

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.
- b) Replacing deteriorated window sashes enhances the building’s appeal to residents and visitors.
- c) The proposed new window sashes will highlight the beauty of the building and foster more pride in the building’s history.
- d) The proposed window sash replacements 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 work on the northern building is consistent with the Downtown Preservation Design Guidelines. The work on the southern building is inconsistent with

the Downtown Design Guidelines. The proposed replacement window sashes on the northern building match the existing in size and style, and the color of the frames has been selected to match the existing trim on the building. The existing sashes feature a single pane of glass with leaded rectangles of glass around the primary pane. This treatment cannot be precisely replicated while incorporating modern, double-pane windows. The proposed grids that will be adhered to the new windows provide an appropriate solution to retaining this stylistic element while providing the benefits of modern windows.

The proposed replacement sashes on the southern building include grids that do not match the existing windows or the limited historic photos on file. Without documentation of this detail having previously existed, the additional grids are considered inappropriate and should not be undertaken.

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 amount of original material in the windows is unknown. Replacing sashes with more energy-efficient, modern sashes that match the existing in size and style, while retaining the existing frames, and repairing those where necessary is considered good practice because it reduces the potential impacts on original materials.

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.

Staff Recommendation

Staff recommends conditional approval of the Certificate of Appropriateness for the replacement window sashes per the attached documentation.

Attached is a resolution draft for the HPC to review. HPC members can contact staff in advance to make edits if there are any proposed changes.