

Legislation Text

File #: BC 21-018, **Version:** 1

Meeting Date: October 14, 2021

To: Members of the Heritage Preservation Commission

From: Mikayla Schmidt, City Planner

Certificate of Appropriateness for Proposed Changes to 300 Division St. S. - Jacob Sitze Building.

Action Requested:

The Heritage Preservation Commission is asked to review and make a motion on the proposed changes to install an elevated deck on the west side of the building at 300 Division St. S.

Summary Report:

The applicant, Cody Larson - owner of the building and Little Joy Coffee, has applied for a certificate of appropriateness (COA) to build an elevated deck on the west side of the building (300 Division St. S) towards the river.

The deck framing and trusses will be a pre-stained cedar color and the decking will be brown composite (intended to match the framing and trusses). The railing will be black and with simple straight rails made of aluminum. For reference, The Contented Cow's railing is black as well. Pictures of the deck railing and composite decking colors are attached and the applicant's contractor will bring in color samples of the composite decking.

The Northfield city ordinances outline, in Chapter 34 - Land Development Code, 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 (1) below must be met and criteria (2) through (5) shall be considered:

Findings for Criteria 1 (That it fully complies with all applicable requirements of this Land Development Code (LDC)):

1. The Northfield Land Development Code regulates the use of property and site design standards, as well as the guidance from the Downtown Preservation Design Guidelines. The addition of a deck will not create conflict with LDC regulations.

Findings for Criteria 2 (That the proposed action is in harmony with the intent of the H-O district):

1. City Code Chapter 34, Section 2.5.3, Historic Overlay District (H-O) defines states, the overlay

district has the purpose to:

- (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.
2. The addition of the deck is a way to enhance the city's appeal to residents, visitors and tourists and serve as a support and stimulus to business and industry.
3. The deck on the back or west side of the building faces the Cannon River, which assists in the goals of the City's Riverfront Action Plan.

Findings for Criteria 3 (That the proposed action would complement other structures within the H-O district):

1. The addition of a deck would complement other structures within the H-O district. The Contented Cow, to the south, has an existing deck with black railing. The addition of this deck space would complement and create a more cohesive look to the west side of those buildings. The rear of the Jacob Sitze Building (300 Division St. S.) and the Nutting Block building to the north do not have any architecturally significant windows or other details that the deck would block or cover. The deck will not come past the annex "underpass" portion of the Nutting Block building.

Findings for Criteria 4 (That the proposed action is consistent with the Downtown Preservation Design Guidelines):

1. Rear Entrances are addressed in the Downtown Preservation Design Guidelines. The guidelines state:
- a. In planning downtown improvements, the "backs" of buildings should be considered for potential secondary business entrances. In Northfield you can see businesses taking advantage of secondary entrances along the Cannon River Commons and in the 400 block east of Division Street. These alleyways and pedestrian walkways not only improve customer access from the parking areas, but also significantly enhance pedestrian circulation throughout the Historic District. Gaps between the historic building fabric, as seen along the 300 block west of Division Street, can provide access to secondary entrances. These passages can also lead to inviting exterior seating areas along improved alley and riverscapes. The development of these gaps is best approached as a cooperative effort between adjoining store owners or as public improvements. When implementing design improvements to secondary facades, property owners should be aware of the main (street) facade elements that give identity to their building or business. Any improvements should reflect the design elements associated with their building-signage, awnings, paint colors, use of materials, etc. should be coordinated on all public facades of a business.

2. The addition of a deck allows for a second entrance specifically for this business, takes advantage of the Cannon River, creates an inviting area for seating, and the deck coordinates with the existing decking at The Contented Cow.

Findings for Criteria 5 (In the case of removal or demolition, that the structure could not be rehabilitated and used for a conforming purpose with reasonable efforts or whether the structure is without substantial historic or architectural significance):

1. Not applicable.

Staff Recommendation:

Staff recommends approval of the black deck railing, brown composite decking (to match the trusses and framing), stained cedar framing and trusses, location and size of the deck with the ability to modify the proposed deck to include a staircase for ingress and egress per Building Code.

Alternative Options:

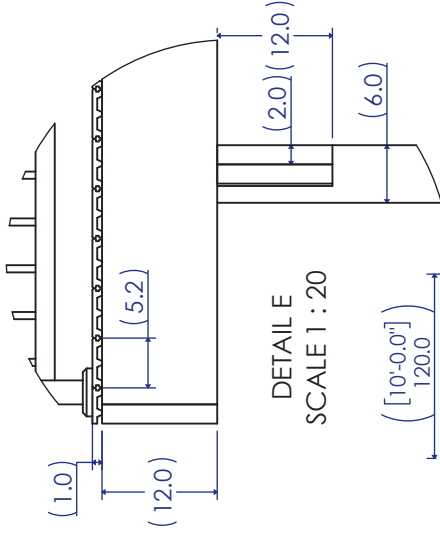
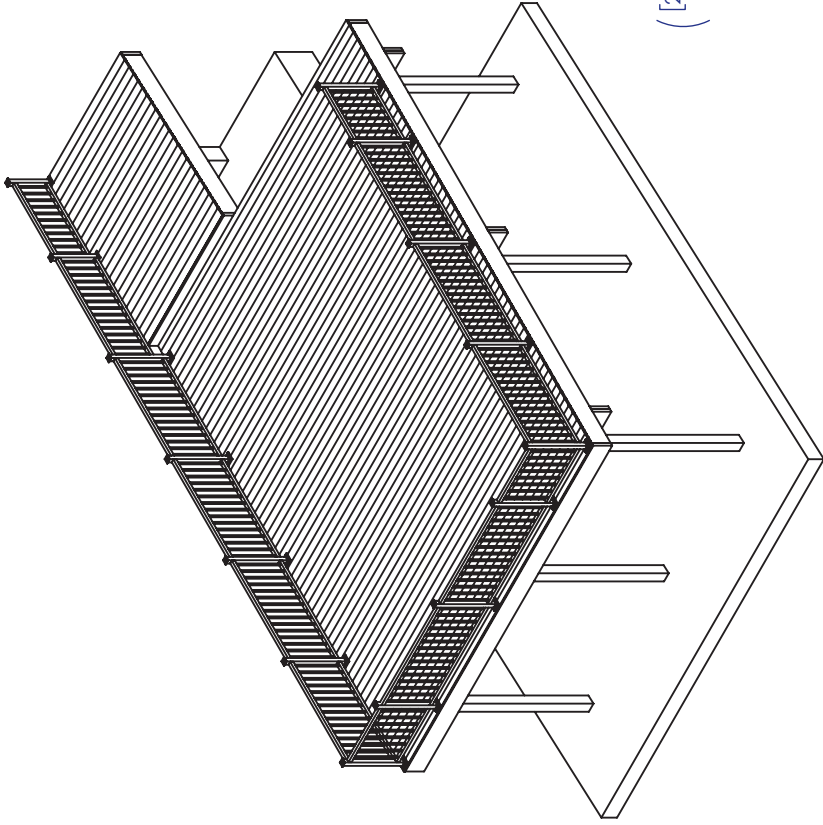
The HPC could deny the certificate of appropriateness, offer amendments or request further information.

Financial Impacts:

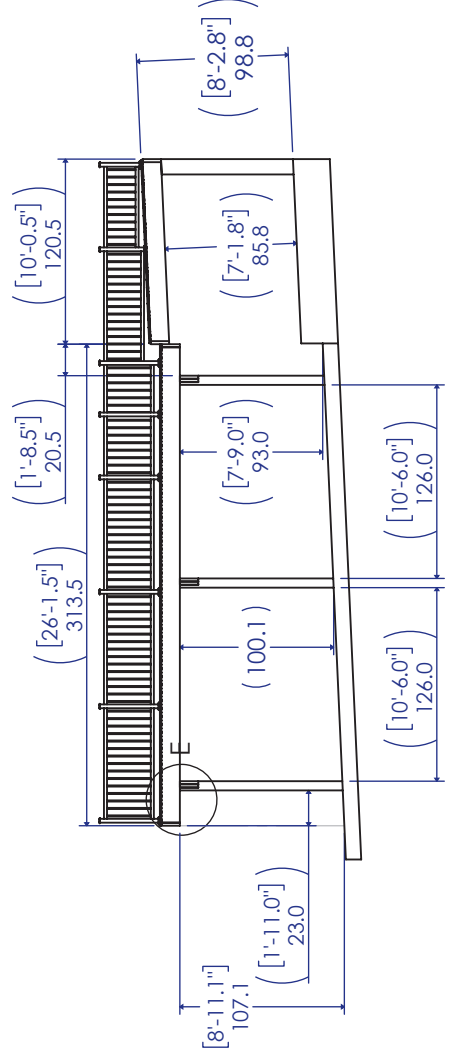
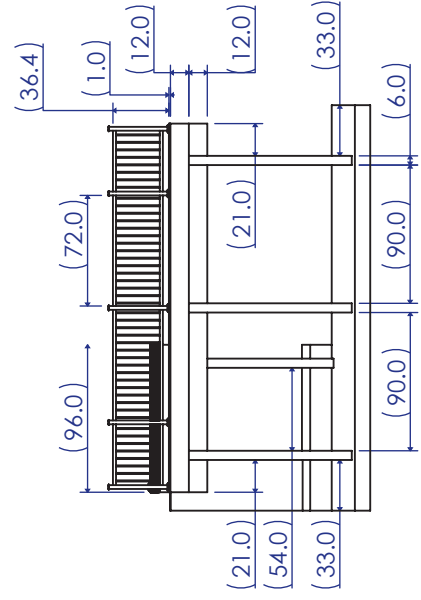
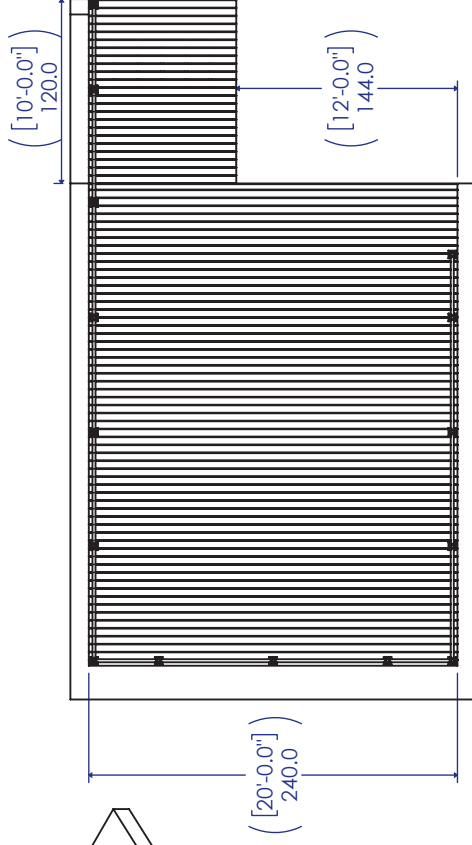
The applicant wishes to move ahead with the project as soon as possible to install the footing before the first frost/snow. Then the contractor will be able to build the remainder of the deck through the winter when Little Joy customers will not typically use the deck.

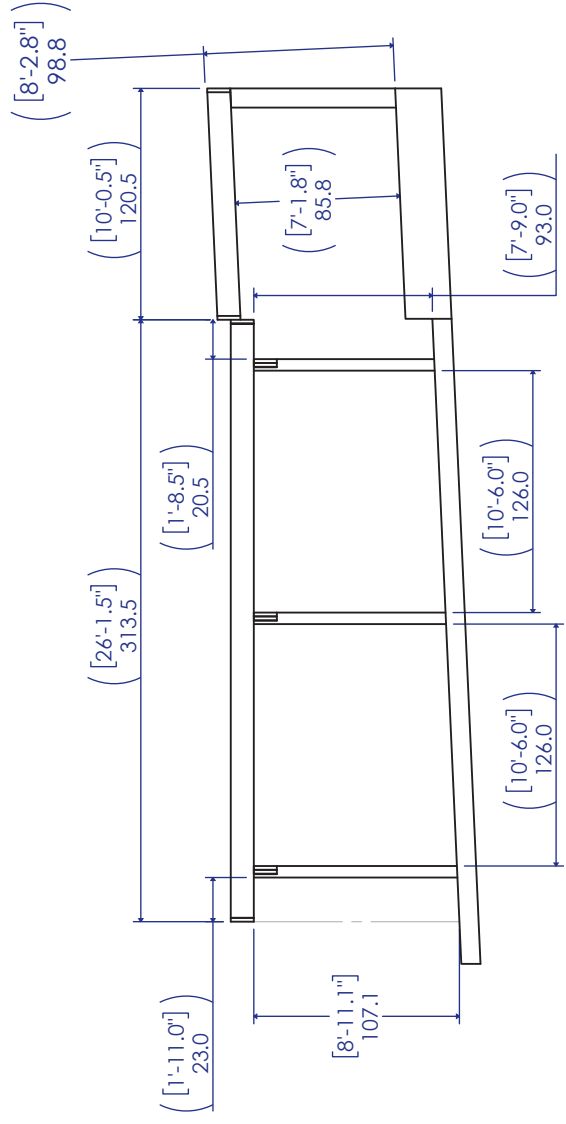
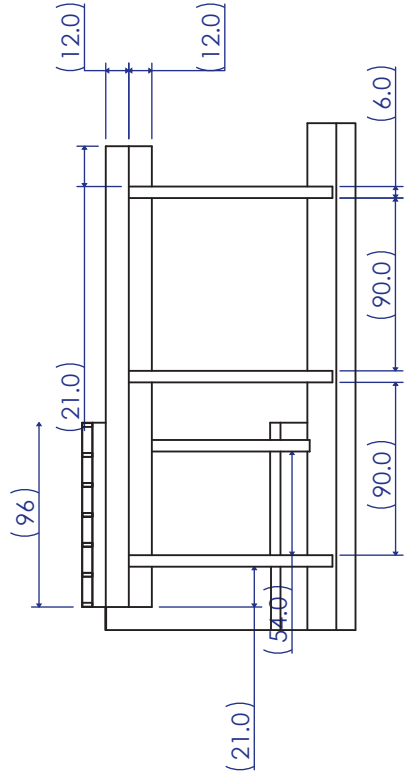
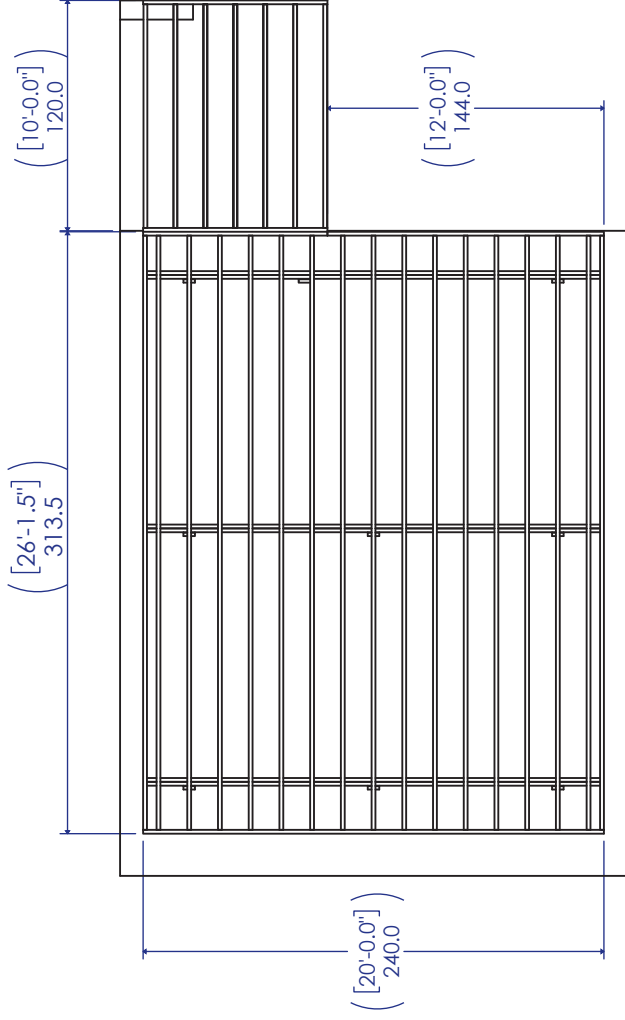
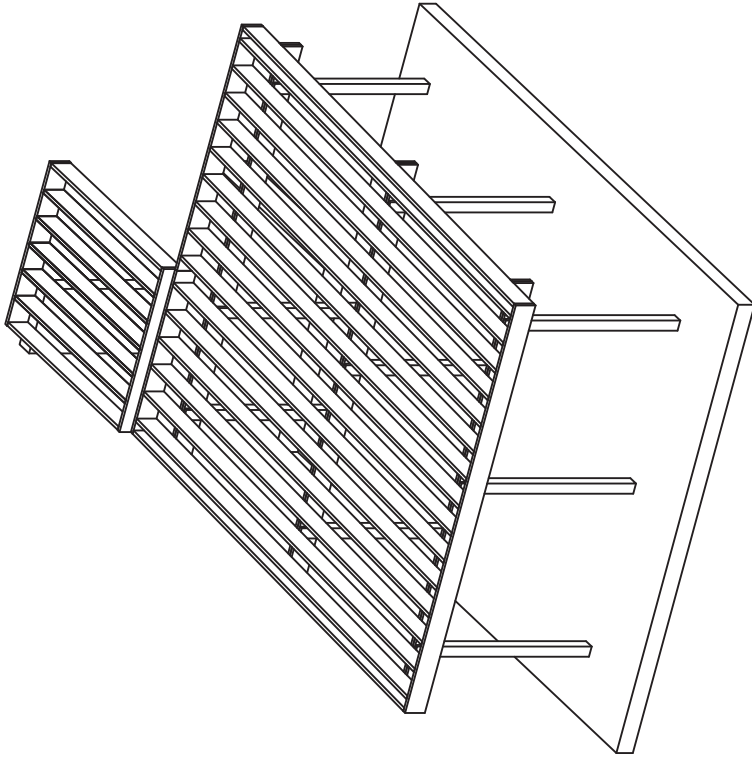
Tentative Timelines:

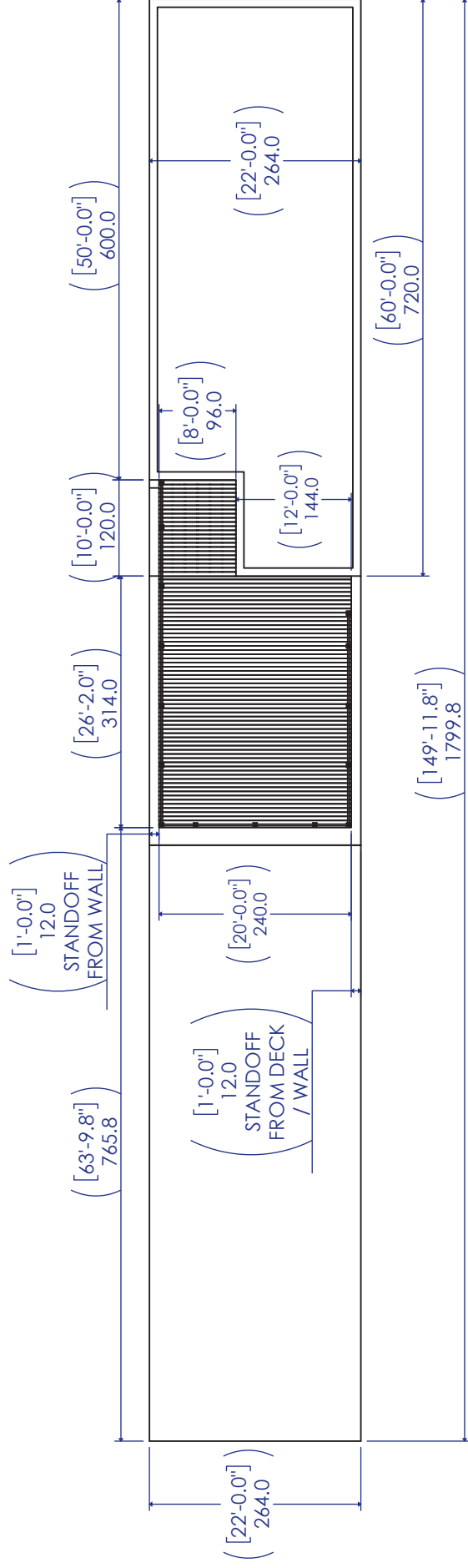
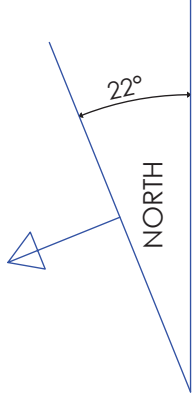
The applicant plans to install the footings as soon as possible following an approved COA.



DETAIL E
SCALE 1 : 20

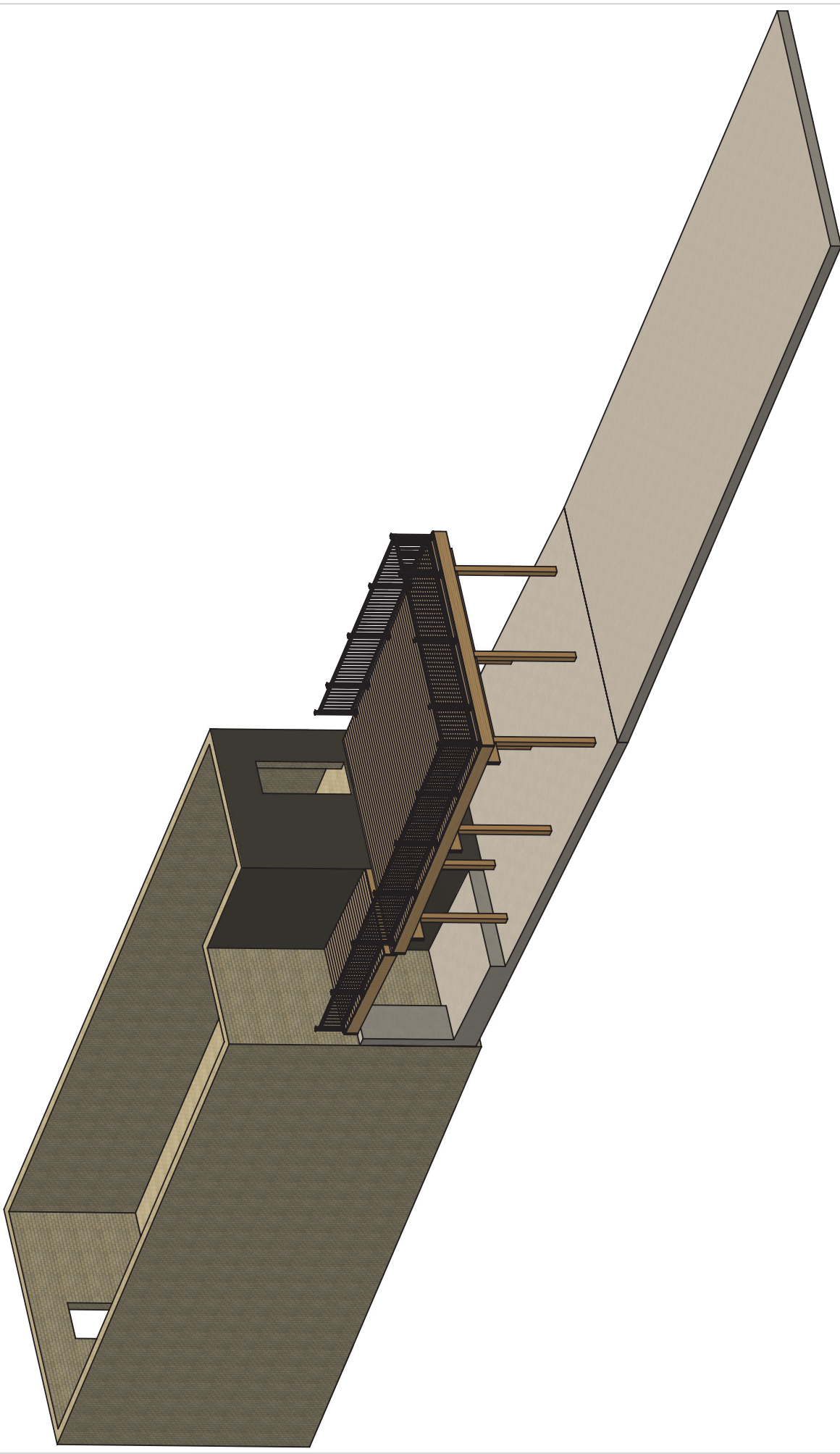






NOTES:

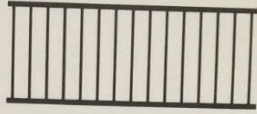
- DECK PREVIOUSLY MODELED AT 22' WIDE = TOTAL LOT WIDTH. THIS HAS BEEN UPDATED TO ~ 20' OVERALL.
- ESTIMATED DISTANCE FROM WALL TO FOOTINGS IS 3' BUT DEPENDENT ON LOCATION OF IN GROUND POWER CURRENTLY USED FOR CONTENTED COW MUSIC STAGE.
- SIZE OF DECK AND LOCATION OF FOOTINGS WILL FLUCTUATE BASED ON ACTUAL ON SITE CIRCUMSTANCES.
- NUANCES OF TIE IN TO CONTENTED COW DECK, AND SMALL DECK NEXT TO LITTLE JOY WINDOW WILL BE DEALT WITH WHEN BUILT AND ARE NOT CURRENTLY MODELED HERE.
- ALL WORK WILL MEET MINNESOTA STATE BUILDING CODE.



BLACK SAND RAILING

white railing available by special order

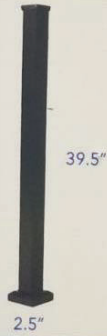
129⁹⁹
EACH
AVANT 32 5/8" STRAIT RAIL
171-0700
BLD.



134⁹⁹
EACH
AVANT 32 5/8" STAIR RAIL
171-0704
BLD.



59⁹⁹
EACH
AVANT 2 1/2" X 39.5" POST
171-0706
BLD.



27⁴⁹
EACH
AVANT STRAIGHT BRACKET
171-0708
BLD.



STRAIGHT

33⁶⁹
EACH
AVANT STAIR BRACKET
171-0710
BLD.



STAIR

33⁶⁹
EACH
AVANT ANGLE BRACKET
171-0712
BLD.



ANGLE



3 BRACKETS INSIDE →









