



Legislation Text

File #: TMP-9900, **Version:** 1

Meeting Date: May 3, 2023

To: Members of the Heritage Preservation Commission

From: Reeve Needham, Assistant City Planner

Discuss Proposed Rehabilitation of Bridge Square.

Action Requested:

The Heritage Preservation Commission is asked to review and provide comments on the revised plans for Bridge Square.

Summary Report:

Bridge Square is a contributing property to the Northfield Commercial Historic District and the District's period of significance is 1855 to 1945. Bridge Square contains one contributing structure (monument), one non-contributing structure (fountain), and two contributing sites (square and park). Additional details on the historic nature of Bridge Square are included as attachments.

The HPC reviewed the initial Bridge Square concept plans in 2021 and 2022, approving a formal comment letter on the plans on March 10, 2022. This comment letter and the staff report are attached.

In April 2022, the Bridge Square concept plans were submitted to the State Historic Preservation Office (SHPO) for review. The review letter from SHPO is attached. SHPO made two initial recommendations: a Phase I Archaeological Survey and that Water Street should "not be abandoned in order to transform the historic landscape features from two separate green spaces into one large green space." The City has contracted with 106 Group for the Phase I Archaeological Survey and additional historic research.

On June 21, 2022, City Council approved the Bridge Square concept plan. On November 1, 2022, City Council approved a contract with Damon Farber for the design of Bridge Square. Damon Farber is working on the design plans with a project team composed of:

- Prime Consultant / Landscape Architect - Damon Farber Landscape Architects
- Subconsultant / Design oversight - Bob Close and Bruce Jacobsen
- Subconsultant / Civil Engineer - Bolton & Menk
- Subconsultant / Electrical Engineer - Nelson Rudie Associates
- Subconsultant / Lighting Design - Schuler & Shook

Damon Farber has worked to incorporate the comments from the HPC, SHPO, City Council, Planning Commission, Parks and Recreation Advisory Board, Arts and Culture Commission, Chamber of Commerce, Northfield Historical Society, Riverwalk Market Fair, Vintage Band Festival, Defeat of Jesse James Days committee, and other stakeholders and members of the public into the design plans.

The 106 Group has also reviewed initial Bridge Square plans and offered interpretation for Damon Farber. A summary design review of the Bridge Square plans from 106 Group is attached.

With the HPC's comment letter, SHPO's comment letter, and additional input, the project team has worked to revise the plans. The most recent design plans are attached. In these plans, Water Street is retained per the HPC's and SHPO's recommendations. In addition, there are no proposed changes to the fountain.

Damon Farber will be presenting the plans. The HPC is asked to review the design plans and provide input to Damon Farber and the City.

In addition, the City is seeking input on the Bridge Square plans from other commissions, City Council, and the public. The plans will also be submitted and reviewed by SHPO.

This item is for comment and discussion only and will be return in the future for formal approval of the Certificate of Appropriateness (COA). At that time, the HPC will be asked to review and make findings on the design plans against the criteria for COAs in the Land Development Code 8.5.8, which is as follows:

- (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 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;
- (g) Consideration shall be given to clear cases of economic hardship or to deprivation of reasonable use of the owner's property.

Alternative Options:

N/A

Financial Impacts:

To be determined

Tentative Timeline:

See attached timeline within the presentation.