

CITY OF NORTHFIELD, MINNESOTA
HERITAGE PRESERVATION COMMISSION RESOLUTION HPC #2023-006

A RESOLUTION BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF
NORTHFIELD, MINNESOTA, APPROVING A CERTIFICATE OF APPROPRIATENESS
FOR 519 DIVISION ST S

- WHEREAS, the applicant, Derek Meyers, (the “Applicant”), is seeking a Certificate of Appropriateness (“COA”) from the City of Northfield Heritage Preservation Commission (“HPC” or “Commission”) for an accessory structure as more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the “Work”), for certain property owned by the Applicant located at 519 Division St S in the City of Northfield (the “Property”); and
- WHEREAS, the Property is located within a designated historic district, the Northfield Commercial Historic District, a locally designated district and a district on the National Register of Historic Places; and
- WHEREAS, pursuant to Northfield City Code (the “City Code”), Chapter 34, Section 8.5.8 (A), unless otherwise exempted in Section 7.8.3 or unless otherwise provided in Section 8.5.8, a COA is required for construction, exterior alteration or rehabilitation, moving or demolition of a building or structure on a city-owned or privately owned heritage preservation site; and
- WHEREAS, pursuant to City Code, Chapter 34, Section 8.5.8 (A), unless otherwise provided in City Code, no zoning certificate or building permit shall be issued before a COA has received approval; and
- WHEREAS, pursuant to City Code, Chapter 34, Section 8.5.8 (A)(1), the proposed Work is classified as Major Work requiring the Type 3 review procedure as established in Section 8.4.6, Type 3 Review Procedure (Heritage Preservation Commission Decision); and
- WHEREAS, pursuant to City Code, Chapter 34, Section 8.5.8 (D), for proposed new construction, as well as alteration, remodeling, rehabilitation, relocation or addition to an existing building, structure or historic object, the HPC, based upon the above review procedure, shall consider the following in evaluating an application for a COA, and shall make written findings regarding approval or denial of the same by resolution (Criterion (a) below must be met and criteria (b) through (g) shall be considered, if applicable to an application):
- (a) For all applications, the proposed action it fully complies with all applicable requirements of this LDC;
 - (b) That the proposed action is in harmony with the intent purpose of the H-O district for sites located in the H-O district;

- (c) That the proposed action would complement other structures within the H-O district for sites located in the H-O district;
- (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;
- (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;
- (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; and
- (g) Consideration shall be given to clear cases of economic hardship or to deprivation of reasonable use of the owner's property.

; and

WHEREAS, pursuant to City Code, Chapter 34, Section 8.5.8 (D), the Applicant bears the burden of proof of meeting the foregoing criteria; and

WHEREAS, pursuant to City Code, Chapter 34, Section 8.5.8 (E), this decision of the HPC shall be final unless timely appealed to the City Council by filing a written notice of appeal with the City Clerk no later than ten (10) days after date of the HPC's decision; and

WHEREAS, the Commission held a duly noticed public meeting, on May 3, 2023, to consider testimony from the Applicant and the public regarding the COA, and has considered such testimony and reviewed the requested COA on the Property pursuant to the above criteria.

NOW THEREFORE BE IT RESOLVED BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF NORTHFIELD, MINNESOTA, that the Commission has duly considered the required criteria contained in City Code as applicable to the above-requested COA regarding the Property, and hereby adopts the findings of fact contained in the staff report regarding the same, which is attached hereto and incorporated herein by reference as Exhibit B, along with the above recitals hereto.

BE IT FURTHER RESOLVED that the requested COA is hereby approved with the following condition, based upon the above-referenced adopted findings.

- a. This project is subject to other City approvals pursuant to City Code, which may include but is not limited to conditional use permit approval and building permit approval.

PASSED by the Heritage Preservation Commission of the City of Northfield this 3rd day of May, 2023.

Chair

Member

VOTE: ____ ALLEN ____ CLARK ____ EVANS
 ____ JARMAN ____ MEEHAN ____ STANGLER ____ STEED

EXHIBIT A

DESCRIPTION OF PROPOSED WORK

See attached Exhibit A.

EXHIBIT B

FINDINGS OF FACT

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 (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 this LDC;

Findings: The proposed action complies with the LDC. Accessory structures have required setbacks (1/2 the principal building setback), height limitations (20 ft.), and maximum size (50% of the principal building area) within LDC 2.10.2(H). Building-mounted solar energy systems are a permitted accessory use within the Downtown (C-1) District. The standards for the solar energy systems in LDC 2.10.4(H) include:

- Height: Building mounted solar energy systems shall not exceed the maximum allowed height in any zoning district.
- Setbacks: The collector surface and mounting devices for building mounted solar energy systems shall not extend beyond the required setbacks of the building on which the system is mounted.
- Visibility: Building-mounted solar energy systems shall be designed to be flush-mounted with the roof when facing the public right-of-ways other than alleys. The color of the solar collector is not required to be consistent with other roofing materials.

In addition, as of April 2023, the LDC requires that Solar energy systems on buildings within designated historic districts or on locally designated historic buildings (exclusive of State or Federal historic designation) will require a conditional use permit and the accompanied Historic Preservation Committee review. The applicant is aware and will meet any necessary planning requirements.

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 proposed change is to add an accessory structure, which would not impact the historic Northfield Armory building.

- b) The proposed changes will enhance the building's appeal to residents and visitors.
- c) The proposed changes will highlight the beauty of the historic Northfield Armory building.
- d) The proposed changes promote the continued use of the historic Northfield Armory 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 new pergola will further activate the patio and highlight the sustainability of the building and other historic buildings.

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 changes are consistent with the Downtown Preservation Design Guidelines, as follows.

- Materials: The pergola will be constructed from wood, a commonly used material in the historic district.
- Solar Panels: The Downtown Design Guidelines state "Necessities such as... solar panels ... are contemporary features in downtown Northfield. They can seriously impair the visual qualities of historic architecture if improperly located. All added elements should be located on the roof or to the rear of buildings in the district and screened by appropriate plantings or fencing. Solar panels and television aerials should be situated as far out of public view as possible." The lot has an unique shape and the front yard is considered Division St. The proposed solar panels will be located on the roof of the pergola, not affixed to the building, and in the rear of the lot.

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: Not applicable.

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: The accessory structure will be shorter in height than the building.

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.