



HERITAGE PRESERVATION COMMISSION AGENDA

3RD FLOOR CONFERENCE WEDNESDAY, FEBRUARY
ROOM 19, 2025

6:00 PM

1. Call to Order/Approve Agenda
2. Approval of the Minutes of September 18, 2024 and November 20, 2024
3. General Heritage Preservation Items
 - A. Election of Officers
 - B. Citizen Comment Period
4. Design Reviews
 - A. Resolution HPC-2025-001 COA for 1st St NW & 1st Ave NW
5. Items for Discussion
 - A. Review HPC Bylaws
 - B. Small Cities Development Program - Downtown Lighting Upgrades
6. Adjournment



HERITAGE PRESERVATION COMMISSION MINUTES

3RD FLOOR
CONFERENCE ROOM

WEDNESDAY, SEPTEMBER 18,
2024

6:00 PM

Meeting Items

1. Call to Order/Approve Agenda

The regular meeting of the Heritage Preservation Commission was called to order by Chair Weems at 6:00 pm. Commissioners: Ron Dwyer, Rob Kuhlman, Lee Nordmeyer, Susan Powell, David Sauer, and Chair Weems. Also in attendance was City Planner, Harry Davis and Administrative Assistant II, Kari Casper. Nordmeyer made a motion to approve the agenda, seconded by Powell. The motion passed unanimously.

2. Approval of the Minutes

Sauer made a motion to approve the minutes as presented, seconded by Powell. The motion passed unanimously.

3. General Heritage Preservation Items

A. Citizen Comment Period

None.

4. Design Reviews

A. Resolution HPC-2024-007 COA for 122 Central Ave

Davis went over the application and how the applicant is amenable to any proposed changes to what he submitted. He indicated that there would be no changes to the building itself. There was some discussion about the muntin, which is a bar between the panes in the glass. The board requested that there be no muntin in the middle window but keep it in the side windows. They looked over the colors and felt the bronze was the best choice. There will be four windows replaced. A motion was made by Nordmeyer which was to approve the proposal with muntin in all the windows. After further discussion, Dwyer amended Nordmeyer's original motion by making a motion to exclude the muntin in the windows and recommended approval of Resolution HPC-2024-007 COA for 122 Central Avenue, seconded by Kuhlman. The motion passed unanimously.

5. Items for Discussion

Davis stated that they are in the process of hiring another planner and, when that person comes in, he hopes that they will help get the HPD boundaries aligned for presentation to the City Council. Dwyer indicated that there is a lot of movement in the downtown and was wondering if all the work that is happening has been viewed by the HPC. He was particularly interested in the side of the Eastman building for those three storefronts. Davis will check with the building department to see what they intend on doing.

6. Adjournment

Powell made a motion to adjourn the meeting at 6:33 p.m., seconded by Nordmeyer.
The motion passed unanimously.

By: _____
Kari Casper, Recording Secretary



HERITAGE PRESERVATION COMMISSION MINUTES

3RD FLOOR CONFERENCE ROOM | WEDNESDAY, NOVEMBER 20, 2024 | 6:00 PM

Meeting Items

1. Call to Order

The regular meeting of the Heritage Preservation Commission was called to order by Chair Cori Weems at 6:00 pm. Commissioners: Ron Dwyer, Rob Kuhlman, Lee Nordmeyer, Susan Powell, David Sauer, and Chair Weems. Commissioner Coltan Hogan arrived after the meeting started. Also in attendance were City Planning Manager, Harry Davis and Nort Johnson.

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

Davis discussed a recent project that was approved by city staff. The project is a repair covered and exempted from a Certificate of Appropriateness under Sec 13-330(D)(1). Commissioners were initially concerned with not reviewing the project, but determined staff has the ability within the code to approve repairs and replacements. Commissioners suggested that staff can send projects that are unclear on being covered by the exemption to Chair Weems for consultation in addition to the CED Director and City Attorney.

b. PreserveMN Conference – Red Wing, MN

Hogan discussed their experience at the Minnesota historical preservation convention in Red Wing.

6. Adjournment

Sauer made a motion to adjourn the meeting at 7:24 p.m. The motion passed unanimously.

By: _____
Harry Davis, City Planning Manager



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Harry Davis, Planning Manager
THROUGH:
MEETING DATE: February 19, 2025
SUBJECT: Election of Officers

BACKGROUND:

According to the HPC bylaws, officers are to be elected at the monthly meeting in February of each fiscal year. Officers include a Chairman and a Vice-Chairman. Each board member shall hold office for one year. No member may serve more than two full consecutive terms as Chairman. The Director of Community Development or designated staff liaison shall be the Secretary of the Commission.

Current Chair: Cori Weems (partial term from April, 2024 to present)
Current Vice-Chairperson: Colton Hogan (partial term from April, 2024 to present).

REQUESTED ACTION:

Election of Officers for FY 2025

ATTACHMENTS:



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Harry Davis, City Planning Manager
THROUGH:
MEETING DATE: February 19, 2025
SUBJECT: Resolution HPC-2025-001 COA for 1st St NW & 1st Ave NW

BACKGROUND:

Scott Wopata on behalf of the Community Action Center (CAC) submitted a Certificate of Appropriateness (COA) application for two new, multi-unit residential structure at the corner of 1st St NW and 1st Ave NW. The property is within the Heritage Preservation District and zoned CBD. Staff reviewed the project and the Commercial District Design Guidelines and the Secretary of the Interior's Standards largely do not apply to residential construction, so the proposed project complies with the applicable requirements. Please see the attached resolution for a full list of criteria and findings.

REQUESTED ACTION:

Approve Resolution HPC-2025-001

ATTACHMENTS:

1. Resolution HPC-2025-001 COA for 1st St NW & 1st Ave NW

CITY OF FARIBAULT

HERITAGE PRESERVATION COMMISSION

RESOLUTION #HPC-2025-001

APPROVE A CERTIFICATE OF APPROPRIATENESS FOR NEW BUILDINGS AT THE CORNER OF 1ST STREET NW AND 1ST AVENUE NW

WHEREAS, Scott Wopata on behalf of Community Action Center (CAC; the Applicant), submitted a Certificate of Appropriateness (COA) application for property at the corner of 1st St NW and 1st Ave NW in the City of Faribault's Heritage Preservation District (HPD); and

WHEREAS, the Applicant seeks approval to construct two new residential, multi-unit buildings; and

WHEREAS, according to the City's Historic Building Inventory the new structures will take the place of the previously demolished buildings at 29 1st St NW (HPC Site #44; RC-FAC-52) and 21 1st St NW (HPC Site #43; RC-FAC-51) (both files attached in Exhibit C); and

WHEREAS, the City Planning Manager reviewed the application against the Commercial District Design Guidelines for the HPD and the Secretary of the Interior's Standards for Rehabilitation criteria to provide findings; and

WHEREAS, the HPC reviewed the recommended findings at a public meeting of the commission on February 19, 2025; and

WHEREAS, the HPC approved a Certificate of Appropriateness (Exhibit A) on February 19, 2025 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 property is currently vacant with no existing structures, so this criteria does not completely apply to this proposal. With relatively-new, residential development in the same city block, the proposed structures and their spatial

relationship to each other and their surroundings is acceptable. There is similar, but older, residential development across the adjacent rights-of-way.

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 property is currently vacant so this criteria does not completely apply to this proposal. All previous historic nature of the property was removed. The new relationships of the proposal will be complimentary to the nearby properties.

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 property is currently vacant so this criteria does not apply to this proposal. The proposed architectural style does not attempt to recreate historic styles.

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

Finding: The property is currently vacant so this criteria does not apply to this proposal.

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

Finding: The property is currently vacant so this criteria does not apply to this proposal.

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 property is currently vacant so this criteria does not completely apply to this proposal.

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: The property is currently vacant so this criteria does not completely apply to 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: As reflected in earlier criteria, the new structures will not be out of character with the surrounding residential properties. Spatial relationships between existing and the proposed are complimentary and will support the character in this part of the HPD.

- 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: The current property is vacant, so removal of the new construction would return the property back to its current status. This criteria does not completely apply.

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

Section 1. Certificate of Appropriateness. The Heritage Preservation Commission hereby approves a COA for two new, multi-unit residential buildings at the corner of 1st St NW and 1st Ave 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 February 19, 2024:

1. The applicant shall submit a building permit consistent with the approved COA. Any substantial changes or variations to the proposal, as determined by the City Planning Manager, shall require additional review and approval by the HPC.
2. All work must be completed by February 20, 2026. If an extension is required, the applicant must submit a written request to the City Planner by January 19, 2026. Failure to receive an extension by February 20, 2025 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: February 19, 2025

Faribault Heritage Preservation Commission

Chair

ATTEST:

City Planning Manager

Exhibit A

COA Design Review (add after approval and signatures)

Exhibit B

Design Review Application Submittal



DESIGN REVIEW APPLICATION FORM

Heritage Preservation Commission

APPLICANT INFORMATION

Site Address: 21 1st Ave NW & PID: 1831151001 address unassigned

Owner/Applicant: Community Action Center Schmidt Homes

Mailing Address: 1451 Jefferson Pkwy #200 City/State: Northfield MN 55057

Phone Number: 507-664-3550 ^{CAC} ^{Schmidt} 507-664-0482 Site File Number:

Work Site Address: 21 1st Ave NW

TYPE OF WORK

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

SCOPE OF WORK

Brief Project Description:

Build 8 housing units - 2 for emergency housing & 6 for work force housing. We are focusing on sustainable building practices & ensuring the buildings fit in to the neighborhood.

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:

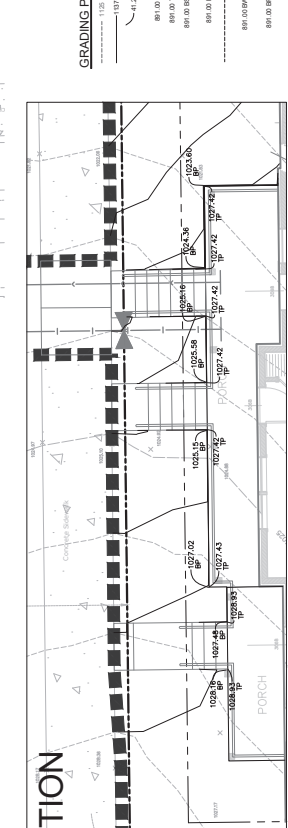
CERTIFICATE OF APPROPRIATENESS

☐ Issued ☐ Denied

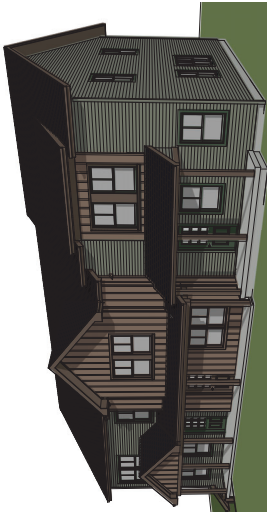
NOTE

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.





1 WEST BUILDING FRONT PORCH GRADING



STREET VIEW WEST BLOCK



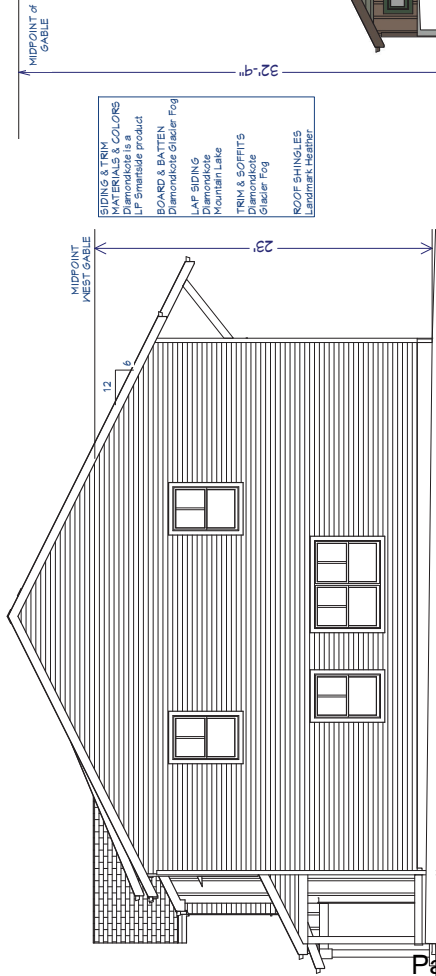
SOUTH ELEVATION SCALE 1/4" = 1'-0



EAST ELEVATION SCALE 1/4" = 1'-0

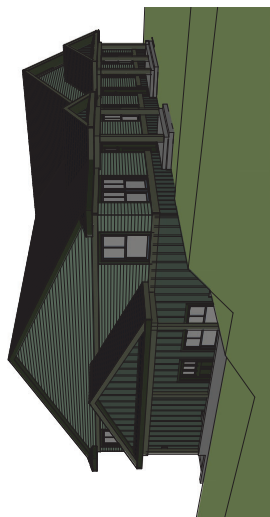


NORTH ELEVATION SCALE 1/4" = 1'-0

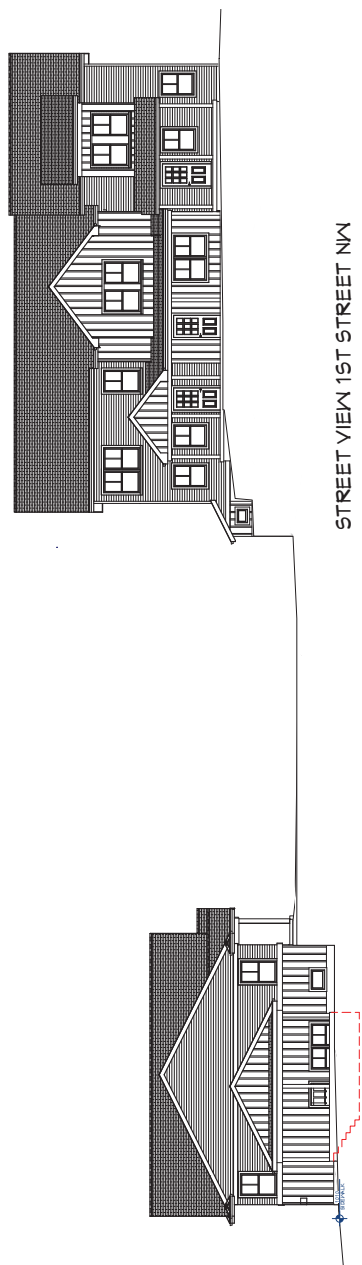


WEST ELEVATION SCALE 1/4" = 1'-0

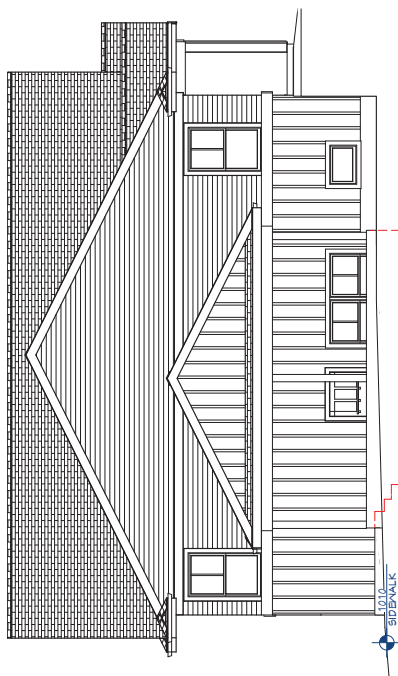
SINGLES & TRIM
MATERIALS & COLORS
Diamondkote is a
LP SmartSide product
BOARD & BATTEN
Diamondkote Glacier Fog
LAP SIDING
Diamondkote
Mountain Lake
TRIM & SOFFITS
Diamondkote
Glacier Fog
ROOF SHINGLES
Diamondkote Glacier Fog



STREET VIEW EAST BLOCK



STREET VIEW 1ST STREET NW



NORTH ELEVATION SCALE 1/4" = 1'-0"



WEST ELEVATION SCALE 1/4" = 1'-0"

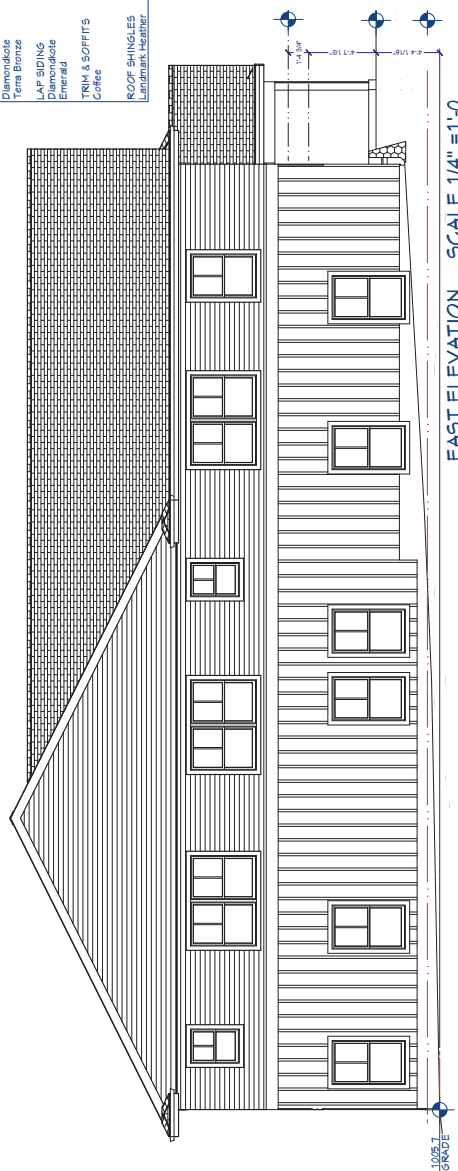
SIDING & TRIM
DiamonDKote®
DiamonDKote is a
L.P. Smartside product

BOARD & BATTEN
DiamonDKote
Terra Bronze

LAP SIDING
DiamonDKote
Emerald

TRIM & SOFFITS
Coffee

ROOF SHINGLES
Landmark Heather



SOUTH ELEVATION SCALE 1/4" = 1'-0"

Exhibit C

**Historic Inventory Files Partial Record for Sites # 44 & # 43
(# RC-FAC-52 and # RC-FAC-51)**

HISTORIC SITES SURVEY OF FARIBAULT

ADDENDUM SHEET

Date/Source of
Addendum

Site #: 44

Present Name:

Historic Name:

Site Address:

Property Specific Information

Tax Parcel#:

Assessor's Map #:

Approx. Legal Description:

Present Owner's:

Neighborhood Setting:

Site Features:

Potential Threats:

Historic Contexts: ☐ Early Settlement
☐ Bishop Whipple, Religion, Education
☐ State Institutions
☐ Industry
☐ Commerce
☐ Civic
☐ Homestead
☐ Quality of Life
☐ Other: title: _____

Significance: ☐ Local
☐ State
☐ National

Designation Status: ☐ HPC site
☐ NR site
☐ HPC District
☐ NR District

Site #: 44

Date/Source of
Addendum

Element Specific Information

Present Name:

Historic Name:

Date Built:

Date Source:

Property Use:

Additional Comments:

Alterations:

Open to the Public: _____ Yes
_____ No
_____ Limited

Background and Significance

Architect:

Contractor:

Original Owner:

Historic Background:

Sources:

Statement of Significance:

Additional Comments:

BLOCK 15

F

Address: SE Corner of 1st Avenue & 1st Street Southwest



Date of Construction: 1890-1910

Style: Unknown

Two and one-half story
Hip roof with turret
Variety of textures
Transom windows
2 over 2 lights
Semi-Palladian windows (upper story)
Interior chimney
Original siding still on house
Additions to the house have altered its original appearance considerably.
Minimum windows added

Date of Photograph: July, 1982

29 1st St. NW

Start at the Faribault House, 12 NE First Ave. Greek Revival architecture. Note the lighted door. This was the first frame house in Faribault, built in 1853 of lumber hauled by ox cart from St. Paul. During the three years Alexander Faribault lived here, the house was the center of the community — the first Mass was said here, and it was the scene of numerous political meetings. For many years the house was owned by the O'Leary family, who operated a livery stable.

In the early 1940s, it was purchased by the Faribault Foundation, and on May 22, 1945, the building was turned over to the Rice County Historical Society. In October, 1953, 100 years after the house had been built, the public was invited to visit, but furnishings were not complete until many years later.

The house is open to the public from 1-5 p.m. May 1 through Oct.

1.

Across the street, a historic marker indicates the site of a Mission School established in 1858 by Rev. James Lloyd Breck, which developed into Seabury Divinity School, Shattuck School, St. Mary's Hall and St. James School. School was held in rented rooms on the second floor of a frame building. (In 1884, a sugar refinery was located here.)

At the corner of First Street and First Avenue NE, turn west and go to Central Avenue (old Main Street). On your right, there has been a hotel on this site since 1856! The first, the Barron House, faced the river. When it burned to the ground in 1882, a group of Faribault citizens built the Old Brunswick Hotel on the site. Townspeople still remember sitting on its huge porch and eating in its fine dining room. The present addition dates to 1932.

Across the street, the first library was in a building across from the Brunswick, where Dr. L. W. Leighton opened an office in 1855. He supplemented his income by renting books.

To your right, across the street and mid-block, is a stone building erected in June, 1865, by W. Heinrick, pioneer Faribault grocer, upon his return from Appomattox. About this time, frame buildings were being replaced by something more permanent, and this is typical of the simple stone store of this period, with only cut stone window caps and sills for ornament. Mr. Heinrick was a pioneer Faribault grocer. It has been used for business purposes most of its years, although it briefly housed two departments of the public schools in 1886, when the new high school was being built.

Just to the north is another stone building. It is often referred to as the "Old Stone Church."

It was erected in 1868-69, and was the first three-story structure in Faribault. Still visible are the arched windows and the rock-faced stone pillars which support the recessed doorway. This handsome building was designed by C. N. Daniels, local architect and builder who designed the old Courthouse and Masonic building.

Originally it housed George F. Batchelder's dry goods store, with the second floor devoted entirely to carpets and rugs. Mayor Pratt and J. B. Wheeler are among the early owners. It housed the first Union Hall in Faribault, the CIO. It contains what may be the first elevator in town — a simple affair run by counter weights and hand-over-hand pull rope. It is a very substantial building, with walls 2 to 2½ feet thick. During construction, pieces of lumber were inserted in the walls for the workers to stand on as the walls went up, and these are still visible. At one time there was a handsome galvanized iron cornice on the building (added in 1878). This has since been removed.

George F. Batchelder (no relation to the lawyer), sold his property after about five years, returning to Chicago. In 1880, he moved to Leadville, Colo., and accounts of his mining activities are in the Faribault Republican.

Cross Central Avenue, continue one block west. On your left, southeast corner, is 29 NW First Ave. The G. W. Murphy house was built in 1887, when he was city recorder. The house has been considerably changed, particularly the entrance. Mr. Murphy came to Faribault when he was young and was educated here. He opened a real estate office with John Cashel and was city recorder for 10 years.

On the northwest corner is 104 NW First Ave. One of the most handsome homes in Faribault, it was the Hudson Wilson-Bangs home. A French Second Empire residence, with Mansard roof, it has

an unusual "saddle" arched dormer over the entry. This elegant brick veneer mansion was completed in 1876 for Mr. Wilson, who was president of Citizens National Bank. The Faribault Republican stated "it was inclined to believe that it is not surpassed in elegance and convenience by any yet erected in our city." The Mansard roof, the iron grill work, the long arched windows are all typical of the French style.

Hudson Wilson was born in Ohio in 1830. As a young man he did various things — was a farmer, merchant and hardware store owner. In 1857 he came to Faribault and opened a private bank with his brother. Fourteen years later, the bank was incorporated into the Citizens National Bank. Mr. Wilson was engaged in banking in Faribault for 43 years. He served as trustee and treasurer of the State School for Defectives for 33 years, and as chairman of the board of county commissioners for nine years.

Across the street, southwest corner, is 103 NW First St. It was the William E. Blodgett House, with Queen Anne architecture, built in the 1880s. Mrs. Blodgett was Harriet Wilson, daughter of the Hudson Wilsons. W. E. Blodgett worked in the family lumber business. He was born near Cannon Lake, the son of an early settler and lumberman.

Continue one block west on First Street to the next corner. On your left, the southeast corner, is 127 NW First St. It was the J.C.N. Cottrell home. Built in 1897, this is a fine example of stick-style Queen Anne architecture. The house is beautifully preserved.

John Campbell Norman Cottrell was born in Quebec. He came to Vermont for his education, and he remained in Vermont to teach school. In 1849, he got gold fever and with a brother and friend set out for California. The journey took seven months, and for the most part they walked. They were not successful in finding gold, so they started a hardware store on the Feather River to supply miners. After a few years, he returned to Vermont, sailing around the Horn, where he married, and shortly thereafter came to Faribault, where he opened a hardware store. He was warden of the Cathedral for 25 years, trustee of Seabury Divinity School for 28 years, and the oldest Mason in the state at the time of his death at 84. There were 11 children.

Go one block further west. On the northeast corner of First Street and Third Avenue is 107 NW Third Ave. It was the M. P. Holmen home — Georgian Italianate, with excellent window capping. Mr. Holmen was born in Norway, where he was reared on a farm and worked in the copper mines. In 1867 he came to Minnesota, where he worked on the railroad for seven years. In 1875 he opened a grocery store and saloon in Faribault. A relative of Alexander Faribault, Mrs. Valerie Olson, lived in an apartment in this house for over 25 years.

Turn to your right on Third Ave. and go one block north. On the southwest corner is 305 NW Second St. It was the Hutchinson home, Queen Anne-Victorian style, an excellent restoration. The home was built in 1892 by John Hutchinson, a Canadian who came to Faribault in the 1800s. He was engaged in the sawmilling and lumber business here, and his firm eventually became the Peterson Art Furniture Co. He was a Civil War veteran who also took part in moving Indian prisoners to Mankato after the Sioux Uprising. Dr. S. B. Haessly, a prominent medical doctor who practiced in Faribault more than 25 years, was the second owner.

On the northeast corner is 226 NW Second St. It was the Dr. W. H. Stevens home. Italianate residence, with excellent carved stone window capping, it was built about 1876. Dr. Stevens was the first druggist in Faribault. The store was opened in 1864 and located on Main Street. Later he built a larger building downtown. Dr. Stevens was born in New York, where he studied medicine and married. He spent 19 years in Michigan, coming to Faribault because of his health.

Turn west on Second Street. Mid-block, on your left, is 317 NW Second St. The home, constructed of Faribault limestone, is an unusual example of quasi-Gothic architecture, with Queen Anne and Romanesque overtones. It was built about the 1880s. The home was possibly built by the Brandts, who operated a brewery located just south of the library. Extensive repairs were made to the house in the 1930s.

A Bicentennial tour of Faribault's 'Old Town'



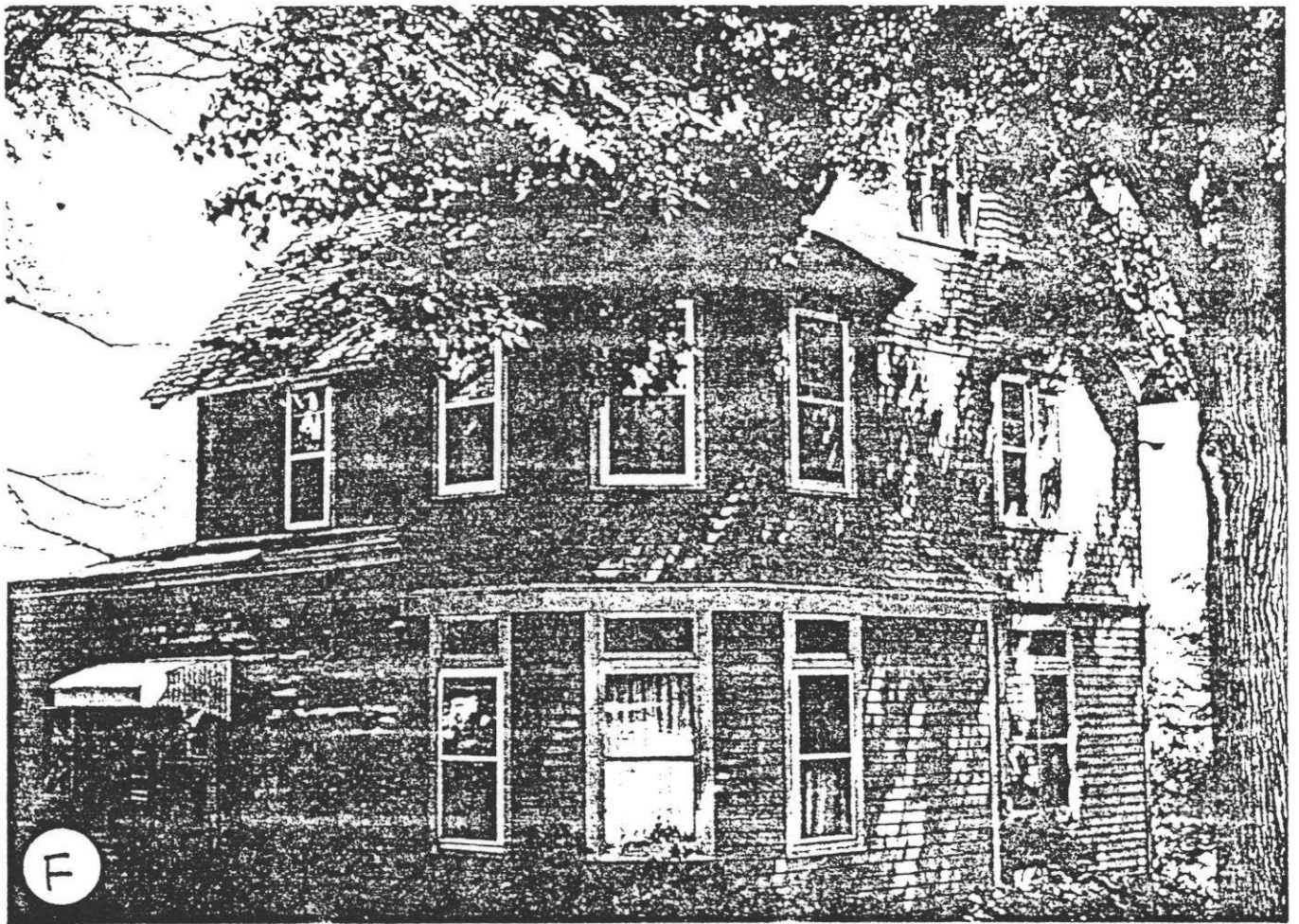
Alexander Faribault House 1853

Restored 1944-1955

No. 1: *First, Second and Third Streets*

Please view the homes and other privately owned buildings on this tour from the street or public sidewalk only. (This tour brochure does not entitle participants to view the interiors of homes and private buildings.) This tour guide was made possible by a grant from the Faribault Bicentennial Commission, a subsidiary of the Faribault City Council.



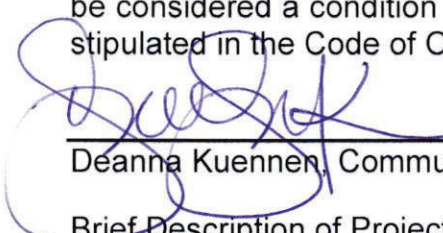


Heritage Preservation Commission
CERTIFICATE OF APPROPRIATENESS

29 1st St NW

I hereby certify that the Heritage Preservation Commission has reviewed the below-described project and found the work proposed by the applicant to meet or exceed the design guidelines established by the City of Faribault.

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.

 Community & Econ Dev Director
Deanna Kuennen, Community and Economic Development Director

Brief Description of Project:

Demolition of the structure at 29 1st St NW and restoration of the site.

Date of Heritage Preservation Commission Review: 11 February 2019
Certificate of Appropriateness Issued: 12 February 2019

Copies forwarded to:	Building Official:	<u>XX</u>
	Property Owner:	<u>XX</u>
	Site File:	<u>XX</u>

HISTORIC SITES SURVEY
OF FARIBAUT



ROLL # 11
FRAME # 25

ADDRESS : 29 1ST ST NW

HISTORIC SITES SURVEY OF FARIBAULT

PRESENT NAME OF SITE :

INVENTORY # RC-FAC-52

SITE ADDRESS : 29 1ST ST NW
SE CORNER OF 1ST ST NW AND 1ST AVE NWFIELDWORK DATE : 05 - 87
FIELDWORKER : Granger

SITE SUMMARY

INVENTORY #	PROPERTY TYPE	CONTRIBUTING STATUS	PHOTO I.D.
52 *	House	Contributing Building	11.25

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 : Sited on a steep hill.

POTENTIAL THREATS :

HISTORIC CONTEXTS :

Quality of Life

SIGNIFICANCE :

☒ LOCAL
☐ STATE
☐ NATIONAL

DESIGNATION STATUS :

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

ELEMENT SPECIFIC INFO

PRESENT NAME :
HISTORIC NAME : G.W. MURPHY HOUSE

INVENTORY # RC-FAC-52

ADDRESS : 29 1ST ST NW

DESCRIPTION

DATE BUILT : 1887
DATE SOURCE : "Bicentennial Tour"

PROPERTY TYPE : House
PRESENT USE : House

STYLE : Queen Anne/Eastlake/Stick

INTACTNESS :

☐ INTACT
☐ SLIGHT ALTERED
☒ MODER ALTERED
☐ VERY ALTERED

CONDITION :

☐ EXCELL
☐ GOOD
☒ FAIR
☐ POOR

STORIES : 2 1/2
ROOF STYLE : Intersecting gable
WINDOWS : Rectangular 1/1
FOUNDATION : Stone

STRUCTURAL SYSTEM : Woodframe
PRIMARY EXTERIOR : Clapboard
SECONDARY EXTERIOR : Wood shingles

ADDITIONAL COMMENTS : Two story polygonal corner turret.

ALTERATIONS : Addition to northeast corner, porch enclosed.

OPEN TO PUBLIC : ☐ YES ☒ NO ☐ LIMITED

BACKGROUND & SIGNIFICANCE

ARCHITECT :
CONTRACTOR :

ORIGINAL OWNER : G.W. Murphy

HISTORIC BACKGROUND : Built in 1887 for G.W. Murphy, then Faribault's city recorder.

SOURCES : "A Bicentennial Tour of Faribault's Old Town" (1976).

STATEMENT OF SIGNIFICANCE :

HISTORIC SITES SURVEY OF FARIBAULT

ADDENDUM SHEET

Date/Source of
Addendum

Site #: 43

Present Name:

Historic Name:

Site Address:

Property Specific Information

Tax Parcel#:

Assessor's Map #:

Approx. Legal Description:

Present Owner's:

Neighborhood Setting:

Site Features:

Potential Threats:

Historic Contexts: ☐ Early Settlement
☐ Bishop Whipple, Religion, Education
☐ State Institutions
☐ Industry
☐ Commerce
☐ Civic
☐ Homestead
☐ Quality of Life
☐ Other: title: _____

Significance: ☐ Local
☐ State
☐ National

Designation Status: ☐ HPC site
☐ NR site
☐ HPC District
☐ NR District

Site #: 43

Date/Source of
Addendum

Element Specific Information

Present Name:

Historic Name:

Date Built:

Date Source:

Property Use:

Additional Comments:

Alterations:

Open to the Public: _____ Yes
_____ No
_____ Limited

Background and Significance

Architect:

Contractor:

Original Owner:

Historic Background:

Sources:

Statement of Significance:

Additional Comments:

HISTORIC SITES SURVEY OF FARIBAULT

PRESENT NAME OF SITE :

INVENTORY # RC-FAC-51

SITE ADDRESS : 21 1ST ST NW
N SIDE OF STREET

FIELDWORK DATE : 05 - 87

FIELDWORKER : Granger

SITE SUMMARY

INVENTORY #	PROPERTY TYPE	CONTRIBUTING STATUS	PHOTO I.D.
51 *	Office/headquarters	Contributing Building	11.26

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 : Vacant. Nearby redevelopment.

HISTORIC CONTEXTS :

Commerce

SIGNIFICANCE :

☒ LOCAL
☐ STATE
☐ NATIONAL

DESIGNATION STATUS :

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

ELEMENT SPECIFIC INFO

PRESENT NAME :
HISTORIC NAME :

INVENTORY # RC-FAC-51

ADDRESS : 21 1ST ST NW

DESCRIPTION

DATE BUILT : Circa 1960
DATE SOURCE :

PROPERTY TYPE : Office/headquarters
PRESENT USE : Vacant

STYLE : International

INTACTNESS :

☒ INTACT
☐ SLIGHT ALTERED
☐ MODER ALTERED
☐ VERY ALTERED

CONDITION :

☐ EXCELL
☐ GOOD
☒ FAIR
☐ POOR

STORIES : 1
ROOF STYLE : Flat
WINDOWS : Rectangular Fixed
FOUNDATION :

STRUCTURAL SYSTEM : Concrete block
PRIMARY EXTERIOR : Brick
SECONDARY EXTERIOR : Concrete block

ADDITIONAL COMMENTS :

ALTERATIONS :

OPEN TO PUBLIC : ☐ YES ☒ NO ☐ LIMITED

BACKGROUND & SIGNIFICANCE

ARCHITECT :
CONTRACTOR :

ORIGINAL OWNER :

HISTORIC BACKGROUND :

SOURCES :

STATEMENT OF SIGNIFICANCE : Very nice, tiny modern office building with dramatic angular lines.

HISTORIC SITES SURVEY
OF FARIBAULT



ROLL # 11
FRAME # 26

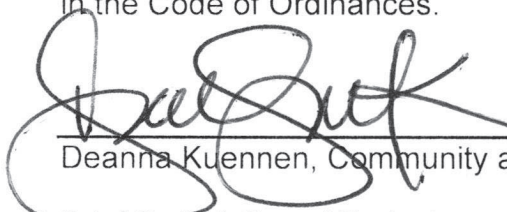
ADDRESS : 21 1ST ST NW

Heritage Preservation Commission
CERTIFICATE OF APPROPRIATENESS

21 1st Street NW

I hereby certify that the Heritage Preservation Commission has reviewed the below-described project and found the work proposed by the applicant to meet or exceed the design guidelines established by the City of Faribault.

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.



Deanna Kuennen, Community and Economic Development Director

Brief Description of Project:

Demolition of the structure at 21 1st Street NW and restoration of the site.

Date of Heritage Preservation Commission Review: 21 December 2015
Certificate of Appropriateness Issued: 22 December 2015

Copies forwarded to:	Building Official:	<u>XX</u>
	Property Owner:	<u>XX</u>
	Site File:	<u>XX</u>

DESIGN REVIEW APPLICATION FORM

Heritage Preservation Commission

Owner / Applicant: Steve Burkhartzmeyer

Mailing Address: 17834 Coe Ave,

City/ State: Faribault, MN

Telephone Number: 507-838-8348

Work Site Address: 21 1st St NW

Site File Number: 43

Type of Work: Restoration ☐ Remodeling ☐
 New Construction ☐ Site Improvements ☐
 Demolition ☒ XX

Brief Description of Project:

The property owner at 21 1st St NW has applied for a demolition permit for the structure on this site. The structure has been vacant for a long time and is in very poor condition. It was built in 1960 and is made of concrete block and brick. It is in the local historic district but is not in the current or proposed National Register District.

The building has been vacant and used for cold storage for several years. There are no immediate plans for reusing the site.

While the Design Guidelines require a Certificate of Appropriateness for demolition activities, they don't provide specific criteria for evaluating such proposals. It is suggested however, that the HPC consider the following factors when reviewing the request:

- The historic and architectural significance of the building. **The architectural style is "International" with dramatic angular lines. There is little historical information about this building but it used to be a drop-off/pick-up location for the Star Tribune newspaper.**
- The contribution of the building to its immediate surroundings and to the character of the historic property or the Historic District as a whole. **According to the site file, it is a Contributing Building in the local district, although it does not fit the context of the district, which is late 19th century/early 20th century commerce and architecture. It is not within the current National Register District. It is not within the proposed expanded National Register District.**

*Lee - looks like a
hazard
Kart - was a paper boy
in late 50's, was
handcarriers for
news paper dropoff*

*Low-
no
bathroom*

Kv-

- The impact of demolition of the building on the historic and architectural environment of the neighborhood. **Demolition will have minimal impact on the historic and architectural environment of the neighborhood. There have been no iconic businesses in the building and it has been vacant for over 30 years. It is such a small building, it tends to blend in with its surroundings and is often overlooked.**

The building is surrounded by residential uses, including an 18-unit apartment building, a duplex and two single-family houses. Diagonally from the structure is a municipal parking lot. The lot is very small, limiting the reuse options for the site.

- The structural condition of the building. **The building is in poor structural condition and the Building Official has been working with the property owner for over a year to address the condition of the structure.**

Attachments:	Historical Data / Site File Information	<u>XX</u>
	Photographs	<u>XX</u>
	Detailed Drawings of Proposed Modifications	<u> </u>
	Site Plan	<u> </u>
	Manufacturers Specifications	<u> </u>
	Material Samples / Color Samples	<u> </u>

Action of HPC Board:	Meeting Date:	<u>21 December 2015</u>
	Action Taken:	<u> </u>

Certificate of Appropriateness:	Issued:	<u> </u>
	Denied:	<u> </u>

HISTORIC SITES SURVEY OF FARIBAULT

PRESENT NAME OF SITE :

INVENTORY # RC-FAC-51

SITE ADDRESS : 21 1ST ST NW
N SIDE OF STREETFIELDWORK DATE : 05 - 87
FIELDWORKER : Granger

SITE SUMMARY

INVENTORY #	PROPERTY TYPE	CONTRIBUTING STATUS	PHOTO I.D.
51 *	Office/headquarters	Contributing Building	11.26

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 : Vacant. Nearby redevelopment.

HISTORIC CONTEXTS :

Commerce

SIGNIFICANCE :

☒ LOCAL
☐ STATE
☐ NATIONAL

DESIGNATION STATUS :

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

ELEMENT SPECIFIC INFO

PRESENT NAME :
HISTORIC NAME :

INVENTORY # RC-FAC-51

ADDRESS : 21 1ST ST NW

DESCRIPTION

DATE BUILT : Circa 1960
DATE SOURCE :

PROPERTY TYPE : Office/headquarters
PRESENT USE : Vacant

STYLE : International

INTACTNESS :	CONDITION :
☒ INTACT	☐ EXCELL
☐ SLIGHT ALTERED	☐ GOOD
☐ MODER ALTERED	☒ FAIR
☐ VERY ALTERED	☐ POOR

STORIES : 1
ROOF STYLE : Flat
WINDOWS : Rectangular Fixed
FOUNDATION :

STRUCTURAL SYSTEM : Concrete block
PRIMARY EXTERIOR : Brick
SECONDARY EXTERIOR : Concrete block

ADDITIONAL COMMENTS :

ALTERATIONS :

OPEN TO PUBLIC : ☐ YES ☒ NO ☐ LIMITED

BACKGROUND & SIGNIFICANCE

ARCHITECT :
CONTRACTOR :

ORIGINAL OWNER :

HISTORIC BACKGROUND :

SOURCES :

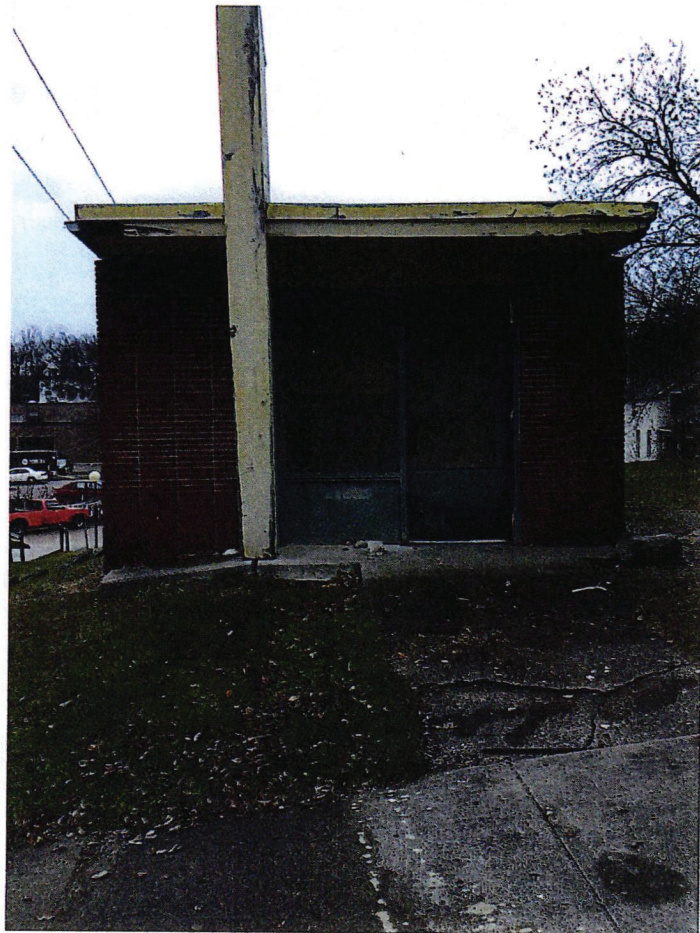
STATEMENT OF SIGNIFICANCE : Very nice, tiny modern office building with dramatic angular lines.

HISTORIC SITES SURVEY
OF FARIBAULT



ROLL # 11
FRAME # 26

ADDRESS : 21 1ST ST NW



Front/north side of building



West Side of Building



West Side of Building



Rear/North Side



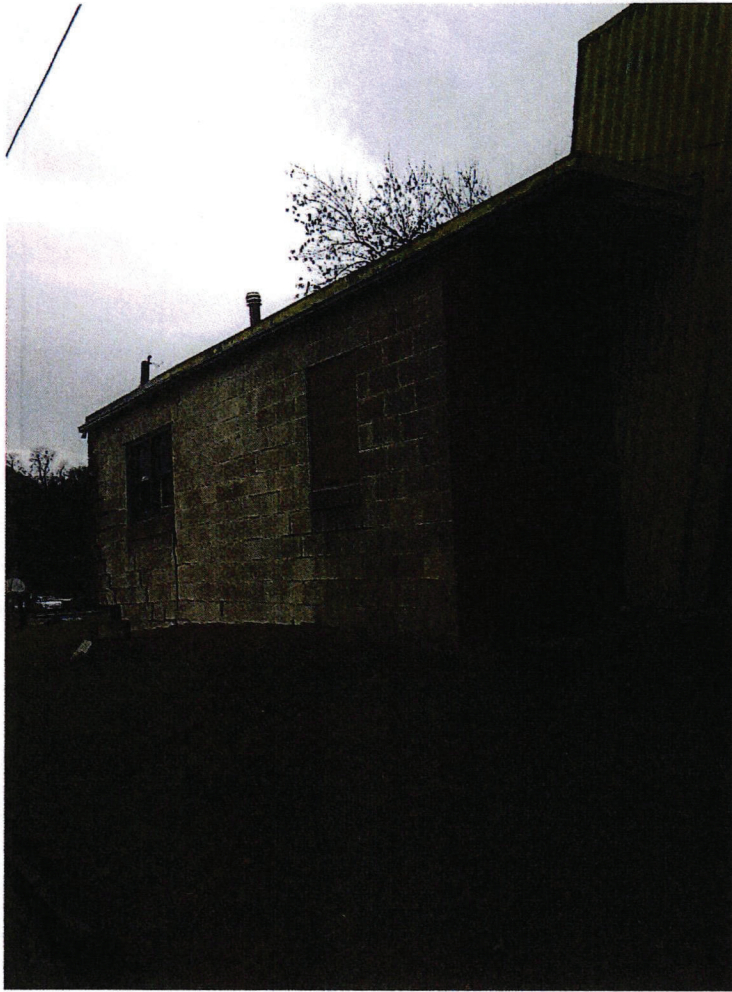
Rear/North Side



East Side of Building



East Side of Building



East/North Side of Building



Residential uses across the street



Municipal parking lot across the street/diagonal from building



Rental unit on west side of the building



Rental unit on west side of the building



Apartment complex on east side of the building

SONOMA COUNTY
LANDMARKS COMMISSION

2550 Ventura Avenue # Santa Rosa, California 95403 # (707) 525-7383 # FAX (707) 525-8343

GUIDELINES FOR DEMOLITION OF HISTORIC STRUCTURES
(Adopted May 15, 1979)
(Revised June 30, 2008)

Potential Decisions

In making a decision on a request for a demolition permit to demolish an Historic Landmark structure or a structure in an Historic District, the Landmarks Commission will make one of the following decisions:

- (a) approve the demolition permit
- (b) modify the demolition permit
- (c) delay a decision on the demolition permit for a period not to exceed 180 days

Factors Considered

The Landmarks Commission will consider the following factors in evaluating the request for a demolition permit:

- The historic and architectural significance of the building.
- The contribution of the building to its immediate surroundings and to the character of the historic property or the Historic District as a whole.
- The impact of demolition of the building on the historic and architectural environment of the neighborhood.
- The structural condition of the building.

Required Materials

In addition to the request for a demolition permit, the following materials must be provided to the Landmarks Commission for its review:

1. A professional assessment of the structural condition of the building by a qualified architect, structural engineer, or construction contractor.
2. Any plans for replacement of the building or redevelopment of the site.



BUILDING CODE DIVISION

Third Floor, 208 NW 1st Ave, Faribault, MN 55021
Phone (507) 333-0387 Fax (507) 384-0507

- Date: 12/09/15
- Building Address: 21 1st St W
Is there a well or septic system on this property? ☐ Yes* ☒ No *If yes,
Letter of Compliance required by a licensed septic installer.
Was dwelling built prior to 1978: ☒ Yes ☐ No
**If YES, please follow lead abatement rules on Federal EPA site at:
http://cfpub.epa.gov/fpp/searchrrp_firm.htm
State Web site: <http://www.dli.mn.gov/ccld/lead.asp>
Are you EPA Lead Certified? ☐ Yes ☒ No
- Permit Applicant: ☐ Owner ☐ Designer ☒ Contractor
- Owner's Name: STEVE DUKAKIANIS MEYER
Address: 17834 DOE AVE FARIBAULT
Telephone # 507-838-8348 8341
- Contractor's Name: TIMM'S TRUCKING INC
Address: 24366 HOLLAND AVE MORRISTOWN MN 55042
Telephone # 507-685-2222 Cell Phone # 507-323-5619
State License # _____ Exp: _____
Lead Certification #: _____ Exp: _____
E-mail: rtimm@timms-trucking.com
- Architect's Name: KJA
Address: _____
Telephone # _____ State License # _____
- Estimated Value of Construction (labor + material): \$2,300.00
- Description of Project including Sq Ft/Dimensions: 450SF BLOCK BUILDING

I hereby certify that I have completed and examined this application and certify that the information contained therein is correct. If a permit is issued, I agree all work will be done in conformance with all applicable ordinances and codes of the City of Faribault and laws of the State of Minnesota.

Printed Name: RANDY TIMM

Signature: [Signature]

www.ci.faribault.mn.us

BUILDING PERMIT APPLICATION

For Office Use Only

Permit # _____

Permit Types
☐ Building ☐ Septic System

Property Types
☐ Commercial (COMM)
☐ Condominium (COND)
☐ Duplex (DPLX)
☐ Industrial (INDU)
☐ Institutional (INST)

☐ Modular (MODU)
☐ Multi-Family (MULT)
☐ Public Facilities (PUBL)
☐ Residential (RESI)
☐ Townhomes (TOWN)

Construction Types
☐ Accessory Building (ABLG)
☐ Addition (ADDI)
☐ Deck (DECK)
☐ Garage Attached (GARA)
☐ Garage Detached (GARD)
☐ New Construction (NEWC)
☐ Porch 3 Season (PORC)
☐ Remodel (REMD)
☐ Window Replacement (WIND)
☐ Flood Damage (FLDD)

☐ Airplane Hangar (APHG)
☐ Cold Storage Building (CLDS)
☐ Demolition (DEMO)
☐ Egress Window (EGRS)
☐ Foundation/Sitework (FOUN)
☐ Plan Review (PLRV)
☐ Swimming Pool (POOL)
☐ Septic Systems:
☐ Install Alt. System (INSA)
☐ Install Mound (INSM)
☐ Install Trench (INST)

Valuation \$ _____

☐ Surcharge

Occupancy Group _____

☐ Permit

Bldg. Const. Type _____

☐ Plan Check Fees

Design Occupant Load _____

☐ WAC # of Units

Plan # _____ Date _____

☐ SAC # of Units

Bldg. Square Feet _____

☐ Parkland

Number of Stories _____

☐ Water Meter

Number of Units _____

☐ Single Family Escrow \$1,000

(Returned upon completion of landscaping)

☐ Grading Permit Required ☐ Yes ☐ No

☐ Building Sprinkled..... ☐ Yes ☐ No

☐ ROW Permit Required..... ☐ Yes ☐ No

Applicable Edition of Code _____

DESIGN REVIEW APPLICATION FORM

Heritage Preservation Commission

Owner / Applicant:

Mailing Address:

City/ State:

Telephone Number:

Work Site Address:

Site File Number:

Steve Burkhardtmeier
17834 Coe Ave.
Faribault, MN 55021
(507) 838-8347 (507) 334-8692
21 1st St. N.W. (1831126511)

Type of Work:

Restoration

New Construction

Demolishing

Remodeling

Site Improvements

Brief Description of Project:

Building too small to serve as anything
Structurally needs numerous repairs
Would like to demolish and clean up site
Not a lot of historic value

Attachments:

Historical Data / Site File Information

Photographs

Detailed Drawings of Proposed Modifications

Site Plan

Manufacturers Specifications

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.



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Harry Davis, City Planning Manager
THROUGH:
MEETING DATE: February 19, 2025
SUBJECT: Review HPC Bylaws

BACKGROUND:

Every year the HPC should review and consider any updates to the by-laws. If any changes are proposed, they can be brought to the next meeting for approval.

REQUESTED ACTION:

Review and approve the by-laws for 2025. If any changes are proposed, they will be approved at the following meeting.

ATTACHMENTS:

1. By-laws HPC 2024 Approved

Faribault Heritage Preservation Commission
BYLAWS

Section 1. Annual Meeting

The annual meeting of the Heritage Preservation Commission shall be the first regular meeting in the month of February of each year. Such meeting shall allow for the election of officers for the ensuing year and such other business as shall be scheduled by the Heritage Preservation Commission.

Section 2. Regular Meetings

Regular meetings of the Heritage Preservation Commission shall be held at the City Hall at 6:00 P.M. on the third Wednesday of each month. At such meetings, the Commission shall consider all matters properly brought before the Commission. Notice of meetings to each member need only be in the form of the Agenda for said meeting. A regular meeting may be canceled or rescheduled by the Commission at a prior meeting.

Section 3. Special Meetings

The chair or five members of the Commission may call a special meeting. Such meetings shall be called with a seventy-two-hour notice to all Commission members and members of the news media.

Published notice in the official newspaper shall also be given; notice shall also be posted on the City Hall Bulletin Board. Either or both notices shall specify: (1) items to be considered at the meeting, and (2) the date, time, and place of the meeting. Special meetings shall be held in City Hall unless the Commission has determined that other facilities are to be used.

Section 4. Quorum

At any meeting of the Heritage Preservation Commission, a quorum shall consist of a simple majority of members of the Commission, based on a commission size of seven members. No action shall be taken in the absence of a quorum, except to adjourn the meeting to a subsequent date.

Section 5. Voting

At all meetings of the Heritage Preservation Commission, each member attending shall be entitled to cast one vote. Voting shall be by voice. If any member of the Heritage Preservation Commission feels that they have a conflict of interest in any matter that is on the agenda, they shall voluntarily excuse themselves, vacate their

seat, and refrain from discussing and voting on said item as a Heritage Preservation Commissioner. The secretary shall record in the minutes that no vote was cast by such member. The affirmative vote of a simple majority of members of the commission as provided in Section 4 shall be necessary for the adoption of any Resolution or other voting matter.

Section 6. Proceedings

- a. At any regular meeting of the Heritage Preservation Commission the following shall be the order of business. (1) Call to Order; (2) Minutes of Previous Meeting; (3) General Heritage Preservation Items; (4) Designs Reviews; (5) Items for Discussion; (6) Adjournment
- b. Each formal action of the Heritage Preservation Commission required by law, city charter or ordinances shall be embodied in a formal Resolution duly entered in full in the Minute Book after an affirmative vote as provided in Section 5.

Section 7. Rules of Procedure

All meetings of the Heritage Preservation Commission shall be conducted in accordance with Robert's Rules of Order.

Section 8. Officers

The officer of the Heritage Preservation Commission shall consist of a Chair and Vice-Chair elected by the commission at the annual meeting for a term of one year. The Director of Community Development or designated staff liaison shall be the Secretary of the Commission. In the absence of the Secretary, the presiding officer shall designate an acting Secretary. No member may serve more than two full consecutive terms as chair.

Section 9. Duties of Officers

The duties and powers of the officers of the Heritage Preservation Commission shall be as follows:

- a. Chair:
 1. To preside at all meetings.
 2. To call special meetings in accordance with these By-Laws.
 3. To sign all documents of the Commission.
 4. To see that all actions are properly taken.
- b. Vice Chair:
 1. During the absence, disability, or disqualification of the Chair, the Vice Chair shall exercise or perform all the duties and be subject to all the responsibilities of the Chair.

c. Secretary

1. To keep minutes of all meetings, in an appropriate minute book.
2. To give or serve all notices required by law or by these By-Laws.
3. To prepare the agenda for all meetings.
4. To be custodian of all records.
5. To handle funds allocated to the Commission.
6. To sign official documents of the Commission.

Section 10. Committees

The Heritage Preservation Commission may establish standing committees for a term of one (1) year. After the term of one year, a committee may be established upon review. Also, Ad Hoc Committees may be established to address and study various issues.

Section 11. Attendance

Each member of the Heritage Preservation Commission who has knowledge of the fact that they will not be able to attend a scheduled meeting of the Commission shall notify the Community Development Department at City Hall at the earliest possible opportunity and, in any event, prior to 4:30 p.m. on the day of the meeting. The Director of Community Development or staff liaison shall notify the chair in the event that the projected absences will produce a lack of quorum.

Section 12. Vacancies

Should any vacancy occur among the members of this Heritage Preservation Commission by any reason of death, resignation, disability or otherwise, immediate notice thereof shall be given to the City Administrator by the Secretary along with a recommended replacement to the vacancy. It is desired by the Heritage Preservation Commission that the new commission member have interest or knowledge in architectural design or a construction professional that has experience in the field of historic preservation. Should any vacancy occur among officers of the Commission, the vacant office should be filled in accordance with Section 8 of these By-Laws, such officer to serve the unexpired term of the office in which such vacancy shall occur.

Section 13. City Code Recognized

Chapter 30 of the Faribault Code of Ordinances establishing this Heritage Preservation Commission and all other chapters referring to this Commission are hereby recognized and are to be complied with.

Section 14. Amending By-Laws

These By-Laws may be amended at any meeting of the Heritage Preservation Commission provided that notice of said proposed amendment is given to each member in writing at least five days prior to said meeting.

These By-Laws shall take effect upon adoption and all prior rules and By-Laws are rescinded.

Adopted this 26th day of August 1981.

Amended this 15th day of July 2003

Amended this 20th day of November 2007

Amended this 15th day of July 2008

Amended this 16th day of March 2010

Amended this 16th day of December 2019

Amended this 17th Day of November 2021

Amended this 15th Day of March 2023

ADOPTED AND APPROVED by the Heritage Preservation Commission of the City of Faribault, Minnesota this 15th Day of March, 2023.

_____, Chair

David Wanberg, Director
Department of Community and Economic Development



Information Item

TO: Faribault Heritage Preservation Commission
THROUGH: Dave Wanberg, Director
Community and Economic Development
FROM: Leslie McGillivray-Rivas, Planner I
MEETING DATE: February 21, 2025

Subject: Small Cities Development Program (SCDP) Funding

Background:

The City of Faribault has successfully applied for and has been awarded SCDP funding over the years by the Minnesota Department of Employment and Economic Development (DEED). Many of the program loans have been paid back resulting in a balance of \$330,607. The US Department of Housing and Urban Development (HUD) has directed DEED to work with small cities to spend down the fund balance. It is the goal of the City of Faribault to spend the fund on eligible activities.

The activity proposed by the City is to install infrastructure in the public Right of Way which serves a neighborhood area or a community. The project proposed is to replace existing streetlights with new fixtures. The existing globes and fixtures are reaching their end of life cycle and replacement parts are becoming difficult to source and maintain.

The goals of retrofitting the existing poles with new light fixtures are to be mindful of the aesthetic required to maintain the character of the historic downtown, incorporate energy efficient technology and reduce light pollution. There is a movement for municipalities to support what is termed Dark Sky lighting. Dark Sky lighting generally provides light when and where it is needed, focusing on reduction of glare, upward light shed and excessive lighting overlap.



to

*Figure 1- Proposed
Lighting Fixture*

Upon replacement of the designated street lights, the older fixture will be retained by the City, should they be needed to replace damaged or unrepairable light fixtures located in other areas of the City of Faribault.

One of the requirements of the SCDP application process is have the city identify a "Target Area" where slum and blight conditions occur. It is important to note that this designation has no bearing on the historic properties, their designations nor their future longevity. A resolution was brought to the City Council on February 11, 2025 and approved designating the geographic area for the SCDP program scope of work. The resolution is attached for your review.

The exact quantity of the light fixtures to be replaced is as yet unknown. Cost estimates have been requested for the preferred fixtures. Once these costs are known, specific locations will be identified and mapped as part of the application.

City staff will be assembling the application in the coming weeks readying it for submission. One of the worksheets within the application packet pertains to Historic Properties and the HPC as a partner entity. We will be noting on the application form that "No Historic Properties will be Affected" by the proposed streetscape project.

Lastly, as this project is entirely within the Public Right of Way, it is not necessary for the Heritage Preservation Commission to have a formal action regarding the project. We bring this to your attention for information and discussion.

Attachments:

- Resolution 2025-023
- 2025-012 Amend Small Cities Development Program Spend Plan.

*State of Minnesota
County of Rice*

CITY OF FARIBAULT

RESOLUTION #2025-012

APPROVING AN AMENDMENT TO THE CITY COUNCIL APPROVED SPENDING PLAN FOR THE USE OF SMALL CITIES DEVELOPMENT PROGRAM FUNDS

WHEREAS, the City of Faribault has, over the years, successfully applied for and has been awarded Small Cities Development Program Funds by the Minnesota Department of Employment and Economic Development; and

WHEREAS, the programs funded through the Small Cities Development Program in the City of Faribault have typically been commercial and residential rehabilitation programs focused in the Central Business District; and

WHEREAS, many of the programs were loans that have been paid back resulting in a current fund balance of approximately \$330,607; and

WHEREAS, the US Department of Housing and Urban Development, which is the source of the Small Cities Development Program funding, has directed the Minnesota Department of Employment and Economic Development to work with local communities to spend down fund balances; and

WHEREAS, the City of Faribault adopted a Small Cities Development Program Plan (the "Plan") to spend the fund balance on eligible activities that meet one of the three Federal Objectives associated with the funds.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Faribault, Minnesota, amends the adopted Small Cities Development Program Plan as essentially set forth and attached as Exhibit A.

BE IT FURTHER RESOLVED, by the City Council of the City of Faribault, Minnesota, that the Mayor, City Administrator, and Staff are hereby authorized and directed to take all additional steps and actions necessary to submit the amended Plan to the Minnesota Department of Employment and Economic Development.

State of Minnesota
County of Rice

CITY OF FARIBAULT

RESOLUTION #2025 - 023

DECLARE THE EXISTENCE OF SLUM AND BLIGHT CONDITIONS IN THE GENERAL CENTRAL BUSINESS DISTRICT AREA OF THE CITY RELATED TO THE SMALL CITIES DEVELOPMENT PROGRAM

WHEREAS, the City of Faribault, Minnesota, (the "City") is concerned about the economic viability of slum and blighted area within its corporate limits; and

WHEREAS, the City has identified a specific area hereinafter referred to as the "Target Area" wherein slum and blight conditions exist, and within which revitalization activities are planned to occur; and

WHEREAS, the Target Area is described as follows:

Central Business District (CBD)
1st Avenue NE from CBD to Central Avenue
1st Avenue NW from 1st Street NW to CBD
1st Avenue NW from CBD to 7th Street NW
1st Street NE from CBD to 6th Avenue NE
2nd Avenue NW from 1st Street NW to the CBD
2nd Avenue NW from CBD to 8th Street NW
4th Street NW from the CBD west to 8th Avenue NW
6th Street NW from 2nd Avenue SW to the CBD
7th Street NW from 3rd Avenue NW to the CBD
Central Avenue from CBD to 7th Street NW
Ravine Street from CBD to 6th Avenue NE
Willow Street from 1st Street SW to CBD

as shown on Exhibit A attached hereto; and

WHEREAS, the Target Area projects a negative visual image of the community; and

WHEREAS, the economic, social, physical, and cultural well-being of the City is adversely affected by the conditions which exist in the Target Area; and

WHEREAS, there exists the opportunity to improve, preserve, and redevelop the Target Area to the benefit of the community; and

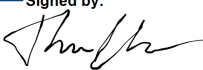
WHEREAS, the Faribault City Council has assessed the Target Area for purposes of the SCDP Program Income Spending Plan and determined that the Target Area can be characterized as blighted by reason of “dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light, and sanitary facilities, excessive land coverage, deleterious land use, or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, or welfare of the community” in accordance with MN Statute 469.002, Subd. 11; and

WHEREAS, following publication of the required notice, a hearing was held on February 11, 2025 to receive public input on the slum and blight designation, at which time all persons desiring to be heard were given an opportunity to be heard thereon.

NOW, THEREFORE BE IT RESOLVED, by the City Council of Faribault, Minnesota, that the Target Area is characterized by conditions meeting the definition of “slum” and “blight.”

Date Adopted: February 11, 2025

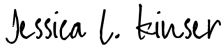
Faribault City Council

Signed by:


B3C8AA76427844E

Thomas J. Spooner, Mayor

ATTEST:

Signed by:


6DF2BA7B463B4A0...

Jessica L. Kinser, City Administrator

EXHIBIT A

Depiction of Target Area

