

1. Call To Order / Approve Agenda

A. Agenda

Documents:

[1. AGENDA 2-25-19.PDF](#)

2. Minutes

3. General Heritage Preservation Items

4. Design Reviews

A. 4A. Division St

Documents:

[4A. 24 AND 30 W DIVISION STREET DESIGN REVIEW.PDF](#)

B. 4B 14 3rd St

Documents:

[4B. 14 3RD ST NW DESIGN REVIEW.PDF](#)

5. Items Of Discussion

A. 5A Project Updates

Documents:

[5A. PROJECT UPDATES.PDF](#)

B. 5B. Election Of Officers

Documents:

[5B. ELECTION OF OFFICERS.PDF](#)

6. Adjourn



## Heritage Preservation Commission Meeting Agenda

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**DATE:** Monday, February 25, 2019  
**TIME:** 6:30 PM  
**PLACE:** 1<sup>st</sup> Floor Public Meeting Room, City Hall, 208 NW First Avenue, Faribault, Minnesota

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1. **Call to Order / Approve Agenda**
2. **Minutes**  
  
None
3. **General Heritage Preservation Items**  
  
A. Citizen Comment Period
4. **Design Reviews**  
  
A. New Construction – Division Street Apartment Complex  
B. Remodeling – 14 3<sup>rd</sup> St NW
5. **Items of Discussion**  
  
A. Project Updates  
B. Election of Officers
6. **Adjourn**

*Please contact the Community Development Department at 507-334-0100  
If you need special accommodations related to a disability to attend this meeting*

**OR**  
**IF YOU ARE UNABLE TO ATTEND THE MEETING**

## DESIGN REVIEW APPLICATION FORM

### Heritage Preservation Commission

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Owner / Applicant: Mac Hamilton, Hamilton Real Estate

Mailing Address: 4057 28<sup>th</sup> St NW

City/ State: Rochester, MN 55901

Telephone Number: 507-281-1002

Work Site Address: 24 and 30 W Division Street

Site File Number: 513 and 514

Type of Work:    Restoration                       Remodeling   
                           New Construction                       Site Improvements

**Brief Description of Project:**

Ari Kolas from Hamilton Real Estate will present revised building plans to the HPC at their meeting on February 25. They have made changes to the color scheme and entrance building materials based on feedback from the HPC at the last meeting.

Mac Hamilton is in negotiations with the City of Faribault to obtain the City-owned parcels bound by 1<sup>st</sup> Avenue NW, Division Street W and Central Avenue in order to construct a 3-story, 40-unit market-rate apartment complex on the parcels. The proposal includes 17 tuck under garages, accessible from the back/north of the building. The main building includes a hip roof with gabled accents, hardiboard siding and brick accents on the north, west and east elevations. There is proposed to be a brick knee-wall along the south side of the building to provide a separation between the building and the sidewalk. There are no setback requirements in the Central Business District, and the proposal is to build as close to the property lines as possible on the east and south sides in order to maximize parking and access, as well as provide a more secluded patio for residents.

The proposal also includes 10 detached garages on the northwest corner of the site. The rear and side walls will be either poured concrete or concrete block doubling as structure and retaining wall. The garage face will match the building with the same garage doors as on the attached garages.

**Applicable City of Faribault Commercial Historic District Design Guidelines:**

**DESIGN GUIDELINES FOR NEW CONSTRUCTION AND NEW ADDITIONS**

There are many examples of historic and modern architecture in Faribault. These individually styled buildings contribute to the overall character of the streetscape through their pedestrian oriented design. The lower levels of these buildings typically housed a retail component allowing people to engage with the building at the street level while the upper levels were used for offices or residential. Employees, residents and customers help to activate the street and create a vibrant downtown.

The character of the downtown streetscape can be preserved by maintaining the continuity of the street frontage. New construction should provide street-level, pedestrian-oriented uses on all street frontages, and should follow the setback of its neighbors. Design for new construction should respect the adjacent buildings but not imitate them. The following are design considerations put forth by the National Trust for Historic Preservation to help integrate new construction into historic districts:

A. Proportions – The average height and width of the adjacent buildings typically determines the general proportions of the façade. While infill openings may be several lots wide, the design should attempt to break up such a mass into bays either by articulating the façade or through changes in material. However, care should be taken to keep the amount of different materials used on the building to a minimum as a large variation can detract from the overall design.

B. Rhythm – A streetscape taken as a whole has a visual rhythm. This does not mean that every building has the same height, width and window pattern. Quite contrary, the rhythm comes from the variations of height, width, openings within a general framework. New design should fit into the established rhythm of the streetscape.

C. Scale – The scale of all new buildings should complement that of existing buildings. Scale should consider width, the number of bays and lineal feet, and height in terms of both the number of stories, and the height of the building above grade.

D. Massing – Massing considers the overall volume or size of a building. Compatible designs need not be created through replication but should reflect a consideration of the massing of nearby buildings.



## DESIGN REVIEW APPLICATION FORM

### Heritage Preservation Commission

Owner / Applicant: Peter Brinkman/Abdullahi Hussein/Taran Grocery

Mailing Address: 14 3<sup>rd</sup> St NW

City/ State: Faribault, MN 55021

Telephone Number: (507) 210-5734 (Hussein)

Work Site Address: 14 3<sup>rd</sup> St NW

Site File Number: 185

Type of Work:	Restoration _____	Remodeling <u>XX</u> _____
	New Construction _____	Site Improvements _____
	Sign _____	Permit #: _____

**Brief Description of Project:**

Taran Grocery is adding a deli to their existing grocery store. As part of the deli they are required to install a kitchen vent hood. Based on the location of the kitchen within the building, they are limited on where they can install the vent hood. It is proposed to be placed on the rear/north wall and will be located 10' from the fire escape stairs and 10' from the nearest operable window. It will be made of aluminum directional venting to direct the air away from the windows. The opening will be sealed with a waterproof gasket and/or caulk.

Any approval by the HPC will be subject to approval from the Building Division.

**Applicable Codes:**

**Faribault Unified Development Ordinance**

**A. Primary Façade**

1. Buildings should have a designated primary façade. The main entrance to the building should be on the primary façade, oriented towards the street it serves. Corner buildings typically have a primary façade and secondary façade (in some instances, corner buildings have two primary facades).

**B. Secondary Facades**

1. In Faribault the buildings are built using common or abutting walls so secondary facades occur either where a two-to-three story building abuts a one-to-two story building or at a corner. These side walls are often visible and function as secondary facades within the downtown.

2. Where visible from the public right-of-way, secondary facades should be treated in the same manner as primary facades. The material and design of the secondary façade may differ from the primary façade but should be respected and retained.

**C. Tertiary Facades**

1. Rear facades on buildings typically face an alley or the rear of another building. Changes to these areas will be reviewed on a case-by-case basis.
2. Entrances on the rear should clearly be secondary entrances and the design should avoid a false historicism. The entrances should be transparent, promoting visibility from inside and outside.

**C. Mechanical and Service Areas**

1. Mechanical equipment and service areas should be located out of the public view, and designed as an integral part of the overall building design. They may be placed at the rear of the building, recessed on the roof of the building, or screened by appropriate fencing.
2. Particular attention will need to be given to mechanical equipment located at street level. If the equipment cannot be relocated, it should be screened in a way appropriate to the streetscape and neighboring architecture.

Attachments:	Historical Data / Site File Information	<u>XX</u>
	Photographs	<u>XX</u>
	Detailed Drawings of Proposed Modifications	_____
	Site Plan	_____
	Manufacturers Specifications	_____
	Material Samples / Color Samples	_____

Action of HPC Board: Meeting Date: 25 February 2019  
Action Taken: \_\_\_\_\_

Certificate of Appropriateness: Issued: \_\_\_\_\_  
Denied: \_\_\_\_\_











Agenda Item: **5A**

**TO:** Heritage Preservation Commission

**FROM:** Kim Clausen, Community Development Coordinator

**MEETING DATE:** February 25, 2019

**SUBJECT:** Project Updates

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**PURPOSE:** To provide updates on various downtown/historic preservation projects.

Project updates will be provided at the meeting.



## REQUEST FOR ACTION

**TO:** Heritage Preservation Commission  
**FROM:** Kim Clausen, Community Development Coordinator  
**MEETING DATE:** February 25, 2019  
**SUBJECT:** Election of Officers

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### **PURPOSE:**

The purpose of this memorandum is to inform the HPC of election of officers.

### **DISCUSSION:**

According to the HPC bylaws, officers are to be elected at the monthly meeting in February of each fiscal year. Officers include a Chairman and a Vice-Chairman. Each board member shall hold office for one year. No member may serve more than two full consecutive terms as Chairman. The Director of Community Development or designated staff liaison shall be the Secretary of the Commission.

Recent office holders include:

	2014	2015	2016	2017	2018
Chairperson	Vohs	Schiffer	Schiffer	Nordmeyer	Keilen
Vice Chairperson	Nordmeyer	Keilen	Keilen	Vohs	Rein

### **Requested Action:**

Election of Officers for FY 2019.