



Legislation Details (With Text)

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DATE: March 1, 2018

TO: Members of the Northfield Heritage Preservation Commission

FROM: Scott Tempel, City Planner

501, 503, & 505 Division Street Renovation Project

SUMMARY AND ACTION REQUESTED:

The former J. Grundy's Rueb 'N' Stein restaurant is now closed and under renovation. A new ownership arrangement has led to a major renovation encompassing the three historic buildings located at 501, 503 & 505 Division Street. Most of the renovations are to occur on the building interior, which are outside the purview of HPC review. Exterior alterations and rehabilitation do require approval of a Certificate of Appropriateness by the HPC to assure they are meeting the Downtown Preservation Design Guidelines.

The owner's representative gave a presentation on their proposed renovations at the November 2017 HPC meeting. This included:

- Replacing all storefronts with new doors, windows, awnings and light fixtures
- All three storefronts need new paint and repairs done to molding and trim
- Utilize the dumpster area as a street level patio and replace the back deck
- Adding windows to the 5th St corner

The initial proposal to add windows on the north side of 501 Division on the 5th Street corner is no longer included in the project. During the interior demolition process, the developer discovered that the windows along Division Street originally extended all the way up to the ceiling. They plan to bring them back to their original size and state and either leave the awnings off or have retractable awnings in the front. The corner door will stay the same and the angled front on building 505 will be straightened out even with the rest of the buildings. All the windows on the first floor will be replaced

for energy efficiency, but will look the same and adhere to HPC's regulations.

The HPC has been invited to tour the project and hear about it firsthand. We will meet at the regular time for our HPC meeting, then finish the meeting with the site visit.