

CITY OF NORTHFIELD, MINNESOTA
HERITAGE PRESERVATION COMMISSION RESOLUTION HPC #2024-010

A RESOLUTION BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF
NORTHFIELD, MINNESOTA, APPROVING A CERTIFICATE OF APPROPRIATENESS
FOR Bridge Square and Riverside Park, *Northfield, MN*

WHEREAS, the applicant, The City of Northfield (the “Applicant”), is seeking a Certificate of Appropriateness (“COA”) from the City of Northfield Heritage Preservation Commission (“HPC” or “Commission”) for rehabilitation of Bridge Square and Riverside Park as more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the “Work”), for certain property owned by The City of Northfield, in the City of Northfield (the “Property”); and

WHEREAS, the Property is located within a designated historic district, the Northfield Commercial Historic District, a locally designated district and a district on the National Register of Historic Places; and

WHEREAS, according to Northfield City Code (the “City Code”), Chapter 34, Section 8.5.8 (A), unless otherwise exempted in Section 7.8.3 or unless otherwise provided in Section 8.5.8, a COA is required for construction, exterior alteration or rehabilitation, moving or demolition of a building or structure on a city-owned or privately owned heritage preservation site; and

WHEREAS, according to City Code, Chapter 34, Section 8.5.8 (A), unless otherwise provided in City Code, no zoning certificate or building permit shall be issued before a COA has received approval; and

WHEREAS, according to City Code, Chapter 34, Section 8.5.8 (A)(1), the proposed Work is classified as Major Work requiring the Type 3 review procedure as established in Section 8.4.6, Type 3 Review Procedure (Heritage Preservation Commission Decision); and

WHEREAS, according to City Code, Chapter 34, Section 8.5.8 (D), for proposed new construction, as well as alteration, remodeling, rehabilitation, relocation or addition to an existing building, structure or historic object, the HPC, based upon the above review procedure, shall consider the following in evaluating an application for a COA, and shall make written findings regarding approval or denial of the same by resolution (Criterion (a) below must be met and criteria (b) through (g) shall be considered, if applicable to an application):

- (a) For all applications, the proposed action fully complies with all applicable requirements of this LDC;
- (b) That the proposed action is in harmony with the intent purpose of the H-O district for sites located in the H-O district;

- (c) That the proposed action would complement other structures within the H-O district for sites located in the H-O district;
- (d) That the proposed action is consistent with the Downtown Preservation Design Guidelines for sites located in the H-O district, and consistent with the Secretary of the Interior’s Standards for Treatment of Historic Properties for sites located within or outside the H-O district;
- (e) Consideration should be given to the amount and quality of original material and design remaining in the building or structure when applying criteria, guidelines and standards;
- (f) For new construction, the building or addition should be compatible with:
 - (i) scale, texture, materials, and other visual qualities of the surrounding buildings and neighborhoods;
 - (ii) the height, width, depth, massing and setback of the surrounding buildings; and
 - (iii) the amount of solid wall to window and door openings, and the replacement of window and door openings, should be proportional to that of the surrounding buildings and neighborhood; and
- (g) Consideration shall be given to clear cases of economic hardship or to deprivation of reasonable use of the owner's property.

; and

WHEREAS, according to City Code, Chapter 34, Section 8.5.8 (D), the Applicant bears the burden of proof of meeting the foregoing criteria; and

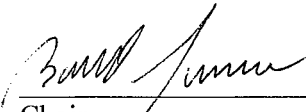
WHEREAS, according to City Code, Chapter 34, Section 8.5.8 (E), this decision of the HPC shall be final unless timely appealed to the City Council by filing a written notice of appeal with the City Clerk no later than ten (10) days after date of the HPC’s decision; and

WHEREAS, the Commission held a duly noticed public meeting, on December 4, 2024, to consider testimony from the Applicant and the public regarding the COA, and has considered such testimony and reviewed the requested COA on the Property according to the above criteria.

NOW THEREFORE BE IT RESOLVED BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF NORTHFIELD, MINNESOTA, that the Commission has duly considered the required criteria contained in City Code as applicable to the above-requested COA regarding the Property, and hereby adopts the findings of fact contained in the staff report regarding the same, which is attached hereto and incorporated herein by reference as Exhibit B, along with the above recitals hereto.

BE IT FURTHER RESOLVED that the requested COA is hereby approved, based upon the above-referenced adopted findings.

PASSED by the Heritage Preservation Commission of the City of Northfield this 4th day of December 2024.


Chair


Member

VOTE: A CLARK Y EVANS Y JARMAN
 Absent MEEHAN Y STANGLER Y STEED ___ Vacant

EXHIBIT A

DESCRIPTION OF PROPOSED WORK

site plan



90% SHPO

NORTHFIELD
BRIDGE
SQUARE
NORTHFIELD, MN

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name Tom Whitlock
Registration# 26292

Signature _____ Date 06/28/2024

DF/ Project # 22-184

Scale AS SHOWN

Drawn/Checked RP/AG/BE/RB

REVISION _____

NOT FOR
CONSTRUCTION

SITE
HARDSCAPE
PLAN

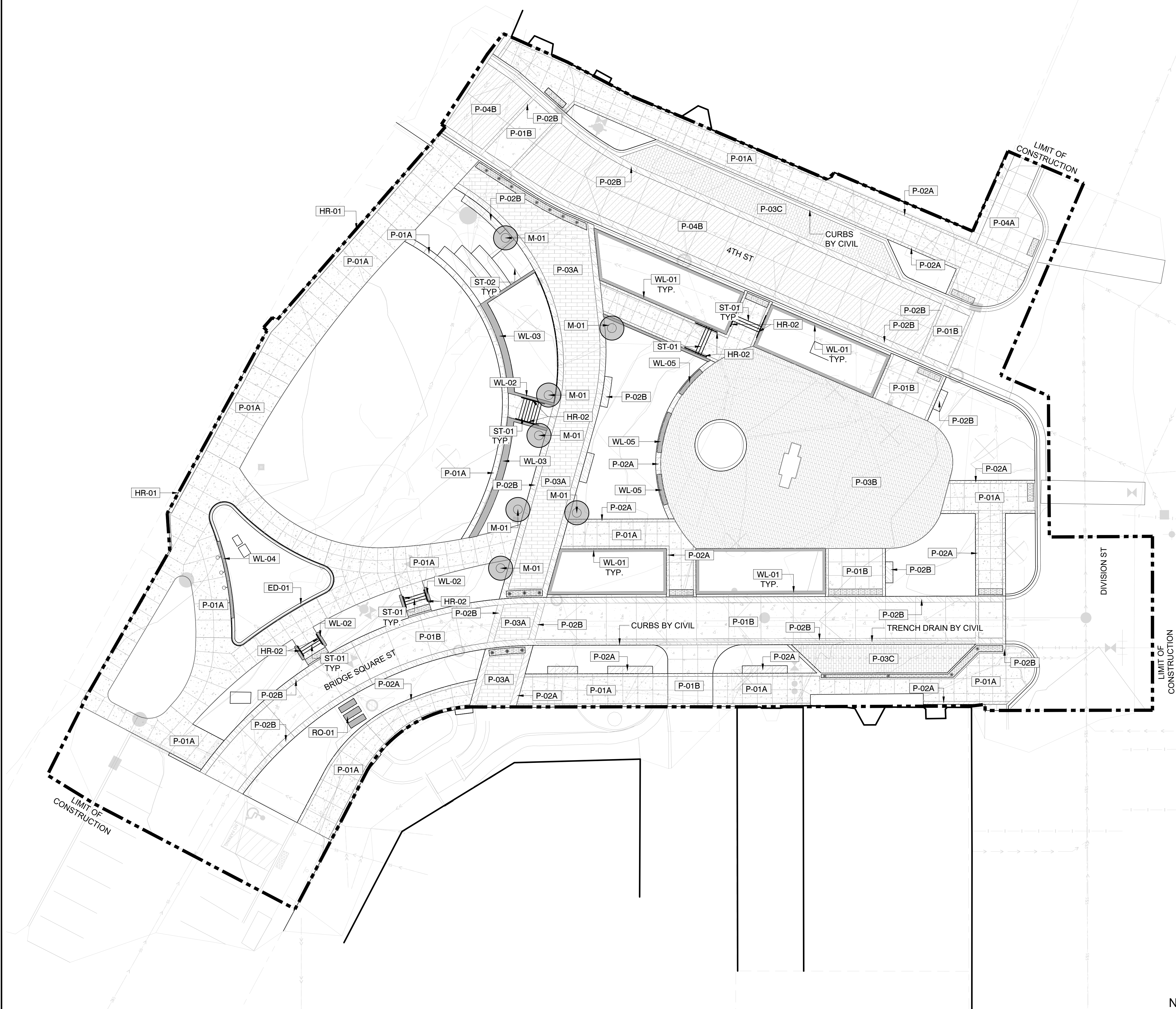
L101

SITE HARDSCAPE LEGEND

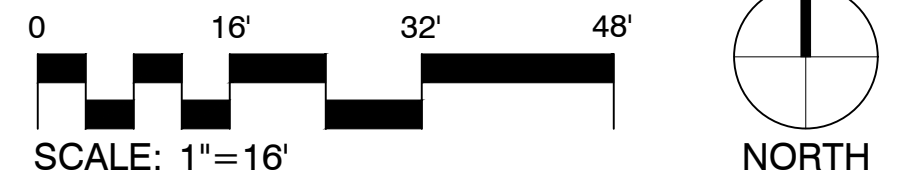
SYMBOL	DESCRIPTION
•	BOLLARD
BO-01	BOLLARD TYPE 01 - REMOVABLE SPEC: 32 33 00
EDGING	
ED-01	EDGING TYPE 01 - CIP FLUSH CONCRETE CURB SPEC: 32 13 16
HANDRAIL	
HR-01	GUARDRAIL TYPE 01 SPEC: 05 50 01
HR-02	HANDRAIL TYPE 01 SPEC: 05 50 01
MISCELLANEOUS	
M-01	PUBLIC ART SCULPTURE
PAVING	
P-01A	PAVING TYPE 01A - DECORATIVE CONCRETE PEDESTRIAN LIGHT ETCH SPEC: 32 13 13
P-01B	PAVING TYPE 01B - DECORATIVE CONCRETE VEHICULAR LIGHT ETCH SPEC: 32 13 13
P-02A	PAVING TYPE 02A - DECORATIVE CONCRETE PEDESTRIAN MEDIUM ETCH SPEC: 32 13 16
P-02B	PAVING TYPE 02B - DECORATIVE CONCRETE VEHICULAR MEDIUM ETCH SPEC: 32 13 16
P-03A	PAVING TYPE 03A - UNIT PAVING SPEC: 32 14 00
P-03B	PAVING TYPE 03B - UNIT PAVING SPEC: 32 14 00
P-03C	PAVING TYPE 03C - UNIT PAVING PERMEABLE
P-04A	PAVING TYPE 04A - STANDARD CONCRETE PEDESTRIAN
P-04B	PAVING TYPE 04B - STANDARD CONCRETE VEHICULAR
ROCK	
RO-01	ROCK TYPE 01 - STORMWATER BOULDER CROSSING
STAIRS	
ST-01	STAIR TYPE 01 - CIP CONCRETE STAIR SPEC: 32 13 13
ST-02	STAIR TYPE 02 - PRECAST CONCRETE STEP SPEC: 03 45 00
WALL	
WL-01	WALL TYPE 01 - 10" PRECAST WALL SPEC: 03 45 00
WL-02	WALL TYPE 02 - 8" CIP WALL SPEC: 32 13 13
WL-03	WALL TYPE 03 - PRECAST CURVED SEAT WALL - LAWN SPEC: 03 45 00
WL-04	WALL TYPE 04 - PRECAST CURVED SEAT WALL - PROMENADE SPEC: 03 45 00
WL-05	WALL TYPE 05- PRECAST CURVED WALL - PLAZA SPEC: 03 45 00

NOTES:

- REFER TO L001 FOR GENERAL NOTES AND ABBREVIATIONS.
- REFER TO L002 FOR LANDSCAPE NOTES.
- REFER TO L003 FOR TREE PRESERVATION PLAN, NOTES & DETAILS.



01 SITE HARDSCAPE PLAN
1" = 16'-0"



90% SHPO

NORTHFIELD
BRIDGE
SQUARE
NORTHFIELD, MN

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name Tom Whitlock
Registration# 26292

Signature _____ Date 06/28/2024

DF/ Project # 22-184

Scale AS SHOWN

Drawn/Checked RP/AG/BE/RB

REVISION _____

NOT FOR
CONSTRUCTION

SITE TREE
PLAN

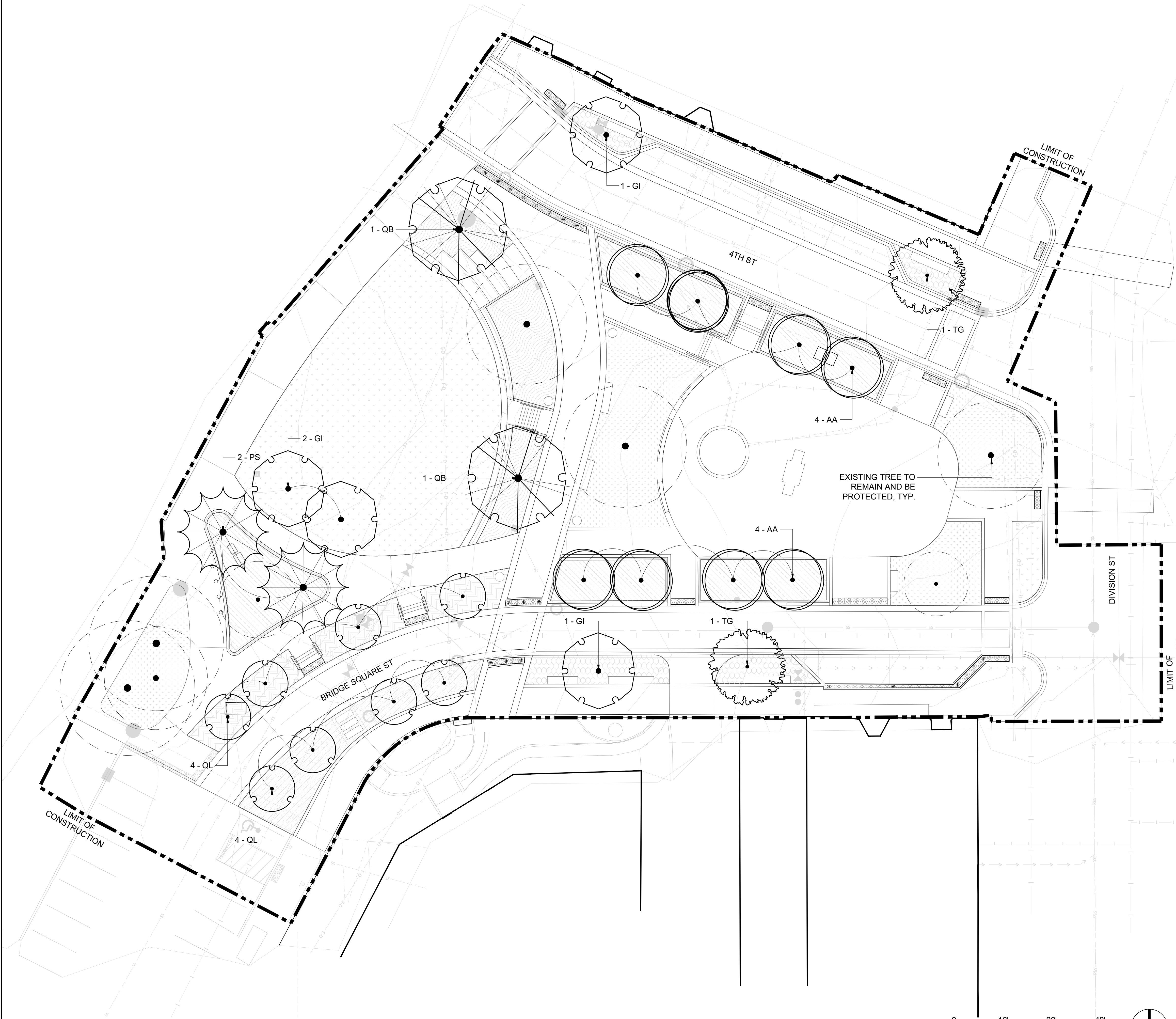
L140

SITE TREE PLAN LEGEND

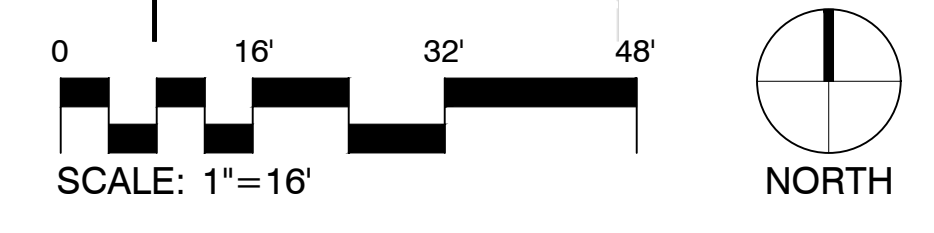
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
CONIFERS			
	PS	PINUS STROBUS WHITE PINE	18' MIN-22' MAX HT
DECIDUOUS TREES			
	AA	ACER RUBRUM 'ARMSTRONG' ARMSTRONG RED MAPLE	6" CAL.
	GI	GLEDTISIA TRIACANTHOS INERMIS 'SKYCOLE' TM SKYLINE THORNLESS HONEY LOCUST	5" CAL.
	QB	QUERCUS BICOLOR SWAMP WHITE OAK	6" CAL.
	QL	QUERCUS ROBUR X BICOLOR 'LONG' REGAL PRINCE® OAK	6" CAL.
	TG	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	5" CAL.
		EXISTING TREE TO REMAIN	

NOTES:

- REFER TO L001 FOR GENERAL NOTES AND ABBREVIATIONS.
- REFER TO L002 FOR LANDSCAPE NOTES.
- REFER TO L003 FOR TREE PRESERVATION PLAN, NOTES & DETAILS.
- PROVIDE EROSION CONTROL BLANKET AT SEEDED AREAS 3:1 AND STEEPER. PROVIDE NATIVE STRAW/ HYDROMULCH AT SEEDED AREAS SLOPED LESS THAN 3:1.
- PROVIDE ROADBED DECOMPACTION TO MINIMUM DEPTH OF 12".
- TREE, SHRUB AND PERENNIAL PLANTINGS TO BE PROVIDED AND INSTALLED BY OWNER. SEEDING, RESTORATION, AND SOIL PREP TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
- PLANT MATERIAL, MULCH, SOILS, AND COMPOST SHALL BE INSPECTED FOR JUMPING WORMS PRIOR TO PLACEMENT AND DISTRIBUTION OF MATERIALS ON SITE. INSPECTION SHALL BE PERFORMED BY LANDSCAPE ARCHITECT. NOTIFY LA MINIMUM OF 48 HRS PRIOR TO MATERIAL ARRIVAL. SEE SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS. JUMPING WORMS ARE AN UNCLASSIFIED INVASIVE SPECIES IN MINNESOTA AND PROVIDE A THREAT TO NATURAL ECOSYSTEMS.



01 SITE TREE PLAN
1" = 16'-0"



90% SHPO

**NORTHFIELD
BRIDGE
SQUARE**
NORTHFIELD, MN

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name Tom Whitlock
Registration# 26292

Signature _____ Date _____

06/28/2024

DF/ Project # 22-184

Scale AS SHOWN

Drawn/Checked RPI/AG/BE/RB

REVISION _____

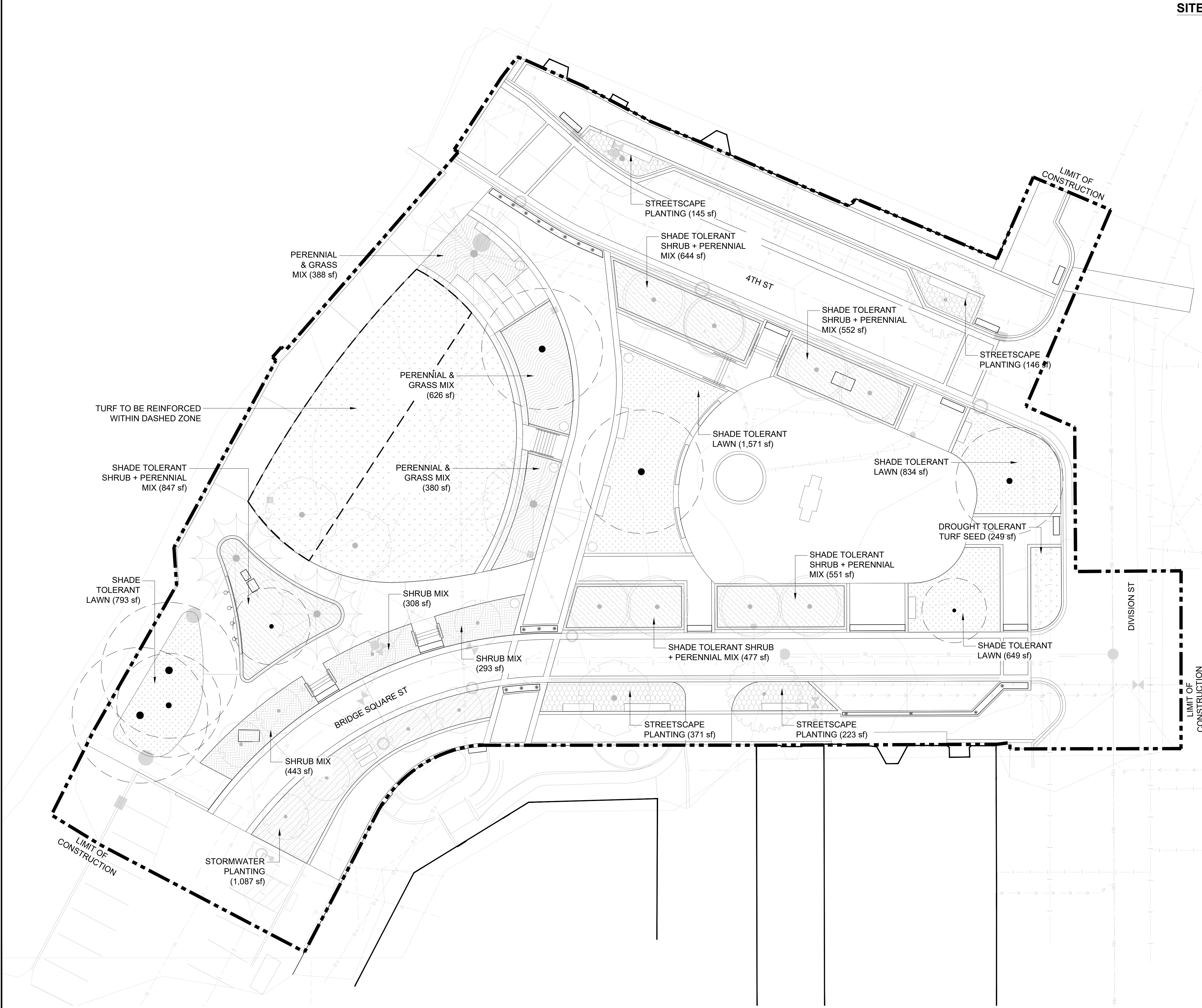
**NOT FOR
CONSTRUCTION**

**SITE
UNDERSTORY
PLANTING**

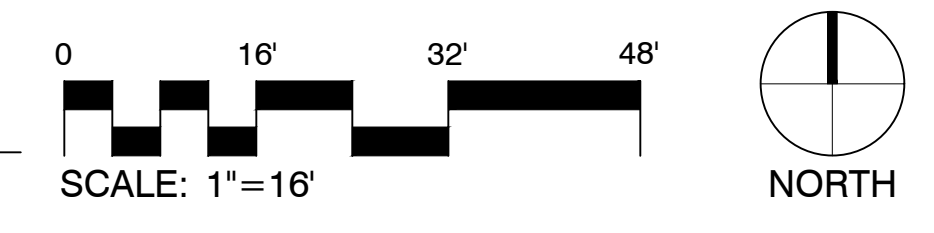
L141

SITE UNDERSTORY PLANTING LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUB, PERENNIAL, AND GRASS MIXES		
[Pattern]		STORMWATER PLANTING
AS2		ALLIUM STELLATUM PRAIRIE ONION
AC		ANEMONE CANADENSIS CANADIAN ANEMONE
AT2		ASCLEPIAS TUBEROSA BUTTERFLY MILKWEED
AP		ASTER PUNICEUS SWAMP ASTER
BA2		BOLTONIA ASTEROIDES FALSE ASTER
CO		CAREX MUSKINGUMENSIS 'OEHME' OEHME PALM SEDGE
CS		CAREX STRICTA TUSsock SEDGE
CV		CAREX VULPINOIDEA FOX SEDGE
PA4		PACKERA AUREA GOLDEN GROUNDSEL
STREETSCAPE PLANTING		
AM		ALLIUM X 'MILLENIUM' MILLENIUM ORNAMENTAL ONION
AB2		ARONIA MELANOCARPA 'UCONNAM166' LOW SCAPE HEDGER® BLACK CHOKEBERRY
CL4		DIERVILLA LONICERA 'MICHIGAN SUNSET' DWARF BUSH HONEYSUCKLE
NW2		NEPETA X 'WALKER'S LOW' WALKER'S LOW CATMINT
RG2		RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
SA2		SESLERIA AUTUMNALIS AUTUMN MOOR GRASS
SH3		SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED
PERENNIAL & GRASS MIX		
AM3		ALLIUM X 'MILLENIUM' MILLENIUM ORNAMENTAL ONION
AN		ASTER NOVAE-ANGLIAE NEW ENGLAND ASTER
BA4		BAPTISIA AUSTRALIS BLUE WILD INDIGO
BG		BOUTELOUA GRACILIS BLUE GRAMA GRASS
CP		CAREX PENNSYLVANICA PENNSYLVANIA SEDGE
EC		ECHINACEA PURPUREA PURPLE CONEFLOWER
ET		ECHINACEA X 'TNECHKY' KISMET® YELLOW CONEFLOWER
SH4		SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED
SHRUB MIX		
CL3		DIERVILLA LONICERA 'MICHIGAN SUNSET' DWARF BUSH HONEYSUCKLE
JX		JUNIPERUS X 'GREY OWL' GREY OWL JUNIPER
RG3		RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
SHADE TOLERANT SHRUB + PERENNIAL MIX		
AF		AGASTACHE X 'BLUE FORTUNE' BLUE FORTUNE ANISE HYSSOP
AH2		AMSONIA HUBRICHTII ARKANSAS BLUESTAR
AC5		ANEMONE CANADENSIS CANADIAN ANEMONE
AD		ARUNCUS DIOICUS GOATSBEARD
BA5		BRUNNERA MACROPHYLLA 'ALEXANDER'S GREAT' ALEXANDER'S GREAT SIBERIAN BUGLOSS
CH		CAREX HOWEI 'WILLOW THE WISP' WILLOW THE WISP HOWE'S SEDGE
GM2		GERANIUM MACULATUM SPOTTED GERANIUM
RG4		RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
GROUND COVERS		
[Pattern]		DROUGHT TOLERANT TURF SEED
[Pattern]		SHADE TOLERANT LAWN



01 SITE UNDERSTORY PLANTING
1" = 16'-0"



LEGEND

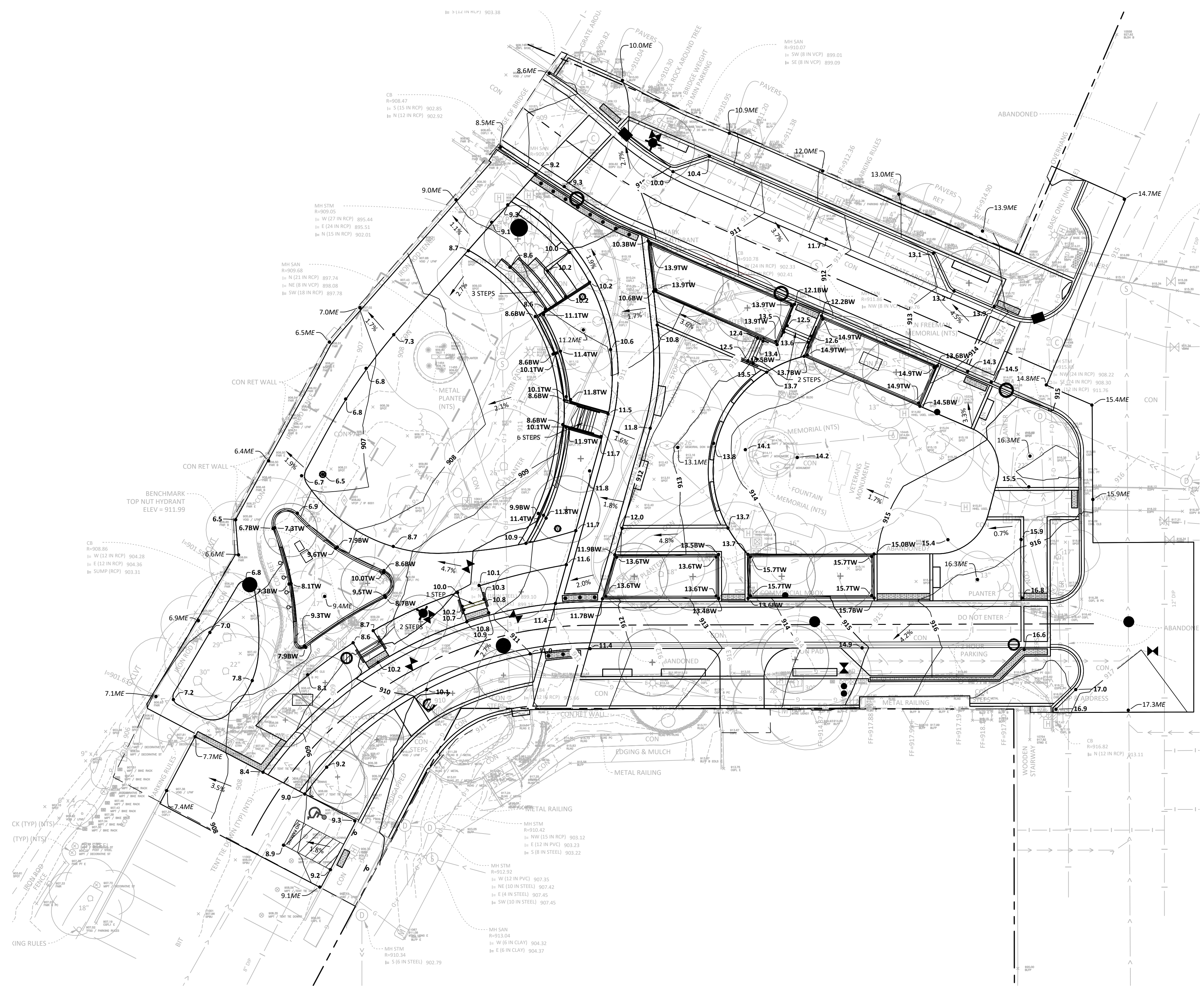
- REFERENCE KEY TO SITE DETAILS
DETAIL I.D. NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
ME = MATCH EXISTING
EOF = EMERGENCY OVERTFLOW
TC = TOP OF CURB
TW = FINISH GRADE AT HIGH SIDE OF WALL
BW = FINISH GRADE AT LOW SIDE OF WALL
- PROPOSED GRADING LIMITS
- APPROXIMATE SOIL BORING / TEST PIT LOCATION
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED HYDRANT (HYD)
- PROPOSED GATE VALVE (GV)
- PROPERTY LINE

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING / LAYOUT.
3. OBTAIN AND PAY FOR ALL RELATED CONSTRUCTION PERMITS, INCLUDING THE NPDES PERMIT FROM THE MPCA. SUBMIT A COPY OF ALL PERMITS TO THE CITY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL SIGNAGE (CONSTRUCTION ZONES) NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS. ALL SIGNAGE LAYOUTS MUST BE DESIGNED BY THE CONTRACTOR AND APPROVED BY LOCAL AUTHORITIES.
5. INSTALL CONTROL FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.
6. INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.
7. REFER TO SPECIFICATIONS FOR DEWATERING REQUIREMENTS.
8. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
9. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND STOOP DIMENSIONS AND LAYOUT.
10. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE, SHEET XXX, FOR EROSION CONTROL REQUIREMENTS. SECTION 31 00 00 SHALL BE RESPONSIBLE FOR FULL IMPLEMENTATION OF THE SWPPP.
11. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
12. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
13. ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND LOCAL REGULATIONS.
14. MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE TO REMAIN.
15. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.
16. PROPOSED ELEVATIONS SHOWN TYPICALLY AS 10.1 OR 10 SHALL BE UNDERSTOOD TO MEAN 910.1 OR 910.
17. SPOT ELEVATIONS SHOWN IN PARKING LOTS, DRIVES AND ROADS INDICATE GUTTER GRADES, UNLESS NOTED OTHERWISE. SPOT ELEVATIONS WITH LABELS OUTSIDE THE BUILDING PERIMETER INDICATE PROPOSED GRADES OUTSIDE THE BUILDING. SPOT ELEVATIONS WITH LABELS INSIDE THE BUILDING PERIMETER INDICATE PROPOSED FINISH FLOOR ELEVATIONS.
18. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL, AS REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
19. NO FINISHED SLOPES SHALL EXCEED 4' HORIZONTAL TO 1' VERTICAL (4:1), UNLESS OTHERWISE NOTED.
20. ALL DISTURBED AREAS OUTSIDE WHICH ARE NOT DESIGNATED TO BE PAVED SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED OR SEEDED.
21. WHERE NEW SOD MEETS EXISTING SOD, CUT A CLEAN, SHARP EDGE TO ALLOW FOR A CONSISTENT, UNIFORM, AND STRAIGHT JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS. JAGGED OR UNEVEN JOINTS WILL NOT BE ACCEPTED. REMOVE TOPSOIL AT THE JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS, AS REQUIRED, TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING TURFGRASS SURFACE.
22. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT.
23. ALL WATERMAIN SHALL BE AWWA C900, CAST IRON OD, DR 18, PVC PIPE INSTALLED IN ACCORDANCE WITH ASTM D2321. ALL WATERMAIN SHALL HAVE MINIMUM 8'-0" BURY (TOP OF PIPE TO FINISH GRADE).

BENCHMARKS (FIELD VERIFY BEFORE USING)

1. TOP NUT OF HYDRANT LOCATED EAST OF DIVISION ST & SOUTH OF E 4TH ST.
ELEV: 919.22
2. TOP NUT OF HYDRANT LOCATED AT THE SW CORNER OF WATER ST S AND E 4TH ST.
ELEV: 913.49
3. TOP NUT OF HYDRANT LOCATED WEST OF WATER ST S AND NW OF THE UNITED STATES POSTAL SERVICE BUILDING 75' (+/-)
ELEV: 911.99



90% SHPO

**NORTHFIELD
BRIDGE
SQUARE**
NORTHFIELD, MN

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name Tom Whitlock
Registration# 26292

Signature _____ Date 06/17/2024

DF/ Project # 22-184

Scale AS SHOWN

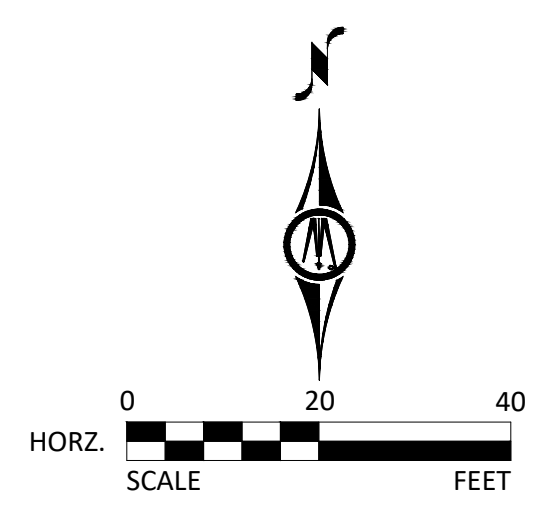
Drawn/Checked RP/AG/BE/RB

REVISION _____

NOT FOR CONSTRUCTION

**GRADING AND
DRAINAGE
PLAN**

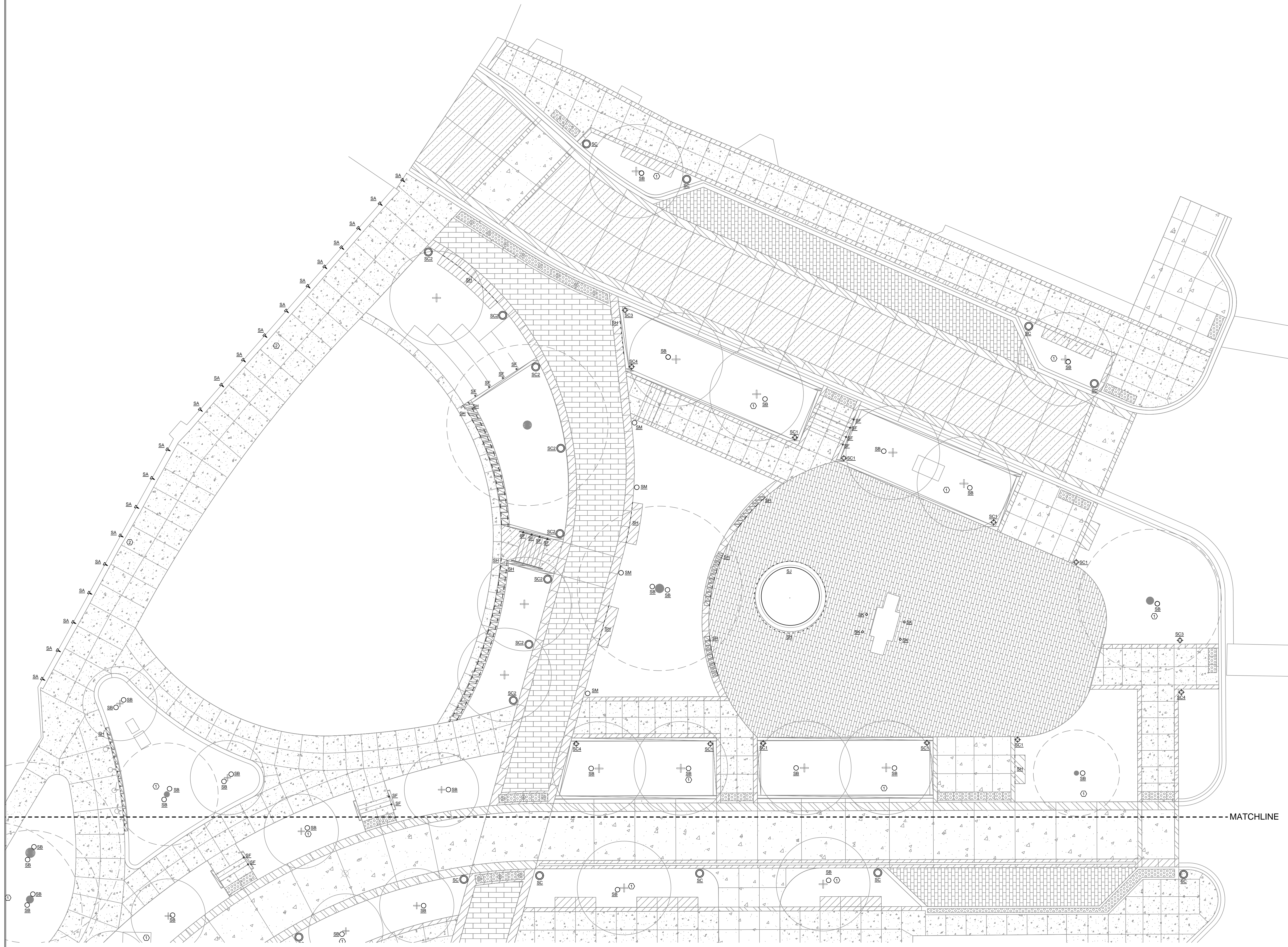
C3.01



THIS DRAWING INDICATES LIGHTING EQUIPMENT LAYOUT AND DESIGN OF LIGHTING SYSTEMS. REVIEW BY A QUALIFIED ENGINEER IS NECESSARY TO ASSURE SAFETY AND CODE COMPLIANCE.

FOR REFERENCE ONLY
REFER TO E-SERIES DRAWINGS FOR ELECTRICAL FEEDS, DISCONNECT SWITCHES, CONDUIT, AND WIRE FOR ALL LIGHTING EQUIPMENT.
DIVISION 26 CONTRACTOR SHALL PROVIDE AND INSTALL ALL LIGHTING EQUIPMENT AND CONTROL WIRING FOR A COMPLETE AND OPERABLE SYSTEM.

PRELIMINARY
NOT FOR CONSTRUCTION



90% SHPO

NORTHFIELD BRIDGE SQUARE
NORTHFIELD, MN

06/14/2024

DF/ Project #	22-184
Scale	AS SHOWN
Drawn/Checked	ATP/PPW

REVISION

NOT FOR CONSTRUCTION

GENERAL NOTES:
A. INSTALLATION SHALL CONFORM TO ALL APPLICABLE NEC, ILL. STATE AND LOCAL CODES.
B. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.
C. ALL DIMMING CIRCUITS ARE TWO WIRE. NO COMMON NEUTRALS SHALL BE USED.
D. FIELD PAINT ALL CONDUIT, JUNCTION BOXES AND HARDWARE TO MATCH ADJACENT SURFACES.
E. ELECTRICAL CONTRACTOR SHALL VERIFY ALL MOUNTING CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.
F. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL FIXTURES WITH SCHULER SHOOK PRIOR TO INSTALLATION.

KEYED NOTES:
1. PROVIDE DUPLEX IN PLANTER FOR SEASONAL LIGHTING.
2. INTEGRATE FIXTURE INTO HANDRAIL. REFER TO LANDSCAPE DRAWINGS.

MATCHLINE

THIS DRAWING INDICATES LIGHTING EQUIPMENT LAYOUT AND DESIGN OF LIGHTING SYSTEMS. REVIEW BY A QUALIFIED ENGINEER IS NECESSARY TO ASSURE SAFETY AND CODE COMPLIANCE.

FOR REFERENCE ONLY
REFER TO E-SERIES DRAWINGS FOR ELECTRICAL FEEDS, DISCONNECT SWITCHES, CONDUIT, AND WIRE FOR ALL LIGHTING EQUIPMENT. DIVISION 26 CONTRACTOR SHALL PROVIDE AND INSTALL ALL LIGHTING EQUIPMENT AND CONTROL WIRING FOR A COMPLETE AND OPERABLE SYSTEM.

PRELIMINARY
NOT FOR CONSTRUCTION



CITY OF NORTHFIELD
801 WASHINGTON STREET
NORTHFIELD, MINNESOTA 55057
DAVID.BENNETT@CI.NORTHFIELD.MN.US

DAMON FARBER LANDSCAPE ARCHITECTS
310 S 4TH AVE
MINNEAPOLIS, MN 55415
RBLASEG@DAMONFARBER.COM
612.332.7522

BOLTON & MENK
7575 GOLDEN VALLEY ROAD
SUITE 200
MINNEAPOLIS, MN 55427
DAVE.REY@BOLTON-MENK.COM
763.544.7129

NELSON-RUDIE & ASSOCIATES,
9100 49TH AVE N,
MINNEAPOLIS, MN 55428
SARAH.GREFF@NELSONRUDIE.COM
763.367.7600

SCHULER & SHOOK
219 SE MAIN ST
MINNEAPOLIS, MN 55414
PWHITAKER@SCHULERSHOOK.COM
612.339.5958



90% SHPO

NORTHFIELD BRIDGE SQUARE
NORTHFIELD, MN

1 SITE LIGHTING - LIGHTING LAYOUT
AL101 SCALE: 3/32" = 1'-0"

TYPE	REV	FIXTURE DESCRIPTION	CATALOG NUMBER	VOLTS	WATTS	CONTROL TYPE	DIMMING RANGE	DRIVER REMARKS	SOURCE	DELIVERED LUMENS	CCT	CRI	DISTRIBUTION	FIXTURE REMARKS
SA		STEP LIGHT	BEGA 24204 X3 BLK	24	2.1	NON-DIM			LED	3000	>90			STEP LIGHT
SB		TREE MOUNTED FLOODLIGHT	(2) BK LIGHTING DE-LED-168-F-LBLP-12-11-45 / BK TS-TMC-BLP-19 / RM-D27NC-BLP-MT. LOCATION OF REMOTE RIVER IN GROUND MOUNTED BOX TBD.	240	27	NON-DIM			LED	1597	3000	>90		TREE MOONLIGHT
SC		SCULPTURE	SCULPTURE WITH INTEGRAL LIGHTING PROVIDED BY OTHERS	240	92	NON-DIM			LED	8200	2700	>80		STREET POLES
SC1		POLE WITH MULTIPLE HEADS	SELUX OLPL-F40-SB2-2G350-30-BK-240-DS-0G-0S-0M-16-18-0-AT335-156-16-BK-RN5-BC3-REC2	240	70	NON-DIM			LED	6730	3000	>80		PLAZA POLES
SC2		DECORATIVE POLE	DECORATIVE POLE TBD.											COLONADE POLE
SC3		POLE WITH MULTIPLE HEADS	SELUX OLPL-F40-SB2-2G350-30-BK-240-DS-0G-0S-0A-1205-156-16-BK-RN5-BC3-REC2	240	28	NON-DIM			LED	6730	3000	>80		PLAZA POLES
SC4		POLE WITH MULTIPLE HEADS	SELUX OLPL-F40-SB3-2G350-30-BK-240-DS-0G-0S-0M-0-AT335-156-16-BK-RN5-BC3-REC2	240	42	NON-DIM			LED	6730	3000	>80		PLAZA POLES
SD		COLUMN DOWNLIGHT	BK LIGHTING AR-LED-RM-43-SP-WHP-9-11-90-3"-WM/RM-NC-WHP-MT. Contractor is responsible for remote power supply, tests, and fittings as required for a complete and operable system.	240	10	NON-DIM			LED	1230	3000	>80		PERGOLA COLUMN DOWNLIGHT
SE		NOT USED												
SF		INTEGRAL HANDRAIL	ALPHABET-750S 27K VA P88 CF. PROVIDE P70414 500 ECO DRIVERS AS REQUIRED.	240	2.2W	NON-DIM			LED	180	3000			INTEGRAL HANDRAIL LIGHT
SG		NOT USED												
SH		LINEAR SURFACE MOUNT LED	LUMINI-KBX-SF-H-30K-EFP-EFP-X-XXX" MOUNT POWER SUPPLY UNDER BENCH. POWER SUPPLY LOCATION TBD AT FOUNTAIN.	240	5W/FT	NON-DIM			LED	335 LM/FT	3000			BENCH AND OUTER FOUNTAIN LED
SI		NOT USED												
SJ		SUBMERSIBLE LINEAR	LUMINI-KBL-SF-V-PL-30K-SBFF-SBFF-X-XXX" MOUNT POWER SUPPLY UNDER BENCH. POWER SUPPLY LOCATION TBD	240	3.7W/FT	NON-DIM			LED	178	3000			FOUNTAIN SUBMERSIBLE LINEAR
SK		INGRADE UPLIGHT	BK LIGHTING HP2-LED-TR-X44-FL-XXX-10-11-TC-	240	34	NON-DIM			LED	2814	3000	>80		MONUMENT UPLIGHT
SM		BOLLARD	BEGA 84220 X3 BLK	240	15	NON-DIM			LED	1475	3000	>80		BOLLARD

- GENERAL NOTES:**
- A - CONTRACTOR SHALL VERIFY ALL MOUNTING AND RECESS CONDITIONS PRIOR TO ORDERING FIXTURES
 - B - CONTRACTOR SHALL PROVIDE ALL HARDWARE, BRACKETS, WIRING, TRANSFORMERS, REMOTE BOXES AND EQUIPMENT TO INSTALL A COMPLETE AND FUNCTIONAL SYSTEM
 - C - NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR REVIEW AND WRITTEN APPROVAL BY SCHULER SHOOK
 - D - LIGHT FIXTURE MANUFACTURERS AND ELECTRICAL CONTRACTORS TO VERIFY COMPATIBILITY OF ALL DIMMING TRANSFORMERS, DRIVERS AND BALLASTS WITH THE LIGHTING CONTROL SYSTEM.
 - E - PRICES SHOWN ARE DISTRIBUTOR NET PRICING AND DO NOT INCLUDE TAXES, FREIGHT, MARK-UP (DISTRIBUTOR OR CONTRACTOR) OR INSTALLATION COST. PRICES ARE PER FIXTURE OR LINEAR FOOT.
 - F - PRIOR TO ORDERING LUMINAIRES, CONTRACTORS SHALL VERIFY THE COMPATIBILITY OF ALL LED DRIVERS WITH THE CONTROLS BEING ORDERED. WHERE DIMMING IS REQUIRED, CONTROL DEVICES SHALL BE COMPATIBLE TO ACCESS THE FULL DIMMING CAPABILITY OF THE SPECIFIED LED FIXTURE AND DRIVER COMBINATION (WITH NO VISIBLE FLICKER OR STEPPING CLAMPY STEPPING). FAILURE TO COORDINATE DIMMERS AND DRIVERS THAT RESULT IN POOR DIMMING PERFORMANCE, AS DETERMINED BY THE LIGHTING DESIGNER AND/OR OWNER OR ELECTRICAL ENGINEER, SHALL BE RECTIFIED BY THE CONTRACTOR AT NO COST TO THE OWNER.
 - G - CONTRACTOR WILL FAMILIARIZE THEMSELVES WITH ADDRESSING OF LED FIXTURES AT BEGINNING OF PROJECT. PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE A SYSTEMS INTEGRATOR FOR ALL DIMMING SYSTEM.

- GENERAL NOTES:**
- A. INSTALLATION SHALL CONFORM TO ALL APPLICABLE NEC, UL, STATE AND LOCAL CODES.
 - B. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.
 - C. ALL DIMMING CIRCUITS ARE TWO-WIRE. NO COMMON NEUTRALS SHALL BE USED.
 - D. FIELD PAINT ALL CONDUIT, JUNCTION BOXES AND HARDWARE TO MATCH ADJACENT SURFACES.
 - E. ELECTRICAL CONTRACTOR SHALL VERIFY ALL MOUNTING CONDITIONS AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.
 - F. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL FIXTURES WITH SCHULER SHOOK PRIOR TO INSTALLATION.

- KEYED NOTES:**
- 1. PROVIDE DUPLEX IN PLANTER FOR SEASONAL LIGHTING.
 - 2. INTEGRATE FIXTURE INTO HANDRAIL. REFER TO LANDSCAPE DRAWINGS.

2 SITE LIGHTING - LIGHT FIXTURE SCHEDULE
AL101 SCALE: NO SCALE

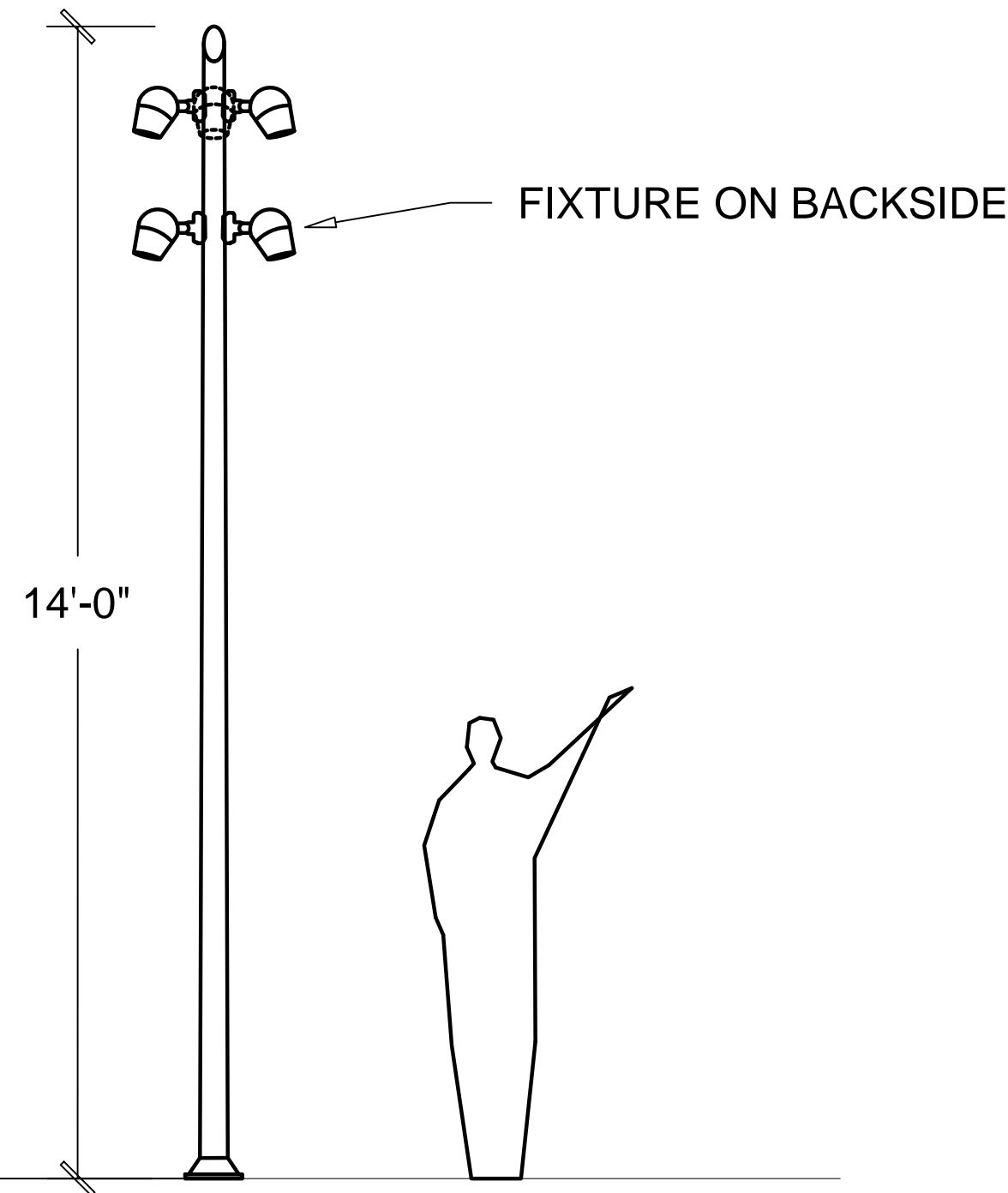
06/14/2024
DF/Project # 22-184
Scale AS SHOWN
Drawn/Checked ATP/PPW
REVISION
NOT FOR CONSTRUCTION

AL101

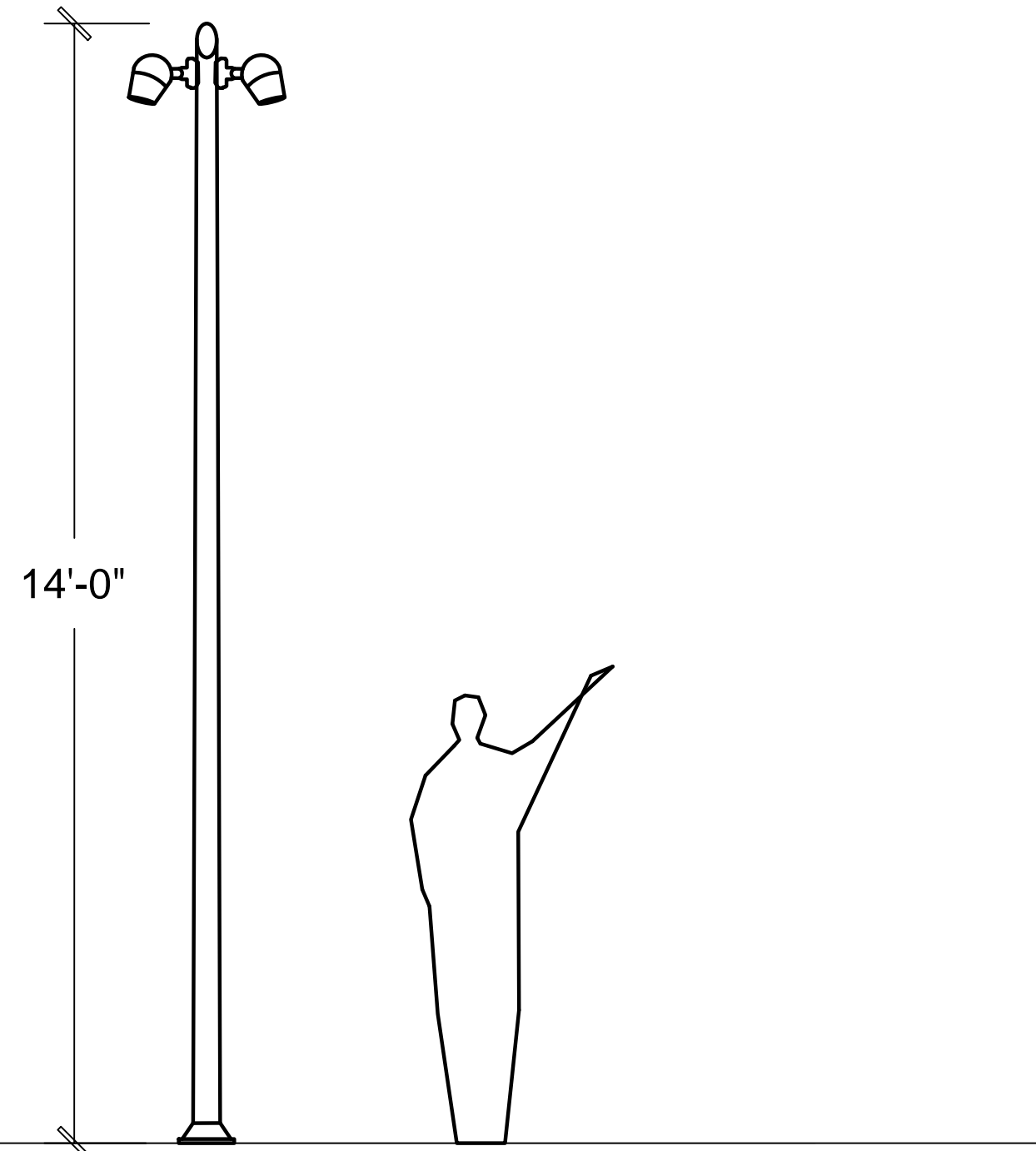
THIS DRAWING INDICATES LIGHTING EQUIPMENT LAYOUT AND DESIGN OF LIGHTING SYSTEMS. REVIEW BY A QUALIFIED ENGINEER IS NECESSARY TO ASSURE SAFETY AND CODE COMPLIANCE.

FOR REFERENCE ONLY
REFER TO E-SERIES DRAWINGS FOR ELECTRICAL FEEDS, DISCONNECT SWITCHES, CONDUIT, AND WIRE FOR ALL LIGHTING EQUIPMENT. DIVISION 26 CONTRACTOR SHALL PROVIDE AND INSTALL ALL LIGHTING EQUIPMENT AND CONTROL WIRING FOR A COMPLETE AND OPERABLE SYSTEM.

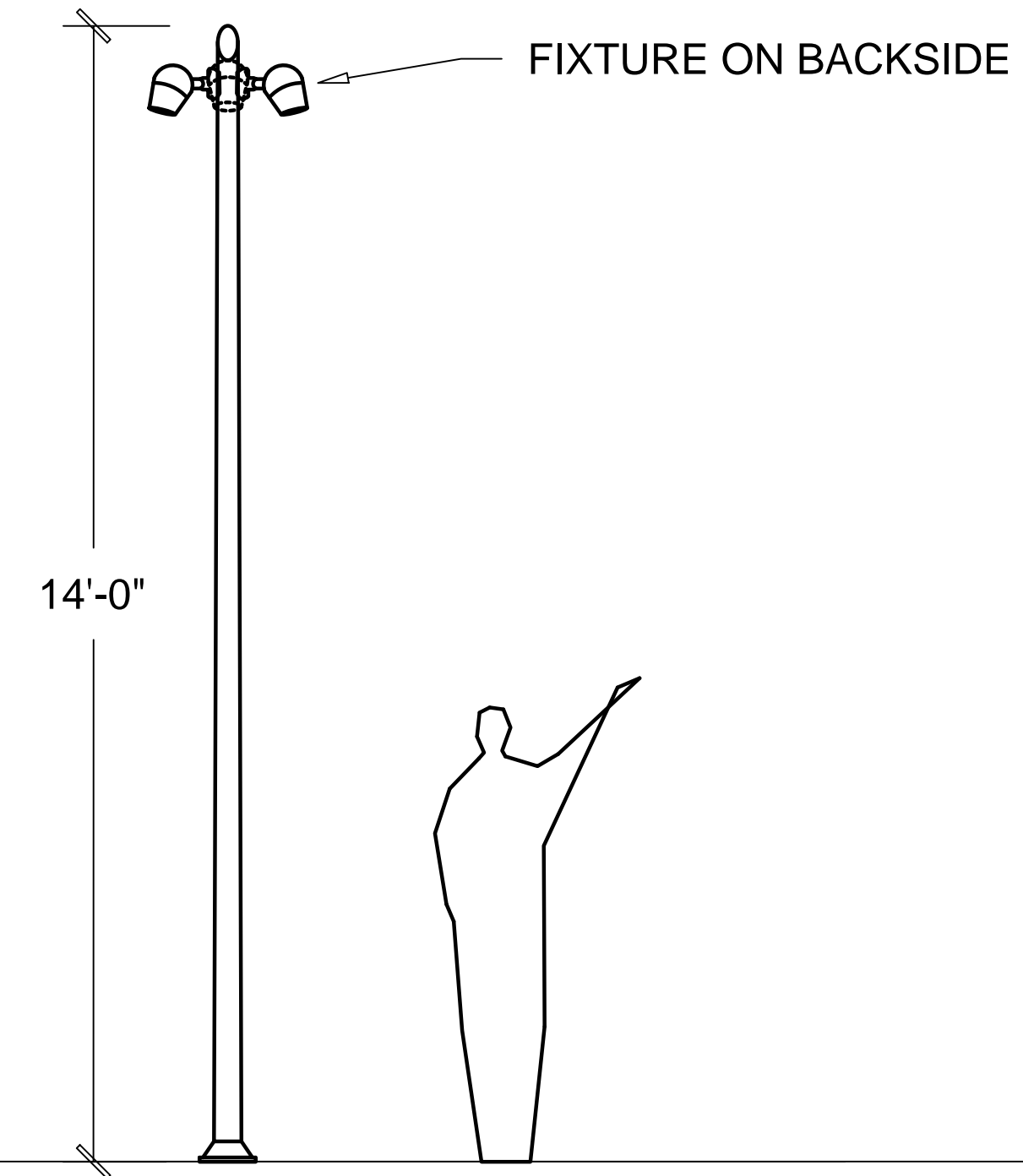
PRELIMINARY
NOT FOR CONSTRUCTION



1 SITE LIGHTING - TYPE SC1 FIXTURE ELEVATION
AL102 SCALE: NO SCALE



2 SITE LIGHTING - TYPE SC3 FIXTURE ELEVATION
AL102 SCALE: NO SCALE



3 SITE LIGHTING - TYPE SC4 FIXTURE ELEVATION
AL102 SCALE: NO SCALE

90% SHPO

NORTHFIELD BRIDGE SQUARE
NORTHFIELD, MN

DF/ Project #	22-184
Scale	AS SHOWN
Drawn/Checked	ATP/PPW

REVISION	DATE

NOT FOR CONSTRUCTION

GENERAL NOTES:
A. INSTALLATION SHALL CONFORM TO ALL APPLICABLE NEC, UL, STATE AND LOCAL CODES.
B. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.
C. ALL DIMMING CIRCUITS ARE TWO-WIRE. NO COMMON NEUTRALS SHALL BE USED.
D. FIELD PAINT ALL CONDUIT, JUNCTION BOXES AND HARDWARE TO MATCH ADJACENT SURFACES.
E. ELECTRICAL CONTRACTOR SHALL VERIFY ALL MOUNTING CONDITIONS AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.
F. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL FIXTURES WITH SCHULER SHOOK PRIOR TO INSTALLATION.

KEYED NOTES:
1. PROVIDE DUPLEX IN PLANTER FOR SEASONAL LIGHTING.
2. INTEGRATE FIXTURE INTO HANDRAIL. REFER TO LANDSCAPE DRAWINGS.

EXHIBIT B

FINDINGS OF FACT

The Northfield city ordinances outline, in Chapter 34 – Land Development Code (LDC), Section 8.5.8, the Heritage Preservation Commission’s Certificate of Appropriateness process and approval criteria. The HPC shall consider the following in evaluating an application for a certificate of appropriateness for a zoning certificate and/or building permit. Criterion (A) below must be met and criteria (B) through (G) shall be considered:

Criteria A. For all applications, the proposed action fully complies with all applicable requirements of the LDC;

This finding is met. The site is located in the C1-B: Downtown zoning district and within the H-O: Historic Overlay District, however, due to the history of the site, they have not been zoned, and are included in the right-of-way on the official zoning map. The proposed work is consistent with the requirements of the C1-B, and PB-S: Public Benefit District. The proposed lighting is consistent with the City’s Dark Sky Ordinance.

The proposed work is consistent with the Downtown Preservation Design Guidelines, and the Secretary of the Interior’s Standards for the Treatment of Historic Properties, as identified in the LDC.

Criteria B. That the proposed action is in harmony with the purpose of the H-O district for sites located in the H-O district;

This finding is met. The purpose of the H-O district is:

- (1) The city council declares as a matter of public policy that the preservation, protection, perpetuation and use of areas, places, buildings, structures, and other objects having special historical interest or value is a public necessity and is required in the interest of the health, safety, welfare and prosperity of the people.
- (2) Additionally, this overlay district has the purpose to:
 - (a) Safeguard the heritage of the city by preserving sites and structures which reflect elements of the city's cultural, social, economic, political, visual or architectural history;
 - (b) Protect and enhance the city's appeal to residents, visitors and tourists and serve as a support and stimulus to business and industry;
 - (c) Foster civic pride in the beauty and notable accomplishments of the past; and,
 - (d) Promote the preservation and continued use of historic sites and structures for the education and general welfare of the people of the city.

By preserving the Civil War Monument in place, the fountain, the general location of the Water Street Connection, and the function as a gathering place in the town the proposal preserves the historic functions and features of Bridge Square and Riverside Park. The archaeological monitoring plan will protect existing archaeological resources. The rehabilitation of the space will enhance the city’s appeal and foster civic pride in the beauty and notable accomplishments of the past.

Criteria C, That the proposed action would complement other structures within the H-O district for sites located in the H-O district;

This finding is met. The proposed rehabilitation enhances the appeal to visitors and residents of the city, increasing the functionality of the space as a public gathering space and does not include elements that would detract from or have an adverse impact on other structures in the district. An attractive public square will enhance the appeal of the buildings fronting Bridge Square, and the improved pedestrian circulation will facilitate commerce in the mixed-use walkable small-town center that is the context for the district.

Criteria D, That the proposed action is consistent with the Downtown Preservation Design Guidelines for sites located in the H-O district, and consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties for sites located within or outside the H-O district;

This finding is met. The Downtown Preservation Design Guidelines are limited in their discussion of Bridge Square and Riverside Park and focus instead on the buildings within the district. The proposed rehabilitation meets the following Secretary of the Interior Standards for Rehabilitation:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - a. The use as a public square will continue, as will the transportation use.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - a. The historic alignment of Water St. is retained, as is the Civil War Monument, and the historic viewshed of the river. With the exception of the archaeological resources, there are no additional historic materials present.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 - a. The proposed rehabilitation uses contemporary materials, and furnishings, and a contemporary design. Because the furnishings, including streetlights, benches, planters, etc. are not historic or original to the site, the replacement of these with contemporary features is appropriate and avoids creating a false sense of historical development.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - a. The retention of the fountain, while not yet historic, recognizes the potential future historic value of this feature. The Civil War Monument is now historic, despite not

being original. The viewshed is also not original, and exists due to the removal of an original mill structure, this feature has taken on its own historic significance.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

a. Not applicable.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

a. Not applicable.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

a. Not applicable.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

a. The archaeological resources identified through survey will be monitored and protected via the archaeological monitoring plan.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

a. The new construction, including planting beds, paved paths, walls, and other features will be differentiated from the old, and the massing of the proposed features is compatible with the historic use, adjacent buildings, and overall district.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

a. The proposed new construction may be removed in the future without damaging the essential form and integrity of the historic property.

Criteria E, Consideration should be given to the amount and quality of original material and design remaining in the building or structure when applying criteria, guidelines and standards;

This finding is met. Bridge Square has changed significantly since the establishment of the city. From an unpaved utilitarian space used for the loading and unloading of wagons and trucks, it was eventually paved with creosote blocks and featured a horse-watering trough. It has primarily served as transportation infrastructure and as a public gathering space. Gradually, landscaping and park-like elements have been added and expanded over the past century.

There is little of the original material remaining, however, the Civil War Monument has remained since 1921. The fountain dates to 1980, and is nearing the 50-year threshold to be considered historic. Both of these elements are to remain, while the asphalt and concrete of the curbs, sidewalks, and street surfaces will be replaced as they have reached the end of their useful life.

Criteria F, For new construction, the building or addition should be compatible with: (i) scale, texture, materials, and other visual qualities of the surrounding buildings and neighborhoods; (ii) the height, width, depth, massing and setback of the surrounding buildings; and (iii) the amount of solid wall to window and door openings, and the replacement of window and door openings, should be proportional to that of the surrounding buildings and neighborhood;

This finding is met. The new construction is consistent with a public square and maintains the historic viewsheds. It will not detract from the historic character of the district or the adjacent buildings.

Criteria G, Consideration shall be given to clear cases of economic hardship or to deprivation of reasonable use of the owner's property.

This criterion is not applicable.