

EXISTING CONDITION

311-313 Division Street South The Northfield News Building

Constructed in 1883, this simple commercial block retains most of its second-story detailing.

The two original storefronts, which would have been originally similar in layout, have been modified over time to identify two separate businesses.

An historic picture reveals that the Northfield News Building has primarily been modified only at the storefront level.

The building retains its pressed metal cornice with modillions and dentals, original upper-level fenestration, and original brick and stone banding.

The original storefronts were replaced with the modern compositions in the mid-20th century.



PROPOSED RENOVATION

Inspect roofing and flashing.

Repair, clean and repaint the cornice as necessary.

Tuckpoint, repair and clean brick and stone as necessary.

Repair and repaint existing upper-story windows if possible. Replacement windows should match the original window design in dimensions and profile.



Place signboards over storefront.

Hang retractable canvas awnings over the display windows and the store entrances.

Replace the variety of small windows with a larger display windows with transoms above.

Replace the modern doors with wood and glass doors, and transoms above.

The designs of the apartment door and the shop doors should suggest the different uses.