

# NORTHFIELD HISTORIC DISTRICT

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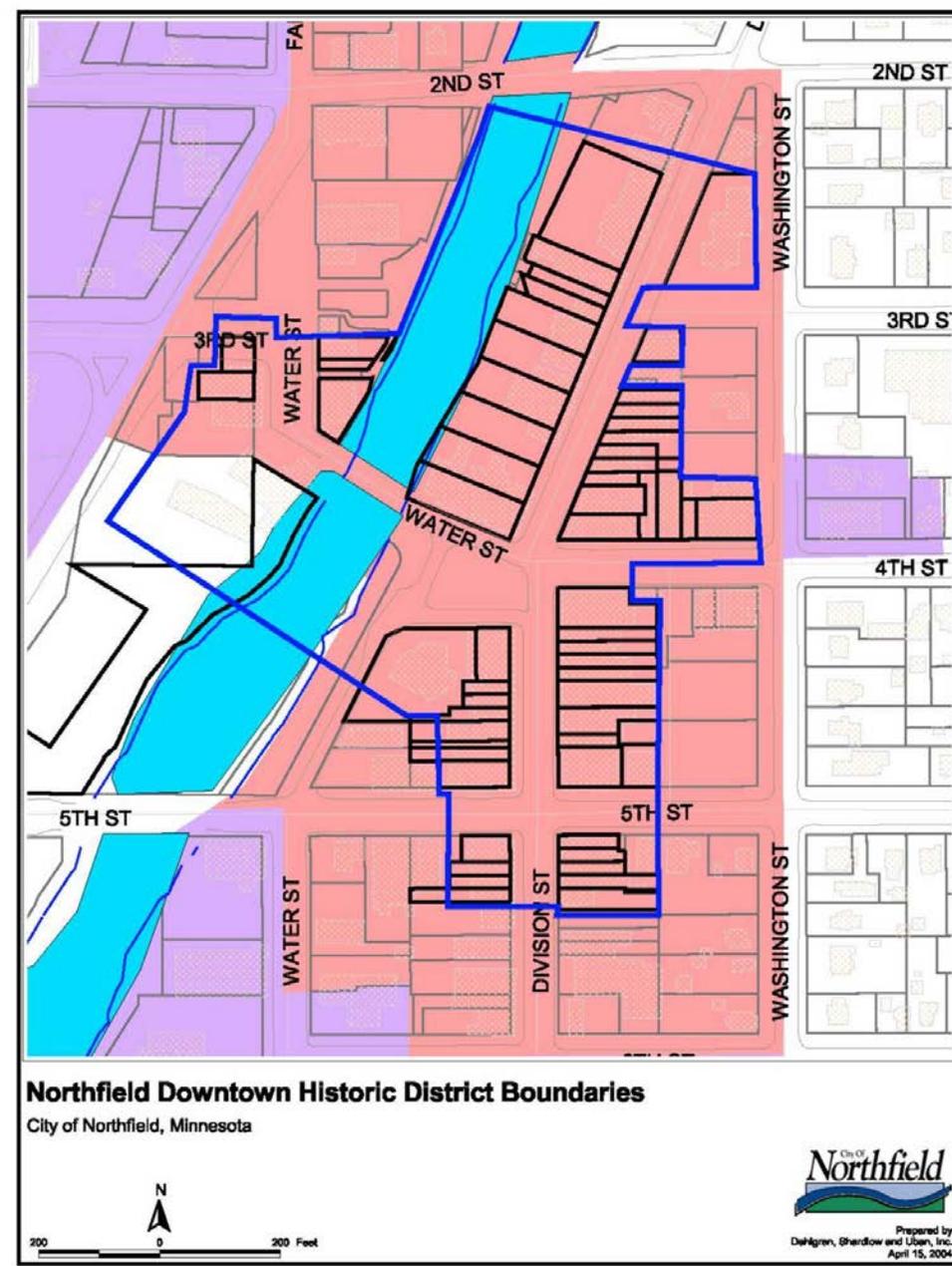
CITY COUNCIL

OCTOBER 10, 2017

# WHAT IS THE NORTHFIELD HISTORIC DISTRICT?

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- The Northfield Historic District was created by the Northfield City Council in 1978.
- It was listed on the National Register of Historic Places (NRHP) in 1979.
- The district is comprised of 65 properties that were listed as contributing in 1979 and eight that were listed as non-contributing.



## Boundary Adjusted to:

- Match parcel lines
- Remove improper areas such as river
- Add areas like Bridge Square



# WHY WAS THE DISTRICT CREATED?

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Section 1. Declaration of Public Policy and Purpose. The Northfield City Council hereby declares as a matter of public policy that the preservation, protection, perpetuation and use of areas, places, buildings, structures, and other objects having special historical interest or value is a public necessity, and is required in the interest of the health, safety, welfare and prosperity of the people. The purpose of this ordinance is to:

- (A) Safeguard the heritage of the City of Northfield 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 of Northfield'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 of Northfield.

# COMPREHENSIVE PLAN GOALS

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- **Objective 3: Preserve historic sites and structures.**
- CI 3.1 Work with the Northfield Heritage Preservation Commission to create a priority list for designating buildings (those that aren't already listed), structures and districts on local, state and or national historic registers.
- CI 3.2 Provide economic incentives and design flexibility to aid in the restoration and long term economic vitality of historically significant buildings in the Downtown.
- CI 3.3 Consider becoming an officially designated Mainstreet program by the National Trust for Historic Preservation, or incorporating Mainstreet's principles into existing economic development, historic preservation, or community planning programs.
- CI 3.4 Cooperate with appropriate community groups, such as the Northfield Historical Society, in protecting and enhancing structures in the historic neighborhoods, and improving the general appearance of these areas.

# POWERS AND DUTIES OF HPC

PER LDC

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- To recommend to the city council heritage preservation site designation
- Review and make decisions on certificates of appropriateness
- Act as a resource and in an advisory capacity to the owner of properties regarding preservation, restoration, and rehabilitation activities.
- Work for the continuing education of the citizens of the city with respect to the city's civic and architectural heritage.
- Keep a current and public register of designated heritage preservation sites along with the plans and programs that pertain to them.

# HPC'S GOAL IS TO WORK WITH OWNERS TO PRESERVE HERITAGE

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The HPC is:

- Not trying to hold back time
- An advocate for adaptive re-use
- Willing to work with owners to find historically-compatible solutions to their needs
- Doing its part to meet the City's goals

# WHY PRESERVE?

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Historic preservation is the practice of protecting and preserving sites, structures or districts which reflect elements of local or national cultural, social, economic, political, archaeological or architectural history.

Preservation has many purposes and rewards, including the strengthening of local economies, stabilization of property values, the fostering of civic beauty and community pride, and the appreciation of local and national history.

Historic preservation is a public purpose that advances the education and welfare of citizens, while providing economic and aesthetic benefits as well.



# WHAT DOES THE HISTORIC DISTRICT DO?

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## National Register District

- Recognizes significance of properties
- Makes available tax incentives and grants
- Limited protection for federally assisted projects only
- Does not restrict the use of property or obligate private property owners in any way
- Sets boundary for Overlay Zone

# WHAT DOES THE HISTORIC DISTRICT DO?

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## Locally Designated District

- Protects properties with design controls
- Protects against demolition
- Does not restrict property use or require property owners to make improvements to their property

# WHAT DOES THE HISTORIC DISTRICT DO?

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## Downtown Historic District Overlay Zone

- Sets zone for HPC review of projects
- Identical to National Register Historic District
- Protects properties with design controls
- In addition to base CI zoning which applies to all downtown properties

# WHAT IS IN THE HISTORIC DISTRICT?

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- **NONCONTRIBUTING STRUCTURE**

- A structure, located in an Historic District, which is less than fifty years old and/or does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District.

- **CONTRIBUTING STRUCTURE**

- A structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of the Historic District. Although the structure is not unique in itself, it adds to the historic associations and/or historic architectural design qualities for which a District is significant. The structure may have had minor alterations, however, its integrity remains.

- **SIGNIFICANT STRUCTURE**

- A structure, located in an Historic District, that is approximately 50 years old or older, and embodies distinctive characteristics of a type, period or method of construction. A structure may also be designated as significant for its association with events or individuals that are important on a local, regional, national, or global level. In order for a structure to be designated as significant, it must retain a high level of historic integrity. A structure may also be significant if it is listed in or is eligible to be listed in the State or National Register of Historic Places.



# THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.



# THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired.



# PUBLIC BENEFITS OF THE HISTORIC DISTRICT

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- Education on community history and heritage
- Safeguards a community's heritage for future generation's civic enjoyment
- Strengthens local economies.
- Fosters civic beauty and bolsters community pride.
- Improve business opportunities, particularly in tourism.

# PRIVATE BENEFITS OF THE HISTORIC DISTRICT

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- Location, location, location. The City's most desired business setting.
- Increase and stabilization of property values.
- Access to tax incentives for restoration.
- Preservation is usually less costly than demolition and new construction.

# IMPACTS OF BEING IN DISTRICT

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- Property owners must get approval from the Heritage Preservation Commission before making changes to the exterior of the property.
- All changes must be in compliance with the Secretary of the Interior's Standards for Rehabilitation.
- Structures may be prevented from demolition.

# LDC REQUIREMENTS

	<b>Historic District Sub-District</b>	<b>East of Highway 3 Sub-District</b>	<b>West of Highway 3 Sub-District</b>
Building Appearances	<ol style="list-style-type: none"> <li>Buildings must be consistent with the design guidance of the <i>City of Northfield Downtown Historic Preservation Design Guidelines</i> and the <i>Secretary of Interior's Standards for Rehabilitation</i>, and receive a Certificate of Appropriateness from the HPC.</li> </ol>	<ol style="list-style-type: none"> <li>Each visible side of a building shall have a similar appearance in terms of materials and general design.</li> <li>Principal buildings shall have an entrance that faces the public street</li> <li>Buildings shall have a base and a top to their architecture.</li> <li>Building tops and elevations shall be articulated to reduce their apparent size and to undulate their facades.</li> <li>Blank, unadorned exterior walls visible to the street are prohibited. Exterior walls should be visually divided into smaller sections of 20 to 40 feet through changes in color, material, depth or fenestration.</li> <li>Clear non reflective windows at least 5 feet in height shall comprise at least 50 percent of the horizontal length of the front and corner ground floor building facades, and at least 25 percent of the horizontal length of the upper floor front and corner building facades that face a public street.</li> <li>Buildings on sites that abut Highway 3 shall include windows on the wall that faces the highway.</li> <li>Architectural elevations for all new or modified buildings shall include design, massing, materials, shape and scale that are compatible with nearby buildings.</li> <li>Buildings shall be architecturally individual and shall not be of corporate architecture, including roof patterns, corporate colors, architectural elements or similar treatments.</li> <li>The HPC will be asked to comment on applications but does not have authority outside of the Historic District.</li> </ol>	

# LDC REQUIREMENTS

<p>Exterior Building Materials</p>	<p>1. Materials must be consistent with the design guidance of the <i>City of Northfield Downtown Historic Preservation Design Guidelines</i> and the <i>Secretary of Interior's Standards for Rehabilitation</i>, and receive a Certificate of Appropriateness from the HPC.</p>	<p>Allowable Primary Materials:</p> <ol style="list-style-type: none"> <li>1. Easily-maintained materials that are durable and have a pattern, texture and detailing that are compatible with those in the Historic District Sub-District.</li> <li>2. Brick, stone, stucco or colored and textured pre-cast concrete.</li> <li>3. Metals with matte finish and with neutral or earth tone colors; metals that are used for exterior walls should have visible corner moldings and trim. Metal wall finishes should be secondary to masonry and pre-cast finishes.</li> <li>4. Transparent glass.</li> <li>5. Canvas awnings.</li> <li>6. Wood as an accent material or in elements that are integrated with other desirable materials.</li> </ol> <p>Prohibited Primary Materials:</p> <ol style="list-style-type: none"> <li>1. Non-durable siding materials such as plywood, corrugated metal, fiberglass, asphalt or fiberboard siding, or other materials that decay rapidly when exposed to the elements.</li> <li>2. Materials that have no pattern or relief, especially when those materials are applied to large wall surfaces.</li> <li>3. Vinyl.</li> <li>4. Mirrored glass.</li> <li>5. Materials that represent corporate colors, patterns or trademarks (except for signs).</li> <li>6. Brightly colored metal roofing or canopies.</li> <li>7. Concrete that is not enhanced as indicated under "Allowable Materials," especially pre-cast, tilt-up walls.</li> </ol>
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# CONCLUSION

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- The Northfield Historic District is an important part of the community and should be maintained to the highest standards.
- Questions can be directed to:
  - Scott Tempel, City Planner [scott.tempel@ci.northfield.mn.us](mailto:scott.tempel@ci.northfield.mn.us) or
  - Jason Menard, HPC Chair [menard.jason@gmail.com](mailto:menard.jason@gmail.com)