



PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS

MONDAY, JUNE 3, 2024

6:00 PM

1. Call to Order
2. Approval of the Minutes
3. Public Hearings
 - A. Application for Sign Variance - Books on Central - 227 Central Avenue
4. Requests to be Heard
5. Items for Discussion
6. Routine Business
7. Board & Commissions Updates & Reports
8. Adjournment

Please contact the Departments of Community & Economic Development at 507-334-0100 if you need special accommodations to participate in this meeting.



PLANNING COMMISSION MINUTES

BUCKHAM WEST
19 DIVISION ST W.

MONDAY, MARCH 18, 2024

6:00 PM

Meeting Items

1. Call to Order

Chair Temple called the regular meeting of the Planning Commission to order at 6:01 p.m. Commissioners in attendance were Chuck Ackman, Michael Salt, Steve White and Chair Sam Temple. Also in attendance were Peter Waldock, Planning Coordinator, Harry Davis, City Planner, Mark DuChene, City Engineer, Brad Phenow, Communications Coordinator, Kari Casper, Administrative Assistant II.

2. Approval of the Minutes

Motion by Chuck Ackman, seconded by Michael Salt to approve the meeting minutes as presented. The motion passed unanimously.

3. Public Hearings

A. Applications by Corey Newby for a Comprehensive Plan Amendment to Re-guide Property for Commercial Use and Rezone to C-2, Highway Commercial District at 15 3rd Avenue SW

Harry Davis began his presentation on the matter. Following his presentation, Commissioner Salt asked what the permitted uses would be in the staff's proposed C-1 recommendation. Mr. Davis responded that the uses were listed in the packet such as a small coffee shop. With no further discussion from the commissioners, Chair Temple opened the matter up for a public hearing at 6:10 p.m. The applicant, Corey Newby, began explaining his position on the matter in that he would appreciate the commission recommending his request for a C2 which gives him a broader range to open up for additional retail in the future. Joanna Zachman, 416 5th St NW, Faribault came forward to explain that this business would be great for the community. Chair Temple then closed the public hearing at 6:30 p.m. and brought it back to the commission for further discussion. Commissioner Ackman stated that he would be more comfortable with the C1 recommendation than the C2. Steve White made a motion to change the comprehensive plan to commercial, seconded by Chuck Ackman. Roll call was requested:

Ackman -- Aye

Salt -- Opposed

White -- Aye

Chair Temple -- Aye

Motion passed on a 3/1 vote with Salt voting in the opposition. Steve White then moved to deny the request for C2 and strongly recommend C1 and encourage the applicant to work with city staff before it goes to city council to straighten it out, seconded by Chuck Ackman. Motion passed unanimously.

B. Applications Related to an Expansion of the C&S Vending Company Building at 1919 2nd

Street NW as Follows:

i. Applications for Comprehensive Plan Amendment to Re-guide Property to Commercial/Industrial Mixed Use and Rezone to I-1, Light Industrial District

Motion by Chuck Ackman, seconded by Michael Salt to recommend approval of the findings in support of the proposed comprehensive plan amendment as provided in the draft resolution and recommend that the City Council approve this request as presented.

Chuck Ackman mentioned the typo on page 73 which references R-4. The motion passed unanimously.

Steve White moved to recommend approval to the City Council, based on the findings in support of the proposed rezoning application as provided in the draft ordinance as presented, seconded by Chuck Ackman. The motion passed unanimously.

ii. Applications to Vacate a Portion of a Public Drainage and Utility Easement and Approve the Preliminary and Final Plats of RSA Properties LLC Subdivision No. 2

Chair Temple opened up for public comment at 6:52 and with no one coming forward, closed the public hearing at 6:53 opening the matter up for further discussion with the commissioners. With no further discussion, Chair Temple would entertain a motion

Chuck Ackman moved to recommend approval of the vacation of the easement to remove part of a drainage and utility easement impeding a proposed building expansion, seconded by Steve White. The motion passed unanimously.

Steve White moved to recommend approval of the Preliminary and Final Plat proposed adjusting all the property owned by the development team into one lot, seconded by Michael Salt. This motion passed unanimously.

iii. Application for a Variance - RSA/C&S Vending/Sun Companies Property Management

Harry Davis demonstrated the application of this variance. With the expansion, the building would require a 50ft building setback from residential. The variance request is for a 35-foot variance. Chair Temple opened up the public hearing at 7:07 p.m. and Rick Amundson came forward. He wanted to explain that this expansion is not a separate building but an expansion to make the space bigger to work more efficiently. He explained the layout and how to make the expansion more efficient. Michael Salt asked if he spoke with the owner of the house and see if he would sell some to him.

Amundson said that they have not as of recently. He mentioned an agreement to sell more of the backyard but is not sure if it is effective. Chair Temple closed the public hearing at 7:11 p.m. Chuck Ackman stated he would like to try to find a way to grant this variance, but it's just not there. He didn't think he could vote in favor of it. The council has more leeway on these issues. Steve White would like to table it for one month.

Michael Salt agreed. Chair Temple requested clarification from staff if they had any conversations with the homeowner. Harry Davis stated that they sent out the notification but no conversations.

Steve White made a motion to table to allow the applicant to have further conversations with the adjacent property owner for not more than one month and then bring the matter back at the next Planning Commission meeting, seconded by Michael Salt. This motion passed unanimously.

C. Application by the City of Faribault to Rezone Properties Along the North Side of 14th Street NW from 3rd Avenue NW, West to Lake Faribault, from I-2, Heavy Industrial District to R-2, Low-Density Residential District.

Peter Waldock began his presentation by stating that the City is rezoning these properties along the north side of 14th Street NW from 3rd Avenue NW, west to the Lake from I2 Heavy Industrial to R2 Low-Density Residential.

Chuck Ackman moved to recommend approval of the findings in support of the proposed rezoning request and recommend City Council approve the proposed rezoning to R-2, Low Density Residential as guided by the Comprehensive Land Use Plan for the area, seconded by Michael Salt. The motion passed unanimously.

4. Requests to be Heard

None.

5. Items for Discussion

None.

6. Routine Business

Harry Davis stated that he would like to bring the EV Ordinance and the downtown apartments to the next planning commission meeting.

7. Board & Commissions Updates & Reports

A. Boards & Commission Updates & Reports

At this point, Chair Temple announced that he is stepping down from the Planning Commission and this is his last meeting.

8. Adjournment

Motion by Michael Salt, seconded by Chuck Ackman to adjourn the meeting at 7:40 p.m.
Motion Passed.

By: _____
Kari Casper, Recording Secretary



REQUEST FOR PLANNING COMMISSION ACTION

TO: Planning Commission
THROUGH: Harry Davis, AICP City Planner
FROM: Peter Waldock, AICP Planning and Zoning Coordinator
MEETING DATE: June 3, 2024
SUBJECT: Application for Sign Variance - Books on Central - 227 Central Avenue

Background:

United Way of Rice County dba Books on Central requests a sign variance to install a business sign on the former Dandelet building at 227 Central Avenue. The variance application seeks a variance from the Downtown Sign District requirements for sign materials and raised or recessed letters. A detailed staff report is included in this agenda packet providing the specifics of this application.

The Heritage Preservation Commission at its meeting on April 17, 2024, approved a Certificate of Appropriateness for the proposed sign. The Development Review Committee reviewed the application on May 21, 2024 and recommends approval.

Recommendation:

Forward the variance request to City Council recommending approval, with conditions.

Attachments:

1. Draft Resolution to Approve a Sign Variance at 227 Central Ave
2. PC Staff Report Memo VAR Sign 227 Central Ave

CITY OF FARIBAULT

RESOLUTION #2024-____

APPROVING A HISTORICAL SIGN VARIANCE AT, 227 CENTRAL AVENUE

WHEREAS, The United Way of Rice County, dba Books On Central (the "Applicant") is requesting approval of an application for a historical sign variance at 227 Central Avenue (the "subject property") legally described in Exhibit A; and

WHEREAS, the Applicant wishes to install business signage that is designed to recreate the sign used by the Dandelet Jewelry store (on the historic Dandelet Dry Goods Building circa 1882), in the format and style used by the Dandelet family when they operated their jewelry store at the subject property until about 2005; and

WHEREAS, Section 9-150(C)(8), of the City's Unified Development Ordinance requires signs in the Downtown Sign District to have raised or recessed letters set onto the sign area surface; and

WHEREAS, Section 9-150(C)(10), of the City's Unified Development Ordinance requires signs in the Downtown Sign District to be constructed of wood, metal, stone, glass, masonry, or tile; or material with a similar appearance; and

WHEREAS, the proposed sign will be made from vinyl letters cut out to match the color style and scale of the Dandelet Jewelry Store sign and is designed to maintain the art deco vitrolite storefront without drilling into them (or using adhesives) to install a sign with raised letters and borders as required by current requirements of the Downtown Sign District; and

WHEREAS, Section 9-230 (B) of the Unified Development Ordinance, the City Council may vary the regulations of this ordinance to further historic preservation or re-establishment of historic signage when the required conditions are shown to exist and the variance will allow signage that is consistent with the historic character of a property or building, based on architectural style or a documented historic use; and

WHEREAS, according to the City's Historic Building Inventory (# RC-FAC-626), this building is significant for its distinctive, intact vitrolite storefront; and

WHEREAS, the Heritage Preservation Commission approved Resolution 2024-004 approving a Certificate of Appropriateness for the sign proposed by the Applicants; and

WHEREAS, City Staff has completed a review of the application and made a report to the Planning Commission on said request, a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission, on June 3, 2024, following proper notice, held a public hearing regarding the request; and

WHEREAS, following said public hearing, the Planning Commission recommended approval of the requested variances based on the following findings as required by Section 9-230(A) of the City's Unified Development Ordinance:

- 1. That the strict application of this ordinance would result in practical difficulties inconsistent with the general purpose and intent of this ordinance. Economic conditions alone do not constitute practical difficulties.**

Expanded Finding: The variance if approved will allow sign lettering that recreates the historic signage used by the original building owner. The proposed vinyl lettering will not damage the vitrolite tile façade which is the architectural feature that is historically significant on this building. The strict application of the ordinance requires raised or recessed lettering that cannot be affixed to the vitrolite façade without damaging it. Raised letters would require stronger bonding agents to weather high winds, which are difficult to remove without impacting the

underlying surface. Using flat, vinyl letters avoids giving weather an avenue to lift up the lettering and blow it away while providing a similar appearance to the former occupant's sign.

- 2. That the alleged difficulty is caused by the ordinance and has not been created by any persons presently having an interest in the parcel of land.**

Expanded Finding: The sign ordinance requires raised or recessed lettering which cannot be installed on the building's vitrolite façade without damaging it. The variance is necessary to allow lettering that will not cause damage to the historically significant vitrolite façade of this building.

- 3. That the variance is requested to overcome unique circumstances that apply to the property which do not apply to other properties in the same zone or vicinity that prevent the property owner from displaying a sign as intended by this ordinance.**

Expanded Finding: The subject property has a unique, vitrolite façade that is not found on other buildings in the downtown sign district and heritage preservation district. It is the vitrolite façade that makes this building significant in the Heritage Preservation District and the downtown area designated on the National Register of Historic Places.

- 4. That the variance does not alter the essential character of the neighborhood.**

Expanded Finding: The variance will allow the Applicants to recreate a historic signage style that was used by the original building owners and will not alter the essential character of the area.

- 5. That the variance is in harmony with the general purposes and intent of the City's ordinances.**

Expanded Finding: The variance will allow a sign that recreates the historic lettering style used on the vitrolite façade by the original building owners and is in harmony with the intent of the City's historic preservation ordinances.

WHEREAS, the Planning Commission also found the request to meet historical variation criteria as established by Section 9-230(B) of the City's Unified Development Ordinance. The finding for this criteria is as follows:

Historical Variation Criteria. The City Council may vary the sign regulations to further historic preservation or re-establishment of historic signage when the required findings exist, and the variance will allow signage that is consistent with the historic character of the building, based on architectural style or a documented historic use.

The building façade features art deco-era, vitrolite tiles, which the City's historic building inventory identifies this building as significant for its distinctive and intact vitrolite storefront (City's Historic Building Inventory #RC-FAC-626).

Instead of drilling into the vitrolite tiles and potentially cracking them, or using adhesive backed on wood or other material that could irreparably damage the tiles, the applicant proposes using cutout, vinyl lettering which has a significantly lower impact to the tiles and mimics the material and spirit of the font style used by the Dandeleet Jewelry store's sign. Based on the reasoning above, this sign is eligible for a historical variation.

WHEREAS, the City Council at a public meeting, on _____, 2024 considered the request, the report to the Planning Commission, and the results of the public hearing, and concurred with all findings of the Planning Commission as stated in the above recitals and hereby makes the identical findings.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARIBAULT, MINNESOTA AS FOLLOWS:

Section 1: Approval of the Requested Variances. The City Council hereby approves the requested variances from Sec. 9-150, to allow vinyl lettering that resembles and recreates the lettering style used by Dandeleet Jewelry on the historically significant vitrolite façade of the building at 227 Central Avenue as depicted on Exhibit B.

Said approval is based on the preceding recitals, which are incorporated herein by reference, and constitute the City Council's findings, all of which are to protect the public's health, safety, and welfare.

Section 2. Conditions Attached to the Approval of the Variance.

Approval of the requested variance includes the following conditions:

1. The Applicant must maintain the sign lettering in good condition and shall remove the lettering when the storefront is vacated and no longer used for this business.
2. A sign permit is required before the proposed signage is installed.

Section 3. Compliance. The City Council authorizes the Mayor, City Administrator, City Staff, and the City Attorney to take any additional steps and actions necessary or convenient to accomplish the intent of this resolution.

Section 4. Effective Date. This resolution shall become effective immediately upon its passage and without publication.

Date Adopted: _____, 2024

Faribault City Council

Kevin F. Voracek, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

Exhibit A

(Legal Description)

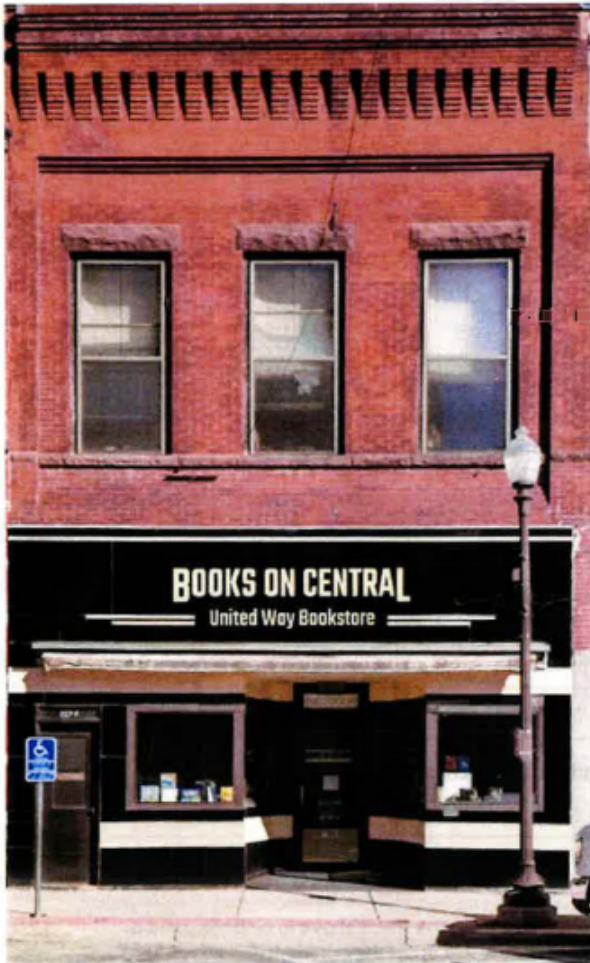
THE SOUTH ONE-HALF (S1/2) OF THE NORTH TWO THIRDS (N2/3) OF LOT 6 OF BLOCK 56; ALL IN THE ORIGINAL TOWN (NOW CITY) OF FARIBAULT, RICE COUNTY, MINNESOTA.

PID# 18.31.1.26.317

Address: 227 CENTRAL AVE, FARIBAULT, MN 55021

Exhibit B

227 Central Avenue



Books On Central lettering - Centered.

Approximately 6' from either side positioned just above the colored lines

Aprox 10' long and 2' tall (i.e. 20 sq ft)

United Way Bookstore lettering - Centered.

Approximately 7' from either side positioned in between the horizontal colored lines

Approximately 8' long and 1' tall (i.e. 8 sq ft)



Staff Report to the Planning Commission

TO: Planning Commission
THROUGH: Harry Davis, City Planner
FROM: Peter Waldock, Planning & Zoning Coordinator
MEETING DATE: June 3, 2024
SUBJECT: Sign Variance – 227 Central Avenue

Request:	Historical Sign Variance to permit a sign with vinyl lettering on a historically significant vitrolite façade
Recommendation:	The DRC and City Planner recommend approval of the requested historical sign variance and conditions of approval
Recommended Motion:	Motion to approve the proposed findings for sign variance approval and recommend City Council approve the requested historical sign variance.

Request:

United Way of Rice County dba Books on Central requests a sign variance to install a business sign on the former Dandelet building at 227 Central Avenue.

Background and Project Description:

The sign plan proposes using letters cut out of vinyl adhered to the façade. The sign design resembles the lettering style used by the Dandelet Jewelry store which occupied this storefront from the sixties through 2005. A summary of the conflicts with Downtown Sign District requirements is as follows:

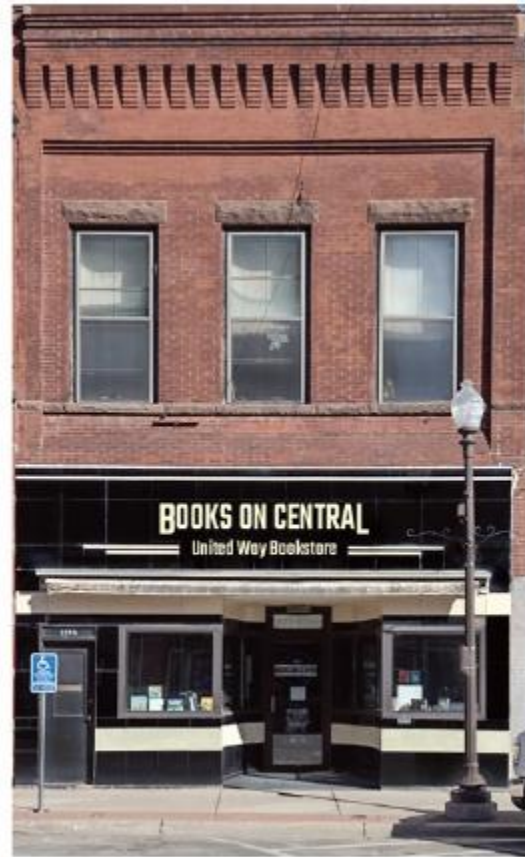
Table 1 – Variance Table

Variance Issue	Requirement	Proposed	Variance
Raised or Recessed Letters on the Sign Area Surface (Sec 9-150(C)(8))	Individual raised or recessed letters set onto the sign area surface are required	Vinyl lettering not raised or recessed into sign area	No raised or recessed letters

Sign Material (Sec 9-150(C)(10))	All signs shall be constructed of wood, metal, stone, glass, masonry, or tile; or material with a similar appearance	Letters made from cutout vinyl	Letters not made from wood, metal, stone, glass, masonry, or tile; or material with similar appearance
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Dandeleet Jewelry Sign



Proposed Sign

Discussion:

Comprehensive Land Use Plan. The site is guided for Downtown Uses.

Zoning. The site is zoned for CBD, Central Business District and falls within two overlays: Heritage Preservation District and Downtown Sign District.

Summary of Applicable Downtown Sign District Requirements.

Sign Area. Wall signs in this district are permitted up to two square feet of sign area (up to a maximum of 88 square feet) for each foot of frontage on storefronts 44' wide or less.

The proposed sign will meet this requirement.

Sign Shape/Lettering. Individual raised or recessed letters set onto the sign area surface are required (with exceptions found in code).

The proposed sign does not meet this requirement and is part of the variance request.

Materials. All signs shall be constructed of wood, metal, stone, glass, masonry, or tile; or material with a similar appearance to the materials as listed herein.

The proposed sign does not meet this requirement and is part of the variance request.

Sign Variance.

The following is a summarized set of criteria and findings for granting a sign variance.

General Sign Variance Criteria.

1. Strict application of the ordinance results in practical difficulties inconsistent with the general purpose and intent of this ordinance.

Finding: The practical difficulty in this case is created by fragile vitrolite panels which will not permit normal sign installation.

2. That the difficulty is caused by the ordinance and has not been created by the applicants or owners.

Finding: The difficulty was not caused by the applicants or current owners. The difficulty relates to the goal of preserving an architecturally significant historic storefront and designing a sign that recreates a historical sign style used on the unique and fragile vitrolite panels on this storefront.

3. That the variance is requested to overcome unique circumstances that apply to the property which do not apply to other properties in the same zone or vicinity that prevent the property owner from displaying a sign as intended by this ordinance.

Finding: The proposed vinyl lettering material allows the owners to preserve an architecturally significant historic storefront with unique and fragile vitrolite panels without damage to the panels. Drilling holes or using construction adhesives for mounting hardware needed to raise the lettering to set it apart from the building as required by ordinance will damage the vitrolite panels.

4. That the variance does not alter the essential character of the neighborhood.

Finding: The proposed sign design emulates the sign used on this storefront since the 1960s on this building and will fit the essential

character of the downtown sign district and the heritage preservation district.

5. That the variance is in harmony with the general purposes and intent of the City's ordinances.

Finding: The proposed sign design emulates the sign used on this storefront since the 1960s on this building and has been approved by the HPC with a Certificate of Appropriateness.

Historical Variation Criteria. The City Council may vary the sign regulations to further historic preservation or re-establishment of historic signage when the required findings exist, and the variance will allow signage that is consistent with the historic character of the building, based on architectural style or a documented historic use.

The building façade features art deco-era, vitrolite tiles, which the City's historic building inventory identifies this building as significant for its distinctive and intact vitrolite storefront (City's Historic Building Inventory #RC-FAC-626).

Instead of drilling into the vitrolite tiles and potentially cracking them, or using adhesive backed on wood or other material that could irreparably damage the tiles, the applicant proposes using cutout, vinyl lettering which has a significantly lower impact to the tiles and mimics the material and spirit of the font style used by the Dandelet Jewelry store's sign. Based on the reasoning above, this sign is eligible for a historical variation.

Heritage Planning Commission Certificate of Appropriateness. At its April 17, 2024 meeting, the Heritage Preservation Commission approved the sign plan that resembles the original Dandelet Jewelry store sign and granted a Certificate of Appropriateness for the sign.

Development Review Committee Recommendation. The City's Development Review Committee (DRC) reviewed the proposed variance on May 21, 2024, and recommended approval based on preliminary findings from staff.

Public Comment Received. The Planning & Zoning Division received no public comment before publishing this report.

Recommendation:

The DRC and HPC recommend the Planning Commission forward the proposed variance to City Council recommending approval, with conditions.

Attachments:

- Draft Resolution
- Variance Application
- Site Photos and Sign Images

- HPC Resolution Approving a Certificate of Appropriateness
- Historic Building Inventory #RC-FAC-626

CITY OF FARIBAULT

HERITAGE PRESERVATION COMMISSION

RESOLUTION #HPC-2024-004

APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A SIGN PLAN FOR BOOKS ON CENTRAL AT 227 CENTRAL AVENUE

WHEREAS, Dave Campbell, on Behalf of Rice County United Way (DBA Books on Central (the Applicant) has submitted an application for a Certificate of Appropriateness (COA) for property addressed as 227 Central Avenue in the City of Faribault's Heritage Preservation District; and

WHEREAS, the Applicant is seeking approval of a plan for a new sign (shown in Exhibit B) designed to recreate the sign used by the Dandelet Jewelry store (Dandelet Dry Goods Building circa 1882), in the format and style when the Dandelets owned and occupied the storefront until about 2005; and

WHEREAS, the proposed sign will be made from vinyl letters cut out to match the color style and scale of the Dandelet Jewelry Store sign and is designed to maintain the art deco vitrolite storefront without drilling into them to install a sign with raised letters and borders as required by current requirements of the Downtown Sign District; and

WHEREAS, the sign proposed sign plan will require City Council approval of a Historic Sign Variance, and the Certificate of Appropriateness if approved will help to confirm that the proposed sign will qualify for approval of a Historic Sign Variance under the provisions of the Unified Development Ordinance; and

WHEREAS, according to the City's Historic Building Inventory (# RC-FAC-626) this building is significant for its distinctive, intact vitrolite storefront (attached in Exhibit C); and

WHEREAS, the City Planner reviewed the application against the Secretary of the Interior's Standards for Rehabilitation criteria and provided findings specified in this resolution; and

WHEREAS, the HPC reviewed each proposal and the City Planner's recommended findings at a public meeting of the commission on April 17, 2024; and

WHEREAS, the HPC approved a COA (Exhibit A) on April 17, 2024 subject to conditions stated in Section 2 of this Resolution, and adopted the following criteria and findings:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.**

Finding: The use of the property is not changing, and the current use as a book store, is consistent with historic uses featuring commercial on the first floor and residential above.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.**

Finding: The building is significant for its distinctive vitrolite panels on the storefront. The proposed sign plan provides for the existing façade panels to be maintained without damaging them and the sign style matches a historic business occupant that previously owned operated the building.

- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

Finding: The installation of the proposed sign material and colors will match the historic character of the vitrolite storefront and are inspired by prior signage on this building, not taken from another historic property.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

Finding: This building is significant for its art deco style, and vitrolite panels that are intact and maintained on this building's storefront, these panels are to be retained intact by this sign proposal.

- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

Finding: The proposal for vinyl lettering that resembles the sign lettering used by the historic businesses in this building, is consistent with this standard.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

Finding: This standard does not apply because the existing vitrolite façade panels will not be damaged or replaced by this application.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

Finding: This standard does not apply. No chemical or physical treatments are used with this proposal.

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

Finding: This standard does not apply. No archaeological resources are impacted by the proposal.

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

Finding: This standard does not apply. No new façade panels or alterations of the building façade are planned. This application will preserve and retain the façade intact.

- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in**

the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Finding: This standard does not apply in this case. No new construction or façade alterations are proposed.

NOW, THEREFORE, BE IT RESOLVED BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF FARIBAULT, MINNESOTA, AS FOLLOWS:

Section 1. Amendment to Certificate of Appropriateness. The Heritage Preservation Commission hereby approves a COA for a historic sign proposal by Bookstore on Central, at 227 Central Avenue as requested.

Section 2. Conditions of Approval. The Heritage Preservation Commission adopts and applies the following conditions of approval to the amended COA issued on April 17, 2024:

1. Adhesives used in the application of the proposed vinyl lettering must not permanently mar, or scour the vitrolite façade panels.
2. The lettering should follow the same or similar font size and scale as the Dandelion Jewelry Store sign as shown in the 1981 photograph on file in the City's Historic Building Inventory (HPC Site # 437).

Section 3. Request to take Additional Steps. The Heritage Preservation Commission authorizes the City Administrator, City Staff, and the City's Consultants to take any additional steps and actions necessary or convenient to accomplish the intent of this resolution.

Section 4. Effective Date. This resolution shall be effective upon passage.

Date Adopted: April 17, 2024

Faribault Heritage Preservation Commission

Chair

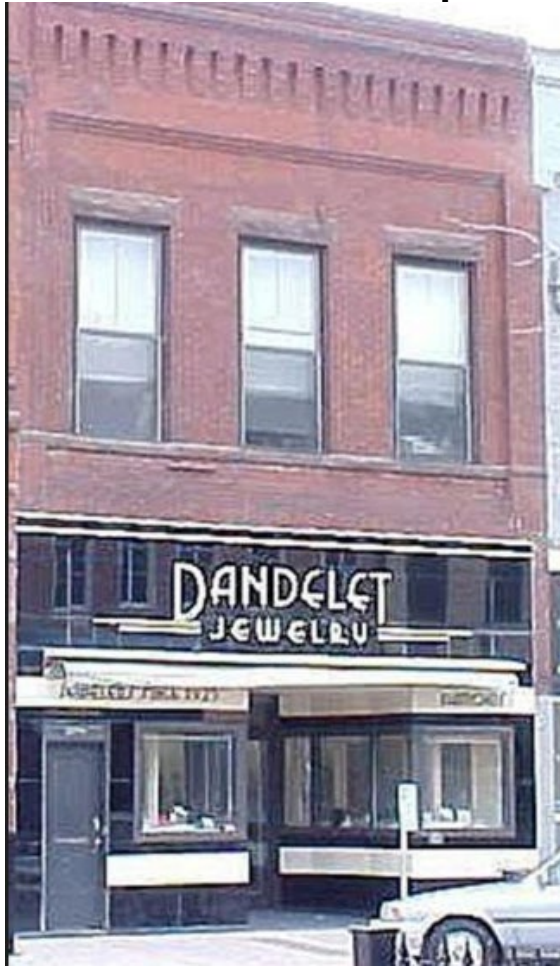
ATTEST:

Vice Chair

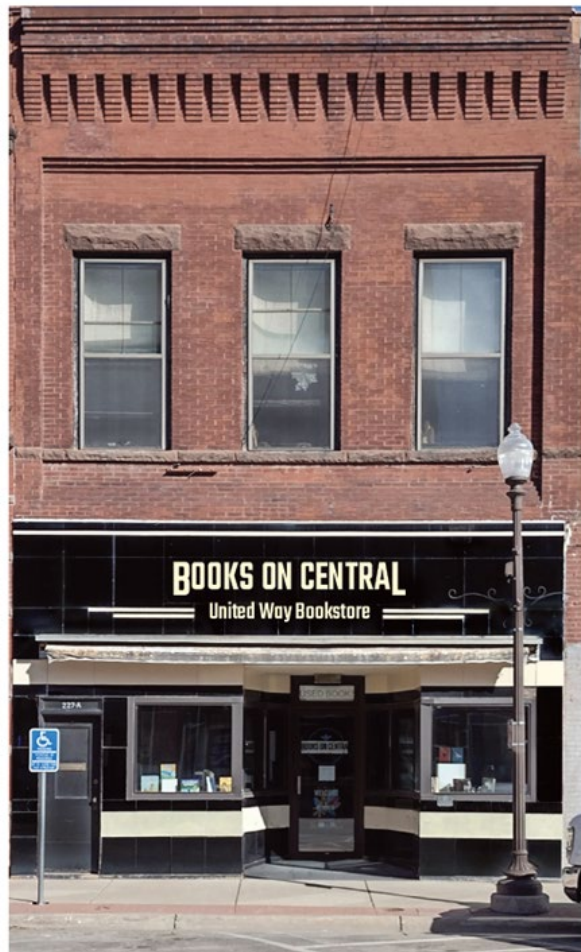
Exhibit A

COA Issued 4/17/24 with Application

Exhibit B
Depiction of Proposed Sign



Dandele Jewelry Sign



Proposed Sign

Exhibit C
Historic Inventory File Record Site # 437

ELEMENT SPECIFIC INFO

PRESENT NAME : DANDELET JEWELRY
HISTORIC NAME : DANDELET DRY GOODS

INVENTORY # RC-FAC-626

ADDRESS : 227 CENTRAL AVE N

DESCRIPTION

DATE BUILT : Circa 1882
DATE SOURCE :

PROPERTY TYPE : Commercial bldg./store
PRESENT USE : Commercial bldg./store

STYLE : Victorian Commercial

INTACTNESS :

☐ INTACT
☐ SLIGHT ALTERED
☒ MODER ALTERED
☐ VERY ALTERED

CONDITION :

☐ EXCELL
☐ GOOD
☒ FAIR
☐ POOR

STORIES : 2
ROOF STYLE : Flat
WINDOWS : Rectangular 1/1
FOUNDATION :

STRUCTURAL SYSTEM : Brick
PRIMARY EXTERIOR : Brick
SECONDARY EXTERIOR : Vitrolite

ADDITIONAL COMMENTS : Dark red brick. Corbelled brick cornice. Rockfaced stone sills and lintels. Fancy Art Deco storefront with black and cream colored vitrolite.

ALTERATIONS : Art Deco storefront.

OPEN TO PUBLIC : ☐ YES ☐ NO ☒ LIMITED

BACKGROUND & SIGNIFICANCE

ARCHITECT :
CONTRACTOR :

ORIGINAL OWNER :

HISTORIC BACKGROUND :

SOURCES : Historic name from National Register nomination (Bloomberg, 1981).

STATEMENT OF SIGNIFICANCE : Although the original design is rather plain, this building is significant for its distinctive, intact vitrolite storefront.

BLOCK 10

B

Address: 227 Central Avenue

Date of Construction: 1882

Dandelet Dry Goods (now Dandelet Jewelry).

Two stories
Red brick with stone sills and lintels
Three bays
Corbelled cornice
Altered storefront

Date of Photograph: January, 1982 (see page 189).

Listed on National Register of Historic Places

HISTORIC SITES SURVEY
OF FARIBAULT



ROLL # 17
FRAME # 13

ADDRESS : 227 CENTRAL AVE N

#202, Lieb Block, 1882 (now the Money Shop). Two stories; painted brick with seven bay symmetrical facade; windows separated by pilasters featuring arched hoods and keystones; corbelling beneath cornice; bracketted cornice with half round projection carrying name in center bay; original storefront partially intact.

200 Block, east side

#229, Citizen's National Bank Building, c.1890 (now Hour Glass Cleaners). Two stories; red brick with stone trim sills, lintels, and rusticated water table; two bays on Central by eight bays on Third Street with angled corner entry rectilinear second floor windows separated by paired pilasters; first floor windows set in wide arches with keystones; storefront basically intact with large signs covering arches on windows flanking entry.

#227, Dandeleit Dry Goods, c.1882 (now Dandeleit Jewelry). Two stories; red brick with stone sills and lintels; three bays; corbelled cornice; altered storefront.

#225, C.E. Smith Books and Stationery, c.1870 (now H & R Block Income Tax Service). Two stories; painted brick; three second story hooded windows; cornice removed; storefront partially intact beneath awning.

#221-223, Kinsey Dry Goods and Pike and Monroe Tailors, c.1870 (now Dusek's Bakery and Dentist's office). Two stories; painted brick; two three-bay sections with hooded second story windows; brackets and modillions at cornice; north storefront basically intact; south storefront altered.

#219, Post Block, c.1874 (now Jandro Office Machines). Three stories; buff colored brick; three bays with hooded second and third story windows; altered infill in upper arched portion; decorative cornice with corner brackets and modillions; storefront partially intact.

#217, Hill Block, 1874 (now the Arcade). Three stories; painted brick; six bays separated into three sections by pilaster strips; hooded second and third story windows, with altered infill on third floor; elaborate cornice with brackets and modillions; storefront partially intact.

#213, Stevens & Co. Druggists, c.1880 (now attorney's office). Two stories; red brick; three second story windows with continuous stone sill; decorative brickwork at cornice; altered storefront.

#211, Books and Stationery, c.1880 (now Holiday Cafe). Two stories; painted brick; three bays separated by pilasters; decorative brickwork at cornice; altered storefront.

#209, Felt Confectionery, c.1830 (now B & J Fabrics). Two stories; painted brick, three second story rectilinear windows with stone sills and lintels; decorative brick band at cornice; storefront partially intact.

#207, Carpenter & Smith Tailors and Clothiers, c.1830 (now Thorp Financial Services). Two stories; painted brick; three second story hooded windows with keystones; corbelled cornice; altered storefront and second story sash and infill; design indential to #205.

DESIGN REVIEW APPLICATION FORM

Heritage Preservation Commission

Site Address: 227 Central Ave N, Faribault

Owner / Applicant:	<u>Rice Cty United Way dba Books On Central/Faribo Dwntr Central LLC (landlord)</u>
Mailing Address:	<u>PO Box 56</u>
City/ State:	<u>Northfield, MN 55057</u>
Telephone Number:	<u>United Way Office: 507-664-3510 or Dave Campbell 507-210-4066</u>
Work Site Address:	<u>227 Central Ave N</u>
Site File Number:	<u></u>

Type of Work:	Restoration	_____	Remodeling	_____
	New Construction	_____	Site Improvements	_____
	Sign Permit	X	Other	_____

Brief Description of Project:

It is our desire to maintain the historical look of the building by using vinyl lettering that would be similar to the time Dandele's was in operation. Note the letters would be a cream color similar to the accent tiles, as were Dandele's. They would be located on the upper facade and as in the past, the first and last letters in "Books On Central", would be longer and drop down towards the cream accent tiles, as did Dandele's.

The words "United Way Bookstore" would be smaller and fit in between the yellow accent tiles as did the word "Jewelry" in the Dandelet signage.

We attempted to match the Dandeleet font however, when using 3 words "Books On Central", the O's are too big, the B and the word Central are too difficult to read. The chosen font retains the Dandeleet look much better.

Attachments:	Historical Data / Site File Information	<u>4</u>
	Photographs	<u>Partial</u>
	Detailed Drawings of Proposed Modifications	<u>N/A</u>
	Site Plan	<u>Vinyl Adhesive</u>
	Manufacturers Specifications	<u>Accent color to match</u>
	Material Samples / Color Samples	

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

April 9, 2024

Books On Central Request

Proposed Letter positions:

The building is standard 22'

"Books On Central" will be centered over the previous Dandelet lettering

The B and the L will rest just above the cream colored bars giving it a clean look.

It will need to be a bit longer in length than the original Dandelet Sign.

The letters will sit within the same tile layer across the front, so as not to cause a wrinkle or tear.

United Way Bookstore will be centered between the 4 cream colored bars.

These letters will be a bit smaller so as not to interfere with the store name and so they fit appropriately.

They will be the same cream color as the Books On Central letters.



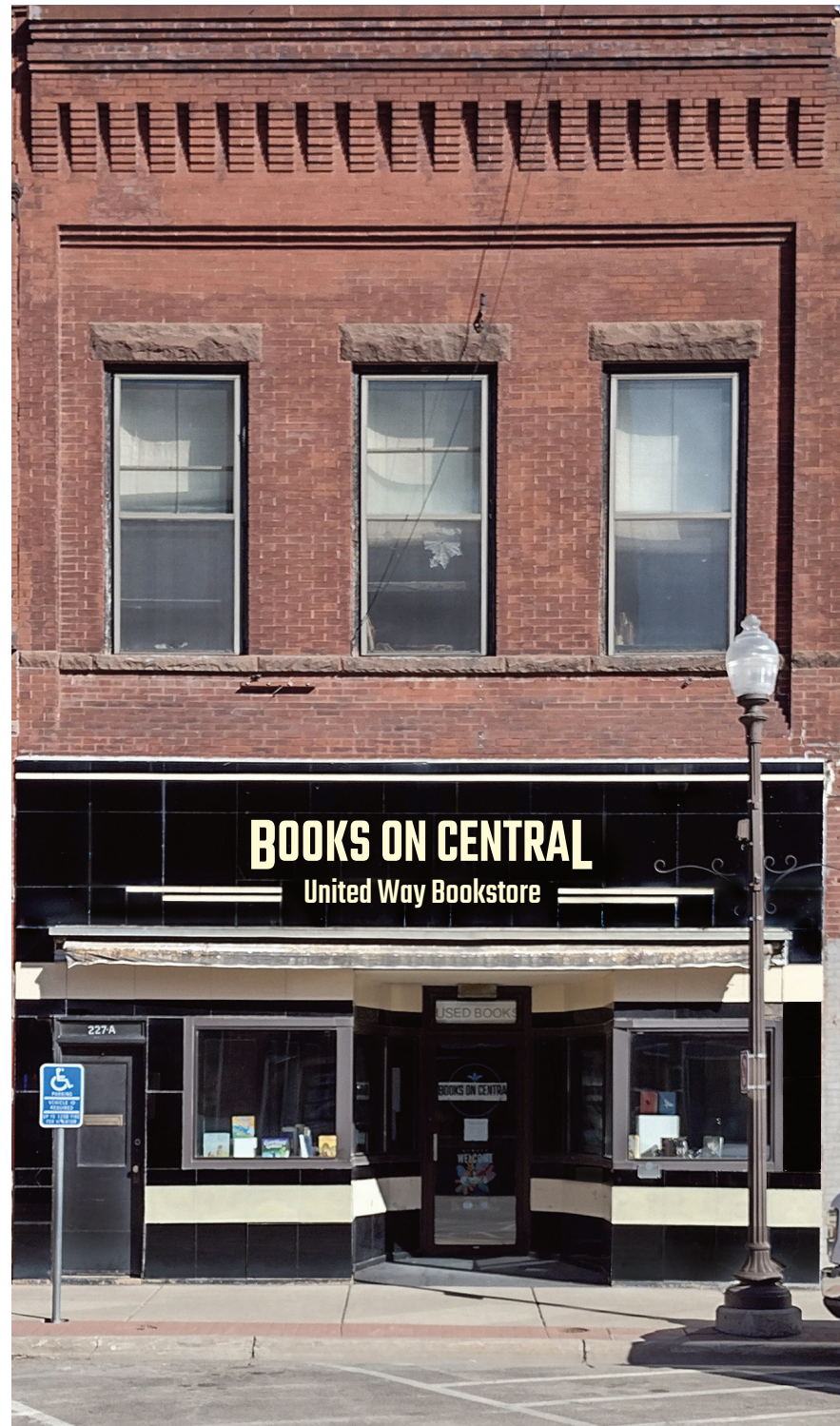




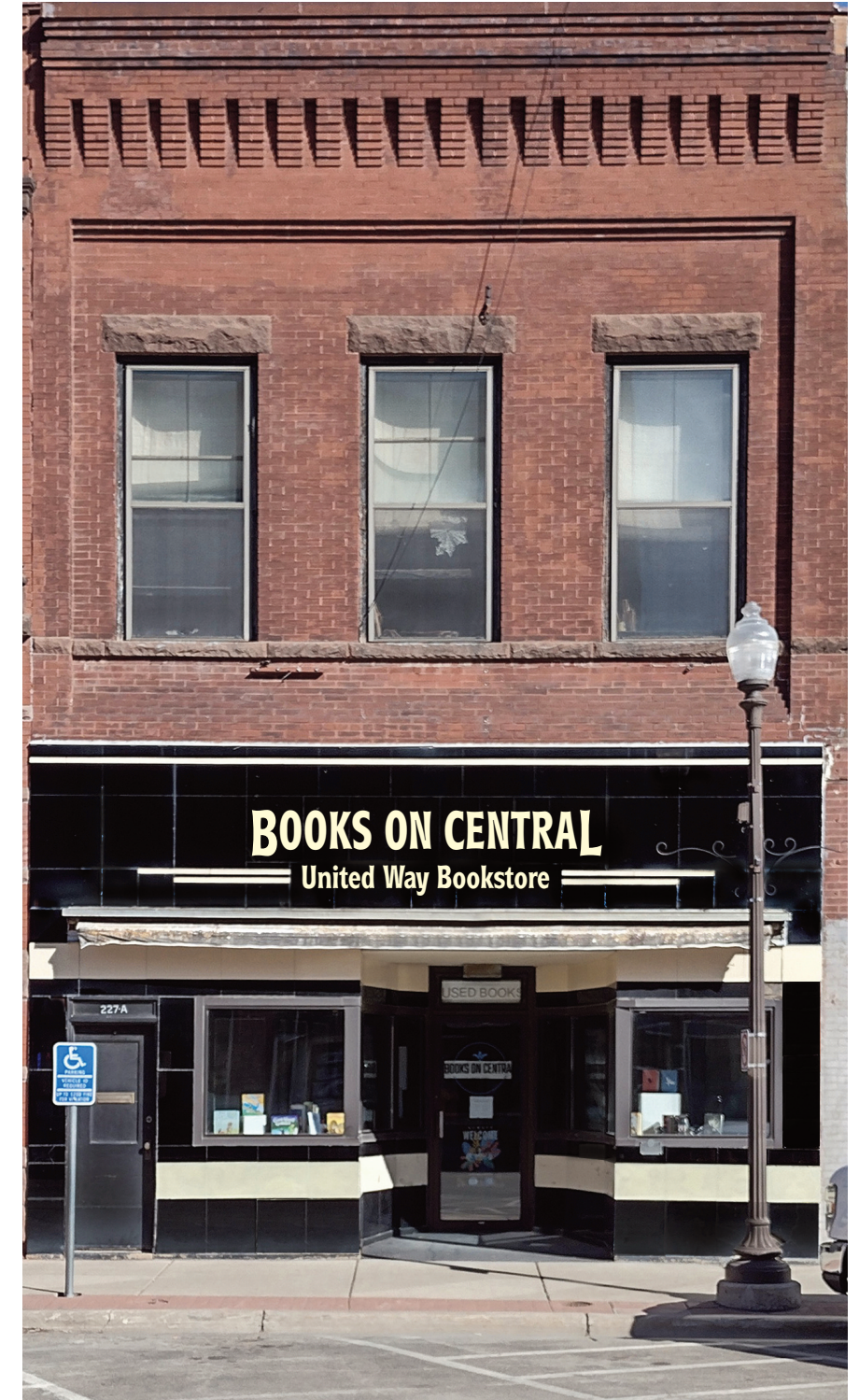
**Books on Central
Lettering Project**

April 1, 2024

**Jeff Jarvis
West Cedar Studio
507.339.8765**



Option 1



Option 2

BOOKS ON CENTRAL

227-A

United Way Rice County Area United Way

BOOKS ON CENTRAL

WELCOME

Font Style Based on
Dandeleet Jewelry Sign
NOT PREFERRED



APPLICATION FOR REQUESTED ACTION
Variance

Planning Case # _____
Filing Fee _____
Hearing Date _____

APPLICANT Books On Central E-MAIL booksoncentral@gmail.com

PHONE _____ (H) 507-210-4066 (W) _____ (FAX) _____

APPLICANT ADDRESS 227 Central Ave N

OWNER (if other than applicant) Faribo Downtown Central LLC

PHONE _____ (H) (507) 334-3499 (W) _____ (FAX) _____

OWNER'S ADDRESS _____

ADDRESS OF PROPERTY 227 Central Ave N

LEGAL DESCRIPTION _____

ACREAGE/SIZE OF PROPERTY _____

CURRENT ZONING _____

EXISTING USE OF PROPERTY Used Book store

PROPOSED USE OF PROPERTY Used Book store
(Including number of units per acre and types of uses if mixed use)

IDENTIFY ALL ADJACENT LAND USES _____

SIGNATURE OF APPLICANT Deane Gellert DATE 5/6/2021
(Must submit proof of property control)

SIGNATURE OF THE OWNER _____ DATE _____
(if other than the applicant)

**PLEASE PROVIDE ALL INFORMATION REQUESTED ON THIS FORM
AND THE ATTACHED CHECKLIST.**

Revised 11/30/2015

VARIANCE
Required Submittals

◆ **Site plan**

- ☐ Drawn to scale, with scale noted
- ☐ Date and North arrow
- ☐ Boundaries and dimensions shown graphically
- ☐ Location of any streets, public trails, railroads, or waterways
- ☐ Location of existing and proposed structures, with distance from property lines noted
- ☐ Location and dimensions of existing and proposed off-street parking and loading spaces, with distance from property lines noted (when applicable)

◆ **Required supplemental information**

- ☐ Written summary stating the specific variation requested, giving distances as needed
- ☐ Written summary stating exceptional conditions/peculiar difficulties which make the variance necessary
- ☐ Written statement as to why you feel a variance should be granted
- ☐ Other information as required

◆ **Filing fee**

SIGNATURE OF APPLICANT _____

DATE _____

Planning Case # _____

Please answer the following questions as they relate to your specific variance request:

1. In your opinion, is the variance in harmony with the purposes and intent of the ordinance?
Yes () No () Why or why not?

Yes, the sign design follows the sign used by the prior owners since the 1970's

2. In your opinion, is the variance consistent with the comprehensive plan?
Yes () No () Why or why not?

Yes, this historic sign variance request is based on Dandeleit Jewelry who's family built the building in 1882

3. In your opinion, does the proposal put property to use in a reasonable manner?
Yes () No () Why or why not?

Yes, the building has a historically significant tile facade. The Variance is needed to avoid damage to the tiles and to resemble the sign historically used on these tiles.

4. In your opinion, are there circumstances unique to the property?
Yes () No () Why or why not?

Yes, the building historically significant facade tiles make this building unique.

5. In your opinion, will the variance maintain the essential character of the neighborhood?
Yes () No () Why or why not?

Yes, the variance will allow us to install a sign that resembles the historic sign in use on the building since the 1970's

6. In your opinion, is the variance requested the minimum variance which would alleviate the practical difficulty?
Yes () No () Why or why not?

Yes, this variance applies to the style and design and not to a dimensional criteria of the code.

7. In your opinion, do the economic conditions alone constitute the practical difficulty?
Yes () No () Why or why not?

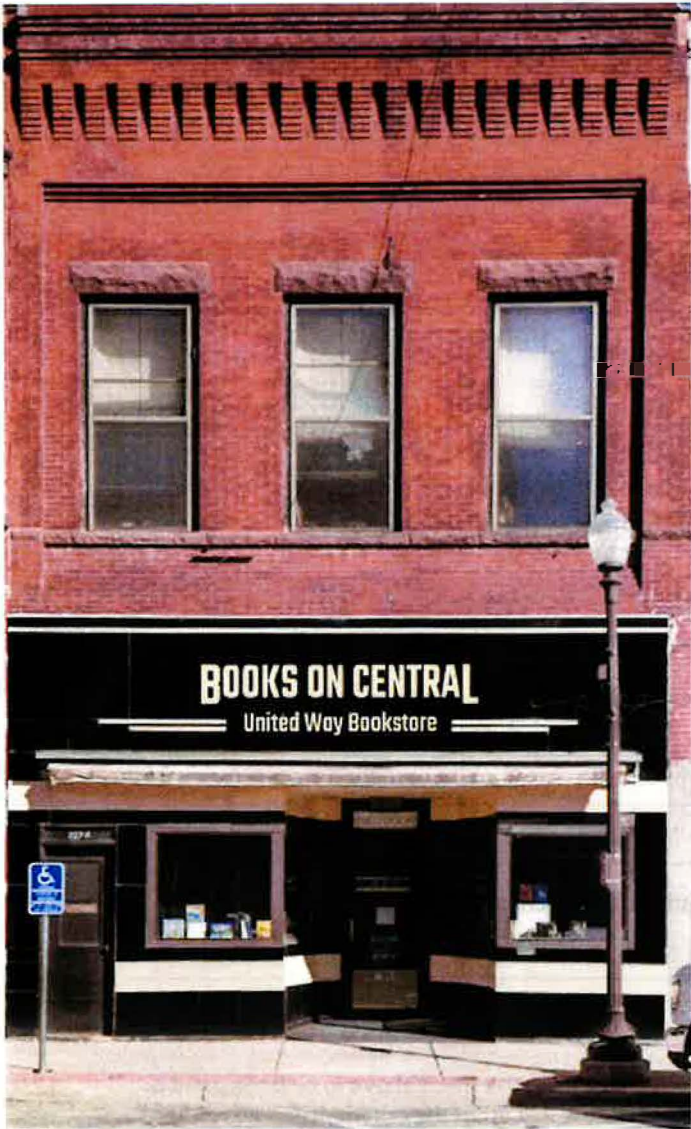
No, The variance is not a result of economic conditions.

The City Council must make an affirmative finding on all of the seven criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the City Code and other applicable ordinances.

Applicant's Signature:

Date:



Books On Central lettering - Centered.

Approximately 6' from either side positioned just above the colored lines

Aprox 10' long and 2' tall (i.e. 20 sq ft)

United Way Bookstore lettering - Centered.

Approximately 7' from either side positioned in between the horizontal colored lines

Approximately 8' long and 1' tall (i.e. 8 sq ft)



Google Street View June 2023