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CHATFIELD CENTER FOR THE ARTS PRESERVATION PLAN

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INTRODUCTION

The City of Chatfield plans to renovate the historic Chatfield High School (hereafter referred to as the 1916 School Building) and the Auditorium-Gymnasium Addition (hereafter referred to as the 1936 Auditorium) for adaptive use as the Chatfield Center for the Arts. For residents of Chatfield, the acquisition, rehabilitation, and adaptive use of the former public school buildings will allow this property to continue to be the focal point of the community by providing a sense of place that is deeply rooted in community history. Because each of the historic buildings represents a unique and irreplaceable cultural resource, preservation planning is crucial to successful redevelopment of the property.

This document builds upon a body of pre-development work which has been evolving since 2007, when a steering committee formed by the school district and the city established a strong, shared vision for the project and began gathering the necessary information to create a detailed development plan. An intensive survey and evaluation of the property's historical and architectural significance was conducted by the city's historic preservation planner, resulting in a determination of National Register eligibility by the Minnesota State Historic Preservation Office (SHPO) on August 5, 2009. With the SHPO opinion of National Register eligibility in hand, the stakeholders authorized development of the Preservation Plan, which evolved gradually over the course of several months. Simultaneously, more advanced feasibility studies and predesign work was undertaken in anticipation of the 2010 state bonding request. Creation of an architectural concept plan took time and creativity, and the steering committee approved predesign drawings prepared by the city's team of preservation architects only hours before the transfer of ownership from the school district to the Chatfield Economic Authority (EDA) was executed on February 12, 2010.

The Preservation Plan is project-specific and is intended to be utilized by the property owners to guide development and management decisions and to inform other planning documents. It is not a static document: as the project evolves from predevelopment into the construction phase, it will need to integrate new information that is developed as a result of additional research and design work. As such, it would be appropriate for it to exist only in an electronic format until it is redacted into actual construction documents.

PROJECT CONCEPT

The Chatfield Center for the Arts project as conceived will address three major initiatives with important historic preservation outcomes:

1. Renovation of the 1936 Auditorium, focusing on modernization of its electrical, stage lighting, acoustical, fire and life safety, and HVAC systems; restoration of the windows and doors; conversion of the former gymnasium area into specialized back of stage facilities; and installation of new restroom facilities on the lower level.

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2. Rehabilitation of the 1916 School Building to house auditorium support functions and provide new office space, community rooms, and common areas with full ADA accessibility; including electrical, lighting, and HVAC system upgrades, installation of appropriate windows and doors, additional restrooms, and restoration of the original gymnasium.
3. Construction of an appropriately designed infill lobby addition between the two buildings that will preserve and integrate the historic architectural elements while promoting overall sustainability.

The project, which will be completed in multiple phases over several years, will create a major regional performing arts venue and cultural attraction that will provide community organizations and touring attractions with modern theatrical production facilities, as well as space for meetings, lectures, exhibitions, parties, galas, conventions, and other special events.

DESCRIPTION OF EXISTING CONDITIONS

The subject property is located at 405 South Main Street adjacent to Town Square Park on the southern edge of Chatfield's historic central business district. It encompasses an entire city block (commonly known as the "School Block"), bounded by Main, Fourth, Twiford, and Fifth Streets. The historic property consists of two connected buildings: the former Chatfield High School (also commonly known as the Chosen Valley Elementary School), constructed in 1916, and the Auditorium-Gymnasium Addition (commonly known as the George H. Potter Auditorium), which was built in 1936. In 1954, a two-story classroom and gymnasium-lunch room addition was attached to the north elevation of the 1916 building; this structure was removed in 2011. A one-story boiler room is connected to the rear of the school and provides steam heat to both buildings.

The 1916 School Building is a two-story, wood-framed structure with brick wall cladding, stone trim, and a narrow pressed metal cornice. It has a modified rectangular ground plan and a flat roof surrounded by a low parapet. Designed by Minneapolis architects William W. Tyrie and George H. Chapman, the building reflects the movement toward standardized design which characterized American public school architecture during the early part of the twentieth century. In terms of architectural style, it might best be categorized as a reserved rendition of the Mission Revival aesthetic executed in brown brick trimmed with Indiana limestone, with relatively little in the way of façade embellishment; it relies primarily on its symmetrical fenestration and balanced proportions for visual effect. The building is structurally sound and in a fair state of preservation, notwithstanding the removal of its original windows and doors and some minor façade deterioration resulting from inappropriate structural additions and deferred maintenance. The interior was completely remodeled in 1960, but the building has received little substantial upgrade since then; consequently, many of its systems are near the end of their useful life. All asbestos containing material was removed in 2009.

The 1936 Auditorium is attached to the 1916 building by means of a single-story brick passageway. The PWA Moderne styled building features steel frame and concrete construction, brick wall cladding with stone trim, and a prominent entrance with a classical entablature. The auditorium-gymnasium addition was designed by the Saint Paul architecture and engineering firm of Toltz, King & Day, Inc. and construction was financed in part with federal funds from the Public Works Administration (PWA). Designed to accommodate large audiences, the interior space is dominated

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by the sloped main floor and balcony with fixed seating for over 900, and the raised proscenium stage also served as the gymnasium floor. Overall, the Auditorium is in an excellent state of preservation and no major renovations have been undertaken since original construction.

HISTORICAL SIGNIFICANCE

The 1916 School Building and 1936 Auditorium have been determined eligible for listing in the National Register of Historic Places as a single historic resource. The city intends to prepare the necessary registration documents and request the SHPO to nominate the property to the National Register at the earliest possible date.

HISTORIC CHARACTER DEFINING ARCHITECTURAL FEATURES

Planning for the Chatfield Center for the Arts project will focus on preserving historically significant, character defining architectural features. These features represent a combination of design elements and materials that were created during the property's period of historic significance (1916 to 1959) and therefore constitute the physical links between the past and the present. Because not everything that is old is necessarily worth preserving, preservation treatment strategies emphasize the conservation of specific features which are essential for conveying the property's significant historical qualities and architectural aspects.

The significant historic character defining features of the 1916 building are its:

- Standardized, "alphabet plan" form
- Simple rectangular volume, emphasis on the horizontal
- Symmetrical, balanced arrangement of windows and doors
- Mission Revival-inspired arches and iron balconets above the main entrances
- High proportion of window-to-wall area (designed for daylight and ventilation)
- Interior design reflects arts-and-crafts aesthetic, dependent upon machine-made effects (millwork, wood strip floors, wall treatments)

The significant, visually distinctive character defining features of the 1936 building are its:

- Smooth-surfaced, box-like shape
- Symmetrical massing and proportions on all four elevations
- Extensive use of poured in place concrete
- Prominent main entrance with Classical detailing (engaged piers, entablature)
- Continuity of façade details with the 1916 building

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- Horizontal layering of floors
- Interior plan and features reflecting the pattern language of the Moderne style
- Public spaces on three levels: lobby, proscenium stage, main floor and balcony seating areas, mezzanine level board room

The two buildings share the following character defining elements:

- Rectilinear building forms
- Parapeted roofs
- Brown brick exterior walls trimmed with smooth Indiana limestone
- Building mass is balanced proportionally with open space

The 1954 addition to the 1916 School Building ~~is~~ was not regarded as an important character defining aspect of the property; for historic preservation planning purposes, the addition was considered a noncontributing structure and was demolished in 2011.

GENERAL STANDARDS FOR PRESERVATION PROJECTS

The National Historic Preservation Act of 1966 makes the Secretary of the Interior responsible for establishing standards for the National Register program. In fulfillment of this responsibility, the National Park Service has developed the Secretary of the Interior's Standards for the Treatment of Historic Properties. These standards define the general and specific treatments that may be applied to National Register properties, encompassing four general treatment approaches: preservation, rehabilitation, restoration, and reconstruction. The Secretary of the Interior's Standards for Rehabilitation provide the conceptual underpinnings for this preservation plan because the primary objective of the project is to return the 1916 and 1936 buildings to a state of utility through repairs and alterations that make possible an efficient contemporary use while preserving those features of the property which are significant to its historical, architectural, and cultural values.

The following general statements, adapted from the Standards for Rehabilitation, will guide decisions made as part of the design and construction process:

1. All work on historic buildings will be undertaken in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
2. Every reasonable effort will be made to provide a compatible use for the 1916 and 1936 buildings that requires minimal alteration of the historic structures and its environment.

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3. All work will be designed and executed in a manner that preserves and sustains the distinguishing original qualities and historic character-defining architectural features of the School Building and the Auditorium; no significant historic material or distinctive architectural feature will be removed or altered.
4. The historic property will be recognized as a product of its own time; for planning purposes, its period of historical significance is 1916 to 1959.
5. Changes which have taken place in the course of time will be treated as evidence of the property's history and development. Although designed and built as an addition to the 1916 School Building, the 1936 Auditorium has acquired significance in its own right and its historical, architectural, and cultural values will be recognized and respected.
6. Distinctive stylistic features and examples of skilled craftsmanship will be treated with sensitivity.
7. Deteriorated architectural features will be repaired rather than replaced, wherever possible. Where replacement is necessary, the new material should match the material being replaced in composition, color, texture, and other visual qualities. Repair or replacement of missing architecture features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements.
8. The surface cleaning of the 1916 and 1936 buildings will be undertaken with the gentlest means possible. Under no circumstances will sandblasting or other harsh cleaning methods be undertaken that might damage historic building materials.
9. Every reasonable effort will be made to protect and preserve historic landscape resources in Town Square Park which may be affected by rehabilitation work on the 1916 and 1936 buildings.

Although they are neither regulatory nor prescriptive, the Secretary of the Interior's Standards are the required basis for SHPO review and compliance with Section 106 of the National Historic Preservation Act, which would apply if any part of the Chatfield Center for the Performing Arts project were to become a "federal undertaking" due to the use of federal funds.

CRITICAL PRESERVATION ISSUES

Planning for the arts center project is focused on three critical historic preservation issues: design of the new lobby addition in the space between the 1916 and 1936 buildings, conservation of historic interiors in both buildings, and interim security and fire safety measures. The following pages provide information that supports the predesign concept approved by the project stakeholders in February, 2010.

NEW LOBBY ADDITION

The need to increase the amount of usable interior space and improve accessibility for persons with disabilities without significantly altering the appearance of either historic building presented a difficult design challenge. Traditionally, the preferred approach has been to design structural additions for historic buildings with the new work placed on a secondary (side or rear) elevation, but for this project the city's historic architectural consultant team has developed a creative, yet practical alternative. The predesign plans call for construction of a two-story, glass-enclosed infill lobby addition in the space between the 1916 and 1936 buildings that will provide additional public areas, informal gathering space, and new elevator and stairway connections. Portions of the existing architecture are also incorporated in the new work, which reanimates the connection between the two historic buildings without obscuring or damaging significant historic character defining architectural details. The new work has been designed to meet current building code and accessibility requirements.

The Secretary of the Interior has established the following specific standards for the design of structural additions in rehabilitation projects:

- Contemporary designs for alterations and additions to existing historic properties shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment; and
- Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic structure would be unimpaired.

The proposed new lobby addition has a major role to play in the sustainability of the redevelopment project. First and foremost, it will increase the amount of usable interior space without damaging significant historic architectural features and materials. The addition will make both historic buildings more functional by providing new public entrances and a reception area, with informal gathering space on both stories that can be used for displays of public art, information kiosks, and special exhibits. An interior elevator and stairways will provide new ADA compliant connections between the two historic buildings. (As designed, the elevator will provide access to the second floor of the 1916 building as well as the lower level of the auditorium. Access to the balcony level in the auditorium would require construction of a concrete slab walkway inside the auditorium.)

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The design of the lobby addition is characterized by its transparent curtain walls of large glass panels set in steel frames, creating an open, light-filled space that envelops the historic passageway between the two buildings. The new construction will not radically change the profiles and proportions of the historic buildings and the lobby floors align with existing floor levels to help translate the rhythm of the historic spaces on either side. Most importantly, there will be minimal loss of historic fabric. Inside the lobby, the old brick walls and windows will be exposed, further enhancing the visual distinction between old and new construction.

In economic terms, the planned infill lobby addition is more cost effective than an addition attached to the rear of the 1916 building because it avoids radical changes in the size, scale, and mass of the property and minimizes the amount of required new construction. The reduction in building footprint will translate into reduced construction costs. Because the new lobby will share existing systems with the historic buildings, the proportion of usable area will be increased. The dramatic design and enhanced aesthetic appeal should also result in a higher market appeal for the performing arts center.

CONSERVATION OF HISTORIC INTERIORS

The historical significance and integrity of the subject property rests in large measure upon its intact exterior features and overall architectural character. However, there are interior spaces, materials, and details in both buildings which are considered worthy of conservation because they help define the historic character of the property. While the existing interior features of the 1936 Auditorium will probably not require any substantial alteration, rehabilitation of the 1916 School Building will need to address reinforcement of inadequate structural system components, repairs to windows and doors, installation of new flooring in the former classrooms, electrical, plumbing and HVAC system upgrades, and other improvements that will probably have some effect on historic features, including stairs, handrails, baseboard and cornice moldings, skylights, lath and plaster walls and ceilings, windows, doorways, and floors. (The original classroom configuration and much of the pre-1959 interior architectural detailing was previously altered as a result of a succession of school remodeling projects, culminating in the 2009 asbestos abatement program.) All new interior work should be designed and carried out in a manner that preserves in place as much historic material as possible. Reinforcement required for structural stability or the installation of code-required structural and mechanical systems will need to be concealed, whenever possible, so as not to intrude or detract from the 1916 building's aesthetic and historical qualities, except where concealment might result in the alteration or destruction of historically important materials or spaces.

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INTERIM SECURITY AND FIRE SAFETY MEASURES

Protecting the historic buildings against natural and man-made hazards is always a high priority, but security and fire safety are especially important when they are temporarily vacant, underused, or while renovation activities are underway. The most important hazards include vandalism, theft, arson, damaging wind and rainstorms, and animal action.

Fire safety must be the number one priority: once a fire starts, a historic building is going to be irreversibly damaged, if not totally lost, regardless of the response time or skill of the fire fighters. Both buildings need to be protected, but the 1916 building is particularly vulnerable to fire, and the risk will increase whenever rehabilitation work is going on. The key to successful fire prevention is regular inspection and remedying hazards immediately. A fire protection and response plan should also be developed and appropriate training exercises held on-site.

The importance of integrating building security into historic preservation planning cannot be overstated. Statistically, historic properties are most likely to be broken into and vandalized whenever they are vacant and during renovation. Together with good door locks, basic outdoor and indoor security lighting systems will help reduce the risk of vandalism, theft, and arson by creating enough light to make the buildings visible from the street. Additional security lighting and police patrol may be required while high-risk activities are underway. New architectural lighting will need to be appropriate for use on a historic building and the fixtures should complement, and not detract from, the property's historic character defining features.

INTERPRETATION

Interpretation will help visitors and users to gain a better understanding of the 1916 and 1936 buildings and help everyone become wholly integrated with the past, the present, and the future of the Chatfield Center for the Arts. When done effectively, it can bridge the gap of time, provide personal relevance, and broaden perspectives—and because we protect what we understand and value, interpretation is an important aspect of preservation planning because it fosters heritage stewardship at a personal and community level. Among other benefits, historical interpretation can provide a sense of regional and community pride which will enhance the property's value as a cultural tourism attraction.

Planning for historic interpretation will need to establish goals that compliment preservation and rehabilitation treatment strategies. The arts center buildings are well suited for interpretation because they represent historically important and architecturally noteworthy building types and the buildings themselves reflect diverse historical and cultural themes. Available historical documentation, including archival photographs, architectural plans, and written information, will serve as the basis for developing meaningful, provocative, and interesting interpretive programs. Traditional interpretation activities would include guided tours, self-guided brochures, computer-aided tours, exhibits, and signs directed at arts center patrons. More ambitious interpretive programs could involve “virtual” tours on the Internet or interactive multimedia kiosks with touch-screen displays. Interpretation could also include outdoor exhibits and historical markers designed to assist casual visitors who are passing through the area.

TREATMENT RECOMMENDATIONS

This section provides detailed guidance for decisions involving the preservation, protection, and use of the historic property by delineating those important architectural elements which require special protection and recommending specific treatments that are economical but do not sacrifice historic integrity. The recommendations will inform the preparation of detailed construction drawings and other planning documents.

1916 SCHOOL BUILDING

Adaptive use is the only way that the 1916 School Building will be preserved and to be successful, rehabilitation treatments will need to respect and retain the building's historical significance and architectural integrity, while adding a contemporary layer that provides value for the future. The primary objective is to return the building to a state of utility through repairs and minor alterations that will make possible an efficient new use while preserving those features which are significant to its historical and architectural values.

Structural Systems

- Rehabilitation treatments need to recognize the special problems inherent in the building's structural systems.
- Adequately treat all known structural problems at the earliest opportunity. Damaged, weakened, or inadequate structural systems should be stabilized and repaired, and replaced only when necessary.
- Minimize the use of heavy machinery that could disturb foundation walls or undermine the structural stability of the building.

Walls

- The original brick wall cladding and stone trim should be retained.
- Existing brickwork should be repointed only where there is visible evidence of moisture problems or where mortar is missing; and the old mortar should be duplicated in composition, color, joint profile, and texture.
- Deteriorated or damaged masonry should be repaired; if replacement is necessary, the new brick, stone, or concrete should duplicate the old as closely as possible.

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- The original metal cornice should be retained. Where necessary, deteriorated or missing material should be repaired or replaced in-kind.

Roof

- If may be necessary to modify the shape and material of the existing light-frame truss roof. The new roof should not be visible from the street.
- The parapet walls contribute to the building's architectural character and should be preserved intact.
- The original skylights should be restored. Installation of new skylights is appropriate, provided they are not visible from the street.

Windows and Doors

- The location and size of existing window and door openings need be retained.
- The existing window sash is inappropriate and should be replaced with custom wood double-hung sash that replicate the original windows in design, material, and hardware.
- New storm windows and screens should be visually unobtrusive.
- The wrought-iron balconets and arched window surrounds above the entrances (facing Main Street) are important to the property's historic integrity and should be retained.
- New doors should duplicate the design, materials, and hardware of the originals.

Entrances

- Ramps for handicap accessibility in relation to the entrances on the Main Street elevation should be designed so that they do not detract from their originally intended appearance.
- If a ramp for handicap accessibility is required on the Twiford Street elevation, the existing doorway, door, and steps may need to be altered to fully comply with ADA requirements.

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Exterior Finishes

- Clean masonry walls only when necessary to halt deterioration or to remove stains. Always use the gentlest means possible, such as low pressure water and scrubbing and rising using soft natural bristle brushes. The use of chemical cleaning products is generally not recommended.
- Historic masonry exposed by demolition of the 1954 classroom wing should be cleaned using hand tools.
- Cleaning of the cornice should use appropriate architectural metals cleaning substances and methods that will not abrade the surface or alter the color of the original sheet metal.

Interior Features & Finishes

- Retain as much original material as possible.
- Remove dropped ceilings.
- Avoid installing new decorative treatments which use historically inappropriate materials, such as vinyl, plastic or imitation wood paneling or flooring (except in utility areas).
- Repair damaged or deteriorated lath and plaster walls and ceilings, wooden moldings, wood paneling, and terrazzo floors, replacing damaged or deteriorated material with new material that duplicates the old as closely as possible.
- Demolition of non-load bearing walls and partitions is an appropriate rehabilitation treatment.
- Restore the historic skylights; new skylights would be appropriate for public rooms.
- Replace the wood floors removed as part of the 2009 asbestos abatement program with new hardwood flooring (preferably from trees cut and milled in southeastern Minnesota).
- Whenever possible, use native species for new woodwork, including doorways, windows, baseboards, and moldings.

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- Discover the original paint colors, finishes and other decorative finishes.
- Remove paint from wood trim that was painted over. When treating unpainted woodwork, complete stripping may not be necessary for removing damaged or deteriorated finishes.

Mechanical Systems

- HVAC and other mechanical systems should be installed in areas and spaces that will require the least possible loss of historic fabric.
- Adapt and reuse as much of the original heating and ventilating systems as possible.

Safety and Code Requirements

- Comply with building and fire code requirements and install life safety measures in such a manner that the essential historic character of the building is not harmed.
- Provide for adequate safety without dependence on any single safeguard.
- Install automatic sprinkler systems that are visually unobtrusive.

Garage

- The existing garage (currently used for storage) on the back of the building is not a historic structure; it distracts from the property's historic character and therefore should not be retained.

1936 AUDITORIUM

Adaptive use of the 1936 Auditorium should have minimal impact on the building's architectural integrity. However, to ensure that its historic fabric will be properly cared for, while making better use of the building itself, renovation will need to apply measures that preserve intact the existing form, integrity, and materials of the building's exterior. There will need to be minor alterations to some interior spaces in order to make the auditorium more efficient.

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Walls

- The original brick, stone, and concrete masonry and mortar should be retained.
- Brickwork should be repointed only where there is visible evidence of moisture problems or where mortar is missing; and the old mortar should be duplicated in composition, color, joint profile, and texture.
- Deteriorated or damaged masonry should be repaired. If replacement is necessary, the new brick, stone, or concrete should duplicate the old as closely as possible.
- The original metal cornice should be retained. Wherever necessary, deteriorated or missing material should be repaired or replaced in-kind.

Roof

- The original roof shape should be preserved and the original roof material should be retained.
- The parapet walls contribute to the building's architectural character and should be preserved intact.

Windows and Doors

- The location and size of existing window and door openings will need to be retained.
- The existing windows are not appropriate and should be replaced with custom windows that duplicate the design and material of the originals.
- New storm windows and screens should be visually unobtrusive.
- New main entry doors should duplicate the design, material, and hardware of the originals.

Entrances

- The classical detailing and concrete steps leading to the main entrance should be retained intact.

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Exterior Finishes

- Clean masonry walls only when necessary to halt deterioration or to remove stains. Always use the gentlest means possible, such as low pressure water and scrubbing and rinsing using soft natural bristle brushes. The use of chemical cleaning products is generally not recommended.
- Cleaning of the cornice should use appropriate architectural metals cleaning substances and methods that will not abrade the surface or alter the color of the original sheet metal

Interior Features & Finishes

- Retain all of the historically significant, character-defining interior features of the auditorium including the main floor and balcony seating areas, the proscenium stage, lobby, and mezzanine-level board room.
- Preserve as much as possible of the 1936 floor plan, the spatial relationship and size of the rooms, corridors, and other aspects of the original design.
- Retain as much original material, architectural features, and hardware as possible and avoid installing new decorative material that is historically inappropriate, such as vinyl or imitation wood paneling (except in utility areas).
- Repair damaged or deteriorated walls, ceilings and floors, replacing damaged or deteriorated material with new material that duplicates the old as closely as possible.
- Restore the Board Room to recover the decorative details as it appeared at a specific point in time during the property's period of historical significance (1936-1959).
- Discover the original paint colors and decorative finishes in public areas.

Mechanical Systems

- New HVAC and other mechanical systems should be installed in areas and spaces that will require the least possible alteration of the auditorium's physical appearance.

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Safety and Code Requirements

- Comply with building and fire code requirements and install life safety measures in such a manner that the essential historic character of the building is not harmed.
- Provide for adequate safety without dependence on any single safeguard.
- Install automated sprinkler systems that are visually unobtrusive.

BUILDING GROUNDS

Treatment of the building grounds will be guided by the concept of rehabilitation. The open space areas would be set aside for pedestrians and provide for multiple uses, including outdoor exhibits and special events. It is anticipated that the parts of the property adjoining Town Square Park will quickly evolve into a people-oriented outdoor destination in its own right.

Spatial Organization and Setbacks

- The School Block physically and historically comprises a specific environment with its own unique identity of time and space. New landscape architecture needs to respect the spatial relationships between component elements of the property and downtown streetscape.
- The existing building setbacks from public streets should be retained.
- Redevelopment should not include large areas of off-street parking anywhere inside the boundaries of the historic property (except for restricted parking along Fourth Street and temporary truck parking in the service areas behind the auditorium).

Topography and Landscaping

- Identify, retain, and preserve historic topographic features, including lawns and circulation features.
- Preserve existing grades and land surfaces except to correct drainage problems.

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- Evaluate the condition and determine the age of the historic retaining wall along Fifth Street; stabilize, protect, and maintain the historic stone work and replace in-kind those portions which are too deteriorated to repair; the new stone work should match the original in composition, color, and texture.

Vegetation

- Identify and retain trees, shrubbery and other plantings that reflect the history and development of the property, particularly those which were in place during its period of historic significance.
- Install new plantings that are compatible with the historic character of the property.
- Monitor the age, health and vigor of boulevard trees.
- Recognize that day-to-day, seasonal, and cyclical grounds keeping and other horticultural tasks can cumulatively alter the character of the historic landscape.

Circulation

- Retain the walkways that have traditionally linked the historic buildings to their environment.
- Maintenance and repair of walkways should emphasize retention of the maximum amount of existing concrete surface while utilizing as little new material as possible; repairs to existing walkways should be non-destructive.
- Limited replacement in-kind of missing or extensively deteriorated portions of historic walkways and steps would be appropriate; the replacement material should match the historic surfaces both physically and visually.
- New walkways and steps should be physically and visually compatible with historic structures.

Structures, Furnishings & Objects

- Install new street lights, benches, and signs that are visually compatible with the character and mood of the historic property.

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Accessibility

- Because accessibility to historic buildings is required by the Americans with Disabilities Act, it may be necessary to modify some existing landscape features, such as walkways and vehicle parking areas, to bring them into compliance with accessibility code requirements; the goal is to provide the highest level of access with the lowest level of impact on the integrity of historic landscape features.
- Properly designed and installed ramps for handicap accessibility should not detract from the historic integrity of the buildings and their setting.

Town Square Park

- The historic town square park is a historically significant vernacular landscape feature that contributes to the historic character of the Center for the Arts; planning for future park improvements must strike a balance between change and continuity.
- Arrange for an intensive historic preservation study of the park to reconstruct in detail the history of its development and public use, document historically important landscape features, and evaluate its historic significance and integrity. If eligible, the park should be nominated to the National Register of Historic Places and designated as Chatfield Heritage Landmark.
- Preserve trees, walkways, structures, and objects that contribute to the historic significance of the park and are therefore worthy of preservation.
- The programmatic needs of the city park need to be balanced against historic preservation requirements.