

Heritage Preservation Commission

Meeting Minutes

January 17, 2023

1. Call to Order/Approve Agenda

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

Members present: Lee Nordmeyer, Cori Weems, Ron Dwyer, Rob Kuhlman, Sam Temple, Karl Vohs and Chair Sauer

Absent: None.

Chair Sauer requested a motion to approve the agenda. Temple made a motion and seconded by Weems. Motion carried on a 6/0 vote.

2. Approval of the Minutes from November 16, 2022 Regular Meeting

A motion was made by Vohs, seconded by Nordmeyer to approve the minutes of November 16, 2022. Motion carried on a 6/0 vote.

3. General Heritage Preservation Items

A. Citizen Comment Period – None.

4. Design Reviews

A. Unapproved Repairs at 216 Central Ave N

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

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

1. That the inclusion of hard CMU with the soft brick could accelerate the deterioration of

the historic façade; it was suggested a licensed engineer or similarly qualified professional certify the structural appropriateness of the material change.

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

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

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

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

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

1. Deviations are substantially similar to the repairs outlined in the Certificate of Appropriateness issued on 4/19/2021.
 - a. No further action is required. Parties will be notified in writing.
2. Deviations are acceptable, or acceptable with conditions -
 - a. The HPC shall notify the building owner that they accept the changes and request a formal Application for a Certificate of Appropriateness showing revised plans be filed. The building official shall be notified that the HPC approves of the changes.
 - b. If conditions are required, then HPC shall communicate in writing those conditions and a deadline for them to be met, after which failure to meet the conditions will result in recommendation to initiate enforcement action.
3. Repairs are unacceptable –
 - a. The HPC shall deem the deviations as inconsistent with the plans approved in April of 2021, and shall turn the matter over to the City Zoning Department who will initiate enforcement. The building owner shall have 30 days to submit a revised plan detailing proposed actions to bring the deviated portion of the repairs into compliance with the Downtown Historic District Design Guidelines.

Staff Recommendation

The Community Development Coordinator recommends that the HPC find the repairs as they exist unacceptable as the CMU does not meet the following conditions of the guidelines:

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

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

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

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

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

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

Vohs mentioned the tax credits and if the deviation would affect the receipt of the funding. He asked if the staff was in touch. Hughey stated that the HPC cannot require them to follow the SHPPO guidelines, and it was the building owner's responsibility. Temple asked about turning it back to the owner; however, the contractor applied for the revised; does the contractor have the authority to make this request? Hughey stated that the HPC has the authority ensure work conducted conforms to approved plans.

After some discussion, the commission was in agreement with the staff recommendation and directed staff to continue to work with the parties to come up with an acceptable solution.

A motion was made by Temple, seconded by Vohs to deny the repairs as is as recommended by staff. Motion carried on a 6/0 vote.

B. Golf Box Awning and Sign Review

The building at 409 Central Ave currently houses a digital golf experience business called The Golf Box. The owners of The Golf Box are requesting approval to install an awning over the door of the building that features the business logo and name on the top and on each side. They have also installed a window sign that features the business logo and name. The total square footage of all "4" signs (3 on the awning, 1 in the window) is 19.5 sqft. The question for the HPC is whether the awning constitutes 3 signs or 1 sign.

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

The Community Development Coordinator's recommendation is to approve the proposed

signs as long as they are installed in conformance with the ordinance.

A motion was made by Weems, seconded by Vohs to Approve the Certificate of Appropriateness for the proposed signage at 409 Central Ave. Motion carried on a 6/0 vote.

C. Former Farmer Seed and Nursery Site

Here on behalf of Midwest Storage and Nicole Elsayaf was Samantha Zahratka as well as an unidentified male. Jeff Jarvis, the artist of the proposed mural was also in attendance.

On May 3rd, 2022 the HPC approved the certificate of appropriateness for demolition subject to the following conditions:

- 1) The HPC shall provide a design review for development plans before construction to assure the design includes themes representing the Farmer Site heritage at the site.
- 2) Historic items and signage must be a part of the new development plans for the site, including components salvaged from the historic building and re-used in the new development.
- 3) Ensure that the historical items like the public art representing the site be preserved and maintained.

Jarvis mentioned that it was going to be roughly 8' to 10' wide on each side and approx. 8' tall. There are no formal dimensions yet. Zahratka stated that they had authorized each side of the pavilion to be 4' wide. Chair Sauer asked what might be going on the board. Jarvis did show the fleet of the salesman and maybe some old catalog covers, maybe on the back side of each wing. Nordmeyer asked about the setback distance from the roadway. Hughey stated that it looks as though 15 to 20' but no formal site plan has been approved yet. Jarvis said that it would be nice to have a bench in there. Vohs asked about the stones. Jarvis stated that the metal is fabricated to have the stone look as tin siding. Vohs stated that he would like to see signs in there that represent the heritage. Talked about the new building being contrary in look. Temple stated that there is nothing heritage with the new design. Temple mentioned that the Planning Commission discussed the garage door openings but City Council voted that the inclusion of the garage doors was not a significant change; however, Temple did feel that it was. The bright blue and the now overhead doors are blue as well. Chair Sauer asked if the blue was consistent. Hughey stated that he thought it to be a brand coloring. Weems asked about the trees on the west side. They discussed that those trees might not be theirs but the railroad's trees. Vohs asked if they could use any of the materials on the roof. Jarvis said probably not. Jarvis mentioned that the posts will be reclaimed. They would like to keep the original colors of the former Farmer Seed evident. Once again, these plans are conceptual. Jarvis said the position is probably accurate. The Farmer Seed sign is saved. Temple asked about lighting? Jarvis said no.

Weems left at 6:58.

A motion was made by Nordmeyer, seconded by Temple to approve the designs as proposed with the deviations from the original request and then requested updates as it

progresses. Motion carried on a 4/1 with Vohs voting Nay.

5. Items for Discussion

A. National District and HPC District Boundaries

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

A motion was made by Temple, seconded by Vohs to expand the HPD to match the proposed boundaries. Motion carried on a 5/0 vote.

B. Representative of HPC on Rice County Historical Society Board

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

The time commitment would include:

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

RCHS Committees

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

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

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

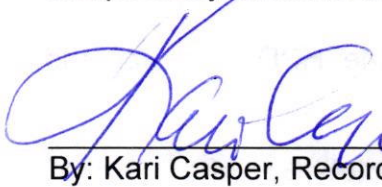
After a short discussed, Chair Sauer offered to volunteer and Temple also, as an additional or alternative, offered to volunteer on the Rice County Historical Society.

Hughey stated that the next HPC meeting will be the annual meeting. He then announced that for Commissioner Vohs, this was his last meeting as a committee member. He congratulated him on his years of service and invited him to attend for input as a concerned citizen in future meetings.

6. Adjourn

A motion was brought by Commissioner Dwyer and seconded by Commissioner Temple to adjourn the meeting at 7:24 p.m.

Respectfully submitted,


By: Kari Casper, Recording Secretary