



HERITAGE PRESERVATION COMMISSION AGENDA

PUBLIC MEETING ROOM

WEDNESDAY, AUGUST 7,
2024

6:00 PM

1. Call to Order/Approve Agenda
2. Approval of the Minutes
3. General Heritage Preservation Items
 - A. Citizen Comment Period
4. Design Reviews
 - A. Resolution HPC-2024-005 Approving a COA for Building Alterations at 13 3rd St NW
5. Items for Discussion
6. Adjournment



HERITAGE PRESERVATION COMMISSION MINUTES

3RD FLOOR
CONFERENCE ROOM

WEDNESDAY, APRIL 17, 2024

6:00 PM

Meeting Items

1. Call to Order

The regular meeting of the Heritage Preservation Commission was called to order by Vice Chair Cori Weems at 6:00 p.m.. Commissioners in attendance were Ron Dwyer, Colton Hogan, Lee Nordmeyer, David Sauer; and Cori Weems. Also in attendance were Peter Waldock, Planning Coordinator, Harry Davis, City Planner, and Kari Casper, Administrative Assistant II. Special guests were Jeff Jarvis and David Campbell. Vice Chair Weems requested a motion to approve the agenda; this motion was made by Colton Hogan, seconded by Ron Dwyer, and the motion passed unanimously.

A. Election of Officers

Due to the resignation of the Chair, Samuel Temple, staff would request that the board conduct a new election of officers. David Sauer nominated Cori Weems to Chair. Ms. Weems accepted the nomination. A motion was made by Ron Dwyer, seconded by Colton Hogan to elect Cori Weems as the Chair. The motion passed unanimously. As a result of this election, the seat of vice chair was left open. Cori Weems then nominated Colton Hogan to accept the position. Mr. Hogan did accept. A motion was made by Ron Dwyer, seconded by David Sauer. The motion carried unanimously on a 5/0 vote.

2. Approval of the Minutes of March 7, 2024

Motion by Coltan Hogan, seconded by Lee Nordmeyer to approve the meeting minutes as presented. The motion passed unanimously.

3. General Heritage Preservation Items

A. Citizen Comment Period

None.

4. Design Reviews

A. Resolution #HPC-2024-004 Approve a Certificate of Appropriateness for a Sign Plan for Books ON Central at 227 Central Avenue

Mr. Waldock gave a presentation offering three options for the new sign. This sign is unique regarding the type of material being dealt with to preserve the heritage of the building and attempt to preserve the originality of the facade. The applicants need a variance from the existing ordinance in this regard. They would like to put vinyl lettering in the visceral and, with the three options, wanted to present a similar font. After some discussion, the board felt that what was deemed Option A would be what they would recommend for their approval. A motion was made by David Sauer, seconded by Colton Hogan to accept Option A as the recommended sign. The motion passed on a 5/0 vote.

Mr. Waldock then requested another motion on the resolution to pass to ensure that the applicants were clear on the recommendation. A motion was made by Lee Nordmeyer, seconded by Colton Hogan to approve Resolution HPC 2024-04 Approving A Certificate of Appropriateness for a Sign Plan for Books on Center at 227 Central Avenue as presented with the board's recommendation of Option A. The motion passed unanimously.

5. Items for Discussion

A. Resolution HPC-2024-003 Amend the Certificate of Appropriateness for Darrell Jensen at 216-218 Central Ave

Mr. Davis presented that he would like to have the board sign a resolution to also allow the applicants to follow the direction of the board in terms of getting the proper signboard up and put together before the work starts, and the deadline imposed by the board in August. After some discussion, Colton Hogan made a motion, seconded by Lee Nordmeyer to Approve Resolution HPC 2024--003 to Amend the Certificate of Appropriateness for Darrell Jensen at 216-218 Central Avenue as presented. The motion passed unanimously.

6. Adjournment

Motion by Ron Dwyer, seconded by David Sauer to adjourn the meeting at 6:30 p.m.. The motion passed unanimously.

By: _____
Kari Casper, Recording Secretary



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Harry Davis, City Planner
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: August 7, 2024
SUBJECT: Resolution HPC-2024-005 Approving a COA for Building Alterations at 13 3rd St NW

BACKGROUND:

On July 15, 2024 Daniel Beckmann submit a Design Review Application for a COA to remove a chimney and replace metal coping at 13 3rd St NW. The city Planner review the proposal and assembled the attached Resolution HPC-2024-005 with criteria and findings as appropriate per Secretary of the Interior guidelines. The City Planner recommends approval of removing the chimney and replacing the metal coping. The application and historic site file are attached to the resolution.

REQUESTED ACTION:

Approve Resolution HPC-2024-005

ATTACHMENTS:

1. Resolution HPC-2024-005 COA for 13 3rd St NW

CITY OF FARIBAULT

HERITAGE PRESERVATION COMMISSION

RESOLUTION #HPC-2024-005

APPROVE A CERTIFICATE OF APPROPRIATENESS FOR BUILDING ALTERATIONS AT 13 3RD St NW

WHEREAS, Daniel Beckmann, on behalf of The Dream LLC (the Applicant) submitted an application for a Certificate of Appropriateness (COA) for property addressed as 13 3rd St NW in the City of Faribault's Heritage Preservation District; and

WHEREAS, the Applicant is seeking approval to demolish an unused chimney on the roof of the subject property and replace metal coping along the parapet edge (shown and described in Exhibit B); and

WHEREAS, according to the City's Historic Building Inventory (# RC-FAC-277) this building is significant for its original Italianate design with a façade primarily of brick and windows (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 for each proposal; and

WHEREAS, the HPC reviewed each proposal and the City Planner's recommended findings at a public meeting of the commission on August 7, 2024; and

WHEREAS, the HPC approved a COA (Exhibit A) on August 7, 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 with the proposed demolition of the chimney and new coping. The use of the property is likely to remain commercial, consistent with its historical use, due to the underlying zoning.

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 not significant for its chimney or existing coping. Removal of the chimney does not significantly take away from the building's architectural design or its primarily brick and glass façade. The new metal coping will retain the existing (or similar) coping's red color.

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: While the subject property benefited at one time from a functioning chimney, the chimney no longer functions and is no longer needed. The chimney is not a prominent feature on the building and its removal doesn't create a false understanding of the building's creation. The metal coping will be replaced with similar metal coping that will continue the appearance of the property.

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

Finding: The chimney proposed to be removed does not have significance to the building. Replacing the metal coping with new coping and a similar or matching color will not detrimentally impact the historic significance of the subject property.

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

Finding: The proposed demolition of the chimney does not result in the loss of any significant examples of craftsmanship or construction techniques. Replacement of the metal coping will not remove result in the loss of any significant examples of craftsmanship or construction techniques.

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: The request by the applicant, on its face, proposes removing a deteriorated feature of the subject property. However, the chimney is not a significant feature of the subject property and its highly functional purpose is no longer used and cannot, without significant improvement inside the building, be reused. Keeping the feature as-is or rebuilding it would still result in the chimney becoming a weak point for water infiltration into the building. Removal of the chimney is not a loss of function for the building and does not significantly impact the building significance or appearance. Regarding the metal coping, the new coping will be similar in look and color to the existing coping, which will not impact the appearance. Trying to restore the existing coping is not possible and partial replacement will create inconsistency across the metal coping along the parapet wall.

- 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 to the chimney removal as the hole for the chimney will be capped and not visible

unless someone is on the roof. The metal coping along the top of the building's parapet wall will be installed to not adversely impact the parapet wall materials or construction. The metal coping will look new, but not be inconsistent construction or appearance with the existing coping.

- 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 removing a chimney and replacing metal coping at 13 3rd St NW as requested.

Section 2. Conditions of Approval. The Heritage Preservation Commission adopts and applies the following conditions of approval to the COA issued on August 7, 2024:

1. The applicant shall submit a building permit consistent with the approved COA. Any changes or variations to the proposal shall require additional review and approval by the HPC.
2. All work must be completed by August 8, 2025. If an extension is required, the applicant must submit a written request to the City Planner by July 8, 2025. Failure to receive an extension by August 8, 2024 or failure to complete the work described in this document by the deadline will render this Certificate of Appropriateness void.

Section 3. Findings. The recitals in this Resolution are integral to this Resolution and, where applicable, constitute the findings of the Heritage Preservation Commission.

Section 4. 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 5. Effective Date. This resolution shall be effective upon passage.

Date Adopted: August 7, 2024

Faribault Heritage Preservation Commission

Chair

ATTEST:

City Planner

Exhibit A

COA Design Review (add after approval and signatures)

DESIGN REVIEW APPLICATION FORM

Heritage Preservation Commission

CERTIFICATE OF APPROPRIATENESS

Site Address: 13 3rd Street NW, Faribault, MN 55021_

I hereby certify that the Heritage Preservation Commission has reviewed the above-described project and found the work proposed by the applicant to meet or exceed the design guidelines established by the City of Faribault subject to the below listed conditions. The design features approved by the Heritage Preservation Commission are to be considered a condition of the building permit issued by the City of Faribault as stipulated in the Code of Ordinances.

David Wanberg, Director of Community & Economic Development

Notes:

1. The application submitted by Daniel Beckmann for 13 3rd St NW on July 15, 2024, and reviewed by the HPC on August 7, 2024, is approved and issued a Certificate of Appropriateness with the conditions outlined below per Resolution HPC-2024-005.
2. The criteria and findings in Resolution HPC-2024-005 shall form the foundation for approval of the COA.
3. The applicant shall submit a building permit consistent with the approved COA. Any changes or variations to the proposal shall require additional review and approval by the HPC.
4. All work must be completed by August 8, 2025. If an extension is required, the applicant must submit a written request to the City Planner by July 8, 2025. Failure to receive an extension by August 8, 2024 or failure to complete the work described in this document by the deadline will render this Certificate of Appropriateness void.

Date of Heritage Preservation Commission Review: 08/07/2024_____
Certificate of Appropriateness Issued: 08/08/2024_____
Expiration Date 08/08/2025_____

Copies forwarded to
Building Official:_____ Property Owner:_____ Site File:_____ SCDP File:_____

Exhibit B

Design Review Application Submittal



RECEIVED

JUL 15 2024

City of Faribault
Community Development

DESIGN REVIEW APPLICATION FORM
Heritage Preservation Commission

APPLICANT INFORMATION

Site Address: 13 3rd St. N.W. Faribault, Mn.	
Owner/Applicant: Daniel Beckmann "The Dream LLC"	
Mailing Address: 3034 Cedar Lake Blvd	City/State: Faribault, Mn.
Phone Number: 507-304-3264	Site File Number: 184
Work Site Address: 13 3rd Street N.W. Faribault, Mn.	

TYPE OF WORK

☐ Restoration	☐ Demolition	☒ Site Improvements
☐ New Construction	☐ Remodeling	

SCOPE OF WORK

Brief Project Description: Replace Roof and tear down the unused Chimney. Chimney is the source of moisture problems and has no value. Cost to fix chimney would be \$5,650.00.
Possibly replace metal Coping with New Colonial Red 24GA Galvanized steel - see color chart.
Chimney would be taken down below the roof line and capped with 24 gauge Galvanized steel.

ATTACHMENTS

☐ Historical Data / Site File Information	☒ Detailed Drawings of Proposed Modifications	☐ Manufacturers Specifications
☒ Photographs	☐ Site Plan	☒ Material Samples / Color Samples

ACTION OF HPC BOARD

Meeting Date:	Action Taken:
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CERTIFICATE OF APPROPRIATENESS

☐ Issued	☐ Denied
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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.





UNA-CLAD™ METAL

COLOR SELECTION

STONE WHITE	BONE WHITE	ALMOND	SANDSTONE	SIERRA TAN
SLATE GRAY	AGED ZINC •	CITYSCAPE	CHARCOAL GRAY	MATTE BLACK
MANSARD BROWN	BURNISHED SLATE •▲	MEDIUM BRONZE	DARK BRONZE	EXTRA DARK BRONZE
BRANDY WINE	REGAL RED •	COLONIAL RED	TERRA COTTA	HARTFORD GREEN •
AWARD BLUE •▲	REGAL BLUE •	SKY BLUE	ELECTRIC BLUE •▲	TEAL •
SHERWOOD GREEN	DARK IVY	PATINA GREEN	HEMLOCK GREEN •	TROPICAL PATINA •
VINTAGE •▲	SILVER METALLIC •▲	CLASSIC COPPER •▲	CHAMPAGNE METALLIC •▲	

Colors shown are as close to actual painted steel as allowed by the printing process. For finish warranty information and actual metal samples, please contact your local Sales Rep. SRI numbers available by request.

• = Denotes premium color.

▲ = Due to the unique nature of the product, color may vary slightly from batch to batch. Batches should not be mixed on projects.

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UNA-CLAD™ METAL

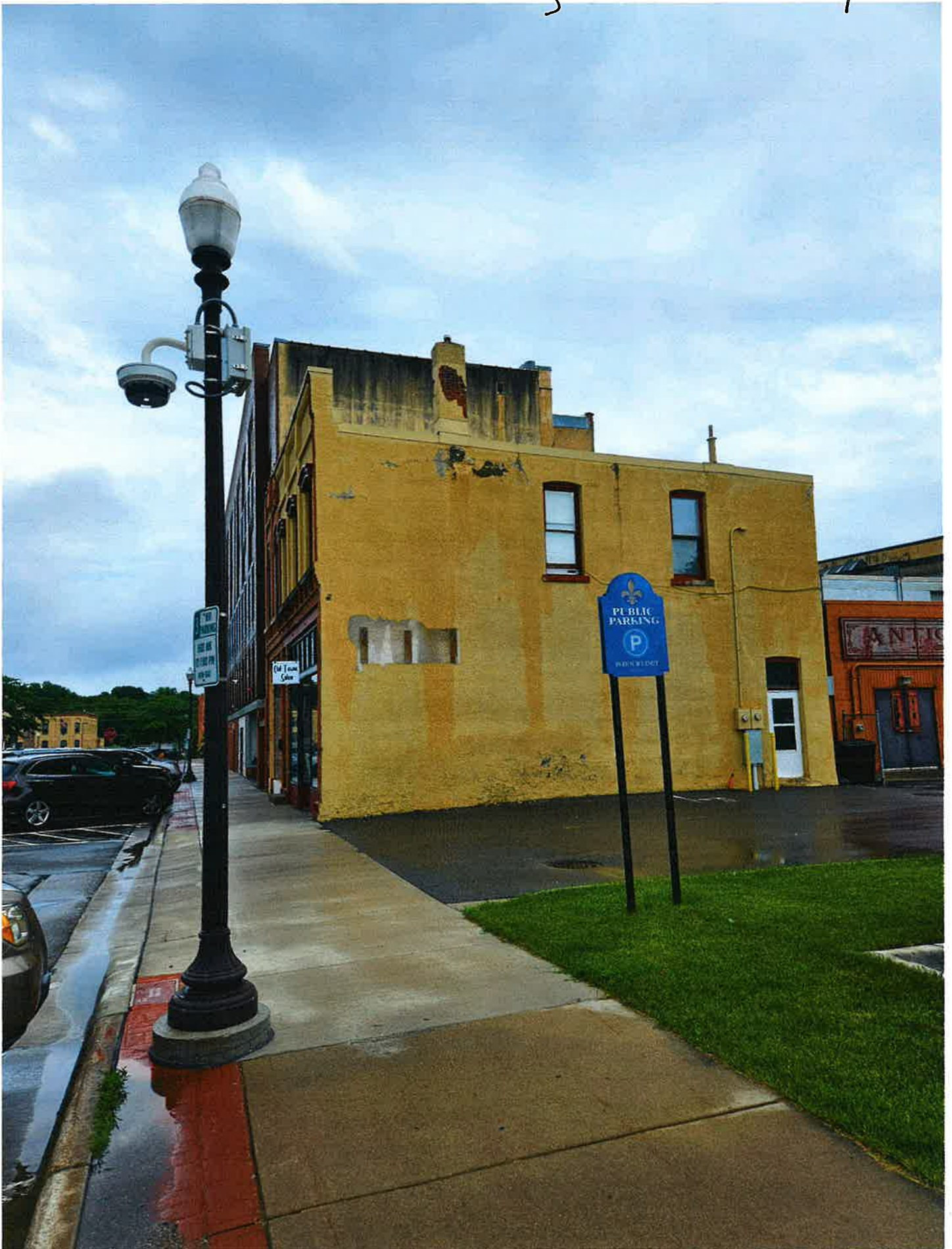
- ▲ = High Availability
- = Call for Availability
- ▼ = Limited Availability
- = Premium color

COLOR / FINISH	GALVANIZED STEEL				ALUMINUM				ANODIZED			ZINCALUME PLUS	BONDERIZED	COPPER	GALVALUME
	20GA 48"	22GA 48"	24GA 40"	26GA 48"	.032 48"	.040 48"	.050 48"	.063 48"	.032 48"	.040 48"	.050 48"	24GA 48"	24GA 48"	160Z 48"	24GA 48"
Aged Zinc ●				▲											
Almond		▲	■	▲	■	▲	▲	▲							
Amazon Blue ●				▲		▲									
Award Blue ●				▲											
AZ55												▲			
Bare - 3105					▲	▲									
Bare - G90	▲	▲		▲											
Bonderized													▲		
Bone White		▲		▲	▲	▲	▲	▲							▲
Brandywine				▲											
Burnished Slate ●				▲											
Champagne Metallic ●		▲		▲		▲									
Charcoal Gray		▲	■	▲	▲	▲									▲
Cityscape		▲		▲	▲	▲	▲								▲
Classic Copper ●				▲											
Clear									▲	▲	▲				
Colonial Red		▲	■	▲		▲									
Copper														■	
Dark Bronze		▲		▲	▲	▲	▲	▲		▲					▲
Dark Ivy			■	▲											
Electric Blue ●				▲											
Extra Dark Bronze		▲		▲	▲	▲	▲								
Hartford Green ●				▲		▲									▲
Hemlock Green ●				▲											
Mansford Brown		▲	■	▲	▲	▲									
Matte Black		▲		▲	▲	▲	▲	▲							▲
Medium Bronze		▲		▲	▲	▲	▲								▲
Patina Green				▲		▲									
Regal Blue ●		▲		▲		▲									
Regal Red ●				▲		▲									
Sandstone		▲	▲	▲	■	▲	▲	▲							▲
Sherwood Green		▲		▲											
Sierra Tan		▲	■	▲	▲	▲	▲								▲
Silver Metallic ●		▲		▲	▲	▲	▲	▲							
Sky Blue		▲		▲		▲									
Slate Gray		▲		▲	▲	▲	▲								
Stone White		▲		▲	▲	▲	▲								
Teal ●				▲											
Terra Cotta				▲											
Tropical Patina ●				▲											
Vintage ●				▲											

Front of building

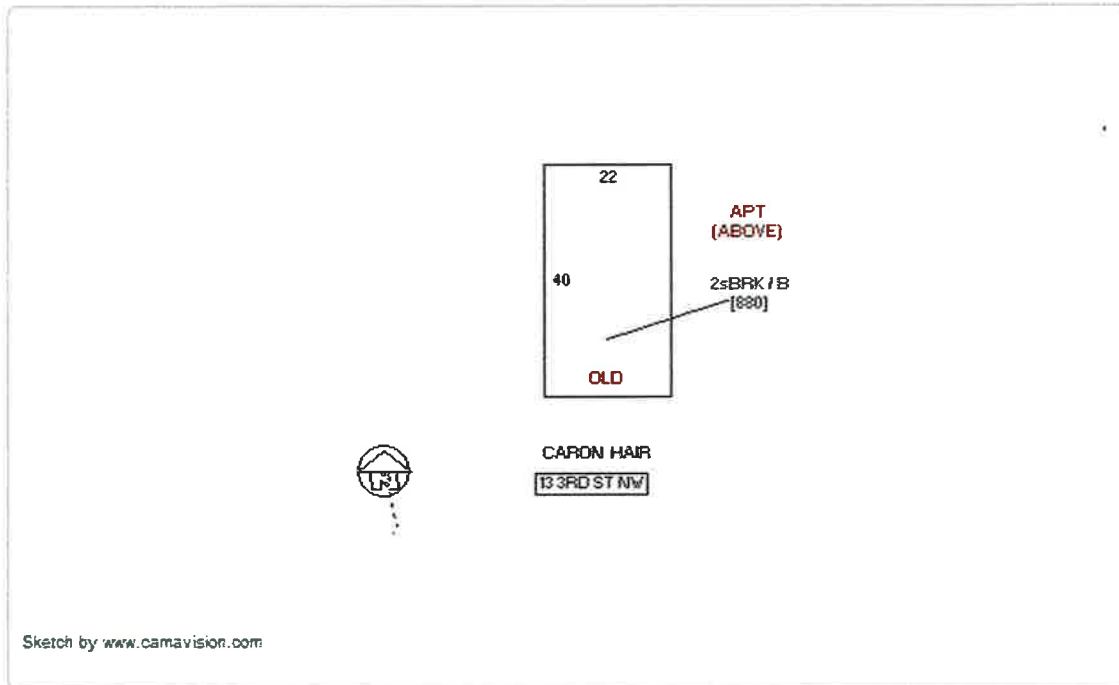


Side of building with chimney



Proposed building without Chimney





7/2/2024



To: Daniel Beckmann
danielbeckmann@hotmail.com

Re: Chimney Repair
13 3rd St. NW.
Faribault, MN 55021

Description of Included Work:

1. Set up cones and caution tape around work area.
2. Set up 6-7 frames of scaffold, with wheel well for material access.
3. Apply tarps around chimney, on roof.
4. Apply plywood on roof, at back of chimney.
5. Set up one frame of scaffold on roof, behind chimney.
6. Remove stucco from chimney.
7. Demo and remove all brick, down to flashing riglet, salvaging as much brick as possible.
8. Re-build chimney with salvaged and comparable brick.
9. Re-lay brick with a Type-N mortar.
10. Form up chimney for new cap.
11. Pour new chimney cap with 1 1/2" overhang for water mitigation.
12. Apply #3 rebar around flues, for re-enforcement.
13. Pour 5,000# concrete mix for cap.
14. Caulk around pipe.
15. Tear down scaffold, and clean up.

Project Estimate Amount:

\$ 5,650.00

Prior to commencement of work, half down will be required. Upon completion, remaining balance must be paid within 10 days. If payment is not received within 10 days, an additional 5% of the remaining balance will be added for every 30 days that a balance remains, until payment is collected in full.

This estimate includes all labor, materials and disposal directly relating to the outlined work. This estimate is good for 15 days, after which Fountain Masonry LLC reserves the right to adjust the estimate to reflect any changes in market conditions. The price contained in this estimate for this project reflects a package price. If any adjustments or changes are made, Fountain Masonry LLC reserves the right to adjust the package price to reflect these changes in the project.

This estimate does not include any unforeseen items or damages not visible at the time of inspection related to the loss. If further items are found that need to be addressed in the process of completing the outlined work, they will be handled by way of a supplement to the insurance company and/or a change order to the customer.

Fountain Masonry is not responsible for any damage to landscape, including, but not limited to trees, bushes, plants, grass, or soil. Fountain Masonry may require removal of landscaping should access to work area be hindered, impacted, or prevent access to work area. Fountain Masonry is not responsible for landscape repair including, but not limited to, backfilling works site, restoring plant beds, or seeding grass.

Thank you for considering Fountain Masonry for your project!

fountainmasonry@hotmail.com 437 Tatepaha Blvd. Faribault, MN 55021 507.319.6770

www.fountainmasonry.com

Example with Colonial Red Capping



Exhibit C

**Historic Inventory File Partial Record for Site # 184
(# RC-FAC-277)**

Faribault Commercial Historic District

Street No **Street Name**

13

3RD ST NW

SHPO No

RC-FAC-277

Property Name

United States Express Company

Current Owner

CARON RONALD

PIN

1831126336

Zone

15

UTM Easting

478536

UTM Northing

4904504

USGS Map

Faribault

Township

110

Range

20

Section

31

Quarter

NE

Q Q

SW

Legal Description

Lot 005 Block 057 of ORIGINAL TOWN FARIBAULT
ORIG TOWN E22FT W38FT N44FT L5 B57

Historic Use

Commerce: Specialty Store

Current Use

Commerce: Specialty Store

Description

Architectural Style

Italianate

Stories

2

Architect**Contractor****Primary Exterior**

Brick

Foundation

Stone

Roof Materials

Composition

Roof Form

Sloped

Integrity

Slightly Altered

Condition

Good

Narrative Description

This narrow brick block is associated with the Masonic property to the east. It continues the red tile square found on the Masonic Block street level, with a recessed entry door. The two plate glass display windows are set at an angle. Above is a transom light, now with reflective glass. Above that, there is a corbeled storefront cornice. There are two bays on the upper wall with narrow one over one glazed windows with a modest arch. Windows are capped with an arched raised hood of brick. The wall ends with a slight raised cornice line with raised brick.

Faribault Commercial Historic District

Street No	Street Name	SHPO No	Property Name
13	3RD ST NW	RC-FAC-277	United States Express Company

History

Date Built	Date Source	Original Owner
1880 ca.	Sanborn Insurance Maps	

Historical Background

This predates 1884 and is shown as an express office in city directories in 1902 and 1911. the company ceased operations nationally in 1914 following introduction of parcel post service by the USPS.

Sources

Historic Properties Survey, 1987; Polk City Directory, Faribault; Faribault HPC Property Files; Rice County Assessors Records

Historic Context

Commerce

NRHP Current	Local District Current	NRHP Recommend	Contributing
No	Yes	Yes	Contributing

Surveyed by Daniel J. Hoisington October, November 2012

Faribault Commercial Historic District

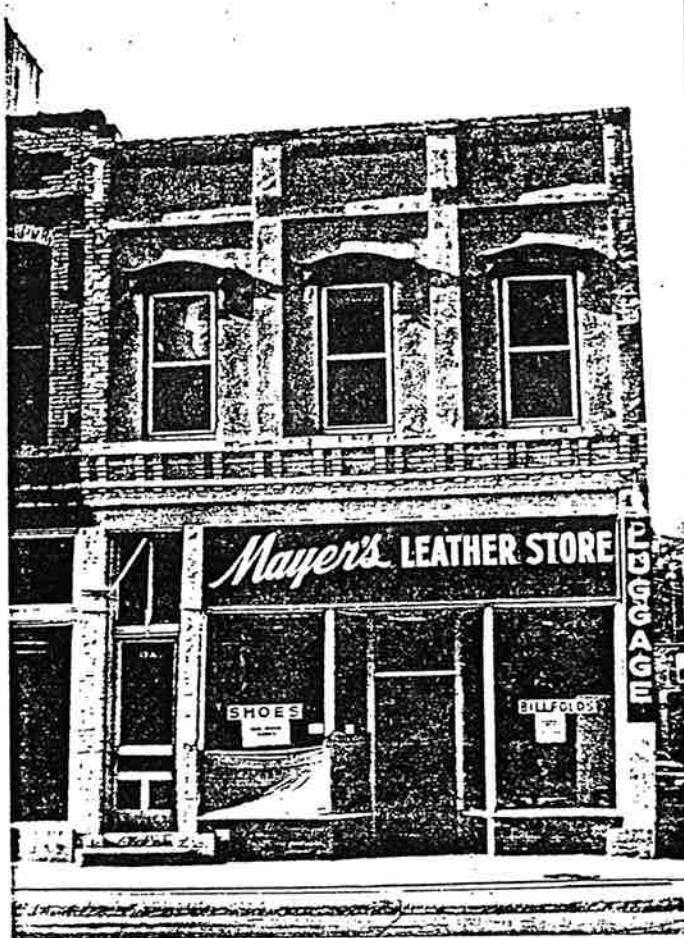
Street No	Street Name	SHPO No	Property Name
13	3RD ST NW	RC-FAC-277	United States Express Company



BLOCK 9

P

Address: 13 N.W. 3rd Street



Date of Construction: Between 1880-1900

Cast iron arches above second story windows
Corbelling below second story windows
Commercial brick building

Aluminum windows installed in upper windows
Cement used to cover up portions of building
Original storefront partially intact

Date of Photograph: July, 1982

HISTORIC SITES SURVEY
OF FARIBAUT



ROLL # 32
FRAME # 16

ADDRESS : 13 3RD ST NW

HISTORIC SITES SURVEY
OF FARIBAULT



ROLL # 2
FRAME # 7

ADDRESS : 13 3RD ST NW