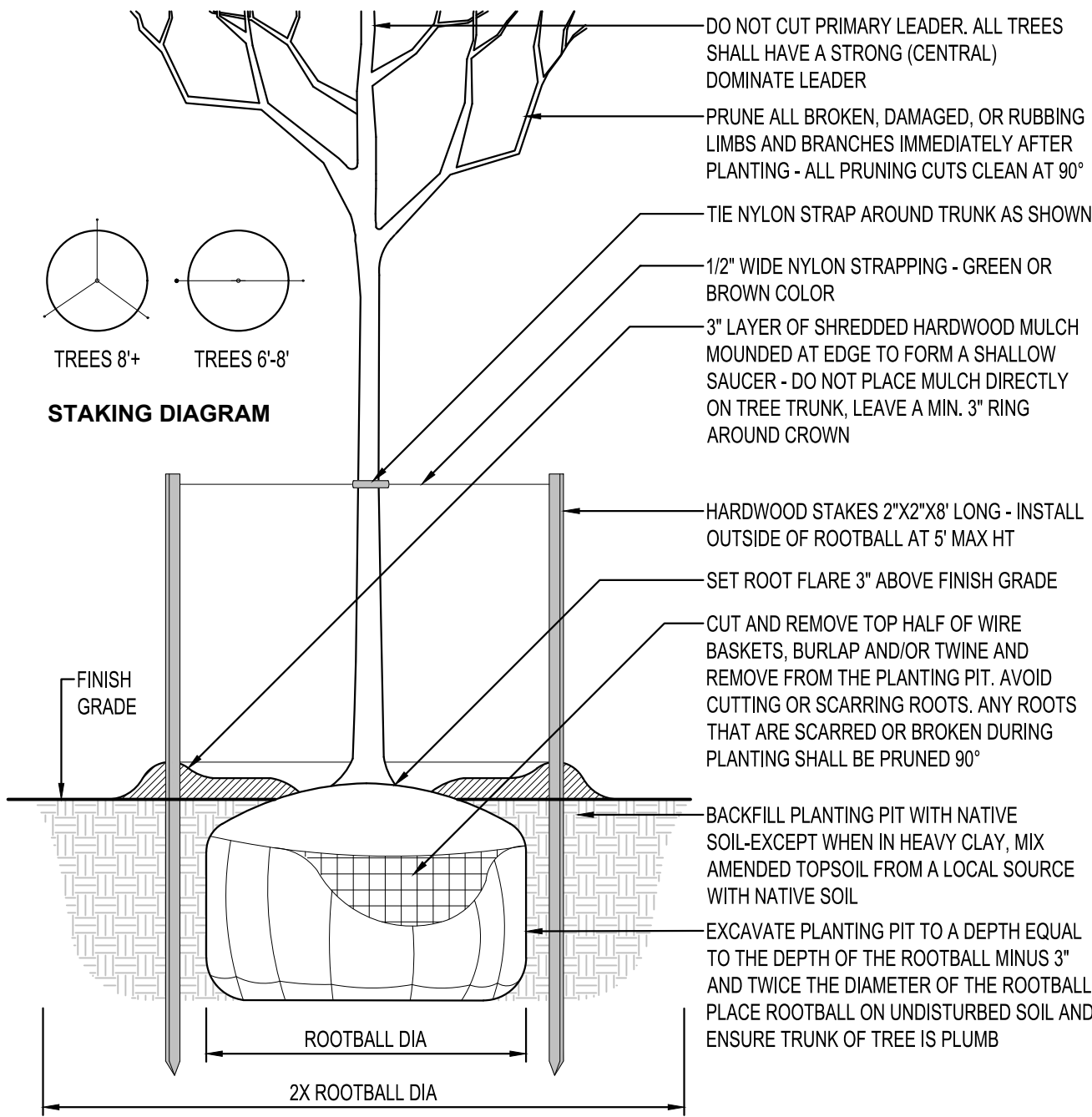
PROJECT NO.	23-29560
FILE NAME	29560 C5 LAND
DRAWN BY	BJK
DESIGNED BY	NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

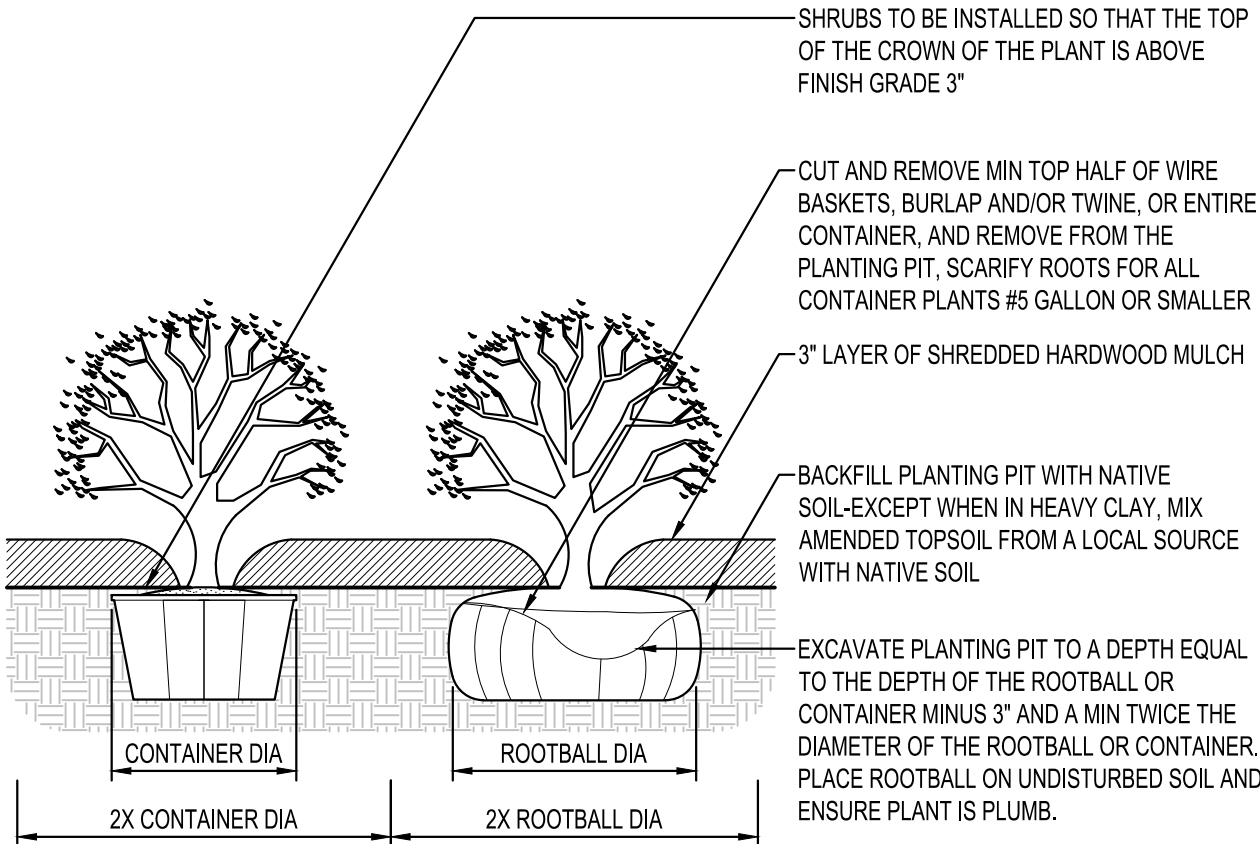
PLANTING PLAN

SHEET

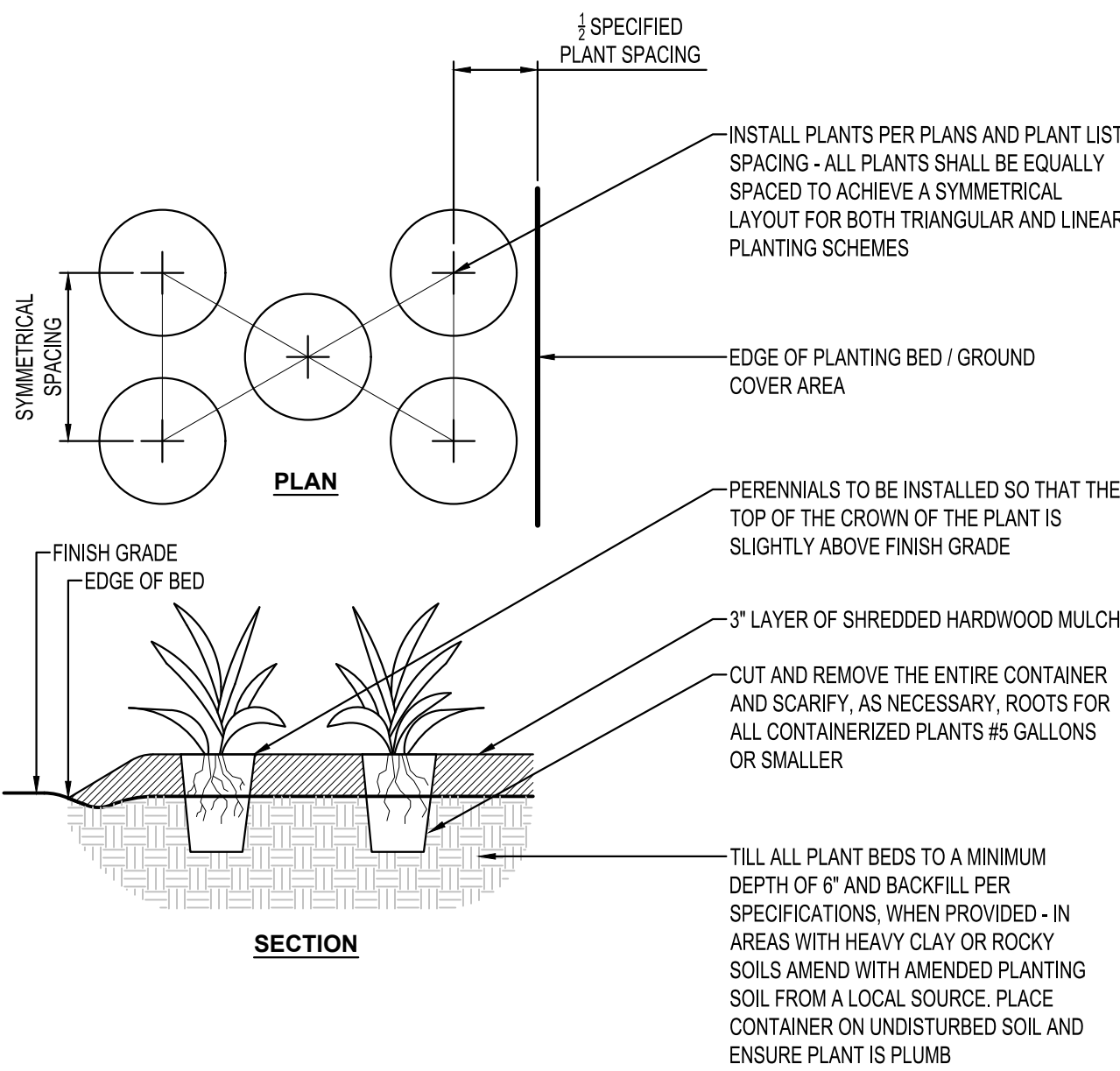
C5-10



DECIDUOUS TREE PLANTING
NTS



SHRUB PLANTING
NTS



PERENNIAL PLANTING
NTS

PLANTING NOTES

- COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
- SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
- REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
- FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
- ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
- ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE SHREDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
- MULCHING MATERIAL SHALL BE SHREDDED HARDWOOD MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
- CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
- ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.



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PROJECT

ARCHER
HOUSE

NORTHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-29560
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TITLE

PLANTING
DETAILS

SHEET

C5-20

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 this LDC;

Findings: The proposed action complies with the LDC. The applicable section of the Northfield LDC states that “Buildings must be consistent with the design guidance of the City of Northfield Downtown Historic Preservation Design Guidelines and the Secretary of Interior's Standards for Rehabilitation and receive a Certificate of Appropriateness from the HPC.” More detail on how the proposed action meets the Downtown Preservation Design Guidelines is included under Criteria D 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 to construct a new, mixed-use commercial and residential building on the site formerly occupied by the historic Archer House. The proposed design is comparable and compatible with other buildings within the H-O district, thus preserving and safeguarding the historic character of the H-O district.

b) The proposed action will result in a new mixed use building, providing entrepreneurs, small business owners, residents, visitors, and tourists with new commercial spaces and opportunities, as well as potential new downtown residents housed in new residential units. These new residents are likely to spend time and money in the district. These commercial and residential spaces are intended to serve as a support and stimulus to business and industry in the city, particularly focused in the downtown.

c) The proposed action is comparable and compatible with other buildings in the H-O district, many of them historic, but also differentiated. In that way, the new building will support civic pride in the beauty and notable accomplishments of the past offered by the H-O district on the whole, while not creating a false sense of history.

d) Due to its compatible, yet differentiated design, the proposed action promotes preservation and continued use of historic sites and structures for the education and general welfare of the people of the city. While not a historic site itself, its compatible design does not detract from the historic integrity and significance of the other buildings in the H-O district, and its design references help create continuity in the district, which is critical for the continued promotion of education and support of the general welfare of the people of the city.

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 design of the proposed building will complement other structures within the H-O district. The design proposes to construct a building of comparable scaling, form, and mass to other buildings within the H-O district. The building will replace the non-extant Archer House with a building that occupies the same width of lot, maintaining viewsheds of the Canon River at the north and south elevations that existed when the former Archer House was in place. The proposed design uses architectural details, materials and colors comparable to other buildings within the H-O district, including red and tan brick, arched windows, and cornice detailing. More detail on how the proposed action is complementary to other H-O district buildings is included under Criteria D below.

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 proposed design is consistent with the Downtown Preservation Design Guidelines, which calls out the importance of (i) proportions of the façade, (ii) composition, (iii) proportions of the openings, (iv) detailing, (v) materials, (vi) color, and (vii) building setback for new downtown construction. The proposed guidelines are also consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, which emphasizes that (viii) new buildings in a historic district maintain the historic setting, context, and relationships between existing buildings, structures, objects, and sites.

- (i) The proposed design maintains a scale and massing at the façade that is comparable to other downtown buildings. The proposed design does not overpower the neighboring Nutting Block or other downtown buildings.
- (ii) The proposed design features three bays and recessed entrances that break up the mass of the overall building to match the rhythm of other downtown commercial buildings.
- (iii) Window and door openings are designed to be proportionally comparable to other downtown commercial buildings. Openings are taller on the first story and smaller on upper stories. Openings are taller than they are wide, and openings are spaced proportionally on building elevations in a way that is comparable to other downtown buildings.
- (iv) Detailing in the proposed design is comparable to other downtown commercial buildings and includes first story bulkheads on commercial window openings; cornice details; brick details on panels between window

- openings on south bay; arched windows, brick and cast stone belt courses, and decorative brick panels at frieze on the central and north bays.
- (v) The use of brick, metal, and glass is comparable to other downtown buildings. Metal and cloth awnings are both present downtown, and metal awning size will be limited. The building will not include back-lit signage, and proposed building lighting is minimal and appropriate.
 - (vi) Material colors mimic brick and limestone colors that are dominant in downtown buildings.
 - (vii) The proposed design maintains zero setback for the building, similar to the rest of downtown. The setback variance on the upper story of the south bay is to maintain appropriate scale and massing and not overpower Nutting Block.
 - (viii) The proposed design is compatible and comparable in size, scale, proportion, massing, and materials with the rest of the downtown district. The proposed building is located at the northernmost edge of the district, and its construction will have limited effect on the overall setting, context, or character of the district. The building's modern elements (e.g. the metal scrim) are clearly differentiated but are appropriate in size, scale, proportion, and material. The proposed design maintains relationships to surrounding buildings by maintaining the rhythm of the buildings in the district and the spatial relationship that existed between the former Archer House and neighboring, including viewsheds of the river, are maintained by mirroring former Archer House property limits.

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: New construction, therefore, not applicable

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: The design of the proposed new building is compatible with the following:

- (i) The proposed design matches the scale, texture, materials, and other visual qualities of the surrounding buildings and neighborhoods. The proposed building references the scale of the former Archer House. It is four stories high and maintains separation from buildings on lots to the north and south, just as the former Archer House did. The proposed building will be clad in brick, as many downtown buildings are, and brick colors mimic the brick and limestone of other downtown buildings.
- (ii) The proposed design is compatible with the height, width, depth, massing, and setback of the surrounding buildings. The design height is limited so as not to overpower the Nutting Building to the south. The design proposes a building divided into four bays to reference the width and massing of similar downtown buildings. Similarly, the design proposes a

building with a setback that matches other downtown buildings. A variance has been approved for the setback on the upper story at the south end of the building's façade, which was necessary to break up the massing of the building without overpowering the neighboring Nutting Block.

- (iii) The proposed design includes a proportion of solid wall to window openings that is consistent with other downtown buildings. The proposed building will have a tall first story with large, plate-glass-style display windows and broad entrances. Window openings on upper stories will be smaller than those on the first story and similar in proportion and spacing to other downtown buildings.

Criteria G, Consideration shall be given to clear cases of economic hardship or to deprivation of reasonable use of the owner's property.

Findings: The setback variance allows the number of units to create a viable project, while being consistent with the Downtown Preservation Design Guidelines.