



# 2018 Annual Report

Northfield Heritage Preservation Commission

Staff Liaison - Scott Tempel, City Planner

2018 COMMISSION MEMBERSHIP: Jason Menard Chair; Barbara Evans; Dan O'Leary;

Randy Lutz; Stephen Mohring; Alice Thomas; Cliff Clark

Non-Voting Youth Members: Logan Ledman, Evan Orjala

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## *LOCAL INVENTORY AND PUBLIC ACCESSIBILITY*

Northfield was awarded a CLG grant in 2016 to update the local survey information for the Historic District and the surrounding commercial areas. A key aspect of this project was to more accurately depict the District by using a parcel based map, rather than an outline. The updated local inventory will now be kept in the electronic files of the Community Development Department. With the new interactive map, all survey information will soon be available online to the public.

The HPC works closely with the Northfield Historical Society to keep and maintain records. The NHS continues to catalog these items for display and proper storage at the Museum.

## *LOCAL DESIGNATIONS*

Based upon historic survey work and a final report prepared by Landscape Research in 2016, the City Council, at the request of the Heritage Preservation Commission (HPC), added four properties located at 515 Division Street South, 517 Division Street South, 519 Division Street South, and 107 3rd Street East to the Northfield Historic District by locally designating these properties as local Heritage Preservation Sites.

## Northfield Heritage Preservation Commission

Northfield, Minnesota

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The following  
summary of projects,  
reviews and activities  
is hereby reported to  
the State Historic  
Office for fiscal year  
2018:

October 1, 2017  
through  
September 30,  
2018.

## NATIONAL REGISTER NOMINATIONS OR COMMENT

No new sites were added to the National Register of Historic Sites in fiscal year 2018. The HPC is applying for a 2019 CLG grant to prepare a national designation form to revise the boundaries of the Northfield Historic District to include the four properties designated locally in 2018.

## PERMIT REVIEWS

### Building Exterior Changes:

In 2018, the HPC completed four formal project reviews and issued Certificates of Appropriateness (COA) for the properties.

105 W 3<sup>rd</sup> – The HPC reaffirmed a previously approved COA detailing improvements to be made to the building. The owner has been slowly making the upgrades as funding permits. This project was to replace a door, recreate the transom window, and reconstruct the storefront display. A slight reconfiguration of the storefront was approved.

512 Division St - The Garlie Veterinary Office occupied both 510 and 512 until this year when the building was sold to Dr. Stroebel of Cannon Valley Veterinarians. The approved proposal for the buildings is an extensive renovation and expansion. The veterinary office will be reorganized into a vet clinic. The two apartments on the top floor will be remodeled and expanded. And an addition to the back of the building will be used for indoor, climate-controlled storage. The owner will also build an improved pedestrian walkway along the south side of the building, including resurfacing the neighboring B&L Pizza building to create a pleasant and safe walking experience. The parking lot behind the building will also be improved and six additional parking spaces will be striped.

501-505 Division St (Kelly, Henderson, and Scofield buildings)– The HPC reviewed and commented on the proposed renovation of these buildings four times before issuing a COA. The project affects 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. The renovation concept is to bring back a restaurant/ bar/ lounge/ live music venue called Reunion to this space. The concept utilizes 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. 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. The 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 meet the new energy code. Minor brick restoration and tuck pointing will also occur.

315 Washington St – The HPC reviewed a proposal to recreate the historic portico on the historic Grand Theater. The owner places to restore the portico as close to the original configuration as possible from historic photos. No original plans exist. The HPC gave preliminary approval for the project to proceed. The owner needs a License Agreement from the City to encroach onto the public sidewalk. Once architectural drawings are available and the owner receives the license agreement, the HPC will review the plans through the COA process.

### Sign Permits:

Sign permits were approved for the following properties:

*304 Division - Arts Guild*

*306 Division – KAHLO*

*413 Division St S - The Goat*

*Armory - 519 Division*

*Minnesota Soulstice - 300 Division*

*Northfield Community College Collaborative - 329 Division*

*Weichert Realtors - 500 Division St S*

## NEW COMMISSION APPOINTMENTS

The Northfield Historical Society recommended re-appointment of Cliff Clark to the Commission. He was appointed by the Mayor, filling the Commission.

Additionally, two youth members have been appointed as non-voting members of the HPC. This is a yearlong commitment through the Mayor's Youth Council, sponsored by the Northfield Healthy Community Initiative.

## STATE PRESERVATION CONFERENCE

In September, 2018, two Northfielders attended the annual State Preservation Conference in Winona, MN. Staff liaison Scott Tempel and Commissioner Alice Thomas participated.

## OTHER ACTIVITIES

- HPC members continue to work with the Northfield Historical Society on educational programs and historical tours of the community.
- Northfield hosted the Minnesota Chapter of the Society of Architectural Historians (MNSAH) annual tour.
- The Commission has spent the year reviewing the effectiveness of current downtown sign standards and is proposing revisions to make them more "user-friendly" to City staff, HPC members and building owners.

## ACTIVITIES PLANNED FOR 2018

- The HPC will continue to review building permit requests for exterior renovations, as well as sign permits, in the historic district.
- Review CLG and ACHF (Legacy) grant programs for educational outreach opportunities in Northfield;
- Host or co-host public education workshops with building owners to speak about rehabilitation.



- Update new website to include map of historic district, slideshow of buildings, resources for windows, resources for building research and downtown design guidelines;
- Review CLG or ACHF (Legacy) grant programs for identification, evaluation, and designation of local historic properties;
- Continue to work with Northfield Historical Society.

## CONCLUDING SUMMARY

The HPC has strived to guide and educate both downtown property owners and the general public about the importance of Northfield's historic downtown to the City's cultural, architectural, economic and social heritage. The low vacancy rates and high popularity downtown provide a strong reflection of the community's commitment and support of the downtown historic district, which the HPC hopes to foster for years to come.

*MEMBERSHIP INFORMATION*

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