



HERITAGE PRESERVATION COMMISSION AGENDA

PUBLIC MEETING ROOM

WEDNESDAY, NOVEMBER
20, 2024

6:00 PM

1. Call to Order
2. Approval of the Minutes
3. General Heritage Preservation Items
 - A. Citizen Comment Period
4. Design Reviews
5. Items for Discussion
 - A. 14 3rd St NE
 - B. PreserveMN Conference - Red Wing, MN
6. Adjournment



Request for Action

TO: Faribault Heritage Preservation
Commission
FROM: Harry Davis, City Planner
THROUGH:
MEETING DATE: November 20, 2024
SUBJECT: 14 3rd St NE

BACKGROUND:

In mid-November of 2024, city staff became aware of repairs to the facade of 14 3rd St NE. The facade was damaged by a car accident under the previous owner of the building. A building permit is issued for the building interior, but the permit did not include any exterior work. The current building owner and contractor completed the repair alongside completing interior improvements. A summary of repairs includes new storefront glass windows, new window assemblies, repair to the structure below the window, and new vinyl skirting in a similar style and same material. The result is substantially similar to the pre-damage state.

After discussion with the property owner, contractor, Director Wanberg, and the City Attorney, the City Planner determined the completed work did need a building permit but is exempted from needing a COA and HPC approval under Sec 13-330(D)(1): Ordinary maintenance or repair of any exterior architectural feature to correct deterioration, decay, or damage, or to sustain the existing form, and that does not involve a material change in design, material, or outer appearance of the structure. While the color is different, the repairs are very similar to the adjacent spaces and photographs of the pre-damaged storefront. After reviewing the HPD site file for the property, it's clear to me that the aqua, blue-green tiles on the building facade are relevant to the historic character of the property, but the vinyl skirt does not appear to be historically relevant to the property. Between the solid attempt to faithfully recreate the previous condition of the property and the apparent historical irrelevancy of the vinyl skirt, the City Planner sees the work as exempt from HPC review and approval. The work is completed and the applicant is moving on to occupying the building.

The City Planner requests any feedback or questions about the determination. If the HPC or any member disagrees with city staff's review and interpretation of the code, the HPC should discuss and potentially

make a recommendation to City Council regarding exempted work on buildings within the HPD.

REQUESTED ACTION:

No action is needed. The City Planner requests any feedback or questions about the above determination.

If some or most members of the HPC would prefer to review repairs to facades, this idea should be a larger discussion topic at future meetings,

ATTACHMENTS:

1. UDO Sec 13-330. - Certificate of appropriateness
2. Design Review Application 14 3rd St NE
3. Old vs New Vinyl
4. Site 174 - RC-FAC-266

Sec. 13-330. - Certificate of appropriateness.

- (A) *In general.* After the designation of a property into the Heritage Preservation District, no work requiring a building permit may be authorized on such property until a certificate of appropriateness has been granted by the Heritage Preservation Commission.
- (B) *Building permit required.* A building permit shall be required prior to the commencement of any of the following to a building or land located within the Heritage Preservation District:
 - (1) Remodeling, repair, or alteration that would change in any manner the exterior appearance of a building, not including painting.
 - (2) Moving of a building into or out of the district.
 - (3) Construction of a new building or addition to any existing structure.
 - (4) Construction of new walks, fences, parking facilities, and other features when adjacent to or within view of a public right-of-way.
- (C) *Certificate of appropriateness required.* A certificate of appropriateness, but not a building permit, shall be required prior to commencement of any of the following to a building located within the Heritage Preservation District: the painting or staining of unpainted exterior brick or stone.
- (D) *Exemptions.* A building permit and certificate of appropriateness shall not be required for the following activities:
 - (1) Ordinary maintenance or repair of any exterior architectural feature to correct deterioration, decay, or damage, or to sustain the existing form, and that does not involve a material change in design, material, or outer appearance of the structure,
 - (2) Change in paint color.
 - (3) Work conducted entirely within the interior of the building and which has no effect on exterior architectural features.
 - (4) Any physical improvements within and adjacent to public rights-of-way, provided that the Heritage Preservation Commission is notified and given an opportunity to comment on any improvements being ordered by the City Council.
- (E) *Review procedures.* Whenever the Building Official receives a building permit for work to be completed within the Heritage Preservation District, such application will be immediately forwarded to the Community Development Director. The item will be placed on the agenda of the next Heritage Preservation Commission meeting for review and issuance of a certificate of appropriateness, if appropriate. The Community Development Director shall submit a recommendation along with any pertinent information regarding the application, including any drawings, photographs, plans, or other documentation as may be required by the Heritage Preservation Commission.

- (F) *Required time period for review.* Within thirty (30) days from the time a building permit application is received, the Heritage Preservation Commission shall schedule a meeting to review the Building Official's report and recommendation and issue the certificate of appropriateness. In the event that a decision is not made within thirty (30) days after receipt of the building permit application, the Heritage Preservation Commission shall be deemed to have approved the issuance of a building permit.
- (G) *Building permit issuance.* The Building Official shall issue a permit only upon receipt of an approved certificate of appropriateness from the Heritage Preservation Commission or in the event that no notice is received from said Commission denying the permit within the thirty-day period described above. A certificate of appropriateness, when issued, shall become an integral part of the building permit. In the event that a permit is denied, the Building Official shall make available to the applicant a copy of the staff report and the findings of the Heritage Preservation Commission, including a list of the reasons why the application was denied. The Commission may suggest alternative courses of action it thinks proper if it disapproves of the application submitted. The applicant, if so desired, may make modifications to the plans and may resubmit the application at any time after doing so.
- (H) *Guidelines and criteria for certificate of appropriateness.* When considering an application for a certificate of appropriateness for existing buildings, the Heritage Preservation Commission shall be guided by the "Secretary of the Interior's Standards for the Treatment of Historic Properties", the "Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings", and the City of Faribault's "Downtown Design Guidelines", each adopted herein by reference. It shall be the responsibility of the applicant to demonstrate compliance with the standards of the above referenced documents.
- (I) *Variances.* When the strict application of any provision of this section would impose practical difficulties to the owner of a property in the use of his or her land because of unique circumstances related to the individual property, the Heritage Preservation Commission shall have the power to vary or modify strict adherence to such provisions, or to interpret the meaning of such provisions, so as to relieve the difficulty, provided such variances, modifications, or interpretations shall remain in harmony with the general purpose and intent of such provisions, so that the architectural or historical integrity, or character of the property and the neighborhood, shall be conserved and substantial justice done. "Unique circumstances" are situations which do not apply to other properties in the same zone or vicinity and result from circumstances over which the owner of the property has had no control. Unique circumstances do not result from the actions of the applicant. Economic conditions alone do not constitute practical difficulties. In granting variances, the Commission may impose such reasonable and additional stipulations and conditions as may be necessary to comply with the standards

established by the City's ordinances or to reduce or minimize the effect of such variance upon other properties in the neighborhood and to better carry out the intent of the variance. The conditions must be directly related to and must bear a rough proportionality to the impact created by the variance. In no case, however, shall practical difficulties be based on a situation of the applicant's own making.

(Ord. No. 99-20, § 1, 11-23-99; Ord. No. 2010-16, § 1, 11-9-10; Ord. No. 2011-17, § 4, 10-25-11)



DESIGN REVIEW APPLICATION FORM

Heritage Preservation Commission

APPLICANT INFORMATION

Site Address:

Owner/Applicant:

Mailing Address:

City/State:

Phone Number:

Site File Number:

Work Site Address:

TYPE OF WORK

☐ Restoration

☐ Demolition

☐ Site Improvements

☐ New Construction

☐ Remodeling

SCOPE OF WORK

Brief Project Description:

ATTACHMENTS

☐ Historical Data / Site File Information

☐ Detailed Drawings of Proposed Modifications

☐ Manufacturers Specifications

☐ Photographs

☐ Site Plan

☐ Material Samples / Color Samples

ACTION OF HPC BOARD

Meeting Date:

Action Taken:

CERTIFICATE OF APPROPRIATENESS

☐ Issued

☐ Denied

NOTE

If this project is submitted as part of the City's SCDP rehabilitation program, it must receive a "no adverse effect" ruling from The State Historic Preservation Office.



14 3rd St NE

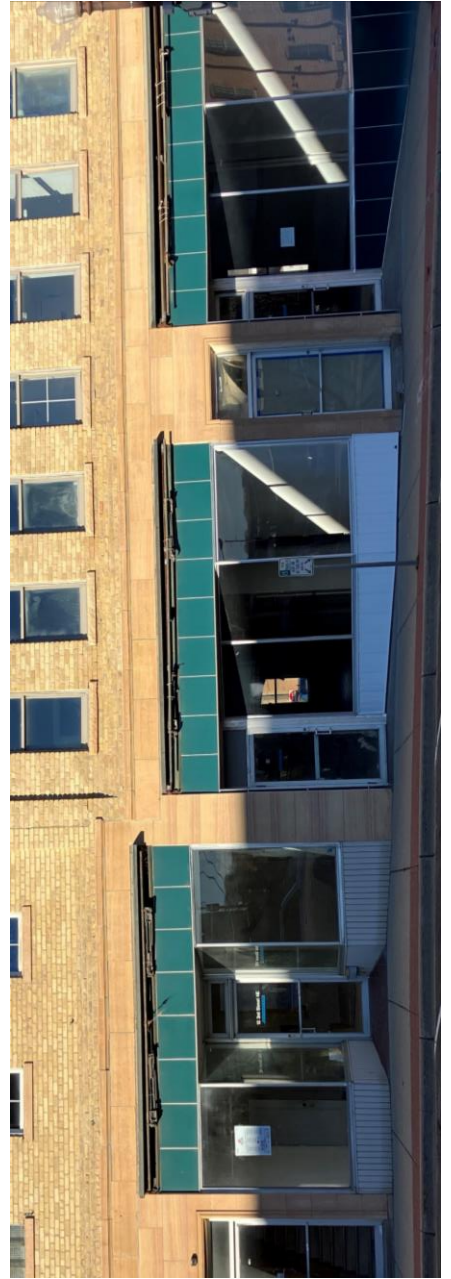
2014



2023



11/ 2024



14 3rd St NE

2014



2023



11/ 2024





Vinyl Siding & Accessories



Market Trends

Designers and industry experts predict that the most popular color trends for home exteriors are dark, bold colors.

Intense heat from the sun's rays can take a toll on the exterior of your home. This can cause panels to distort and fade. Darker colors present an even bigger challenge because they absorb more of the sun's damaging rays. ABTCO's research and development team aggressively tested dark colored vinyl siding in laboratories and field tests, in order to combat these issues.

Being at the forefront of the industry, ABTCO is pleased to introduce **SpectraShield™** Technology to enhance overall product performance. The results prove that its unique properties and heat resistance capabilities are ideal for these new color trends.

Picking the right siding color, style and design is about to get easier.

Relax, you've got all you need right now!

This brochure will be the start of your exciting remodeling journey. As you page through all the options you have in the ABTCO line, make notes of woodgrain patterns you like, siding profiles you feel will bring out the best in your house, and then narrow down the colors to a few you think will work in your neighborhood. Then bring your wish list back into the siding experts at your local building material dealer. They have come to trust ABTCO vinyl siding products to deliver a very broad offering of low-maintenance sidings and accessories for years and years.



Keeping your ABTCO vinyl siding looking new is as simple as a little soap and a squirt from the garden hose from time to time.



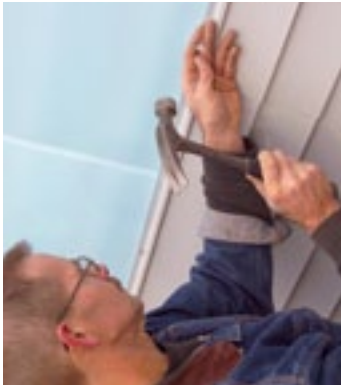
The more you know about vinyl siding, the more you'll love ABTCO.

We find most people do plenty of research when it's time to remodel their home exterior. They start asking their neighbors and friends where they have had good or bad experiences. Checking the internet adds plenty of information—specs, performance ratings, **profiles, thicknesses and colors**. It's a great place to compare apples to apples. Most people will talk with a contractor friend and then go to their local building material dealer for their recommendation, and that will bring you to **ABTCO**.



Contractors and **homeowners** alike have depended on the low maintenance sidings from ABTCO for the best product designs and engineering that will give them a professional installation every time. Whether you do it yourself, or have a contractor do it for you, your home is going to go through an amazing transformation and **you're going to love it**.

There is a siding for every **taste** and **budget**. And there's a complete system to cover your entire home in low-maintenance vinyl. Around doors and windows. Soffit designed to fit all your overhangs and porches as well as the fascia and accessories to complete the job. With ABTCO, you can enter into the job with confidence knowing that everything you need will be there—from installation instructions and tips to all the special trim pieces and accessories.



HERE ARE A FEW IMPORTANT TERMS THAT WILL HELP YOU ALONG THE WAY.

Grain

Vinyl siding is molded with different woodgrains to offer different exterior looks. We've designed the panels of ABTCO vinyl siding to have interesting woodgrains with enough subtle variations to allow for most every style and taste.

Gauge

This is the thickness of the panel. The higher the gauge (or panel thickness), generally the better the panel. Thicker panels offer greater impact and weather resistance. Thicker panels also are more rigid so they will hang straighter and flatter against the wall for a more attractive finished installation. Thickness also adds cost, so balance out the performance characteristics you desire with your budget.

Style, Performance and Value

When selecting the right siding for your home, you will want to take into consideration the architectural styling of your home, environmental conditions such as wind and hail that your siding will need to endure, and your budget. ABTCO sidings come in most every price level, and even our most budget-conscious vinyl siding still stands up to harsh winters and tough summer sun.



Vinyl Soffit

Add a low-maintenance finishing touch with these rigid vinyl soffit panels that combine the beauty of real painted wood with the strength and durability of our premium vinyl siding.

Our vinyl soffit gives your home a finished look—and virtually eliminates maintenance in those hard-to-reach areas, like under the eaves and over porches. We have many designs to choose from in woodgrain or smooth with a low-gloss finish. Vented panels feature a full-width perforated design that maximizes visual appeal while providing essential attic ventilation.



D5 Vertical Solid Woodgrain	D5 Vented Woodgrain	T4 Basketweave Brushed	T4 Solid Brushed
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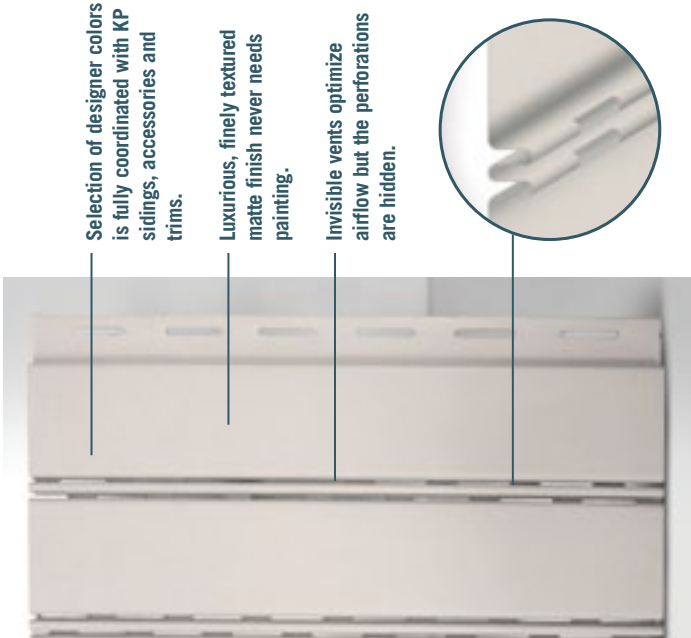


Beaded Soffit

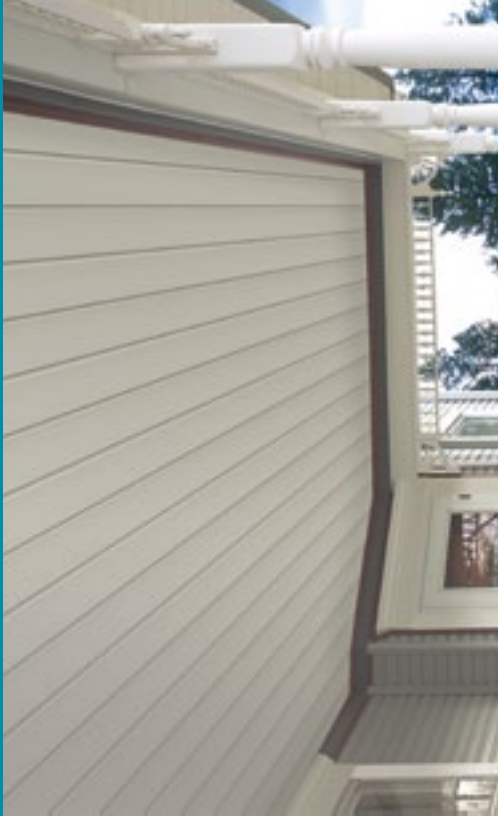
The charm of traditional wainscoting.

ABTCO Beaded Soffit beautifully combines the handcrafted look and feel of traditional wainscot-style soffit and its characteristic beaded wood with the practicality that comes with vinyl.

ABTCO offers 8" beaded soffit, available in both solid and vented. The vented beaded has been designed to provide ventilation where it maybe required yet the perforations remain hidden to maintain the integrity of your home's exterior design.



8" Beaded Solid Brushed	8" Beaded Brushed Invisible Vent
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I-Span™ Soffit

Strength that goes the extra mile.

For longer soffit expanses you need a soffit panel that can span the distance without sagging. You need I-Span™. With a 3/4" profile height, .046" wall thickness and I-beam construction, I-Span is designed for outstanding rigidity. A more rigid soffit panel provides a flatter, straighter appearance. In fact, I-Span resists sagging on over hangs up to 48" .

- 3/4" profile height and .046" wall thickness.
- Innovative KP I-beam construction for enhanced rigidity to span distances of up to 48" .
- Intellivent™ invisible venting provides necessary attic ventilation without calling attention to the soffit.



I-Span Soffit	I-Span Vented Soffit
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Vinyl Skirting

For a clean and professional look, ABTCO soffit panels also work exceptionally well as foundation surrounds and skirting for manufactured housing or for porch enclosures. Solid panels can be interspersed with vented panels to provide necessary air exchange beneath the building.

- Sanitary and easy to clean.
- Insect and vermin resistant.
- Easy to install.

We carry all the necessary trim pieces and accessories for these and any vinyl siding and soffit job. Our customer service personnel will be happy to assist you in product selection and ordering procedures. We have detailed installation instructions available also to help you and your contractor get a good start on a professional-looking, finished remodeling job.



16" Vented Skirting

16" Solid Skirting

Consider the effects of *color* on your home.

We make choosing the colors for your home’s exterior one of the most exciting parts of remodeling. It is a decision you will live with for many years to come, so it is worth taking the time to carefully consider your choices before making your final color decision. You can enter into the process with confidence, as our vinyl siding color palettes have been designed with shades that are destined to be attractive for the life of your home.

Keep in mind that colors often look different under different kinds of light, so you may want to take your favorite color chips outdoors to get a better idea of how they look. And since we offer so many trims and accessories in contrasting colors, you may also want to compare your favorite siding and roofing colors to your trim color choices. Explore color combinations and bring your vision to life by using our **Home Designer 2.0** on our website : www.abtco.com

Here’s some food for thought as you ponder your color choices.

Complement your home’s architectural style.

The design can provide some direction for color. For example, a traditional Cape Cod home may look best with a more subtle color combination, while a Victorian-style home may inspire more dramatic color selections.

Consider the effect of lighter shades.

Your home may appear larger with the use of lighter colors, and create an impression that it’s closer to the front of the lot.

Don’t be afraid of darker colors.

The darker colors like khaki and clay can make your home appear as though it is set farther back on the lot. Darker colors will also tend to make a home appear smaller—making a large home seem less imposing. Be careful, as it can also make a small home appear even smaller.

Accentuate important architectural details.

If your home has complex angles, using monochromatic color schemes (different shades of the same color) helps bring balance to the overall look.

Look for areas of visual interest.

Consider choosing trim in a color that complements or subtly contrasts to add visual interest to your home’s exterior. It can focus attention on areas like entryways or porches.



ABTCO® a KP Brand Vinyl Siding has got you covered.



ABTCO vinyl siding is manufactured to the highest quality standards and designed to last for decades. Your siding is very low maintenance and typically only requires an occasional washing with soapy water. Now you can relax and enjoy the freedom of never having to paint your siding again. ABTCO vinyl siding is warranted to be free from manufacturing defects that result in peeling, flaking, rusting, blistering or rotting during the lifetime of the original purchaser, subject to the terms and conditions set forth in detail within the ABTCO siding warranty.



All siding products produced by KP Building Products conform to ICC report ESR1517



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ABTGENCAT-20A



HISTORIC SITES SURVEY OF FARIBAULT

PRESENT NAME OF SITE : K.C. INSURANCE/AFL-CIO

INVENTORY # RC-FAC-266

SITE ADDRESS : 14 - 16 3RD ST NE
N SIDE OF STREET

FIELDWORK DATE : 05 - 87

FIELDWORKER : Granger

SITE SUMMARY

INVENTORY #	PROPERTY TYPE	CONTRIBUTING STATUS	PHOTO I.D.
266 *	Commercial bldg./store	Contributing Building	17.24

PROPERTY SPECIFIC INFO

TAX PARCEL #
ASSESSOR'S MAP #ZONING DISTRICT :
BUILDING PERMIT #

APPROX. LEGAL DESCRIPTION :

PRESENT OWNER'S NAME AND ADDRESS :

NEIGHBORHOOD SETTING :

SITE FEATURES :

POTENTIAL THREATS :

HISTORIC CONTEXTS :

Commerce

SIGNIFICANCE :

☒ LOCAL
☐ STATE
☐ NATIONAL

DESIGNATION STATUS :

☐ HPC SITE
☐ NR SITE
☒ HPC DIST Downtown
☐ NR DIST _____

HISTORIC SITES SURVEY
OF FARIBAULT



ROLL # 17
FRAME # 24

ADDRESS :14 - 16 3RD ST NE

ELEMENT SPECIFIC INFO

PRESENT NAME : K.C. INSURANCE/AFL-CIO
HISTORIC NAME :

INVENTORY # RC-FAC-266

ADDRESS : 14 - 16 3RD ST NE

DESCRIPTION

DATE BUILT : Circa 1900
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 : Stone

ADDITIONAL COMMENTS :

ALTERATIONS : Storefront altered.

OPEN TO PUBLIC : ☐ YES ☐ NO ☒ LIMITED

BACKGROUND & SIGNIFICANCE

ARCHITECT :
CONTRACTOR :

ORIGINAL OWNER :

HISTORIC BACKGROUND :

SOURCES :

STATEMENT OF SIGNIFICANCE :

Faribault Commercial Historic District

Street No **Street Name**

14 *

3RD ST NE

SHPO No

RC-FAC-

Property Name

Current Owner

PART OF 301 CENTRAL AVE

PIN

1831126302

Zone

15

UTM Easting

478645

UTM Northing

4904540

USGS Map

Faribault

Township

110

Range

20

Section

31

Quarter

NE

Q Q

NW

Legal Description

PART OF 301 CENTRAL AVE

Historic Use

Commerce: Restaurant

Current Use

Commerce: Specialty Store

Description

Architectural Style

Stories

2

Architect

Contractor

Primary Exterior

Brick

Foundation

Mix, stone & concrete

Roof Materials

Composition

Roof Form

Flat

Integrity

Moderately Altered

Condition

Good

Narrative Description

This two story commercial building is faced with painted brick to harmonize with the G. Fleckenstein block. The ground floor has two distinct storefronts with a central door leading to the second floor. The flanking storefronts are identical with recessed doors on the west portion (left) with plate glass display windows on the east (right). The bulkhead to the west is metal while the east shows aqua-colored tiles. The upper wall is slightly recessed with seven bays. Windows are one-over-one lights and have stone sills. there is a bit of patterned brickwork on the upper edge of this recessed space, and nothing elaborate on the cornice.

Faribault Commercial Historic District

Street No

14 *

Street Name

3RD ST NE

SHPO No

RC-FAC-

Property Name

History

Date Built

1900 ca.

Date Source

Sanborn Insurance Maps

Original Owner

Historical Background

This was built between 1899 and 1905 and is associated with 301 Central Avenue, in fact, called the Fleckenstein blocks in 1902 city directory. In the first decade, it was a restaurant and saloon.

Sources

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

Historic Context

Commerce

NRHP Current

No

Local District Current

Yes

NRHP Recommend

Yes

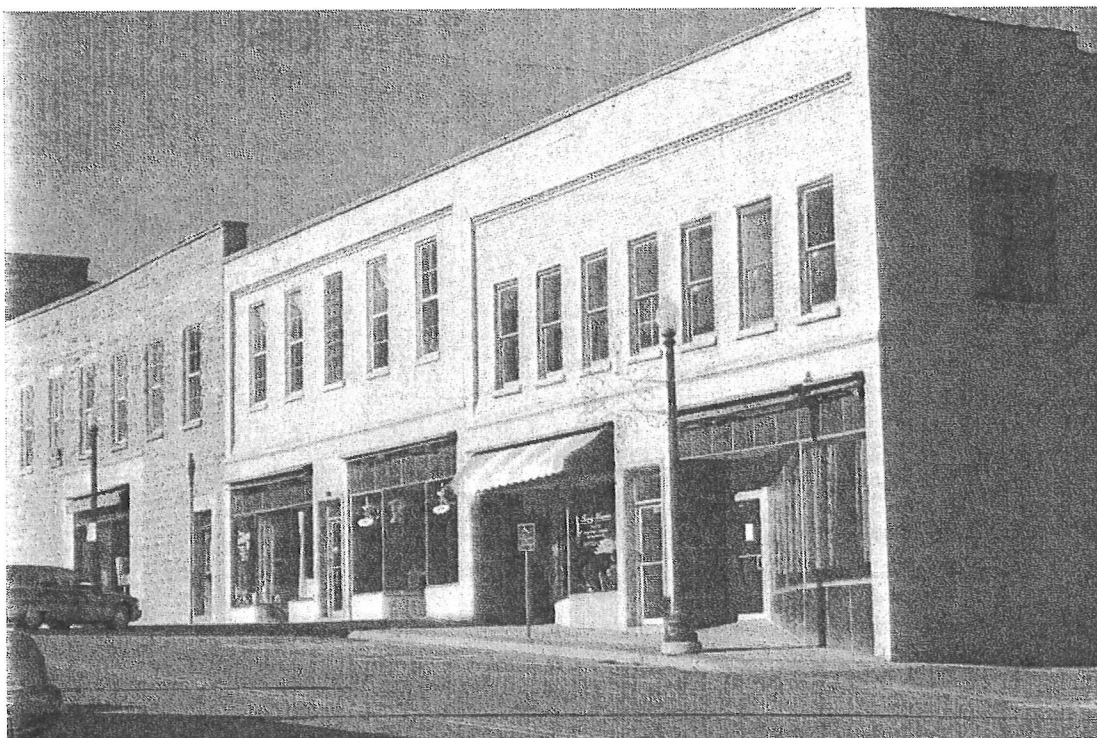
Contributing

Contributing

Surveyed by Daniel J. Hoisington October, November 2012

Faribault Commercial Historic District

Street No	Street Name	SHPO No	Property Name
14 *	3RD ST NE	RC-FAC-	





Request for Action

TO: Faribault Heritage Preservation
Commission

FROM: Harry Davis, City Planner
Coltan Hogan, Commissioner

THROUGH:

MEETING DATE: November 20, 2024

SUBJECT: PreserveMN Conference - Red Wing, MN

BACKGROUND:

In mid-September of 2024, Colton Hogan attended the state's historic preservation conference (PreserveMN) in Red Wing, MN. Although unable to upload anything at the time of publishing this report, Coltan will be able to provide a summary of his experience at the conference and answer questions.

REQUESTED ACTION:

No action is needed.

ATTACHMENTS: