

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) Rehabilitating the deteriorated rear façade, windows, and entries enhances the building’s appeal to residents and visitors and supports the businesses located in the building.
- c) The proposed rehabilitation will highlight the beauty of the building and foster more pride in the building’s history.
- d) The proposed rehabilitation 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 improvements to the rear façade are consistent with the existing conditions and the guidelines and standards for treatment of the relevant materials. The proposed tile at the entryways will not impact other structures.

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. The rear facades of these buildings were traditionally utilitarian, and their design reflects this in its simplicity. Because the windows are not believed to be original, the muntins would be considered an inappropriate treatment in a contemporary context as they introduce a style inconsistent with the original building, therefore their removal is appropriate. The proposed tile in the entryways is consistent with the design guidelines and standards because the proposed design proposed does not create a false sense of history. The tile is a functional and aesthetic improvement over the concrete, and will not obscure, cover, or detract from other character defining features of the building or the district.

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. There is limited documentation of the rear facades, the existing brick as been painted, the windows are likely not original, and the tile and concrete entryways are not original.

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.