

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.

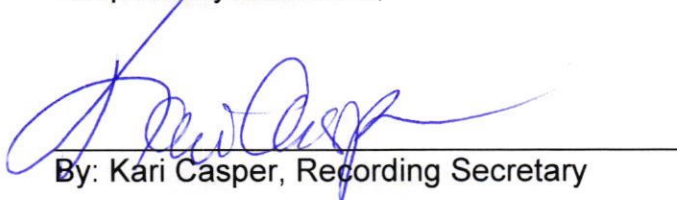
5. Items for Discussion

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