HERITAGE PRESERVATION COMMISSION AGENDA

PUBLIC MEETING ROOM WEDNESDAY, FEBRUARY 16, 2022 6:00 PM

1. Call to Order
   A. Introductions and Oath of Office for New or Re-Appointed Commission Members
2. Approval of the Minutes of January 19, 2022
3. General Heritage Preservation Items
   A. Citizen Comment Period
   B. Presentation & Discussion of Rice County Development Concepts for the LEC Block
4. Design Reviews - None
5. Items for Discussion - General Updates
6. Adjournment

Agenda Item: 1.A

Request for Action

TO:	Faribault Heritage Preservation Commission
FROM:	Peter Waldock, AICP Planning Coordinator
MEETING DATE:	February 16, 2022
SUBJECT:	Introductions and Oath of Office for New or Re-Appointed Commission Members

BACKGROUND:

At its meeting of January 25, 2022, the City Council approved the re-appointment of Commissioner Lee Nordmeyer to a new 3-year term. The City Council also approved the appointment of Rob Kuhlman as a new member of the Heritage Preservation Commission. Rob's term will also be for three years.

Commissioners Nordmeyer and Kuhlman will be sworn in for their new term of service on the HPC.

The Staff and Commission members thank outgoing Commission Member, Lyn Rein, for her 10 years of service on the Heritage Preservation Commission.

REQUESTED ACTION:

The oath of office will be administered for Commission members Nordmeyer and Kuhlman.

ATTACHMENTS:

Heritage Preservation Commission
Meeting Minutes
January 19, 2022

1. Call to Order
Chair Sauer called the meeting was called to order at 6:00 p.m.

Members Present: Ron Dwyer, Lee Nordmeyer, Lyn Rein, Karl Vohs, and Chair Sauer

Members Absent: Cori Weems and Samuel Temple

Staff Present: Peter Waldock

Public Present: Heidi Nelson, Director of the Paradise Center for the Arts.

Commissioner Dwyer made a motion to approve the agenda and seconded by Commissioner Rein.

The motion was unanimous.

2. Approval of Minutes of December 8, 2021 meeting.

Commissioner Dwyer made a motion to approve the December 8, 2021 meeting minutes, seconded by Commissioner Vohs. Motion passed on a 5/0 vote.

3. General Heritage Preservation Items

A. None.

4. Design Reviews

A. Electronic Message Center - Paradise Center for the Arts, 321 Central Avenue

Paradise Center for the Arts, is requesting approval of a Variance Amendment to update the marquee signs at the Center located at 321 Central Avenue N. They are seeking to replace the changeable copy message board on all three sides of the marquess with a new electronic message board (EMB) of the same size (smaller on the front) as the existing internally lit message board on the marquee. The marquee was installed in 2008. There were variances granted for the marquee to allow flashing lights, internal illumination, the size and design and other features. The marquee was designed and built to resemble the marquee on the building in 1929.

A motion was made by Commissioner Vohs, seconded by Commissioner Rein to Approve a Certificate of Appropriateness for the Paradise Center Marquee EMB signs subject to the following conditions:

1) The EMB generally should be set to display a white background message board with black letters similar to the changeable copy message boards to be replaced and similar to the marquee shown in the Cedar Rapids example provided for this application. The EMB can display colorful moving displays at show times and downtown celebrations and events on Central Avenue.

2) This approval is subject to City Council approval of the associated Variance Amendment Application.

Motion passed on a 5/0 vote.

B. Wall Signs – Sawmill Grill, 28 3rd St NW

Peter Waldock presented an application for a Certificate of Appropriateness for signs at 28 3rd Ave NW. Jordana Zamille, owner of Sawmill Grill, is seeking approval of new signs for their business at 28-30 3rd Street NW. The signs are cut out of 1/8-inch steel into the shape of a saw blade. It will have an 8-foot diameter as proposed, which will be 50 sq. ft. in area on the front (28 3rd St NW) and back (30 3rd St. NW). No lighting is shown.

City sign ordinances for this district limit signs to 2 sq. ft. per lineal foot of frontage. The cut-out steel sign meets the design requirements for signs in this district. The front of the building where the sign will be placed is 49 ft wide. The back sign will be on a building 22 ft. wide, limiting the rear sign to 44 sq. ft. in area. The sign will otherwise meet all City ordinance requirements.

Signs of 50 sq. ft. (8 ft. diameter) in front and 44 sq. ft. (7 ft. 6 in. diameter) on the back of the building can be approved without variances. The sign appears to follow Downtown Design Guidelines in this case.

A motion was made by Commissioner Dwyer, seconded by Commissioner Reid for approval of a Certificate of Appropriateness for Sawmill Grill, business signs at 28-30 3rd Street NW on the front and rear of the buildings. This approval shall be subject to the following conditions:

1) Signs must be in compliance with City Sign Ordinances.
2) The front sign on the 28 3rd Street NW building is approved at an 8 foot diameter.
3) The rear sign on the back of 30 3rd Street NW is limited to a diameter of 7 feet 6 inches.

Motion carried on a 5/0 vote.

5. Items of Discussion

A. CLG Annual Report for 2021 - Review and File

Waldock summarized the annual report. This report is required as part of the Certified Local Government program for Historic Preservation.

B. Training Manual Wrap Up

Commissioners would like to discuss the Chapter on Demolition by Neglect further.

C. Project Updates

Farmers Seed Building - Executive Summary Structural Report of Existing Conditions
The HPC would like to review and comment on Rice County's plans for the LEC block redevelopment when possible.

6. Adjourn

A motion was brought by Dwyer and seconded by Rein to adjourn the meeting.

Respectfully submitted,

_____

By: Peter Waldock, Planning Coordinator

Request for Action

TO:	Faribault Heritage Preservation Commission
FROM:	Peter Waldock, AICP Planning Coordinator
MEETING DATE:	February 16, 2022
SUBJECT:	Presentation & Discussion of Rice County Development Concepts for the LEC Block

BACKGROUND:

Rice County is required by State regulations to upgrade the County Jail facility. Due to the extensive reconstruction needed to meet current State standards for this facility along with other facility needs, the County has determined it is best to build a new LEC at a different site. They intend to repurpose the current LEC building for use by other County Departments (Corrections and Parks & Facilities) and possibly redevelop the balance of the block. Representatives of Rice County and Wold Architects will be in attendance to present and discuss four concept plan options being considered for the LEC Block, located between 3rd and 4th Streets NW between 1st and 2nd Avenues NW.

The LEC block is located outside of the Heritage Preservation District. The east portion of the block along 1st Avenue NW is within the Downtown Sign District.The County-owned portion of the block adjoins a small portion of the National Register of Historic Places (NRHP) area boundary in the southeast corner of the block. None of the county-owned property is within the NRHP area of the Downtown. The Heritage Preservation Commission does not have official regulatory jurisdiction here (since it's outside of the historic districts), but the County is interested in the City's comments and feedback regarding the concepts being considered.

The HPC members are asked to receive the presentation from Wold Architects and Rice County representatives and provide comments and recommendations on the plans.

REQUESTED ACTION:

Review and comment on the Rice County Concept Plans presented for the

LEC Block.

ATTACHMENTS:

1. 2022-02-16 - North Block Development HPC Presentation
2. LEC Block Maps
3. National Register of Historic Places Expansion Map

NORTH BLOCK DEVELOPMENT

HERITAGE PRESERVATION COMMISSION

FEBRUARY 16, 2022

Agenda

1. Guiding Principles
2. Overview of Existing Conditions
   - Study Scope & Existing Site
   - Woolen Mills Building History & Significance
   - Woolen Mills Building Existing Condition & Facility Analysis
3. Overview of Proposed Improvements
   - Site Concept Diagrams & Phasing Timelines
   - Implementation Strategy

Guiding Principles

1. Strive for uses and solutions that benefit many people and are based on informed decisions to ensure taxpayer dollars are put to good use.

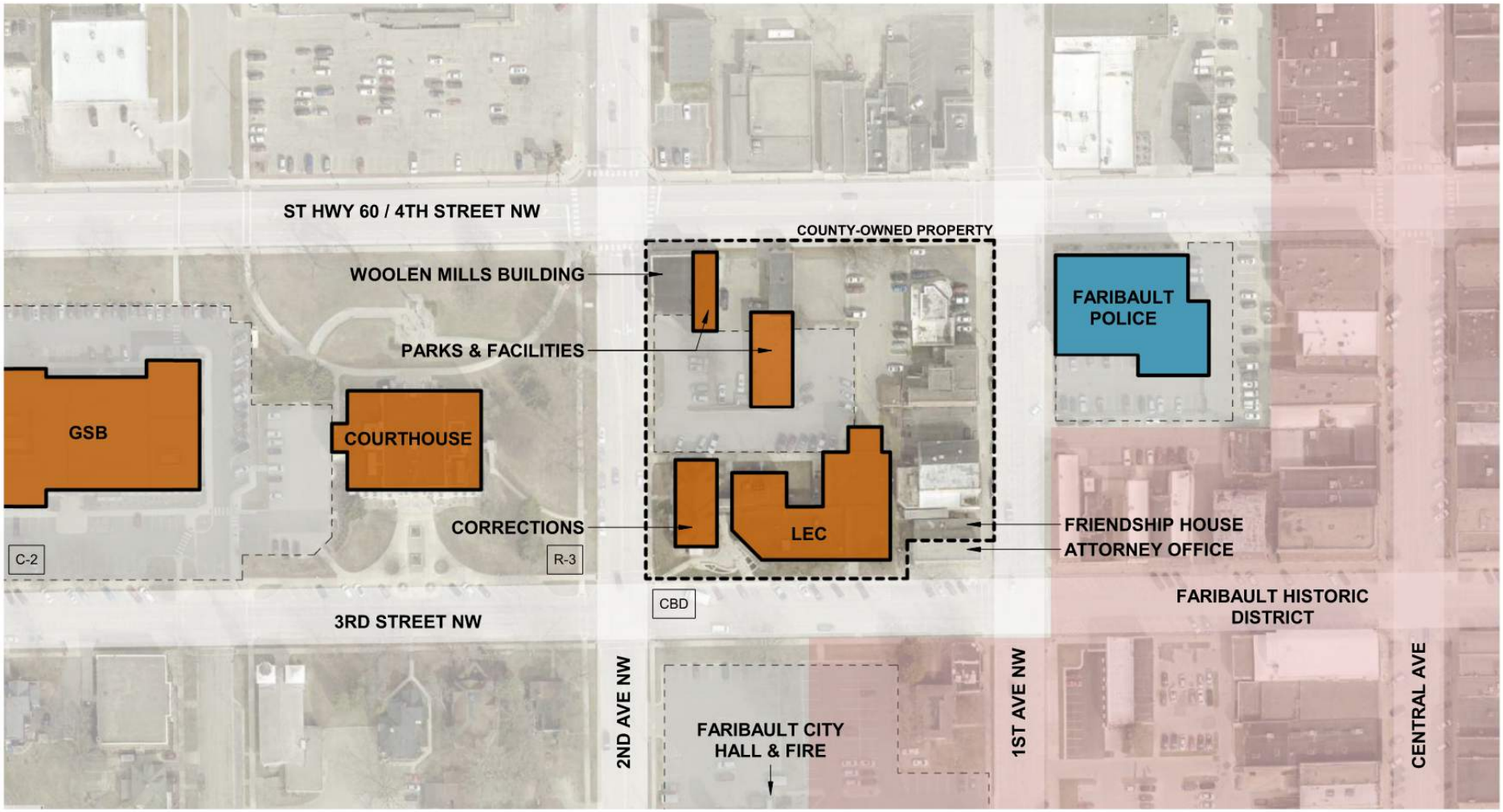
2. New development should promote growth within the downtown Faribault area while also working symbiotically with the existing city center fabric. Its role as the 'gateway' into downtown should be considered.

3. The history of the site and its elements should be celebrated and memorialized while also providing maximum flexibility for future needs and growth.

EXISTING CONDITIONS

RICE COUNTY
NORTH BLOCK DEVELOPMENT

Study Scope & Existing Site



Study Scope & Existing Block

1st AVENUE NW

FRIENSHIP HOUSE

ATTORNEY (PRIVATE)

COMMERCIAL –
JUNK MONKEY, NAIL SALON,
BARBER SHOP

FOOD/GROCERY

4TH STREET NW

FOOD/GROCERY

PARKING

FAMILY CENTER

PARKS &
FACILITIES

WOOLEN MILLS
BUILDING

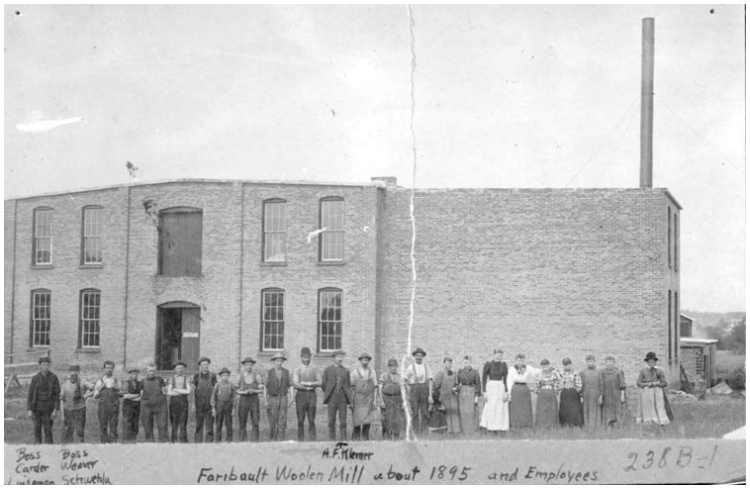
Woolen Mills Building
History & Significance

OLOF HANSON

- Significant impact on the development of Faribault, most notable for his residential projects.
- He had very bad frostbite to his ears as a child in Sweden, went deaf, eventually studied at the School for the Deaf.
- Believed to be the first deaf architect in America.
- In Faribault between 1895 and 1901, Olof Hanson "prepared plans for twenty-four residences; eighteen store buildings and hotels; two churches and ten school and institutional buildings."

FARIBAULT WOOLEN MILL

- Founded in 1865 by Carl Henry Klemer, first advertised as 'Faribault Woolen Mill' in 1878
- **1882**: Mill operated out of a building located along the Straight River.
- **1892:** Mill moved to a property located on the Cannon River, numerous fires at original mill.
- **1895:** Office and storefront for Faribault Woolen Mill opens as C.H. Klemer & Sons Building on 127 4th Street NW.
- Nominated for the National Register of Historic Places with other Olof Hanson structures. Request was denied.



Woolen Mills Building
Existing Condition

To meet the registration requirements to be listed on the National Register of Historic Places:

"The building must be substantially intact retaining: the original exterior finishes and façade treatments, the fenestration, and the roof or cornice profile."

Woolen Mills Building
Existing Condition

Notable Features (Original):

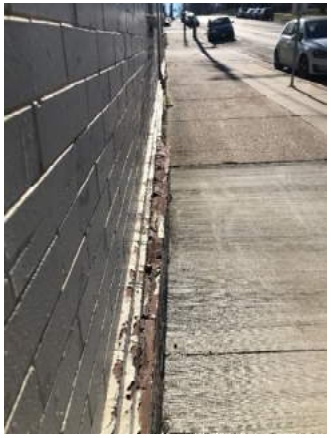
- *Corner turret*
- *Raised namesake cornice*
- *Storefront façade and large double-hung windows*
- *Roof and cornice profile*

Notable Features (Intact):

- *Corner turret* ***partially intact***
- ~~*Raised namesake cornice*~~
- ~~*Storefront façade and large double-hung windows*~~
- *Roof and cornice profile* ***partially intact***

ARCHITECTURAL & STRUCTURAL SCOPE

- Restoration and waterproofing of deteriorating stone masonry foundation and corroded mortar joints.
- Tuckpointing of exterior brick facades, including significant replacement of brick along the west facade.
- Replacement of existing roof, windows, and storefronts.



ARCHITECTURAL & STRUCTURAL SCOPE

- Complete renovation of interior space, including new walls, ceilings, floors, doors, and finishes – *assumes renovation for similar office or retail-type use.*

- Abatement as needed based on inspection.

- Structural repairs and modifications as needed to accommodate new floor plan.

MECHANICAL SCOPE

- Replacement of the existing plumbing fixtures, water heater, and supply piping. Installation of new water supply to the building.
- Replace existing residential-style furnaces with code-compliant HVAC system for adequate outdoor air ventilation.

ELECTRICAL SCOPE

- New electrical service based on new load calculations.
- Install new receptacles and voice/data locations based on new user needs.
- Replace existing lighting with new LED fixtures and code-compliant egress lighting.
- Install new fire alarm system based on code requirements.

Woolen Mills Building
Cost Estimate

$3.5M - $5M

INCLUDES THE FOLLOWING DEFERRED MAINTENANCE CATEGORIES:

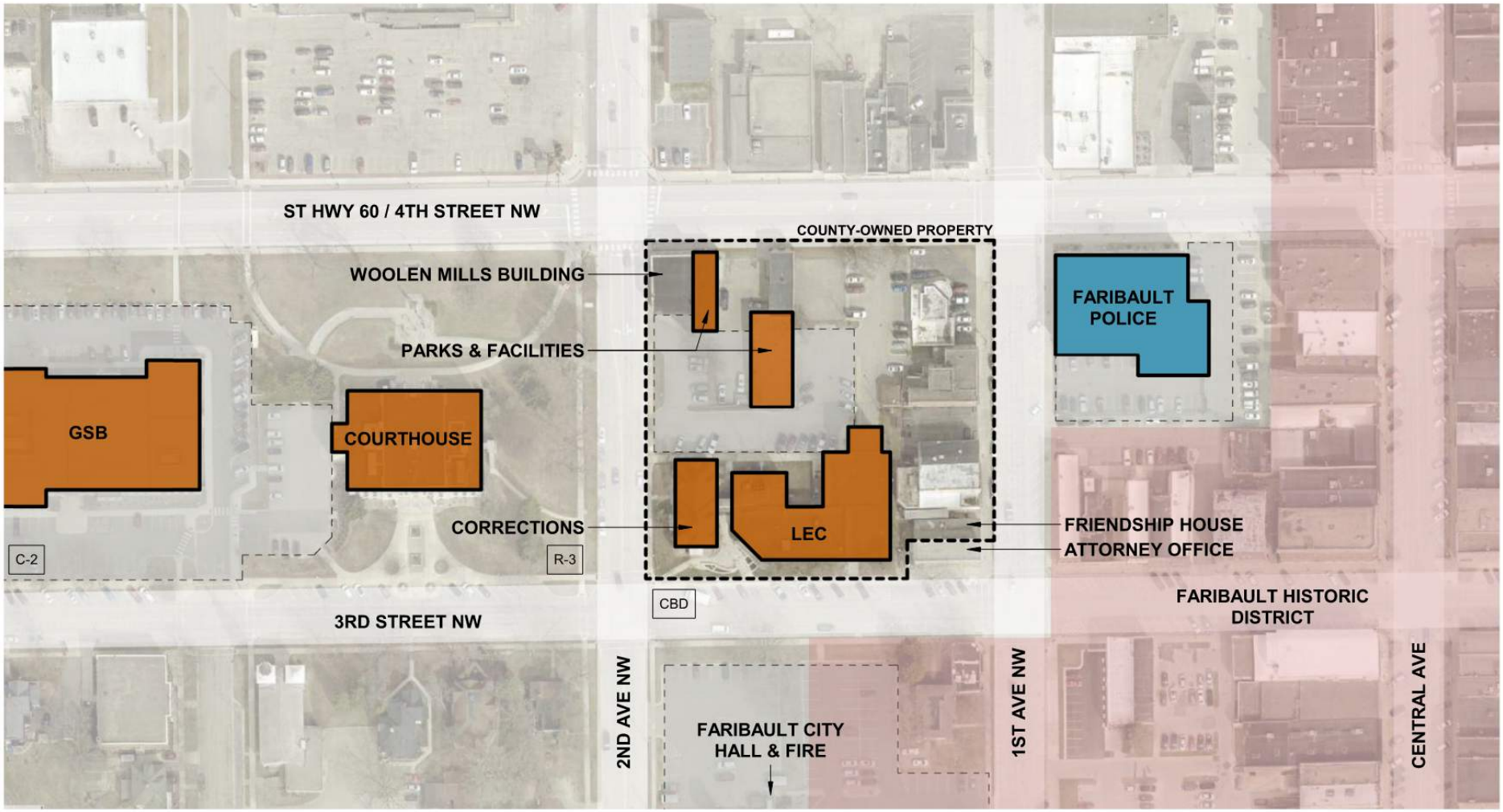
- Site upgrades and replacement of utilities
- Exterior envelope upgrades
- Replacement of interior finishes
- Replacement of mechanical systems
- Replacement of electrical systems
- Misc. project costs (contingency, testing, FFE, fees, etc.)

NOTE: Cost varies based on scale of renovation and building improvements completed. Assumes renovation for similar office or retail-type use.

PROPOSED IMPROVEMENTS

RICE COUNTY
NORTH BLOCK DEVELOPMENT

Existing Site



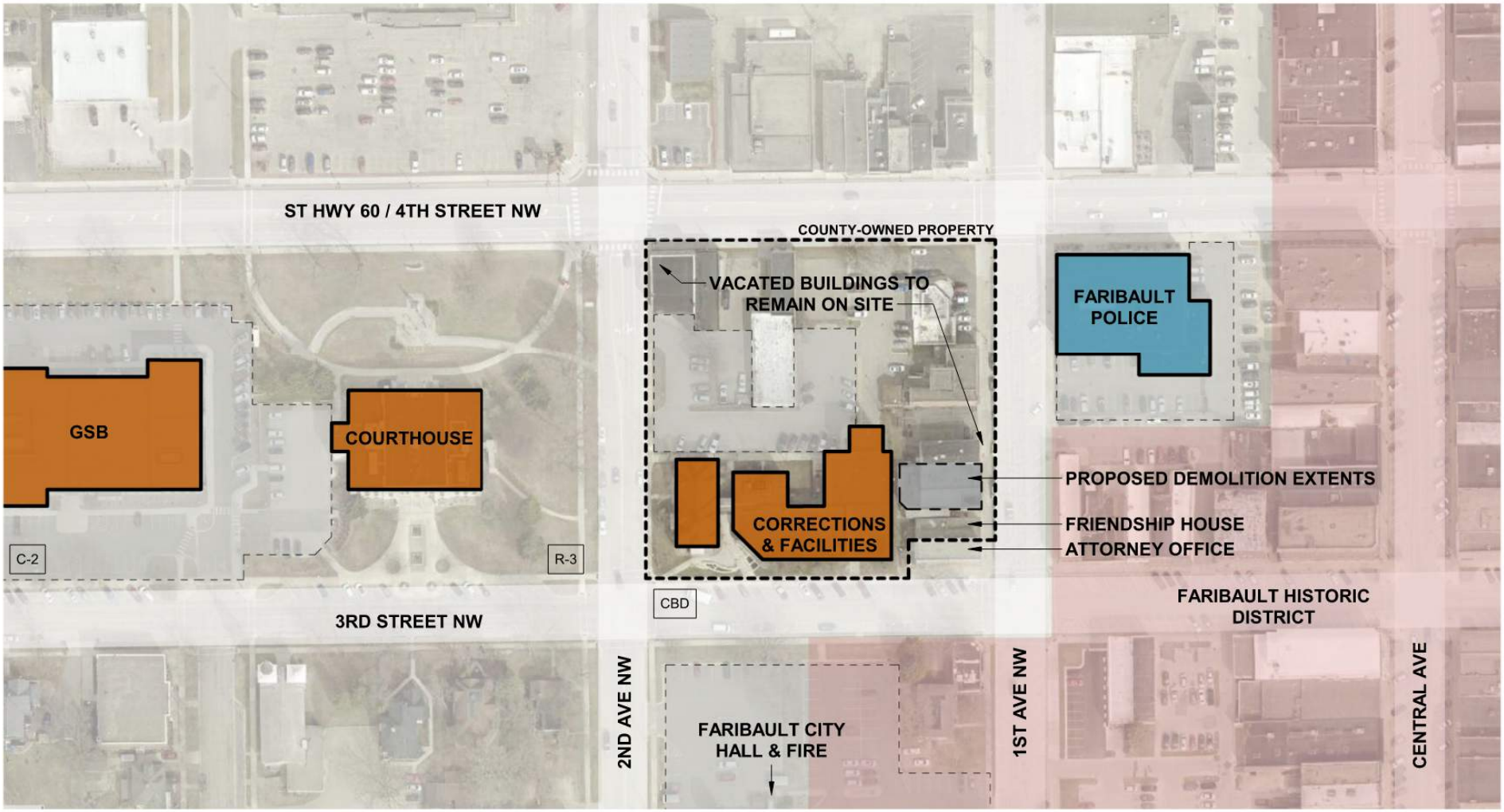
Concept 1 – Maintain Existing Site
Proposed Phasing Timeline

PHASE ONE
Friendship Garden – Building Demolition & New Landscaping

PHASE TWO
LEC Renovation for Corrections and Parks & Facilities (upon vacation of LEC by Sheriff's Office)

OTHER POTENTIAL IMPROVEMENTS
Partial Closure of 1st Avenue NW for Secure Police Parking

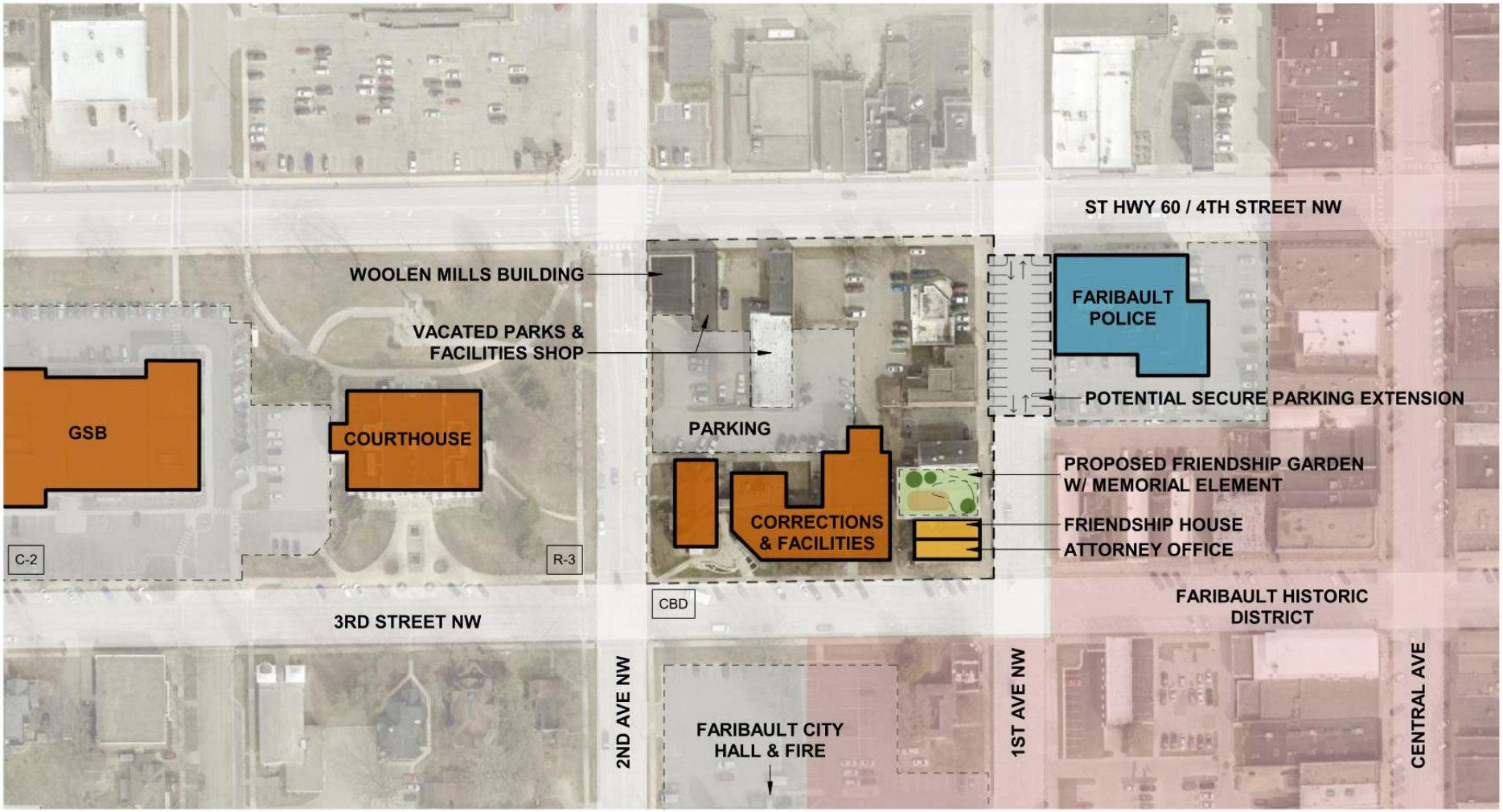
Concept 1 – Maintain Existing Site
Proposed Demolition Scope



RICE COUNTY
NORTH BLOCK DEVELOPMENT

Concept 1 – Maintain Existing Site

Proposed Site Plan



RICE COUNTY
NORTH BLOCK DEVELOPMENT

Concept 2 – Vacant Site
Proposed Phasing Timeline

PHASE ONE
Demolition of Existing Structures on North Block & Site Preparation for Future Development

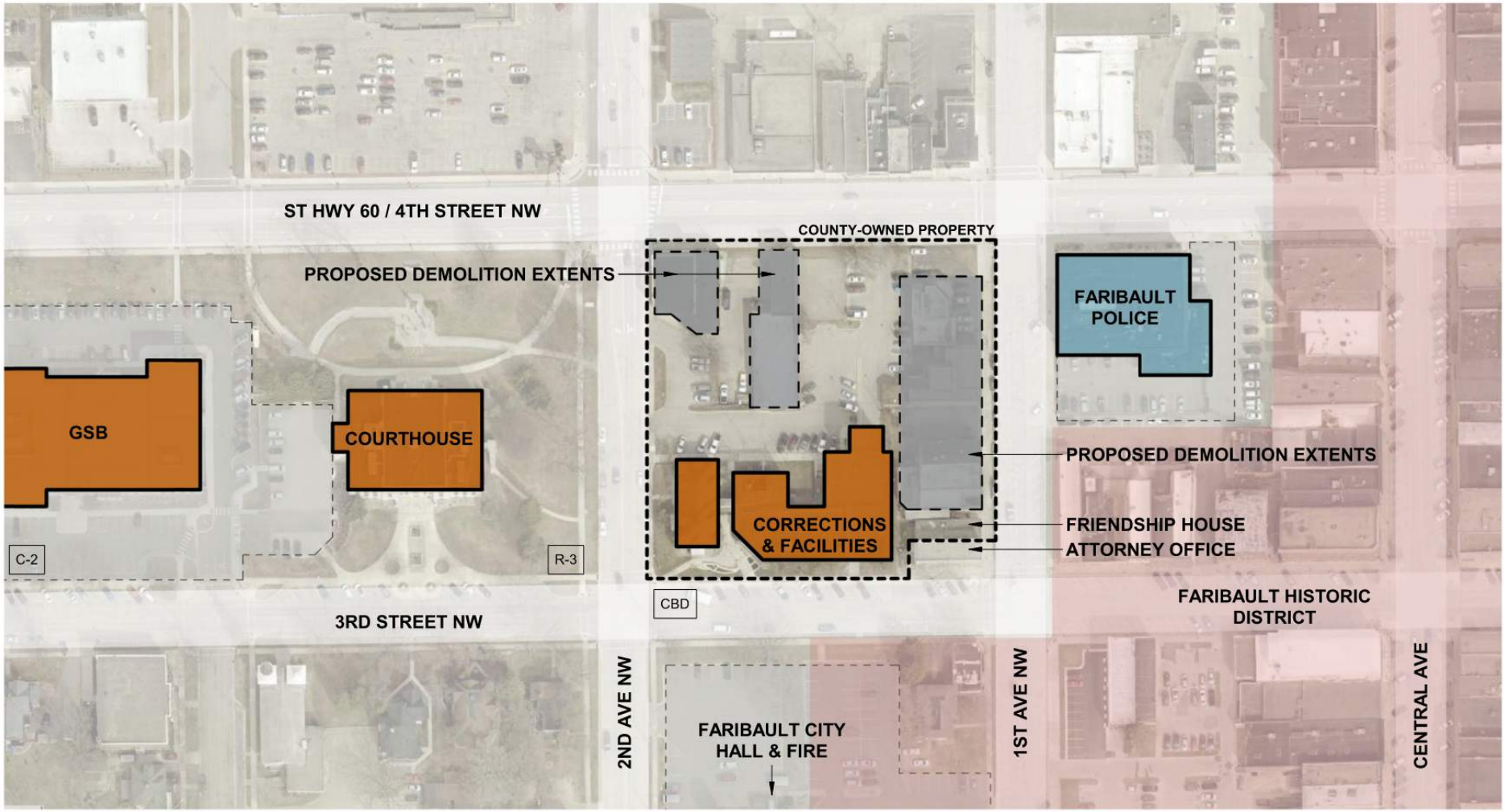
PHASE TWO
Friendship Garden – New Landscaping

PHASE THREE
LEC Renovation for Corrections and Parks & Facilities (upon vacation of LEC by Sheriff's Office)

OTHER POTENTIAL IMPROVEMENTS
Partial Closure of 1st Avenue NW for Secure Police Parking
Proposed Median Development along 4th Street NW

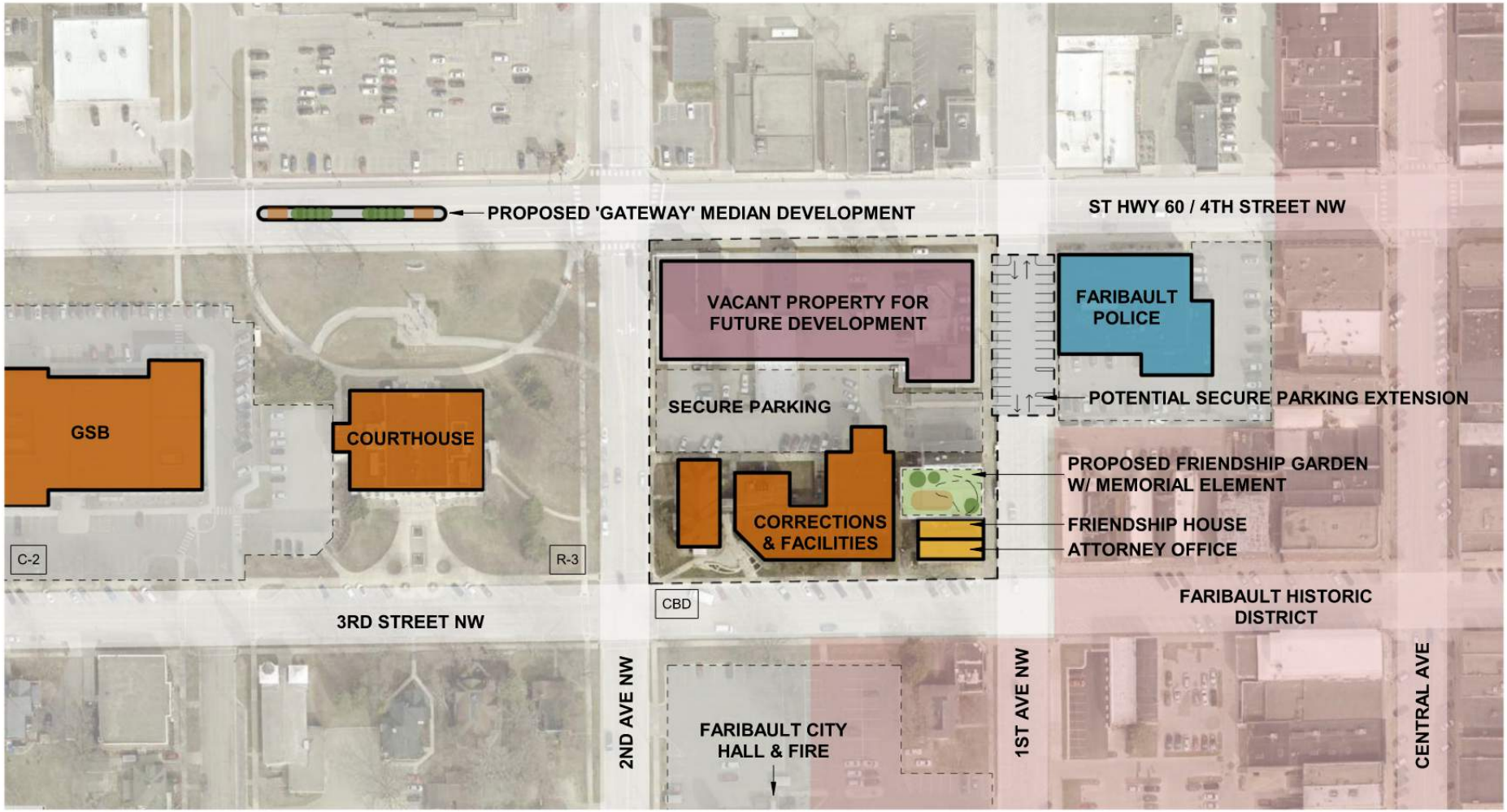
RICE COUNTY
NORTH BLOCK DEVELOPMENT

Concept 2 – Vacant Site
Proposed Demolition Scope



RICE COUNTY
NORTH BLOCK DEVELOPMENT

Concept 2 – Vacant Site
Proposed Site Plan



Concept 3 – New Parking
Proposed Phasing Timeline

PHASE ONE
Demolition of Existing Structures on North Block & Site Preparation for Future Parking

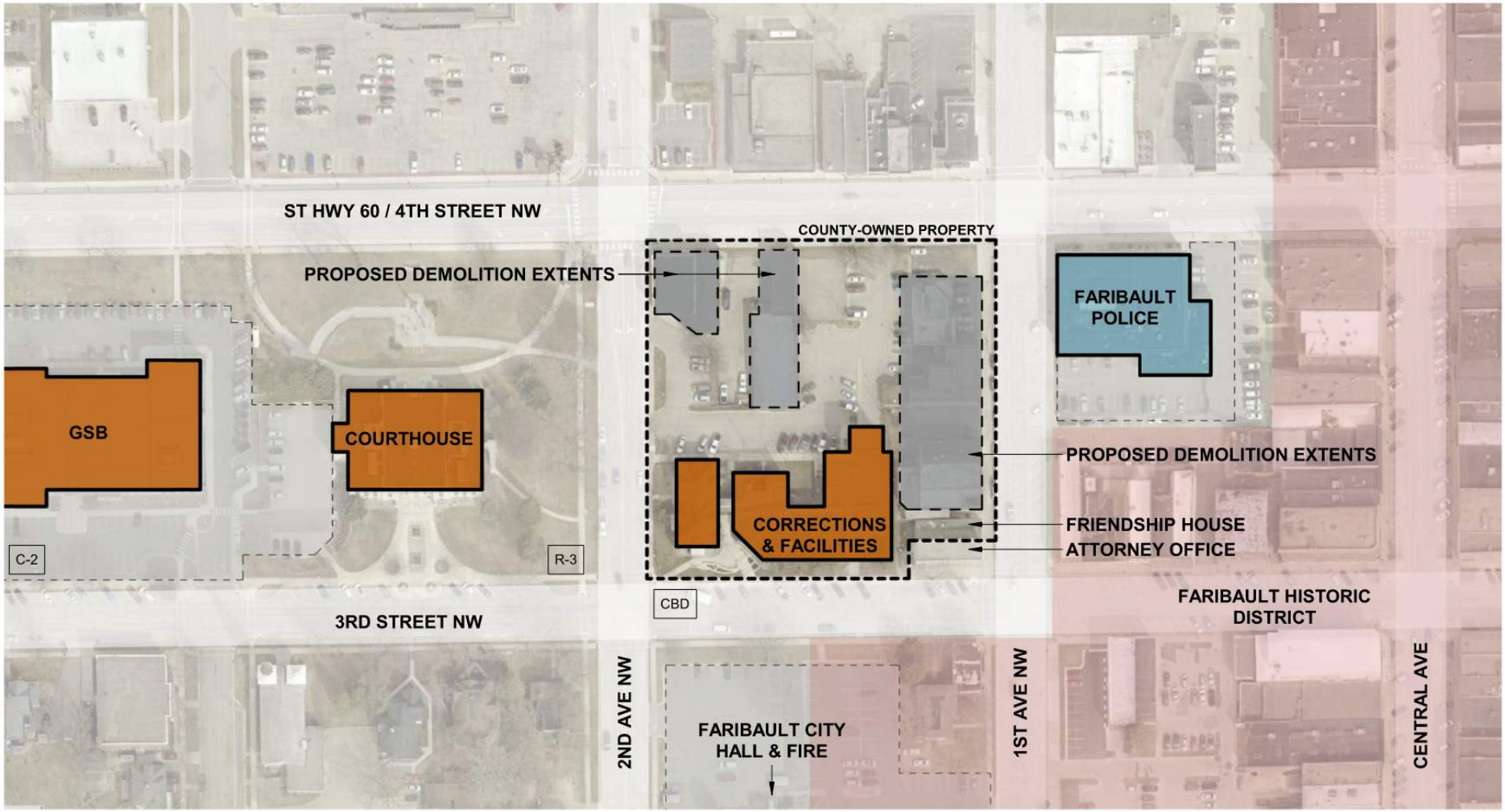
PHASE TWO
Friendship Garden – New Landscaping
Develop New Parking Lot on North Block

PHASE THREE
LEC Renovation for Corrections and Parks & Facilities (upon vacation of LEC by Sheriff's Office)

OTHER POTENTIAL IMPROVEMENTS
Partial Closure of 1st Avenue NW for Secure Police Parking
Proposed Median Development along 4th Street NW

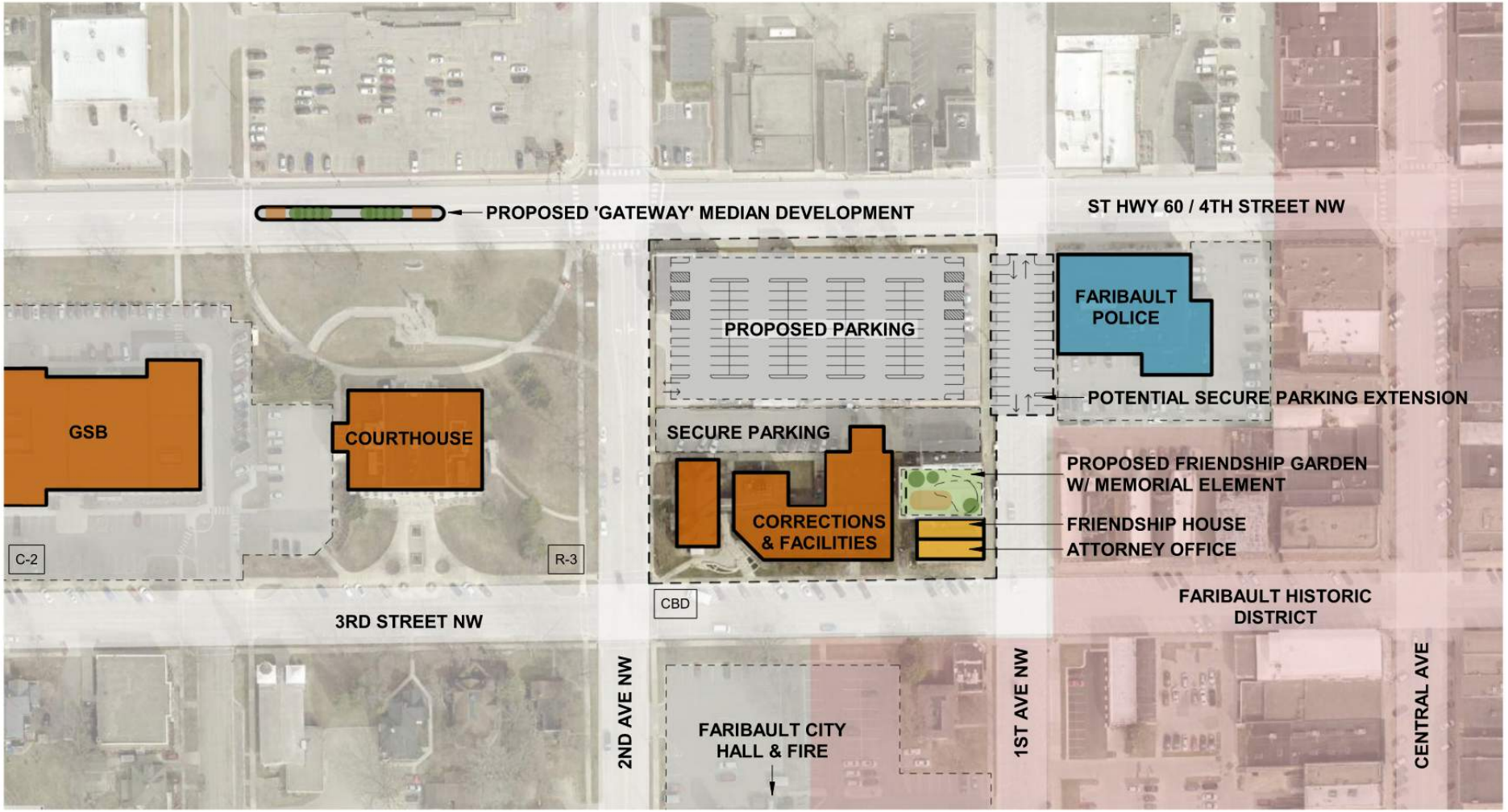
RICE COUNTY
NORTH BLOCK DEVELOPMENT

Concept 3 – New Parking
Proposed Demolition Scope



RICE COUNTY
NORTH BLOCK DEVELOPMENT

Concept 3 – New Parking
Proposed Site Plan



Concept 4 – New Development
Proposed Phasing Timeline

PHASE ONE
Demolition of Existing Structures on North Block & Site Preparation for Future Development

PHASE TWO
Friendship Garden – New Landscaping
Engage Proposal Process for Developers

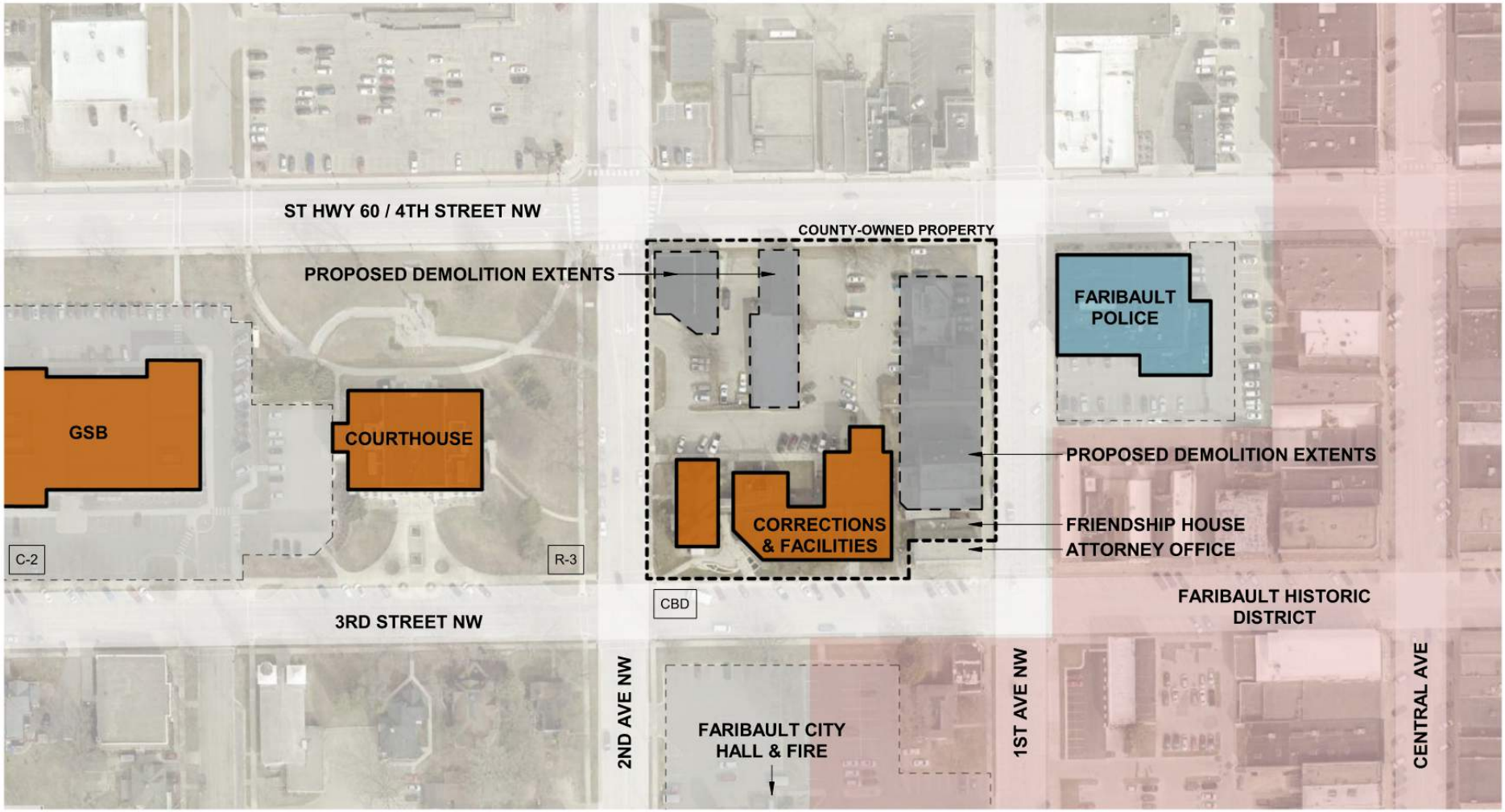
PHASE THREE
LEC Renovation for Corrections and Parks & Facilities (upon vacation of LEC by Sheriff's Office)

PHASE FOUR
New Development on North Block

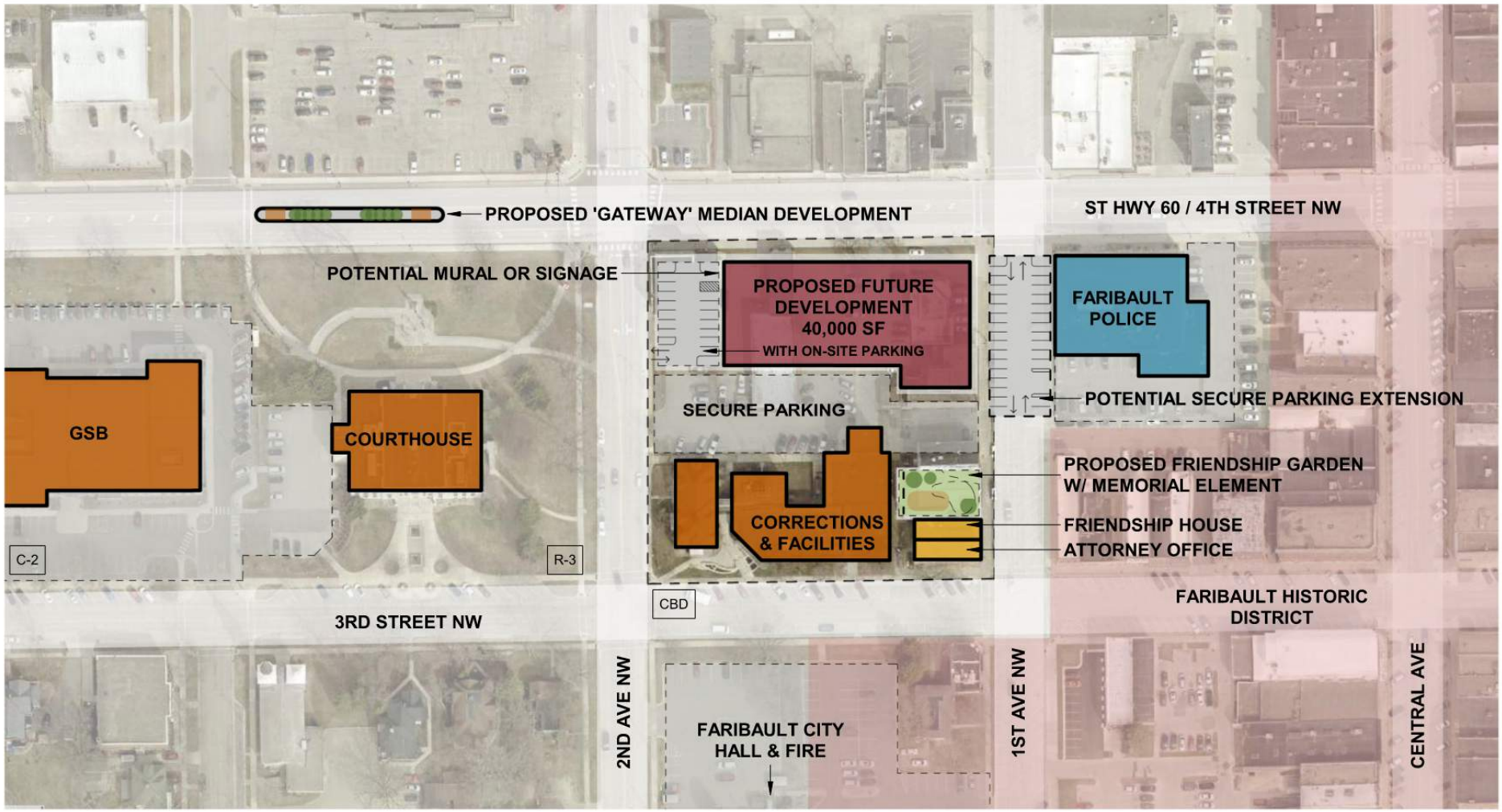
OTHER POTENTIAL IMPROVEMENTS
Partial Closure of 1st Avenue NW for Secure Police Parking
Proposed Median Development along 4th Street NW

RICE COUNTY
NORTH BLOCK DEVELOPMENT

Concept 4 – New Development
Proposed Demolition Scope



Concept 4 – New Development
Proposed Site Plan

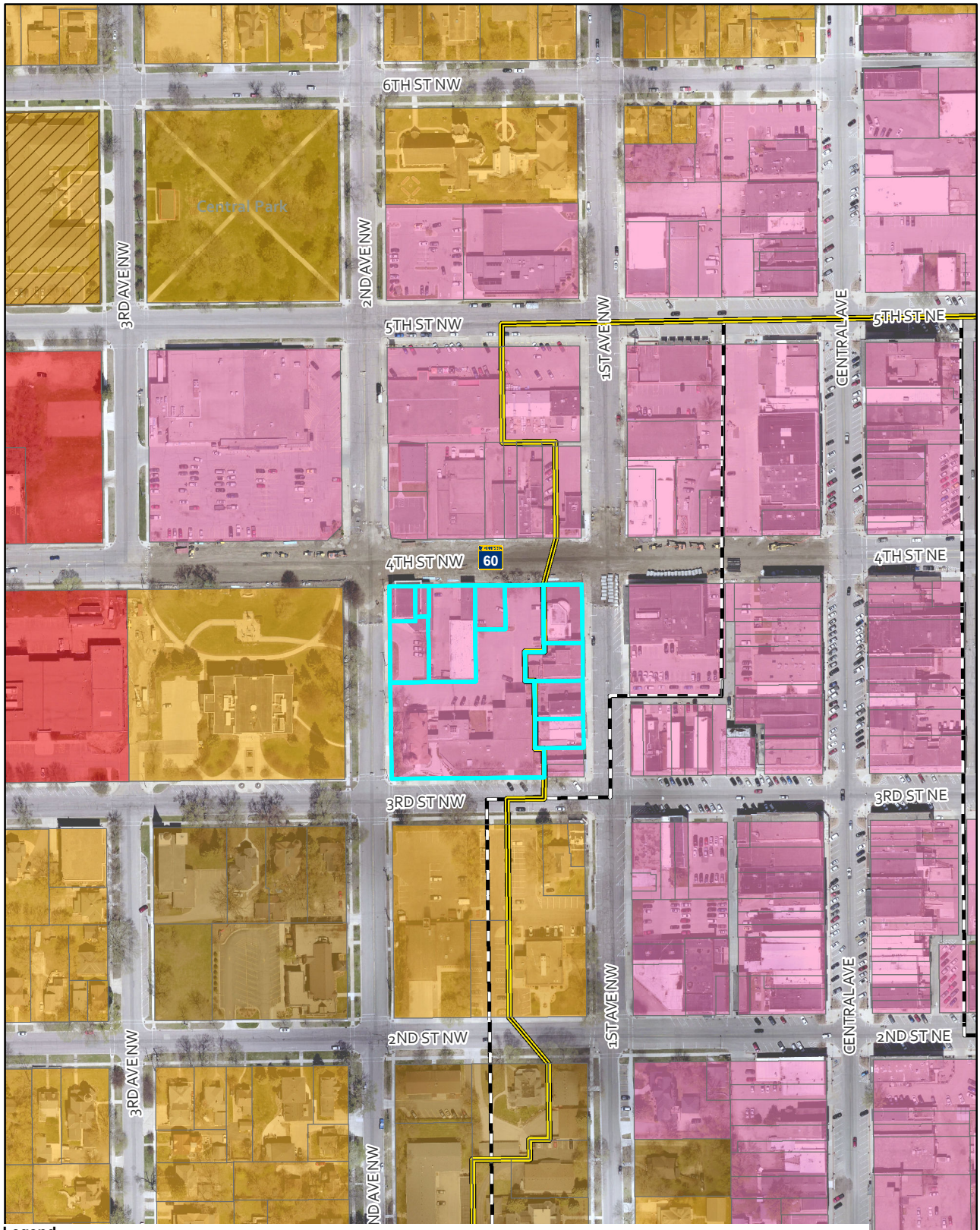


REQUEST FOR QUALIFICATIONS

- Developers submit company profiles/resumes to owner for selection.
- Maximizes ability for owner input during the development design process.
- Allows continuation of collaborative efforts between city and county entities.
  - Involvement of city during the design process provides financial flexibility with access to funding through TIF.
  - Ensures new development is in alignment with Central Business District zoning requirements & long-range planning goals for the downtown district.

QUESTIONS?

Rice County LEC Block



Legend

Zoning
- <all other values>

Residential
- Single Family Residential
- Single and Two Family Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential Manufactured Home

Commercial
- Community Commercial
- Highway Commercial
- Neighborhood Commercial
- Central Business District

Industrial
- Heavy Industrial
- Industrial Park
- Light Industrial

Other
- Agriculture/Open Space
- Transitional Urban Development
- Downtown Sign District
- Heritage Preservation Distrcit

City Of Faribault
Community & Economic Development

February 11, 2022

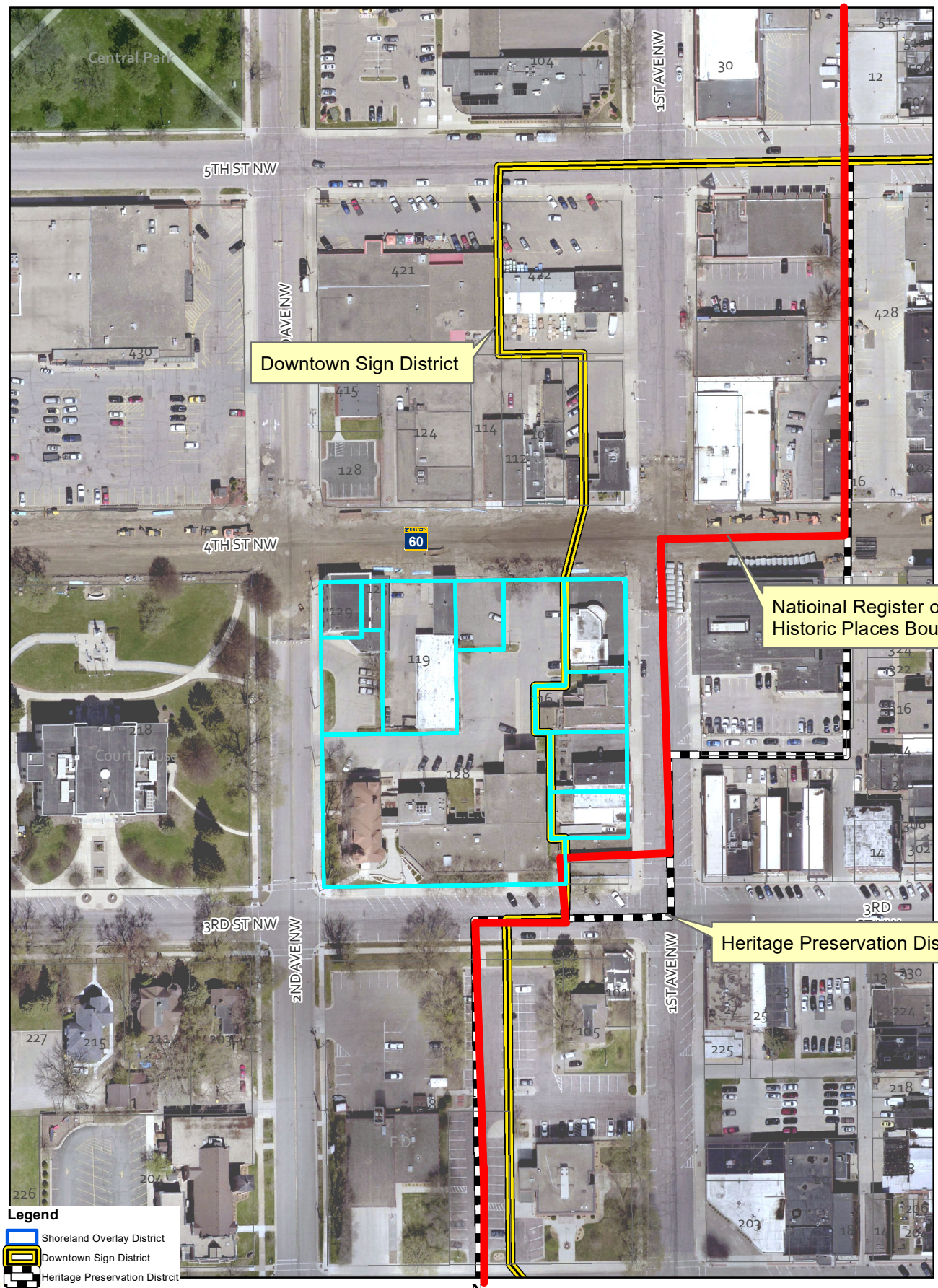
1 in = 250 ft

0 62.5 125 250 Feet

N W E S

This map is updated periodically to reflect amendments and should be used for general reference purposes. The map is current as of the date of the map. Specific inquiries should be directed to the Planning Division at (507) 334-0100

Rice County LEC Block



1 in = 150 ft

0 37.5 75 150 Feet

N W E S

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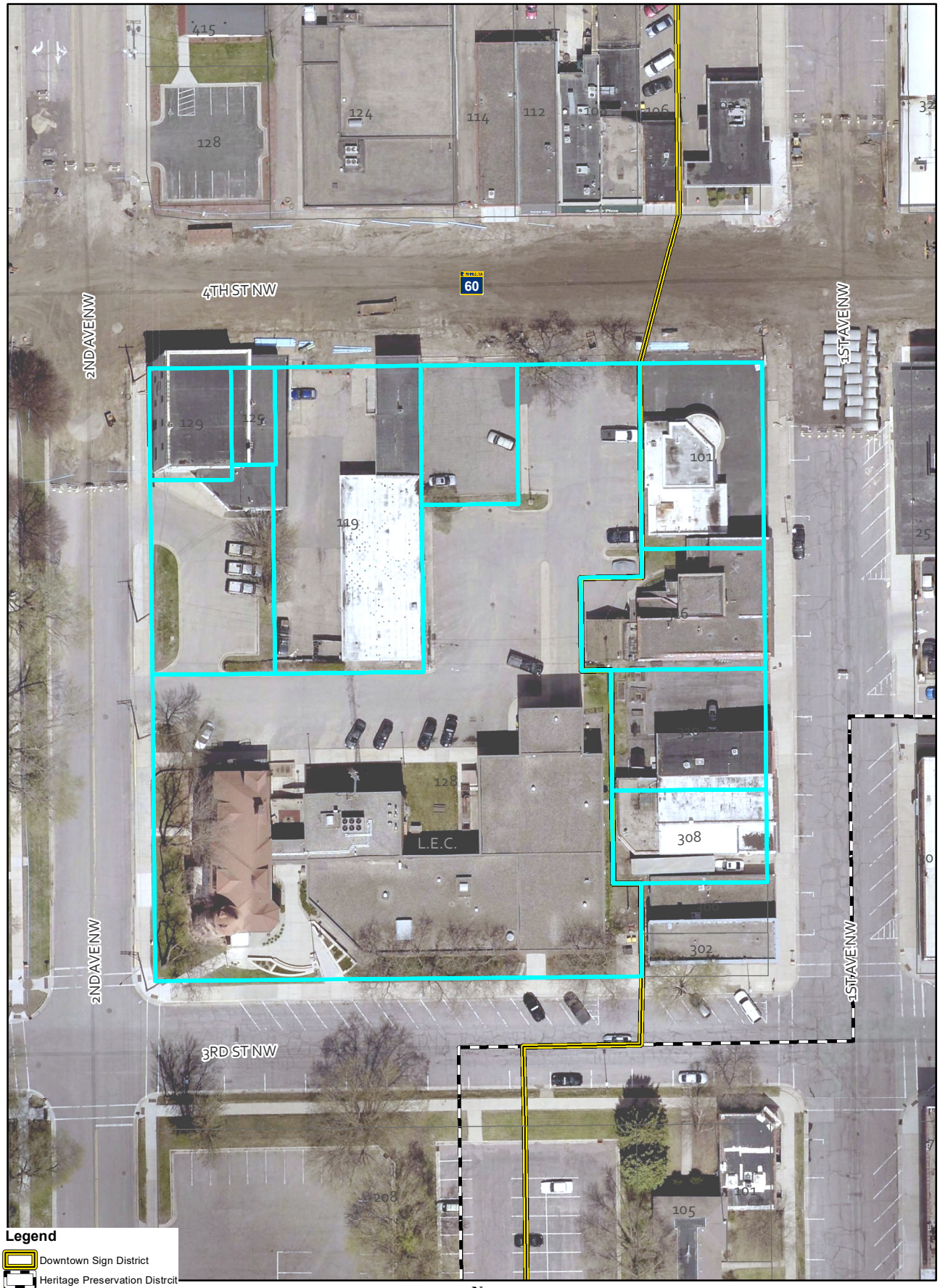
City Of Faribault
Community & Economic Development

February 11, 2022

Rice County LEC Block



Legend

Downtown Sign District

Heritage Preservation Distrcit

City Of Faribault
Community & Economic Development

February 11, 2022

1 in = 75 ft

0 15 30 60 Feet

N
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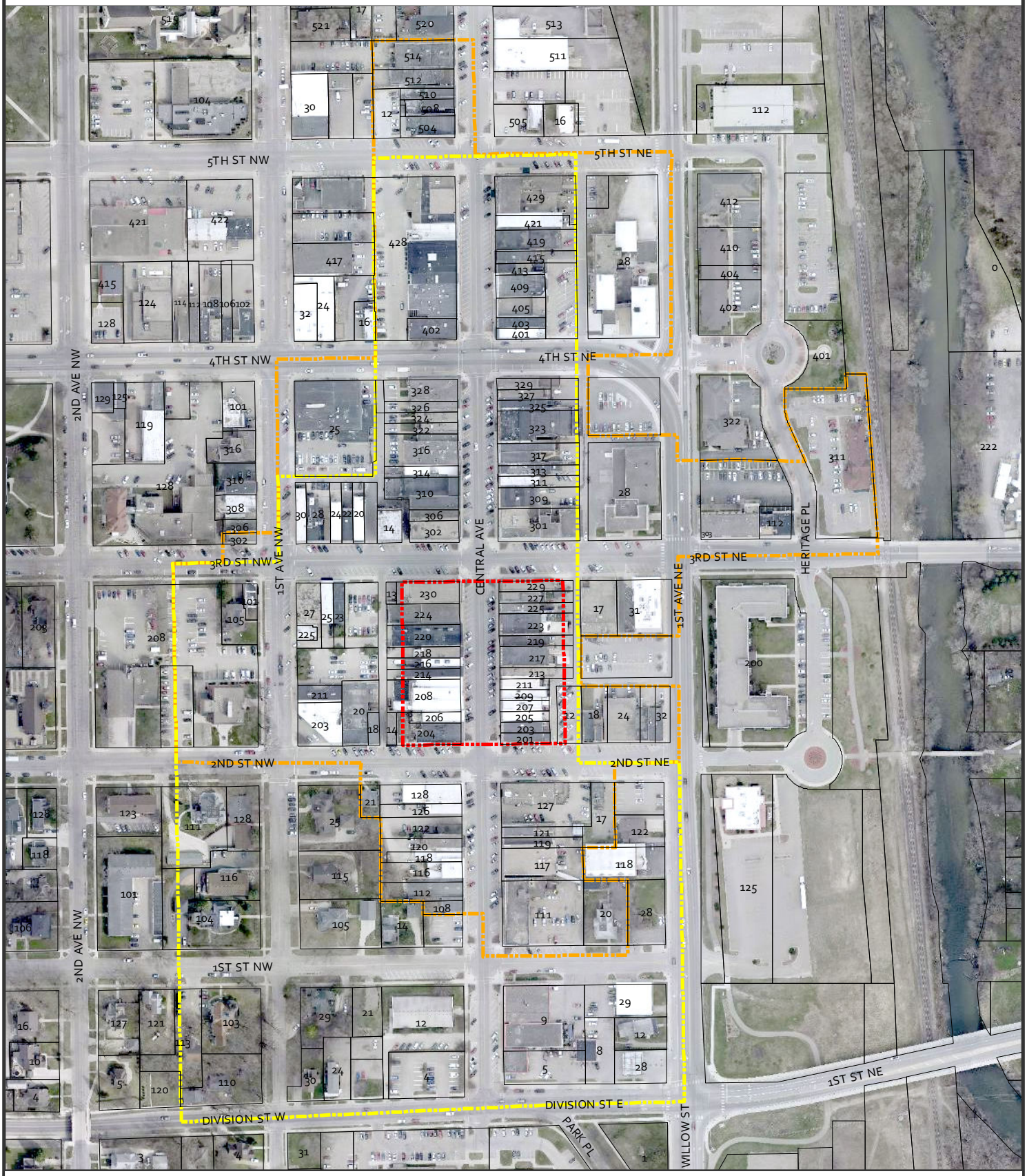
City of Faribault
February, 2019

Proposed Expansion of the National Register of Historic Places (NRHP) District Boundary

This map is neither a legally recorded map nor a survey. This map is a compilation data affecting the area shown; and is for reference purposes only. In using the map, you assume responsibility for the correctness all information extracted from this map.