File #: 20-082, **Version:** 1

DATE: February 5, 2020

TO: Members of the Northfield Heritage Preservation Commission

FROM: Mikayla Schmidt, City Planner

Certificate of Appropriateness for 512 Division - Garlie Vet (Northstar Hotel) Building

SUMMARY AND ACTION REQUESTED:
The HPC is asked to hear and review the façade for the reconstruction of 512 Division Street South.

BACKGROUND:
Background from April 4, 2019 staff report:

> 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 by1917. 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."
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> 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.

Staff report for the February 5, 2020 meeting:

Staff reviewed the building permit application and verified the façade is the same as what was approved at the April 4, 2019 meeting. Staff has asked the applicant to show the commission the brick that will be used for the façade, which is the brick from the original façade, turned around to show its original color. A applicant representative will be present at the meeting to ask any questions.

ANALYSIS:
From the April 4, 2019 staff report:

> 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 proposed scope.