



Legislation Details (With Text)

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Title: Discussion on 512 Division - Garlie Vet (Northstar Hotel) Building renovation

Sponsors:

Indexes:

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Attachments: 1. 1 - Reconstruction Proposal

Date	Ver.	Action By	Action	Result
4/4/2019	1	Heritage Preservation Commission	approve	Pass

DATE: April 4, 2019

TO: Members of the Northfield Heritage Preservation Commission

FROM: Scott Tempel, City Planner

Discussion on 512 Division - Garlie Vet (Northstar Hotel) Building renovation

SUMMARY AND ACTION REQUESTED:

The HPC is asked to hear information on the project and provide guidance to the owner.

BACKGROUND:

This property was listed on the NRHP in 1979 as contributing to the Northfield Commercial Historic District. According to the recent resurvey of the district: "The property retains historic significance and enough exterior integrity to remain contributing to the district. The 1900 Sanborn Map labels two joined buildings as the Northstar Hotel. Possibly built as a single structure with different heights and elevation treatments, local records note it was "built to look like two buildings." A ca. 1917 photo shows this treatment, with identical upper story window treatment of paired sash under a segmental arched window. The building variously housed the Lennox Hotel, Hotel Cleveland, Mrs. School's boarding house, and Schultz's harness Shop. The American Express Railroad office was the occupant by 1917. During the 1940s it was a secondhand store, and next the Berg and Son Upholstery, Bromley Upholstery, and finally the Garlie Veterinary office in the north building. The current upper story treatment includes transoms that do not appear in historic photographs. The south building appears to retain the cornice over the entry that is suggested by the ca. 1917 photograph. The south building has had a long history of alterations, as the 1917, 1948 and 1977 views show. At present, neither building retains the window treatments still evident in ca. 1917."

The Garlie Veterinary Office occupied both 510 and 512 until 2018 when the building was sold to Dr. Stroebel of Cannon Valley Veterinarians. The project, approved at the May 2018 HPC meeting, is an extensive renovation and expansion. The veterinary office will be reorganized into a vet clinic. The

two apartments on the top floor will be remodeled and expanded. And an addition to the back of the building will be used for indoor, climate-controlled storage. This use is allowed as Personal Services, establishments that are primarily engaged in providing services generally involving the care of the person or person's possessions. The owner is also proposing to build an improved pedestrian walkway along the south side of the building, including resurfacing the neighboring B&L Pizza building to create a pleasant and safe walking experience. The parking lot behind the building will also be improved and six additional parking spaces will be striped.

ANALYSIS:

The owners have encountered problems during the renovation of the structure. The original plan to leave the original façade in place and restore the masonry and windows does not appear feasible. Due to shoddy original construction and deterioration over time, it is questionable if the existing façade will be structurally sound with the renovation of the rest of the building. They are now proposing to reconstruct the façade with proper attachment to the building. A summary letter and photos of existing conditions are attached.

RECOMMENDATION:

Allow the project to proceed with the extended scope.