



HERITAGE PRESERVATION COMMISSION AGENDA

PUBLIC MEETING ROOM

WEDNESDAY, OCTOBER 18,
2023

6:00 PM

1. Call to Order
2. Approval of the Minutes
3. General Heritage Preservation Items
 - A. Citizen Comment Period
 - B. PreserveMN Conference Report
4. Design Reviews
 - A. Alexander Faribault House Repairs
5. Items for Discussion
 - A. Engagement Update
6. Adjournment



HERITAGE PRESERVATION COMMISSION MINUTES

PUBLIC MEETING ROOM

WEDNESDAY, SEPTEMBER 20,
2023

6:00 PM

Meeting Items

1. Call to Order

The regular meeting of the Heritage Preservation Commission was called to order by Chair Temple at 6:10 pm. Commissioners: Ron Dwyer, Colton Hogan, Lee Nordmeyer and Cori Weems. Also in attendance was Community Development Coordinator, Mathias Hughey and Administrative Assistant II, Kari Casper.

2. Approval of the Minutes

Motion by Coltan Hogan, seconded by Lee Nordmeyer to Approve the meeting minutes. Motion passed unanimously.

3. General Heritage Preservation Items

A. Citizen Comment Period

4. Design Reviews

A. Alexander Faribault House Repairs

Both Ron Dwyer and Colton Hogan of RJ Dwyer Custom Builders recused themselves from the matter relative to a potential conflict of interest. A motion was made by Lee Nordmeyer, seconded by Cori Weems to Table. The board also requested that staff to check with the applicant on the timeline for the project to see if a special meeting would help facilitate moving this forward quicker. The motion passed unanimously.

5. Items for Discussion

A. Verbal Update on Engagement

Hughey updated the board on the letters that had been sent regarding the boundaries and inclusion. Surveys and calls have been taken in both regards. Hughey reports that the comments have generally been positive to date.. The City has been looking at sign enforcement in the downtown and the Board may see some changes.

Hughey discussed that the old Dandel Jewelry building at 227 Central needs a lot of work on the facade. He believes that this building was updated in approximately the 1920's with a black and cream colored architectural glass facade. They might need to bring the facade to the original brick if they cannot find the special glass that is currently there. Hughey has been in contact with an individual who deals in architectural glass

that's on the building and may be able to assist.

Hughey also mentioned that they might be looking at a sign application for a book store coming to the downtown.

6. Adjournment

Motion by Ron Dwyer, seconded by Lee Nordmeyer to adjourn the meeting at 6:45 p.m.

Motion passed unanimously.

By: _____

Kari Casper, Recording Secretary



Request for Action

TO: Faribault Heritage Preservation
Commission

FROM: Mathias Hughey, Community Development
Coordinator

THROUGH:

MEETING DATE: October 18, 2023

SUBJECT: PreserveMN 2023 Conference Report

BACKGROUND:

The Community Development Coordinator attended the 2023 PreserveMN conference in Mankato, excluding the opening reception on the evening of Wednesday, September 27th. Sessions attended include:

1. Effective Code Enforcement of Problem Properties, by attorneys from Eckberg Lammers, the City's prosecuting attorneys. The presentation stressed that while legal and criminal enforcement mechanisms are appealing from a cost and staff-time point of view, they are often the least effective in achieving compliance.
2. Heavy Lifting: Preserving Southwest Minnesota's Unique Sioux Quartzite Architecture, by an architect and local preservation activist. The presentation focused on the preservation efforts of a local non-profit in Pipestone and Jasper, MN with a focus on Quartzite and Pipestone buildings.
3. Keynote Luncheon: Building a More Relevant and Just Preservation Movement, by Bonnie McDonald. The presentation raised concerns about the role of preservation, the over-emphasis on materials as opposed to social histories, and a culture of "preciousness" in the preservation field. Raised many good questions but did not provide a guide forward to keeping preservation relevant.
4. Continuing the Conversation: Working Towards Equity in Historic Preservation. Intended to be a continuation of a discussion started last year, this session included a small-group discussion about preservation.

3.B

5. Downtown Revitalization Through Public Art, by staff from the City of Mankato and local non-profits discussing the role of public art in revitalizing Downtown/Old Town Mankato.
6. Beyond Buildings: Appreciating and Promoting Cultural Landscapes, by various consultants. The session discussed the role of landscapes, the difficulties in preserving landscapes, and the efforts of the Minnesota Chapter of the Association of Landscape Architects to organize a "What's Out There?" weekend event.
7. Certified Local Government Grants: Guidance for Funding Your Project, by Michael Koop of SHPO. The presentation was an overview of the CLG grant process, eligible projects, and best practices in pursuing and managing grants.
8. Red Jacket Trail: Mankato to Rapidan Bike Tour by Mankato City Staff and a member of the Mankato HPC. The tour followed a bike trail along an abandoned rail line that crossed a historic bridge and a visit to the embattled Rapidan Dam.

There were many concurrent sessions, typically three topics presented simultaneously. The event was attended by approximately 200 individuals from across the state, including municipal staff, HPC members, non-profits, interested citizens, local non-profits, and consultants engaged in the field of preservation. The 2024 conference is scheduled to be held in Red Wing, MN. HPC members are invited to attend, and scholarships are available to cover the cost of registration. City Staff will keep the HPC apprised of the 2024 conference so interested members can arrange to attend if they are interested.

The Community Development Coordinator also received copies of the Minnesota Statewide Historic Preservation Plan 2022-2032. A limited number of hard copies are available upon request. A complete PDF version is available for download here: <https://mn.gov/admin/shpo/planning/statewide-plan-new/>.

REQUESTED ACTION:

No action required.

ATTACHMENTS:

4.A



Request for Action

TO: Faribault Heritage Preservation Commission

FROM: Mathias Hughey, Community Development Coordinator

THROUGH:

MEETING DATE: October 18, 2023

SUBJECT: Alexander Faribault House Repairs

BACKGROUND:

The Rice County Historical Society owns the Alexander Faribault House, located at the house at 12 1st Ave NE. The building contains a museum and living quarters for the caretaker and their family. The Historical Society has completed a significant amount of work on the house. However, the front porch and the rear/side porch both require substantial rehabilitation and repair, which will include replacing existing wood with wood treated to resist rotting. The building plans indicate that the repairs will not substantially alter the style or appearance of the structures, and the rear access will be updated with an ADA-accessible ramp.

Attached is the RFP file the Historical Society has released identifying the scope of work. Page 2 of the attached RFP file clearly lists the work, separated between the front porch (East Porch) and the side porch (South Porch).

REQUESTED ACTION:

Approve a Certificate of Appropriateness for the repairs to the Alexander Faribault House porches and entry.

ATTACHMENTS:

1. Faribault HPC Design Review Application
2. A. Faribault House Packet & RFP Letter
3. Porch 1
4. Porch 2
5. Porch 3
6. Caretaker's Porch 1
7. Caretaker's Porch 2

4.A

Agenda Item:



DESIGN REVIEW APPLICATION FORM

Heritage Preservation Commission

APPLICANT INFORMATION

Site Address: 12 1st Ave NE, Faribault, MN 55021

Owner/Applicant: Rice County Historical Society

Mailing Address: 1814 2nd Ave NW

City/State: Faribault, MN

Phone Number:

Site File Number:

Work Site Address:

TYPE OF WORK

☒ Restoration

☐ Demolition

☒ New Construction

☐ Remodeling

☐ Site Improvements

SCOPE OF WORK

Brief Project Description: We will be remove the existing South and East porches from the roofline down and replacing them with a new construction. These new porches will match the existing design, profile, dimensions, and color as to comply with the Secretary of the Interior's Standards for historic properties.

ATTACHMENTS

☒ Historical Data / Site File Information

☒ Detailed Drawings of Proposed Modifications

☐ Manufacturers Specifications

☐ Photographs

☐ Site Plan

☐ 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.





RICE COUNTY HISTORICAL SOCIETY

1814 NW Second Ave. ♦ Faribault, MN 55021 ♦ 507-332-2121

The Rice County Historical Society (RCHS) seeks estimates for the proposed project “Alexander Faribault House Porches Replacement and Handicap Accessible Ramp Creation”, hereafter AFH Porch Project. RCHS is a tax exempt, 501©3 organization (EIN #41-1432857). Repairs and upgrades to the house must conform to Secretary of Interior Standards for conducting repairs and upgrades to a historic property. The Alexander Faribault House is on the National Register of Historic Places (NRHP Reference #70000309).

Companies and or Individuals who submit estimates are not necessarily guaranteed the contract. RCHS will select from submitted estimates, the estimate which RCHS believes is in the best interest of the organization. Estimates are to be submitted by 5pm on September 1. Estimates can be submitted through email to rchs@rchistory.org or be delivering them to the RCHS offices at 1814 2nd Ave NW, Faribault, MN 55021.

Final decisions and awards of the contract will be announced by 5pm on September 11, 2023 and any contract is contingent on an approve Certificate of Appropriateness from the Faribault Historic Preservation Committee, and the Faribault Housing and Redevelopment Agency’s funding support.

For additional questions feel free to contact David Nichols, Executive Director, Rice County Historical Society, at 507-332-2121 or via email at director@rchistory.org.

Alexander Faribault House Porches Replacement Scope of Work

East Porch

(Main Public Entrance)

SoW#1: Scrape off and sand down all loose or peeling paint down to bare wood of floor decking. Lengths of floor boards that show signs of rot or decay shall be removed & replaced with new, clear fir T&G decking boards matching original profile & dimensions. Decking to be run East to West. **(Spec Drawing Code P2)**

SoW#2: Remove existing floor frame joists. Replace with new preservative-treated (PT) joists. Strengthen and reinforce floor joists framing and support as necessary with PT wood. **(Spec. Drawing Code: P2)**

SoW#3: Carefully remove skirt panels and transport to workshop; scrape off and sand down all existing loose or peeling paint down to bare wood. Members or elements of skirt paneling that are split, checked, or show signs of rot shall be replaced with new wood members matching original dimensions & profiles. **(Spec. Drawing Code: P3 & P8)**

SoW#4: Remove existing stair jacks, treads & risers; replace with new 2x preservative treated (PT) wood stair jacks, treads & risers. **(Spec. Drawing Code P4)**

SoW#5: All guard rails and posts are to be replaced with PT wood to match original dimensions and profiles. **(Spec. Drawing Code P5, P6 & P7)**

SoW#6: Prime and re-paint all wood deck, posts, guardrail & skirt panels per Spec. 09 91 00. Re-install skirt panels in original locations. Color code existing paint to match. **(Spec. Drawing Code P9)**

South Porch

(Caretaker Entrance/Handicap Accessible Entrance)

SoW#1: Remove existing floor decking and floor framing joists. Replace with new, preservative-treated (PT) joists, then lay new, clear fir T&G decking boards matching original profile to provide new accessible ramp per New Plan 2/ A11. **(Spec Drawing Code P1, See Drawing A11)**

SoW#2: Replace existing posts with new PT wood posts matching original profile and dimensions. **(Spec. Drawing Code P5 & P6)**

SoW#3: Prime and re-paint all wood deck and posts per Spec. 09 91 00. Color code existing paint to match. **(Spec. Drawing Code P9)**

SoW#4: back fill space below the floor joist framing and strengthen with PT supports as needed.

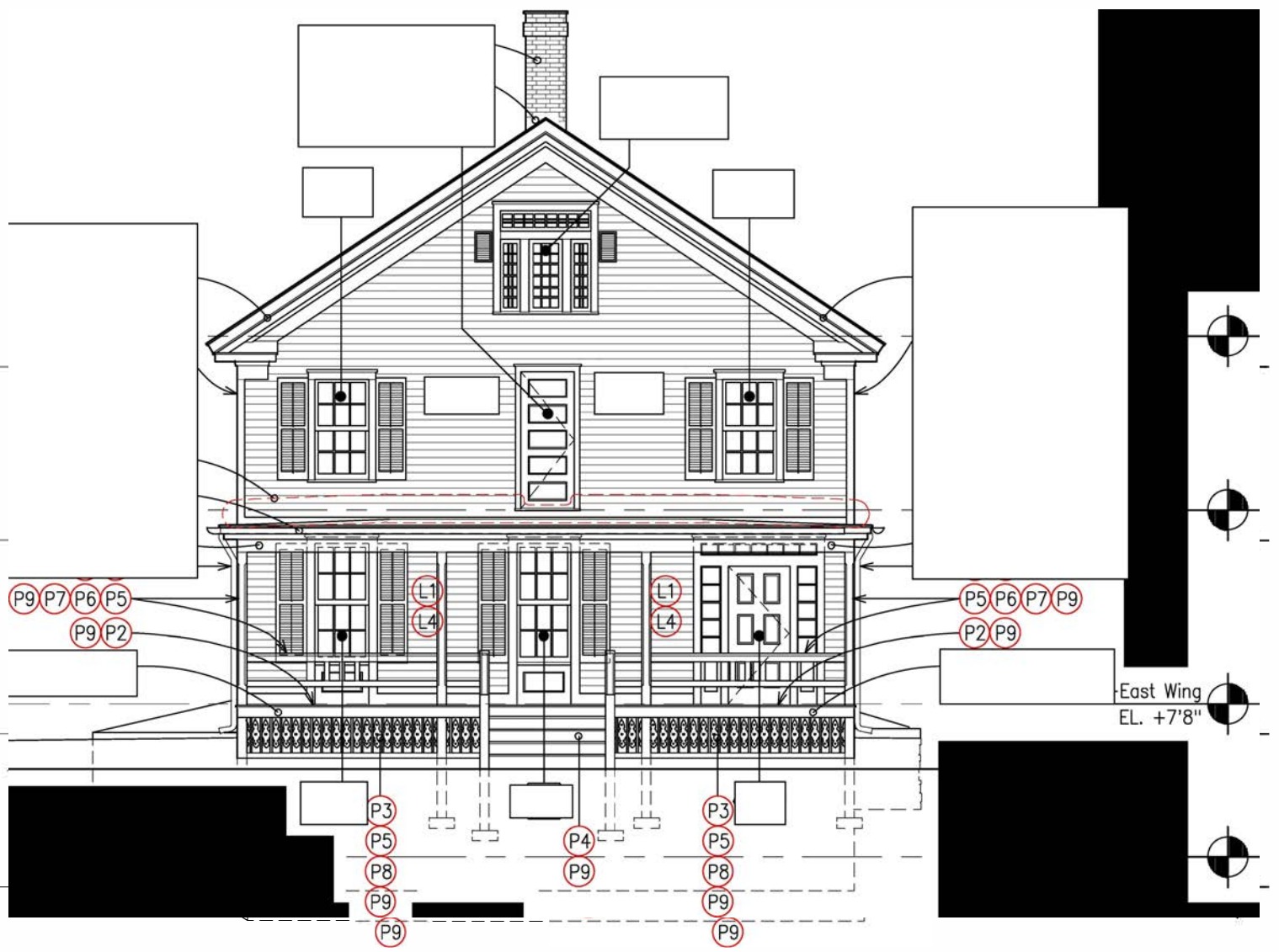
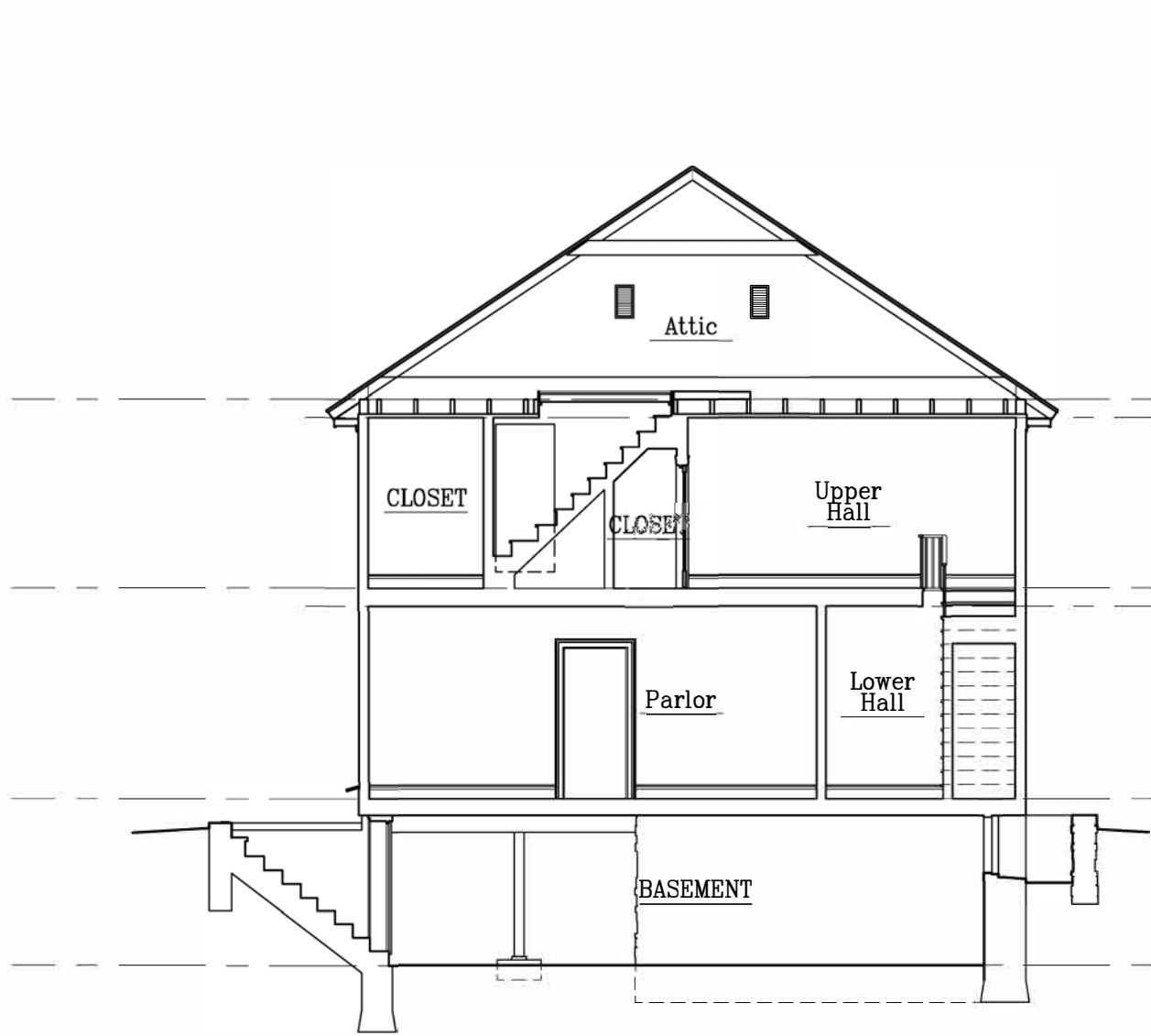
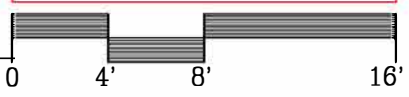
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SECTION
SCALE: Graphic

1

EAST ELEVATION
SCALE: Graphic

SEE SHEET A31 FOR
GENERAL & KEY (**) NOTES



S M S Q Architects | 205 South Water Street | Box 390 | Northfield, Minnesota 55057 | tel (507) 645 4461 fax (507) 645 7682

Alexander Faribault House

Preservation Project I

Faribault, Rice County, Minnesota

Scale: AS SHOWN
Comm. No. 17.002
Checked: PK
Drawn: 31 JAN 18
Date:





3

NORTH ELEVATION

SCALE: Graphic 0 4' 8' 16'

SEE SHEET A31 FOR
GENERAL & KEY (**) NOTES

S M S Q Architects | 205 South Water Street | Box 390 | Northfield, Minnesota 55057 | tel (507) 645 4461 fax (507) 645 7682

Alexander Faribault House

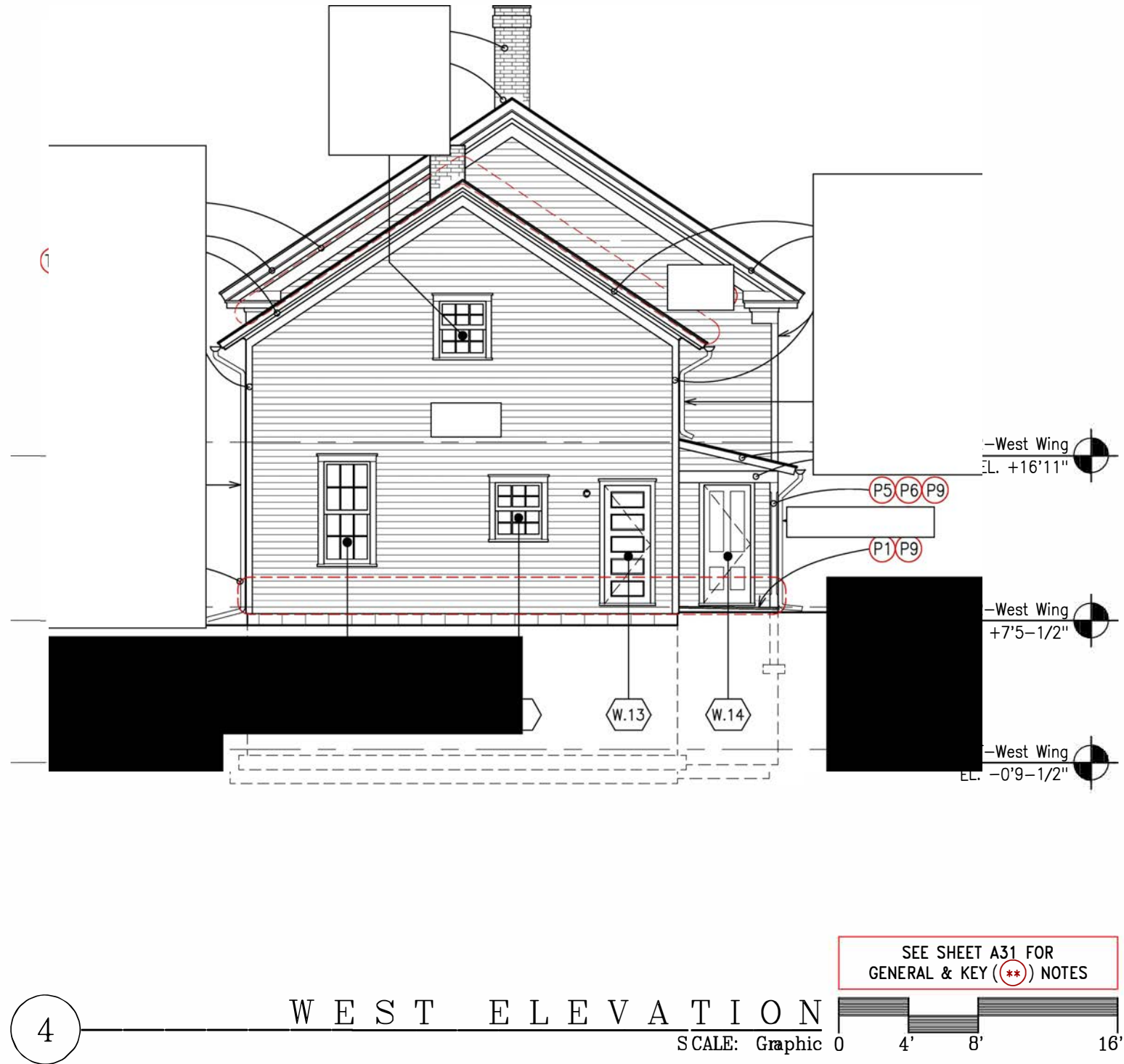
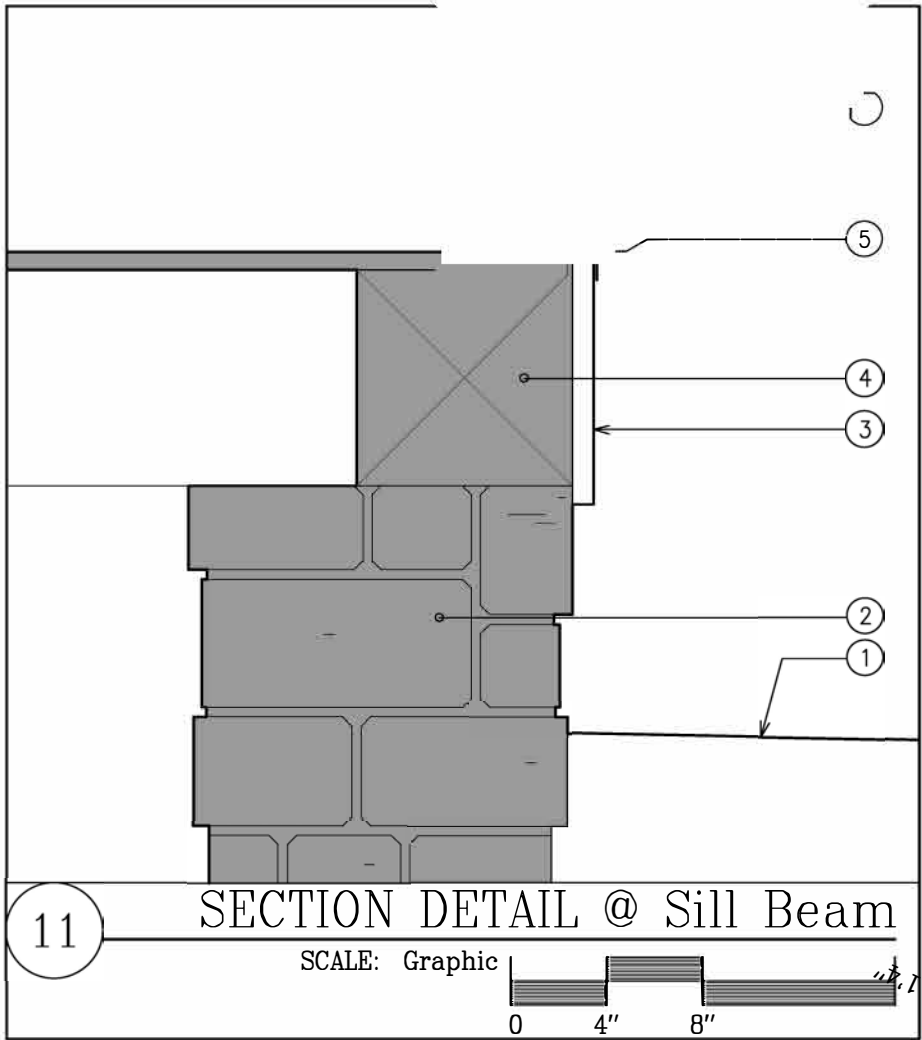
Preservation Project I

Faribault, Rice County, Minnesota

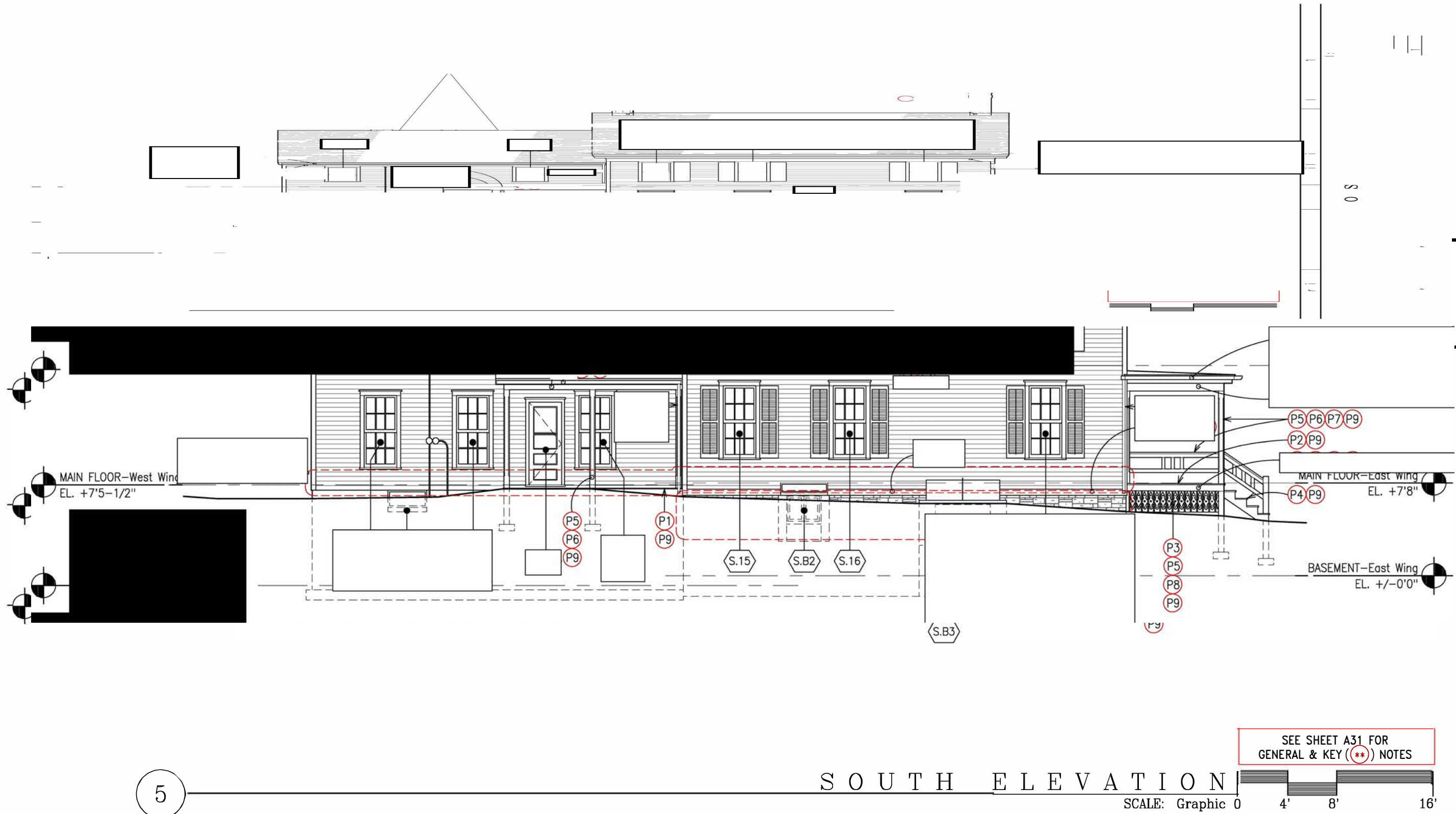
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Date:

Drawing A22 of 17





5



SOUTH ELEVATION

S M S Q Architects 205 South Water Street Box 390 Northfield, Minnesota 55057 tel (507) 645 4461 fax (507) 645 7682

Alexander Faribault House

Preservation Project I

Faribault, Rice County, Minnesota

Scale: AS SHOWN
Comm.No. 17.002
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Drawn: 31 JAN 18
Date: 31 JAN 18



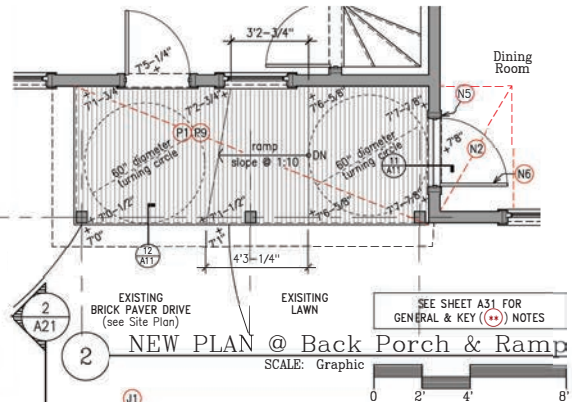
Drawing A24 of 17

GENERAL NOTES :
C1. PAINT TESTING: Test existing exterior paint for lead content; implement abatement procedures as required.
C2. MASONRY REPAIR: All work must follow the Guidelines provided in Preservation Brief 2, "Repointing Mortar Joints in Historic Masonry Buildings."
C3. WINDOW REPAIR: All work must follow the Guidelines provided in Preservation Brief 9, "The Repair of Historic Wood Windows."
C4. WOOD SHINGLE ROOF REPLACEMENT: All work must follow the Guidelines provided in Preservation Brief 19, "The Repair and Replacement of Historic Wood Shingle Roofs."
KEY NOTES :
ROOF –
R1. Remove entire roof down to existing sheathing; replace with new cedar shingles over building paper. Provide ice & water shield @ eaves for min. distance of 24" up slope from exterior walls.
R2. Roof perimeter: Remove & replace all metal roof drip edge w/ new, galvanized metal drip edge.
GUTTERS & DOWNSPOUTS –
G1. Gutters: Scrape off and sand down all existing loose or peeling paint down to bare metal.
G2. Sections of gutter that are corroded or show signs of rust shall be replaced with new, galvanized steel gutter matching original profile & dimensions.
G3. Remove all remaining downspouts and replace with new, galvanized steel downspouts matching original profile & dimensions.
G4. Prime and re–paint all gutters & downspouts per Spec. 09 91 00.
WOOD FASCIA, EAVES & TRIM –
T1. Scrape off and sand down all existing loose or peeling paint down to bare wood.
T2. Wood trim, eave boards or fascia that are split, checked, or shows signs of rot shall be repaired with epoxy specially formulated for wood repair per Spec. 06 10 90.
T3. Lengths of wood trim, eave boards or fascia that are rotted through or decayed shall be replaced entirely with new trim matching existing dimensions.
T4. Prime and re–paint all wood roof edge fascia, eaves & trim per Spec. 09 91 00.
PERIMETER WOOD SILL BEAM –
J1. East wing: carefully remove exterior base trim board at North & South sides; reinstall base trim board after beam repairs are completed.
J2. Inspect sill beam from the inside @ all four sides, and from the outside @ North & South sides, to identify portions that are rotted. Cut out rotted portions and replace with preservative–treated lumber (see Struct.) to provide firm support for stud walls bearing on it.

KEY NOTES :
WOOD LAP SIDING –
L1. Scrape off and sand down all existing loose or peeling paint down to bare wood.
L2. Lap siding that is split, checked, or shows signs of rot shall be repaired with epoxy specially formulated for wood repair per Spec. 06 10 90.
L3. Lengths of lap siding that are rotted through or decayed shall be replaced entirely with new siding matching existing dimensions.
L4. Prime and re–paint all wood siding per Spec. 09 91 00.
L5. Remove existing siding & flashing as required to install new, galvanized metal flashing; lap 12" min. onto adjacent roof. Provide ice & water shield extending from corner 24" min. over adjacent roof. Reinstall siding.
WOOD WINDOWS –
W1. Carefully remove & salvage storm window; clean and re–install after work on windows is complete.
W2. Carefully remove sash(es) and transport to workshop; temporarily board up opening with plywood until sash(es) can be replaced.
W3. Sashes, frame, exterior sill and trim: scrape off and sand down all existing loose or peeling paint down to bare wood.
W4. Manually remove deteriorated, cracked or brittle putty; take care not to damage wood along rabbet. Fill all gaps with glazing putty to restore seal.
W5. Sash member repair: wood stiles, rails or muntins that are split, checked, or show signs of rot shall be either a) repaired where possible with epoxy specially formulated for wood repair per Spec. 06 10 90, or b) replaced with new wood members matching original dimensions. If necessary, carefully remove glass panes and salvage for re–use, then remove remaining glazing putty; take care not to damage wood along rabbet. Reinstall salvaged glass pane(s) in a continuous bead of putty laid around the rabbet; seal with a continuous bead of beveled putty on the outside of the glass pane.
W6. Prime and re–paint all wood sashes per Spec. 09 91 00. Reinstall in original openings.
W7. While sashes are out, inspect frame, sill and exterior trim condition. Cut out rotted or spongy spots; consolidate exposed surfaces with epoxy; rebuild original profile with epoxy specially formulated for wood repair per Spec. 06 10 90. Caulk joint between exterior trim and sill.
W8. Prime and re–paint all exterior window frame, trim & sills per Spec. 09 91 00.

KEY NOTES :
WOOD SHUTTERS –
paint down to bare wood.
S3. Shutter repair: Repair or replace any broken or missing vanes. Strengthen/reinforce corner joints as necessary.
S4. Fabricate missing shutter to match existing one in pair.
S5. Prime and re–paint all shutters per Spec. 09 91 00. Re–install in original locations.
WOOD DOORS –
D1. Carefully remove door and transport to workshop; provide temporary plywood door until original door can be replaced.
D2. Carefully remove door and transport to workshop; temporarily board up opening with plywood until door can be replaced.
D3. Scrape off and sand down all existing loose or peeling paint down to bare wood.
D4. Door repair: portions of wood stiles, rails or panels that are split, checked, or show signs of rot shall be either a) repaired where possible with epoxy specially formulated for wood repair per Spec. 06 10 90, or b) replaced with new wood members matching original dimensions & profiles.
D5. Prime and re–paint all wood doors per Spec. 09 91 00. Reinstall in original openings.
D6. While door is out, inspect frame, sill and exterior trim condition. Cut out rotted or spungy spots; consolidate exposed surfaces with epoxy; rebuild original profile with epoxy specially formulated for wood repair per Spec. 06 10 90. Caulk joint between exterior trim and sill.
D7. Prime and re–paint all exterior door frame, trim & sills per Spec. 09 91 00.
STONE FOUNDATION WALL –
F1. While porch skirt panels are out, excavate trench around south, east (under porch) & north sides of original 1853 structure (East Wing) to a depth of 24" to expose foundation wall. Rake and repoint mortar joints per Spec. 04 01 00. Reset any loose stones in fresh mortar. Backfill soil and compact in trench to restore original grade.
BRICK CHIMNEYS –
B1. Step flashing: Sections of flashing that are corroded or show signs of rust shall be replaced with new, galvanized metal flashing.
B2. Rake and repoint mortar joints per Spec. 04 01 00. Reset any loose brick in fresh mortar.

KEY NOTES :
PORCHES –
P1. South (Back) porch: Remove existing floor decking. Remove & replace floor framing joists with new, preservative–treated (PT) joists, then lay new, clear fir T&G decking boards matching original profile to provide new accessible ramp per New Plan 2/A11.
P2. East porch floor decking: Scrape off and sand down all loose or peeling paint down to bare wood. Lengths of floor boards that show signs of rot or decay shall be removed & replaced with new, clear fir T&G decking boards matching original profile & dimensions.
P3. Carefully remove skirt panels and transport to workshop; scrape off and sand down all existing loose or peeling paint down to bare wood.
P4. East porch steps: Remove existing treads & risers; replace with new 2x PT wood treads & risers.
P5. Posts & guardrail: Scrape off and sand down all existing loose or peeling paint down to bare wood.
P6. Posts & guardrail: all members that are split, checked, or shows signs of rot shall be repaired with epoxy specially formulated for wood repair per Spec. 06 10 90.
P7. Guardrail: Strengthen/reinforce as necessary any connections to posts that have separated or come loose. Caulk all joints between guardrail and posts.
P8. Skirt panel repair: Members or elements that are split, checked, or show signs of rot shall be either a) repaired where possible with epoxy specially formulated for wood repair per Spec. 06 10 90, or b) replaced with new wood members matching original dimensions & profiles.
P9. Prime and re–paint all wood deck, posts, guardrail & skirt panels per Spec. 09 91 00. Re–install skirt panels in original locations.
INTERIOR WORK –
N1. Carefully remove existing hand–painted wood panels below window; re–install after cleaning & restoration.
N2. Repair or replace loose/damaged floor boards this area.
N3. Repair or replace existing door sill; patch floor boards as required.
N4. Remove water–stained wallpaper near ceiling; treat wall area with stain blocker. Re–wallpaper all walls @ Parlor –verify vintage wallpaper with Architect.
N5. Patch/repair doorframe as required; re–paint.
N6. Existing door 'W.14': replace (2) hinges w/ new–use model BB1360, by Hager; replace lockset w/ new–use model LV9070P–F Flair–716, by Schlage; remove dead bolt; replace sweep.
N7. Repair crack in plaster @ corner; prime & re–paint walls.
N8. Water stains @ ceiling: Clean & treat area with stain blocker; re–paint entire ceiling.













5.A



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Mathias Hughey, Community Development Coordinator
THROUGH:
MEETING DATE: October 18, 2023
SUBJECT: Engagement Update

BACKGROUND:

Building owners in the downtown commercial and Heritage Preservation Districts have received at least two letters inviting them to participate in surveys about the Downtown Historic Design Guidelines and/or about their interest in joining the local Heritage Preservation District. As of October 12, 2023, there have been two responses to the survey about the boundaries, and 12 responses to the survey about the design guidelines. The Community Development Coordinator has also had conversations with several additional building owners.

Twelve owners of thirteen buildings in the National Historic District were invited to participate in the boundary survey. An additional four owners of five buildings not included in the National Historic District were also invited to participate in that survey.

An estimated 85 owners of 125 unique parcels within the local Heritage Preservation District were invited to participate in the survey about the downtown design guidelines.

There has been a question about the national district boundaries, and why they excluded the 10,000 Drops building, Depot Square buildings, and Rock Island Depot. None of these buildings were excluded because of a lack of historical merit. The 10,000 Drops building was excluded because its historic use was industrial manufacturing, whereas the rest of the district was commercial in use. The other three properties were excluded at the advice of the State Historic Preservation Office to simplify the boundaries of the district. All of these buildings were included in the original proposal for national designation. These building owners were invited to participate in the boundary survey.

5.A

REQUESTED ACTION:

Review the attached survey responses and discuss the following:

1. Based on current responses, should additional outreach occur, and if so, to what extent?
2. Are there any additional, specific questions that the commission would like to answer?
3. What areas, if any, seem to be working well, and what seems to require rethinking?

ATTACHMENTS:

1. Boundary Survey Responses
2. Design Guide Survey Responses

Faribault Heritage Preservation District Boundaries

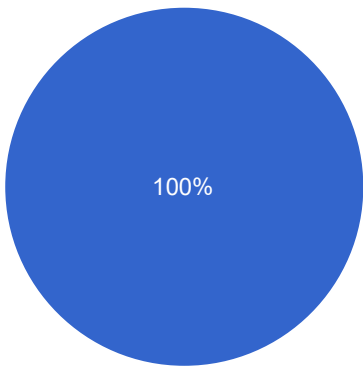
2 responses

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How important is the preservation of Faribault’s historic buildings to the downtown?

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2 responses

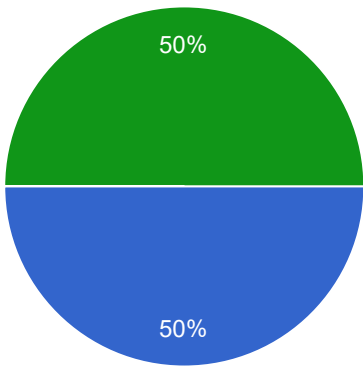


- Extremely important
- Very important
- Somewhat important
- Not very important
- Not at all important

To what extent would you agree with the following statement: Faribault's historic downtown is an important part of what makes Faribault unique.

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2 responses



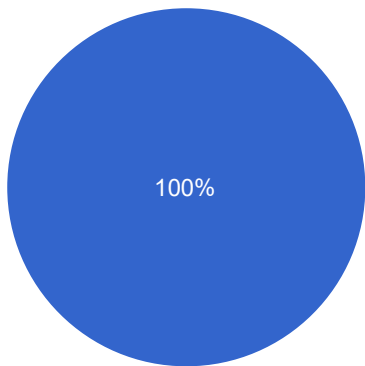
- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree



How familiar are you with the Heritage Preservation Commission, their mission, and function?



2 responses

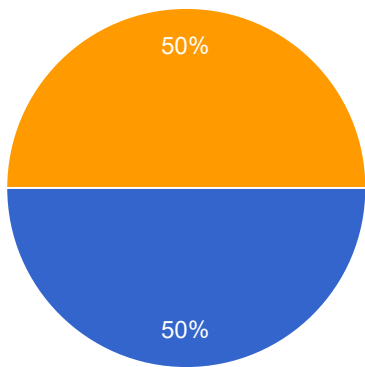


- Extremely familiar
- Very familiar
- Familiar
- Somewhat familiar
- Unfamiliar

How familiar are you with the Historic Downtown Design Guidelines?



2 responses

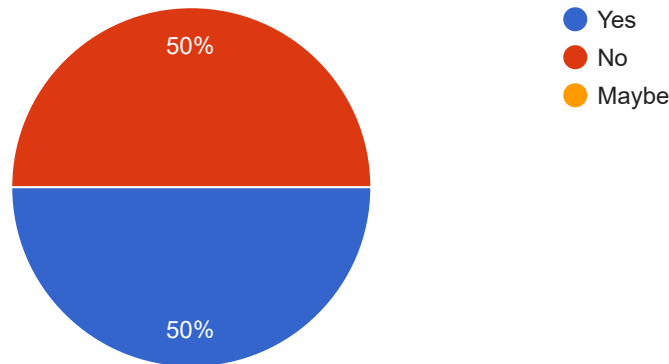


- Extremely familiar
- Very familiar
- Familiar
- Somewhat familiar
- Unfamiliar



Renovations and new construction in the Heritage Preservation District are required to maintain and/or restore, when feasible, the historic exterior appearance of the building. Would such a requirement prevent, or discouraged you from making improvements or repairs to your building?

2 responses



Untitled Section

What, specifically, would your concerns about maintaining a historic appearance be?

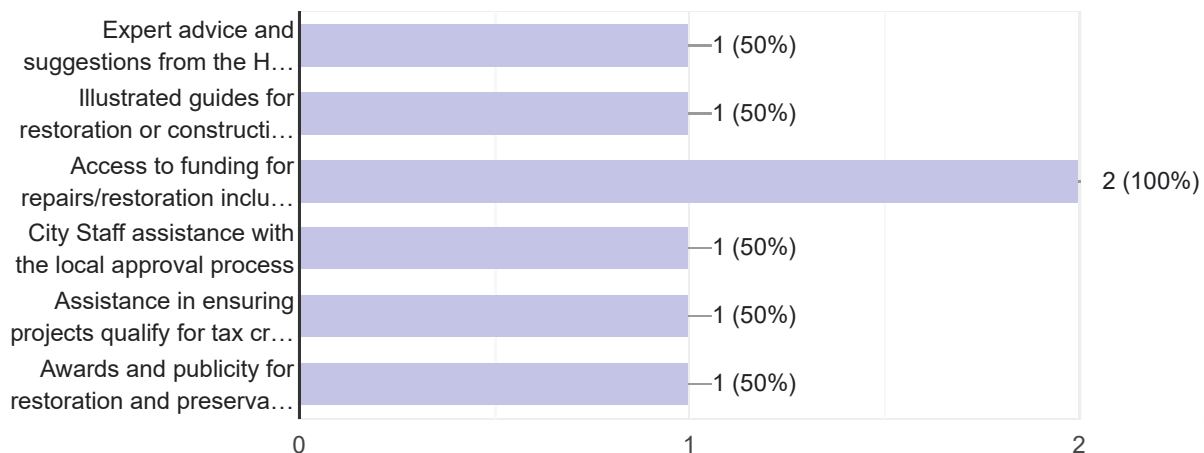
1 response

Cost and availability of materials

Untitled Section

Which of the following benefits of being in the Heritage Preservation District would appeal to you?

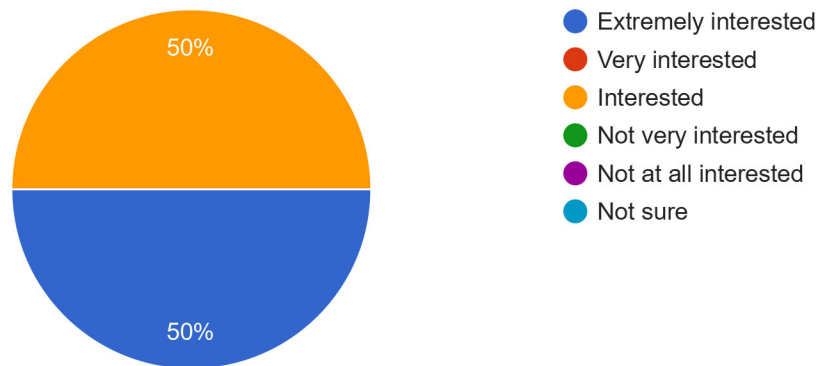
2 responses



How interested would you be in your building joining the Heritage Preservation District?

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2 responses



Please provide the address of your historic building in downtown Faribault.

2 responses

████ / █████ 3rd st NE

████ Central Avenue

Faribault Historic Design Guide Survey

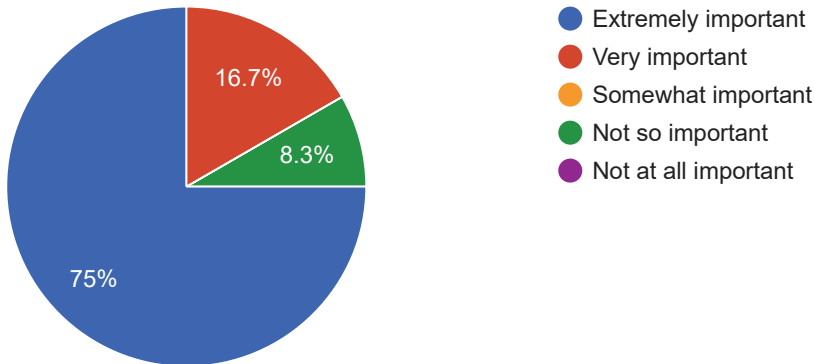
12 responses

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How important is the preservation of Faribault’s historic buildings to the downtown?

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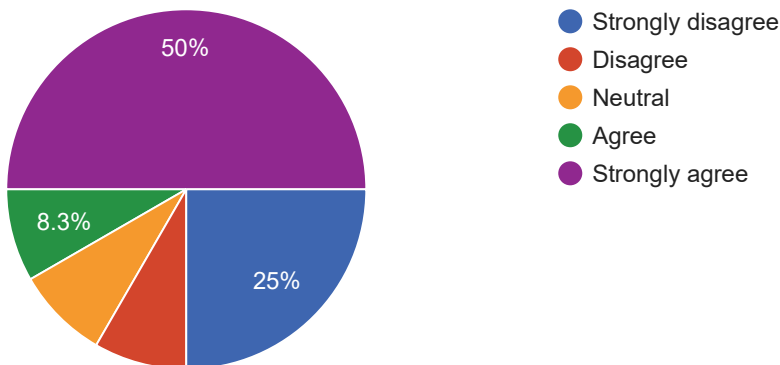
12 responses



To what extent would you agree with the following statement: preserving Faribault’s historic downtown is an important part of what makes Faribault unique.

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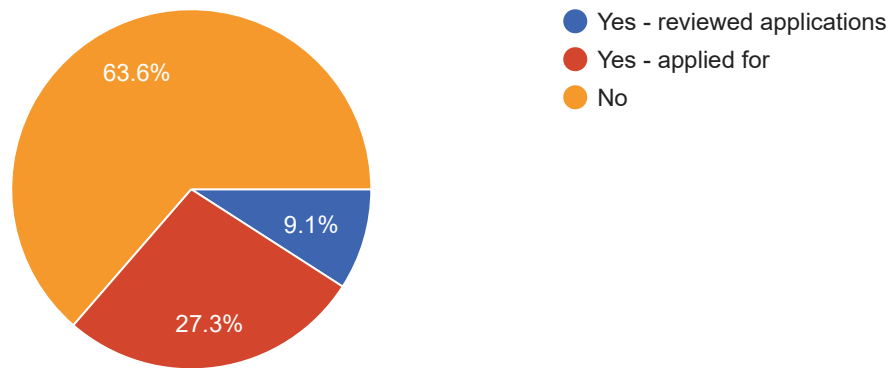
12 responses



Have you participated in the review process or been required to get a Certificate of Appropriateness for a project Downtown?

 Copy

11 responses

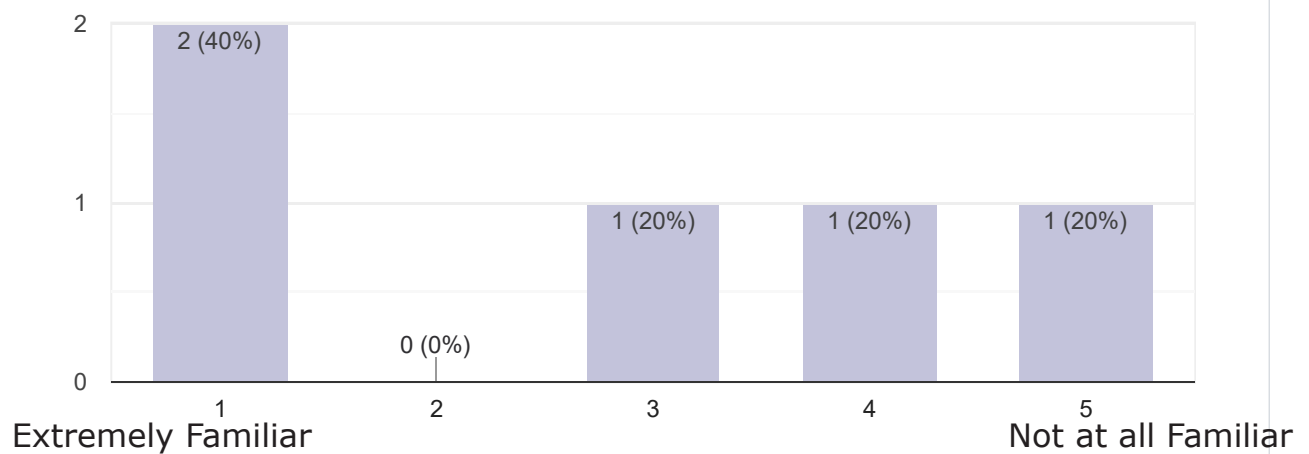


The Design Review Process

How familiar are you with the Heritage Preservation Commission Design Review Process? Answers limited to those who have participated in the process.

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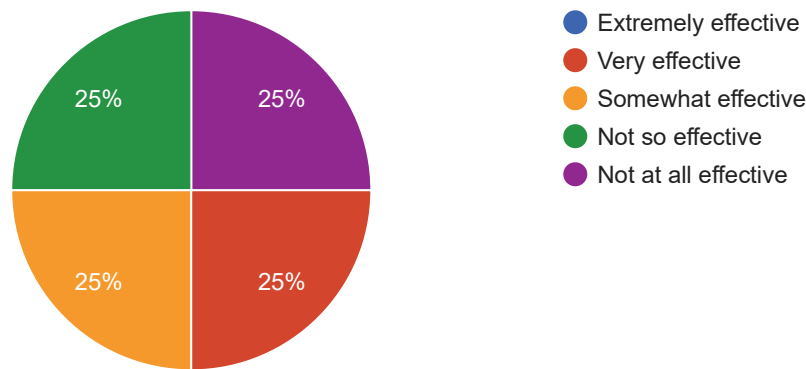
5 responses



Overall, how would you rate the process on effectiveness?

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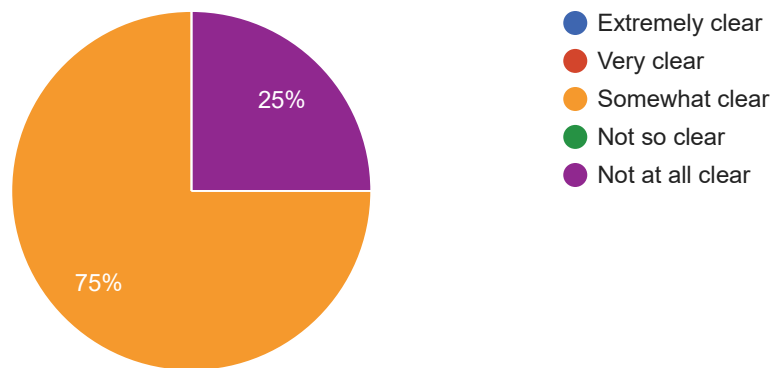
4 responses



Overall, how would you rate the process on clarity?

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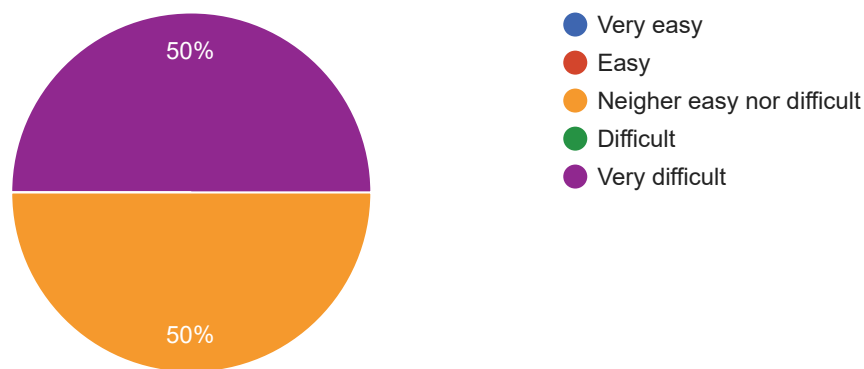
4 responses



Overall, how would you rate the process on ease?

 Copy

4 responses



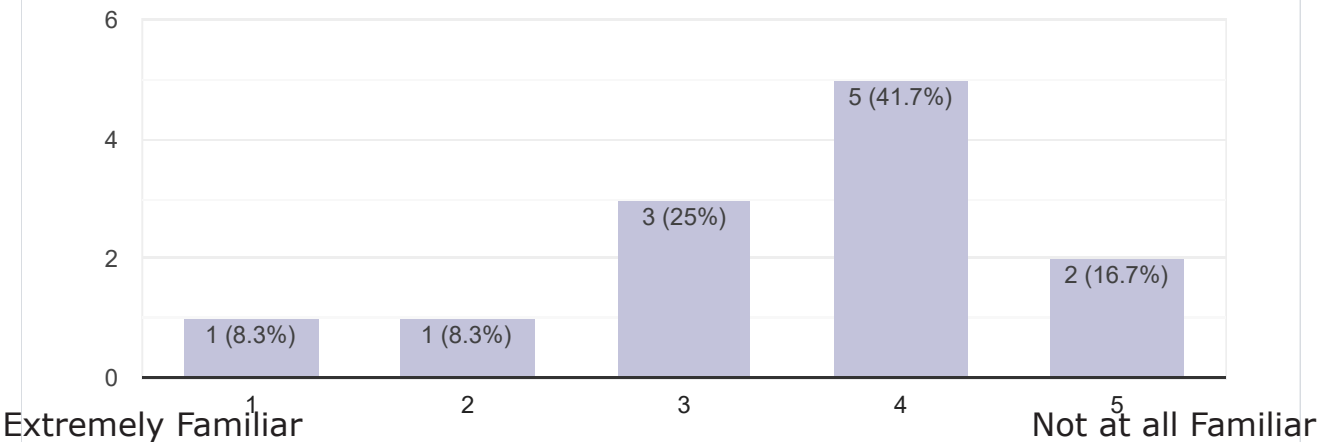
Historic Design Guidelines



How familiar are you with the Downtown Design Guidelines?

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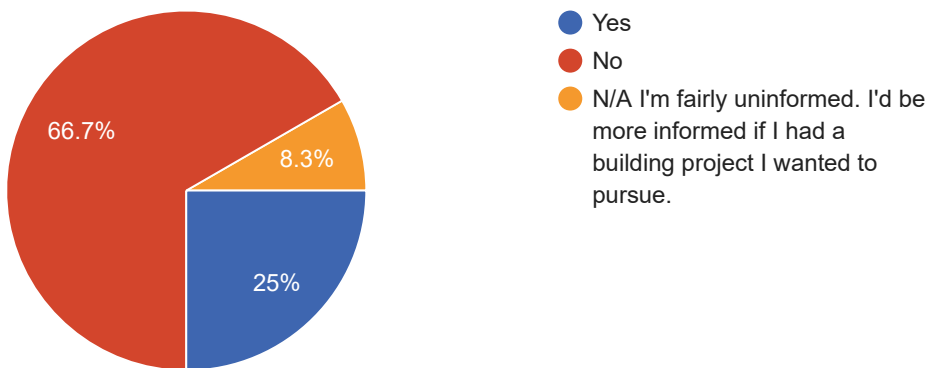
12 responses



Have the guidelines ever prevented, delayed, or discouraged you from making improvements or repairs to a downtown building?

Copy

12 responses



Untitled Section

Specifically, what area(s) of the guidelines were problematic? and what projects were affected? Prompt limited to those who answered "yes" to the previous question.

3 responses

N/A

The committee cannot make up there mind there is no leasership. It is a very cumbersome process that they make difficult. It does not have to be.

I put in new windows quite a few years ago and they were 6-8 inches higher than standard size. Because of that, I had to get custom made windows which more than doubled the cost.

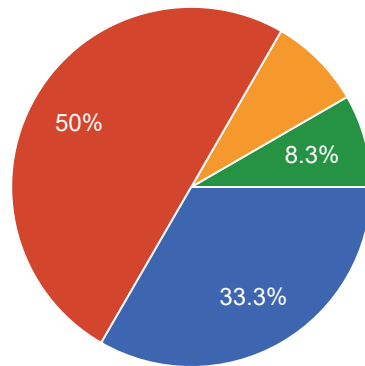


Heritage Preservation Review Process

Has the HPC Review Process ever prevented, delayed, or discouraged you from making improvements or repairs to your property?



12 responses



- Yes
- No
- N/A Not that I recall.
- Unsure if they would delay or discourage me I have not had contact with them. I would certainly hope that they help move projects forward in accordance with preservation in mind.

Untitled Section

Specifically, what aspects of the process have had this effect and what projects have been affected? Prompt limited to those who answered "yes" or "other" to the previous question.

6 responses

N/A

They make the process way to difficult. I have actually quit on outside repairs to me building because of the difficulty

Cost to comply

I have put off replacing more windows because of the guidelines.

Requiring approval of work has made it difficult to promise contractors work or to act when immediate repairs are needed

Untitled Section



Do you have any suggestions for improving the Historic Downtown Design Guidelines?

7 responses

Make the book that once was available showing possible renovations of the downtown buildings available to all business owners or maybe redo the book and share with the building owners. The book I have dates back to 2007. Plus, any grant money available to help with these improvements would be helpful too.

Yes. The buildings have to be viable and it costs money to make them that way. If owners are required to pay significantly extra money to repair to a certain historic criteria, there should be funding available to do so. Otherwise the buildings may not survive.

Probably would if I knew anything about the guidelines.

Simplify process. Have people on the committee that have worked in private sector getting things done.

All improvements to be done with modern materials that are more durable, energy efficient, and less costly but have a similar appearance to original materials.

Speedier pipeline that might not require a full HPC meeting to review and approve

I think any purchase of a historic downtown property should have an agreement with the purchaser requiring upkeep and basic aesthetic maintenance

Do you have any suggestions for improving the Design Review Process?

6 responses

Not at this time.

No Experience with this.

When I went thru process for simple paint and insulate a wall panel they requested samples of all material and sample boards of paint and texture. Do they really need samples of 2" Styrofoam.

Streamline the process. I have chosen not to participate in some of the programs because it would simply take too long for approval and my contractors and trades people had tight schedules.

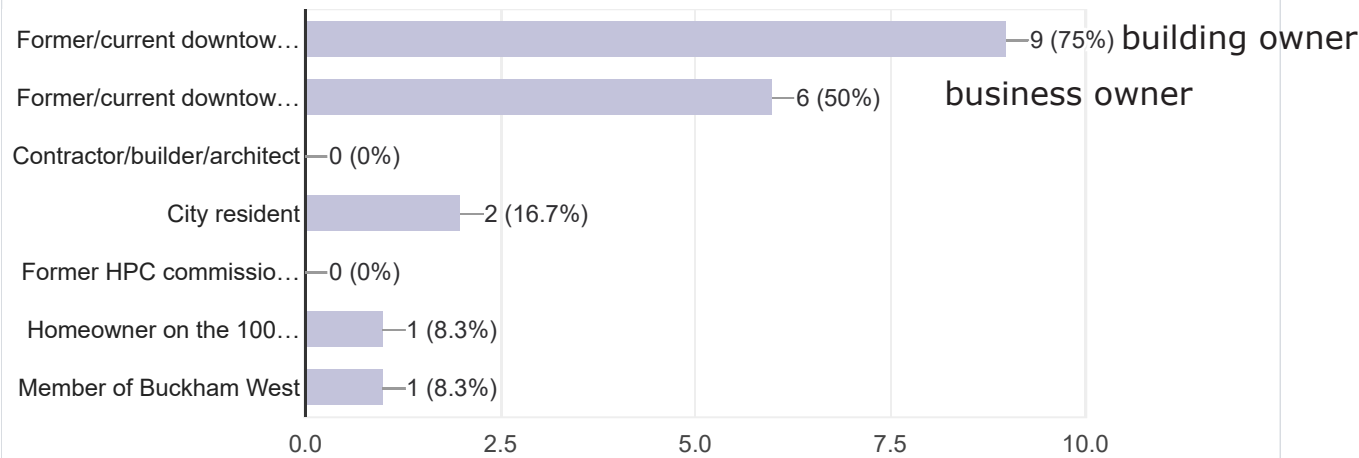
See above



What is your connection to downtown Faribault?



12 responses



What is the address of your historic building in Downtown Faribault?

11 responses

- 1st Ave NW
- Central Ave
- Central Ave. N
- 1st Ave NW
- 3rd St NW
- 3rd Street NW
- Central, Third Street NW, and 1st Avenue NW
- NW 4th St
- 1st NE
- 3rd st nw
- Central Ave North



For building/business owners: If given the option, would you choose to remain in the Heritage Preservation District?

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11 responses

