



HERITAGE PRESERVATION COMMISSION AGENDA

PUBLIC MEETING ROOM

WEDNESDAY, JANUARY 18,
2023

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. Unapproved Repairs at 216 Central Ave N
 - B. Golf Box Awning and Sign Review
 - C. Former Farmer Seed and Nursery Site
5. Items for Discussion
 - A. National District and HPC District Boundaries
 - B. Representative of HPC on Rice County Historical Society Board
6. Adjournment

Heritage Preservation Commission

Meeting Minutes

November 16, 2022

1. Call to Order/Approve Agenda

Commissioner Vohs called the meeting to order at 6:00 p.m.

Members present: Lee Nordmeyer, Cori Weems, Ron Dwyer, Rob Kuhlman and Karl Vohs

Absent: Chair Sauer and Vice Chair Temple.

Chair Vohs wanted to point out that he was not aware of the fact that the HPC will get involved if there is public money involved in a downtown HPC project. He was mentioning this because of the roof projects that FDC will be replacing with the HRA and EDA funds.

2. Approval of the Minutes from October 19, 2022 Regular Meeting

A motion was made by Nordmeyer, seconded by Weems to approve the minutes of October 19, 2022. Motion carried on a 5/0 vote.

3. General Heritage Preservation Items

A. Citizen Comment Period – None.

B. Discussion of Future Projects and Commission Priorities

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. Hughey mentioned that the website is not very “mobile-friendly”. Need to look at the upgrade. Hughey visited the site on the internet to show them what they were talking about.

Awards. Restart HPC awards – Hughey will send out guidelines to discuss at the next meeting. Vohs indicated that it would be good if we provided QR codes for each building’s history.

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. Weems did not recall a threatened building list and how would we know if the building is threatened.

4. Design Reviews

None.

5. Items for Discussion

A. Board and Commissions Appreciation Dinner and Open House

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

Volunteers: Vohs will speak during the open house and maybe have Sam Temple and Karl Vohs speak during the dinner for the update. There are three potential vacancies and anyone that wants to be a commissioner will have to re-apply.

B. 216 Repairs – Status Update

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:

- 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
- That the installation of the CMU would negatively impact the building's ability to qualify for state and federal tax credits
- 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 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. Rick Thomas with Restoration Services was present and apologized to the Building Official about not calling for inspections or getting the permit. Thomas said that mostly, his repairs do not require permits in other towns. This was an emergency situation and needed immediate action. Rued understood this but the plans do not meet what was submitted. Rued is looking at this as a "temporary" fix. Rued stated that he does not see this as an acceptable alternative method because it doesn't match the specs. Thomas suggested a sit-down meeting to discuss. Rued stated that the engineer will have to redo the plans to the specs.

There was some discussion about Thomas submitting the application or appropriateness on the Jensen building on behalf of the Jensens but the owner is the appropriate appliance. This may be a question for the city attorneys.

Need Peter Waldock to call SHPPO about whether this new façade will still fit within the Historic Tax Credit grant that the Jensen's had applied for or will it nullify it. Need to do some research on the original building's design.

Thomas indicated that the two beams or different sizes, the façade is not attached to the building. He used the materials to reinforce the façade and the materials may not be appropriate for the job. Thomas wanted to get this resolved with a Certificate of Appropriateness and felt that the Jensen's will not pay him until this get issued. The HPC did agree that, if needed, they would call a special meeting if all the necessary documents would be presented to them. Thomas was to send in the pictures to Rued for the roofing project.

No action taken at this time

6. Adjourn

A motion was brought by Commissioner Dwyer and seconded by Commissioner Weems to adjourn the meeting at 7:50 p.m.

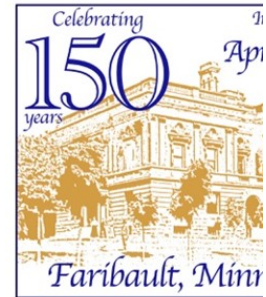
Respectfully submitted,

By: Kari Casper, Recording Secretary



Request for Council Action

Agenda Item: 4.A



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Mathias Hughey, Community Development Coordinator
MEETING DATE: January 18, 2023
SUBJECT: Unapproved Repairs at 216 Central Ave N

BACKGROUND:

On April 19th 2021, the Heritage Preservation Commission (HPC) reviewed and approved a Certificate of Appropriateness related to proposed repairs to the buildings at 216 and 218 Central Ave. The original approved scope of work is identified in Exhibit 1 – Certificate of Appropriateness.

On October 18th 2022, the HPC was asked to consider an after-the-fact deviation (see Exhibit 2) from the original approved Certificate of Appropriateness. The contractor installed concrete masonry units (CMU) over the steel lintel on 216 instead of repairing/replacing the brick as the original scope of work called for. At the time of the October 18th HPC meeting, an attorney representing the building owner revealed that the deviation was executed without the consent of the building owner. There was no formal application filed, and because the contractor did not have authorization to seek approval for the deviation the request was considered invalid. The HPC tabled discussion of the changes and identified three concerns they wanted to see addressed before considering the change:

1. That the inclusion of hard CMU with the soft brick could accelerate the deterioration of the historic façade; it was suggested a licensed engineer or similarly qualified professional certify the structural appropriateness of the material change.

2. That the inclusion of the CMU could disqualify the building from historic tax credits; it was suggested that a specialized consultant or professional staff person from the State Historic Preservation Office (SHPO) verify that the change would not disqualify the building from receiving preservation tax credits.
3. That the application for a Certificate of Appropriateness for the changes needed to be submitted by the building owner or on their behalf.

On November 16th 2022, the contractor attended the HPC meeting and presented a narrative description of the changes made, his justification for making such changes, and intended future work that would render the CMU indistinguishable from the original brick. The HPC reiterated the three conditions upon which they would consider an Application for a Certificate of Appropriateness.

On December 21st 2022, City Staff received a letter (Exhibit 3) from Douglas R. Hughes, PE, Structural Principal at Larson Engineering stating that "In my opinion I do not see any concern for having masonry and brick combined and being placed on the lintel."

As of January 5th 2023, no valid Application for a Certificate of Appropriateness for the after-the-fact deviation has been received. Additionally, no certification regarding the qualification for tax credits has been received. The HPC may determine if the attached letter satisfies the first condition.

REQUESTED ACTION:

The HPC review the repairs as they exist and decide between the following three options.

1. Deviations are substantially similar to the repairs outlined in the Certificate of Appropriateness issued on 4/19/2021.
 - a. No further action is required. Parties will be notified in writing.
2. Deviations are acceptable, or acceptable with conditions -
 - a. The HPC shall notify the building owner that they accept the changes and request a formal Application for a Certificate of Appropriateness showing revised plans be filed. The building official shall be notified that the HPC approves of the changes.
 - b. If conditions are required, then HPC shall communicate in writing those conditions and a deadline for them to be met, after which failure to meet the conditions will result in recommendation to initiate enforcement action.
3. Repairs are unacceptable -
 - a. The HPC shall issue a Notice of Violation to the building owner with 30 days to submit a revised plan detailing proposed

actions to bring the deviated portion of the repairs into compliance with the Downtown Historic District Design Guidelines.

Staff Recommendation

The Community Development Coordinator recommends that the HPC find the repairs as they exist unacceptable as the CMU does not meet the following conditions of the guidelines (Exhibits 4- X):

"a. Original material such as brick, stone and mortar shall be retained."

Explanation: The Concrete Masonry Units (CMU) installed replaced the original brick and mortar. The original material was not retained as specified in the original plans.

"c. When repair or replacement of masonry or mortar is required, a similar material shall be used."

Explanation: The CMU does not constitute a similar material to the original masonry or mortar. In appearance, hardness, chemical composition, wearing/weathering and breathability, the concrete is substantially dissimilar to the original (and surrounding) brick and mortar.

"d. New masonry added to the structure or site, such as new foundations or retaining walls, shall be compatible with the color, texture and bonding pattern of original or existing masonry."

Explanation: The CMU is gray in color, easily distinguishable from the yellow and tan bricks of the historic façade. The CMU is scored to look like brick, however the scoring relief noticeably deeper than the relief between the brick and mortar joints, and the "joints" are the same color, texture, and materials as the "bricks."

ATTACHMENTS:

1. Exhibit 1 - COA 216-218 Central Ave 4-19-21
2. Exhibit 2 - 2022_10_19_Facade Plan Update
3. Letter from Larson Engineering 12_21_2022
4. Facade Photo 2022_10_20 scored concrete better view

Heritage Preservation Commission
CERTIFICATE OF APPROPRIATENESS

216-218 Central Avenue

I hereby certify that the Heritage Preservation Commission has reviewed the below-described project and found the work proposed by the applicant to meet or exceed the design guidelines established by the City of Faribault.

The design features approved by the Heritage Preservation Commission are to be considered a condition of the building permit issued by the City of Faribault as stipulated in the Code of Ordinances.



Kim Clausen, Community Development Coordinator

Brief Description of Project:

The property owner is proposing to tuckpoint and repair the structurally-deficient areas of the front façade at 216-218 Central Avenue. The scope of work includes:

- Install helical bars in the joint space of all significant step cracks
- Remove and replace limestone window sills and install new flashing
- Clean existing brick, tuckpoint with Type N Mortar and replace broken and damaged brick
- Remove and reinstall brick between the lintel and the window sills. Straighten/reinstall brick and install new flashing at lintel.

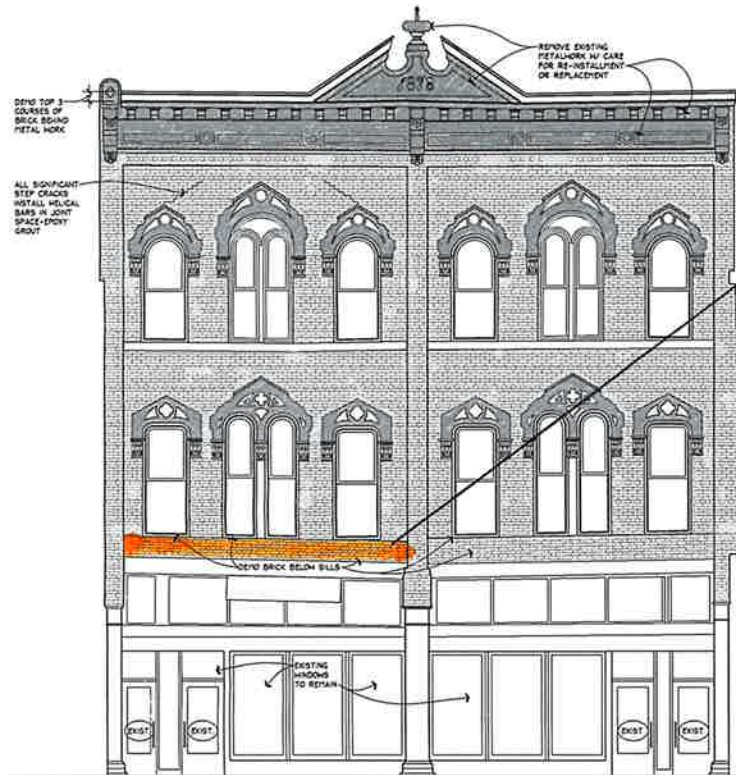
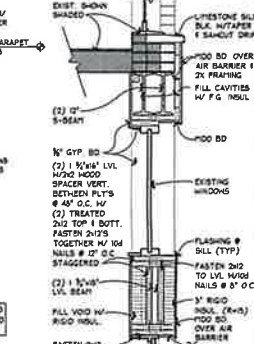
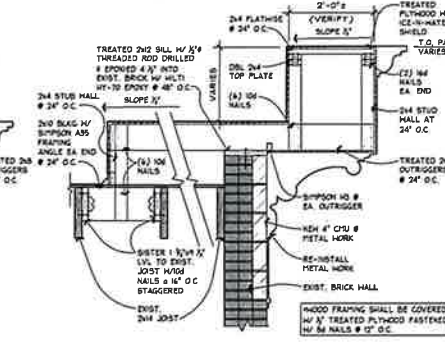
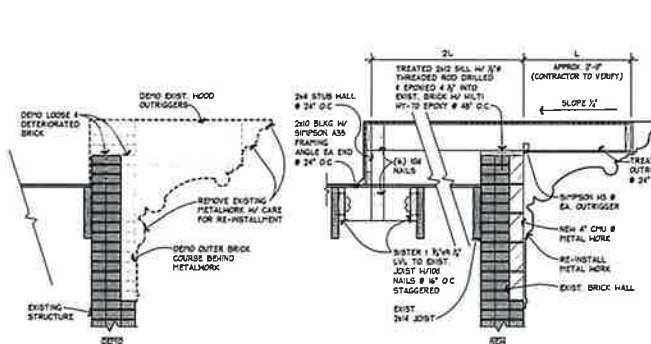
In addition, the metal cornicework that was removed earlier will be repaired and reinstalled. A new replica trim piece will be created to replace the missing piece on the north end of the cornice.

The HPC has approved this scope of work for the areas above the I-beam. No work has been reviewed or approved for changes at or below the I-beam, including changes to the transom windows, storefront, or addition of MDO.

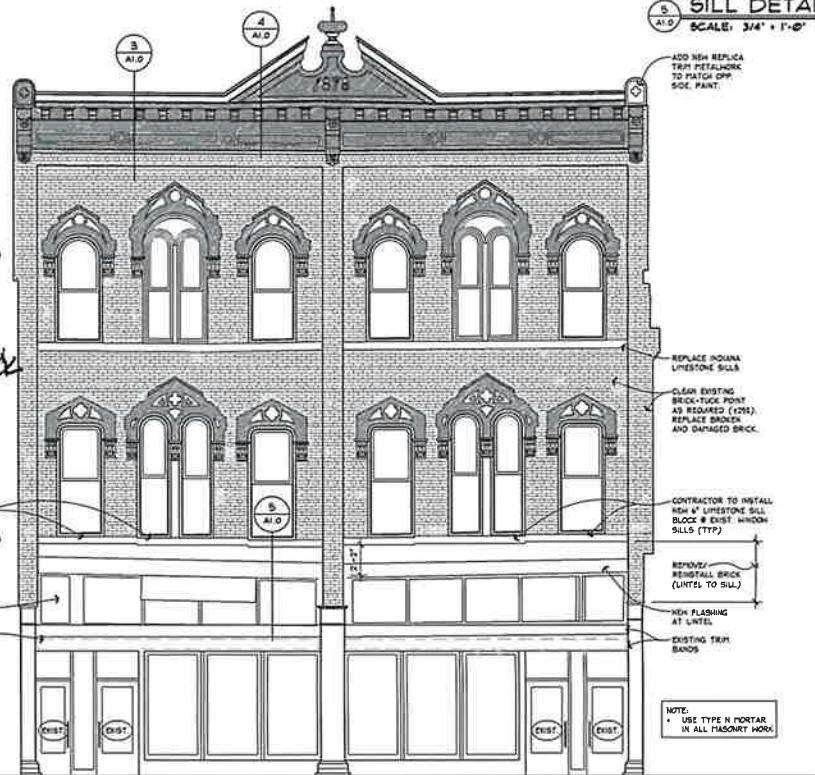
Date of Heritage Preservation Commission Review: 19 April 2021
Certificate of Appropriateness Issued: _____

Copies forwarded to:	Building Official:	<u>XX</u>
	Property Owner:	<u>XX</u>
	Site File:	<u>XX</u>

- PHASE II GENERAL NOTES**
1. CONTRACTOR TO CLEAN & TUCK POINT EXISTING BRICK AS REQUIRED.
 2. CLEAN & RE-PAINT EXISTING METALWORK & PARAPET. RE-MANUFACTURE METALWORK BEYOND REPAIR AS REQUIRED.
 3. FUTURE TRIMMER WHICH 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 ASSURED.
 5. CONTRACTOR TO ATTEMPT TO INSTALL NEW Limestone SILL BLOCK AS LEVEL (VISUAL & ACTUAL) AS POSSIBLE WITHOUT DISRUPTING EXISTING MASONRY ABOVE.



Substituted
6" CMU
Scored to
simulate brick



DESIGNED	DJM
DRAWN	NEA/DJM
CHECKED	DJM
PROJECT	20006
REVISIONS	

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. (architectural only)

DAVID J. MEDIN
License No. 1908
Date: 11/26/2021

Larson Engineering, Inc.
3524 Lakewood Road
White Bear Lake, MN 55110
(P) 651.481.9120
(F) 651.481.9201
(O) 651.481.9201

MINNESOTA
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. (LIMITED TO STRUCTURAL DESIGN)

DATE: 11/26/2021
SCALE: 1/4" = 1'-0"

**B&J SEWING
FACADE RESTORATION**
216 CENTRAL AVENUE NORTH
FARIBAULT, MINNESOTA

DJ MEDIN
architects, inc.
203 N.W. First Ave.
Faribault, MN 56003
507/334-2252

EXTERIOR ELEVATIONS

A1.0

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Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110-5126
651.481.9120 Fax: 651.481.9201
www.larsonengr.com



December 21, 2022

Mr. Dave Medin
DJ Medin Architects
203 NW 1st Ave.
Faribault, Minnesota 55021

Re: B&J Sewing Facade Restoration
Faribault, Minnesota
LEMN Project No: 11200190.000

Dear Dave:

I am writing to you in regards to the storefront renovation at the above referenced location and the concern of laying masonry CMU on top of the existing steel lintel beam instead of the original brick.

The two courses of CMU masonry laid on top of the existing steel lintel are structurally adequate for the purposes of renovating the front façade of the building. In my opinion I do not see any concern for having masonry and brick combined and being placed on the lintel.

If you have any further questions regarding this matter, please call me to discuss.

Sincerely,
Larson Engineering, Inc.

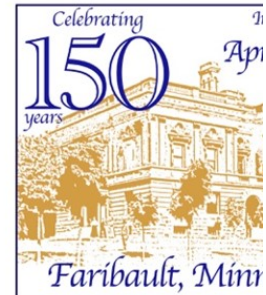
Douglas R. Hughes PE
Structural Principal





Request for Council Action

Agenda Item: 4.B



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Mathias Hughey
MEETING DATE: January 18, 2023
SUBJECT: Golf Box Awning and Sign Review

BACKGROUND:

The building at 230 Central Ave currently houses a digital golf experience business called The Golf Box. The owners of The Golf Box are requesting approval to install an awning over the door of the building that features the business logo and name on the top and on each side. They have also installed a window sign that features the business logo and name. The total square footage of all "4" signs (3 on the awning, 1 in the window) is 19.5 sqft. The question for the HPC is whether the awning constitutes 3 signs or 1 sign.

Per the downtown sign ordinance, none of these signs are required to meet the raised-lettering or raised-border requirements of other signs. There are no proposals to provide lighting for these signs. The downtown sign ordinance also allows for a maximum total of 96 Sqft of sign space for this building based on its 46 linear feet of frontage.

The Community Development Coordinator's recommendation is to approve the proposed signs as long as they are installed in conformance with the ordinance.

Relevant Ordinance Sections:

(2) Size; building frontages of over forty-four (44) feet. Buildings or portions thereof under separate management or control shall not have exterior signs on the premises with a surface area exceeding two (2)

square feet per lineal foot of building frontage or one hundred twenty-five (125) square feet, whichever is less, for each frontage. The surface area of all such signs shall not exceed, in the aggregate, one hundred twenty-five (125) square feet on any single building frontage. Building frontage shall be calculated only on the Public Street to which said building is addressed or has direct access.

(3) Number. Buildings or portions thereof under separate management or control are allowed not more than two (2) signs except as provided for a multiple-occupancy building, as provided in Subsection 9-150(C)(6).

(5) Window signs. No sign shall be permanently affixed to a window surface, except that the name, monogram, logo, address, hours of operation, and telephone number of the person or firm occupying the premises may be allowed. Such signs shall be included in the total allowable sign area for the building, as determined in Subsections 9-150(C)(1) and (2). Any window display that is temporarily affixed upon a window surface that indicates a product or service provided on the premises may be permitted, subject to the provisions of Subsection 9-30(11) and Section 9-190.

(15) Awning signs. Signage placed on an awning or wall-mounted canopy is allowed, provided it does not extend more than four (4) feet above or one (1) foot below such structure, and is a minimum of (8) feet above the ground floor elevation of the building. Awning signage shall be counted as a part of the aggregate sign area allowed per frontage. Awning signage need not include raised or recessed lettering or borders.

REQUESTED ACTION:

Approve the Certificate of Appropriateness for the proposed signage at 230 Central Ave.

ATTACHMENTS:

1. Golf Box Heritage Application
2. 2023.01.13 noted Awning Sign Plan Golf Box 409 Central Ave

DESIGN REVIEW APPLICATION FORM

Heritage Preservation Commission

Site Address: 409 Central Ave N
New Awning Installation

Owner / Applicant: Daryl Laube
Mailing Address: 18130 Independence AVE
City/ State: Faribault, MN 55021
Telephone Number: 952-237-6125
Work Site Address: 409 Central Ave N
Site File Number: _____

Type of Work:	Restoration	_____	Remodeling	_____
	New Construction	_____	Site Improvements	_____
	Demolition	_____	Other	_____

Brief Description of Project:

Install new awning above entrance. Awning framework is 1" x 1" and 1" x 2" aluminum tubing welded together. Awning cover is made from black Sunbrella awning fabric. Logo painted white on face and ends of awning. All dimensions are shown on drawings.

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

Action of HPC Board: Meeting Date: _____
 Action Taken: _____

Certificate of Appropriateness: Issued: _____
 Denied: _____

Note: *If this project is submitted as part of the City's SCDP rehabilitation program, it must receive a "**no adverse effect**" ruling from The State Historic Preservation Office.*

Heritage Preservation Commission
CERTIFICATE OF APPROPRIATENESS

Site Address: 230 Central Avenue- Former Masonic Lodge Building

I hereby certify that the Heritage Preservation Commission has reviewed the above-described project and found the work proposed by the applicant to meet or exceed the design guidelines established by the City of Faribault.

The design features approved by the Heritage Preservation Commission are to be considered a condition of the building permit issued by the City of Faribault as stipulated in the Code of Ordinances.

David Wanberg, Director of Community & Economic Development

Notes:

The building façade must be restored so as to blend the repaired connection points with existing wall materials and colors.

Signs may be displayed inside the windows according City Ordinances. Window signs must not cover over 50% of the window area.

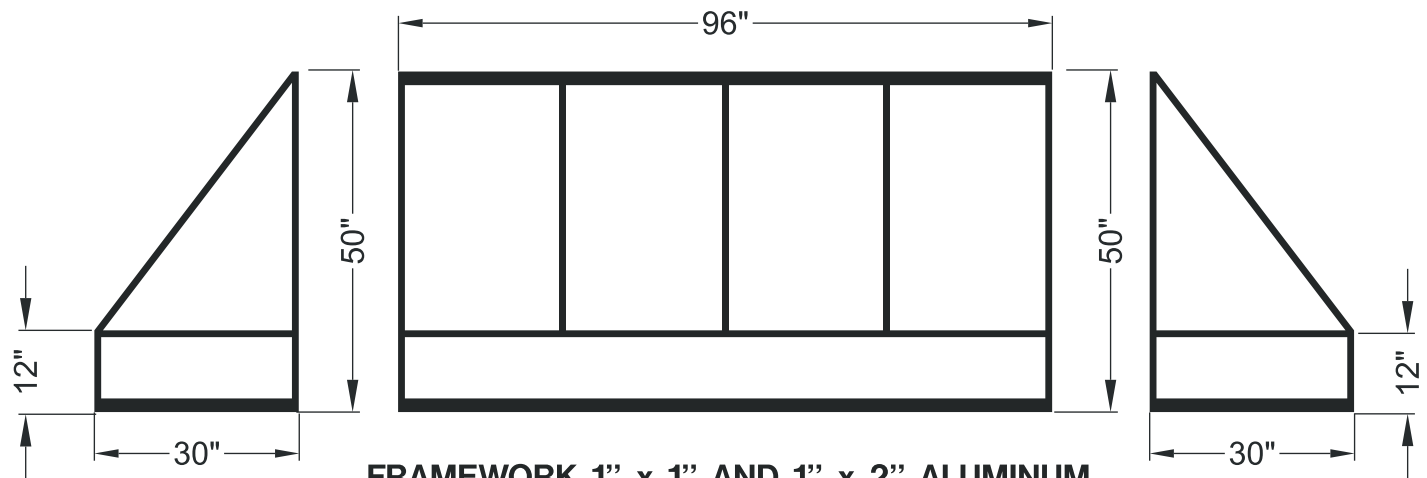
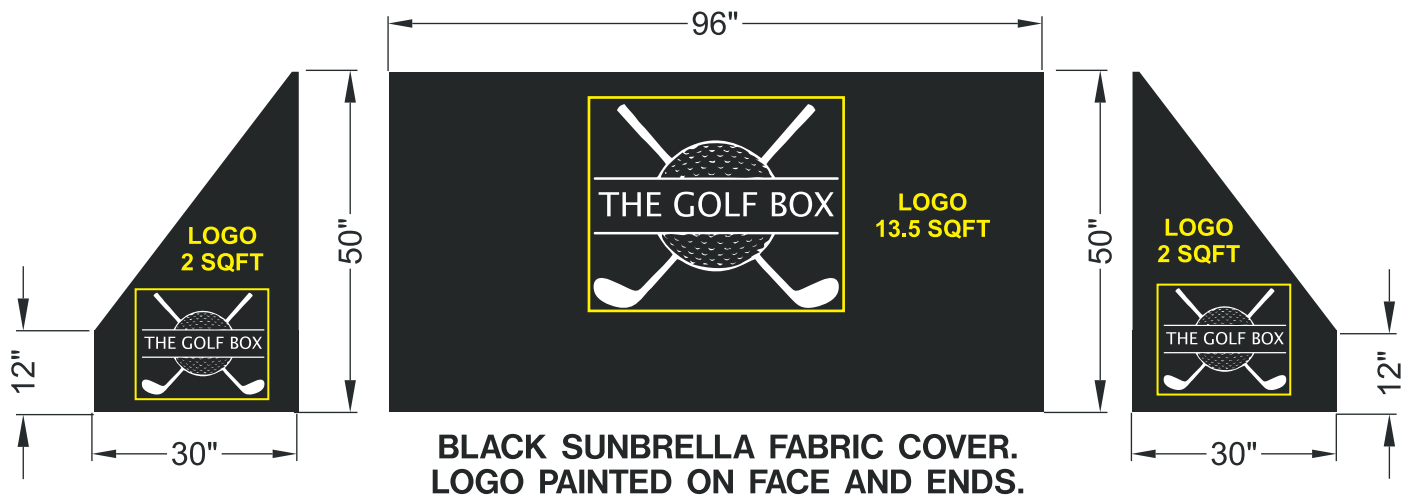
Exterior Wall signs will require sign permit approval prior to installation and must meet City Ordinance requirements for the Downtown Sign District. The signs on the awning cannot be remounted on the building's exterior walls because they do not meet current sign ordinance standards for the Downtown Sign District.

Date of Heritage Preservation Commission Review: _____
Certificate of Appropriateness Issued: _____
Expiration Date _____

Copies forwarded to	Building Official:	_____
	Property Owner:	_____
	Site File:	_____
	SCDP File	_____

Awning sides 4 SF
 Awning front 13.5 SF
 Window sign 4 SF
 Total Signage 21.5 SF
 Building Width 46'
 $46 \times 2 = 92$ SF total sign area allowed

Awning must be 8' above sidewalk level
 Awning appears to meet UDO regs.

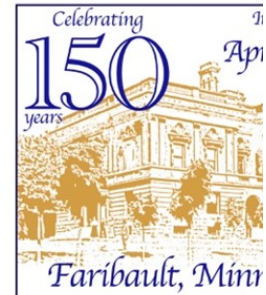


FRAMEWORK 1" x 1" AND 1" x 2" ALUMINUM
 TUBING WELDED TOGETHER.
 INSTALLED WITH 3/8" LAGS AND SHEILDS.



Request for Council Action

Agenda Item: 4.C



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Mathias Hughey
MEETING DATE: January 18, 2023
SUBJECT: Former Farmer Seed and Nursery Site

BACKGROUND:

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.

REQUESTED ACTION:

Vote on approval of proposed design for the former Farmers Seed and Nursery site.

ATTACHMENTS:

1. Kiosk1
2. Kiosk2

3. Mural1
4. Mural2
5. Site1





MIDWEST
INDOOR STORAGE

MIDWEST
INDOOR STORAGE

FARMER SEED

NURSERY CO.

Reclaimed Siding

Reclaimed
Wood



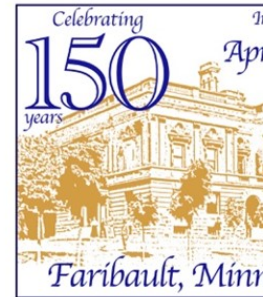






Request for Council Action

Agenda Item: 5.A



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Mathias Hughey
MEETING DATE: January 18, 2023
SUBJECT: National District and HPC District Boundaries

BACKGROUND:

In 2022 the National Historic Register District for downtown Faribault was expanded. It is no longer contained wholly within the City's designated Heritage Preservation District. Unfortunately, several buildings that were included were demolished in fall of 2022 by Rice County. These included the buildings at 308 & 310 1st Ave NW. The question before the commission is whether the existing Heritage Preservation District Boundaries are adequate/appropriate given the expanded National Historic District Designation.

REQUESTED ACTION:

Provide direction for staff on additional information gathering, presentation creation, and recommendation for HPC Boundary reconciliation.

ATTACHMENTS:

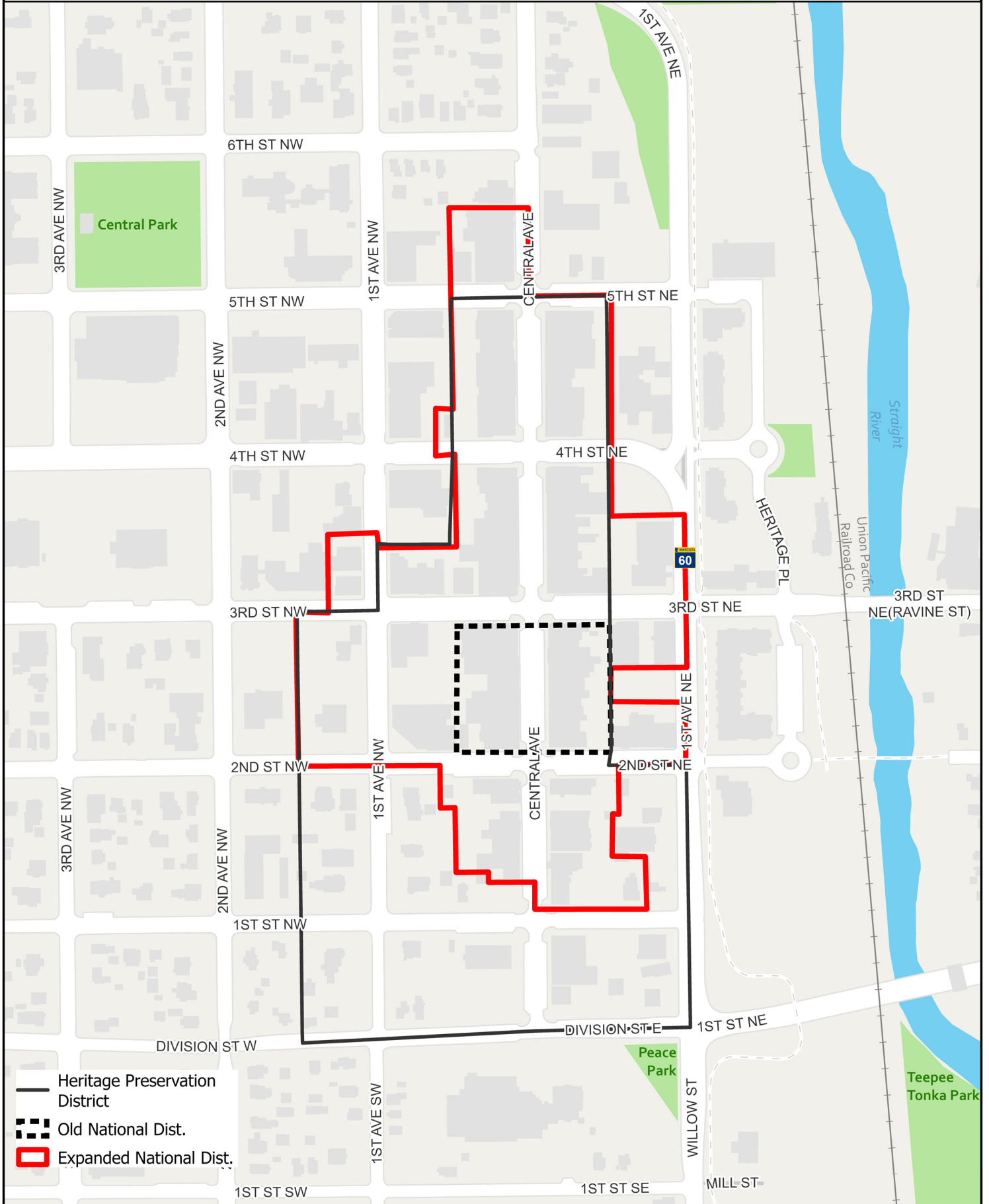
1. HPC Districts



1:3,000
(Print size 8.5"x11")

City of Faribault Heritage Preservation Districts

January 10, 2023

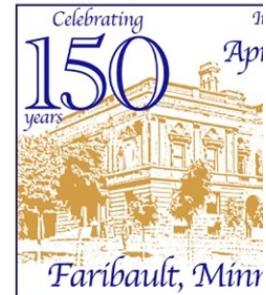


- Heritage Preservation District
- Old National Dist.
- Expanded National Dist.



Request for Council Action

Agenda Item: 5.B



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Mathias Hughewy
MEETING DATE: January 18, 2023
SUBJECT: Representative of HPC on Rice County Historical Society Board

BACKGROUND:

State rules regarding designation as a Cooperating Local Government (CLG) require that a member of the HPC also serve on the board of the Rice County Historical Society. State Statute also requires that members of the HPC be residents of the city they are serving. We are therefore seeking one of our HPC members to volunteer to serve on the Rice County Historical Society Board. Peter Waldock is Vice Chair of that board, and will nominate an individual who volunteers so that we can meet this requirement.

The time commitment would include:

As a member of the Board of Directors, an individual is responsible for attending monthly meetings and serving on at least one committee. All Board members are also asked to attend events and be a member of the RCHS. The term is for 3 years.

RCHS Committees

In addition, the RCHS has several committees that work to keep the museum going. Each would welcome additional volunteers. These are: Building Committee, Collections Committee, Educational Committee, Fair Committee, Programs Committee, Publications Committee, and Event Committee. If you are interested in helping any of these committees out, please call the museum at 507-332-2121

Meetings are the second Wednesday of the month and last approximately 1.5 hours (5:30pm - 7pm). Meetings are located at the Historical Society Museum.

The City may be willing to pay the annual dues (\$35/year) to meet the requirement that a board member be a dues-paying member of the Historical Society. In this case- it may be workable that the City is the member, and the individual serving for the City could be rotated on an annual basis etc.

REQUESTED ACTION:

Identify a volunteer, who is willing to serve on the Rice County Historical Society Board of Directors, or develop another workable solution so that we can be in compliance with CLG rules.

ATTACHMENTS: