



Legislation Text

File #: BC 21-001, **Version:** 1

Meeting Date: January 14, 2021

To: Members of the Heritage Preservation Commission

From: Mikayla Schmidt, City Planner

Certificate of Appropriateness for Proposed Changes to the Northfield News Building Façade.

Action Requested:

The Heritage Preservation Commission is asked to review and make a motion on the proposed changes to paint the beltcourse of 311 Division St. S. and proposed changes to the windows and painting of 313 Division Street South.

Summary Report:

The applicant and building owner, Steve Schmidt, is preparing for a business to relocate into 313 Division St. S. for retail use. The applicant is proposing several changes to the façade of the Northfield News Building. All of the paint choices are from Benjamin Moore. Historical photos and excerpt from the Northfield Downtown Design Guidelines are attached for reference.

Proposed Changes to the 311 Division St. S. Façade:

- 1) Paint the stucco and wood horizontal beltcourse (above the first floor storefront windows) Dijon 193. The current color of the stucco is similar to the Dijon color. The Dijon color is intended to match the stone lintel above the second story windows.

Proposed Changes to the 313 Division St. S. Façade:

- 1) Paint the stucco and wood horizontal beltcourse (above the storefront windows), area around the windows and vestibule entrance Dijon 193. The current color of the stucco is a light grey. The Dijon color is intended to match the stone lintel above the second story windows and continue the same color across to match the beltcourse across the front of the building with 311 Division St. S.
- 2) Remove the existing display window on the façade and replace with two 5 ft. x. 5 ft. 6 in. display windows about 20 inches up off the sidewalk. The window will have a bronze matte finish frame with paintable trim. The applicant has proposed to use Carbon Copy 2117-10 for the window trim.
- 3) Add a bulkhead (made of wood composite panels) beneath the window (20 in. x 10 ft. area) painted Carbon Copy 2117-10 with the trim painted Parisian Red CSP-1170.
- 4) Remove the smaller display window to the right of the door in the vestibule and replacing it with a 40 in. x 5 ft. 6 in. display window. The window will have a bronze matte frame with paintable trim. The applicant has proposed to use Carbon Copy 2117-10 for the window trim.

- 5) Paint the brick portion of the pilasters Parisian Red CSP-1170 and the stone base of the pilasters Dijon 193. The applicant has commented that the brick is very soft and did not think the paint on the brick could be removed without damaging it further.
- 6) Paint the “eyebrow” above the vestibule entrance Atmospheric AF-500.

Several changes have occurred to the original façade of the Northfield News Building. With the changes to the entrance doors, stucco covering the transom and the moving or removal of several doors, the proposed changes by the applicant improves the quality of the facade. The new windows more closely match the rhythm and size of windows typical of Northfield’s historic downtown. The color choices seem representative of earth tones as well. Staff recommends approval of the proposed changes to the Northfield New Building

Alternative Options:

The HPC could offer suggestions to the paint color choices, window design or other considerations to the applicant.

Financial Impacts:

Delay in the reviewing the certificate of appropriateness could financially affect the business owner wishing to move into the space.

Tentative Timelines:

The applicant plans to make the proposed changes (pending approval) as soon as possible to accommodate the business moving into the space and opening.