



TMP-8031 - 1 -

2021 Annual Report - Northfield

Northfield Heritage Preservation Commission

Staff Liaison – Mikayla Schmidt, City Planner

2021 COMMISSION MEMBERSHIP: Barbara Evans (Chair), Jason Menard (Vice Chair),

Cliff Clark, Jan Gilblom, Baird Jarman, Michael Meehan, Alice Thomas

Youth Members: Jackson Hessian, Anna Nesseth



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LOCAL INVENTORY AND PUBLIC ACCESSIBILITY

Northfield has an updated local inventory that is kept in the electronic files of the Community Development Department. The Heritage Preservation Commission (HPC) works closely with the Northfield Historical Society (NHS) to keep and maintain records. The NHS continues to catalog these items for display and proper storage at the Museum. The HPC's webpage on the City's website has been updated for a better user experience and access to applications and documents.

LOCAL DESIGNATIONS

The Chicago Milwaukee St. Paul & Pacific Depot (Northfield Depot) was designated as a local heritage preservation site by the Northfield City Council on September 7, 2021. Save The Northfield Depot (a 501(c)(3) nonprofit) applied for the designation and restored the Northfield Depot after moving it from the south side of 3rd Street West to the north side. Save The Northfield Depot spent countless hours of volunteered time to preserve the building. Designating the building as a local heritage preservation site preserves and captures an important era of Northfield's history.

Northfield Heritage Preservation Commission

Northfield, Minnesota



The following summary of projects, reviews and activities is hereby reported to the State Historic Office for fiscal year 2021:

October 1, 2020
through
September 30,
2021.



NATIONAL REGISTER NOMINATIONS OR COMMENT

No new nominations were made in the 2021 calendar year, however the City nominated four new sites to the National Register of Historic Sites in fiscal year 2020 and recommended two be removed. Those changes to the Northfield Commercial Historic District were accepted by the Secretary of Interior and the district boundary change was listed on June 28, 2021.

Property on the National Register, but previously non-contributing:

- Northfield National Bank – 25 Bridge Square (formally non-contributing, but now contributing due to extension of the period of significance)

Properties being nominated to the National Register:

- Northfield Armory – 519 Division Street South
- 107 3rd Street West
- 517 Division Street South
- 515 Division Street South

Properties previously contributing and now being removed from the National Register:

- Northfield Public Library – 210 Division Street South (due to exterior alterations)
- Northstar Hotel – 512 Division Street South (which was razed in 2018 and is in process of being rebuilt)

Long Term Planning

The HPC continues to align their work plan with the City's Strategic Plan. The HPC has reached several of its goals including adding a member who is an architect to the board and completing a dichotomous key checklist for sign permits.

PERMIT REVIEWS

Exterior Building Changes:

In 2021, the HPC reviewed and approved 8 certificates of appropriateness (COA). Collaboration with the Economic Development Authority (EDA) also occurred when the applicants for their Façade Improvement Program applied for building permits in the Historic District.

311 – 313 Division St. S. – Northfield News Building:



The HPC reviewed and approved the applicant to make several changes to the buildings façade. They include:

- painting the beltcourse of 311 Division St. S.,
- painting the beltcourse on the lower half of 313 Division St. S.,
- replacing the front façade window with two 5' x 5' 6" windows,
- replace the window on the south side interior to the vestibule with a 4' x 5' 6" window,
- replace the bottom of the window with paneling with trim,
- and restore the brick columns and base block beneath the column to their original state or paint them if the brick/stone is too fragile to restore.

307/309 & 311 Water St. S. – Ebel Block & State Bank of Northfield:

The HPC reviewed and approved the applicant to replace two doors and multiple windows. The applicant utilized the EDA Façade Improvement Program to complete this work.

504 & 506 Division St. S. – Onstad Building & Olson Building:

The HPC reviewed and approved the applicant to make several updates to the buildings. On May 13, 2021, the HPC approved to allow the painting of 504 and 506 facades in two different shades of white, and to allow the middle column, between the two buildings to be painted and remain a brick color/tan. At the June 10, 2021 HPC meeting, the HPC approved the second story windows to be bronze cladding and the window size to match the existing.

310 Division St. S. – Bushnell Building:

The HPC reviewed and approved to repaint the two wooden transom panels above the storefront windows to match the adjoining wooden panels to the south at Content book store.

300 Division St. S. – Jacob Sitze Building:

The HPC reviewed and approved an elevated deck with staircase for Little Joy coffeehouse on the west side of the building facing the Cannon River.



422 – 424 Division St. S. – Bjraker Building:

On behalf of the property owners, Hess Roise Historical Consultants, presented proposed changes to the Bjraker Building. Those changes were approved by the HPC and included:

- masonry repointing
- new storm windows
- new door at the southwest entrance to meet accessibility standards
- new exterior stair

420 Division St. S. – Morris Building:

On behalf of the property owners, Hess Roise Historical Consultants, presented proposed changes to the Morris Building. Those changes were approved by the HPC and included:

- masonry repointing and parge repair
- new storm windows
- new north windows

212 Division St. S. – Archer House (Manawa, Hotel Ball, Stuart Hotel):

On November 12, 2020, the Archer House suffered significant damage from a fire. The owners applied for a certificate of appropriateness (COA) to demolish the building in its entirety.

The HPC held a public hearing and reviewed the application on October 14, 2021. Following the public hearing, the HPC postponed its decision on the COA and requested additional information from the applicant addressing the possibility of rehabilitation of the original 1877 section of the structure and/or its façade based on technical engineering evaluation and cost estimates so that such information could be considered by the HPC. The applicant brought forward a plan set to save the façade, a budget worksheet to perform the work and other materials for the HPC to review.

At the November 17, 2021 HPC meeting, the commission reviewed and discussed the additional supporting materials. The resolution has materials which identify significant damage to the historic portions of the structure and document the factors considered by the owners in concluding conditions



do not allow reconstruction to be economically viable or practical in delivering a structure that could serve future generations. The HPC ultimately approved the COA to demolish the Archer House.

SIGN PERMITS

Sign permits were reviewed and approved for the following properties:

- 220 Division St. S. – Blast Soft Serve*
- 508 Division St. S. – Buzz Salon*
- 106 4th St. E. – Health Therapies*
- 313 Division St. S. – Paper Petalum*
- 310 Division St. S. – Farmstead Bike Shop*
- 306 Division St. S. – Coco's Place*
- 313 Division St. S. (Alley side of the building) – Heath Creek Cycles*
- 419 Division St. S. – Coldwell Banker*
- 240 3rd St. W. – Northfield Depot*

Neuger Communications (25 Bridge Sq.) applied for a variance to their signage to allow no border to be required or a serif font. The variances were approved by the Zoning Board of Appeals at their November 2020 meeting.

NEW COMMISSION APPOINTMENTS

Baird Jarman was appointed to the HPC in 2021. Mr. Jarmon is an Associate Professor of Art History at Carleton College and previously volunteered on the Review Board for the MN State Historic Preservation Office. Jackson Hessian was appointed as a new youth member as well. This is a yearlong commitment through the Mayor's Youth Council, sponsored by the Northfield Healthy Community Initiative.

PRESERVATION CONFERENCES

In September 2021, several HPC members attended the virtual PreserveMN Conference put on by the Minnesota State Historic Preservation Office. Those members included Barb Evans, Jan Gilblom, Mike Meehan and Alice Thomas.

COLLABORATIONS

The HPC continued to work collaboratively on several fronts serving the community. Highlights of those collaborations include:



- Working with the EDA as application from their Façade Improvement Program come forward. The applications are vetted by staff and then any applications that require a COA to perform the work come forward to the HPC for approval.
- Review and submitting comments on the River Enhancement Action Plan with a focus on the Historic District areas of Bridge Square and the Riverwalk.
- Commissioner Meehan, assisted in reviewing a draft mural policy, which has been led by Natalie Draper, Library Director. This draft is still in progress.
- Most of the HPC members follow the work of one or two other boards or commissions. Reports are made at each meeting regarding the assigned shadowing in order to be proactive and to encourage working together on projects or policies.
- Commissioner Thomas drafted a checklist for wall signs, which was reviewed several times by the commission and staff.

OTHER ACTIVITIES

- HPC members continue to volunteer independently with the Northfield Historical Society on educational programs and historical tours of the community. Two walking tours were given by Chair Evans.

ACTIVITIES PLANNED FOR 2022

- The HPC will continue to review COAs for exterior renovations and sign permits, in the historic district;
- Review the sign ordinance (font, lettering, logos, colors, etc.) in the historic district;
- Review CLG and ACHF (Legacy) grant programs for educational outreach opportunities in Northfield;
- Staff will finalize the checklist for wall signs;
- Continue to work on the mural policy;
- Work on ways to inform building owners about the updated sign ordinance and what types of exterior changes require a COA;
- Review CLG or ACHF (Legacy) grant programs for identification, evaluation, and designation of local historic properties;
- Continue to collaborate with Northfield Historical Society;



- Provide input as needed on proposed changes to Bridge Square;
- Explore residential historical designation options.

CONCLUDING SUMMARY

The City of Northfield continues to work through the complexities of the corona virus pandemic. In person meetings resumed in July and have continued through the year. Due to the pandemic and demand on staff from other land use applications no work sessions were held or revisions to the work plan were made. Continued efforts to guide and educate downtown property owners and the general public are of high importance to staff and the HPC. The reinvestment into our downtown is a reflection of the community’s commitment and support to the historic district. The HPC hopes to foster this commitment for years to come.

MEMBERSHIP INFORMATION

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|--------------------------|----------------------------------------------------|----------------------|
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