

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 signs comply with the LDC.

Size. The allowable sign area is thirty-six (36) square feet, the applicant is proposing a sixteen (16) square foot wall sign and a twelve-and-a-half (12.5) square foot projecting sign (total of both sides). The proposed total of twenty-eight-and-a-half (28.5) square feet is less than the allowable thirty-six (36) square feet.

Placement. The sign placement does not obscure any architectural details and is proposed to be installed above the storefront windows. Both signs will be mounted with the lowest point being eight (8) feet or higher.

Sign shape. The wall sign includes raised letters and a raised border.

Colors. No more than two colors have been used for the sign letters.

Material. The proposed signs will be made of wood, and the brackets for the projecting sign are made of iron or painted metal, and secured at the top of the sign.

Message. The message is legible and consistent with the business.

Lettering. The lettering includes two fonts, a serif font and a sans serif font. And does not occupy more than 60% of the total sign area.

Illumination. No lighting is proposed for the signs.

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 proposes investment to preserve the building and its active use.
- b) The proposed signs enhance the building’s appeal to residents and visitors.
- c) The proposed signs will highlight the beauty of the building and foster more pride in the building’s history.
- d) The proposed signs promote 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 proposed signs are consistent with the Downtown Preservation Design Guidelines.

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: 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: 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.