



Legislation Text

File #: 18-250, **Version:** 1

DATE: May 3, 2018

TO: Members of the Northfield Heritage Preservation Commission

FROM: Scott Tempel, City Planner

Review of new store front proposal for 105 W 3rd St.

SUMMARY AND ACTION REQUESTED:

The HPC is requested to review a proposal to replace a rotten window frame and replace with new windows and doors.

BACKGROUND:

The overall project renovation for this property was approved by the HPC in 2002. The approved design is attached. The building owner has been slowly performing the renovations as funds allow. This project is prompted by the rotting condition of the existing window and the tenants need for more functional space and increased energy efficiency.

ANALYSIS:

The proposal for this unit is to replace the rotting wood window and old non-original door with bronze clad aluminum windows and door like the ones installed in previous renovations. The proposal also adjusts the door recess and straightens out the angled entrance. This reconfiguration will allow for removal of rotten material, outdated infrastructure and better internal use of space.

The Downtown Preservation Design Guidelines state the replacement of elements should duplicate the original form of the material with the original size and spacing of the window dividers as particularly important. The three window configuration is maintained, except one muntin divider is lost and the length of the window is reduced. According to the National Park Service Preservation Brief on rehabilitating storefronts, these modifications would be allowed via “developing replacement storefront designs that respect the historic character of the building yet meet current economic and code requirements.” They respect the original scale, design and materials of the building while making a more functional and energy efficient space.

RECOMMENDATION:

Approval.