



HERITAGE PRESERVATION COMMISSION AGENDA

PUBLIC MEETING ROOM

WEDNESDAY, OCTOBER 19,
2022

6:00 PM

1. Call to Order
2. Approval of the Minutes
3. General Heritage Preservation Items
 - A. Citizen Comment Period
4. Design Reviews
 - A. 216 Central Avenue - Amendment to Facade Repair Plans
 - B. Faribo Downtown Central LLC Roof Replacements
5. Items for Discussion
6. Adjournment

Heritage Preservation Commission

SPECIAL Meeting Minutes

September 28, 2022

1. Call to Order/Approve Agenda

Chair Sauer called the meeting to order at 6:00 p.m. and requested a roll call:

Rob Kuhlman – Present
Lee Nordmeyer – Present
Cori Weems – Present
Karl Vohs – Present
Ron Dwyer – Present
Chair David Sauer -- Present

Vojs brought a motion to approve the agenda, seconded by Weems. Motion carried on a 6/0 vote.

Waldock began with introductions with Mathias Hughey as the new Community Development Coordinator and went around the room introducing the members.

Sam Temple arrive at 6:08 p.m.

2. Approval of the Minutes from August 17, 2022 Regular Meeting

Temple made a motion to approve the minutes of July 20, 2022, seconded by Vojs. Motion carried on a 7/0 vote.

3. General Heritage Preservation Items

A. Citizen Comment Period – None.

4. Design Reviews

A. Former Farmer Seed and Nursery - 818 4th Street NW - Midwest Storage

On May 3rd, 2022 the HPC approved the certificate of appropriateness for demolition subject to the following conditions:

1) The HPC shall provide a design review for development plans before construction to assure the design includes themes representing the Farmer Site heritage at the site.

2) Historic items and signage must be a part of the new development plans for the site, including components salvaged from the historic building and re-used in the new development.

3) Ensure that the historical items like the public art representing the site be preserved and maintained.

The artist, Jeff Jarvis, was present and gave an overview of how he will be making and installing the mural.

After much discussion, Temple moved to approve the design of the mural, seconded by Vohs. Motion carried unanimously.

After this motion, further discussion took place regarding the preservation issue. They discussed the City could state that preservation of the image could be written upon transfer of ownership. As far as preserving and maintaining, they are using high quality materials. Jarvis said that will probably need to be maintained every 15 or so years. Jarvis recommended a review about every three years.

Further discussion took place of the southeast corner where they are going to take down some of the reclaimed wood, metal and some of the brick will go into the pergola which a rough drawing was provided. See attached.

Elsawaf has been working with the Rice County Historical Society and feels that they've met the threshold of the requirements of the HPC and will continue to work with the HPC as things progress. In regard to the rendering of the pergola, this drawing is close but needs the wood coming out on the roof.

In recap, Waldock stated the HPC will still have a vote on the language. We'd be glad to bring that back to make sure we've met the goals. The pergola will evolve. With this meeting those aspects of 1 and 2 with the mural have been met. With the pergola, a little more detail on the salvage components to come back and, with that, then all three will be satisfied.

Motion to table to future meeting made by Temple, seconded by Vohs. Motion carried unanimously

5. Items for Discussion

A. Update on Statewide Annual Historic Preservation Conference (PreserveMN 2022).

Sauer asked if there were mention of any grants that offered to combat demolition by neglect? Waldock said there was a regional grant by Jeffris. Vohs asked if they were in MN. Hughey said that they are all over. Vohs asked if they fund demolition by neglect issue problems. Waldock stated that they are going a rehab in Carver County; they are restoring a farmstead. Waldock said the best solution for demolition by neglect is not to have neglect. Maintenance inspections and enforcement might be the answer; annual inspections.

Casper interjected by offering that if there was a program to offer or incentivize a building owner to have a structural analysis done, then maybe they could combat some of the demolition by neglect. Waldock said that it wouldn't be the HPC with the budget but something like the EDA or something. Waldock stated that the City doesn't have the ability

to hire an inspector at this time but maybe with education might assist and promoting good will.

7. Adjourn

A motion was brought by Commissioner Dwyer and seconded by Commissioner Temple to adjourn the meeting at 7:53 p.m.

Respectfully submitted,

By: Kari Casper, Recording Secretary



Farmer Seed & Nursery Interpretive Kiosk Conceptual

Kiosk and bench construction uses embossed tin, foundation stones, and timbers from building, and stories printed on exterior vinyl product and applied to aluminum panels.



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Peter Waldock, AICP Planning & Zoning Coordinator
MEETING DATE: October 19, 2022
SUBJECT: 216 Central Avenue - Amendment to Facade Repair Plans

BACKGROUND:

The contractor for working on the facade repair project at 216 Central Avenue had to take emergency action to stabilize the brick façade during repairs to the wall above the header over the transom windows (which will be behind the sign panels) on the building. During the repairs, the header was removed and because the face brick was not properly tied to the building, the face brick started to drop off. They lost twelve courses of bricks in spots above the transom and stabilized the building façade with concrete blocks. The blocks were filled with cement for added structural strength and they have been scored to look like brick, and can be painted to match the sandstone bricks on the building's face. This section will be covered with the sign panels so it will not be visible.

Since this was not part of the original plans for building renovations approved by the HPC, they are asking for approval at this time in order to complete the inspections approvals for the project.

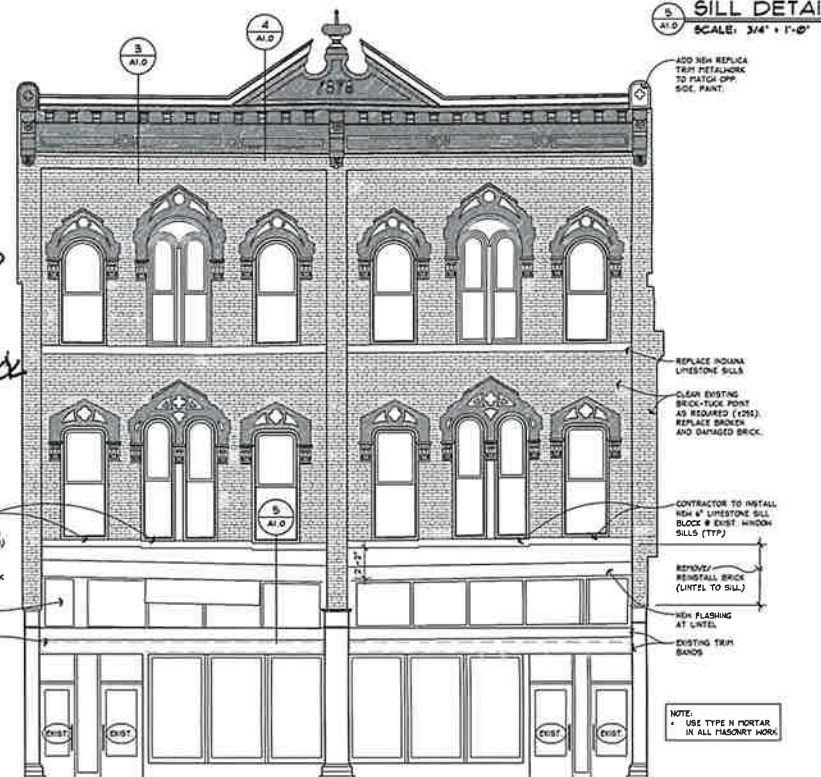
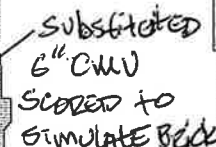
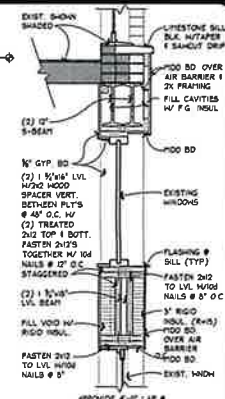
REQUESTED ACTION:

Approve the Certificate of Appropriateness for the Amended Facade Plans with the scored concrete block repair at 216 Central Avenue

ATTACHMENTS:

1. Façade Plans for 216 Central Avenue
2. 216 Central Ave Photos 10/06/2022

1. CONTRACTOR TO CLEAN & TUCK POINT EXISTING BRICK AS REQUIRED
2. CLEAN & RE-PAINT EXISTING METALWORK & PARAPET RE-MANUFACTURE METALWORK BETWEEN REPAIR AS REQUIRED.
3. FUTURE TRANSOM WINDOW DIMENSIONS TO BE FIELD VERIFIED AFTER NEW TREATED BUCK FRAMING IS IN PLACE
4. NOTIFY ARCHITECT IF CONDITIONS ARE DIFFERENT THAN SHOWN. SOME CONDITIONS ARE ASSUMED
5. CONTRACTOR TO ATTEMPT TO INSTALL NEW LIMESTONE SILL BLOCK AS LEVEL. (VISUAL & ACTUAL) AS POSSIBLE WITHOUT DISRUPTING EXISTING MASONRY ABOVE









216 Central Ave 10/06/2022



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Mathias Hughey - Community Development Coordinator
MEETING DATE: October 19, 2022
SUBJECT: Faribo Downtown Central LLC Roof Replacements

BACKGROUND:

In 2022 the Faribo Downtown Central LLC acquired a portfolio of 13 properties in the Faribault historic district. The conditions of the buildings vary. Ten of the buildings are in need of immediate roof repair or replacement. Generally, reroofing is not within the purview of the Historic Preservation Commission. However, where public funding for a project has been awarded, reroofing becomes subject to HPC review. Other items that come under HPC review with public funding include electrical work, interior work, sidewalks, awnings, mechanical equipment, tuckpointing, fencing not attached to the building, and site improvements. These items are not the subject of the current review.

This process may have a visible impact on the architectural features of the buildings. Specifically, the rubber membrane used must extend up the parapet and be secured in place. Traditionally, this membrane was secured using clay tiles, more recently, metal flashing has been used to secure the membrane in place. These flashing or tiles are visible along the top of the parapet. At least two of the buildings in question feature high parapets that do not secure the membranes in this manner, however, the other buildings do. Of those buildings three retain the clay tiles, while at least two have had the tiles replaced with metal flashing.

Section F of the Historic District Design Guidelines:

F. Roof, Cornices, and Details

Downtown Faribault facades are typically finished by a cornice or other strong horizontal elements.

1. Wherever possible, existing cornices and brackets shall be retained and restored.
2. In the event a cornice is deteriorated beyond repair or is missing, it should be replaced with materials that match the original in design, color, texture, and other visual qualities or is appropriate to the style of the

building.

3. The original roof shape shall be preserved.

4. New skylights and vents should be behind and below parapet level.

REQUESTED ACTION:

Conditionally approve certificate of appropriateness for each of the properties to be reroofed subject to compliance with the design guidelines. Cornice replacement can be included at a later date when additional facade improvements take place.

ATTACHMENTS:

1. Building_Photos

116 Central Ave



Front

Detail



Rear

219 Central Ave



Front



Rear



Detail

223 Central Ave



Front



Detail



Rear

225 Central Ave



Front



Rear



Detail (Front)

227 Central Ave



Front



Detail (Front)



Rear



Rear (Garage)

229 Central Ave



Front



Rear



Detail



Side

301 Central Ave



Front



Rear Detail



Side

311 Central Ave



Front



Rear



Detail

313 Central Ave



Front



Rear



Rear Side



Front Detail

329 Central Ave



Front



Rear



Front Detail



Side