

Reunion Project

Northfield Heritage Preservation Commission Project Plan Review

501-505 Division St S Northfield MN 55057

Project Narrative

May 22, 2018

Northfield Heritage Preservation Commission,

It is our goal, as an investor group, to rehabilitate the buildings at 501, 503, and 505 Division Street South in Northfield, MN (Reunion), in order to recapture their former status as a treasured and appreciated community gathering space. We will be investing a significant amount of time and money into refreshing these buildings. In doing so, we hope to invoke the design and materials from the earliest days of these buildings, while keeping in mind our total project budget and current code standards.

Our project is comprised of three buildings, all of which are part of the Northfield Commercial Historic District: 501 Division Street was built in 1868, and again in 1878 after a fire, and has served as a hotel, pharmacy, corner bar, and as part of Grundy's Rueb N Stein over the years, among other business pursuits. 503 & 505 Division Street were built in 1905 and 1907, having served as numerous downtown businesses over the years.

As detailed in previous meetings with the HPC in November 2017 and April 2018, our renovation concept is to bring back a restaurant / bar / lounge / live music venue to this space. Our concept will utilize both floors of all three buildings and will include a lower level patio in the rear of 501 Division and an upstairs deck at the rear of 503 Division. To this date, interior deconstruction has been taking place with all three buildings stripped of all interior materials. The three buildings will be opened up to each other, with sightlines and walkways throughout the spaces. While everything will be brand new, upgrades to the space will include expanded restrooms, a lift elevator, and fire suppression system, among many others.

Brick Color – No brick will be painted, unless currently painted. All exterior brick on Division Street side to remain cream / yellow, with the window arches to remain red in color.

Awnings – All awnings will be removed from both 1st and 2nd floor. The only awning that we plan to reinstate may be located above the corner door, and will be either white, cream, gunmetal gray, or black.

Storefronts and Windows – The original storefronts of all three buildings will be replaced. The glass is not original, the framing is rotted, and in the case of 505 Division the storefront follows an angled line that is not original. 503 Division had a three-sided entrance that was confusing and did not allow for natural light to enter the building. In addition, updating the storefronts and windows will result in significant energy savings and will help to ensure that we meet energy code.

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We are working with Marvin Monumental, the historic design solutions branch of Marvin Windows. They are proposing metal clad storefronts and windows, with a powder coat finish. We intend to proceed with Marvin, or a supplier that can provide a similar look. We have chosen the two colors below, which we feel meet the guideline of “muted earth tones” for this historic district.

Our Color Choices for Trim, Storefronts, and Window Frames (currently painted Wine & Green) - Marvin Monumental – Clad Color Options

<https://www.marvin.com/our-products/options/exterior-finishes>



Gunmetal



Ebony

501 Division – Trim that is currently Wine in color, including cornice and fascia board between floors, will be Gunmetal Gray. Window frames, corner door, upper side door, and window panels will be Ebony. Lower side door will become a window.

503 Division – Trim that is currently Wine in color will be Gunmetal Gray, as will the window frames and window panels.

505 Division – Trim that is currently Wine in color will be Gunmetal Gray, as will the window frames, door, and window panels. A fascia board will be added to closely resemble 503 Division, in gunmetal gray.

Precedent for Dark Gray – There are many examples throughout downtown Northfield that support our plan to use Gunmetal Gray for our cornice and trim, such as: The Central Block Building at 405 Division Street; The Scriver Building (dark gray and green blend) at 408 Division Street.

Trim Detail Colors – We will be adding detail to the smaller trim pieces, as is shown on many buildings throughout downtown Northfield. Trim detail color will complement the trim and cream/yellow brick, and will be one of several colors: a lighter gray, gunmetal gray, cream/yellow, black.

Pictures below show the current 501 Division cornice, painted Wine, and the building across the street with cream-colored accents.



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Light Fixtures – Goose neck fixtures as shown, over doorways and windows of 501 Division only. We are also looking to add a hidden light fixture below the cornice at the corner of 5th & Division, to uplight this historical feature and the words “1878 Store”. We will be installing all new interior exit signage, which is likely to come with exterior-mounted remote heads for exit doorway illumination (not shown in illustration).

Patio – We will be adding an outdoor patio at the rear of 501 Division Street, as shown in the illustration below. Fence will mirror the City fencing to the North at the public parking lot as well as the fencing along the river downtown. Our plan calls for two goose neck lights along the stone wall, as seen in the illustration, and fence post lights – style yet to be determined.

Exterior Fixes & Renovations - No brick renovations are planned at this time, with the possible exception of the area detailed in the picture below. While tuck-pointing and minor brick repair needs may be identified by passers-by, there is not an immediate need for repair due to structural or safety concerns.



Stucco on North side of 501 Division – The stucco wall will remain the same color. The grease trap will be removed and patched. The green paint below each window will be replaced with a color to match the light brown at the base of the wall. The fire escape stairway will remain in place and will be updated to meet current code.

Lack of Historical Documentation – There is minimal historical documentation for these three buildings. We have attached the findings of our research to-date. Only a couple of photos exist of these buildings prior to the 1960s, and so we are unable to confirm trim and fascia detail during the first 50+ years. In addition, we are unable to verify exterior paint colors used prior to the opening of the Rueb in 1969.

History of Schofield Building

YouTube Video: 11 – Schofield Building – Northfield History Podcasts

<https://www.youtube.com/watch?v=ZeHR4vbAWcc&feature=youtu.be>