

PART 2 – EXPANDED DESCRIPTION OF REHABILITATION (Additional NARRATIVE)

Property Name: Scriver Block (Scriver Building)

Address: 408 Division Street South, Northfield, Rice County, Minnesota

Applicant: Northfield Historical Society

National Register Status: Individually listed in the National Register of Historic Places (1978);
Contributing property within the Northfield Commercial Historic District (1979; amended 2020)

Introduction

This Expanded Description of Rehabilitation is submitted as a supplement to Section 5 of NPS Form 10-168a (Rev. 6/2023). This narrative provides a detailed, feature-by-feature description of all proposed work and serves as the official record of approved treatments. Each item documents existing conditions, explains why work is necessary, and describes proposed treatments in accordance with the Secretary of the Interior's Standards for Rehabilitation.

EXTERIOR WORK (Organized by Feature)

Item 1 – Site Work: Exterior Stairs, Areaway, and Drainage

Existing Conditions: The existing concrete stairs are in good condition. The stair has a functioning and frequently cleaned drain to accommodate all the rainwater which accumulates from the adjacent sidewalk which slopes to the NE corner of the building. The stair has a guardrail in good condition. (Photos 1, 2, 4, 5, 16). The existing east façade wood stair was installed in 1992 and is in poor condition. All the wood components of the stairs are in various states of disrepair with paint chipped or missing, rotted or missing wood, and are at the end of their useful life. The first wood stairs on the building were replaced with iron stairs in 1893. The iron stairs were relocated in 1940.

Proposed Work and Impact: The masonry stairs will remain in place. At the top of those stairs a new concrete curb will be installed to divert water flowing down the sidewalk away from the staircase to the basement. The railing will remain in place or be salvaged to perform the work and be reinstalled in the same location. The wood staircase will be replaced by a new black metal exterior stair in the same location. This staircase will have a guardrail and handrail attached to the building. The stair will have a similar opacity and design to the first metal staircase while conforming to current building codes. No historic limestone masonry will be removed or altered. This work meets Standards 1 and 9 by ensuring continued use while introducing compatible new elements.

Item 2 – Exterior Limestone Masonry (Primary East Façade)

Existing Conditions: The building was constructed of Platteville Limestone. In the 1930's a large portion of the east elevation and the 18 Bridge Square elevation had stucco and brick veneer installed on top of the limestone. The building has "stacked" limestone pilasters with caps at corners and between divisions of storefronts. The condition of the limestone beneath the stucco and brick are unknown. Portions are visible where stucco has failed and the stone is in fair condition. The primary east façade consists of Platteville limestone with arched openings and dressed stone trim (Photos 6–11, 14, 15). Portions are obscured by non-historic stucco and brick veneer. Exposed stone shows mortar loss, minor delamination, and moisture-related deterioration.

Proposed Work and Impact: Non-historic stucco and brick veneer will be carefully removed to reveal historic limestone. The stone remaining underneath will be evaluated for repair or replacement. Areas of concentrated spall on a stone or missing pieces will be repaired with mortar if appropriate. All the revealed stone will be repointed 100%. Repointing will use a compatible lime-based mortar matched in composition, color, texture, and tooling. Stone will be repaired in place whenever feasible; replacement will occur only where deterioration is beyond repair and will match original material and detailing. Stone replacement pilasters banding and caps will be installed on the east façade. Cleaning will use the gentlest means possible. Removal of non-historic materials restores historic character (Standard 3) while repair over replacement complies with Standard 6.

Item 3 – Exterior Windows and Doors

Existing Conditions: All the second floor windows and one exterior door in this project are in fair to failing condition. The double hung windows on the west and north elevations were installed in the 1930s when stucco and brick veneer was also added to the building façade. Deterioration of those finishes has revealed the original stone sills are still in place albeit partially covered. The second floor windows on the north elevation in the arched stone openings were replaced at an unknown date. (Photos 12–15). All windows and the door exhibit failing paint, glazing deterioration, and localized wood decay. Non-historic storm windows obscure historic profiles.

Proposed Work and Impact: All the original second floor window openings will be restored on the east and north façade. New stone arched openings will align with the existing stone sills. New arched wood windows and storm windows will be installed. New arched wood windows with storm windows will be installed in the current arched openings on the north elevation. New exterior door will be wood and glazed to match historic configurations while meeting life-safety requirements. This approach preserves character-defining fenestration patterns in accordance with Standards 5 and 6.

Item 4 – Cornice and Sheet Metal Elements

Existing Conditions: The existing decorative metal cornice (c.1885) wraps the entire east and north elevations in varying degrees with portions modified or removed. The existing portion is in fair to poor condition with chipped paint, rusting, and lacking attachment to the substrate. The northeast corner has a larger and more decorative capital than what remains on the east elevation. Photos show this was present at each pilaster on Bridge Square and both pilasters on 408 Division St. S. (Photos 1, 2, 3, 8, 11, 15, 16).

Proposed Work and Impact: Missing portions of the cornice will be reinstalled. Capitals will be removed and the cornice patched at the previous brick pilasters on the east elevation. Existing portions will be reattached, repaired, and repainted. No alteration to the roofline is proposed. This work retains a significant character-defining feature consistent with Standard 5.

INTERIOR WORK – SECOND FLOOR (Organized by Apartment and Hallway)

Apartment 1

Existing Conditions: Apartment 1 retains hardwood floors, wood doors and trim, picture molding, arched openings, and a decorative mock fireplace (Photos 69–76).

Proposed Work: Existing plaster will be patched to match historic texture. Ceilings will receive 1½" rigid insulation with 5/8" drywall to meet energy code; historic picture molding will be reinstalled. Hardwood floors will be refinished. Mock fireplace and arched openings will remain. Interior

hallway windows will receive fire-rated treatment while retaining transom configuration. New cabinetry will be compatible wood panel style.

In Apartments 4 and 5, structural requirements show that LVL beams must be installed to support the dropped ceiling and roof loads due to wall removal as shown on the demolition plan. All beams will be "flush" with ceiling framing and will not be visible from units or apartments.

Installation of several new solar tubes are required to meet code requirements for natural light due to the size of the windows. The solar tube units have a circular frame of 1" width with a frosted glass lens, with a depth of 3/8" from the ceiling plane & a diameter of approximately 16".

Hallway doors must be 20-minute fire-rated as directed by the local building official. The existing doors do not meet that requirement. The new doors will be a five-panel door matching existing doors and painted to match frame and casing.

Work preserves layout and features consistent with Standards 2 and 5.

Apartment One Detail

- Floor plan to stay the same no new walls
- Wall finishes
 - Wall patching to match existing plaster wall texture
 - All wall repainted with semigloss paint
 - Wall returns at new windows will match existing wall texture
- Ceilings-existing ceilings new drywall smooth finish, this layer applied previously.
 - Apply new 1 ½" rigid foam with 5/8" drywall to meet energy code.
 - Existing picture molding to be reinstalled on all ceilings, refurbished as need.
 - Finish smooth painted to match existing ceiling
 - New ceiling pockets added as shown on plans for future window replacement work mockups will be built to be approved by SHPO
 - Fire sprinkler piping will be exposed
- Floors
 - Hardwood floors all areas except bath and kitchen- to be refinished
 - Patterned Luxury Vinyl tile in bath and kitchen-Sunwings or equal - non "wood look"
- Millwork
 - Existing doors & millwork to be maintained and repaired as necessary, painted
- Cabinets – New cabinets wood finish with panel style doors in kitchen and baths
- Special Features
 - Mock fireplace to remain
 - Arched openings to remain, modern door frame to kitchen to be removed and replaced with arched opening to match adjacent arched openings
 - Interior window will remain, glass will be covered with 2 layers of type x drywall to maintain 30 min fire rating and painted black on the corridor side
- HVAC
 - New split wall units, baseboard electric units as needed for backup heat

Apartment 2

Existing Conditions: Previously remodeled in the 1970s as office space (Photos 77–85).

Proposed Work: Re-establish residential character consistent with other units. Replace modern entry door with historic-style door and transom. Salvage and reuse trim. Refinish hardwood floors. Install compatible finishes and cabinetry. This reverses non-historic alterations consistent with Standard 3.

Apartment Two

- i Spaces were remodeled in the 1970's to create an office space. The new apartment will be built in this space to match the character of the older apartment
- i Wall finishes
 - o Wall patching to match existing plaster wall texture
 - o All wall repainted with semigloss paint
 - o Wall returns at new windows will match existing wall texture
- i Ceilings-existing ceilings new drywall smooth finish, this layer applied previously.
 - o Apply new 1½" rigid foam with 5/8" drywall to meet energy code.
 - o Existing picture molding to be reinstalled on all ceilings, refurbished as need.
 - o Finish smooth painted to match existing ceiling
 - o New ceiling pockets added as shown on plans for window replacement work mockups will be built to be approved by SHPO
 - o Fire sprinkler piping will be exposed
- i Floors
 - o Hardwood floors all areas except bath and kitchen- to be refinished
 - o Patterned Luxury Vinyl tile in bath and kitchen-Sunwings or equal - non "wood look"
- i Millwork
 - o Special trim will be salvaged and reused at new windows. Other trim will match trim profiles in the other apartments
 - o Modern entry door will be replaced by door and transom to match other apartment doors in the main hall
 - o Existing doors & millwork to be maintained and repaired as necessary, painted
- i Cabinets – New cabinets wood finish with panel style doors in kitchen and baths
- i HVAC
 - o New split wall units, baseboard electric units as needed for backup heat

Apartment 3

Existing Conditions: Retains built-in cabinets, hardwood floors, interior windows, and transom assemblies (Photos 86–97, 100–106).

Proposed Work: Add new closet replacing non-historic condition. Retain built-ins and transoms with fire-rated modifications that preserve proportions. Refinish hardwood floors. Preserve character-defining features consistent with Standards 2 and 5.

Apartment Three Detail

- Floor plan to stay the same with the exception of a new closet to be added in the bedroom replacing the old closet which is removed
- Wall finishes
 - o Wall patching to match existing plaster wall texture
 - o All wall repainted with semigloss paint
 - o Wall returns at new windows will match existing wall texture
- Ceilings-existing ceilings new drywall smooth finish, this layer applied previously.
 - o Apply new 1½" rigid foam with 5/8" drywall to meet energy code.
 - o Existing picture molding to be reinstalled on all ceilings, refurbished as need.
 - o Existing picture molding to be reinstalled on all ceilings, refurbished as need.
 - o Existing picture molding to be reinstalled on all ceilings, refurbished as need.
 - o Finish smooth painted to match existing ceiling
 - o New ceiling pockets added as shown on plans for future window replacement work mockups will be built to be approved by SHPO
 - o Fire sprinkler piping will be exposed

- Floors
 - Hardwood floors all areas except bath and kitchen- to be refinished
 - Patterned Luxury Vinyl tile in bath and kitchen-Sunwings or equal - non “wood look”
- Millwork
 - Existing doors & millwork to be maintained and repaired as necessary, painted
- Cabinets – New cabinets wood finish with panel style doors in kitchen and baths
- Special Features
 - 2 built in cabinets in Dining/ Living space to remain
 - Entry door transom window will remain, glass will be covered with 2 layers of type x drywall to maintain 30 min fire rating and painted black on the corridor side
 - Interior window and second entry door will remain exposed on corridor side; covered with new fire rated sheet rock in the west bath wall, glass will be covered with 2 layers of type x drywall to maintain 30 min fire rating and painted black on the corridor side

- HVAC
 - New split wall units, baseboard electric units as needed for

backup heat

Apartment 4

Existing Conditions: Retains arched openings and mock fireplace (Photos 88–94).

Proposed Work: Maintain primary walls and arched openings. Refinish hardwood floors. Install compatible ceiling insulation assembly and cabinetry. Preserve defining features consistent with Standards 2 and 5.

Apartment Four

- Floor plan keeps main walls including arched openings
- Wall finishes
 - Wall patching to match existing plaster wall texture
 - All wall repainted with semigloss paint
 - Wall returns at new windows will match existing wall texture
- Ceilings-existing ceilings new drywall smooth finish, this layer applied previously.
 - Apply new 1 ½” rigid foam with 5/8” drywall to meet energy code.
 - Existing picture molding to be reinstalled on all ceilings, refurbished as need.
 - Finish smooth painted to match existing ceiling
 - New ceiling pockets added as shown on plans for future window replacement work mockups will be built to be approved by SHPO
 - Fire sprinkler piping will be exposed
- Floors
 - Hardwood floors all areas except bath and kitchen- to be refinished
 - Patterned Luxury Vinyl tile in bath and kitchen-Sunwings or equal -non “wood look”
- Millwork
 - Existing doors & millwork to be maintained and repaired as necessary, painted. A new pocket door is shown in this unit that will be a 5-panel door to match swing doors in the unit. This provides more room within the bathroom but could be changed to a swing door if desired by regulatory agencies.
- Cabinets – New cabinets wood finish with panel style doors in kitchen and baths
- Special Features
 - Mock fireplace to remain
 - 2 Arched openings to remain
 - Interior window will remain, glass will be covered with 2 layers of type x drywall to maintain 30 min fire rating and painted black on the corridor side

- HVAC

- New split wall units, baseboard electric units as needed for backup heat

Apartment 5

Existing Conditions: Connects to 1990s rear addition; retains west window and historic features (Photos 95-104).

Proposed Work: Add limited new walls within existing configuration. Retain west window and transom. Refinish hardwood floors. Install compatible cabinetry and mechanical systems. Integration with addition is differentiated yet compatible, consistent with Standard 9.

Apartment Five Detail

- Floor plan adds new walls to existing, maintains original west window and connects to bath space in new building addition added in the 1990's
- Wall finishes
 - Wall patching to match existing plaster wall texture
 - All wall repainted with semigloss paint
 - Wall returns at new windows will match existing wall texture
- Ceilings-existing ceilings new drywall smooth finish, this layer applied previously.
 - Apply new 1 ½" rigid foam with 5/8" drywall to meet energy code.
 - Existing picture molding to be reinstalled on all ceilings, refurbished as need.
 - Finish smooth painted to match existing ceiling
 - Fire sprinkler piping will be exposed
- Floors
 - Hardwood floors all areas except bath and kitchen- to be refinished
 - Patterned Luxury Vinyl tile in bath and kitchen-Sunwings or equal - non "wood look"
- Millwork
 - Existing doors & millwork to be maintained and repaired as necessary, painted
- Cabinets – New cabinets wood finish with panel style doors in kitchen and baths
- Special Features
 - Mock fireplace to remain
 - 2 Arched openings to remain
 - Interior transom window will remain, glass will be covered with 2 layers of type x drywall to maintain 30 min fire rating and painted black on the corridor side

- HVAC
 - New split wall units, baseboard electric units as needed for backup heat

Central Hallway

Existing Conditions: Historic corridor retains door-and-transom assemblies, interior windows, and hardwood floors (Photos 67, 68, 73–75).

Proposed Work: Corridor layout retained. Modern entry door replaced with historic-style door and transom. Hardwood refinished. Sprinkler mains concealed in limited soffits at three crossings. Schoolhouse-style lighting installed. Work maintains spatial relationships and character-defining features consistent with Standards 2 and 5.

Central Hallway

- Main Hallway to Remain; new hallway added to access the original entrance to Apartment 5 and rear building addition. All existing doorways and interior windows to remain in place and will be refurbished.
- Wall finishes
 - Wall patching to match existing plaster wall texture
 - All wall repainted with semigloss paint

- Ceilings-existing ceilings new drywall smooth finish, this layer applied previously.
 - Apply new 1½” rigid foam with 5/8” drywall to meet energy code.
 - Existing picture molding to be reinstalled on all ceilings, refurbished as need.
 - Finish smooth painted to match existing ceiling
 - Sprinkle head will be through sidewalls. Sprinkler mains will cross the corridors in 3 locations and will be hidden in small soffits as shown on the plans.
 - Fire sprinkler piping will be exposed
- Floors
 - Hardwood floors all areas to be refinished
- Millwork
 - Modern entry door will be replace by door and transom to match other apartment doors in the main hall
 - Existing doors & millwork to be maintained and repaired as necessary, painted
- HVAC
 - Ductwork in the storage and mechanical rooms will serve the hallways. Supply and return vents will be wall mounted.
- Lighting- “School House” stem mounted fixtures as shown on plan

Mechanical, Electrical, Plumbing & Fire Suppression

Existing systems are outdated and insufficient (Photos 36–110).

Proposed Work: Install new code-compliant systems routed through secondary spaces and ceilings to minimize impact on historic fabric. Sprinkler piping painted to match adjacent surfaces. Fire-rated assemblies integrated to preserve character-defining features. Work ensures continued viable use while protecting historic material.

Conclusion

The rehabilitation prioritizes retention and repair of character-defining features; removes non-historic alterations; and introduces compatible new work. Treatments are consistent with the Secretary of the Interior’s Standards for Rehabilitation and provide a comprehensive record of all proposed work for Part 2 review.