



HERITAGE PRESERVATION COMMISSION AGENDA

PUBLIC MEETING ROOM

WEDNESDAY, MARCH 15, 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. 301 & 329 Central Ave Placemaking Project
5. Items for Discussion
 - A. Resolution on Review of Publicly Funded Projects
 - B. Redrawing Boundaries of Heritage Preservation District
 - C. Historic District Guidelines Revisions
6. Adjournment



HERITAGE PRESERVATION COMMISSION MINUTES

3RD FLOOR
CONFERENCE ROOM

WEDNESDAY, FEBRUARY 15,
2023

6:00 PM

Meeting Items

1. Oath of Office

Oath of Office was reordered so the board would have a quorum. Kari Casper administered the Oaths of Office to Colton Hogan, David Sauer and Sam Temple.

2. Call to Order

Chair Sauer called the meeting to order at 5:59 p.m. In attendance were Ron Dwyer, Colton Hogan, Rob Kuhlman, Sam Temple, Cori Weems and Chair Sauer.

Motion by Sam Temple, seconded by Cori Weems to Approve the Agenda as amended to administer the Oath of Office first and then begin the meeting. The motion carried on a 6/0 vote.

3. Approval of the Minutes

Motion by Sam Temple, seconded by Ron Dwyer to Approve the meeting minutes of January 17, 2023 as presented. The motion carried on a 6/0 vote.

4. General Heritage Preservation Items

A. Citizen Comment Period

None present at this time.

B. Introductions

Introductions were made.

C. 2023 Chair and Vice Chair Appointments

Dwyer nominated Temple for Chair. Motion by Ron Dwyer, seconded by Rob Kuhlman to Approve Temple as Chair for the next term. The motion carried on a 6/0 vote.

Former Chair Sauer turned the meeting over to Chair Temple.

Sauer nominated Weems as Vice Chair. Motion by Sauer, seconded by Hogan to Approve Weems as Vice Chair for the next term. The motion passed on a 6/0 vote.

D. Information Only - Downtown Public Art Permit by Paradise Center for the Arts

Hughey was asked to strike this item from the agenda as the proposed art will be changed from a temporary to a more permanent project. Hughey went over placement and discussed implementation and went over the designs. The board asked Hughey to check the ordinance on public art.

No action was taken at that time.

5. Design Reviews

A. Application to Amend Original Design Certificate for 216-218 Central Ave

Dave Hvistendahl was present, accompanied by Joyce Crowl on behalf of the Jensens'.

Hughey began his presentation outlining what the agreed upon work to be done. There will be sign panels but no sign permit will be required at this time. These do fall within the sign ordinance. There will be painting done. The bottom is lined up such that it makes the transom windows appear square. It hides the out-of-level beams and concrete as well.

Weems asked about the condition of the rest of the brick face; does it need tuck pointing?

Hvistendahl stated that he didn't think so and commented on whether the contractor fulfilled the obligations of the contract. He stated that the area in which is covered is all redone. The contractor had not dyed the mud to match the building and it was disappointing and pretty basic. That remains to be seen.

Hogan asked about the type of masonry; was that a Type N mortar? Hvistendahl said it was specified in the contract. Hvistendahl wasn't sure about the letter but it was supposed to be a softer mortar. Hughey stated that he met with Thomas and confirmed the Type N mortar specified but hadn't seen any testing on that.

Temple asked about the raw materials to be used for the sign panels. Hvistendahl said that it's specified in the application it's a commercial sign board. The person doing it Jim Bohnhoff, with Jim Bohnhoff Signs and has done many signs for Northfield and Hvistendahl's signs. He's been doing this for years and his signs do hold up. Hughey said that he did provide the specs on MDO. Dwyer said it's alright, there are a number of other products that are better, but it's not a terribly long-lasting product; but it's okay. Dwyer said the sign panels are 18' long and they come in 8' sheets. Hvistendahl said that they are doing a number of panels. Dwyer said that it would be a better idea. Dwyer said that there are quite a number of sign boards out there that are better. Dwyer said that it's kind of a solution to a nasty problem. They are just covering up the top of the windows with a sign frame. Dwyer said that it's important that they are flashed on the top to avoid water and snow that could do a lot of damage to the area that they have repaired. He suggests that they flash the top of the sign but is comfortable with this solution. Other than that, he is comfortable with a solution.

Hogan asked about the transom windows; still being a little bit visibly unlevel, would it be possible to put some sort of a furring strip on top to kind of put those in level. Hvistendahl stated that the sign comes down several inches over the clear story windows and that's necessary to give the effect of being level. The sign board will be several inches from the window itself. Wondering if they could put a board in to make it look a little more level.

Kind of add to the cover up of the unlevel windows. Hughey said that the bottom of the sign would cover that up. There wouldn't be any of the framing visible beneath the sign.

The original design certificate said that no work below the I-beams being proposed. At a future date, those I-beams could not be brought to level structurally. Hughey added flashing to the top of those. Two concerns maybe at the building permit level. The Building Official is concerned about how these are going to be anchored to the building and are done correctly. Motion by Ron Dwyer, seconded by Colton Hogan to Approve the Amended Original Design Certificate for 216-218 Central and accept the sign panels as presented but with the provision that they do good flashing between the masonry and the panel. Motion passed on a 6/0 vote.

6. Items for Discussion

A. Work Plan Discussion

The Community Development Coordinator therefore recommends that the commission devote its workplan for 2023 to revising the Heritage Preservation District Design Guidelines. Each

month, the Community Development Coordinator will present a section of the guidelines for review with suggested revision. The section to be reviewed will be identified prior to the monthly meeting. Proposed revisions will be included as part of the normal meeting packet. At the monthly meeting, commissioners will discuss, offer suggestions, and vote to approve a set of revisions that will be incorporated into the final revised guidelines. The final product of the process will be a complete, revised set of Design Guidelines that will be presented for approval to the Heritage Preservation Commission and to the City Council if required.

Temple asked if the revision of the guidelines, would it also revise the procedure. Hughey said it could be. The HPC is to look to those when decision on approval or denial of the application. Dwyer was pleased to see that it would be done in sections.

Motion by David Sauer, seconded by Cori Weems to Approve Revising the HPC District Guidelines as the focus of the 2023 Work Plan as presented. The motion carries on a 6/0 vote.

B. Bylaws Review

Temple stated that he preferred to be called Chair rather than Chairperson.

Motion by Ron Dwyer, seconded by David Sauer to Approve the revision of the Heritage Preservation Commission Bylaws to replace gendered language with gender-neutral language and use the word Chair rather than Chairperson. Motion Passed.

Casper asked if it will need to come back. Hughey stated that we would need a signature.

C. Official Interpretation of Design Review Application Process

After Hughey's presentation, the discussion was centered around the fact that there is ambiguity in the HPC guidelines surrounding publicly funded projects which broadens the scope of the HPC for review of such things.

After much discussion, some would like to pare down the list of publicly funded projects and others would like to defer to staff.

Motion by Ron Dwyer, seconded by Colton Hogan to the following interpretation with the added language that aesthetic or structural considerations is the basis to determine an HPC review. The motion carried on a 6/0 vote. Temple wanted to add that the aesthetic would be from the streets, sidewalks and alleyways, all around.

7. Adjournment

Motion by Rob Kuhlman, seconded by David Sauer to Adjourn at 7:42, p.m.. The motion carried on a 6/0 vote.

Respectfully Submitted,
Kari Casper
Administrative Assistant II



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Mathias Hughey, Community Development Coordinator
MEETING DATE: March 15, 2023
SUBJECT: 301 & 329 Central Ave Placemaking Project

BACKGROUND:

The Paradise Center for the Arts (PCA) and the City of Faribault Economic Development Authority (EDA) have applied for a Public Art Permit funded by a Placemaking Grant. The permit will cover two projects, the first of which is outside of the purview of the HPC and is included here for informational purposes. The second requires a Certificate of Appropriateness from the Heritage Preservation Commission.

The first proposed project is the painting of two crosswalk murals on Central Avenue at the 3rd Street intersection. The artist that designed the murals is Jordyn Brennan, who also painted the "LOVE" mural at 3rd St and 1st Avenue. The artist plans to draw out the mural on the street in a paint by number format. She will coordinate a painting party for community members to participate in painting the mural.

The site will be painted with primer and the murals will be painted with latex type mural paint and covered with a non-slip sealer. The Public Works Department will be asked to power wash the site the day before painting begins and barricade the work zone. Traffic and pedestrians will not be able to drive or walk on the newly painted surface until it dries.

The proposal does not include ongoing maintenance and there will be wear from traffic and pedestrian use. The City will determine when to remove the mural or commission another mural to replace it. The Public Works Department will be responsible for power washing the site to remove the paint when necessary.

The second proposed project is the installation of mosaic art tiles, made by Faribault artist Tami Resler, mounted on the side wall of 301 Central Ave and 329 Central Ave.

The mosaic tiles are designed with the artist's interpretation of the history of the buildings and life in the community back in the day. The artist's renderings do not represent a specific historic person, time or event.

Each of the mosaics will include 5 panels each two feet by two feet in size (about 2' X 10' overall). The mounting details include flashing and wooden frames screwed into the mortar joints (not into the face brick) to avoid damage to the walls. The tiles and mounting brackets can be removed as needed by the building owners.

The art tiles will belong to the building owner and the artist will have the right of first refusal if they are removed. The building owners are responsible for maintenance. The artist plans to maintain them during the grant period as part of the Placemaker grant. After the grant period, the owners will be responsible for the cost of maintenance or removal of the art and its framing structure.

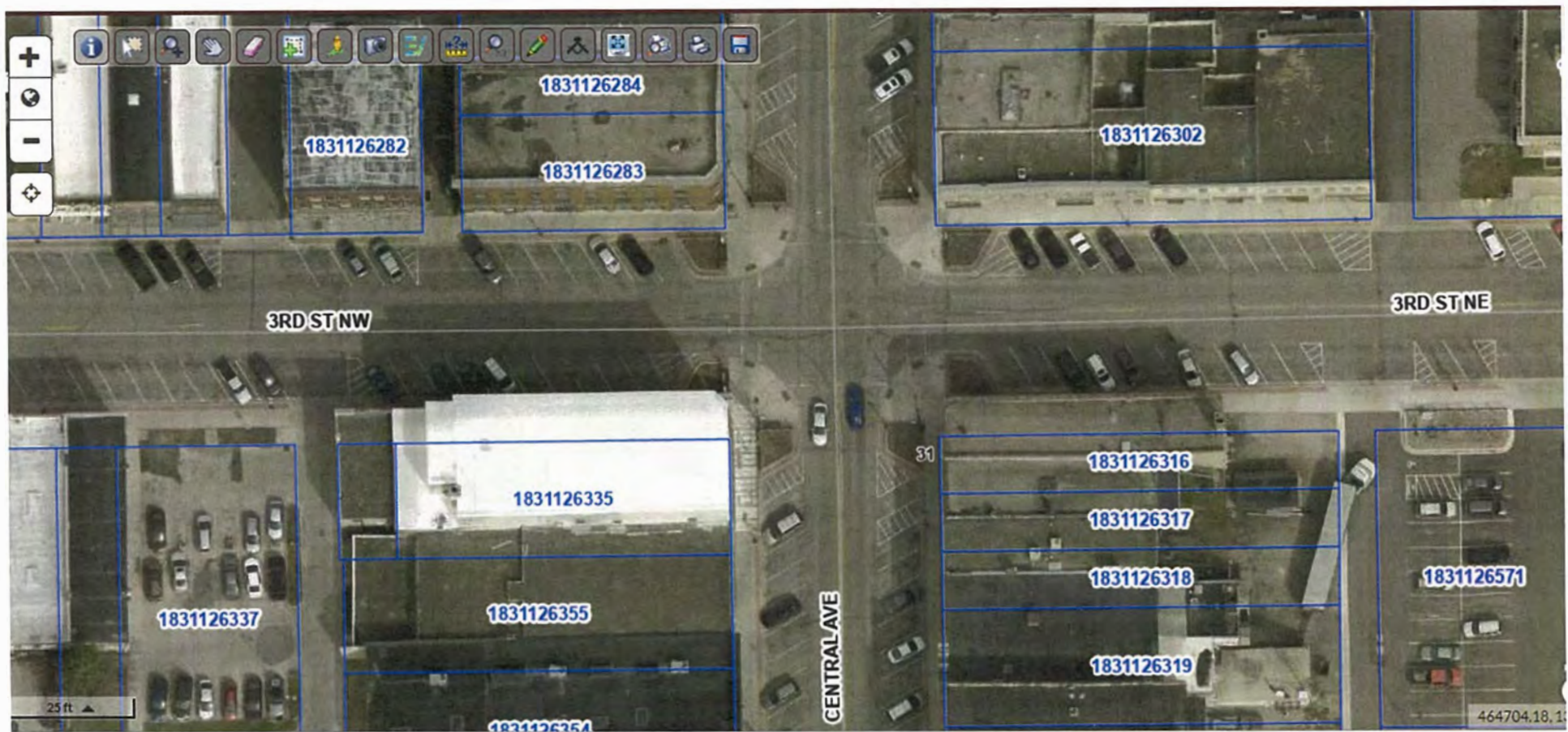
REQUESTED ACTION:

The Community Development Coordinator requests that the Heritage Preservation Commission approve the Certificate of Appropriateness for the installation of the art tile mosaics.

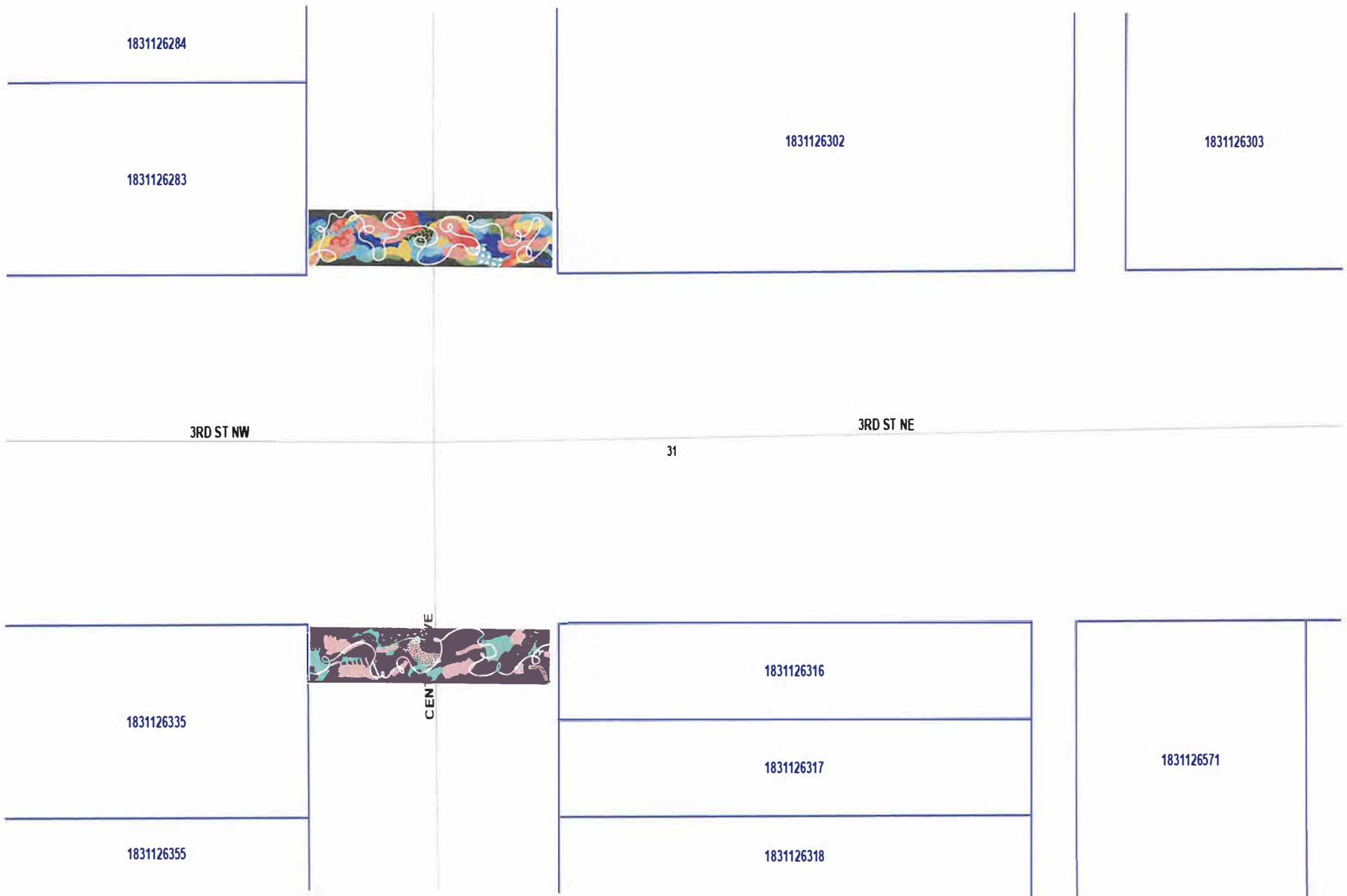
ATTACHMENTS:

1. Attachments for PCA EDA Creative Placemaking 2023





Intersection for Jordyn Brennan's placemaking artwork







Historical Tile Temporary Installation (Placemaker Faribault 2022)

This project consists of carved tiles that will illustrate historical scenes from Faribault.

Lead Artist: Tami Resler

██████, Faribault, MN 55021

██████

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www.facebook.com/tamireslerpottery

ABOUT THE ARTIST

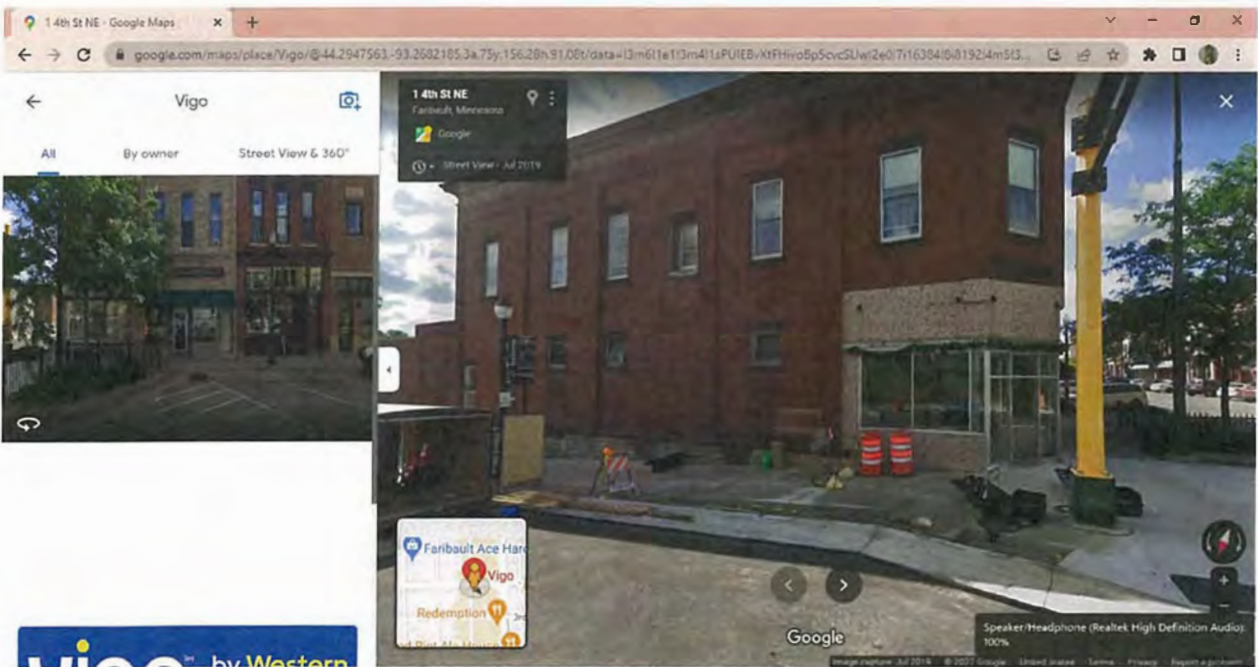
I have been doing pottery and sculpture professionally since 1995, including exterior and interior tile designs, creation and installation. I specialize in carving and texture on clay, techniques which lend themselves to vivid illustrations and stories and themes.

I came to Faribault in 2006 as the Executive Director of the Paradise, and since leaving have taken on chairing the South Central Minnesota Studio ARTour, assisting with the first Straight River Art Festival, as well as participating in multiple other community art projects. I also make and sell sculptures and pottery here in Faribault as well as Waseca, Red Wing, Minneapolis and beyond.

LOCATION

The locations of the installations will be on 4th Street side of the 301 Central Avenue building (corner) and the 3rd street side of the 329 Central Avenue building. The owner of both buildings, Faribault Industrial Corporation, is being represented by Nort Johnson, the President of the Faribault Chamber of Commerce.

301 Central



329 Central



PROJECT DESCRIPTION

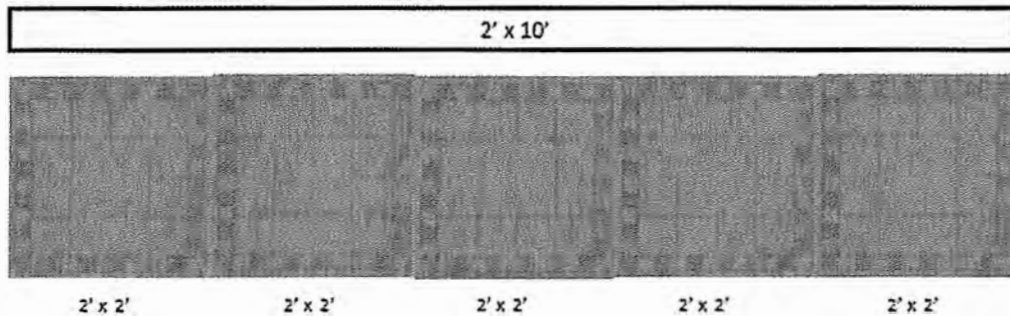
The project is comprised of two 2' high and 10' wide tile installations that will represent the history of the buildings as well as the beauty of Faribault. Tiles will be carved and glazed with scenes and vignettes. The nature of the design will allow for adjustment of the width and the height to fit the available space.

Each of the two locations is 5 panels; each 2' x 2' panel to be installed as a temporary structure onto the building in a way that will not damage the building. The tile panels will be applied with weather-resistant mortar and grout onto cement board that can then be adhered in a non-permanent way to wooden panels that are attached with anchors to the building.

Because these buildings will be going through phased remodels, the application of a temporary tile installation can provide a unique and historically interesting feature on a building that will later have an exterior make-over. Then tiles could potentially be incorporated into the final renovation, an eventuality that the FIC has an interest in. (See attached agreement with FIC, which is currently being reviewed by FIC committee.)

PROJECT DESCRIPTION

The image below shows the layout the installation. The center square of each panel is 10"x10", surrounded by multiple 5" square tiles, which are then bordered by multiple 2" tiles. The center squares will be themed to illustrate the use of the building upon which they are applied. Themes will include: Dry Goods, Billiards and Cigars, Soda Shop, Clothing shop, Jewelry store, and others. The 5" tiles surrounding them will include smaller vignettes of Faribault native flora and fauna, industrial equipment and other small scenes of interest to the community and applicable to the theme of "Faribault."



Full installation includes five panels = Five 10" x 10" carved tiles, Sixty 5" x 5" tiles (20 of which are carved, 40 field tiles), 340 field tiles: 2" x 2"

The overarching theme of this project is to tell the viewer a story of the community they are in through images on clay. It will answer questions about the history of the building and tell the story of the people who stood where the viewer stands. It will also stir an interest in the rich and storied history of the town. Working with Sue Garwood at the Rice County Historical Society I will use historical details about downtown buildings to create tiles that are not only beautiful and interesting, but illustrate the history of Faribault and the buildings it is comprised of.

Upon approval of the proposed project, I will start making field tiles first (the blank tiles), and then the carved tiles which showing generic scenes or vignettes of Faribault-specific themes. Those tiles will be finished by August 1, by which time I will have the location chosen and can start to carve the final five large center tiles for the installation. Those tiles are specific to the history of the building onto which they will be applied. Those tiles will be finished by September 15.

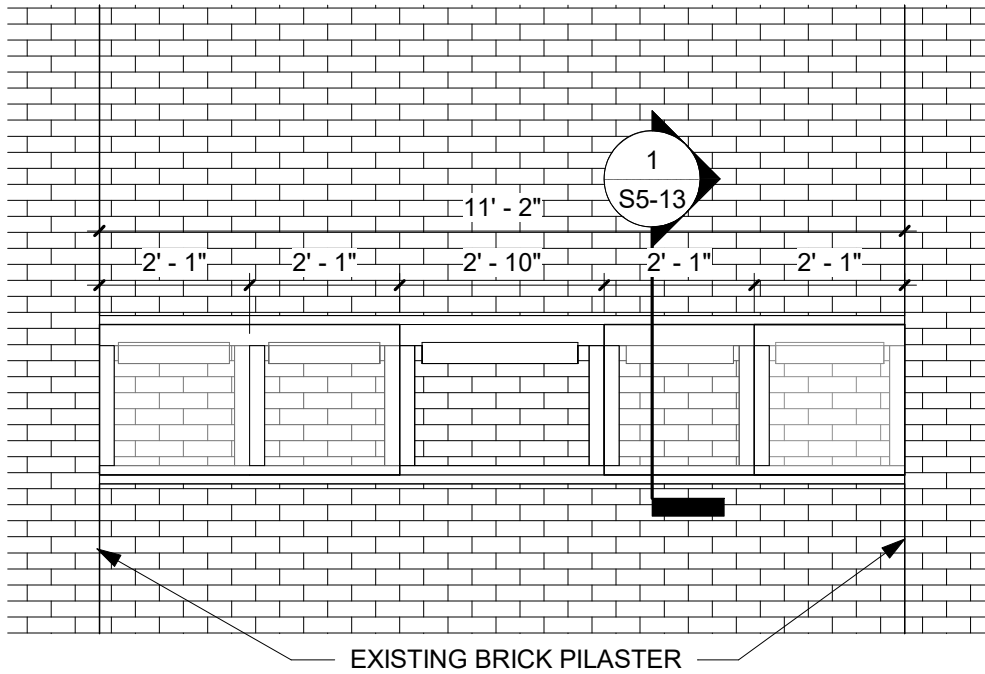
The tiles will be installed on the panels by the end of September at which point they can be applied to the prepared building site.

The audience of this endeavor is not only tourists and visitors, but the residents of Faribault who live, work and visit downtown Faribault. The artwork is intended to create a relationship between the physical structures that we are surrounded by and the people who have lived there and live their now. I'm excited to promote the Placemaking project through my own Facebook page: TamiReslerPottery, on my personal Facebook page, through my ongoing relationship with the Paradise and their network of supporters, and through my contacts at the radio and newspapers.



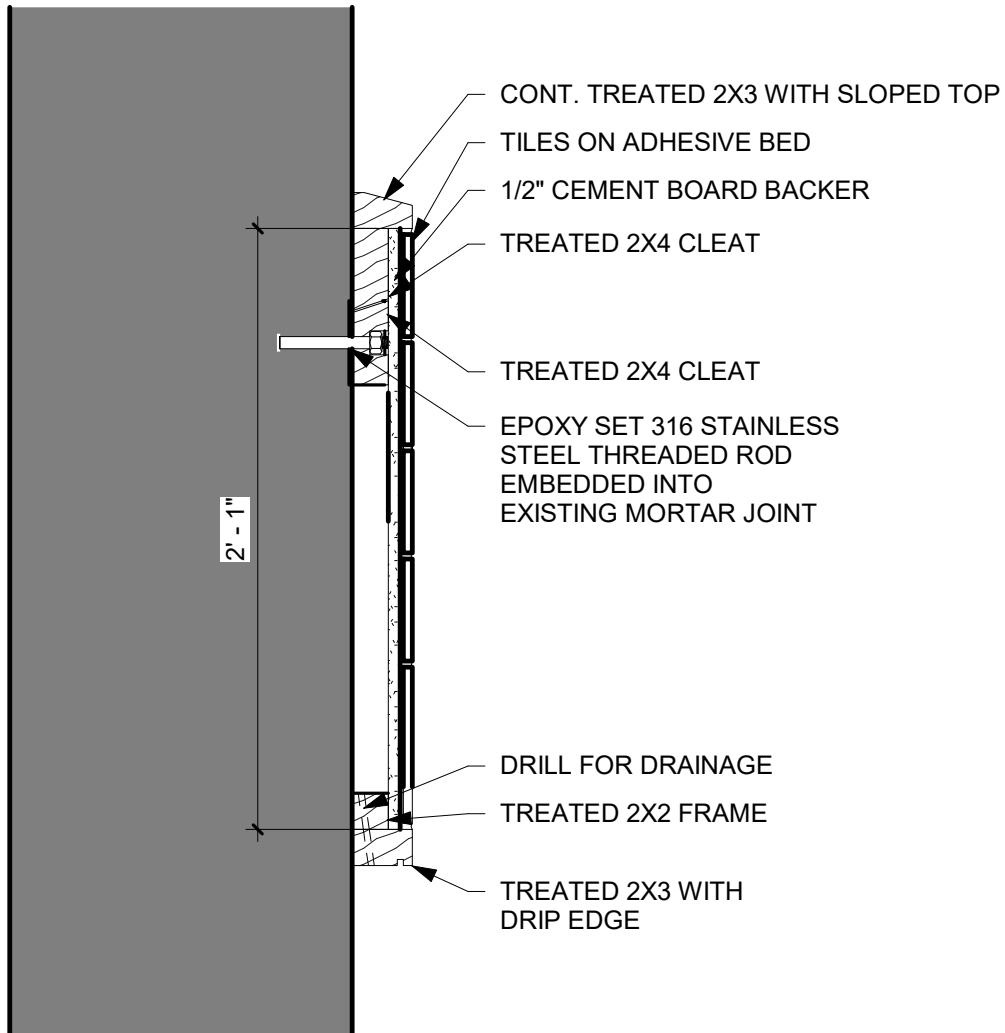






2 NORTH ELEVATION

$\frac{3}{8}" = 1'-0"$



1 DETAIL AT MOSAIC FRAME

$1 \frac{1}{2}" = 1'-0"$

**Memorandum from
the desk of
Nort Johnson**

Faribault Area
CHAMBER OF COMMERCE
and Tourism

Memo: T. Resler Art Installation
To; Placemaking Grant Review Committee

7/11/22

Dear Review Committee,,

Please accept this letter as part of Tami Resler's application for a placemaking grant.

Tami requested a provide a letter stating again that I am willing to work with her to find a location for the temporary art installation. This is my confirmation of that pledge.

Our team has access to a number of suitable locations and are supportive of this project as it is outlined. We commit to working to find the best fit for placement.

Thank you for your support of Downtown Faribault. Our Historic District is truly an asset that we will continue to redevelop and support.

Thanks so much,



Nort Johnson

Cc; File, Tami Tesler

Thanks Tami!



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Mathias Hughey, Community Development Coordinator
MEETING DATE: March 15, 2023
SUBJECT: 122 1st St NE Window Replacement

BACKGROUND:

The mixed-use building at 122 1st St NE is applying for a Certificate of Appropriateness to replace two of the existing windows with new window inserts. It is the intent of the building owner to ultimately replace all of the existing windows with matching inserts. However, due to cost constraints, they are only replacing the two windows indicated in the image below. These are in the worst condition.

Window inserts replace the glazing and the rails of the existing windows, retaining the original window framing. The proposed double hung window inserts eliminate the need for storm windows and retain the approximate dimensions of the glazing. The proposed inserts are to be white clad on the exterior, matching in color the existing wood window frames.

Per the Downtown Design Guidelines:

1. Openings

- a. *Existing window and door openings shall be retained. Original openings that have been covered or blocked in should be re-opened when feasible.*
- b. *New window and door openings should not be introduced into the primary elevation(s).*
- c. *Blocking down (reducing) or enlarging window or door openings to fit a stock window sash or new stock door sizes should not be done.*
- d. *Constructing new openings may be permissible on secondary facades if the opening follows the same proportions of adjacent windows.*

2. *Panes, Sashes and Hardware - Much of a building's defining character comes from the window design. Typically, the upper story windows in Faribault are vertical in orientation, wood, and double hung.*
 - a. *Original windows, doors and hardware shall be retained where possible.*
 - b. *The stylistic period or periods a building represents shall be respected. Replacement is acceptable if elements are no longer repairable and/or functioning properly. New windows for replacement or missing windows should match the original in material, size, general muntin and mullion proportion and configuration and reflective qualities of the glass. Different materials may be acceptable on a case-by-case basis. Replacement sash should not alter the setback relationship between window and wall.*
 - c. *Heating and air conditioning units should not be installed in the window frame when the sash and frames may be damaged. Window installations should be considered only when all other viable heating and cooling systems would result in significant damage to historic materials. Window Installations may be acceptable in minor facades.*
3. *Storm Windows*
 - a. *Storm window and door design should be based on archival evidence such as photographs or existing elements. If no examples exist, design should be simple and in character with the overall design of the building. Materials should be wood; although some factory painted aluminum-clad or extruded aluminum windows may be acceptable based on design, mill or raw finished aluminum will not be acceptable.*

Recommendation:

The Community Development Coordinator recommends approving the Certificate of Appropriateness.

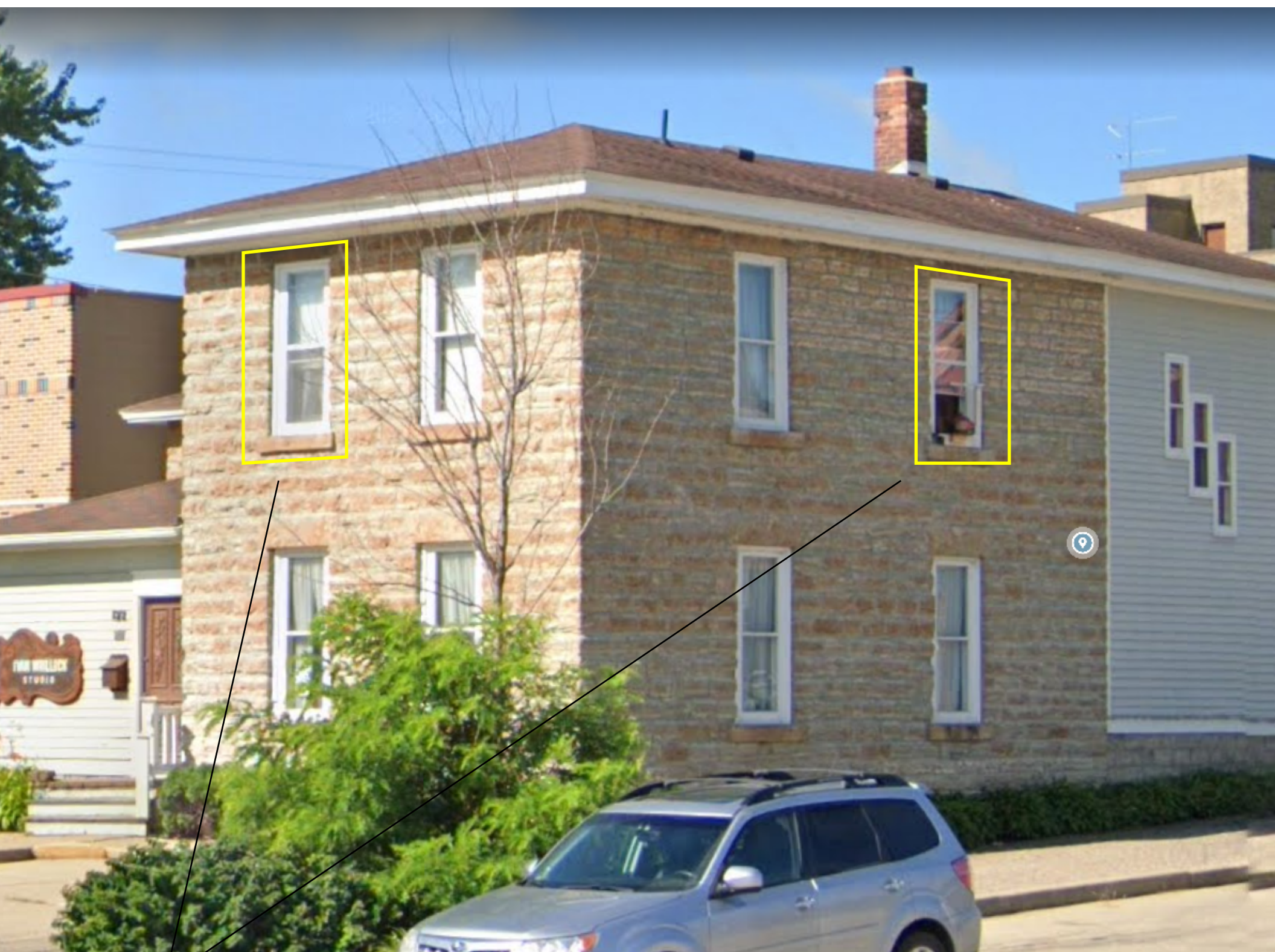
The replacement of the windows meets the guidelines and intent of the commission while adding value to the property.

REQUESTED ACTION:

Motion to approve or deny the Certificate of Appropriateness for the replacement of the two identified windows at 122 1st St NE.

ATTACHMENTS:

1. View From NE
2. Window Closeup
3. Willock Quote
4. Willock Window



Windows to be replaced



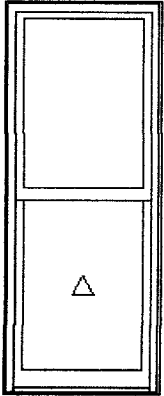
Storm window to be removed
Approximate size of replacement

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit detail Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: DWYER - WHILLOCK	Net Price:	
Qty: 2		Ext. Net Price:	

MARVIN 



As Viewed From The Exterior

Entered As: IO

FS 28 5/8" X 70 17/64"

IO 29" X 70"

Egress Information

Width: 24 15/16" Height: 30 5/64"

Net Clear Opening: 5.21 SqFt

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior
 Ultimate Single Hung Insert G2
 Inside Opening 29" X 70"
 8° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 White Sash Lock
 White Top Sash Strike Plate Assembly Color
 Extruded Aluminum Half Screen
 Stone White Surround
 Bright View Mesh
 3 1/4" Jambs
 ***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net F
 7.375% Sales
 Project Total Net F

ULTIMATE DOUBLE HUNG INSERT G2



Double Hung Insert G2 windows with Satin Nickel hardware



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Mathias Hughey, Community Development Coordinator
MEETING DATE: March 15, 2023
SUBJECT: Resolution on Review of Publicly Funded Projects

BACKGROUND:

At its February 2023 meeting, the HPC discussed clarifying its policy around the review of publicly funded projects. A discrepancy in the relevant ordinances created an ambiguity around the types of projects subject to HPC review when public funding was involved. The HPC voted to accept the Community Development Coordinator's recommendation that city staff, specifically the Community and Economic Development Director, determine when a publicly funded project requires HPC approval with the clarification that the criteria for such a determination be whether the project has the potential to affect the historic aesthetic of the building from adjacent public rights-of-way including alleys, and/or whether the project includes the potential to impact the structural integrity of the building.

The Community Development Coordinator drafted the attached resolution to officially adopt the above policy.

REQUESTED ACTION:

The Community Development Coordinator requests that the HPC review the attached resolution, suggest any edits, and hold a voice vote to adopt the resolution as the official HPC policy on publicly funded projects.

ATTACHMENTS:

1. Public Funding Resolution DRAFT

**CITY OF FARIBAULT – Heritage Preservation
Commission**

**RESOLUTION #2023-001
REVIEW OF PUBLICLY FUNDED PROJECTS**

WHEREAS, Article 3, Section 13-330 of the Unified Development Code establishing the Heritage Preservation District Certificate of Appropriateness process exempts the following work from the Certificate of Appropriateness requirement:

- 1) Ordinary maintenance or repair of any exterior architectural feature to correct deterioration, decay, or damage, or to sustain the existing form, and that does not involve a material change in design, material, or outer appearance of the structure,*
- 2) Change in paint color.*
- 3) Work Conducted entirely within the interior of the building and which has no effect on exterior architectural features.*
- 4) Any physical improvements within and adjacent to public rights-of-way, provided that the Heritage Preservation Commission is notified and given an opportunity to comment on any improvements being ordered by the City Council.*

WHEREAS, Article 3, Section 13-330 of the Unified Development Code establishing the Heritage Preservation Commission Certificate of Appropriateness process incorporates by reference the Downtown Design Guidelines; and

WHEREAS, the Downtown Design Guidelines subject the following work to Commission review when they are publicly funded:

- 1) reroofing
- 2) electrical work
- 3) interior work
- 4) sidewalks
- 5) awnings
- 6) mechanical equipment
- 7) repointing
- 8) fencing not attached to the building, and site improvements

WHEREAS, the Certificate of Appropriateness requirement is intended

to protect, enhance, and perpetuate properties of historic, architectural and cultural significance, and where such a process may have an adverse effect should it become excessively burdensome.

NOW, THEREFORE BE IT RESOLVED, that when a project receives public funding, the Director of Community and Economic Development or another authorized agent of the City shall determine whether the project will require a Certificate of Appropriateness based on the potential of the project to have an impact on the historic visual or aesthetic characteristics of the building as viewed from the adjacent public rights-of-ways, including alleys, streets, and side streets, and the potential of the project to benefit from the expertise and experience of the Heritage Preservation Commission, especially with regards to the structural integrity of the building. Any project receiving public funding and having such potential will be required to receive a Certificate of Appropriateness prior to the issuance of a building permit.

Date Adopted: 3/15/2023

**Faribault Heritage
Preservation Commission**

Sam Temple, Chair

ATTEST:

Cori Weems, Vice Chair



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Mathias Hughey, Community Development Coordinator
MEETING DATE: March 15, 2023
SUBJECT: Redrawing Boundaries of Heritage Preservation District

BACKGROUND:

At its January 18, 2023 meeting, the HPC reviewed the alignment of the boundaries of the local Heritage Preservation District and the newly-designated National Historic Register District. The HPC recommended that the local district boundary be expanded to incorporate the properties included in the national district that were not previously included in the local district.

The primary purpose of incorporating those properties is to protect those buildings and their contribution to the historic character of Faribault's downtown commercial district. Properties listed in the National Register District are not subject to any additional requirements for their status on the national register. They may qualify for tax-incentives or other financial assistance programs. However, property owners may alter, remodel, change, or demolish those properties as they see fit. Inclusion in the local district requires properties to acquire a Certificate of Appropriateness from the HPC before a building permit can be issued for many activities that will change or impact the building's exterior.

The HPC's recommendation was communicated to the City Council for consideration at their March 7, 2023 work session.

The City Council provided additional direction, and raised additional considerations, including:

1. Consulting with affected property owners to understand their position on the matter.
2. An explanation for the exclusion of certain buildings such as the Depot, the 10,000 drops building, and the Depot Square buildings.

3. Why, especially on the south end, is the HPC not recommending the local district be reduced to align with the national district?

REQUESTED ACTION:

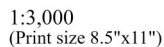
Discuss what point the HPC would like to be at when scheduling a joint work session with City Council.

What would HPC like to accomplish prior to the meeting? What would they like to propose to the City Council?

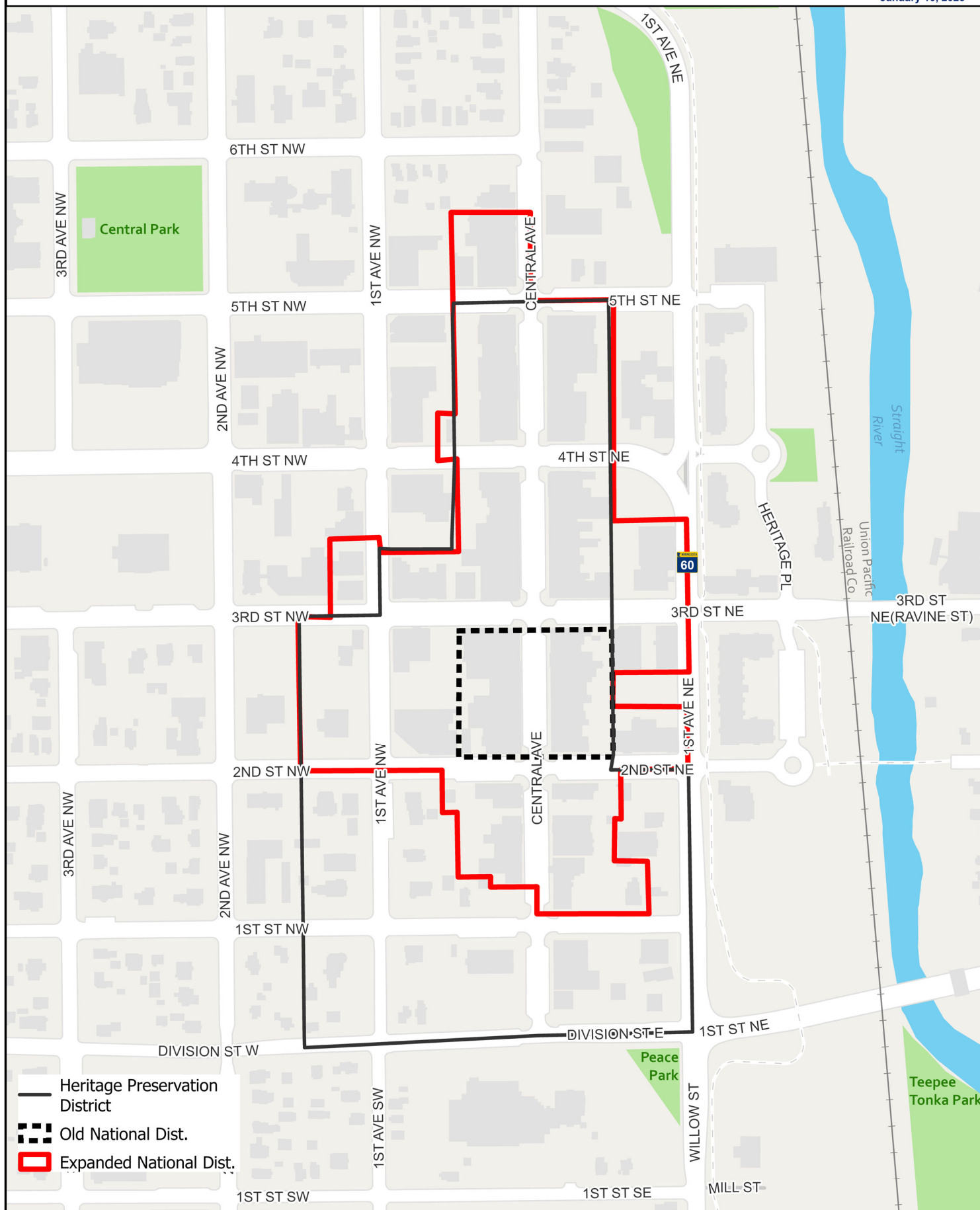
Discuss, the boundary was originally drawn in 1981. Does it need to be updated/revised? Are there properties that should no longer be included? properties that should be added? etc.

ATTACHMENTS:

1. HPC Districts
2. 2-28-08 Hist District Discussion Memo
3. Survey Narrative



January 10, 2023



Request for Action

To: Heritage Preservation Commission

From: Peter Waldock, Community Development Director

Date: March 18, 2008

Subject: **Historic District Expansion**

Discussion:

I talked briefly with Michael Koop of SHPO Wednesday 02-27-08 about splitting our current residential and commercial district and making two separate districts with new residential guidelines. Michael said it would be best to leave the district the way it is. Establishing a new district would create a lot of work and open the door to possible public opposition which could cause a program setback. What was approved in the 80's may not be what would happen today. Although there are residential homes within the commercial district, there are not enough of them within the district to split off on their own. The new residential historic district would be too small and may not be worth the effort to take the chance of losing it.

Mr. Koop said it would be best to see what the cost of creating residential guidelines would be, budget for it and then include it in the application for the CLG grant to SHPO. The HPC can argue the long term goal is to create a new or expanded residential historic district.

Who ever is hired as the consultant for the new guidelines will need to understand that there are currently residential homes in the primary commercial district, and they will need to be addressed.

Michael Koop is going to try to find an application sent to him in regards to a CLG grant for residential guidelines. I have e-mailed Tammy Campion from Saint Cloud to find out approximately how much it cost to have a consultant do residential guidelines. It would most likely be Thomas Zahn or Collaborative these are the only consultants that I am aware of that have done these documents in other Minnesota cities.

Request for Action:

Discuss and provide direction to staff.



A Great Little Place



Expansion of the Faribault Commercial Historic District

Faribault Heritage Preservation Commission

2013

Daniel J. Hoisington



Abstract

Daniel J. Hoisington conducted an intensive level historic sites survey of downtown Faribault, Minnesota, in 2012-13. The survey was completed for the Faribault Heritage Preservation Commission (HPC) with the goal to document and assess pre-1962 historic and architectural resources. The survey area encompassed approximately 120 properties over thirty-six acres. The consultant completed inventory forms for the properties, noting their integrity and significance based on National Register of Historic Places standards. The consultant recommends an expansion of the National Register district. Survey documentation consists of individual inventory files and this final project report.

Acknowledgements

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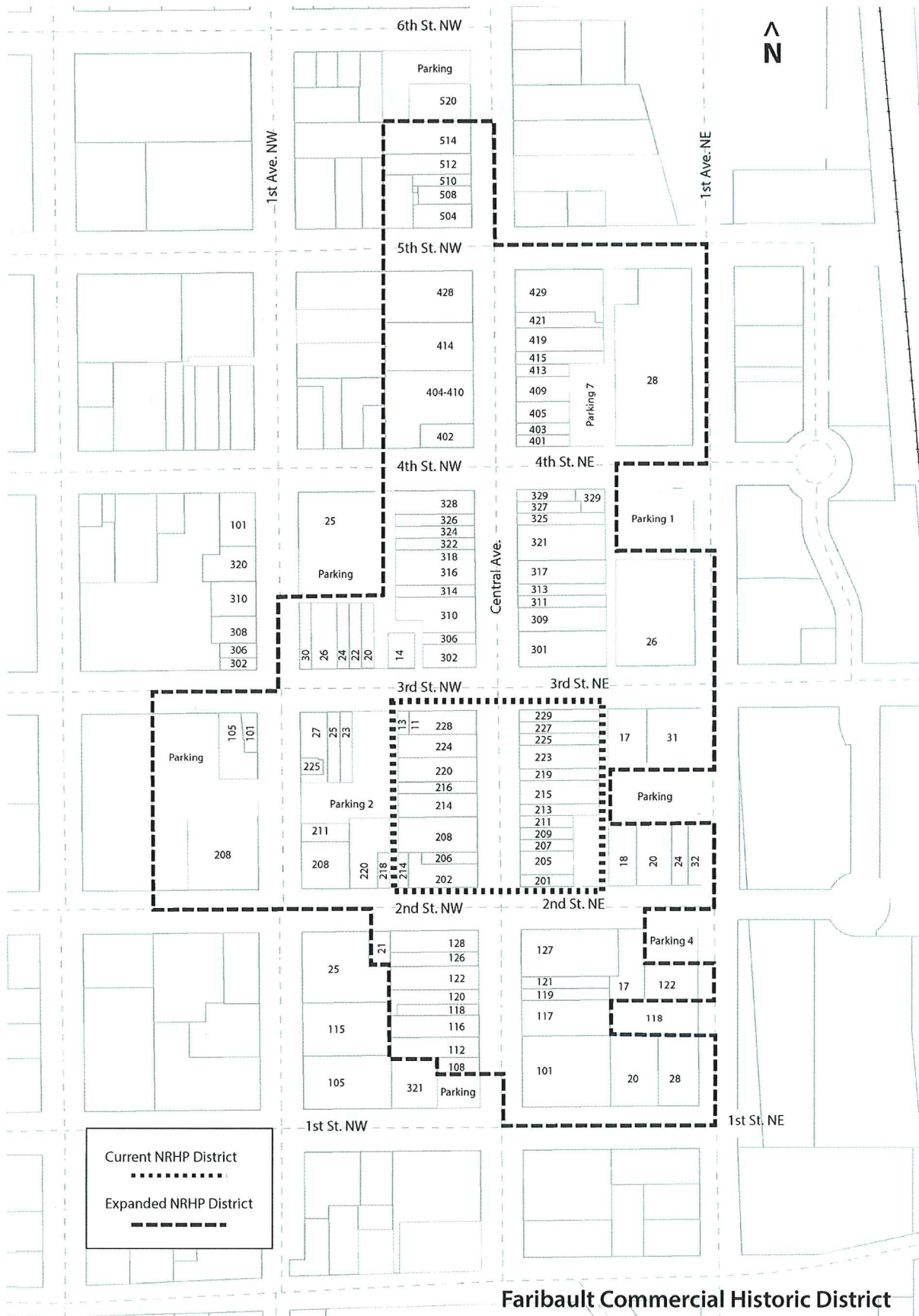
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I. Introduction

Faribault is a great little place. Lots of busy people — good and bad. I like Faribault.

Charles Davison. 1856

Faribault is one of the oldest towns in Minnesota, and among the first substantial cities to be built away from the Mississippi or Minnesota Rivers. Early settler Frederick Frick described his introduction to Faribault in April 1855, writing, “All along up and down the river were teepees of the Wa-pe-cou-tas, far more numerous than the habitations of the white man, and the intermingling of teepees, log cabins, frame houses just begun, with four or five steam saw mills plying a busy trade in their midst.” The waterpower of the Cannon River helped to drive dramatic growth to the city, followed after the Civil War by improved rail transportation. Well-connected civic leadership, led by Episcopal Bishop Henry Whipple, brought important state institutions to the city, as well as the educational centers of Shattuck and St. Mary’s Schools and Seabury Divinity School. This history leaves a rich and diverse built environment that includes work by some of state’s finest architects, including Faribault’s own Olof Hanson.

The city has a long tradition of interest in its past. In 1981 a local ordinance established a Heritage Preservation Commission (HPC) with the expressed purpose of identifying historic, architectural, and archaeological resources. Early planning relied on information gathered in 1981-82 by the Minnesota Historical Society. Completed by Britta Bloomberg, later director of the State Historic Preservation Office, the survey was basically a windshield survey intended to make a first record of potential historic sites. This led to the listing of portions of two downtown blocks in the National Register of Historic Places. At the time, the state historic preservation office decided to maintain a focused period of significance, so the boundaries were tightly drawn, incorporating nineteen commercial buildings constructed between 1870 and 1898. As was typical, the nomination form provided only cursory historical information without context development. At the same time, Faribault City Hall was added to the National Register.

Soon after, work began on an ordinance designating a local Historic Preservation District. Its initial boundaries stretched up to include the area around the Cathedral of Our Merciful Saviour on 2nd Ave. Following a recommendation from the State Historic Preservation Office, the boundaries were redrawn to focus on the commercial district, yet still incorporating nearly eight blocks. The HPC has design review responsibilities for this local district, certified by the National Park Service. Indeed, the design review application forms, now covering two decades of change, offer testament to the role of the HPC in improving the downtown.

To evaluate the city’s historic buildings in a thoughtful and orderly manner, the HPC hired preservation consultant Susan Granger to write a historic context study in 1986. This was followed by a comprehensive survey, completed in 1987. These survey sheets still form the core of the city’s property research files. Historian Thomas Zahn built on that information, developing several context specific studies and nominations. Among others, Zahn wrote stand-alone

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nominations for three downtown buildings, the Thomas McCarthy Block (24 3rd St. NW), the Batchelder Block (120 Central Ave. N), and the Adam Weyer Wagon Shop (28 2nd St. NE).

In 2012 the Faribault Preservation Commission applied for federal funds through the Certified Local Government Program operated by the State Historic Preservation Office (SHPO) of the Minnesota Historical Society. In September 2012 Hoisington Preservation Consultants entered into a contract with the City of Faribault to conduct a historical resources survey of the commercial district and surrounding properties to determine whether an expansion of the district is in order. Thirty years ago, the district held fast to the concept that “historical” meant nineteenth century history. There is greater appreciation today for twentieth century architecture and how it tells the story of the continuing social and economic role of that Faribault’s downtown plays in the region.

What makes the district particularly interesting to the preservationist is that it now has a thirty year history. Changes during that time are well-documented by the Heritage Preservation Commission’s design review process. Many buildings, like the Ochs Department Store, had their facades obscured in the initial surveys, and are now rehabilitated -- a testament to the fine work done by the commission over the years. It also creates a new question about evaluation of integrity within the period of significance, since rehabilitations are adaptations to subsequent changes and rarely slavish recreations of some earlier period. 112 Central, for example, was used as a garage during the 1950s and 1960s, and the facade was largely reworked to return it to its present storefront.

Faribault is not, and never has been, locked in the amber of the past, but has evolved into the dynamic community that it is today. Hopefully, this survey will help its citizens, through the work of the Heritage Preservation Commission, as they make the choices necessary to save the pieces of its heritage that give the town its character. As local resident Mary Mott wrote in 1890, “Faribault has never been anything but beautiful.”



II. The Survey

I. PROJECT OBJECTIVES

The primary objective of this project is to submit a National Register of Historic Places (NRHP) nomination for an expanded Commercial Historic District. As part of the process, the project provides site specific information about the architectural and historical significance of buildings and structures within the boundaries of the proposed district. Additional objectives include:

- Provide the City with a comprehensive database containing historical information concerning the buildings in and around the designated area.
- Encourage building owners to consider maintaining or returning their structures to the original condition and to assist them in the process of rehabilitation.
- To augment the expertise of the HPC members.

To provide a comprehensive database, the consultant examined every structure within the predetermined survey boundaries, resurveying several previously inventoried sites. He entered information on survey forms, then incorporated them into existing HPC site files.

II. THE FIELD SURVEY

Survey Methods

This study was conducted based on the planning process set forth in the rules and regulations outlined in the *Guidelines for SHPO Architecture/History Projects* (Minnesota State Historic Preservation Office, 1993) and *Guidelines for Local Surveys* (National Register Bulletin 24). The survey area, as defined by the Request for Proposals, encompassed portions of ten city blocks.

In September and October 2012, the consultant conducted preliminary historic research to develop a sense of the physical and historic development of the area. He reviewed the files of the State Historic Preservation Office and the Faribault HPC.

The consultant conducted the field survey in October and November 2012. He systematically walked every street and examined every structure within the survey boundaries. Using the field checklist, he recorded an architectural description and assessed the integrity of all pre-1963 structures. This reflects the eligibility standards of the National Register of Historic Places, which recommend that structures be at least fifty years old before designation.

Once the initial field survey was completed, the consultant assessed the information and completed inventory forms based on the criteria of historic significance and architectural integrity. This selection process, while inherently subjective, was guided by those two standards. However, exclusion from the inventory does not suggest that a property has no potential historical interest.

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The consultant photographed all properties according to Minnesota SHPO standards using a digital camera.

Historic Research

The survey's fundamental objective was not to conduct a detailed historic record of all inventoried properties. Rather, the consultant researched the properties as necessary to make an evaluation of their eligibility for inclusion in the proposed expanded district. The consultant began with research in the HPC files, including Susan Granger's *Historic Context Report* (July 1989). Sources consulted include:

1. *Rice County Assessor's Office Records*. The Minnesota Historical Society holds all nineteenth century records plus books from the sample years of 1910-11, 1920-21, 1930-31, 1940-41, and 1950-51. The project scope did not include deed research.
2. *Fire Insurance Maps*. Using the maps, a researcher can trace changes in the exterior "footprint" of a building and estimate the date of construction within a decade.
3. *Published sources*. There are several fine histories of Faribault and Rice County and its public institutions.
4. *Newspapers*. The consultant completed a cursory review of microfilm copies of the *Faribault Republican*.
5. *City Directories*. The consultant reviewed city directories to determine the name of occupant and occupation.

The consultant reviewed related scholarly studies to gain a sense of the architectural trends shaping the city. These include David Gebhard's *Guide to the Architecture of Minnesota* and Roger Kennedy's *Minnesota Houses: An Architectural and Historical View*.

Survey Reports

The final survey report takes several forms.

Project Report. The consultant prepared a survey report according to the standards found in *SHPO Architecture/History Projects* (January 1993) and the Secretary of the Interior's *Standards and Guidelines*. This report summarizes the survey's objectives and methodology, as well as its findings in terms of the number and type of properties inventoried. Based on the results of the survey, this report makes recommendations concerning the selection of sites for inclusion in the expanded district.

Inventory Forms. The consultant submitted two sets of the inventory forms with attached contact sheets: one set for the State Historic Preservation Office with the other submitted to the Faribault Heritage Preservation Commission. As required by SHPO, the project's inventory form contains at least one digital image of the property's main facade, as well as pertinent data concerning the property's legal description, architecture, history, and historical context.

Database. The consultant provided the city with a computer database of all surveyed properties.

III. A GUIDE TO THE SURVEY FORM

The consultant submitted survey forms for 120 properties. The forms include the following information:

Property Identification

Site Number. The SHPO assigns site numbers to inventoried properties according to a standard statewide inventory site number system. The site number consists of a two-letter code for the county (RC), a three-letter code for the city (FAC), and a property number. This site number identifies the property on all survey maps.

Property Address. Current street address of the property.

PIN. The county tax assessor's office assigned a Property Identification Number to properties for tax purposes. In addition, the Block and Lot numbers are provided.

Historic Name. This is usually the first known name associated with the property based on tax assessor's records. This is typically the owner's name or the name of the first business to use the building. If the information was questionable or unknown, this line was left blank.

Common Name. Current or commonly used name of the property. These names were used for public and commercial buildings and not for single dwellings.

USGS Quadrangle. The United States Geographic Survey topographical map quadrant gives the general location of the property. SHPO requires this information.

UTM. The UTM (Universal Transverse Mercator) gives the coordinates of the property using a global grid system. The first number listed is the Zone, which identifies the Faribault location within one of sixty north-south zones. The second number is the Easting, which identifies the distance in meters between the central meridian of the Zone and the property. The third number is the Northing, which identifies the distance in meters between the equator and the property. SHPO uses UTM coordinates to enter the location of the property into the Minnesota GIS/LIS cultural resource database.

Property Description

Date Built. The previous surveys provided an estimated construction date. These dates, when checked against other evidence, ranged in accuracy. Some dates proved correct, some were close—often rounding off to the nearest zero-digit year, and some were quite wrong. The survey forms give this date with that corollary. Other dates were approximated by analysis of Sanborn Maps and county tax records. Given the scope of the project, year-by-year review of county tax assessor's rolls was not feasible.

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Historic Use. The historic use was determined through an analysis of Sanborn Maps and city directories. However, given the nearly 150 years covered by this survey, historic uses have changed and adapted. Terminology for historic and present use conforms to categories listed in *National Register Bulletin 16: How to Complete the National Registration Form*.

Present Use. The consultant recorded present use based on his visual survey in October and November 2012.

Architect. Without complete building permits, it is difficult to determine the architect in many cases. They rarely advertised, undoubtedly relying on word of mouth recommendations for new clients. The exceptions are public buildings.

Contractor. Building contractor or person who built the feature. This was found in rare instances.

Style. The consultant assigned an architectural style to most buildings, using the architectural classification used on National Register nominations. However, if the style was mixed and adaptive, no attempt was made to classify arbitrarily. The sources used to determine architectural styles include *The Buildings of Main Street: A Guide to American Commercial Architecture* by Richard Longstreth (2000), *The Midwest in American Architecture* edited by John S. Garner (1991), and *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945* by John J. G. Blumenson and Nikolaus Pevsner (1979). Descriptions of specific architectural features rely on the *Old-House Dictionary* by Steven J. Phillips (1989) and *Illustrated Dictionary of Architecture* by Ernest Burden 2002).

Stories. Number of stories.

Foundation. Type of foundation material. This is often based on tax assessors' records when foundations are obscured.

Exterior. The primary material sheathing the exterior.

Roof Form. The shape of the roof.

Roof Materials. The materials sheathing the roof.

Significant Details. Brief summary of exterior details.

Integrity. The consultant evaluated the property's integrity based on the degree of alteration, indicating:

- *Unaltered.* No alteration.
- *Slightly Altered.* Basic shape and window arrangement intact, roofline intact, and only mild alterations to storefront or upper facade, simple covering of original siding with removable material, or aluminum combination windows installed.
- *Moderately Altered.* Basic shape and window arrangement intact but two of the fol-

lowing have occurred: new siding, storefront or upper facade altered or enclosed, window openings or type changed, roofline changed, or unobtrusive rear or side addition.

- *Significantly Altered.* Basic shape and window arrangement changed and two or more of the following have occurred: new siding, storefront or upper street facade significantly altered, removed, or enclosed, major addition, original design elements removed or covered, or roofline altered.

Historical Background

Original Owners' Names. Names of the original owners. This cannot not be determined for all properties.

Current Owner. The consultant obtained the name of the current property owner from the city planning department.

Historic Background. This is a general summary of the history of a property. Typically, it includes a review of tax records, U.S. census records, and the biographical sections of the major histories of Faribault and Rice County. Among those referenced will be F. W. Frink, *A Short History of Faribault* and Edward D. Neill, *History of Rice County*. The intent is not to write a detailed history of each property, but to determine whether a business or its owner played a significant role in the community that might be sufficient for historic designation.

Sources. This section lists the sources including Sanborn Insurance Maps, city directories, published sources, manuscripts, and historical photographs.

Evaluation

Historic Context. This entry lists the Faribault historic contexts that the property represents.

National Register Eligible. Required by the SHPO and used by that office to help assess the eligibility of the property for inclusion in an expanded National Register district, and as to whether the property is considered contributing or noncontributing.

Survey Information.

Name of Surveyor and Date of Survey. Daniel Hoisington completed the field survey work during September and October 2012.

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Photograph taken ca 1910, looking north at the 200 block of Central Avenue.

MHS



III. Faribault's Downtown

General Description

The recommended Faribault Commercial Historic District consists of 108 properties with 116 resources within a nine block radius in downtown Faribault, Rice County, Minnesota. Seventeen properties are considered noncontributing.

The central business district of the city of Faribault, and is located on the west side of the Cannon River. The surrounding buildings to the east, west, north, and south are not included within the historic district boundary as they are typically either residential in use, of modern construction, or have been highly altered.

The district includes mainly two to four-story brick buildings with first-floor storefronts and upper story office or residential uses. The most prominent stylistic influences are the Italianate and the Queen Anne styles, although Romanesque Revival, Classical Revival, Twentieth Century Commercial, and Modern Movement are also represented. The storefronts are visually separated from the upper stories and usually have display windows and recessed entrances.

Significance

The proposed Faribault Commercial Historic District located in the City of Faribault, Rice County, Minnesota, is significant under National Register Criterion A in the area of Commerce, Industry, Social History and Entertainment and Recreation, and under National Register Criterion C in the area of Architecture. These core blocks served as the primary commercial business district for the region from the mid-nineteenth century into the mid-twentieth century. The buildings retain most of their original design features, and comprise a visually cohesive grouping of commercial buildings constructed between 1865 and 1963. The development of this district in the city reflects local industrial history and commercial development trends, and also represents an important era in social clubs and fraternal organizations in Faribault. The predominantly brick-clad, two- to four-story buildings tend to be vernacular, but design details and the few high-style buildings within the district were visibly influenced by the typical styles of the midnineteenth to early-twentieth centuries. Stylistic influences within the Historic District include Italianate, Queen Anne, Romanesque Revival, Classical Revival, Twentieth Century Commercial, Art Deco, Modern Movement, and Mission.

Faribault in the Nineteenth Century

The city became a trade and service center soon after the town was first settled, as a number of small commercial enterprises opened in Faribault in the 1850s. It quickly attracted customers from the surrounding towns and farms, making the city an economic center of regional importance. Entrepreneurs erected new buildings along Center and 3rd Streets. By 1857, only two years after the city was platted, the city could boast of the following:

Retail

- 8 general stores
- 4 hardware stores
- 3 clothing stores
- 3 meat and food markets
- 2 boot and shoe stores
- 2 drug stores
- 2 furniture stores and cabinet shops
- 1 harness shop
- 1 wagon and sleigh shop

Service

- 5 banking and land agent firms
- 3 blacksmith shops
- 3 livery stables
- 2 bowling alleys
- 2 restaurants
- 1 billiard saloon

Professional

- 8 law firms
- 6 physicians
- 4 architectural and building firms
- 2 dentists

After the Civil War, the first rail line was completed to the city, increasing the number and variety of local enterprises as wholesale and distributing firms tapped into the transportation network, while growing industries like the Fleckenstein breweries and the Hill and the Faribault Furniture factories boomed. This, in turn, spurred investment in the downtown commercial district. The depots became By the turn of the century, three rail companies served Faribault: the Milwaukee Road; the Burlington, Cedar Rapids and Northern Road; and the Chicago and Northwestern.

Salesmen traveled to town on the railroads and needed places to stay. The Barron House was known as the city's best, and after it burned in 1882, it was replaced by the new Hotel Brunswick. Several others had long histories, including the American Hotel, now demolished.

A heavy investment of state money fueled the local economy as well, with the construction of the State School for the Blind, the State School for the Deaf, and the State School for the Feeble-Minded. Shattuck, St. Mary's School, and Seabury Divinity Schools, located on the bluffs across the Cannon River, kept building trades in full employment as their campuses grew, while its staff and student population shopped at local stores. Reverend James Breck, founder of the Seabury Divinity School wrote in a fundraising letter, explaining the economic benefits of the institution to the whole town:

For the cabinetmaker has lumber which must be paid for, and has in turn his bills with

the butcher and teamster, and the day laborer again with the merchant and the landlord. Whilst we shall not be trading with every citizen of Faribault, yet it can hardly be otherwise but that all persons within our influence will be especially benefited by our institution. Now every child is a consumer. the boarder is a consumer.

These were stable sources of employment, less reliant on local economic vagaries. In addition, as the Rice County seat, lawyers and land offices opened nearby to serve the seasonal trade brought by court sessions and land sales. Lawyers Thomas Buckham and George Batchelder, for example, shared a law firm and invested heavily in downtown buildings.

As a result of this local economy, most of the buildings in the proposed district were built between 1880 and 1900, and probably represents Minnesota's finest collection of Italianate commercial architecture.

Downtown Fairbault, 1900-1945

With a strong local economy, downtown Faribault continued to prosper in the early twentieth century. Apart from the state institutions, the schools, and the courthouse trade, the Faribault Furniture Company, the Schimmel Piano factory, and Shaft-Pierce Shoe Company were located near the city center. Shaft-Pierce was the major employer in town between 1903 and 1934. At its peak in the 1920s, it employed more than seven hundred people. All around the Midwest, children might wear the "Acrobat" or the "Balancer" or the "Minnehaha." Of course, Fleck's Beer, even in its soft drink years during Prohibition, was located just across the river from downtown. As Historian Franklyn Curtiss-Wedge, writing in 1910, noted, ["The city] has all the elements that contribute to solid and permanent growth of an enterprising community, and these are to be found, not in the extent and variety of her commerce, but in the variety and numerical strength of her manufacturing industries."¹

Illustrating the direct impact of the combination of rail depots and factories adjacent to downtown, on either end of the expanded district, on either end of Central Avenue within the expanded district, spacious hotels opened in the 1930s -- the Harvey Hotel and the Hotel Brunswick. Another major hotel, the American, served the community as well, torn down in the 1950s to make way for the new State Bank building.

Banks provided financial services to the commercial center. These include the circa 1890 Romanesque Revival style Citizens' National Bank (#229 Central) and three turn-of-the-century Classical Revival banks: Chase State Bank, Security Bank, and Farmers and Merchants Bank.

The downtown was also the social center for the community. Two movie theaters opened in town during these years, the Lido and the Paradise. Both were the creations of theater designers Lieberman and Kaplan. In recent years, the Paradise has been magnificently restored. The years between 1890 and 1920 were the heyday of local clubs and lodges, and the newly-established Elks Club erected a fine home at 127 Central Avenue, while the Masons upgraded their lodge rooms in the First National Bank on the corner of Central and 3rd Street. Just south of the district, the Thomas Scott Buckham Memorial Library (NRHP 1982) opened 1930, removing the books from the existing library at City Hall.

The new post office, opened in 1912, is another sign of the commercial center's prosperity. Designed in a refined Classical Revival style, it was capable of handling the newly available parcel post service.

¹ Franklyn Curtiss-Wedge, *History of Rice and Steele Counties* (Chicago: H. Potter, 1912), 520.

More than a collection of buildings, however, downtown Faribault was a place, a destination. Karsten Olmstad, who attended the School for the Blind in the early 1940s, wrote about his visits, describing its sounds and smells:

The way downtown was long and complicated -- down and around to the bottom of the hill, to the first planks of the rickety bridge where the bank dropped sharply on one side of the walk and cars whizzed by on the other; to the railroad tracks, row after row, where locomotives whistled and shrieked and tore around in all directions. We moved cautiously through the traffic of Central Avenue. [Payant's] drugstore was on the corner of 5th and Central. We caught a whiff of drugs and perfume as we passed by. From the open doorway of the shoe shop between 2nd and 3rd came the smell of new leather and polish and the whiff of machinery. From the pool hall came the click of spinning balls, loud voices, the odor of cigars.²

Downtown Faribault, 1945-1963

Faribault's downtown remained a regionally significant commercial district after World War II, aided by radio station KDHL, which broadcast a program from Ochs Department Store for many years. There were few major buildings during these years, but several small professional offices sprang up. There are three small buildings with the Modern Movement style, including 21 2nd St. NW, 17 2nd St. NE, and 225 225 1st Ave. NW. In addition, Northern States Power built a striking office block on Central Avenue.

The completion of I-35, just west of town, brought significant changes to the downtown economy, as did a growing reliance on the automobile. In the 1970s Faribault West Mall opened, representing a new trend in shopping -- the enclosed mall. The first of the "Dales" south of the Twin Cities, Burnsville Center, opened its doors in 1977, pulling shoppers even further away from the downtown retailers. Ochs Department Store, a central Avenue anchor, closed its doors in the 1980s. As one writer reminisced recently, "I've lived in Faribault long enough to remember Ochs. I couldn't afford to shop at this elite business, although my husband rented our wedding tuxedos there in 1982. Not long after that, Ochs closed, about the time high-end department stores began disappearing from Main Street."³⁴

This almost brings the story full circle, because the economic changes of the late seventies led to the early preservation work of the city and the creation of a local historic district.

Integrity

Overall, the buildings of the Faribault commercial historic district are in good condition and retain adequate integrity to portray their significance as components of a mid-nineteenth to mid-twentieth century central business district. Most of the storefronts have been altered in some manner. However the contributing buildings retain their original form, and continue to portray their original use and design. While individual buildings may be altered, the district as a whole retains integrity of design, location, workmanship, setting, feeling, association, and materials. Few buildings have been altered to a degree that they no longer contribute to the district. Where buildings have been demolished, open space or parking areas have often taken

2 Karsten Olmstad, *The World at My Fingertips* (Indianapolis: Bobbs-Merrill Inc., 1942), 50.

3 *Ninth Federal Bank Communications*, 8 (1977), 138, noted in 1977 that Verna Ochs was spearheading a "renewed business district" to "compete with the new Burnsville Mall."

4 Audrey Kletscher Helbring, *Minnesota Prairie Roots*, <http://mnprairieroots.com/2012/02/03/an-historic-fashion-find-in-faribault/>

their place.

Boundary Justification

The boundary for the Faribault Commercial Historic District includes those properties that are historically associated with the commercial context during its period of significance (1868-1963) And retain adequate integrity to portray their relationship to the historic central business district. The boundary encompasses all of the significant resources and features that comprise the district, as well as ten noncontributing resources.

The boundary was drawn based on the limits of the Faribault central business district during his period of significance and to exclude modern intrusions and buildings that have lost integrity. The boundaries of been drawn to exclude parking lots and vacant lots as much as possible, as well as buildings that do not contribute to the modern alterations, modern construction, or residential uses.

Two commercial blocks were specifically excluded due to the lack of integrity. On the west side of 1st Ave., NW, the 300 block has several good examples of nineteenth and twentieth century commercial buildings. However, the integrity of the block as a whole is lessened due to noncontributing holdings. On Central Avenue, on the east side of the 500 block, significant changes have occurred, including alteration of buildings and demolition of historic structures.

The National Register boundary has been prepared in accordance with guidelines established by the National Register Bulletin, *Defining Boundaries for National Register Properties*.



View of 400 block of Central Avenue, looking south, ca. 1912. The Ochs Store (middle) and the William O'Neill Block (right) will be added to the Faribault Commercial Center Historic District. MHS



IV. Recommendations

The following recommendations are made:

- First, it is recommended that the Faribault Commercial Historic NRHP District be expanded to better reflect the boundaries of the larger local preservation district, but also to more accurately encompass the architectural diversity and historic contexts of the downtown.
- Second, the district should include additional properties located along the west side of the 500 block of Central Ave.
- Third, although included in the local preservation district, the homes along 1st Ave. NW, located between 1st and 2nd Streets NW, do not reflect the district's statement of significance within a commercial historic context and are not included in the expanded district. One of those homes, the Jonathan Noyes House, is listed in the National Register due to its association with architect Olof Hanson.
- Fourth, parking lots on the fringes of the expanded boundaries have been left out of the district, with the aim to include as few noncontributing properties as possible.



The view, looking north up Central Avenue from 2nd St., includes many buildings listed in the original National Register of Historic Places Commercial District. MHS



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Appendix A: List of Inventoried Properties

Property Name	No.	Street	SHPO No.	District	Contributing
Phillip Lieb House	122	1ST AVE NE	RC-FAC-3	Yes	Contributing
	203	1ST AVE NW	RC-FAC-12	Yes	Noncontributing
City Hall	208	1ST AVE NW	RC-FAC-13	Yes	Contributing
Vogel's Ice Cream Factory	211	1ST AVE NW	RC-FAC-14	Yes	Contributing
	225	1ST AVE NW	RC-FAC-15	Yes	Contributing
Brunswick Hotel Annex	20	1ST ST NE	RC-FAC-42	Yes	Contributing
	28	1ST ST NE	RC-FAC-46	Yes	Contributing
CITY PARKING LOT 8	12	2ND ST NE	RC-FAC-154	Yes	Noncontributing
	17	2ND ST NE	RC-FAC-156	Yes	Contributing
	18	2ND ST NE	RC-FAC-157	Yes	Contributing
	20	2ND ST NE	RC-FAC-159	Yes	Noncontributing
	24 *	2ND ST NE	RC-FAC-160	Yes	Noncontributing
Adam Weyer Wagon Shop	32	2ND ST NE	RC-FAC-161	Yes	Contributing
	14	2ND ST NW	RC-FAC-174 *	Yes	Contributing
	18	2ND ST NW	RC-FAC-175	Yes	Contributing
Village Theater	20	2ND ST NW	RC-FAC-177	Yes	Contributing
	21	2ND ST NW	RC-FAC-176	Yes	Contributing
	12 *	3RD ST NE	RC-FAC-	Yes	Contributing
	14 *	3RD ST NE	RC-FAC-	Yes	Contributing
Knights of Columbus	17	3RD ST NE	RC-FAC-267	Yes	Contributing
U. S. Post Office	26	3RD ST NE	RC-FAC-268	Yes	Contributing
A. L. Hill Furniture	31	3RD ST NE	RC-FAC-269	Yes	Contributing
Public Alley		3RD ST NW		Yes	Noncontributing
	13	3RD ST NW	RC-FAC-277	Yes	Contributing
	14	3RD ST NW	RC-FAC-278	Yes	Contributing
	20	3RD ST NW	RC-FAC-279	Yes	Contributing
	22	3RD ST NW	RC-FAC-280	Yes	Contributing
McCarthy Block	23	3RD ST NW	RC-FAC-281	Yes	Contributing
	24	3RD ST NW	RC-FAC-282	Yes	Contributing
	25	3RD ST NW	RC-FAC-283	Yes	Contributing
Columbia Hall	27	3RD ST NW	RC-FAC-284	Yes	Contributing
Grandpa Al's	28	3RD ST NW	RC-FAC-285	Yes	Noncontributing
Healy's Store	30	3RD ST NW	RC-FAC-286	Yes	Contributing
Chase State Bank	101	3RD ST NW	RC-FAC-287	Yes	Contributing
J. L. Frisbie House	105	3RD ST NW	RC-FAC-288	Yes	Contributing
CITY PARKING LOT 10		3RD ST NW		Yes	Noncontributing
CITY PARKING LOT 2		3RD ST NW and 1ST AVE		Yes	Noncontributing
CITY PARKING LOT 7		4TH ST NE		Yes	Noncontributing
Faribault Furniture Co.	28	4TH ST NE	RC-FAC-376	Yes	Contributing
Brunswick Hotel	101	CENTRAL AVE	RC-FAC-597	Yes	Contributing

22 FARIBAULT COMMERCIAL HISTORIC DISTRICT SURVEY

	108	CENTRAL AVE	RC-FAC-598	Yes	Noncontributing
	112	CENTRAL AVE	RC-FAC-599	Yes	Contributing
Heinrick Building	116	CENTRAL AVE	RC-FAC-600	Yes	Contributing
Northern States Power	117	CENTRAL AVE	RC-FAC-601	Yes	Contributing
	118	CENTRAL AVE	RC-FAC-602	Yes	Contributing
	119	CENTRAL AVE	RC-FAC-603	Yes	Noncontributing
Batchelder's Block	120	CENTRAL AVE	RC-FAC-604	Yes	Contributing
	121	CENTRAL AVE	RC-FAC-605	Yes	Noncontributing
	122	CENTRAL AVE	RC-FAC-606	Yes	Contributing
	126	CENTRAL AVE	RC-FAC-607	Yes	Noncontributing
	127	CENTRAL AVE	RC-FAC-608	Yes	Contributing
J. W. Lang Store	128	CENTRAL AVE	RC-FAC-609	Yes	Contributing
Kaul Block	201	CENTRAL AVE	RC-FAC-610	Yes	Contributing
Lieb Block	202	CENTRAL AVE	RC-FAC-611	Yes	Contributing
Mortenson and Wachlin	205	CENTRAL AVE	RC-FAC-612	Yes	Contributing
Batchelder & Buckham	206	CENTRAL AVE	RC-FAC-613	Yes	Contributing
Carpenter & Smith Clo.	207	CENTRAL AVE	RC-FAC-612	Yes	Contributing
Union Block	208	CENTRAL AVE	RC-FAC-614	Yes	Contributing
Felt Confectionery	209	CENTRAL AVE	RC-FAC-615	Yes	Contributing
Books & Stationary	211	CENTRAL AVE	RC-FAC-616	Yes	Contributing
Stevens and Co. Druggists	213	CENTRAL AVE	RC-FAC-617	Yes	Contributing
Cavanaugh Hardware	214	CENTRAL AVE	RC-FAC-618	Yes	Contributing
Hill Block	215	CENTRAL AVE	RC-FAC-619	Yes	Contributing
Wolf Building	216	CENTRAL AVE	RC-FAC-620	Yes	Contributing
Post Block	219	CENTRAL AVE	RC-FAC-621	Yes	Contributing
Fleckenstein's Men's Goods	220	CENTRAL AVE	RC-FAC-622	Yes	Contributing
Kinsey Dry Goods	223	CENTRAL AVE	RC-FAC-623	Yes	Contributing
Loyhed Block	224	CENTRAL AVE	RC-FAC-624	Yes	Contributing
C. E. Smith Books	225	CENTRAL AVE	RC-FAC-625	Yes	Contributing
Dandeleit Dry Goods	227	CENTRAL AVE	RC-FAC-626	Yes	Contributing
Masonic Building	228	CENTRAL AVE	RC-FAC-627	Yes	Contributing
Citizens National Bank	229	CENTRAL AVE	RC-FAC-628	Yes	Contributing
Godfrey Fleckenstein Blk	301	CENTRAL AVE	RC-FAC-629	Yes	Contributing
Security National Bank	302	CENTRAL AVE	RC-FAC-630	Yes	Contributing
	306	CENTRAL AVE	RC-FAC-631	Yes	Contributing
	309	CENTRAL AVE	RC-FAC-632	Yes	Contributing
Kresge Drug	310	CENTRAL AVE	RC-FAC-634	Yes	Contributing
	311	CENTRAL AVE	RC-FAC-635	Yes	Contributing
	313	CENTRAL AVE	RC-FAC-636	Yes	Contributing
	314	CENTRAL AVE	RC-FAC-637	Yes	Contributing
	316	CENTRAL AVE	RC-FAC-639	Yes	Contributing
	317	CENTRAL AVE	RC-FAC-628	Yes	Contributing
Paramount Theatre	321	CENTRAL AVE	RC-FAC-641	Yes	Contributing
	322	CENTRAL AVE	RC-FAC-642	Yes	Contributing
	324	CENTRAL AVE	RC-FAC-644	Yes	Contributing

	325	CENTRAL AVE	RC-FAC-645	Yes	Contributing
Syverson Building	326	CENTRAL AVE	RC-FAC-646	Yes	Contributing
	327	CENTRAL AVE	RC-FAC-647	Yes	Contributing
Cosgrove Glass Black	328	CENTRAL AVE	RC-FAC-648	Yes	Contributing
Parking Lot	329	CENTRAL AVE		Yes	Noncontributing
	329	CENTRAL AVE	RC-FAC-649	Yes	Contributing
	401	CENTRAL AVE	RC-FAC-650	Yes	Contributing
Farmers & Merchants Bk	402	CENTRAL AVE	RC-FAC-651	Yes	Contributing
	403	CENTRAL AVE	RC-FAC-652	Yes	Contributing
	405	CENTRAL AVE	RC-FAC-653	Yes	Noncontributing
Woolworths	408	CENTRAL AVE	RC-FAC-654	Yes	Contributing
	409	CENTRAL AVE	RC-FAC-656	Yes	Noncontributing
	413	CENTRAL AVE	RC-FAC-658	Yes	Contributing
Ochs Department Store	414	CENTRAL AVE	RC-FAC-659	Yes	Contributing
	415	CENTRAL AVE	RC-FAC-660	Yes	Contributing
	419	CENTRAL AVE	RC-FAC-661	Yes	Contributing
	421	CENTRAL AVE	RC-FAC-662	Yes	Contributing
State Bank of Faribault	428	CENTRAL AVE	RC-FAC-663	Yes	Contributing
Harvey Hotel	429	CENTRAL AVE	RC-FAC-664	Yes	Contributing
O'Neil Building	504	CENTRAL AVE	RC-FAC-x1	Yes	Contributing
	508	CENTRAL AVE	RC-FAC-x2	Yes	Contributing
	510	CENTRAL AVE	RC-FAC-x3	Yes	Noncontributing
Mott Building	512	CENTRAL AVE	RC-FAC-x4	Yes	Contributing
Faribault Daily News	514	CENTRAL AVE	RC-FAC-x5	Yes	Contributing
Bachrach Building	318	CENTRAL AVE	RC-FAC-638	Yes	Contributing

Outside Recommended Boundary

CITY PARKING LOT 9		1ST AVE NE		No	Noncontributing
	118	1ST AVE NE		No	Noncontributing
Jonathan L. Noyes House	105	1ST AVE NW	RC-FAC-7	No	Noncontributing
William Glaeser House	115	1ST AVE NW	RC-FAC-8	No	Noncontributing
	14	1ST ST NW	RC-FAC-50	No	Noncontributing
CITY PARKING LOT 4		2ND ST NE		No	Noncontributing
J. J. Gits House	25	2ND ST NW	RC-FAC-178	No	Noncontributing
CITY PARKING LOT 1		4TH ST and 1ST AVE		No	Noncontributing
First Northwestern	25	4TH AVE NW	RC-FAC-	Yes	Noncontributing
CITY PARKING LOT 5		5TH ST and 1ST AVE NE		No	Noncontributing
Service Station	520	CENTRAL AVE	RC-FAC-	No	Noncontributing
CITY PARKING LOT 3		CENTRAL AVE		No	Noncontributing

Appendix B: Sample Inventory Form

Faribault Commercial Historic District

Street No **Street Name**

24

3RD ST NW

SHPO No

RC-FAC-282

Property Name

McCarthy Block

Current Owner

FIRST NATIONAL BANK NORTHFIELD

PIN

1831126278

Zone

15

UTM Easting

478502

UTM Northing

4904544

USGS Map

Faribault

Township

110

Range

20

Section

31

Quarter

NE

Q Q

SW

Legal Description

Lot 009 Block 045 of ORIGINAL TOWN FARIBAULT
 ORIG TOWN E23FT W93FT L9 & L10 B45

Historic Use

Commerce: Business

Current Use

Commerce: Business

Description

Architectural Style

Italianate

Stories

2

Architect

Contractor

McCarthy, Timothy

Primary Exterior

Stone

Foundation

Stone, other

Roof Materials

Composition

Roof Form

Flat

Integrity

Moderately altered

Condition

Fair

Narrative Description

The McCarthy building is a two-story brick commercial block. The building's facade is rendered in the Italianate style with features that include a highly ornate bracketed cornice and flattened arch windows with elaborate enframements. The original storefront remains basically intact with engaged stone columns defining the bays. The central bay door is recessed, flanked by two commercial window bays with plate glass. The upper story of the main facade shows superb detailing rendered in a polished marble applied to brick. The second story bays are defined by rounded arches with keystones supported on engaged columns with ornate capitals. The composition is capped by a highly ornate metal cornice with four brackets and finials and a raised center panel which displays '1894'.

Faribault Commercial Historic District

Street No	Street Name	SHPO No	Property Name
24	3RD ST NW	RC-FAC-282	McCarthy Block

History

Date Built	Date Source	Original Owner
1884	Faribault Republican, Nov. 26, 1884	Timothy McCarthy

Historical Background

The story behind the McCarthy Block begins across the ocean in Ireland, the birthplace of its first owner, Timothy McCarthy. Born in County Cork in 1848, he came to the United States with his family when he was four years old, settling in Dubuque, Iowa. But after the death of his father, his mother decided to move to the growing Irish community of Shieldsville. To help his widowed mother out, Timothy moved to this town and lived in the home of Fred Faribault, where he learned to speak French and Dakota. After attending Shattuck School for two terms, paid for by a local priest, McCarthy embarked on a successful business career — first as a teamster, and then as a grocer. In 1875, he changed careers, purchasing a granite and marble company, opening a small brick yard on the outskirts of town, and working as an undertaker.

After a fire destroyed his business in 1883, McCarthy acquired this lot and proceeded to turn his storefront into an advertisement for his skills. It is Faribault's only polished marble façade, constructed with stone from Vermont, and rendered in the Italianate style with its highly ornate bracketed cornice and flattened arch windows. When McCarthy died in 1932, his obituary noted, "He was the center of many fanning bees and delighted many hearers with his sincere accounts of pioneer days in Faribault."

Sources

Faribault Republican, Nov. 26, 1884

Historic Context

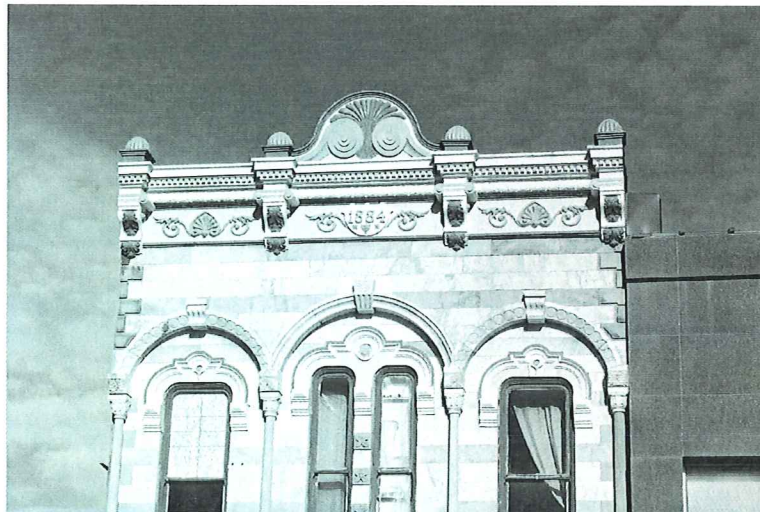
Commerce

NRHP Current	Local District Current	NRHP Recommend	Contributing
Yes	Yes	Yes	Contributing

Surveyed by Daniel J. Hoisington October, November 2012

Faribault Commercial Historic District

Street No	Street Name	SHPO No	Property Name
24	3RD ST NW	RC-FAC-282	McCarthy Block





Faribault Heritage Preservation Commission



HOISINGTON PRESERVATION CONSULTANTS

POST OFFICE BOX 13585

ROSEVILLE, MN 55113

PHONE: 651-415-1034

djh@hoisingtonpreservation.com

Daniel J. Hoisington



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Mathias Hughey, Community Development Coordinator
MEETING DATE: March 15, 2023
SUBJECT: Historic District Guidelines Revisions

BACKGROUND:

At their February 15, 2023 meeting, the HPC voted to approve the revision of the Downtown Historic District Design Guidelines as the focus of their 2023 work plan.

At their March 7, 2023 work session, the City Council was supportive of the HPC revising the Downtown Historic District Design Guidelines. The Council provided additional directions that any revisions should include input from community stakeholders including local contractors, building/property owners, and others. The Council also requested that a joint work session be held between the Council and the HPC at some point to ensure that both entities are on the same page.

Link to Downtown Design Guidelines:

<https://www.ci.faribault.mn.us/DocumentCenter/View/467/Commercial-Historic-District-Design-Guidelines-PDF?bidId=>

REQUESTED ACTION:

Determine a good point in the process to hold a joint work session with the City Council. What should be accomplished before hand? What would be proposed at the work session? What areas would the HPC be seeking feedback on?

Discuss and provide direction on engagement strategies and stakeholders to involve. Suggestions include virtual surveys, in-person or phone interviews/conversations, an open-house style event during business hours for property/business owners.

Discuss, do all areas of guidelines need revision or are there known problem areas or areas to focus on?

ATTACHMENTS: