

3.3.1.3 Local Designation

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Criterion A—association with the events that have made a significant contribution to the broad patterns of our history;

Criterion B—association with the lives of persons significant in our past;

Criterion C—embodiment of the distinctive characteristics of a type, period, or method of construction; representation of the work of a master; possession of high artistic values; or representation of a significant and distinguishable entity whose components may lack individual distinction.

Criterion D—potential to yield information important to prehistory or history.

Integrity Evaluation

~~There are seven aspects of integrity~~ that must be considered when evaluating the ability of a property to convey its significance: location, design, setting, materials, workmanship, feeling, and association. Properties that have extensive alteration typically do not convey their historical significance.

3.3.1.3 Local Designation Criteria

The Northfield Commercial Historic District boundaries were established by the NRHP district nomination (1979; Figure 1). Design review conducted prior to issuance of a certificate of approval for alterations to properties within the district is administered by the Northfield Heritage Preservation Commission under the local heritage preservation powers and duties of Section 250:00.

In addition to the National Register criteria for designation, the commission may consider complementary and additional local designation criteria (Section 250:15). Local designation criteria provide that a property can be significant for:

1. Its character, interest or value as part of the development, heritage or cultural characteristics of the City of Northfield, State of Minnesota, or the United States.
2. Its location as a site, or contributing element in proximity to a site of a significant historic event or process,
3. Its embodiment of distinguishing characteristics of architectural style, period, form or treatment.
4. Its identification with a person or persons who significantly contributed to the culture and development of the City of Northfield.
5. Its embodiment of elements of architectural design, detail, materials, or craftsmanship that represents distinctive architectural innovation.
6. Its unique location or singular physical characteristics representing an established and familiar aspect of view, vista, site, area, or district in the City of Northfield.

The current project relied on the NRHP criteria, but Criterion 5 and 6 may be of future use in evaluating properties for local designation. It should be noted that use of historic tax credits for rehabilitation projects is limited to NRHP-eligible properties, except in cases where locally-designed districts are certified by the SHPO.

The *Secretary of the Interior's Standards and Guidelines*, which provide guidance for local heritage preservation commissions, encourage the preservation of historic building fabric. Where it is not possible to retain deteriorated historic wood, glass, metal or exterior cladding, restoration should be based on historic photographs or other documentation, if available. It might be noted