

## **ORDINANCE NO. 1035**

### **AN ORDINANCE OF THE CITY OF NORTHFIELD, MINNESOTA DESIGNATING A LOCAL HERITAGE PRESERVATION SITE**

#### **THE CITY COUNCIL OF THE CITY OF NORTHFIELD DOES ORDAIN:**

WHEREAS, the City of Northfield (City) has a significant number of historic resources throughout the community; and

WHEREAS, the Northfield City Council has declared as matter of public policy that the preservation, protection, perpetuation, promotion and use of areas, places, buildings, structures, lands, districts and other objects having a special historical, community or aesthetic interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare in the community; and

WHEREAS, Northfield City Code, Chapter 34, Section 8.5.7, provides the process for the City, from time to time, in determining that certain places, buildings, structures, properties, or district areas or properties within the community are of significance in American history, architecture, archeology, engineering, landscaping, and culture and those locations should be subject to additional review as it relates to the Land Development Code as heritage preservation sites; and

WHEREAS, the property proposed for heritage preservation site designation is known as the A.W. Norton House located at 418 College St., and such location is depicted and legally described on Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, in considering an application for site designation, in addition to the following approval criteria in Northfield City Code, Section 8.5.7(C), the Heritage Preservation Commission (HPC) may also refer to the applicable Secretary of the Interior standards, and current procedure as recommended by the State Historic Preservation Office when determining if a site should qualify as a heritage preservation site:

- (1) That the quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, landscaping, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association; or
- (2) That are associated with events that have made a significant contribution to the broad patterns of our history; or
- (3) That are associated with the lives of persons significant in our past; or
- (4) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (5) That have yielded, or may be likely to yield, information important in prehistory or history; or
- (6) That have a unique location or singular physical characteristics representing established and familiar aspects of a view, vista, site, area or district in the city; and

WHEREAS, prior to designating a proposed Heritage Preservation Site, the HPC shall forward information concerning the proposed designation to the Minnesota State Historic Preservation Office (MN SHPO) for comment within 60 days; and

WHEREAS, MN SHPO was notified of the review of the A.W. Norton House as a local Heritage Preservation Site on January 24, 2022; and

WHEREAS, the MN SHPO provided a response letter on March 18, 2022 and based on the reasoning in their letter, they "...concur that the A.W. Norton House is a good candidate for local designation under National Register Criteria "B" and "C", which correspond to criteria (3) and (4) in the City findings regarding the same incorporated herein by reference as Exhibit B; and

WHEREAS, the Heritage Preservation Commission approved a motion with a recommendation to City Council of support for the A.W. Norton House to be a local heritage preservation site at their April 14, 2022 meeting; and

WHEREAS, the Planning Commission approved a motion with a recommendation to City Council of support for the A.W. Norton House to be a local heritage preservation site at their April 21, 2022 meeting; and

WHEREAS, the properly noticed public hearing of this ordinance for the consideration of the A.W. Norton House as a local heritage preservation site was held before the City Council on May 3, 2022; and

WHEREAS, the City Council hereby finds that the property designated in Exhibit A, the A.W. Norton House, has historic and architectural significance and further hereby adopts as its findings for such designation the analysis as contained in the City staff report and attached hereto and incorporated herein by reference as Exhibit B.

**THE CITY COUNCIL OF THE CITY OF NORTHFIELD DOES ORDAIN THAT:**

1. The A.W. Norton House located at 418 College St., as depicted and legally described in Exhibit A is hereby designated as a Local Heritage Preservation Site.
2. The recitals hereto are made a part hereof.
3. This Ordinance shall take effect thirty days after its publication.

Passed by the City Council of the City of Northfield this \_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

VOTE:     \_\_\_ POWNELL     \_\_\_ GRABAU     \_\_\_ NAKASIAN     \_\_\_ NESS  
          \_\_\_ PETERSON WHITE     \_\_\_ REISTER     \_\_\_ ZUCCOLOTTO

First reading:     05/03/2022

Second reading:     05/17/2022

Published:     05/25/2022

DRAFT

## EXHIBIT A

### Legal Description and Designated Property as a Local Heritage Preservation Site

Lot 1 and the South 36 feet of Lot 2, all in Block 31, Original Town Plat of Northfield, Rice County, Minnesota except the West 16.5 feet thereof.

Parcel ID: 2206200011

418 College St.



## **EXHIBIT B**

### **FINDINGS**

#### *Review and Decision by the City Council:*

The City Council shall review and make a decision on a Heritage Preservation Site application in accordance with Section 8.4.7, Type 4 Review Procedure (Planning Commission or Heritage Preservation Commission Recommendation and City Council Decision).

Prior to making a decision, the City Council may request a review and recommendation by the Planning Commission for the designation's conformance with the comprehensive plan. The City Council shall adopt findings in support of any decision to designate a Heritage Preservation Site in the form of an ordinance. The applicants, Alice and Bruce Thomas, have included several documents as part of their application with detailed evidence to support the designation as a local heritage preservation site and is attached as part of Exhibit B.

#### *Approval Criteria:*

Northfield's criterion for local heritage preservation site designation mimic that of the National Register evaluation with two additional criteria, #1 and #6. All of the following criteria shall be considered in the review of Heritage Preservation Site designation applications:

- (1) That the quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, landscaping, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association; or
- (2) That are associated with events that have made a significant contribution to the broad patterns of our history; or [National Register Evaluation Criteria A]
- (3) That are associated with the lives of persons significant in our past; or [National Register Evaluation Criteria B]

#### *Staff Response:*

Several persons of significance are associated with the Norton House between 1878 to 1945, detailed by their residence below:

1878-1909: The house was built between 1877 and 1878 and the first resident was A.W. Norton. Norton came to Northfield in 1869 from New York and attended Carleton Academy for a year. He was a prominent business man and held multiple jobs including: working at the Lee & Hitchcock store in downtown Northfield, working as the cashier and eventually, President of the Citizens Bank of Northfield, serving as Treasurer for Carleton College, assisting the establishment of the Northfield Independent newspaper, and owning an insurance business. Norton served the community in many roles such as: Mayor for three non-consecutive terms, Chair of the Board of Education for two terms, and President of the Northfield Business Commercial Club in 1905.

1909-1913: David J. Cowling served as President of Carleton College for thirty-six years and lived in the Norton House for the first four years of his tenure. He made significant accomplishments as the President of the college, being described as, “Seldom has an organization so closely identified with a person, other than its creator, as was Carleton College with Donald J. Cowling. The institution was the substance of his soul. He was the soul of its substance.”

1913-1945: Frederick L. Lawrence served on the music faculty for Carleton College, renting the house in 1913 before purchasing it in 1917. Professor Lawrence studied in Germany, taught at numerous conservatories, and was a widely respected composer. During his 28 years at Carleton College, he served as chairman of the Music department, directed the choir, and composed numerous chorales and anthems. He was described as a “beloved friend and teacher of Carleton students” and referred to affectionately as “Daddy Lawrence.” Lawrence made a significant impact and many community members still referred to the House as “the Lawrence House” in 1969, years after his death.

From 1945 to 1951, Carleton College used the home as a dormitory. Between 1951 and 1956, Carleton College rented the residence out to employees, faculty, and others. Since 1956, it has been used as a private residence. Since it was built in 1878, the Norton House has continuously been used by individuals and families that are connected to Carleton College. Additional details on persons of significance associated with the Norton House are detailed in Appendix D.

- (4) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or [National Register Evaluation Criteria C]

Staff Response:

The Norton House embodies the distinctive style of Italianate architecture, which was popular in the United States in the 1840s to the 1880s. This romantic style was inspired by 16<sup>th</sup>-century Italian Renaissance architecture and the Picturesque movement. MN SPHO details in their letter,

“The A.W. Norton House is a two-story, rectangular, wood frame Italianate style residence sheathed with clapboard siding. The house has tall, narrow double hung sash windows on the first and second floors, and a low pitch hip roof with wide eaves supported by large brackets. There is an open porch that wraps around the east and south elevations with a hip roof supported by massive turned posts with spindles along the frieze... The Norton House gains additional significance as a well-conserved example of the Italianate style, illustrated by the low roof pitch, bracketed cornice, and long, narrow windows.”

Care was taken to preserve and restore many of the original features, including the detailed corbels, and reconstruction of the porch. More details and pictures of the Italianate features can be found in Appendix A.

- (5) That have yielded, or may be likely to yield, information important in prehistory or history; or [National Register Evaluation Criteria D]
- (6) That have a unique location or singular physical characteristics representing established and familiar aspects of a view, vista, site, area or district in the city.

*Conformance with the Comprehensive Plan*

The designation of the A.W. Norton House as a local Heritage Preservation Site conforms with the 2008 Comprehensive Plan including:

- Community Identity 3.1: Work with the Northfield Heritage Preservation Commission to create a priority list for designating buildings (those that aren't already listed), structures and districts on local, state and or national historic registers.
- Housing 2.5: Encourage the preservation of historically significant structures, business and commercial areas and neighborhoods. Historical significance includes architectural features as well as significant historical and cultural events.
- Land Use Principle 1: Protect and enhance the small town character.