



HERITAGE PRESERVATION COMMISSION AGENDA

PUBLIC MEETING ROOM

WEDNESDAY, NOVEMBER 16,
2022

6:00 PM

1. Call to Order
2. Approval of the Minutes
3. General Heritage Preservation Items
 - A. Citizen Comment Period
 - B. Discussion of Future Projects and Commission Priorities
4. Design Reviews
5. Items for Discussion
 - A. Board and Commissions Appreciation Dinner and Open House
 - B. 216 Central Repairs Status Update
6. Adjournment

Heritage Preservation Commission

Meeting Minutes

October 19, 2022

1. Call to Order/Approve Agenda

Chair Sauer called the meeting to order at 6:00 p.m.

Members present: Lee Nordmeyer, Cori Weems, Ron Dwyer, Samuel Temple, Karl Vohs and Chair David Sauer

Absent: Rob Kuhlman

Temple brought a motion to approve the agenda, seconded by Weems. Motion carried on a 5/0 vote.

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

Temple made a motion to approve the minutes of September 28, 2022, seconded by Dwyer. Motion carried on a 5/0 vote.

3. General Heritage Preservation Items

A. Citizen Comment Period – None.

4. Design Reviews

A. 216 Central Avenue - Amendment to Facade Repair Plans

Vohs arrived at 6:04 p.m.

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. The Building Official, John Rued, stated that since the contractor did not follow the original plans, he would like to have an architectural analysis done on the building and it

should be completed as drawn. It was stated that Rued felt that the contractor's fix is a weaker solution than the original brick and suggested a licensed architect or structural engineer evaluate the plans. Attorney Hvistendal also stated that he felt that the State Historic Preservation who the owner as applied for credits may not approve these modifications.

After Waldock's presentation, Chair Sauer opened the matter up for discussion. Also present at the meeting at David Hvistendal, attorney for the building owners. Mr. Hvistendal added that the owners questioned the contractor who made the changes without checking with them in advance. It was also noted that the contractor painted the window hoods a different color than the top where the cornices are.

Weems made a motion to table applicants request pending more information regarding structural, architectural and historical concerns, seconded by Vohs. Motion carried on 6/0 vote. Waldock stated that he would also send the plans up to SHPPO for input on the application.

4B. Faribo Downtown Central LLC Roof Replacements

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 states:

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.*

The board seemed a bit confused on why they had a roof request before them since that isn't normally in the purview of their authority. Hughey stated that since public money was vested into these buildings, the HPC can weigh in on the design under the Historic District Design Guidelines as stated above. Hughey displayed the building and each were discussed. It was the determination of the board to not hinder the owners' ability to get the buildings fixed; however, they do want the clay tiles and such to remain. Dwyer seemed to confirm that when they do the roofs, they most likely won't have to even touch the tiles and can go right up to the tiles to secure the membranes. Waldock noted that there has been one roof discussed in the past with the HPC – the Village Theatre. There was one building that should be looked into about whether it had previously had a cornice on 311.

After much discussion, Dwyer made a motion to approve the certificates of appropriateness for each of the properties to be reroofed subject to compliance with the design guidelines that the clay tiles remain untouched; meaning all needs to be brought back to the original design, seconded by Temple. Motion carried on a 5/1 vote with Vohs voting nay.

5. Items for Discussion

None.

6. Adjourn

A motion was brought by Commissioner Temple and seconded by Commissioner Vohs to adjourn the meeting at 7:15 p.m.

Respectfully submitted,

By: Kari Casper, Recording Secretary



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Mathias Hughey
MEETING DATE: November 16, 2022
SUBJECT: Discussion of Future Projects and Commission Priorities

BACKGROUND:

As of October 2021, the Commission discussed the following items as ongoing projects and initiatives:

Website. Plan for a bigger upgrade to the website after the HPC priorities are regrouped to share the importance of history. The website was updated to be functional again. A more significant upgrade may be desirable in the near future as the website is likely not compatible with mobile devices or current preferences.

Awards. Restart HPC awards. Nominations for 2022/2023? When should nominations be submitted? When should awards be voted on?

Provide information on resources. Staff will purchase a subscription for a publication that has resources/grants for preservation to provide further [resources.Historicfunding.com](https://resources.historicfunding.com) subscription has been renewed for 2023.

Photo Inventory. Finish their photo inventory and identify the top 10 threatened buildings. I've had trouble tracking down the previous work on this - especially the threatened buildings list.

Any other items or projects?

REQUESTED ACTION:

Discuss possible future HPC initiatives and provide staff with feedback and direction for them to move forward on.

ATTACHMENTS:



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Mathias Hughey mhughey@ci.faribault.mn.us
MEETING DATE: November 16, 2022
SUBJECT: Board and Commissions Appreciation Dinner and Open House

BACKGROUND:

On December 7th, 2022 the city will be hosting the annual Board and Commissions Appreciation Dinner from 6-8pm at the 310 Event Center. We are asking that one person from each Board or Commission take a couple of minutes to inform the group on what was accomplished in 2022.

Prior to the dinner, 5-6pm, the city is hosting an Open House to recruit new members and is asking that one or two members be present to represent the Commission.

Please RSVP to Heather at 507.333.0353 or hslechta@ci.faribault.mn.us if you will be attending.

If you would like to volunteer at the Open House Event, please let Mathias know. mhughey@ci.faribault.mn.us

REQUESTED ACTION:

ATTACHMENTS:

1. 2022 Appreciation Dinner
2. Board and Commissions flier - 22

Join us for the 2022
Appreciation Dinner
for our Board and Commission Members

Our Board and Commission members selflessly volunteer many hours to help improve our community. By serving on these committees, individuals become involved in the decision-making process and help shape our community through policies. As a way to show our appreciation, please plan to join us for dinner honoring all of the hours they put into the City of Faribault.

When: Wednesday, Dec. 7, 2022

Where: The 3 Ten Event Venue
310 Central Ave., Faribault, MN

Time: 6-8 p.m.

Social Gathering: 6 p.m.

Dinner: 6:30 p.m.

Presentation: 7 p.m.

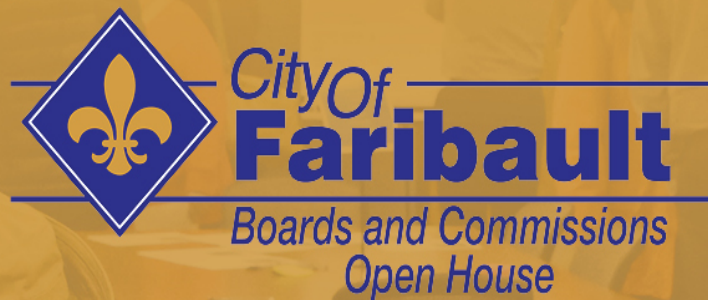
Please RSVP to Heather Slechta (507-333-0353, or hslechta@ci.faribault.mn.us) by Nov. 23

“VOLUNTEERING
*is the ultimate exercise in
democracy. You vote in elections
once a year; but, when you
volunteer, you vote every day
about the kind of community*
YOU WANT TO LIVE IN.”

-author unknown



"Volunteering is the ultimate exercise in democracy. You vote in elections once a year; but, when you volunteer, you vote every day about the kind of community you want to live in."



JOIN US

Wednesday, Dec. 7 • 5 -6 p.m.
The 3 Ten Event Venue
310 Central Ave. N

The City of Faribault is seeking enthusiastic community members to join one or more of our boards and commissions, which help set policies and shape our community. Representatives from each board and commission will be available to answer any questions you may have. Plus, with a wide variety of meeting schedules, there's likely a board or commission that meets both your interests and availability.

BOARDS AND COMMISSIONS WITH OPENINGS:

- **Airport Advisory Board •**
- **Faribault–Rice County Joint Airport Zoning Board •**
- **Charter Commission •**
- **Children's Fund Board**
- **Economic Development Authority •**
- **Environmental Commission •**
- **Heritage Preservation Commission •**
- **Housing and Redevelopment Authority •**
- **Library Advisory Board •**
- **Park and Recreation Advisory Board •**
- **Peter Smith Advisory Board •**
- **Planning Commission •**
- **Tommy Allen Youth Endowment Fund •**
- **Tourism Commission •**
- **Tree Board •**

Please contact the City Administrator's Office if you need special accommodations related to a disability to attend or participate in this event.



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Mathias Hughey
MEETING DATE: November 16, 2022
SUBJECT: 216 Central Repairs Status Update

BACKGROUND:

At the October HPC meeting, an application for a Certificate of Appropriateness was reviewed for changes to an approved repair plan on the facade of 216 Central Ave. An "emergency repair" had been made when several courses of bricks collapsed during restoration work. The bricks were replaced with Concrete Masonry Units (CMU), commonly called cinder blocks, which were then scored to resemble the historic brickwork. The application was submitted by the contractor, and it was revealed that there was a dispute between the building owner and the contractor as to whether the repairs were acceptable.

The HPC tabled discussion indefinitely, and requested three concerns be addressed before they consider a Certificate of Appropriateness for any changes to the approved plan. Those concerns were:

1. That the installation of a hard concrete/CMU may accelerate the deterioration of the remaining façade (soft bricks and mortar) similar to the Johnston Hall case
2. That the installation of the CMU would negatively impact the building's ability to qualify for state and federal tax credits
3. The application for a Certificate of Appropriateness of the change needs to be submitted by the Jensens (the building owners) or on their behalf – i.e. with their consent

The HPC suggested that a signed letter or other certification from a licensed engineer and/or architect could be sufficient to address the first two concerns. The third is a civil matter and the HPC is not the appropriate avenue to settle such a dispute.

The contractor submitted a letter to city staff from an architect that does not address the concerns noted. Staff have notified the contractor that the letter submitted is not sufficient.

REQUESTED ACTION:

Confirm understanding of situation and requested actions.

ATTACHMENTS:

1. Alt Design_Material LTR Medin
2. Facade Photo 2022_10_20 scored concrete better view

October 13, 2022



City of Faribault
208 NW 1st Ave
Faribault, MN 55021
Attn: John Rued

Re: B&J Sewing Facade Restoration (Jensen)
Faribault, MN" – Comm. No. 20-006

Dear John:

I am following up on the latest modifications necessary for the stabilization of the Jensen's building brick façade. When the lower two courses of brick were removed to accommodate the installation of new windowsills, several more rows of brick also dropped which resulted in some hasty temporary shoring.

To stiffen up the panels, several courses of six-inch CMU was installed and reinforced and tied back to the structure. They were scored to look like brick and painted. There will be a sign band covering it shortly.

Without completely removing the entire brick façade, it is difficult to know if the remaining brick is stable or not. It would be a good idea to keep a careful watch on the façade for bulging or cracking. Getting the cornice and windows watertight should go a long way to slowing down the damaging freeze/thaw cycle.

With Regards,

David J. Medin, Architect
President

Cc: Doug H.

