



City of Northfield

City Hall
801 Washington Street
Northfield, MN 55057
northfieldmn.gov

Meeting Minutes - Draft Heritage Preservation Commission

Wednesday, June 3, 2026

6:00 PM

Council Chambers

6:00 PM - REGULAR AGENDA CALL TO ORDER AND ROLL CALL

Chair Beimers called the meeting to order at 6:01 p.m.

Present: 6 - Commissioner Baird Jarman, Commissioner Clifford Clark, Commissioner Robert Stangler, Chair Sarah Beimers, Commissioner Aaron Street and Commissioner Larry Tolle

Absent: 1 - Commissioner Amy Machacek Shonka

Also present: Mathias Hughey, Associate Planner; Matt Bailey, Meeting Associate; Astrid White, Youth Representative

APPROVAL OF AGENDA

A motion was made by Commissioner Clark, seconded by Commissioner Street, to approve the agenda. The motion carried by the following vote:

Yes: 6 - Commissioner Jarman, Commissioner Clark, Commissioner Stangler, Chair Beimers, Commissioner Tolle, and Commissioner Street

APPROVAL OF MINUTES

1. [26-297](#) May 6, 2026 HPC Meeting Minutes

Attachments: [1 - May 6, 2026 HPC Meeting Minutes](#)

A motion was made by Commissioner Street, seconded by Commissioner Clark, to approve the May 6, 2026 HPC Meeting Minutes as amended to correct the titles of members in votes after the election. The motion carried by the following vote:

Yes: 6 - Commissioner Jarman, Commissioner Clark, Commissioner Stangler, Chair Beimers, Commissioner Tolle, and Commissioner Street

OPEN PUBLIC COMMENT

No public comment was received.

BOARD MEMBER AND COMMISSIONER REPORTS

No Board and Commissioner reports were received.

REGULAR AGENDA

2. [HPC Res. 2026-005](#) Certificate of Appropriateness for Window and Door Replacement at 411-413 Division St. S. - the Hamre Building.

Attachments: [1 - HPC Resolution](#)
[2 - Exhibit A Scope of Work](#)
[3 - Exhibit B Findings of Fact](#)
[4 - Historic Survey File](#)
[5 - Existing Conditions Photos](#)

Associate Planner Mathias Hughey presented the application for a Certificate of Appropriateness for Window and Door Replacement at 411-413 Division Street South - the Hamre Building. Hughey and a representative of the applicant, REO Properties LLC, responded to questions and comments from the HPC regarding materials and placement of the windows.

A motion was made by Commissioner Jarman, seconded by Commissioner Stangler, to approve the Certificate of Appropriateness for Window and Door Replacement at 411-413 Division Street South - the Hamre Building. The motion carried by the following vote:

Yes: 6 - Commissioner Jarman, Commissioner Clark, Commissioner Stangler, Chair Beimers, Commissioner Tolle, and Commissioner Street

3. [HPC Res. 2026-006](#) Certificate of Appropriateness for New Construction at 212 Division Street South - The Archer House Redevelopment.

Attachments: [1 - HPC Resolution](#)
[2 - Exhibit A Scope of Work](#)
[3 - Exhibit B Findings of Fact](#)
[4 - Renderings](#)
[5 - Archer House Redevelopment Narrative](#)
[6 - Archer Floor Plans](#)
[7 - Final Consultant and Subcommittee Memo](#)
[8 - Hyperlink to May Presentation](#)

Associate Planner Mathias Hughey presented the application for a Certificate of Appropriateness for New Construction at 212 Division Street South - The Archer House Redevelopment. Hughey provided an overview of the history of this project and the requirements for the structure already set by the City. Scott Quiring, Partner at Amcon Construction, presented updated renderings of the design. Hughey, City Planner Mikayla Schmidt, Community Development Director Scott Wopata, and Quiring responded to questions and comments from the HPC regarding the setback of and variations in the facade, the color of the brick, the riverside (rear) facade and patio, on-street parking, and the visual verticality of the facade. Molly Maguire, Associate Director at New History, consultants on the design, provided background on the historical appropriateness of the proposed design and the agreements on the design reached by City staff, the HPC subcommittee, and New History.

A motion was made by Commissioner Jarman, seconded by Commissioner

Street, to extend the meeting by 30 minutes. The motion carried by the following vote:

Yes: 6 - Commissioner Jarman, Commissioner Clark, Commissioner Stangler, Chair Beimers, Commissioner Tolle, and Commissioner Street

A motion was made by Commissioner Stangler, seconded by Commissioner Jarman, to extend the meeting until 8:30 p.m. The motion carried by the following vote:

Yes: 6 - Commissioner Jarman, Commissioner Clark, Commissioner Stangler, Chair Beimers, Commissioner Tolle, and Commissioner Street

A motion was made by Commissioner Clark, seconded by Commissioner Stangler, to approve a condition to the Certificate of Appropriateness for New Construction at 212 Division Street South - The Archer House Redevelopment that a matte finish paint be applied to the rooftop mechanical enclosures to reduce reflection. The motion carried by the following vote:

Yes: 5 - Commissioner Jarman, Commissioner Clark, Commissioner Stangler, Chair Beimers and Commissioner Tolle

Abstained: 1 - Commissioner Street

A motion was made by Commissioner Stangler, seconded by Commissioner Clark, to approve a condition to the Certificate of Appropriateness for New Construction at 212 Division Street South - The Archer House Redevelopment that the exterior red brick feature a consistent shade with minimal variegation to better match the historic district. The motion carried by the following vote:

Yes: 5 - Commissioner Jarman, Commissioner Clark, Commissioner Stangler, Chair Beimers and Commissioner Tolle

Abstained: 1 - Commissioner Street

A motion was made by Commissioner Stangler, seconded by Commissioner Clark, to approve a condition to the Certificate of Appropriateness for New Construction at 212 Division Street South - The Archer House Redevelopment that round-top windows be added back into the design for the top level of the west (river-facing) facade. The motion carried by the following vote:

Yes: 5 - Commissioner Jarman, Commissioner Clark, Commissioner Stangler, Chair Beimers and Commissioner Tolle

Abstained: 1 - Commissioner Street

A motion was made by Chair Jarman, seconded by Commissioner Street, to extend the meeting until the conclusion of business. The motion carried by the following vote:

Yes: 6 - Commissioner Jarman, Commissioner Clark, Commissioner Stangler, Chair Beimers, Commissioner Tolle, and Commissioner Street

A motion was made by Commissioner Clark, seconded by Commissioner Stangler, to a condition to the Certificate of Appropriateness for New Construction at 212 Division Street South - The Archer House Redevelopment that the color of the ground-floor rusticated stone be differentiated to extend the verticality of the building to visually break up the building's large horizontal

mass. The motion carried by the following vote:

Yes: 5 - Commissioner Jarman, Commissioner Clark, Commissioner Stangler, Chair Beimers and Commissioner Tolle

Abstained: 1 - Commissioner Street

A motion was made by Commissioner Clark, seconded by Commissioner Stangler, to approve the Certificate of Appropriateness for New Construction at 212 Division Street South - The Archer House Redevelopment as amended to include the four conditions approved by the HPC. The motion carried by the following vote:

Yes: 5 - Commissioner Jarman, Commissioner Clark, Commissioner Stangler, Chair Beimers and Commissioner Tolle

Abstained: 1 - Commissioner Street

STAFF UPDATES

4. [26-298](#) Staff Updates.

Attachments: [1 - Upcoming Council Agenda Items](#)
[2 - 2026 Board and Commission Schedule](#)
[3 - Hyperlink to Northfield Construction & Development Projects](#)
[4 - Hyperlink to Maryland Department of Planning Webinars](#)
[5 - Hyperlink to the Zoning Code Update Website](#)
[6 - Hyperlink to NAPC Forum Conference Information](#)

Associate Planner Mathias Hughey provided updates from City staff.

ADJOURNMENT

Chair Beimers adjourned the meeting at 8:59 p.m.