

## 512 Division Street Project

Dear Northfield HPC,

With spring now here the property owner of 512 Division Street would like to proceed with the building's remodeling project. The current status of the building is that everything has been removed except for the shell of the front portion of the building. The plan for the front portion of the building was to restore the masonry and architectural ornaments (cornices) while replacing the upper windows and storefronts. However, due to our discoveries of the existing conditions of the structure, we would like to propose that we dismantle the front facades, salvage and reuse the brick and other materials, and reconstruct the building according to the secretary of the interior's standards and guidelines.

### Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

It is my belief that reconstruction rather than restoration is the better course of action with this project. Not only will the end result be a brand new "historic building" that is structurally sound, but most importantly I believe that it is by far the safest way to proceed.

Sincerely,

Dan O'Leary  
Restoration Services Inc.





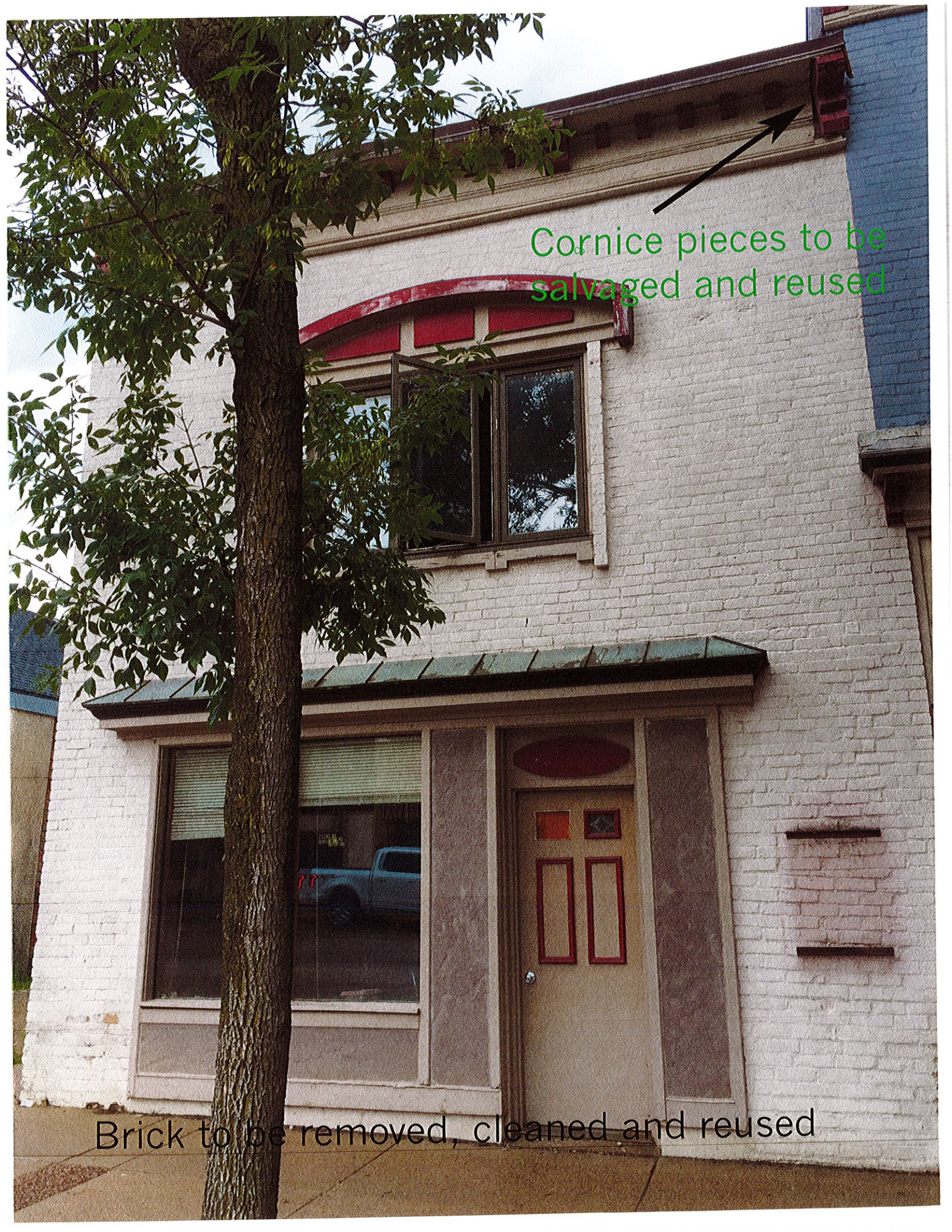




Cornice Pieces to be salvaged and reused

Brick to be removed, cleaned, and reused





Cornice pieces to be salvaged and reused

Brick to be removed, cleaned and reused













No existing beam above storefront





Wood beam to be removed  
Foundation to be repaired







# DIVISION STREET VET REMODEL

NORTHFIELD, MINNESOTA

201 NW First Ave  
Berthold, MN 55201  
763/334-2521  
307/334-2521

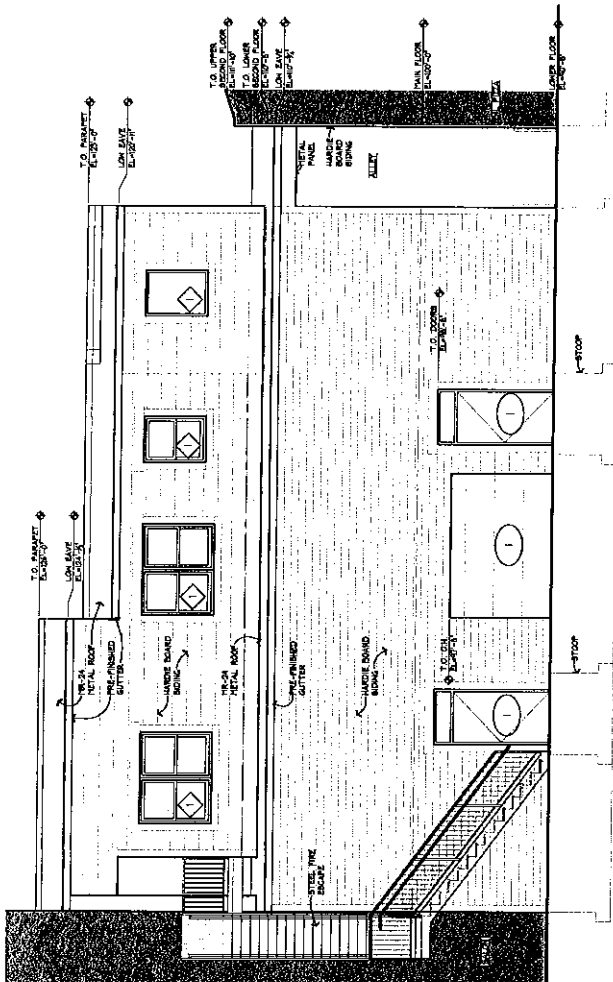


WEST & NORTH  
OUTSIDE ELEVATIONS

A5.1

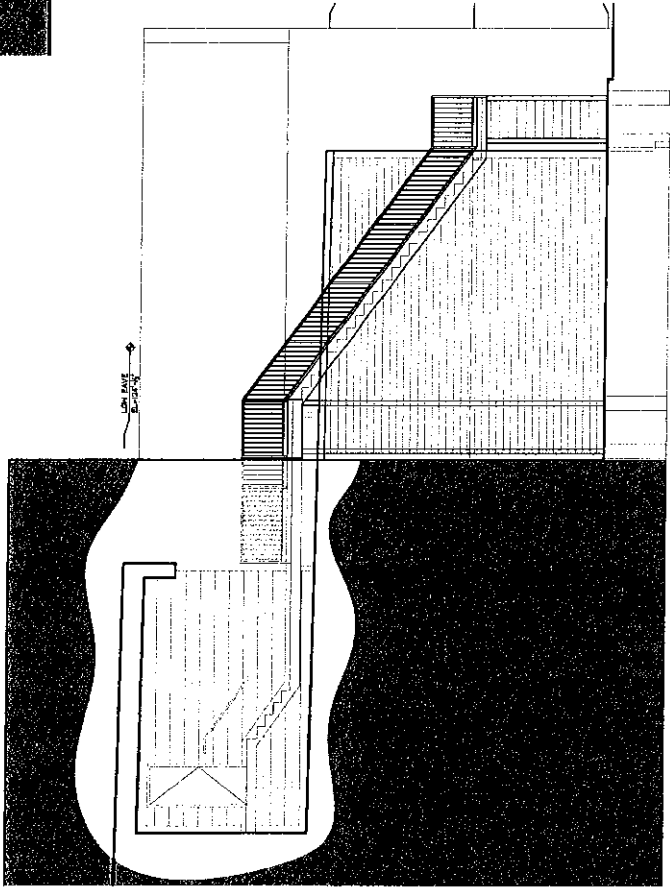
DESIGNED	DATE
DRAWN	DATE
CHECKED	DATE
PROJECT	NO.
REVISIONS	
PARTIAL ROUN	11-14-19
FULL ROUN	11-14-19

DAVID J. MEDIN  
License No. 0000  
Date: May 23, 2019



WEST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



DESIGNED	D-JH
DRAWN	L-TH
CHECKED	D-JH
PROJECT	15-032
REVISIONS	
DATE	10/10/2015
BY	DAVID J. WICK
FILE	15-032.dwg

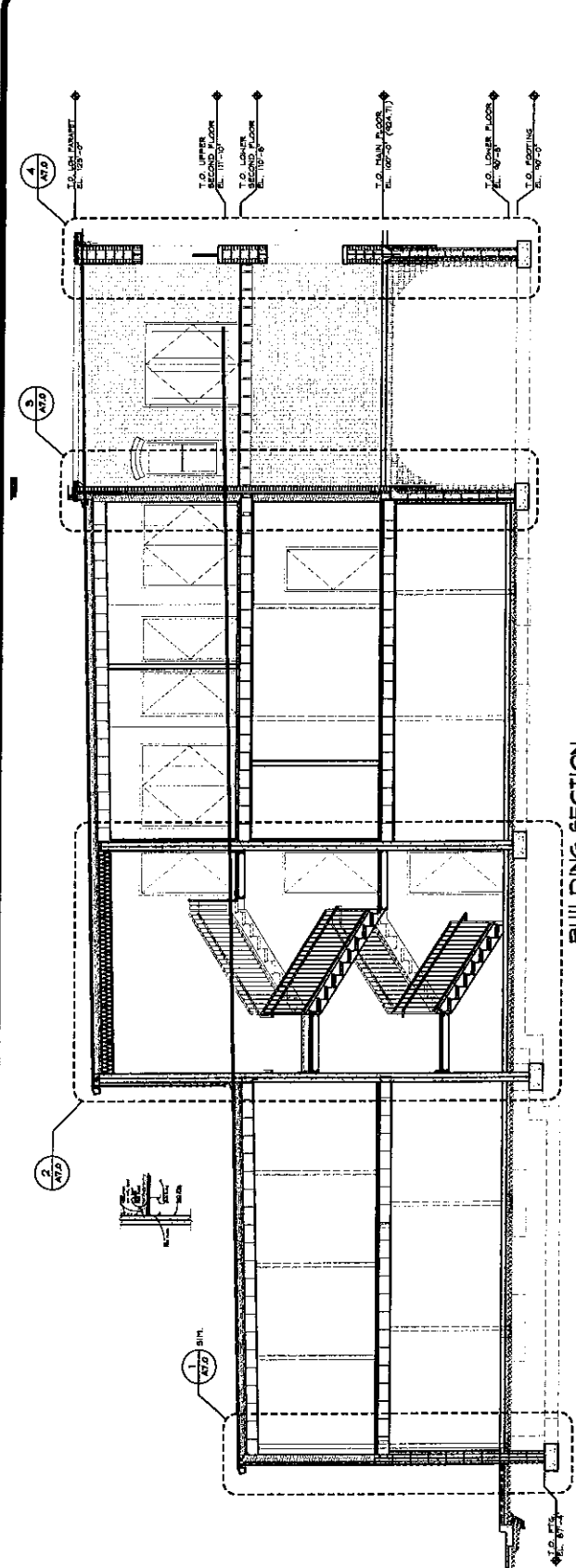
I hereby certify that this plan  
was prepared by me or under  
my direct supervision and that  
I am a duly licensed  
architect under the laws of  
the State of Minnesota.  
(Professional Seal)

DAVID J. WICK  
License No. 988  
Date: Feb. 28, 2015

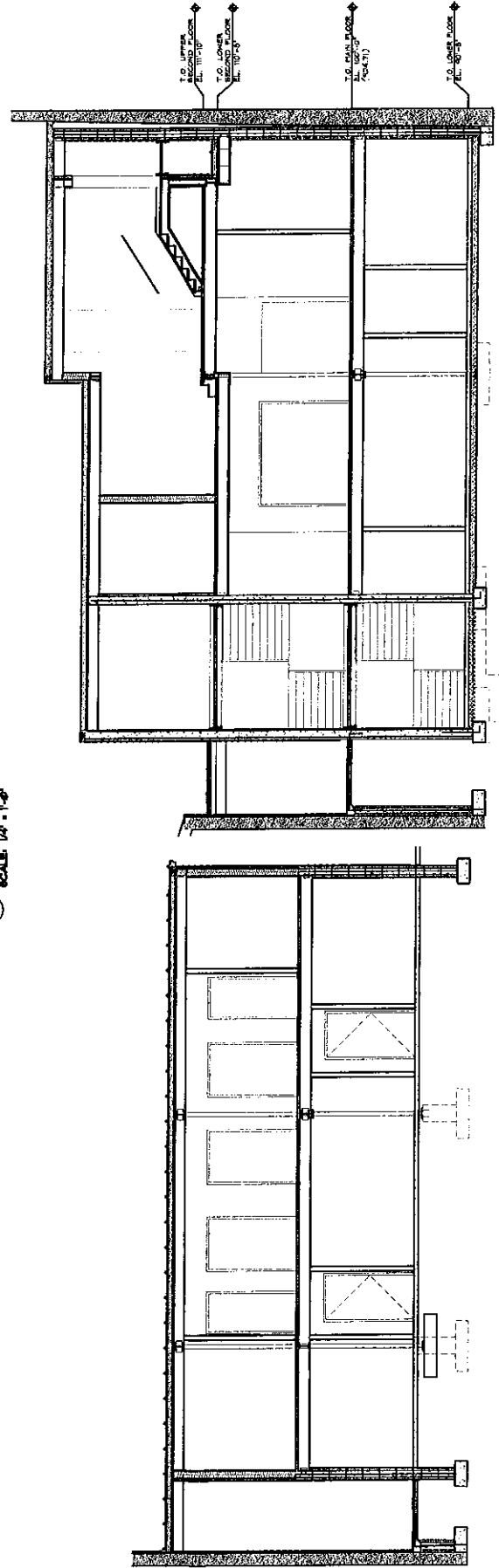
DIVISION STREET  
VET REMODEL  
NORTHFIELD, MINNESOTA  
209 Elm Street Ave  
Northfield, MN 55057  
507/334-2252

M B D I N  
architects, inc.

BUILDING SECTIONS  
A6.1



1 BUILDING SECTION  
SCALE: 1/4" = 1'-0"

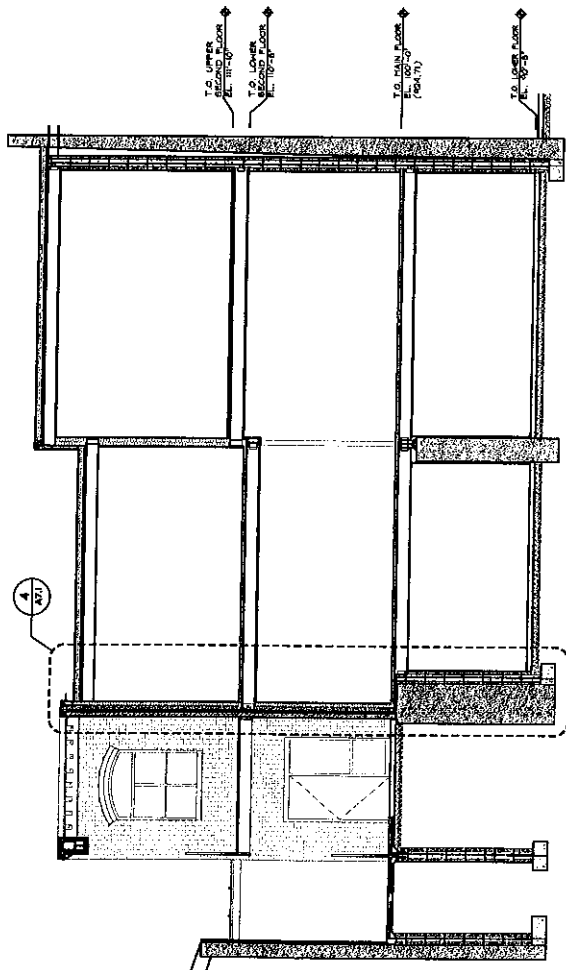


2 BUILDING SECTION  
SCALE: 1/4" = 1'-0"

3 BUILDING SECTION  
SCALE: 1/4" = 1'-0"

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**BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

DESIGNED BY: DJP  
DRAWN BY: DJP  
CHECKED BY: DJP  
PROJECT NO.: 18-032  
PROJECT NAME: DIVISION STREET VET REMODEL  
PARTIAL FOUND. 18-032  
FULL FOUND. 18-032

I hereby certify that this specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota. (Professional seal only)

DAVID J. MASON  
License No. 494  
DATE: Feb 23, 2019

DIVISION STREET  
VET REMODEL  
NORTHFIELD, MINNESOTA

209 N.W. First Ave  
Northfield, MN 55051  
507/334-7252

MEDIN  
architects, inc.

BUILDING SECTIONS  
A6.2