



## HERITAGE PRESERVATION COMMISSION AGENDA

PUBLIC MEETING ROOM

WEDNESDAY, NOVEMBER 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. 322 and 324 Central Avenue
  - B. 216 and 218 Central Avenue Update
5. Items for Discussion
  - A. Relevancy Project
  - B. Commissioner Appointments
- C. CLG Annual Report
6. Adjournment



## HERITAGE PRESERVATION COMMISSION MINUTES

PUBLIC MEETING ROOM

WEDNESDAY, OCTOBER 18,  
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 6:02 pm. Commissioners: Ron Dwyer, Colton Hogan, Rob Kuhlman, Lee Nordmeyer, David Sauer, Cori Weems and Chair Temple. 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 Cori Weems to approve the meeting minutes as presented. The motion passed on a 6/0 vote.

3. General Heritage Preservation Items

A. Citizen Comment Period

B. PreserveMN 2023 Conference Report

Hughey attended the conference in Mankato. The code enforcement was highly attended. He invited all members of the HPC to the one next year that will be in Redwing. The HPC can apply for scholarships for the attendees. Bonnie McDonald works in Illinois for a non-profit last year or the year prior. She spoke about equity and inclusion, which are super interesting and we could look at that as one part of each month, a topic for each month for discussion. That was really quite interesting. Sauer did say he liked that. Temple asked to have it be a work session afterward. Hughey said we will just put it in Items for Discuss. Temple asked if we did that, we'd have to have a quorum and in a work session, it's more informal. He defers to staff to see if that's allowed. Hughey thought that we should have it for items for discussion.

4. Design Reviews

A. Alexander Faribault House Repairs

This matter was moved to be discussed following the approval of the minutes. The proposed upgrades were discussed. Both Dwyer and Hogan were recused from discussions carried over from the last meeting. Mr. Dave Nichols stated that they have applied for two grants and, due to the timing of the grants, their plan is to do a bit of a patch job on the porch to stabilize it through the winter. They are hoping to do the repairs in the spring. One of the requirements of one of the grants is to get a Certificate of Appropriateness. The whole house is on the Register. They are working in three phases on interior renovations. They will apply for more grants next year. The house was insulated with sand at the time and not very efficient. They cannot blow in

insulation and they are stuck with this and he is working with the State on this. He discussed the paintings that are structural and removed at this time and they are making copies and once the house is stable, the paintings will be restored. Chair Temple asked about signage. Nicols was delayed in requesting a grant for the signage, they may do some fundraising for this. The sign will have a couple of pictures on it and a QR code to upload videos, etc. Motion by Cori Weems, seconded by Rob Kuhlman to Approve. Motion passed on a 4/0 vote with Dwyer and Hogan abstaining.

## 5. Items for Discussion

### A. Engagement Update

There are 125 unique parcels and the city does own quite a few of them. Hughey stated that 10,000 Drops, The Depot and the Depot Square block and he did find a memo that states 10,000 Drops is an industrial use and was left out for that reason. The Depot and Depot Square were left out to simplify the geometric footprint of the National District.

The National District is a commercial district. Because it is industrial and not a commercial use and is non-compatible. That doesn't mean that the building doesn't have historical status, it's a distinct use. Sauer asked about Redemption. Hughey confirmed it is in the district and so is the post office. Temple would like to make a case for 10,000. Hughey stated that we could try and get it on the National Register and The Depot and Depot Square. The protection is the same in that there is no protection and the incentives are the same in that you get tax incentives. The tax incentives are for contributing to building. The 230 Central building is the only non-contributing building on the block. That building does not qualify for historic tax credits for about another 30 years. It's got to be 50 years. If we are adjusting our local building boundaries, why is 10,000 not on the national and, therefore, why would it not be on the local. So now, we have an answer and the council could make a recommendation. The local designation is the only designation that provides protection. If you do your restorations within our guidelines, you can get 20% from the state and 20% from the federal government for a total of 40%. Hughey stated, why don't we just make the districts match? The Council wanted to know why there are properties in the national but not in the local that have historical value. What do those building owners think of this?

## 6. Adjournment

Motion by Coltan Hogan, seconded by Ron Dwyer to adjourn at 7:00 p.m..The motion passed on a 5/0 vote.

By: \_\_\_\_\_  
Kari Casper, Recording Secretary

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## Request for Action

**TO:** Faribault Heritage Preservation Commission  
**FROM:** Mathias Hughey, Community Development Coordinator  
**THROUGH:** David Wanberg, Community and Economic Development Coordinator  
**MEETING DATE:** November 15, 2023  
**SUBJECT:** 322 and 324 Central Avenue

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### BACKGROUND:

The owner of the buildings at 322 and 324 Central Ave seeks a Certificate of Appropriateness for the changes identified in the attached application. The scope of work includes the restoration of windows and doors in or to the rear facades that were previously removed, the reconstruction of the storefront at 324, the replacement of upper-level windows at 324, and the introduction of a uniform dentil molding across the front of both facades.

In considering the application, commissioners are tasked with considering the relevant sections of the Downtown Design Guidelines, available here: <https://www.ci.faribault.mn.us/DocumentCenter/View/467/Commercial-Historic-District-Design-Guidelines-PDF?bidId=>.

Relevant sections have been identified here:

#### A. Primary Façade

1. Buildings in the Faribault Historic District were commercial in nature, were built with common or abutting walls, and typically had a primary façade that faced the street. The design, material, and fenestration were usually more elaborate on this primary façade since it was the most visible part of the building.
2. Buildings should have a designated primary façade. The main entrance to the building should be on the primary façade, oriented towards the street it serves. Corner buildings typically have a primary facade and a secondary façade (in some instances, corner buildings have two primary facades).



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Findings: the proposed designs are consistent with these guidelines.

**B. Secondary Façades**

1. In Faribault, the buildings are built using common or abutting walls, so secondary facades occur either where a two-to-three-story building abuts a one-to-two-story building or at a corner. These side walls are often visible and function as secondary façades within the downtown. Generally, a secondary facade will be considered as any facade not facing the street and not having the ornamentation and higher quality materials associated with primary/street facades.
2. Where visible from the public right-of-way, secondary facades should be treated in the same manner as primary façades. The material and design of the secondary façade may differ from the primary façade but should be respected and retained.
3. Where buildings are built on an alley, walkway, or other public right-of-way, the installation of pedestrian-oriented elements such as windows or entries should be considered to help activate the street level and articulate the facade.

Findings: The proposed designs are consistent with these guidelines.

**C. Tertiary or Rear Façades**

1. Rear facades on buildings typically face an alley or the rear of another building. Changes to these areas will be reviewed on a case-by-case basis.
2. Entrances on the rear should clearly be secondary entrances and the design should avoid false historicism. The entrances should be transparent, promoting visibility from inside and outside.

Findings: The proposed designs are consistent with these guidelines.

**E. Storefronts**

The storefronts of downtown Faribault were originally used for merchandise display. Storefronts are typically divided into three sections:  
Bottom – bulkhead, typically wood, stone, or brick  
Middle – glass display section framed with thin metal structural members

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Top – transom and steel lintel typically define the highest point of the storefront system. The transom was used primarily to allow light deep into the store.

Original storefronts and components such as windows, door configuration, transoms, signage, and decorative features shall be retained. Existing storefront posts should remain exposed, or be uncovered in order to express the rhythm of a streetscape of façades. The storefront should have a strong horizontal form at its top to differentiate it from the upper façade. Where original or early storefronts no longer exist or are too deteriorated to save, the commercial character of the building should be retained through:

- a. Contemporary design which is compatible with the scale, design, materials, color, and texture of the historic buildings;
- b. An accurate restoration of the storefront based on historical research and physical evidence.

For buildings that provide a separate upper-story entrance on the exterior façade, the street-level entrance should be the primary focus of the building façade.

Findings: The storefronts are not original to the buildings, and there is precedent for the two buildings to share facade elements - see the attached historic site files.

**REQUESTED ACTION:**

The Heritage Preservation Commission should discuss the proposed project and hold a voice vote to approve or deny the Certificate of Appropriateness for the project.

If the Commission denies the Certificate of Appropriateness, they must identify the justifications for the denial.

**ATTACHMENTS:**

1. 322 & 324 CoA Application
2. 322 rear facade
3. 322 Existing Rear
4. 324 rear facade
5. 324 Existing Rear
6. Existing Rear
7. 322 Existing Front
8. 324 Existing Front

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**Agenda Item:**

# DESIGN REVIEW APPLICATION FORM

## Heritage Preservation Commission

### Site Address:

Owner / Applicant: DIC Holdings, LLC  
Mailing Address: 318 Central Avenue  
City/ State: Faribault, MN 55021  
Telephone Number: 507-339-0984  
Work Site Address: 322-324 Central Avenue  
Site File Number: \_\_\_\_\_

Type of Work: Restoration X Remodeling \_\_\_\_\_  
New Construction \_\_\_\_\_ Site Improvements \_\_\_\_\_  
Demolition \_\_\_\_\_

### Brief Description of Project:

This project will include a rework of the front and rear facades of both buildings. The intention is to replace upper windows with double hung windows that replicate the look of the original windows (details attached) in front and back. The upper rear windows and doors of 324 will be replaced with new products that replicate the look of the existing. The upper rear windows and doors of 322 will be modified with the door moved to the other side of the building to accommodate our egress plan for the 6 unit complex and the window openings restored to their original height and width (detail attached). The Stucco finish in on the rear facade will be repaired and preserved. and the lower windows and doors will be preserved and repaired. The front upper windows on 324 will be replaced. The front upper windows on 322 are new and will remain. The lower front facade will be laid out with a uniform dentil molding across both buildings with the existing rotting trimwork on 322 being replaced with Fypon pilasters, window panels and trim (details attached). The windows on 322 are relatively new and will be preserved in place. This look will be repeated on 324 with the door relocated to the south side where the existing second floor staircase door is located as the staircase will be removed allowing for an interior vestibule. The windows on 324 will be replaced with the the same model windows as were used in 322.

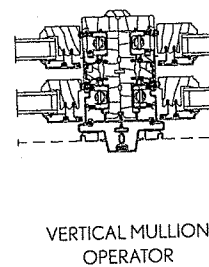
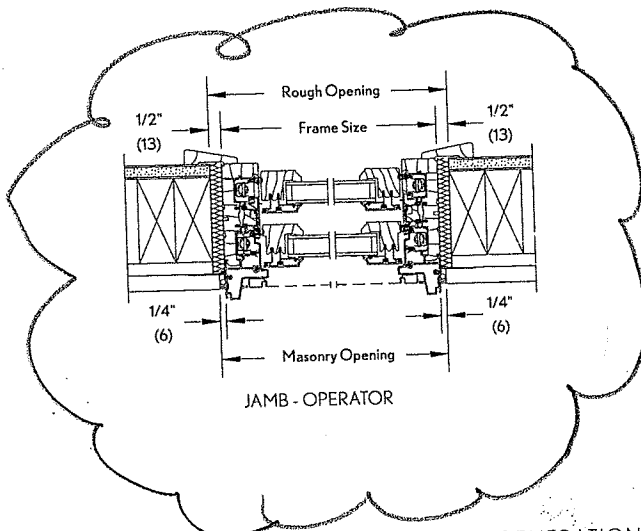
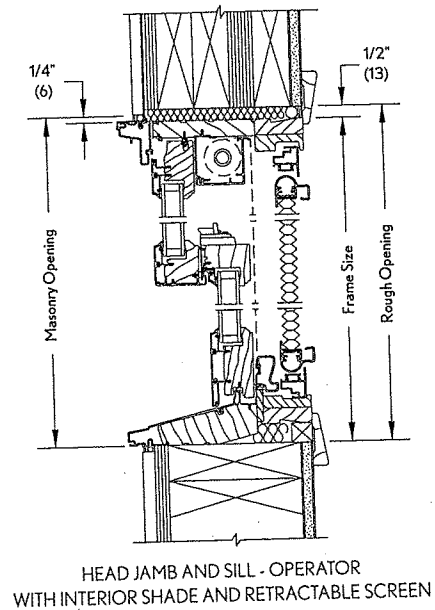
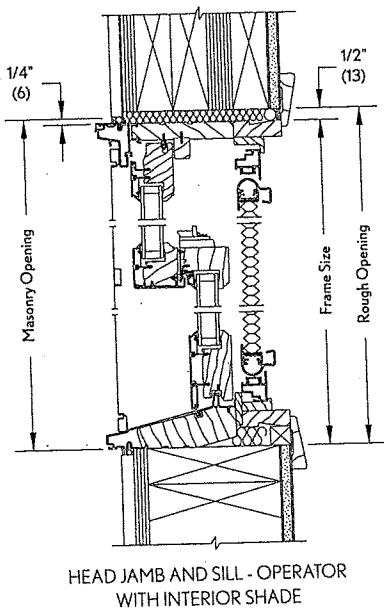
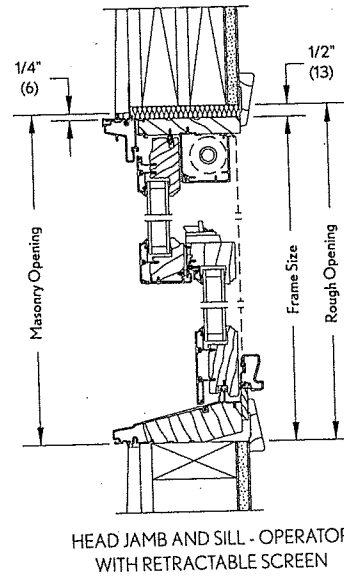
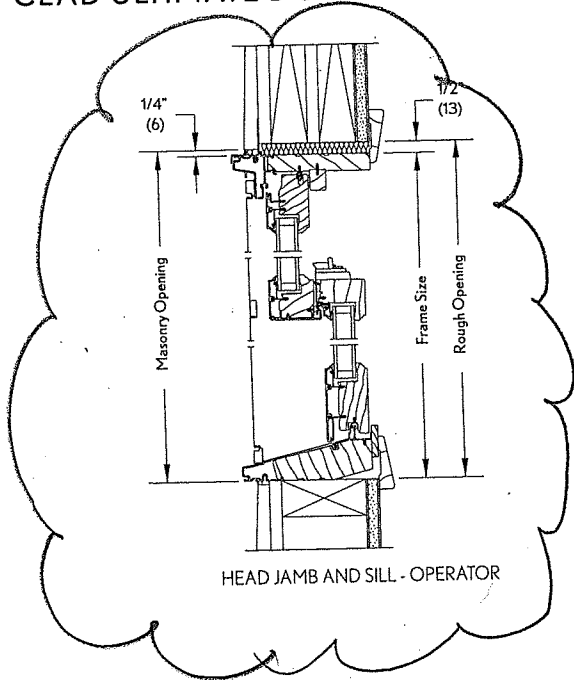
Attachments: Historical Data / Site File Information \_\_\_\_\_  
Photographs attached  
Detailed Drawings of Proposed Modifications attached  
Site Plan \_\_\_\_\_  
Manufacturers Specifications attached  
Material Samples / Color Samples \_\_\_\_\_

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.*

# CLAD ULTIMATE DOUBLE HUNG - NEXT GENERATION

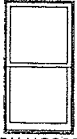


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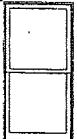
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322

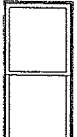
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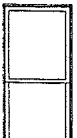
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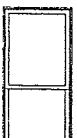
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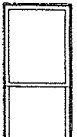
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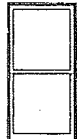
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H.O. (mm)  
R.O. (mm)  
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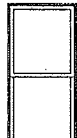
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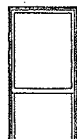
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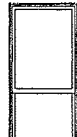
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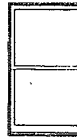


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CUDH-NG 3242 E

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CUDH-NG3632 E



CUDH-NG3634 E



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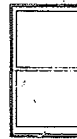


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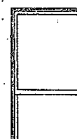
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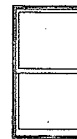


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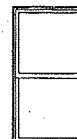


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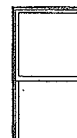
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CUDH-NG 4436 E



CUDH-NG 4440 E



CUDH-NG 4442 E

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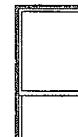
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CUDH-NG 5432



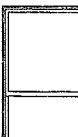
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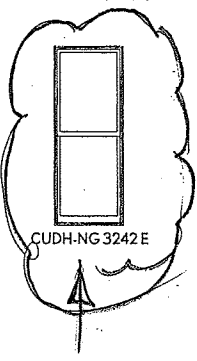
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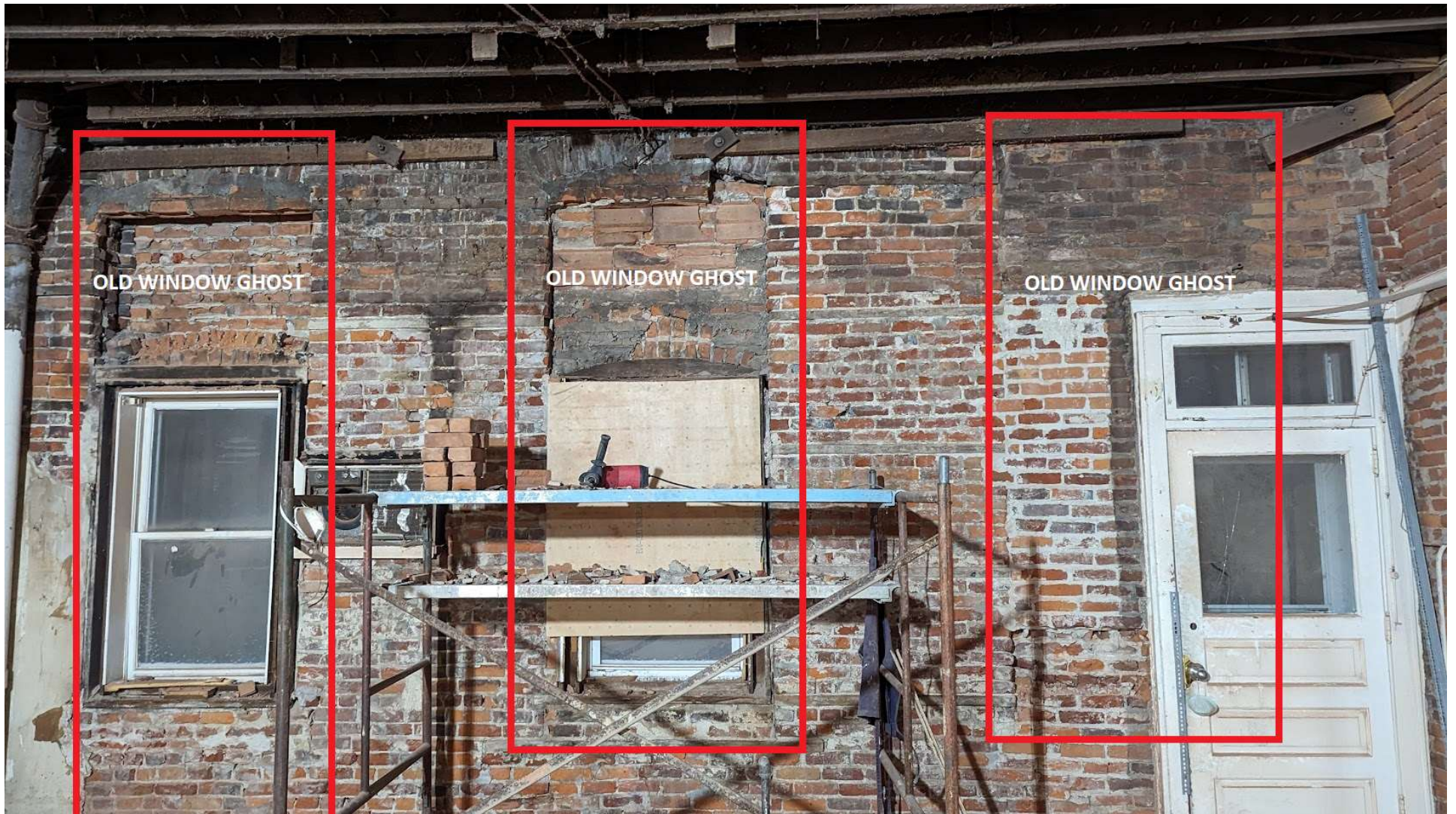
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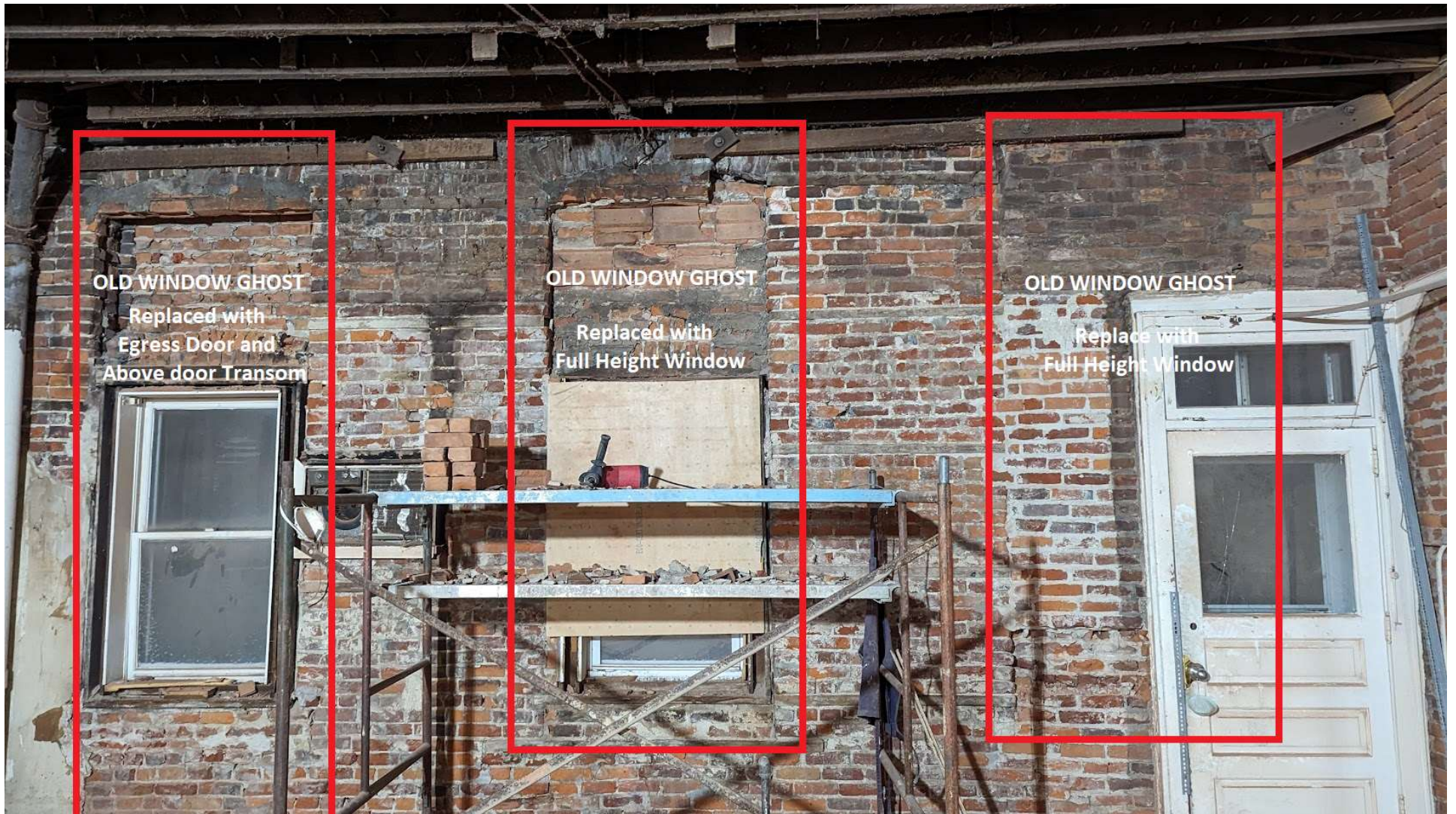
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CLAD ULTIMATE DOUBLE HUNG - NEXT GENERATION



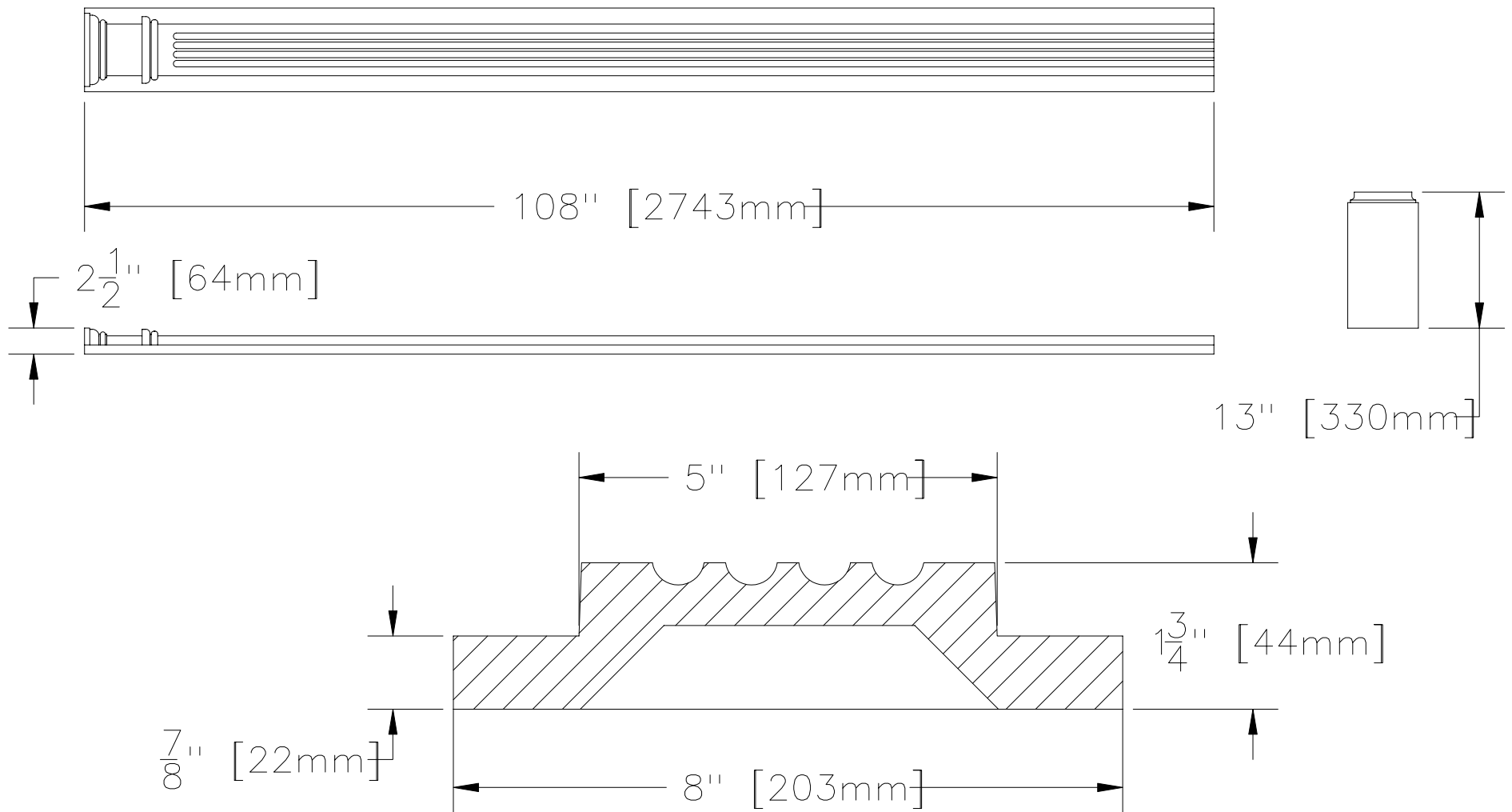














Description & Documents

Dentil mouldings by Fypon® offer alluring accents to the trim of any home or room with mouldings made to fit your style of home. Our dentil mouldings are made from low-maintenance polyurethane that provides resistance against moisture, weather, and insects. Combine low-maintenance mouldings with style-specific pieces to create a home rich with an architecturally-correct trim. Also available in crown, fascia, and crown-fascia style mouldings, Fypon® has exactly what you need to set your home apart from all the rest!

[Installation Instructions](#)  
[Warranty](#)

Features

- Includes a limited lifetime warranty for homeowners
- Low maintenance
- Quick and easy installation
- Preprimed and ready to paint or stain
- Resists insects
- Resists moisture
- Resists weather
- Can be painted with exterior grade 100% acrylic latex paint
- Design repeats every 2'-1/2"

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Specifications

|                     |                              |                         |                          |
|---------------------|------------------------------|-------------------------|--------------------------|
| Product Type        | Dentil Crown Moulding        | Material                | Polyurethane             |
| Finish              | Primed                       | Color                   | Primed White             |
| Style               | Dentil                       | Nominal Thickness       | Base 1                   |
| Nominal Width       | 19                           | Actual Length           | 96 inch                  |
| Package Quantity    | 1                            | Recommended Environment | Interior & Exterior      |
| Weight              | 34 pound                     | Installation Type       | Adhesives; Nails; Screws |
| Shipping Dimensions | 103.00 H x 96.00 W x 19.00 D | Shipping Weight         | 34.0 lbs                 |

# Window Panel Raised

## WDP36X18



### Specifications

|                 |          |               |              |
|-----------------|----------|---------------|--------------|
| Part Code       | WDP36X18 | Material      | Polyurethane |
| Product Texture | Smooth   | Weight        | 6.62         |
| Pack Quantity   | 1 Pack   | Width         | 36"          |
| Height          | 18"      | Border Height | 4"           |
| Border Width    | 4"       | Panel Height  | 10"          |
| Panel Width     | 28"      |               |              |



322 Central Avenue











324 Central Avenue





















## Request for Action

**TO:** Faribault Heritage Preservation Commission  
**FROM:** Mathias Hughey, Community Development Coordinator  
**THROUGH:** David Wanberg, Community and Economic Development Director  
**MEETING DATE:** November 15, 2023  
**SUBJECT:** 216 and 218 Central Avenue Update

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### BACKGROUND:

In October 2023, city staff were notified that the facade repairs to 216 and 218 Central Ave had been completed. The final portion of the project to be completed was the installation of the signboards that were required to mask the crooked I-beams and the unapproved use of concrete masonry units in the repair of the facade. The Community Development Coordinator went to the site to verify the completion of the work and took the attached photos. At that time, the building owner had installed an unpermitted sign. The building owner was notified that the sign was not permitted and advised of possible recourse. The building owner has since removed the unpermitted sign.

### REQUESTED ACTION:

The commission may discuss the final product and process. Does the final product meet the intent of the Heritage Preservation Commission's Certificate of Appropriateness? If the goal of the HPC process is compliance with design guidelines and the preservation of a historical aesthetic, how successful was this process? Are there areas where the process could be improved?

### ATTACHMENTS:

1. Photo Close
2. Photo Facade
3. Completed Facade





**JUKI**  
**elna**  
SWISS DESIGN

**JANOME**  
**BERNINA**

**B&J SEWING**







1878

elina  
**B&J SEWING**

BERNINA

Husqvarna VIKING

SALE

20% OFF





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## Request for Action

**TO:** Faribault Heritage Preservation Commission  
**FROM:** Mathias Hughey, Community Development Coordinator  
**THROUGH:** David Wanberg, Community and Economic Development Director  
**MEETING DATE:** November 15, 2023  
**SUBJECT:** Relevancy Project

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### BACKGROUND:

Bonnie McDonald, President and CEO of statewide nonprofit Landmarks Illinois and immediate past Board Chair of the [National Preservation Partners Network](#) was the keynote speaker at this year's Preserve MN conference on Historic Preservation. Her 24-year preservation career includes working for national and state preservation nonprofits, lobbying coalitions, state and local governments, historical societies, and house museums.

Beginning in 2022, Bonnie began a series of essays titled The Relevancy Project that sought to "make visible the problems [she sees] in preservation" with the intent to "join with others to do something about them." After more than 40 years of Heritage Preservation in the Faribault, the city faces many challenges with its historic properties including neglect, deterioration, and demolition. Despite this, Faribault prides itself on its historic properties and downtown commercial district.

At the October meeting of the Heritage Preservation Commission, commissioners indicated they would like to read the essays and discuss potential implications for preservation locally. This month, the introduction to The Relevancy Project, and the first essay titled "What is Relevancy and Why aren't We?" are attached. Both essays are short and fairly quick reads, each also contains questions for discussion at the end.

### REQUESTED ACTION:

Commissioners should read the attached introduction and the first essay, reflect on the included questions, and bring any thoughts for discussion to the meeting.



5.A

**ATTACHMENTS:**

1. Introducing the Relevancy Project
2. What is Relevance and Why aren't We

# INTRODUCING THE RELEVANCY PROJECT |

## Landmarks Illinois



(The [Skyline Council of Landmarks Illinois](#) partnered with [People for Community Recovery](#) for a heart bomb at Chicago's Altgeld Gardens on February 12, 2022. [Altgeld Gardens and the Philip Murray Homes](#) were added to the National Register of Historic Places on April 2022. Photo by Lewis Purdy.)

**JUNE 23, 2022**

**By Bonnie McDonald, President & CEO, Landmarks Illinois**



Hello, and thanks for taking the time to learn about the Relevancy Project. Let me introduce myself: I'm Bonnie McDonald, President and CEO of statewide nonprofit Landmarks Illinois and immediate past Board Chair of the [National Preservation Partners Network](#). My 24-year preservation career includes working for national and state preservation nonprofits, lobbying coalitions, state and local government, historical societies and house museums (here's a [link to my credentials](#)). Having devoted half my life to preservation, the Relevancy Project comes from a deep dedication to our work and fears for its future viability. Please note that when I use the words "we", "our" or "some" in this post, I am referring to preservation professionals and people who identify as participants in the preservation movement.

Pre-pandemic, my day began and ended in an overcrowded train. Audiobooks became a guiltless way to unplug and simultaneously learn something. Jean Case's "[Be Fearless](#)," my April 2019 listen, lit a fire in me to make visible the problems I see in preservation and join with others to do something about them.

I believe the historic preservation movement is facing a relevancy crisis <sup>2</sup>. Something is relevant when it's seen as a solution to society's problems. Who you work with and how you identify, evaluate and solve the problems creates relevancy through engagement. Rather than being hailed as a solution, we've seen preservation criticized, challenged, marginalized and even vilified <sup>3</sup>. We need to be seen as problem-solvers, not problem-creators. Relevancy will give us credibility, access and a viable financial future.

It's challenging to see your life's work discounted and rendered unimportant and, worse, inequitable. Some feel this criticism is unwarranted and only see our intentions as benevolent and our impact as positive. Others believe we are woefully lacking in self-awareness about the inequities in our field and that a reckoning is long overdue. Despite the widespread recognition that change is needed, there's little consensus on what to do. But if we don't begin to change, decisions will be made for us and not by us. Through the Relevancy Project, I will publish a series of blog posts exploring the topics raised by those I interviewed and provide ideas for actions we can take to make preservation more relevant. It's time to move beyond assessment and into action.

## **What is the Relevancy Project?**

The Relevancy Project started as a vital component of the visioning process for Landmarks Illinois' future. In 2021, Landmarks Illinois celebrated its 50th anniversary and our board and staff saw this as not only an opportunity, but a mandate to explore making our organization more relevant.

Landmarks Illinois formed a think tank, our 50th Anniversary Task Force, to reimagine preservation's future in Illinois and create a bold organizational vision. The task force was made up of people both inside and outside of preservation, representing community development and organizing,

transportation, planning, housing, architecture, law, construction, small business, policy and preservation. This diverse group created a set of [guiding principles](#) to inform the changes we need in preservation.

Working over a 14-month period, the task force realized that Landmarks Illinois could be a testing ground for ideas that enhance preservation's relevance to an audience that extends well beyond Illinois. As part of this broader reach, I launched a national peer environmental scan, called the Relevancy Project, to talk with others about preservation's challenges and opportunities. Were they seeing the same things that we are in Illinois and Chicagoland? I interviewed 130 people about common concerns, best practices and innovations. Their ideas will be shared in this series of weekly blog posts culminating in a publication, "The Relevancy Guidebook for the U.S. Preservation Movement." It's intended to inspire individual and organization-level actions that collectively will move preservation towards relevance.

Relevancy Project Interviewees generously gave hours of their time to inform the project. I sought out interviewees representing the preservation movement's diversity, from location (rural, suburban, urban) and community size to types of organizations and agencies, paid and volunteer preservationists and people in different stages of their preservation career or journey. These are people who consider themselves preservationists and non-preservationists, both inside and outside of traditional preservation practice. Almost half of the 130 interviewees are people whose voices have been underrepresented in the preservation movement and that we want to amplify, including those who are, or identify as, Black, Latina/o/x, Indigenous/ Native American/American Indian/First Nations, Asian American and Pacific Islander, LGBTQIA+ and those under 40. Aware of the likelihood of unconscious bias toward my own beliefs, I've included interviewees that have different opinions from my own.

Landmarks Illinois' 50th Anniversary Task Force was previously mentioned, as well as the members' representative skill sets. All Landmarks Illinois staff members have been involved in the 50th anniversary planning, the task force and the Relevancy Project. I also thank our Diversity, Equity and Inclusion (DEI) Collaborative for their encouragement, idea workshopping and feedback. Everyone but Landmark Illinois' staff that participates are volunteers. They've donated their perspective and expertise to benefit the preservation field as a whole.

My interview travel and lodging was partially paid through a National Trust for Historic Preservation Peter H. Brink Leadership Fund grant. This money was received and matched by Landmarks Illinois. The James Marston Fitch Charitable Foundation awarded me, personally, a [2020 Mid-Career Fellowship](#). This grant is being used for interviewee honoraria, to compensate me for unpaid furlough days as I undertake to write the guidebook and for hiring a graphic designer for the guidebook layout.

**Your input is vital**



Your feedback is not only welcome, it's essential. Read the blog posts and discussion questions, then leave your comments, ideas and critiques on Landmarks Illinois' [Facebook page](#), [Twitter](#) or [email](#) them to me at [bmcDonald@landmarks.org](mailto:bmcDonald@landmarks.org). You can also follow my [Instagram](#) posts about project interviewees (#LetsFixPreservation) and comment there. You'll be given credit for your unique ideas or comments used in the guidebook.

## QUESTIONS FOR CONTINUED CONVERSATION:

How is preservation viewed where you work? Is it celebrated, criticized or both?

If you set aside your own feelings, what rings true within these criticisms?

What problems are most pressing in your community? How can preservation be a part of the solution, even indirectly?

How would preservation need to change to be a part of the solution?

What tools would you need?

What is the future of preservation? What could you do now to change that future?

What are you personally willing to do to ensure preservation becomes more relevant?

How ready are you and your organization to make change?

Who do you need to talk to or share this blog post with?

What are some key critiques of the ideas I've presented that you'd like to share?

**Stay tuned for next week's blog post coming on Thursday, June 30, 2022: "What is 'Relevance' and Why Aren't We?"**

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<sup>1</sup> Website of the Case Foundation, publisher of *Be Fearless* by Jean Case, January 2019, accessed on December 13, 2020. <https://casefoundation.org/program/be-fearless/>. The audiobook is available for download via Audible and Amazon.

<sup>2</sup> The context for the Relevancy Project is the historic preservation movement in the United States of America. I do not address heritage conservation / historic preservation as a global field of practice.

<sup>3</sup> Beyer, Scott. "Historic Preservation Is Great, Except When It Isn't", *Governing: The Future of States and Localities* website, 28 September 2020. <https://www.governing.com/community/Historic-Preservation-Is-Great-Except-When-It-Isnt.html> accessed on 3 January 2020.

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# WHAT IS “RELEVANCE” AND WHY AREN’T WE? |

## Landmarks Illinois



(A preservation advocate holds up a protest sign at the City of Evanston, Illinois City Council meeting on June 18, 2018. The council was discussing their staff’s recommendation to demolish the Harley Clarke Mansion, a local landmark and National Register-listed property owned by the City of Evanston itself. Photo by Landmarks Illinois.)

**JUNE 30, 2022**

**By Bonnie McDonald, President & CEO, Landmarks Illinois**

My [first blog post](#) introduced The Relevancy Project as a response to the idea that the professional preservation movement (“we”) faces a relevancy crisis. Let’s dig deeper.

**WHAT IS “RELEVANCE?”**

The definition of “relevance” refers to something being practical, connected and relatable. So, a movement is relevant when people see it as a solution to a problem facing something they value. That’s how I described relevance in the first blog post. Preservation is relevant to those who care about the problem our work helps solve.

Nina Simon, former Executive Director of the Santa Cruz Museum of Art & History (MAH), wrote another perspective on relevance in her book, [“The Art of Relevance.”](#)<sup>1</sup>

Simon gave a 2017 TEDX Talk about the collective work to make the MAH more relevant to its community.<sup>3</sup> When Simon arrived at the MAH in May 2011, she found a museum in trouble. The museum had no money and most Santa Cruzans weren’t aware that it existed. The MAH “did not matter enough to enough people in our community.”<sup>4</sup> Simon engaged people living near the MAH in a conversation about what programs they would find meaningful. Knowing what the surrounding community wanted enabled the museum to deliver relevant programs. With this approach, attendance tripled and the MAH’s bank account went from \$16,000 to \$1.6 million in Simon’s first five years as its director.<sup>5</sup> If we measure relevance by people’s actions, then the MAH clearly hit the mark. In this way, Simon shows us that to be relevant is to genuinely engage people in defining what they value and want and then responding with accessible, relatable, applicable and effective solutions.

## **ARE WE TRULY IN A RELEVANCY CRISIS?**

Why do I think that the historic preservation movement is facing a “crisis”? The preservation field is reckoning with its relevance. Rather than being hailed as a solution, preservation is criticized, challenged, marginalized and even vilified.<sup>6</sup> There have been efforts to de-designate historic districts, gut preservation ordinances, cut state and local preservation office budgets and eliminate incentives. In our state, several municipalities have attempted to tear down local landmarks that they own. Our tools are very limited. Preservation organizations struggle to make ends meet with decreasing numbers of foundation partners, major donors and members. We’re rarely given a seat at the tables where decisions are made because we aren’t seen as part of the solution. If we were seen as relevant, we would be included as problem solvers.

There’s a quip: “if you have to ask if you’re relevant, you’re not.” But it’s not that simple. The places we save and our practices for doing so are relevant to our current supporters. Thanks in large part to several interviewees for this project, engagement by people previously underrepresented in preservation is growing in parts of our field. But, akin to what Nina Simon encountered when she arrived at the MAH, “we did not matter enough to enough people in our community.”<sup>7</sup> The Relevancy Project interviewees largely characterized the preservation community as historically white, higher income and saving the places that they care about. The problem this created is that our work has



overlooked a large and significant group of people, stories and historic places. To put this in context, this under-represented group encompasses 132 million people of other races living in the United States, or 40% of the population, and 159 million people living below the median income – nearly half of the population.<sup>8</sup> The vast majority of The Relevancy Project's interviewees believe that preservation is irrelevant, or in danger of becoming so, because of this underlying inequity.<sup>9</sup> The interviewees also believe that our field is not seen as effectively engaging in solutions for larger societal issues: fighting climate change; advocating for antiracism, social justice and enfranchisement; alleviating income inequality; and providing affordable access to things considered human rights, like housing, health care and transportation. These perspectives, raised over and over again by interviewees, led me to deem this a crisis moment.

Two studies reinforce these findings. The National Trust for Historic Preservation (NTHP) conducted an August 2019 online survey of the preservation field entitled, "Challenges and Innovations Occurring in the Preservation Field." Over 1,000 people responded. In a series of blog posts, the NTHP reported that 86% of respondents felt that preservation needed to innovate, 92% wanted our work to be fair and equitable, and 96% wanted to ensure we were telling a more complete American story.<sup>10</sup> A second study was carried out by University of Pennsylvania (UPenn) Professor Randy Mason, and Research Assistant Kaitlyn Levesque, who published their findings in March 2022, "Preservation and Change: Survey of Attitudes and Opinions in the Historic Preservation Field."<sup>11</sup> More than 2,000 preservation professionals participated in their online survey between late 2020 and early 2021.<sup>12</sup> Like the NTHP findings, the UPenn research demonstrated consensus about the need for substantial change, noting that the pressure to change is coming from both inside and outside of the preservation profession. Like the NTHP survey, UPenn respondents felt that preservation needed to become more diverse, cultivate new leadership and partnerships, and focus more on intangible heritage.<sup>13</sup> Significantly, the UPenn survey also found "deep divides" within the field over the issue of change.

## **WE AGREE THAT CHANGE IS NEEDED. NOW HOW DO WE MOVE FORWARD?**

The "Preservation and Change" survey further reinforced what I heard in project interviews. Views on change largely fall into these four categories and there is no consensus across the field on which path to take:

Dismantle preservation and start over

Preservation needs incremental, systemic change

Preservation needs some tweaking

Preservation needs no change, we just need to communicate better about the work we are doing

## **YOUR INPUT IS VITAL**

Your thoughts on this and forthcoming topics are not only welcomed, they're imperative to ensuring this project is inclusive, with well-considered outcomes. So post away on Landmarks Illinois' [Facebook](#) and [Twitter](#) feeds and my [LinkedIn](#) page (blog comments are not enabled)! I'll collect and consider your comments to inform future blog posts and the project's outcomes published in the forthcoming relevancy guidebook.

## **QUESTIONS FOR CONTINUED CONVERSATION:**

What hasn't been considered in this argument that preservation lacks relevance?

How would you define the existing community supporting your work? Who is not a part of your community, as just defined, that you want to engage? Why do you want to engage these communities?

Are you willing to commit to a process that will not only engage, but also listen to and deliver on, the wants, needs and issues identified by this expanded community?

What are the values, wants, needs and issues most important in your community? How can your work connect to these in a more accessible and meaningful way?

How does preservation practice contribute to or solve these issues? How is it contributing to those issues? How do you know?

What are the tools that you would need to integrate preservation into these conversations as a solution?

What do you need to learn, know and have ready as you approach new partners and communities?

How will you know when your work is considered relevant? How will you track and communicate your progress

**STAY TUNED FOR NEXT WEEK'S BLOG POST COMING ON THURSDAY, JULY 7, 2022:  
"THE CULTURE OF PRECIOUSNESS"**

## **CHANGEMAKING ACTION PLANS AND DISCUSSION FORUMS**

### **SUPPORT CHANGE THROUGH YOUR PRESERVATION PASSION AREA**

Sign on to take action on the Climate Heritage Network's ["A Manifesto on Keeping 1.5° Alive."](#)



If you want to impact preservation policy, plan to participate in 2023 [Advocacy Week](#), our national lobbying event held at the beginning of March and hosted by [Preservation Action](#) and the [National Conference of State Historic Preservation Officers](#) (NCSHPO).

Sign the National Trust for Historic Preservation's [African American Cultural Heritage Action Fund pledge](#) to add your voice in support of protecting and restoring places where significant Black history happened.

Follow the projects and programs of the [African American Heritage Preservation Foundation](#) and [Black in Historic Preservation](#).

Consult Columbia University Professor Erica Avrami's, "[Building a Foundation for Action: Anti-Racist Historic Preservation Resources](#)" guide.

Get involved in the [Campaign for Historic Trades](#), a program of the [National Park Service and Preservation Maryland](#).

Plan to attend the [Latinos in Heritage Conservation](#) (LHC) [Congreso](#) 2024 in Miami, Florida.

Participate in the [#DismantlePreservation \(un\)conference](#) and be inspired to act.

Take action to support the [Labor Equity in Preservation Initiative](#), organized by heritage resource consultant and cultural resource advocate, [Sarah Marsom](#).

Utilize the National Trust for Historic Preservation's crowdsourced action framework, [Leading the Change: A National Impact Agenda for the Preservation Movement](#).

Take actions included in the [Living Heritage Action Plan](#), an outcome of the [Living Heritage Symposium](#) organized by the San Antonio Office of Historic Preservation.

Volunteer for and plan to attend the biannual [National Asian and Pacific Islander American Historic Preservation Forum](#) hosted by the [Asian and Pacific Islander Americans in Historic Preservation](#).

Attend the now entirely virtual NTHP [PastForward Conference](#) (Nov. 1-4).

Engage in the [Preservation Priorities Task Force](#), a joint effort of the National Preservation Partners Network and NTHP.

Attend the virtual [2022 Sacred Places Summit](#) (Sept. 21-22), the second annual summit held by the [National Association of Tribal Historic Preservation Officers](#) (NATHPO). Watch for announcements about NATHPO's 2023 Annual Conference.

Participate in the annual [Slave Dwelling Project Conference](#) (Sept. 8-10), a hybrid virtual and in-person gathering at the College of Charleston, South Carolina.

Support the outcomes of organizations' strategic plans, such as the [HistoriCorps Strategic Plan](#) and

[National Alliance of Preservation Commissions](#) (NAPC) [Strategic Plan](#).

Watch for the publishing of conference proceedings from [UNESCO’s World Conference on Cultural Policies and Sustainable Development – MONDIACULT 2022](#), being held in Mexico City (Sept. 28-30)

For interests in world heritage, engage in the [US/ICOMOS 2022 Virtual International Symposium and Conference](#) (Sept. 20-21).

## FURTHER READING

Frey, Patrice. [“Why Preservation Needs a New Approach,”](#) Bloomberg CityLab, 8 February, 2019.

Kuhlman, Renee, Jim Lindberg and Amy Webb. “Building Relevance: A Snapshot of the Preservation Movement” Series: [Part 1](#), [Part 2](#), and [Part 3](#). National Trust for Historic Preservation, 8 October, 2020.

Mayes, Thompson M. [“Why Old Places Matter: How Historic Places Affect Our Identity and Well-Being.”](#) Rowman & Littlefield, 2018

Page, Max. “Why Preservation Matters.” Yale University Press, 2016.

Simon, Nina. [“The Art of Relevance.”](#) Museum 2.0, 2016.

Also see [Nina Simon’s TrustLive presentation](#) at the PastForward 2016 Conference in Houston, Texas, 16 November, 2016, or her [“The Art of Relevance”](#) presentation at TEDxPalo Alto, 4 May, 2017.

<sup>1</sup> Simon, Nina. “The Art of Relevance.” Museum 2.0, 2016. Special thanks to the conference staff at the National Trust for Historic Preservation for hosting Nina Simon as a TrustLive speaker at PastForward 2016 in Houston, which is where I was first introduced to her work.

<sup>2</sup> Ibid., 25.

<sup>3</sup> Simon, Nina. “The Art of Relevance” presentation at TEDxPalo Alto, 4 May, 2017. 0:41 – 1:30. Accessed on YouTube at <https://www.youtube.com/watch?v=NTih-l739w4>

<sup>4</sup> Simon, “The Art of Relevance” presentation, 0:41 – 0:44.

<sup>5</sup> Simon, “The Art of Relevance” presentation, 3:44 – 4:00.

<sup>6</sup> Beyer, Scott. “Historic Preservation Is Great, Except When It Isn’t”, Governing: The Future of States and Localities website, 28 September 2020. <https://www.governing.com/community/Historic-Preservation-Is-Great-Except-When-It-Isnt.html> accessed on 3 January 2020.

<sup>7</sup> Simon, “The Art of Relevance” presentation, 0:41 – 0:44.

<sup>8</sup> U.S. Census Bureau July 1, 2021 population estimates and 2020 Household Income.

<sup>9</sup> You might ask if this project demonstrates confirmation bias, or a propensity to choose interviewees who agree with my own beliefs. I came to this project aware of my own perspectives and that could lead to my own implicit bias, which was the very reason for this project. Landmarks



Illinois wanted to understand what other preservationists were experiencing and thinking about our field's future. Were our observations unique? Could there be a collective response to similar problems? The 130 people interviewed represent all parts of the preservation field, professionals and volunteers, people in different positions, organizations, agencies and universities, those new to the work and well-established, in almost every U.S. region. The Relevancy Project interviewee list will be published in The Relevancy Guidebook at the culmination of this project.

<sup>10</sup> Kuhlman, Renee, Jim Lindberg and Amy Webb. "Building Relevance: A Snapshot of the Preservation Movement" Series: Part 1, Part 2, and Part 3. National Trust for Historic Preservation, 8 October, 2020.

<sup>11</sup> Mason, Randall and Kaitlyn Levesque. "Preservation and Change: Survey of Attitudes and Opinions in the Historic Preservation Field." Urban Heritage Project/Penn Praxis, March 2022.

<sup>12</sup> Professor Mason and I met on August 20, 2019 where I introduced The Relevancy Project and its purpose. At first, it appeared that the project was duplicative to Professor Mason's attitudes and opinions survey work, which was also being planned. However, The Relevancy Project interviews were not meant to be a data-driven survey, but to have several hours with each interviewee to go in-depth into their opinions and their ideas for change. The projects are complimentary. The ultimate goal for The Relevancy Project is to identify actions to bring about the change we seek and to inspire preservationists to take action.

<sup>13</sup> Ibid., 4.

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## Request for Action

**TO:** Faribault Heritage Preservation Commission  
**FROM:** Mathias Hughey, Community Development Coordinator  
**THROUGH:** David Wanberg, Community and Economic Development Coordinator  
**MEETING DATE:** November 15, 2023  
**SUBJECT:** Commissioner Appointments

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### BACKGROUND:

Commissioners are appointed to serve for three-year terms on a rotating basis. Each year, two or three commissioner terms expire. There is no limit to the number of consecutive terms a commissioner may serve. However, at the expiration of their current term, they must reapply to serve on the commission for another three-year term.

This year, Vice Chair Cori Weems and Commissioner Ron Dwyer's terms are expiring.

A PDF of the application form is attached. If you would like a paper copy, please let the Community Development Coordinator know. The preferred method for application to serve on a commission is electronically, and can be accessed at the following link: <https://www.ci.faribault.mn.us/FormCenter/General-4/Boards-and-Commissions-Application-77>.

If either of the commissioners will not reapply to serve on the commission, please let the Community Development Coordinator know so that we can work to actively recruit a new commissioner.

### REQUESTED ACTION:

### ATTACHMENTS:

1. Application for Service on a Board or Commission



**APPLICATION FOR SERVICE ON  
AN ADVISORY BOARD OR COMMISSION**

**TODAY'S DATE:** \_\_\_\_\_

**ADVISORY BOARD OR COMMISSION INTERESTED IN:** \_\_\_\_\_

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE: (HOME)** \_\_\_\_\_ **(WORK)** \_\_\_\_\_

**EMAIL ADDRESS:** \_\_\_\_\_

**EMPLOYER:** \_\_\_\_\_

**LIST THE DAYS AND HOURS WHICH YOU ARE AVAILABLE FOR MEETINGS:**

**LIST YOUR REASONS FOR YOUR INTEREST TO SERVE ON THE BOARD/COMMISSION YOU IDENTIFIED ABOVE:**

**LIST WHAT EXPERIENCE OR EXPERTISE YOU CAN PROVIDE IF APPOINTED TO THIS BOARD/COMMISSION:**

**PERSONAL REFERENCES:**

**NAME & PHONE NUMBER** \_\_\_\_\_

**NAME & PHONE NUMBER** \_\_\_\_\_

**APPLICANT'S SIGNATURE:** \_\_\_\_\_

**PLEASE RETURN THIS FORM TO:**

**CITY OF FARIBAULT ADMINISTRATION OFFICE  
208 FIRST AVENUE NW  
FARIBAULT, MN 55021  
FAX: 507/333-0399**



### Data Privacy - Board/Commission Applicants

Data on this application are private, except that **the following are public**:

- (1) name;
- (2) city of residence, except when there is a residency requirement then entire address to be public;
- (3) education and training;
- (4) employment history;
- (5) volunteer work;
- (6) awards and honors;
- (7) prior government service; and
- (8) any data required to be provided or that is voluntarily provided in an application for appointment to a multimember agency.

(b) Once an individual is appointed to a public body, the following additional items of data are public:

- (1) residential address; and
- (2) either a telephone number or electronic mail address where appointee can be reached.



## Request for Action

**TO:** Faribault Heritage Preservation Commission  
**FROM:** Mathias Hughey, Community Development Coordinator  
**THROUGH:** David Wanberg, Director of Community and Economic Development Director  
**MEETING DATE:** November 15, 2023  
**SUBJECT:** CLG Annual Report

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### BACKGROUND:

In order to maintain the City's Certified Local Government status with the State Historic Preservation Office, the Heritage Preservation Commission is required to submit an annual report recounting the past year's activities. Due to staffing changes in 2022, the report for that year was not completed on time. However, the Community Development Coordinator received approval to submit that report along with the 2023 report to maintain the City's CLG status.

Both the 2022 and 2023 reports are attached for informational purposes.

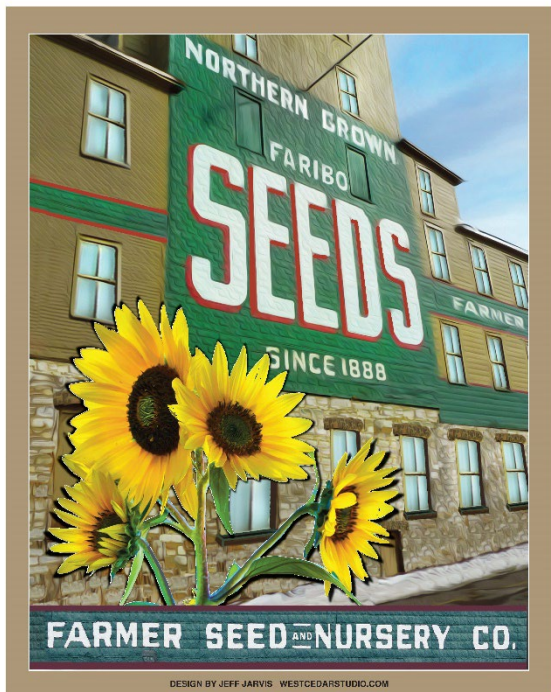
### REQUESTED ACTION:

### ATTACHMENTS:

1. 2022 Annual CLG Report
2. 2023 Annual CLG Report

# Faribault Heritage Preservation Commission

Annual Report: October 1, 2021 – September 30, 2022



City of Faribault, Minnesota  
Community & Economic Development  
Department  
Heritage Preservation Commission  
208 NW First Avenue  
Faribault, MN 55021  
(507) 333-0374  
[www.faribaulthpc.org](http://www.faribaulthpc.org)



## **COMMUNITY DEVELOPMENT DEPARTMENT OVERVIEW**

### **MISSION STATEMENT**

The mission of the Community Development Department is to encourage and support private and public efforts to improve the quality of life for the citizens of Faribault by providing programming and services to individuals, families, organizations and businesses which enhance and promote self-sufficiency and community pride in the areas of housing, economic development, redevelopment, planning/zoning, building inspections and historic preservation.

### **GENERAL COMMENTS**

The Department is involved in a wide range of activities in the areas of housing, economic development, building inspections, planning/zoning and historic preservation. The Department provides primary administrative and technical support to a multitude of local boards and commissions.

The Community and Economic Development Department provided staff support to the City Council, Faribault Housing and Redevelopment Authority, Elderly Housing Corporation, Faribault HPC, Planning Commission, Comprehensive Plan Update Task Force and the Faribault Economic Development Authority.

## **HISTORIC PRESERVATION PROGRAMS**

### **Heritage Preservation Commission**

The Heritage Preservation Commission is responsible for the protection, enhancement, and promotion of the community's historical, architectural and cultural resources. The Commission, with the assistance of the Community Development Department, conducts design reviews; offers technical support on public and private projects affecting historically and architecturally significant properties; participates in selected economic and housing development efforts; and assists in education and outreach projects.

### **Summary of Design Reviews:**

#### **129 Central Ave – Site Improvements**

Signs. The owner of the building requested approval for the installation of a “temporary” covered deck on the south side of the building in an area formerly used for vehicle access and parking. The proposed deck would be constructed of wood and not connected to the building. No new openings in the building would be required. The deck would be located off of a secondary or tertiary façade of the building (this is a corner building, and it appears that this façade would not have originally been intended as a secondary façade in the manner of the north side. The HPC approved the plans to construct the deck.

### 818 4<sup>th</sup> St NW – Demolition Permit

**Demolition:** The former Farmer Seed and Nursery property had suffered significant structural deterioration in the iconic portion of the building abutting 4<sup>th</sup> St NW. After extensive review by the City, and the property owner, the property owner applied for partial demolition. The property owner proposed to keep the three-story wood structure located on the SW corner of the property and 2 other existing portions of the structure.

**Conditions:** Approval was issued subject to the owner providing an executive summary of the structural report of the building, and that demolition would not include the original, three-story building, and the other two identified buildings.



**Revisited:** Upon further inspection and consultation with building professionals, the owner of the building determined that the wooden three-story structure on the southwest corner of the site was structurally unsound and applied for a certificate of appropriateness to demolish that portion of the original structure. The owner agreed to salvage materials, construct an educational kiosk, and install a mural commemorating the history of the site.

### 321 Central Ave NW – Electronic Message Center

The owner requested a variance amendment to update the marquee signs on the front façade of the building. They are seeking to replace the changeable copy message board on all three sides of the marquee with a new electronic message board of the same size as the internally lit marquee. The owner identified other historic theatres with similar message boards, and variances had previously been approved for the existing marquee which was designed based on the 1929 marquee.

**Conditions:** The HPC approved a certificate of appropriateness subject to the conditions that the variance must be approved by the city council, and that generally, the message board images should be black text on a white background except at show times, downtown celebrations, and events.

### 28-30 3<sup>rd</sup> St NW – Sawmill Grill Wall Signs

The owner applied for a Certificate of Appropriateness for new signs for the business. The signs are cut from sheet steel in the shape of a circular saw blade, each is 8 feet in diameter.

The signs meet the downtown sign ordinance with the exception that the sign on the west façade is limited to 44 square feet in area and therefore cannot exceed 7.5 feet in diameter.

#### MNDOT Section 106 Request – Sakatah Singing Hills Trail Improvement Plans

The Heritage Preservation Commission (HPC) was invited by the Minnesota Department of Transportation to participate in consultation on trail improvements proposed for the Sakatah Singing Hills State Trail through Faribault. MNDOT is proposing accessibility improvements to the trail for compliance with the Americans with Disabilities Act. It was concluded that the limited nature of the project resulted in no cultural impacts.

#### 405 Central Ave – Façade Restoration and Re-pointing

The owner applied for a Certificate of Appropriateness to remove wood framing that previously held metal façade panels to the building which had been damaged by high winds. Once the framing was removed, the brick façade would be re-pointed and the spandrel glass and traditional sign-board area restored. The work was approved.



#### 230 Central Ave – Awning Removal and Side Window Repair/Replacement

The owner applied for a Certificate of Appropriateness to remove a metal awning on the front façade of the building and repair damaged windows. The connection points of the awning will be patched with mortar that matches the existing mortar. The windows will feature painted aluminum frames, fit to the existing dimensions, and Low-E, double glass panes. The commission approved two Certificates of Appropriateness, one for the window repairs, and the second for the awning removal.



### 321 Central Ave – Mural Relocation

The owner of a mural honoring the Tilt-a-Whirl located on a building scheduled to be demolished partnered with the owner of the Paradise Center for the Arts and applied for a Certificate of Appropriateness to relocate the mural to the rear façade of the building at 321 Central Ave. The mural is on panels rather than the surface of the building. The Commission approved a Certificate of Appropriateness to relocate the mural to the rear façade of 321 Central Ave.



### 818 4<sup>th</sup> St NW – Farmer Seed and Nursery Site

The artist contracted by the owner of the property presented a design for the mural commemorating the history of the site. The mural is to be installed on the western façade of the new building and will be visible to traffic on Hwy 61. The commission voted to approve the design of the mural.

### 24 3<sup>rd</sup> St NW – Masonic Lodge Signage

The owner of the building installed a small sign without approval or permit. The sign was relocated from a property on the same block that the tenant previously occupied and likely dates from 1971-1972, therefore predating any downtown sign ordinance. The HPC found that the sign could remain, subject to approval of a variance by the City Council, and as long as it was not backlit.

### **2022 Accomplishments**

- HPC website updated to function properly
- HPC awards program restarted
- Seven design reviews within the Heritage Preservation District, multiple reviews at an additional site.

### **2023 Historic Preservation Issues**

- On-going relationship between the City Council and the HPC and ensuring there is adequate communication between the two.
- Increased need to increase public awareness and support for Heritage Preservation in the City.
- Property maintenance neglect and higher than desired vacancy levels in the Downtown Heritage Preservation District.
- Acquisition and demolition of structures downtown within and adjacent to the Heritage Preservation District is anticipated to impact the district itself.

- Negative public perception of the Heritage Preservation Commission and the Certificate of Appropriateness process.

### **2023-2028 Historic Preservation Goals**

- Continue the awards program to recognize local historic preservation efforts.
- Continue to provide education for building owners, contractors, and others about appropriate preservation techniques and historic preservation issues.
- Improve perception of the Heritage Preservation Commission.
- Update HPC Website – user-friendliness.
- Refresh public awareness tools and create opportunities for youth, public education, and participation in historic preservation programming.
- Expand Photo Inventory of historic buildings Citywide.

### **ANNUAL CLG REVIEW REQUIREMENTS**

1. Number of local designations made during the year: None.
2. Number of permits reviewed during the year: 8

See above for descriptions of the design reviews.

3. The Heritage Preservation Commission meets in the First Floor Public Meeting Room on the third Wednesday of every month at 6:00 PM. The HPC held 14 meetings during the year.

|                     |                        |             |
|---------------------|------------------------|-------------|
| Commission Members: | David Sauer, Chair     | Rob Kuhlman |
|                     | Corrine Weems          | Ron Dwyer   |
|                     | Lee Nordmeyer          | Karl Vohs   |
|                     | Sam Temple, Vice Chair |             |

#### **Primary Staff Support:**

Mathias Hughey, Community Development Coordinator (from October 2022)  
 Peter Waldock, Planning Coordinator (from October 1, 2021 to October 2022)

4. Number of National Register nominations commented on and/or submitted for nomination during the year: None.
5. Summary description of the local inventory.

The HPC maintains a master list of locally-designated historic properties, with an individual file for each property. The list is located in the Community and Economic Development Department at Faribault City Hall and is available to the public upon request. The list is attached.

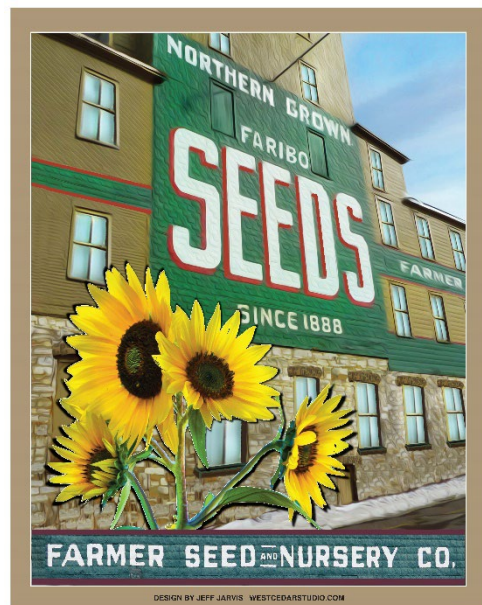
6. Did the commission conduct any projects under a CLG sub-grant during the year?

Yes, the HPC utilized a CLG grant to send one staff person to the State Historic Preservation Conference.



# Faribault Heritage Preservation Commission

Annual Report: October 1, 2022 – September 30, 2023



City of Faribault, Minnesota  
Community & Economic Development Department  
Heritage Preservation Commission  
208 NW First Avenue  
Faribault, MN 55021  
(507) 333-0374  
[www.faribaulthpc.org](http://www.faribaulthpc.org)

## **COMMUNITY DEVELOPMENT DEPARTMENT OVERVIEW**

### **MISSION STATEMENT**

The mission of the Community Development Department is to encourage and support private and public efforts to improve the quality of life for the citizens of Faribault by providing programming and services to individuals, families, organizations, and businesses that enhance and promote self-sufficiency and community pride in the areas of housing, economic development, redevelopment, planning/zoning, building inspections, and historic preservation.

### **GENERAL COMMENTS**

The Department is involved in a wide range of activities in housing, economic development, building inspections, planning/zoning, and historic preservation. The Department provides primary administrative and technical support to local boards and commissions.

The Community and Economic Development Department provided staff support to the City Council, Faribault Housing and Redevelopment Authority, Elderly Housing Corporation, Faribault HPC, Planning Commission, Comprehensive Plan Update Task Force, and the Faribault Economic Development Authority.

## **HISTORIC PRESERVATION PROGRAMS**

### **Heritage Preservation Commission**

The Heritage Preservation Commission is responsible for the protection, enhancement, and promotion of the community's historical, architectural, and cultural resources. The Commission, with the assistance of the Community Development Department, conducts design reviews; offers technical support on public and private projects affecting historically and architecturally significant properties; participates in selected economic and housing development efforts; and assists in education and outreach projects.

### **Summary of Design Reviews:**

#### **216-218 Central Ave – Amendment to Façade Repair Plans**

On April 19, 2021, the Commission reviewed and approved a Certificate of Appropriateness for repairs to the façade of this building initiated as a result of enforcement action by the City. In the process of repairing the façade, the extent of the deterioration, and risk of immediate collapse led to the contractor making unapproved changes to restoration plans. A portion of the brick façade was replaced with CMU scored to look like brick.

Due to an ongoing dispute between the contractor and the building owner, no formal application to approve the changes was received, and no progress was being made to address the repairs or complete the project as approved. Using the HPC's enforcement authority, the owner was notified that the repairs were not consistent with the originally issued Certificate of Appropriateness and that they needed to apply for approval of any changes to the original plan.



The building owner applied to retain the CMU, citing significant risk of collapse and cost to correct, and proposed to cover the CMU with signboards that would also hide the I-beams that are now out of level. The CMU was deemed unacceptable, but given the risk to the building in removing it, the plan to conceal the CMU behind signboards was approved. The HPC also specified that the building needed to be repainted to match the newly installed cornice, which featured a different color palette than the one it had replaced.

#### Multiple Sites – Roof Repair & Replacement

The owner of thirteen properties in the Heritage Preservation District received public funding to replace and repair the roofs of eight buildings. Normally exempt from the review process, because of the use of public financing, the project was subject to HPC review. The Commission approved the projects as a group, on the condition that where ceramic roof tile caps were present and visible from the public realm they be retained.

#### 409 Central Ave – Awning Signs

The building owner and tenant applied to install new fabric awnings over the door on the west façade of the building that features the business logo and name. The Commission found that the proposed signs were consistent with the sign ordinance and that the proposed awning was consistent with the Design Guidelines.

#### Former Farmer Seed and Nursery Site – Final Approval

As a condition of the demolition permit issued for the former Farmer Seed and Nursery building, the HPC required the developer to include themes representing the site's heritage, and that historic items and signage be salvaged and incorporated into the new development. The developer proposed a mural and a kiosk that would incorporate salvaged materials. Final designs for the kiosk and mural were reviewed and approved.





### 301 & 329 Central Ave - Mosaic Installations

The owners of two buildings in cooperation with the Economic Development Authority and the Paradise Center for the Arts proposed the installation



of one two-foot by ten-tile mosaic on the secondary facades of each building as part of a placemaking exercise. The HPC approved the installation on 329 Central Ave, which features a relatively flat, red brick façade. They did not approve installation on 301 Central because it features an uneven, soft limestone façade with tuck-pointed mortar joints and the commission felt that that it was not appropriate to obscure this unique, regional feature, while also being unconvinced of the structural impact of installing the mosaic. The Commission requested an alternative solution be found.

### 310 Central Ave – Alley Patio and Access Door

The owner applied to add a secondary access door on a tertiary façade in an alleyway to provide access to a proposed patio. The alley, which does not serve traffic, would be temporarily closed using iron fencing, allowing the space to be used as an outdoor patio for the event space business occupying this building and the adjacent building. The Commission approved the proposal, finding that the tertiary facades would be improved by providing public access.

### 122 1<sup>st</sup> St NE – Window Replacement

The owner of the mixed-use building applied for a certificate of appropriateness to have two of the windows of this historic structure replaced. The owner's intent is to replace all of the windows in phases as financial considerations allow. The first two windows were selected for priority due to their state of deterioration. Replacement windows are proposed to be Marvin brand, single-hung window inserts, closely matching the original dimensions of the glazing.

### 2023 Accomplishments

- Updated bylaws to remove gendered language
- HPC awards program continued
- Community engagement around local district boundaries
- Community engagement regarding Design Review Process and Guidelines

- Clarified review process for projects receiving public funds

### **2024 Historic Preservation Issues**

- Design guidelines created ambiguity by subjecting normally exempt maintenance projects to HPC review if they received public funding – clarified this.
- On-going relationship between the City Council and the HPC and ensuring there is adequate communication between the two.
- Increased need to increase public awareness and support for Heritage Preservation in the City.
- Property maintenance neglect and higher than desired vacancy levels in the Downtown Heritage Preservation District.
- Acquisition and demolition of structures downtown near the Heritage Preservation District is anticipated to impact the district itself.

### **2024-2029 Historic Preservation Goals**

- Continue the awards program to recognize local historic preservation efforts.
- Continue to provide education for building owners, contractors, and others about appropriate preservation techniques and historic preservation issues.
- Improve perception of the Heritage Preservation Commission.
- Update HPC Website – user-friendliness.
- Refresh public awareness tools and create opportunities for youth, public education, and participation in historic preservation programming.
- Expand Photo Inventory of historic buildings Citywide.

### **ANNUAL CLG REVIEW REQUIREMENTS**

1. Number of local designations made during the year: None.
2. Number of permits reviewed during the year: 13

See above for descriptions of the design reviews.

3. The Heritage Preservation Commission meets in the First Floor Public Meeting Room on the third Monday of every month at 6:00 PM. The HPC held 8 meetings during the year.

|                     |                           |              |
|---------------------|---------------------------|--------------|
| Commission Members: | David Sauer, RCHS         | Rob Kuhlman  |
|                     | Corrine Weems, Vice Chair | Ron Dwyer    |
|                     | Lee Nordmeyer             | Colton Hogan |
|                     | Sam Temple, Chair         |              |

Primary Staff Support:

Mathias Hughey, Community Development Coordinator (October 2022 – Present)  
Peter Waldock, Planning and Zoning Coordinator (through January 2022)

4. Number of National Register nominations commented on and/or submitted for nomination during the year: None.

5. Summary description of the local inventory.

The HPC maintains a master list of locally-designated historic properties, with an individual file for each property. The list is located in the Community and Economic Development Department at Faribault City Hall and is available to the public upon request. The list is attached.

6. Did the commission conduct any projects under a CLG sub-grant during the year?

Yes, the HPC utilized a CLG grant to send one staff person to the State Historic Preservation Conference.