

17 Bridge Square Window/Doors Replacement Historic Preservation Review



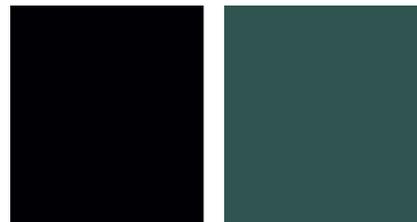
We purchased 15-17 Bridge Square in late December 2024. We've rented the main commercial space since 2008. The building has suffered decades of deferred maintenance. As new owners, my wife and I are looking forward to, over the next several years, re-vitalizing this building that been a sentry over Bridge Square for nearly 150 years.

The first stage will be to remodel the main level commercial space to increase its utility for our business, By All Mean Graphics, while honoring its history and place. The biggest first step will be to replace the front street level windows and doors.

Their current condition is one of deterioration. The thin single-paned windows rattle with the winds. There are significant gaps between the doors/windows and the framing allowing cold winds in in winter and cool air out in summer.

The awnings have been non-functional for years.

This improved window/door system will not only provide the lacking foundation that the front facade of the building sorely needs, but present a sense of pride, beauty and care that will be noted and appreciated by those who pass through Bridge Square.



We won't change the historic footprint, but rather modernize the materials for longevity, security, energy-efficiency and appeal.

We are working with NCC Builders of Northfield and Rebound Nile Architects of St. Paul, MN. Both enterprises bring expertise to this historic re-vitalization.

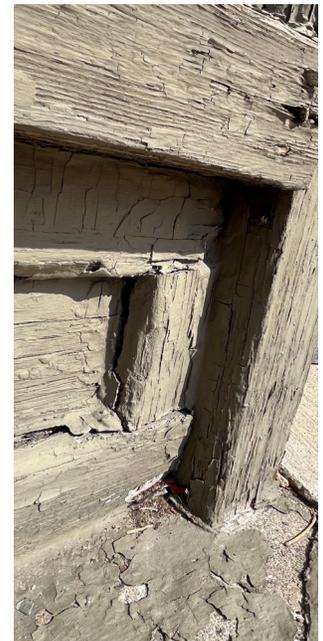
In addition to our own resources, we are being funded jointly by Northfield's Community Resource Bank and The Small Business Administration. That partnership requires that we submit our plans to the State Historic Preservation Office for their approval as well.

Though they are still being fine-tuned, these documents and this overview are an accurate representation of our plan. Please don't hesitate to reach out with any questions.

As a sidebar, in our time here we've proudly provided storage and headquarters space for community organizations including Riverwalk Market Fair, the Vintage Band Festival, the Community Band, the Northfield Downtown Development Corporation (when it held Taste of Northfield events), Wings and the Sertoma Club. That won't change.



Current Conditions – Exterior



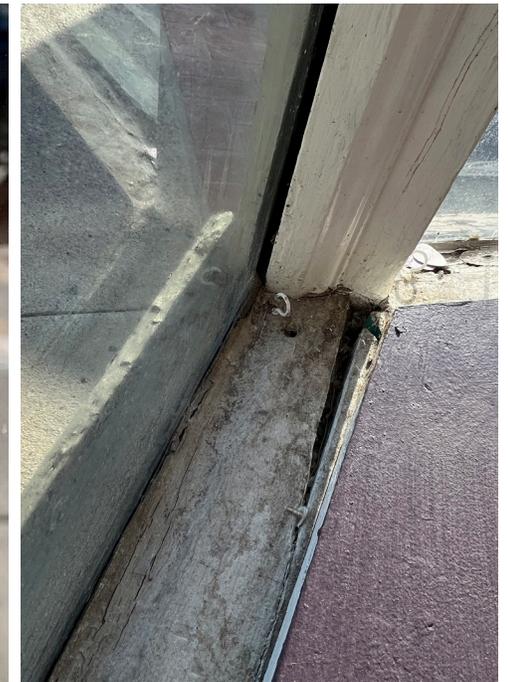
Faded and degraded wood that has been patched so many times that in many areas it doesn't provide a consistent or smooth surface to maintain or seal against the elements.

The new system will be aluminum clad for maintenance-free longevity. The lower portion will include inset rectangles mimicking the original design. The glass panels themselves will follow the current layout of glass.

These will be the same style/quality windows that have recently been installed at Division Street's Reunion Restaurant and the second floor of the First National Bank Building.



Current Conditions – Interior



The single-pane glass panels are no longer secured to the framing and set off to rattling when winds blow through. Daylight gaps between the glass and the framing allow cold outside air in during winter and cool inside air out during summer.

The gaps around the ill-fitting doors are even worse than the windows. Attempts to winterize either have been futile. The gaps are too great and the existing framing too worn out to effectively seal.

Ultra violet protection has eroded over time (upper left).

The windows and framing have reached the end of their shelf life. And no - that's not an historic 1876 bullet hole (bottom center) – it most probably came last summer from an errant rock off the tire of a passing car. An omen, perhaps, that it's time for a change...

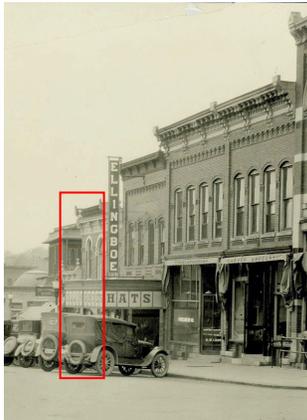
**MINNESOTA HISTORY / ARCHITECTURE INVENTORY FORM
NORTHFIELD COMMERCIAL HISTORIC DISTRICT
Rice County, Minnesota**

PROPERTY LOCATION	
Property Name: Boston Shoe Store	Inventory No.: RC-NFC-269
Address: 17 Bridge Square, Northfield, MN	PIN: 2206225018
QTR/QTR/T/R/S: NE NE Section 1 T111N R 20W and NW NW Section 6 T111N R19W	Plat Name: Original Town Block River Lots Lot 2
USGS Quad: Northfield, Minnesota	
UTM Z 15 487224E, 4922613N NAD 83	

PROPERTY INFORMATION	
Construction Date: 1879	Style: Italianate
Historic Use: commercial	Current Use: commercial
Property Type: commercial	Historic Context: "Commerce, 1856-1945"
Architect/Builder	Survey Name: Northfield Historic District Survey Revision Project, 2016
Previous NRHP Status: Contributing to Northfield Commercial Historic District	NRHP Recommendation: Contributing to Northfield Commercial Historic District
Form Prepared by: C. Zellie Landscape Research LLC	Survey Date: 3/2016



2016, looking north



Bridge Square, north side, ca. 1920.



1970s

Description

This two-story, flat-roofed building faces south on Bridge Square. It is clad in painted cream brick. The sheet-metal cornice has five prominent brackets, stamped rosettes, and egg-and-dart and rope-beaded detail. Three round-arched windows at the upper story have arched windows with filled-in transoms; replacement sash is double-hung with one-over-one lights. Early photographs of show a central hinged window to allow loading of goods, and evidence remains in the wood infill below the window. The recessed ground-floor entry has a single-leaf door and is flanked by windows and transoms. A single-leaf wood door in the side entry has a glazed transom. There is a tin ceiling, apparently historic, at the entry and at the store interior. The building appears to have had recent exterior painting.

History

Built for Charles Anderson. After 1895, used continuously as a shoe store, including Berg Shoes in the 1980s.

Significance and Historic Context(s)

This building is part of the first period of Northfield's commercial development, from ca. 1856 to 1880, when 17 of the 65 historic district buildings were constructed. It is associated with the Northfield historic context, "Commerce, 1856-1945" (Northfield Preservation Plan, 1992).

Historic photographs: Northfield Historical Society