



Legislation Text

File #: BC 21-019, **Version:** 1

Meeting Date: October 14, 2021

To: Members of the Heritage Preservation Commission

From: Mikayla Schmidt, City Planner

Certificate of Appropriateness for Proposed Changes to 422-424 Division St. S. - Bjoraker Building.

Action Requested:

The Heritage Preservation Commission is asked to review and make a motion on the proposed changes 422-424 Division St. S. - Bjoraker Building.

Summary Report:

The applicant, Rachel Peterson, Hess, Roise and Co., on behalf of the property owner, Undertaking LLC, has applied for a certificate of appropriateness (COA) to repoint the south wall (where needed), to repair, repaint and reglaze (where needed) the frames and sashes on all windows, install new storm windows, install a new door on the west wall, and install a new stair and concrete stoop on the south wall.

The applicant has provided a detailed report on all of the existing conditions and proposed changes.

The Northfield city ordinances outline, in Chapter 34 - Land Development Code, Section 8.5.8, the Heritage Preservation Commission's Certificate of Appropriateness process and approval criteria. The HPC shall consider the following in evaluating an application for a certificate of appropriateness for a zoning certificate and/or building permit. Criterion (1) below must be met and criteria (2) through (5) shall be considered:

Findings for Criteria 1 (That it fully complies with all applicable requirements of this Land Development Code (LDC)):

1. The Northfield Land Development Code regulates the use of property and site design standards, as well as the guidance from the Downtown Preservation Design Guidelines. The proposed changes will not create conflict with LDC regulations.

Findings for Criteria 2 (That the proposed action is in harmony with the intent of the H-O district):

1. City Code Chapter 34, Section 2.5.3, Historic Overlay District (H-O) defines states, the overlay district has the purpose to:
 - (a) Safeguard the heritage of the city by preserving sites and structures which reflect elements of the city's cultural, social, economic, political, visual or architectural history;

- (b) Protect and enhance the city's appeal to residents, visitors and tourists and serve as a support and stimulus to business and industry;
 - (c) Foster civic pride in the beauty and notable accomplishments of the past; and,
 - (d) Promote the preservation and continued use of historic sites and structures for the education and general welfare of the people of the city.
2. The changes to the building will preserve, protect and enhance the existing structure thereby meeting the intent of the H-O district.

Findings for Criteria 3 (That the proposed action would complement other structures within the H-O district):

- 1. The changes will complement other structures within the H-O district as they are generally minimal changes meant to preserve and maintain the buliding.

Findings for Criteria 4 (That the proposed action is consistent with the Downtown Preservation Design Guidelines):

- 1. The changes are consistent with the Downtown Preservation Design Guidelines. Best practices for repairs are being followed and historical integrity is maintained.

Findings for Criteria 5 (In the case of removal or demolition, that the structure could not be rehabilitated and used for a conforming purpose with reasonable efforts or whether the structure is without substantial historic or architectural significance):

- 1. Not applicable.

Staff Recommendation:

Staff recommends approval of the certificate of appropriateness to repoint the south wall (where needed), to repair, repaint and reglaze (where needed) the frames and sashes on all windows, install new storm windows, install a new door on the west wall, and install a new stair and concrete stoop on the south wall per the supporting documentation provided by the applicant.

Alternative Options:

The HPC could deny the certificate of appropriateness, offer amendments or request further information.

Financial Impacts:

NA

Tentative Timelines:

The applicant plans to begin the exterior improvements in 2022.