

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,

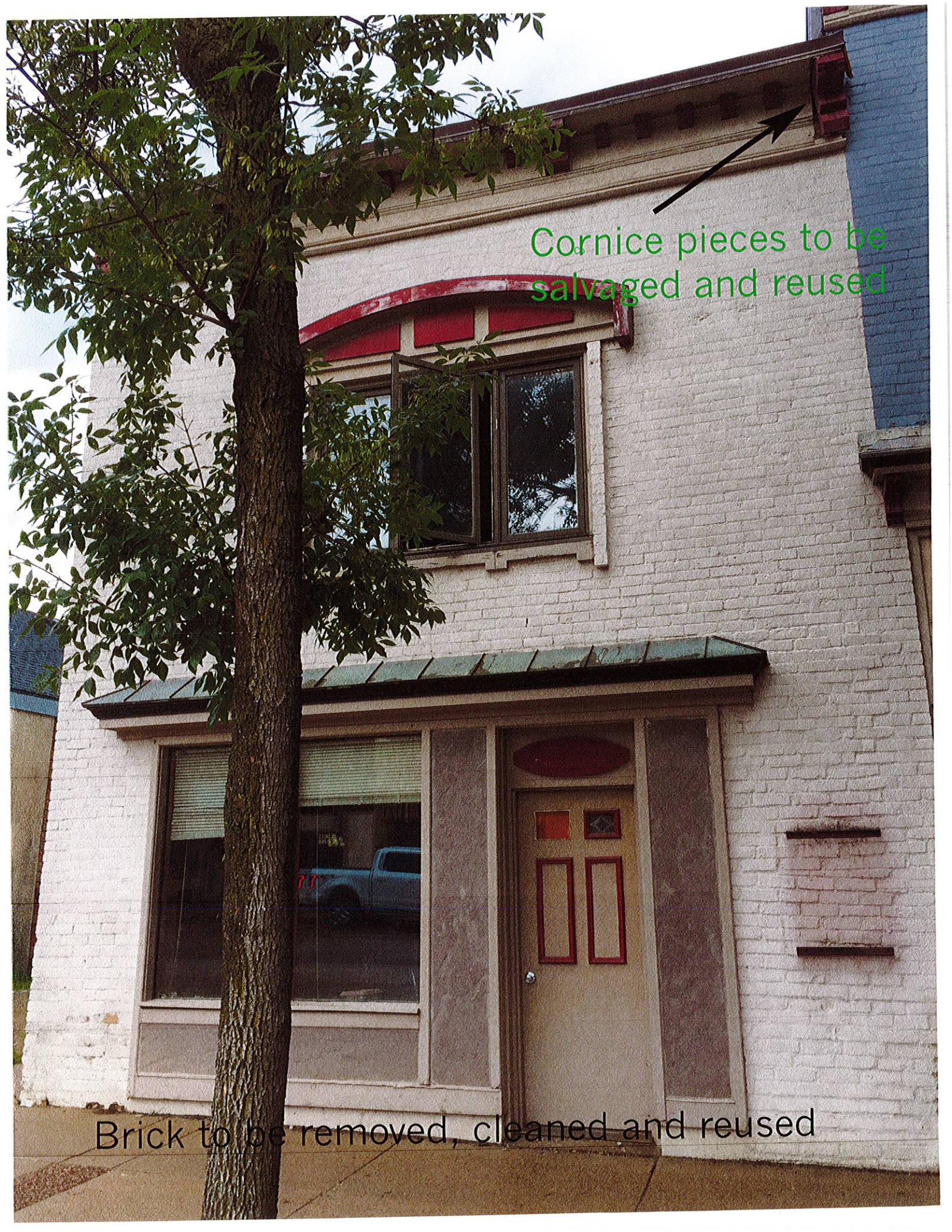
Dan O'Leary
Restoration Services Inc.





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

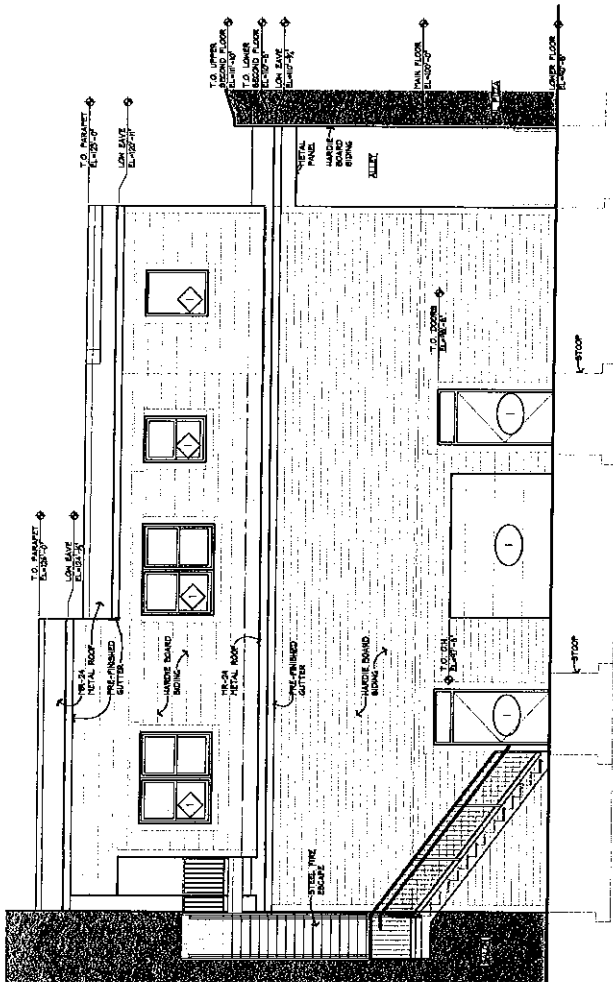


WEST & NORTH
OUTSIDE ELEVATIONS

A5.1

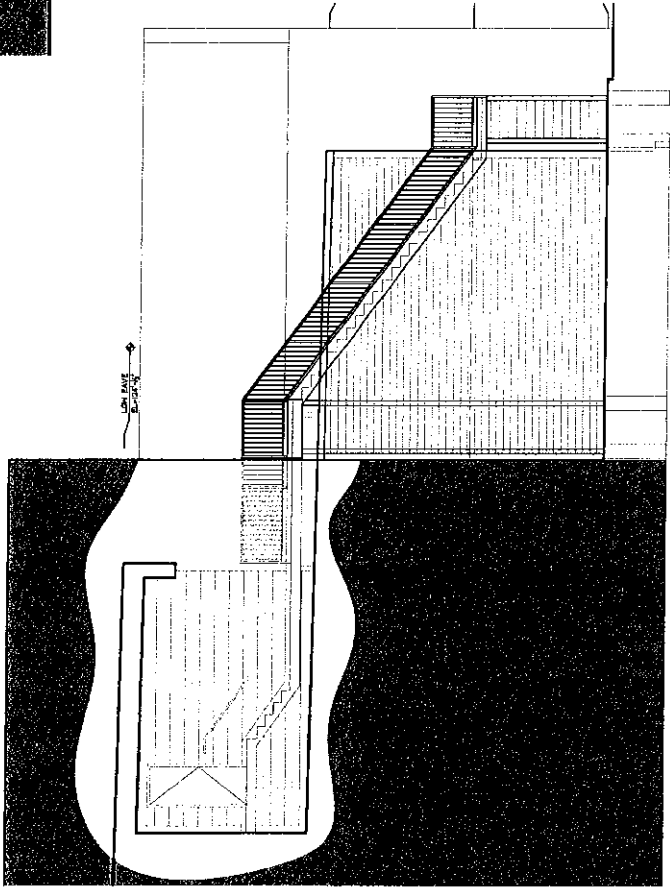
DESIGNED	DATE
DRAWN	DATE
CHECKED	DATE
PROJECT	NO.
REVISIONS	
PARTIAL ROUN	11-14-19
FULL ROUN	11-14-19

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. WERNER
FILE	15-032-01.dwg

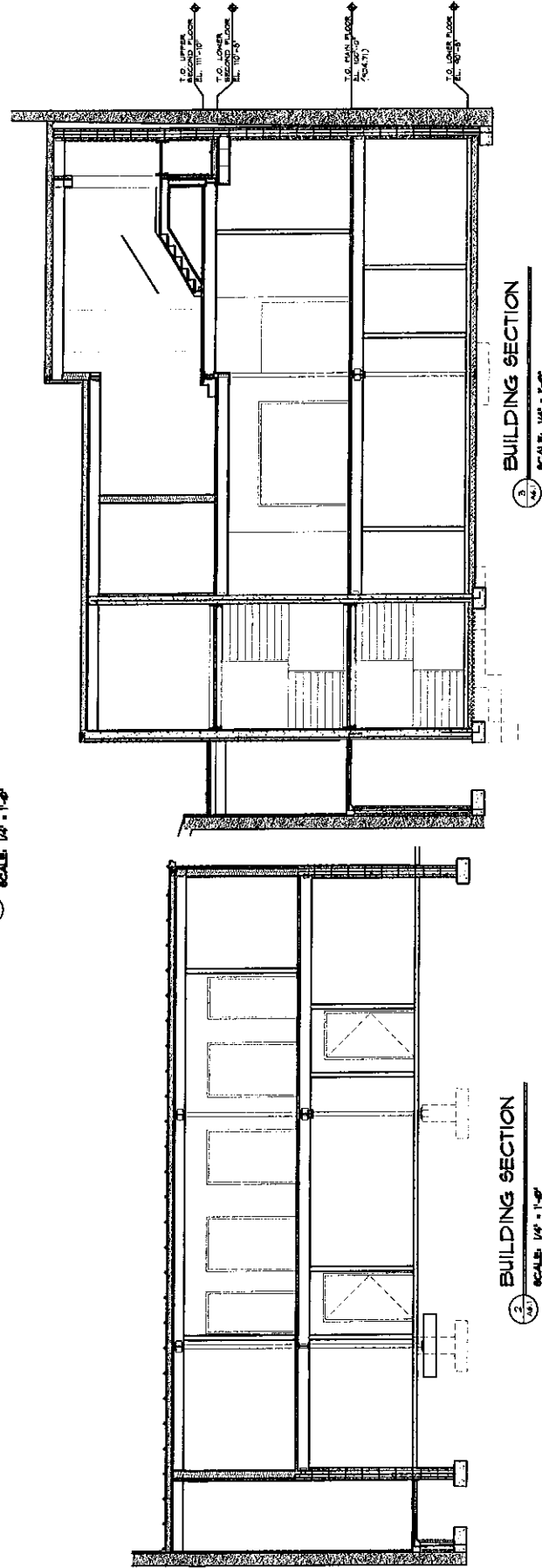
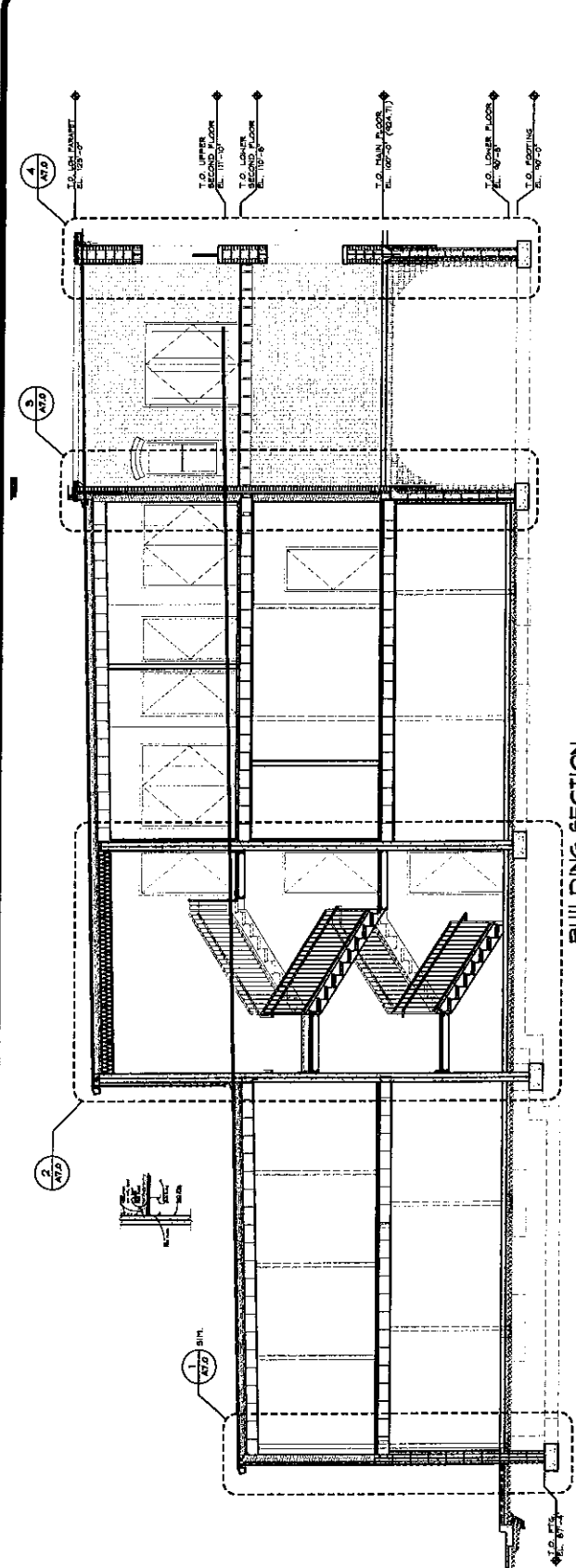
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.

DAVID J. WERNER
License No. 966
Date: Feb. 28, 2004

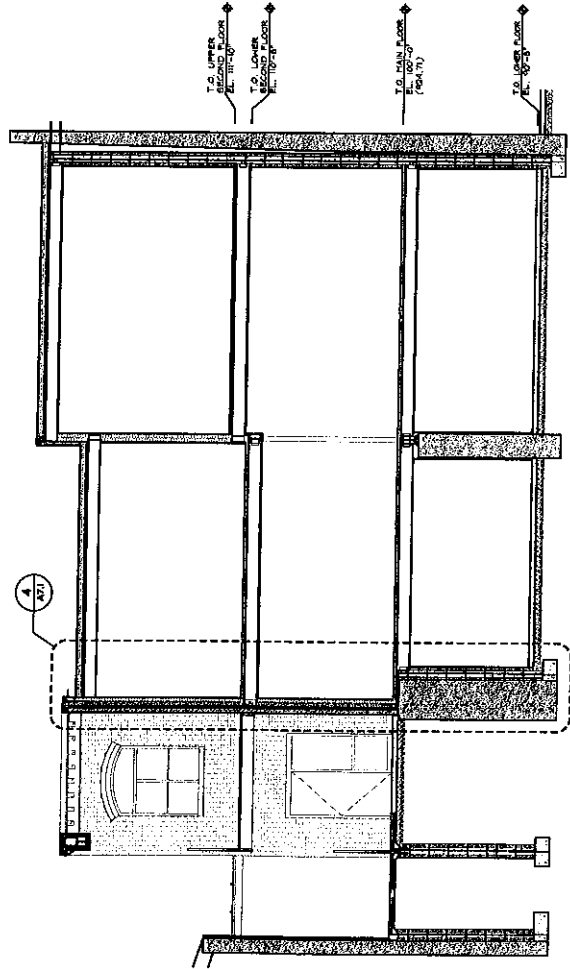
DIVISION STREET
VET REMODEL
NORTHFIELD, MINNESOTA
209 Elm Street Ave
Northfield, MN 55057
507/334-2252

M B D I N
architects, inc.

BUILDING SECTIONS
A6.1



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

DESIGNED	DAF
DRAWN	1-PM
CHECKED	2-PM
INCHES	3/4" = 1'-0"
FEET	1" = 1'-0"
PARTIAL FLOOR	1'-0" = 1'-0"
FULL FLOOR	1'-0" = 1'-0"

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. MEDLIN
License No. 494
DATE: Feb 25, 2019

**DIVISION STREET
VET REMODEL**
NORTHFIELD, MINNESOTA

209 N.W. First Ave.
Northfield, MN 55057
507/334-7252



BUILDING SECTIONS
A6.2