

## 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 and correct the undesirable current condition of raw aluminum storm/screen windows installed over the windows.
- b) Rehabilitating the deteriorated windows and entry will enhance the building’s appeal to residents and visitors and supports the businesses located in the building.
- c) The proposed window replacement addresses the negative visual impact of the existing storm/screen windows and deteriorating primary windows which will highlight the beauty of the building and foster more pride in the building’s history.
- d) The proposed window and entryway replacement 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. The window replacements will remove the exterior raw aluminum storm/screen windows that detract from the character of the district and will make the building more compatible with others in the 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. While window repair is preferred when windows are original or date from the period of significance, replacement is appropriate in certain circumstances. Portions of some of the windows may be original, but records are incomplete. An order to correct from 1995 includes broken windows in the apartments and building permit applications from the 1980's include replacing and reframing the door (unspecified) to the apartments and the rear door and windows to the apartments.

Photos in the historic survey file show different apartment access entries in the late 1800's and 1960's, indicating the existing door is not original, and therefore replacement is appropriate.

The upper and lower sashes on several of the windows do not match, and are in various stages of disrepair, raw aluminum storm/screen windows have been installed on the exterior of the windows to correct for the poor condition of the existing windows. To ensure the windows match across the façade, and so the storms can be removed, replacement can be considered appropriate.

Proposed exterior finishes of painted wood or coated aluminum are consistent with the 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: The original materials will be retained where practicable. The applicant proposes installing window inserts to retain interior and exterior trim profiles. Several of the windows or portions thereof on the upper story are likely not original, while the status of others is unknown. The status of the front door is not original with historic photos and building permits from the 1980's supporting this conclusion.

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.

