



## HERITAGE PRESERVATION COMMISSION DESIGN REVIEW MEETING AGENDA

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Wednesday, October 19, 2016  
5:00 P.M.

1. **CALL TO ORDER**

2. **ROLL CALL**

\_\_\_\_\_ Co-Chair Vujovich  
\_\_\_\_\_ Co-Chair Randers  
\_\_\_\_\_ Commissioner Cox  
\_\_\_\_\_ Commissioner Bolton-Iverson  
\_\_\_\_\_ Commissioner Stern

3. **APPROVAL OF AGENDA**

A. Approval of Agenda for October 19, 2016 meeting

4. **APPROVAL OF MINUTES**

A. Approval of the minutes of the September 21, 2016 meeting

5. **BUSINESS**

- A. Design Review - 3602 St. Croix Trail
- B. Design Review - Town Square Park Restroom
- C. Local Designation of Historic Properties
- D. Historic Plaques
- E. Other

6. **ADJOURNMENT**

A quorum of the City Council or Other Commissions may be present to receive information.

HERITAGE PRESERVATION COMMISSION  
DESIGN REVIEW  
City of Afton, Minnesota

MEETING MINUTES  
September 21, 2016

- Item 1. CALL TO ORDER:** The meeting was called to order at 5:07 pm.
- Item 2. ROLL CALL:** Present: Commissioners Randers, Vujovich, Cox  
City Officials: Ron Moorse, City Administrator  
Bill Palmquist, Councilmember Ward 1  
Absent: Commissioner Bolton-Iverson
- Item 3. APPROVAL OF AGENDA:** A motion was made by Vujovich to approve the September 21, 2016 Agenda.  
Seconded by: Cox  
Vote taken: Vote: Yes - 3, No - 0, Motion carried
- Item 4. APPROVAL OF MINUTES:** A motion was made by Vujovich to approve the August 17, 2016 Minutes.  
Seconded by: Cox  
Vote taken: Vote: Yes - 3, No - 0, Motion carried  
Late Arrival: Stern
- Item 5. BUSINESS:**
- A. Design Review - Squire House Gardens Fence:
- Commissioner Stern presented a brief description of the Squire House's need for a six foot high fence similar to the one shown in the example photo's submitted.
- A motion was made by Cox to approve a fence similar to the one shown.
- Seconded by: Vujovich  
Vote taken: Vote: Yes - 3, No - 0, Abstained - 1  
Motion carried

B. Local Designation of Historic Properties:

1. Ron Moorse will verify that all 13 Properties have been approved by the State Historic Preservation Office (SHPO).
2. Commissioner Cox suggested that along with a historic plaque, the City should assemble a booklet containing the historic property information researched by Consultant, Thomas Zahn, and give it to the respective property owners.

C. Historic Plaques:

1. Commissioner Randers handed out a concept photo of each of the 13 Properties showing where they could be attached to the buildings. The final location will be reviewed with the property owners.
2. Councilmember Palmquist suggested the Town Park plaque be located on or next to the future toilet building.
3. Commissioner Vujovich volunteered to assist in the plaque installations.

D. 36<sup>th</sup> Annual Historic Preservation Conference Report:

Commissioner Cox, representing the City of Afton, attended the conference which was held in Hastings, MN. He provided a handout as a summary of the event (see attachment).

E. Early Notification to HPC of Proposed Construction Projects:

Continued to next meeting.

F. Other: N/A

**Item 6. ADJOURNMENT:**

A motion to adjourn was made by Vujovich.

Seconded by: Cox

Vote taken: Vote: Yes - 4, No - 0, Motion carried

**The next DR/HPC meeting will be: Wednesday ~ October 19, 2016 @ 5:00pm**

Attachment: Statement about the 36<sup>th</sup> Annual Statewide Heritage Preservation Conference

## **Statement about**

**Re: 36<sup>th</sup> Annual Statewide Heritage Preservation Conference – Hastings, MN**

**September 7-9, 2016**

**For Afton DR/HPC Meeting on September 21, 2016**

The conference included speakers, seminars and tours that focused on how to preserve historic downtown buildings, vacant properties and adaptive re-use of existing properties. Special sessions dealt with:

1. A new publication “HPC Online Training Program” which is a benefit to all HPC’s to better serve as effective preservation advocates.
2. The conference also provided a panel discussion regarding commercial main street ordinances and enforcement which focused on how to deal with vacant and blighted properties. This was aimed at protecting a community’s historic assets and how to enforce ordinances and codes through inspection and legal actions.
3. Other workshops included:
  - a. Evaluating substitute materials, repairing historic windows.
  - b. How to orchestrate a program called “Main Street Refresh”.
4. The afternoon tour explored the Hastings 19<sup>th</sup> Century river town and its’ affluent residential neighborhood that exhibits rehab projects and a successfully re-developed downtown business district (in progress).

The conference will be very helpful for Historic Preservation Commissions and City Governments to integrate historic building preservation and address their downtown “main street” issues.

# **Design Review/Heritage Preservation Commission Memo**

## **Meeting: October 19, 2016**

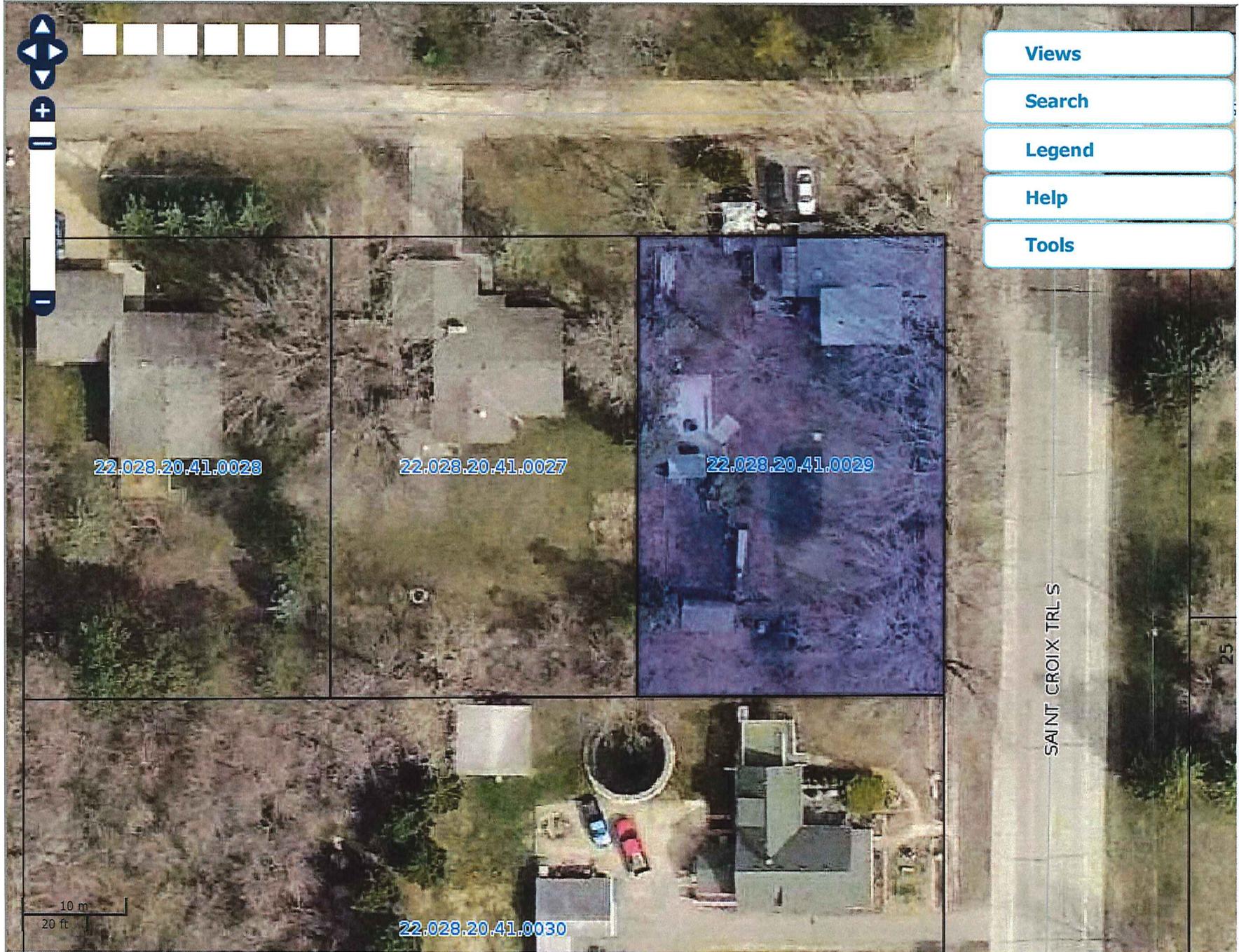
To: Design Review/Heritage Preservation Commission Members  
From: Ron Moorse, City Administrator  
Date: October 13, 2016  
Re: Design Review – 3602 St. Croix Trail

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The new owner of the property at 3602 St. Croix Trail and his architect have requested feedback from the HPC regarding the house at 3602 St. Croix Trail. They are trying to determine whether to remodel the existing house or tear down the existing house and build a new house. Prior to the HPC meeting, a structural engineer is going to inspect the existing foundation to determine if it is sound enough to support a remodel. Attached is an aerial photo and ground-level photo of the property.

### **Commission Recommendation Requested**

Motion reflecting the Commission's recommendations regarding options for the house at 3602 St. Croix Trail.



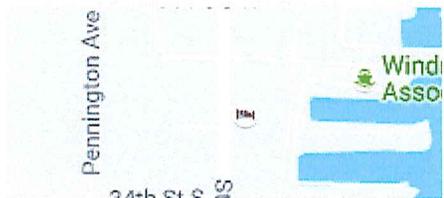
### 3627 St Croix Trail S



Image capture: Nov 2015 © 2016 Google

Afton, Minnesota

Street View - Nov 2015



# **Design Review/Heritage Preservation Commission Memo**

## **Meeting: October 19, 2016**

To: Design Review/Heritage Preservation Commission Members  
From: Ron Moore, City Administrator  
Date: October 13, 2016  
Re: Design Review – Town Square Park Restroom

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Attached are plans for a planned new restroom facility at Town Square Park for the Commission's review.

### **Commission Recommendation Requested**

Motion reflecting the Commission's recommendations regarding the design of the planned Town Square Park restroom facility.

# Afton Village Park Restrooms

## CODE SUMMARY

SCOPE OF WORK:	NEW PUBLIC PARK RESTROOMS BUILDING
APPLICABLE CODES:	2015 MINNESOTA BUILDING CODE (MBC) INCLUDING THE 2012 INTERNATIONAL BUILDING CODE 2015 MINNESOTA ACCESSIBILITY CODE CHAPTER 1341 2009 INTERNATIONAL MECHANICAL CODE (AMENDED BY 2015 MBC CHAPTER 1346) 2009 INTERNATIONAL FUEL GAS CODE (AMENDED BY 2015 MBC CHAPTER 1346) 2006 INTERNATIONAL FIRE CODE (AMENDED WITH MBC CHAPTER 7510) 2015 MINNESOTA STATE PLUMBING CODE CHAPTER 4715 2014 NATIONAL ELECTRIC CODE
OCCUPANCY TYPE:	A-3
CONSTRUCTION TYPE:	V-B
GROSS FLOOR AREA:	318 SQ. FT.

## GENERAL NOTES

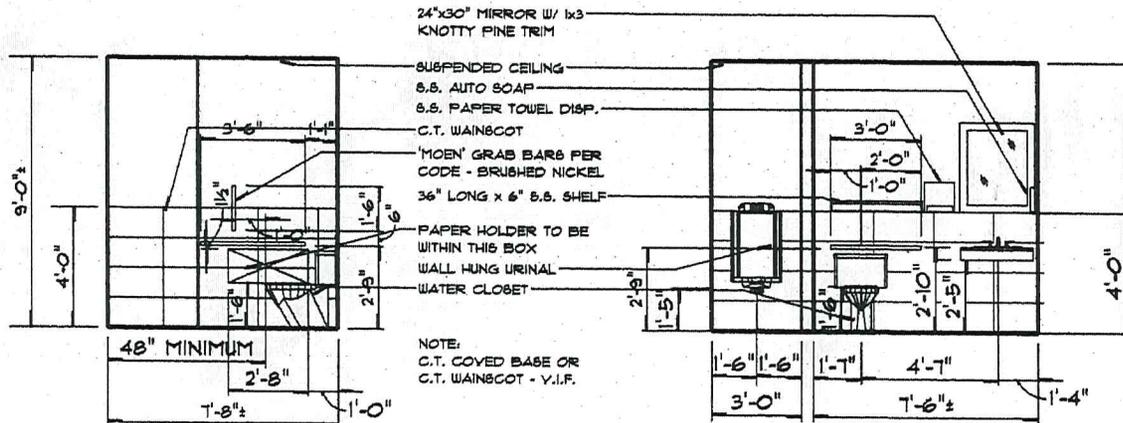
1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND EXISTING BUILDING CONDITIONS.
2. SIMILAR MATERIALS INDICATED ON DIFFERENT PLANS, SECTIONS AND DETAILS, AND ANNOTATED ON ONE OR MORE PLAN, SECTION OR DETAIL SHALL BE CONSIDERED ANNOTATED, NOTED OR LABELED COMPLETELY ON ALL PLANS, SECTIONS AND DETAILS.
3. IN THE CASE OF AMBIGUITIES, DISCREPANCIES OR IRREGULARITIES IN THE DRAWINGS, SPECIFICATIONS, MANUFACTURING INSTRUCTIONS, SITE CONDITIONS OR APPLICABLE CODES AND STANDARDS, REQUEST CLARIFICATION FROM THE ARCHITECT OR ENGINEER BEFORE PROCEEDING. THE COST OF CORRECTING WORK DONE AS A RESULT OF PROCEEDING WITHOUT OBTAINING CLARIFICATION WILL BE BORNE SOLELY BY THE CONTRACTOR.
4. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, FLOOR PLANS, ELEVATIONS, SECTIONS AND DETAILS AND NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION PRIOR TO START OF CONSTRUCTION.
5. ELECTRICAL, MECHANICAL & PLUMBING LAYOUTS (IF REQUIRED) SUPPLIED BY THE CONTRACTORS PERFORMING THE WORK.
6. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE BUILDING CODES & ORDINANCES.
7. SEE PLANS FOR ADDITIONAL INFORMATION.



1723 LAFOND AVENUE  
SAINT PAUL, MN 55104  
PHONE/FAX 651-644-0869  
E-MAIL jim.mack@q.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

*James A. Mackay*  
JAMES A. MACKAY  
DATE: 8/24/2011 M.C. NO. 23018



**RESTROOM DETAILS**

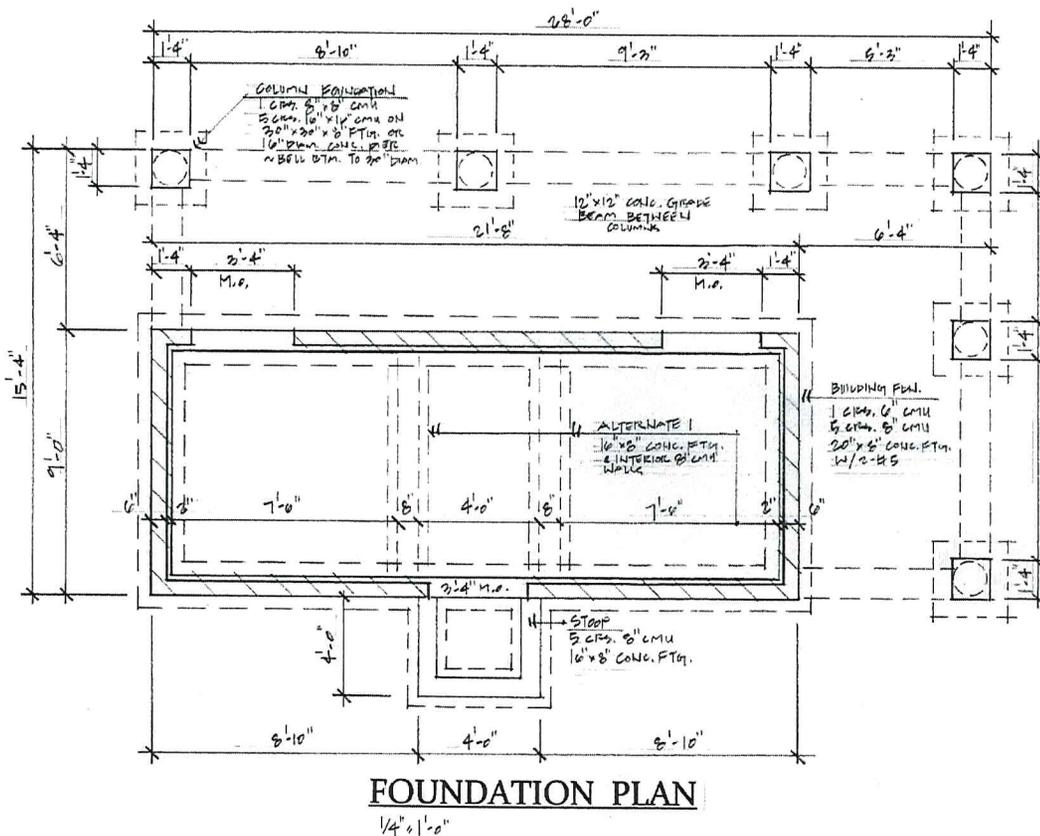
Afton Village  
Park Restrooms  
Afton, Minnesota



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*James A. Mackay*  
JAMES A. MACKAY  
DATE: 8/24/2016 LIC. NO. 23018



**STRUCTURAL NOTES**

**DESIGN:**

1. STRUCTURAL DESIGN CONFORMS TO THE REQUIREMENTS OF THE 2015 MINNESOTA STATE BUILDING CODE. (2015 IBC)
2. LIVE LOADS:  
ROOF: 42 PSF SNOW + 5 PSF TOP CHORD + 5 PSF BOTTOM CHORD  
WIND: 90 MPH (EXP. B)  
(GROUND SNOW LOAD: 60 PSF)

**COORDINATION:**

1. STRUCTURAL MEMBERS ARE DESIGNED FOR 'IN PLACE LOADS'. CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING, WITHOUT OVERSTRESSING ALL STRUCTURAL ELEMENTS (AS REQUIRED AT ANY STAGE OF CONSTRUCTION) UNTIL COMPLETION OF THIS PROJECT.

**FOUNDATIONS:**

1. FOOTINGS ARE DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 2000 PSF BASED ON ASSUMED BEARING CAPACITY AT 5 FT. BELOW GRADE. IF SOIL AT BOTTOM OF FOOTING ELEVATION SHOWN IS OF QUESTIONABLE BEARING VALUE, THE ENGINEER'S OFFICE SHALL BE NOTIFIED. ALL FOOTINGS SHALL BEAR ON SUITABLE MATERIAL. PROVIDE A 6" SAND CUSHION AND POLY VAPOR BARRIER BENEATH ALL INTERIOR SLABS ON GRADE. VAPOR BARRIER SHALL BE PLACED DIRECTLY BENEATH THE SLAB.
2. MAXIMUM SPACING OF CONTROL JOINTS IN SLAB ON GRADE SHALL BE 15'-0"

**CONCRETE:**

1. ALL CONCRETE SHALL BE NORMAL WEIGHT (150 PCF), MINIMUM 25 DAY COMPRESSIVE STRENGTH AS SPECIFIED BELOW:  
FOOTINGS: 3500 PSF OR 3500 PSI W/ APPROVED MOISTURE ADDITIVE.  
SLAB ON GRADE: 4000 PSI, AIR ENTRAINED.

**REINFORCED MASONRY (ALTERNATE 2)**

1. MASONRY WALLS SHALL HAVE HORIZONTAL REINFORCING OF GALVANIZED # GA. DUR-O-WALL LOCATED EVERY THIRD COURSE.
2. MAXIMUM SPACING OF CONTROL JOINTS IN BLOCK WALLS SHALL NOT EXCEED 24'-0".

**DIMENSION LUMBER:**

1. FABRICATION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS.
2. DIMENSION LUMBER SHALL BE DOUG. FIR, HEM FIR OR S-P-F #2.
3. UNLESS NOTED OTHERWISE, ALL NAILING SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
4. ALL WOOD MEMBERS SHALL BEAR THE FULL WIDTH OF SUPPORTING MEMBERS UNLESS NOTED OTHERWISE.
5. COVERED PORCH POSTS SHALL BE 6X6 TIMBERS.

**WOOD TRUSSES:**

1. ROOF TRUSSES SHALL BE DESIGNED FOR A TOTAL SUPERIMPOSED LOAD OF 52 PSF (42 PSF SNOW + 5 PSF TOP CHORD DEAD LOAD + 5 PSF BOTTOM CHORD DEAD LOAD).
2. SUBMIT CERTIFIED CALCULATIONS TO THE ENGINEER PRIOR TO START OF FABRICATION.
3. PROVIDE METAL FRAMING ANCHORS AT ALL TRUSS BEARING LOCATIONS.
4. NO FIELD MODIFICATIONS OF ANY TRUSSES SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL OF THE TRUSS MANUFACTURER.

**PROFESSIONAL ENGINEER**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: Wayne C. Larson

Signature: *Wayne C. Larson*

Date: 8-24-2016 License# 7831

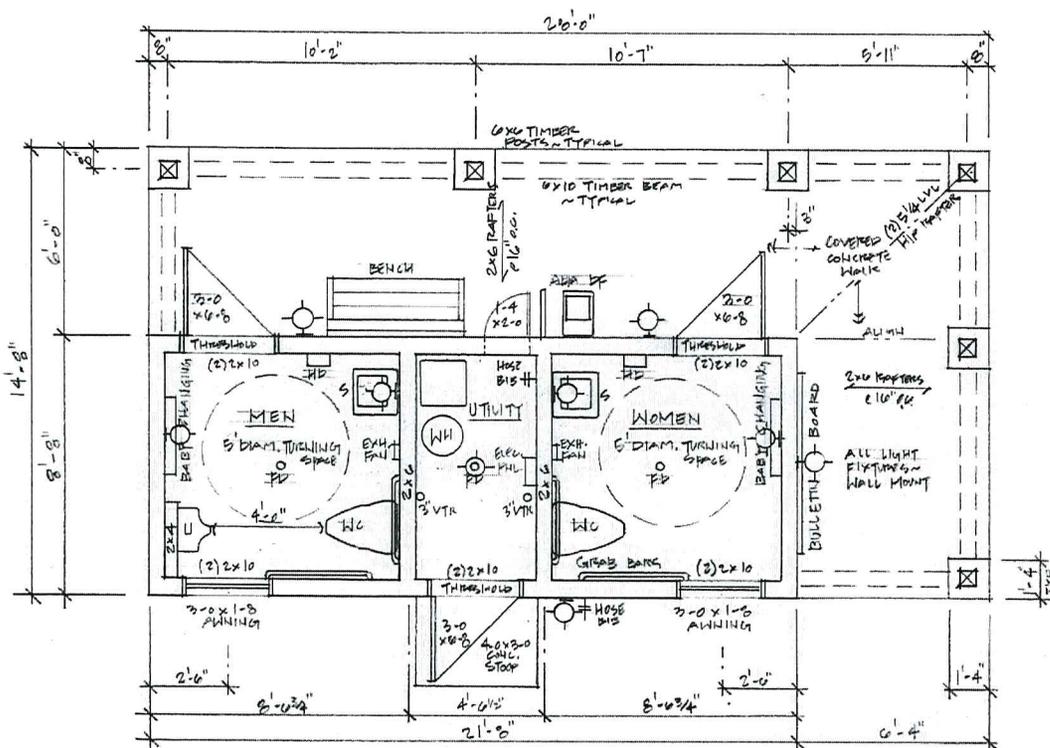
Afton Village  
Park Restrooms  
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*James A. Mackey*  
 JAMES A. MACKAY  
 DATE: 8/24/2016 LIC. NO. 23008



**FLOOR PLAN**

1/4" = 1'-0"

**CONSTRUCTION PLAN NOTES**

1. FIELD VERIFY ALL DIMENSIONS AND SITE CONDITIONS.
2. ALL DIMENSIONS TO OUTSIDE FACE OF CONCRETE / SHEATHING AT THE EXTERIOR.
3. ROUGH CEILING HEIGHT 8'-1 1/2".
4. VERIFY ELECTRICAL OUTLET & LIGHT FIXTURE LOCATIONS WITH THE OWNER.  
 ALL ELECTRICAL OUTLETS TO BE WATERPROOF/GFI TYPE.
5. ALL LIGHT FIXTURES SELECTED BY THE OWNERS. ALL FIXTURES TO BE WALL MOUNT.
6. PRE-ENGINEERED WOOD ROOF TRUSSES DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER.
7. ALL DOOR AND WINDOW SELECTIONS TO BE VERIFIED WITH THE OWNER.
8. EXTERIOR SIDING & TRIM - LP SMART SIDING & TRIM & SOFFITS.
9. SEE CONSTRUCTION DRAWINGS FOR ADDITIONAL INFORMATION.

**PROFESSIONAL ENGINEER**  
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Print Name: Wayne C. Larson  
 Signature: *Wayne C. Larson*  
 Date: 8-24-2016 License#: 7831

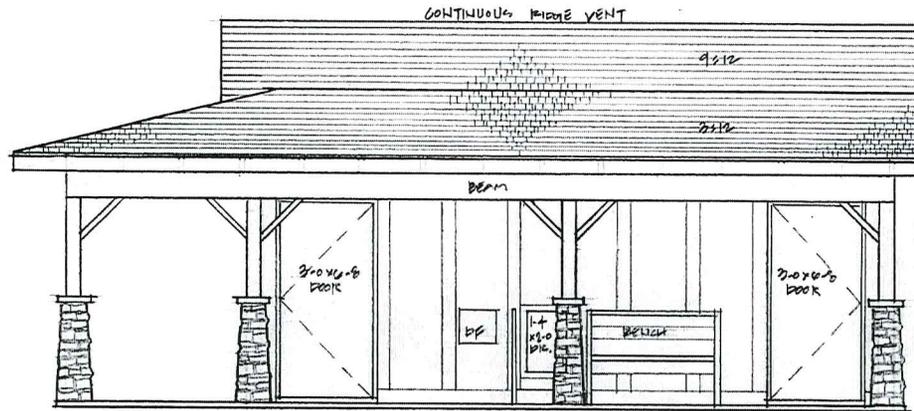
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*James A. Mackey*  
 JAMES A. MACKAY  
 DATE: 8/24/2010 LIC. NO. 23018

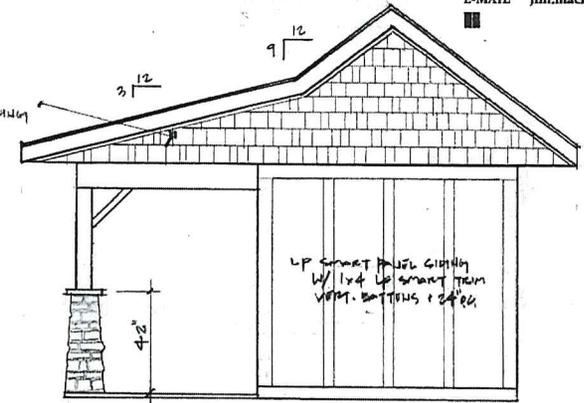
**JIM MACKAY**  
**ARCHITECT**

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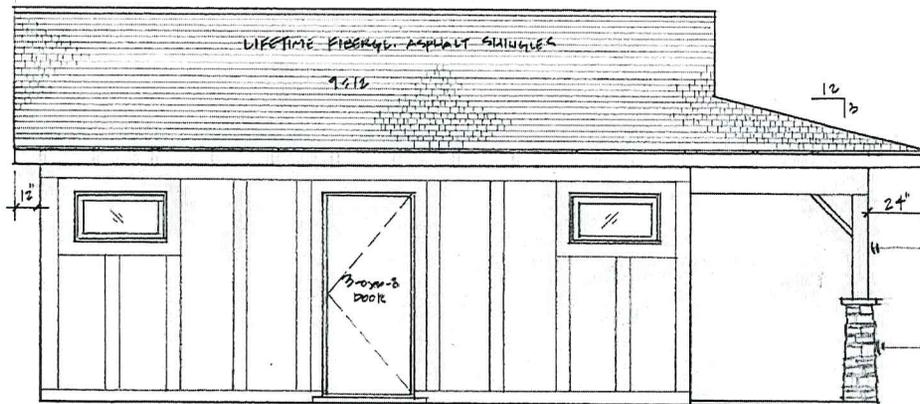
**NORTH**

1/4" = 1'-0"



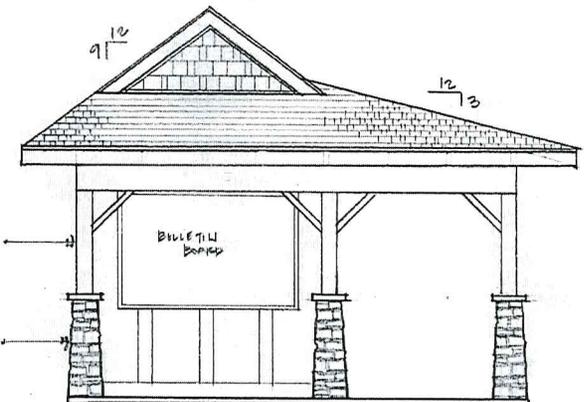
**WEST**

1/4" = 1'-0"



**SOUTH**

1/4" = 1'-0"



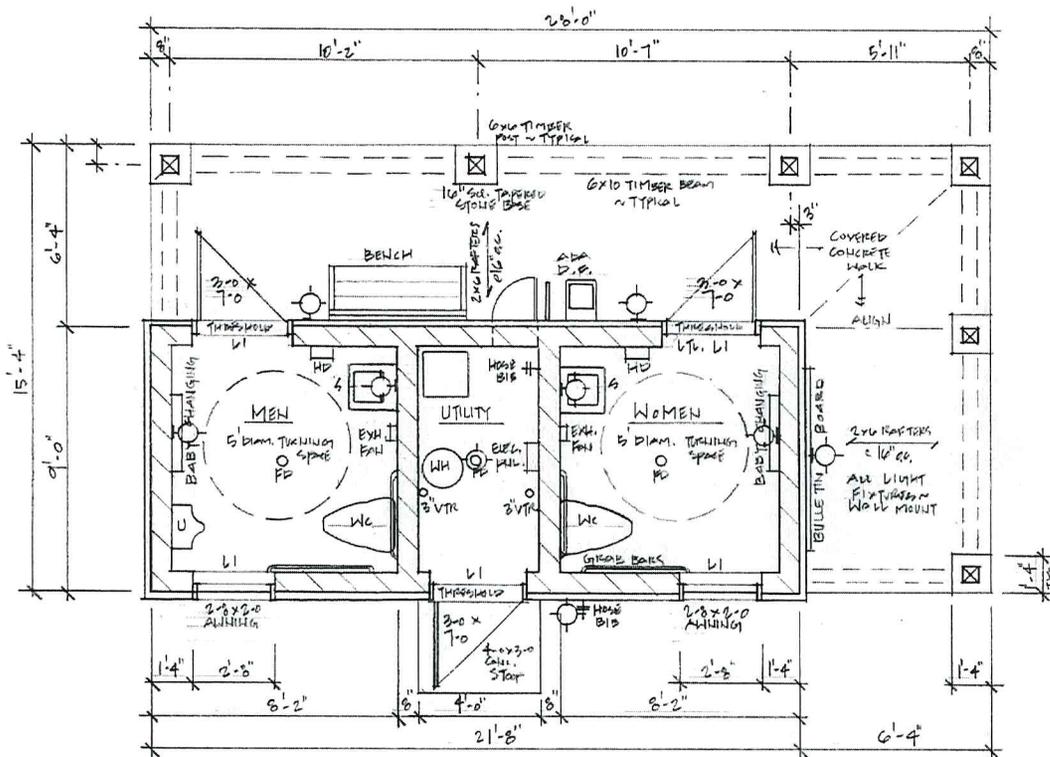
**EAST**

1/4" = 1'-0"

Afton Village  
 Park Restrooms  
 Afton, Minnesota



**ALTERNATE 1 (BURNISHED BLOCK)**



**FLOOR PLAN**

1/4" = 1'-0"

**CONSTRUCTION PLAN NOTES**

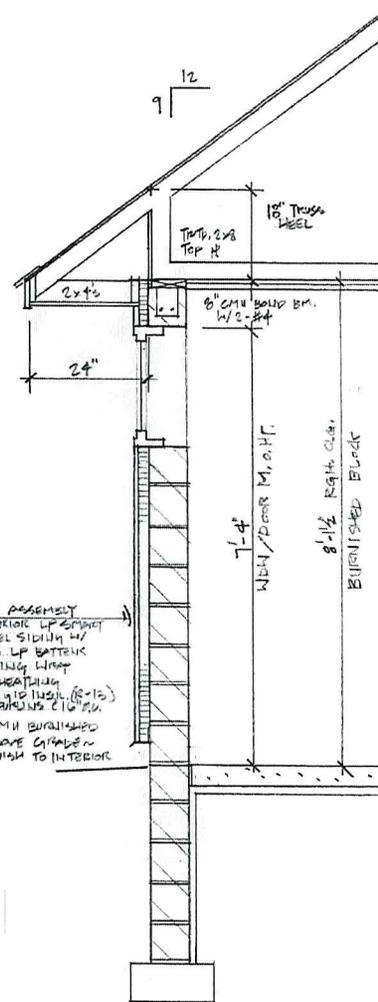
(ALTERNATE 1 - BURNISHED BLOCK WALLS)

1. FIELD VERIFY ALL DIMENSIONS AND SITE CONDITIONS.
2. ALL DIMENSIONS TO OUTSIDE FACE OF CONCRETE AT THE EXTERIOR.
3. ROUGH CEILING HEIGHT 8'-1 1/2".
4. VERIFY ELECTRICAL OUTLET & LIGHT FIXTURE LOCATIONS WITH THE OWNER. ALL ELECTRICAL OUTLETS TO BE WATERPROOF/GFI TYPE.
5. ALL LIGHT FIXTURES SELECTED BY THE OWNERS. ALL FIXTURES TO BE WALL MOUNT.
6. PRE-ENGINEERED WOOD ROOF TRUSSES DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER.
7. ALL DOOR AND WINDOW SELECTIONS TO BE VERIFIED WITH THE OWNER.
8. EXTERIOR SIDING & TRIM - LP SMART SIDING & TRIM & SOFFITS.
9. SEE CONSTRUCTION DRAWINGS FOR ADDITIONAL INFORMATION.

**DOOR/WINDOW LINTEL**

(ALTERNATE 1 - BURNISHED BLOCK WALLS)

- L1 8" CMU BOND BEAM WITH 2-#4 REBAR



**SECTION**

1/2" = 1'-0"



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*James A. Mackey*  
JAMES A. MACKEY  
DATE: 8/27/2016 LIC. NO. 23018

**PROFESSIONAL ENGINEER**  
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: Wayne C. Larson

Signature: *Wayne C. Larson*

Date: 8-24-2016 License# 7831

**Afton Village  
Park Restrooms  
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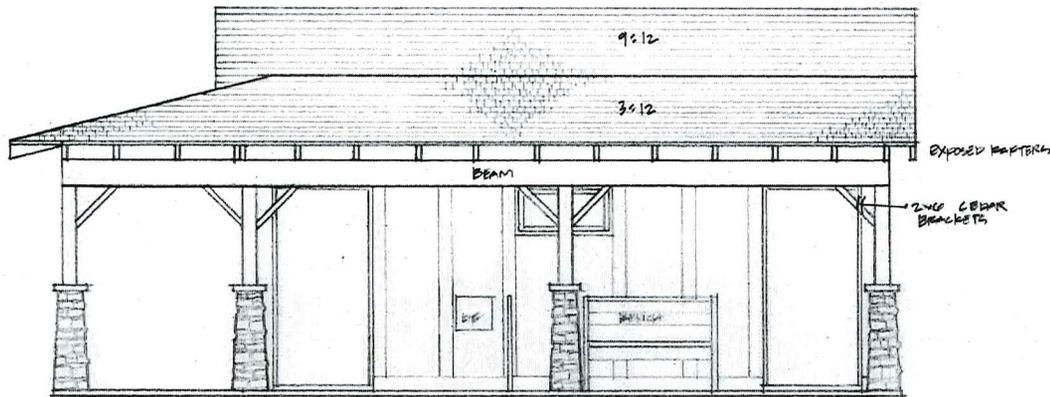
**ALTERNATE 2 (EXPOSED RAFTERS)**

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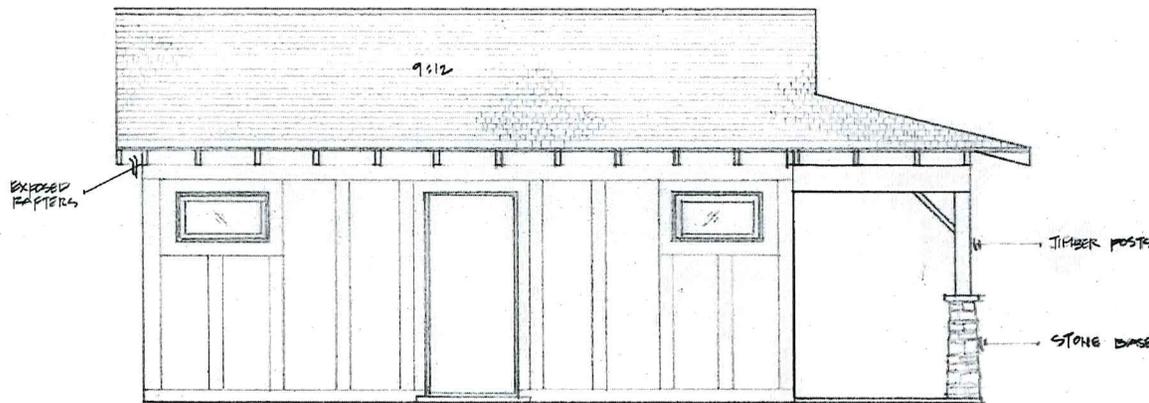
*Jim Mackey*  
 JAMES A. MACKEY  
 DATE: 3/24/2016 LIC. NO. 23018

**JIM MACKEY**  
**ARCHITECT**

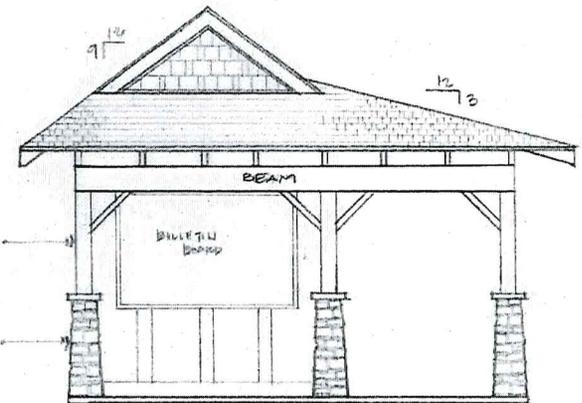
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**NORTH**  
 1/4" = 1'-0"



**SOUTH**  
 1/4" = 1'-0"



**EAST**  
 1/4" = 1'-0"

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