



City of Northfield

City Hall
801 Washington Street
Northfield, MN 55057
ci.northfield.mn.us

Meeting Minutes - Final Heritage Preservation Commission

Thursday, October 14, 2021

4:00 PM

Council Chambers

4:00 PM - REGULAR AGENDA CALL TO ORDER AND ROLL CALL

The meeting was called to order at 4:02PM.

Also present were Youth Representative Anna Nesseth, City Planner Mikayla Schmidt, Community Development Director Mitzi Baker, City Attorney Robert Scott, Meetings Associate Edward Malnar, Todd Beyer, Scott Koester, Jude Hallamek, Jeremy Baer, Paul Smith, Cody Larson, Tyler Swanson, Rachel Peterson, Rhonda Pownell,

Present: 7 - Jason Menard, Chair Barbara Evans, Commissioner Jan Gilblom, Commissioner Alice Thomas, Commissioner Baird Jarman, Commissioner Clifford Clark and Commissioner Michael Meehan

APPROVAL OF AGENDA

A motion was made by Commissioner Thomas, seconded by Commissioner Menard, to approve the agenda. The motion carried by the following vote:

Yes: 7 - Commissioner Menard, Chair Evans, Commissioner Gilblom, Commissioner Thomas, Commissioner Jarman, Commissioner Clark and Commissioner Meehan

APPROVAL OF MINUTES

1. [21-575](#) September 9, 2021 HPC Meeting Minutes

Attachments: [09-09-2021 HPC Minutes](#)

A motion was made by Commissioner Gilblom, seconded by Commissioner Clark, to approve the September 9 minutes as amended by correcting verbiage. The motion carried by the following vote:

Yes: 7 - Commissioner Menard, Chair Evans, Commissioner Gilblom, Commissioner Thomas, Commissioner Jarman, Commissioner Clark and Commissioner Meehan

PUBLIC HEARINGS AND RELATED ACTION

2. [BC 21-017](#) Public Hearing for Consideration of a Certificate of Appropriateness for the Proposed Demolition of 212 Division St. S. - Archer House.

Attachments: [1 - Public Hearing Notice & Location Map](#)

Chair Evans opened the public comments at 4:06PM, with comments to follow the presentation of city staff. City Planner Schmidt presented information about the Archer House property's status, the owner's application for demolition, and pertaining legal considerations. City Attorney Scott provided legal "general guidance" on how the Commission is obliged to handle the application process.

Representatives of the owners and their architectural consultants from Manawa LLC and Tekton Engineers presented information on the extent of damage and the possibility and difficulties of code-compliant reconstruction.

Paul Smith made a public comment.

City staff and ownership representatives answered questions from Commissioners, such as about cost and funding of reconstruction.

Chair Evans called for 5 minute break.

A motion was made by Commissioner Meehan, seconded by Commissioner Menard, to approve closing the public comments period. The motion carried by the following vote:

Yes: 7 - Commissioner Menard, Chair Evans, Commissioner Gilblom, Commissioner Thomas, Commissioner Jarman, Commissioner Clark and Commissioner Meehan

3. Certificate of Appropriateness for the Proposed Demolition of 212 Division St. S. - Archer House.

The meeting resumed at 6:12PM.

Commissioners discussed the request for demolition, considered questions of historical structure given multiple additions, continuing deterioration of the structure, and structural integrity, and identified additional information they would expect to review before making a final decision. City Attorney Scott answered questions about the details of this request and the Commission's options of action. Representatives answered questions about salvage efforts.

In the discussion, several commissioners noted incorrect statements in the staff report and the PowerPoint presentation published prior to the meeting. Those statements contained several "The HPC finds that..." decisions about the Archer House when the HPC had not yet discussed the item.

A motion was made by Commissioner Thomas, seconded by Commissioner Menard, to approve postponing any decision on the certification to request information from the applicant detailing the possibility of rehabilitation of the original 1877 section of the structure and/or its facade based on technical engineering evaluation and cost estimates so that it can be considered by the Commission. The motion carried by the following vote:

Yes: 7 - Commissioner Menard, Chair Evans, Commissioner Gilblom, Commissioner Thomas, Commissioner Jarman, Commissioner Clark and Commissioner Meehan

NEW BUSINESS

4. [BC 21-018](#) Certificate of Appropriateness for Proposed Changes to 300 Division St. S. - Jacob Sitze Building.

Attachments: [1 - Little Joy - West Deck](#)
[2 - Pictures of Railing](#)
[3 - Pictures of the West Side of Little Joy and Adjacent Buildings](#)
[4 - Aerial Image of Deck](#)

City Planner Schmidt presented the proposal for riverfront-facing changes including deck

and railing at the rear of 300 Division St. S. to be consistent in design with adjacent riverfront decking of the Contented Cow. Owner Cody Larson answered questions from the Commission.

A motion was made by Commissioner Clark, seconded by Commissioner Menard, to approve the certification request as proposed. The motion carried by the following vote:

Yes: 7 - Commissioner Menard, Chair Evans, Commissioner Gilblom, Commissioner Thomas, Commissioner Jarman, Commissioner Clark and Commissioner Meehan

5. [BC 21-019](#) Certificate of Appropriateness for Proposed Changes to 422-424 Division St. S. - Bjoraker Building.

Attachments: [1 - Certificate of Appropriateness - Bjoraker Building 422-424 Division](#)

Rachel Peterson presented the proposed renovations to the Bjoraker Building, including masonry repair, storm window and external stairway replacement, and code-compliant wider entrance doors in the style of those currently in place.

A motion was made by Commissioner Thomas, seconded by Commissioner Menard, to approve the certification request as proposed. The motion carried by the following vote:

Yes: 7 - Commissioner Menard, Chair Evans, Commissioner Gilblom, Commissioner Thomas, Commissioner Jarman, Commissioner Clark and Commissioner Meehan

6. [BC 21-020](#) Certificate of Appropriateness for Proposed Changes to 420 Division St. S. - Morris Building.

Attachments: [1 - Certificate of Appropriateness - Morris Building 420 Division](#)

Rachel Peterson also presented proposed renovations to the Morris Building, including facade repairs, storm window and sash replacement, and creation of a new window.

A motion was made by Commissioner Clark, seconded by Commissioner Thomas, to approve the certification request as proposed. The motion carried by the following vote:

Yes: 7 - Commissioner Menard, Chair Evans, Commissioner Gilblom, Commissioner Thomas, Commissioner Jarman, Commissioner Clark and Commissioner Meehan

REPORTS FROM COMMISSION MEMBERS AND CHAIR

Commissioner Meehan reported on the developing mural policy and confirmed that distinctions have been made for the Historic District.

STAFF UPDATES

ADJOURNMENT

A motion was made by Commissioner Meehan, seconded by Commissioner Jarman, to adjourn the meeting. The motion carried by the following vote:

Yes: 7 - Commissioner Menard, Chair Evans, Commissioner Gilblom, Commissioner Thomas, Commissioner Jarman, Commissioner Clark and Commissioner Meehan