



HERITAGE PRESERVATION COMMISSION AGENDA

3RD FLOOR CONFERENCE ROOM WEDNESDAY, MARCH 19,
2025

6:00 PM

1. Call to Order/Approve Agenda
2. Approval of the Minutes
3. General Heritage Preservation Items
 - A. Citizen Comment Period
4. Design Reviews
 - A. Resolution #HPC-2025-002 Approve a Certificate of Appropriateness for Facade Alterations at 230 Central Avenue
5. Items for Discussion
 - A. Certificate of Appropriateness Procedures
 - B. Discussion on Education, Outreach, and Image of the HPC
6. Adjournment



HERITAGE PRESERVATION COMMISSION MINUTES

3RD FLOOR
CONFERENCE ROOM

WEDNESDAY, FEBRUARY 19,
2025

6:00 PM

Meeting Items

1. Call to Order/Approve Agenda

A regular meeting of the Heritage Preservation Commission was called to order by Chair Cori Weems at 6:00 p.m. A motion was made by Colton Hogan, seconded by Ron Dwyer to approve the agenda as presented. The motion passed on a 4/0 vote.

2. Approval of the Minutes of September 18, 2024 and November 20, 2024

A motion was made by Cori Weems, seconded by Colton Hogan to approve the minutes of the September 18, 2024 meeting as presented. The motion passed on a 4/0 vote.

A motion was then made by Cori Weems, seconded by Colton Hogan to approve the minutes of the November 20, 2024 meeting as presented. The motion passed on a 4/0 vote.

3. General Heritage Preservation Items

A. Election of Officers

A nomination was made by David Sauer to elect Colton Hogan as Chair. David Sauer then made a motion, seconded by Cori Weems to elect Colton Hogan as Chair for the 2025 term. The motion passed on a 4/0 vote.

Colton Hogan nominated Cori Weems to act as the Vice Chair for the 2025 term. Colton Hogan then made a motion, seconded by Ron Dwyer to elect Cori Weems as the Vice Chair. This motion passed on a 4/0 vote.

B. Citizen Comment Period

None.

4. Design Reviews

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

After much discussion, a motion was made by David Sauer, seconded by Cori Weems to approve Resolution HPC 2025-001 COA for 1st St NW & 1st Ave NW as presented. The motion passed on a 4/0 vote.

5. Items for Discussion

A. Review HPC Bylaws

A motion was made by David Sauer, seconded by Ron Dwyer to receive and file the Bylaws for the HPC as presented. The motion passed on a 4/0 vote.

B. Small Cities Development Program - Downtown Lighting Upgrades

No action was taken at this time on this matter.

6. Adjournment

A motion was made by Ron Dwyer, seconded by David Sauer to adjourn the meeting at 6:59 p.m. The motion passed on a 4/0 vote.



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Harry Davis, City Planning Manager
THROUGH:
MEETING DATE: March 19, 2025
SUBJECT: Resolution #HPC-2025-002 Approve a Certificate of Appropriateness for Facade Alterations at 230 Central Avenue

BACKGROUND:

Todd Nelson (Property Owner and Applicant), submitted a Certificate of Appropriateness (COA) application for the property at 230 Central Avenue in the City of Faribault's Heritage Preservation District (HPD). The Applicant seeks approval to alter the façade of a tenant space (Suite 105) along the 3rd St NW façade by moving the storefront to be level with the façade and installing a new window and door assembly with replicated red tile underneath.

The proposal does meet Commercial District Design Guidelines and criteria from the Secretary of the Interior's Standards for Rehabilitation. Findings for the criteria may be found in the attached resolution, along with the applicant's submittal and a partial record of the HPD site file.

REQUESTED ACTION:

Approve Resolution #HPC-2025-002

ATTACHMENTS:

1. Resolution HPC-2025-002 COA for 230 Central Ave

CITY OF FARIBAULT

HERITAGE PRESERVATION COMMISSION

RESOLUTION #HPC-2025-002

APPROVE A CERTIFICATE OF APPROPRIATENESS FOR FAÇADE ALTERATIONS AT 230 CENTRAL AVE

WHEREAS, Todd Nelson (Property Owner and Applicant), submitted a Certificate of Appropriateness (COA) application for the property at 230 Central Avenue in the City of Faribault's Heritage Preservation District (HPD); and

WHEREAS, the Applicant seeks approval to alter the façade of a tenant space (Suite 105) along the 3rd St NW façade by moving the storefront to be level with the façade and installing a new window and door assembly with replicated red tile underneath; and

WHEREAS, according to the City's Historic Building Inventory for the subject property, the property is currently contributing to the HPD (HPC Site #438 and #RC-FAC-627; partial property file attached as 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 March 19, 2025; and

WHEREAS, the HPC approved a Certificate of Appropriateness (Exhibit A) on March 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 historically used for commercial uses and the changes to the tenant space façade will allow for its

continued use as commercial. The changes do remove a feature for the pedestrian realm (covered entry into the building), but the property owner will be able to rent the space year-round through more efficient glass and façade materials. The changes do not impact anything distinctive about the building.

- 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 overall historic character of the property will be retained. The property was previously altered to remove a similar tenant space along 3rd St NW. Removal of the angled entry and putting a storefront flat along the building façade will not be out of character with the building or adjacent 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 proposal does not include additional elements or features that are unauthentic to the building. The applicant will use a modern window and door assembly with trim that fits the building. The tile underneath the window will match tile found on the façade.

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

Finding: The changes to the property do not impact any historically significant features of the building. The historic site file does not mention this tenant space or its entryway.

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

Finding: The changes to the property do not impact any distinctive examples of craftsmanship associated with the building. The historic site file does not mention any craftsmanship that would apply to the subject area.

- 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 project proposes replacing outdated and inefficient glass with a new storefront window and door assembly. The red tile underneath will be replicated in the new storefront location.

- 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 project does not include any treatments of existing architectural features of materials.

- 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 façade changes will not be out of character with the rest of the façade or nearby properties. No significant features or materials will be impacted. 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 proposal to align the storefront with the façade and install new windows and doors will not impact the essential form and integrity of the property. The changes are a small part of the secondary façade along 3rd St NW.

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 moving the storefront to be level with the façade and installing a new window and door assembly with replicated red tile underneath as requested.

Section 2. Conditions of Approval. The Heritage Preservation Commission adopts and applies the following conditions of approval to the COA issued on March 19, 2025:

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 March 20, 2026. If an extension is required, the applicant must submit a written request to the City Planner by February 19, 2026. Failure to receive an extension by March 20, 2026 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: March 19, 2025

Faribault Heritage Preservation Commission

Chair

ATTEST:

City Planning Manager

Exhibit A

COA Design Review
(add after approval and signatures)

DESIGN REVIEW APPLICATION FORM

Heritage Preservation Commission

CERTIFICATE OF APPROPRIATENESS

Site Address: 230 Central Avenue, Faribault, MN 55021

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

David Wanberg, Director of Community & Economic Development

Notes:

1. The application submitted by Todd Nelson for 230 Central Avenue on March 12, 2025, and reviewed by the HPC on March 19, 2025, is approved and issued a Certificate of Appropriateness with the conditions outlined below per Resolution HPC-2025-002.
2. The criteria and findings in Resolution HPC-2025-002 shall form the foundation for approval of the COA.
3. 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.
4. All work must be completed by March 20, 2026. If an extension is required, the applicant must submit a written request to the City Planner by February 19, 2026. Failure to receive an extension by March 20, 2026 or failure to complete the work described in this document by the deadline will render this Certificate of Appropriateness void.

Date of Heritage Preservation Commission Review: 03/19/2025_____
Certificate of Appropriateness Issued: 03/19/2025_____
Expiration Date 03/20/2026_____

Copies forwarded to

Building Official:_____ Property Owner:_____ Site File:_____ SCDP File:_____

Exhibit B

Design Review Application Submittal



DESIGN REVIEW APPLICATION FORM

Heritage Preservation Commission

APPLICANT INFORMATION

Site Address: 230 central ave , suite 105

Owner/Applicant: Todd Nelson

Mailing Address: 4563 cedar lake blvd.

City/State: faribault

Phone Number: 507-291-0585

Site File Number:

Work Site Address: 230 central ave suite 105

TYPE OF WORK

☐ Restoration

☒ Demolition

☐ New Construction

☒ Remodeling

☐ Site Improvements

SCOPE OF WORK

Brief Project Description: we are cleaning up the interior of this suite and would like to install new entry door and front glass to match the other suites, we now have a single pain glass and a very Leakey door .

the tennant has to shut his business down in the cold days and the hot days do to energy loss .

the new glass wall will be straight with the side walk , to match the suite we just completed suite 104.

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.



Applicant Project Summary 1

230 central suite 104 - over view of proposed work

new work items

Demo existing single pane glass store front and door pane

build knee wall below new store front glass

install new store front glass to match suite 105 that just got complete

this will be straight like the new store front, removing the angle that it is at

installing new furnace and A/C unit for suite 104

removing the existing through wall unit above door

installing new A/C unit in suite 103/102 pawn store area

removing the through wall unit above door

these condensing units will be mounting on wall up high in the garbage enclosure

adding a fresh air damper and exhaust to the garbage enclosure with a thermostat controlled to remove the heat

dampers will be painted to match the door trim

dark bronze

we will be renovating the interior of suite 104 with new paint and flooring , with repaired wall panel

this suite 104 will have the interior finish colors and look of suite 105

will tile the exterior wall areas to match existing

Applicant Project Summary 2

Leslie,

This is for upgrading the suite 105 , interior and exterior ,

Along with a mechanical upgrade for cooling in suite 103/102 removing the through wall A/C unit .

I have attached pictures of the existing front 104 and 105,

The Benefits of doing this project:

We will improve the energy efficiency of this suite 105, along with the general appearance ,

That will match the existing neighbors ,

The tenant that is in there now has to shut his business down in the cold months, do the heat loss, and cost of heating .

And in the warm months shut down from cooling loss ,

The interior needs to be cleaned up and made usable year round

We will be getting away from the through wall A/C units that put condensate on the side walk to comply with city codes

This will be diverted the condensation to a on site drain .

Along with not hanging over the lot line /sidewalk .

Thank you

Todd Nelson

Dynamic Electric LLC.

4563 Cedar Lake Blvd.

Faribault , 55021

Cell 507-291-0585

Applicant Project Summary 3

230 central suite 104 renovation of the store front

the quarry tile will be red blaze this matches the existing tile

the store front glass and color of the metal will match suite 105 dark bronze

the A/C units that above the current doors will be relocated to the roof of suite, 105
condensing units

attached are the elevation views of the new store front and the cut sheet of the matching
tile product

the new store front will be straight to match the look of suite 105 to stay with in our property
lines





WALL LEGEND

EXISTING CONSTRUCTION TO REMAIN

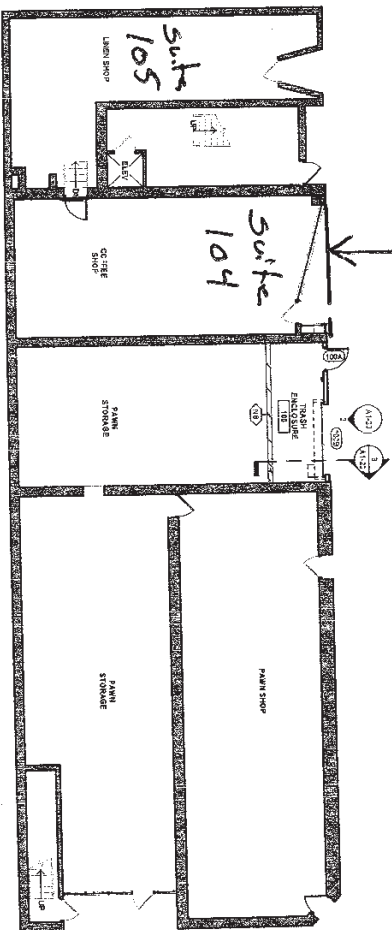
NEW CONSTRUCTION

SHEET NOTES

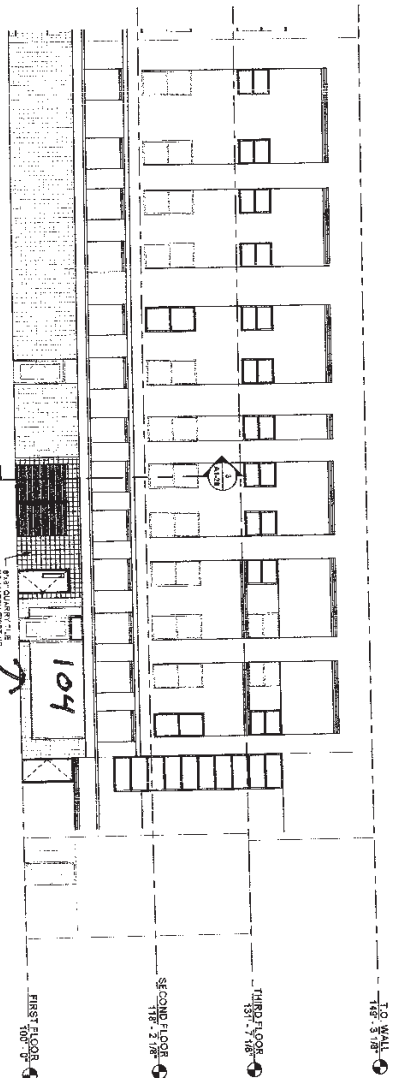
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KEYNOTE LEGEND

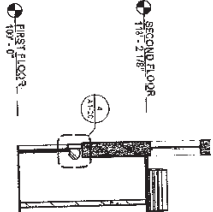
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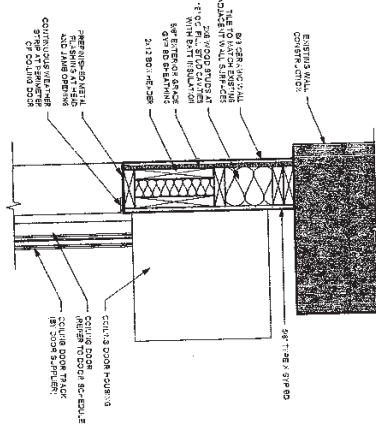
1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 WALL SECTION
1/8" = 1'-0"



4 COILING DOOR DETAIL
1/8" = 1'-0"

MASONIC TEMPLE APARTMENTS

DATE	REVISION	BY
06/20/20	1	JAC
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06/20/20	3	JAC
06/20/20	4	JAC
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114
FIRST FLOOR
PLAN, TRASH
ENCLOSURE

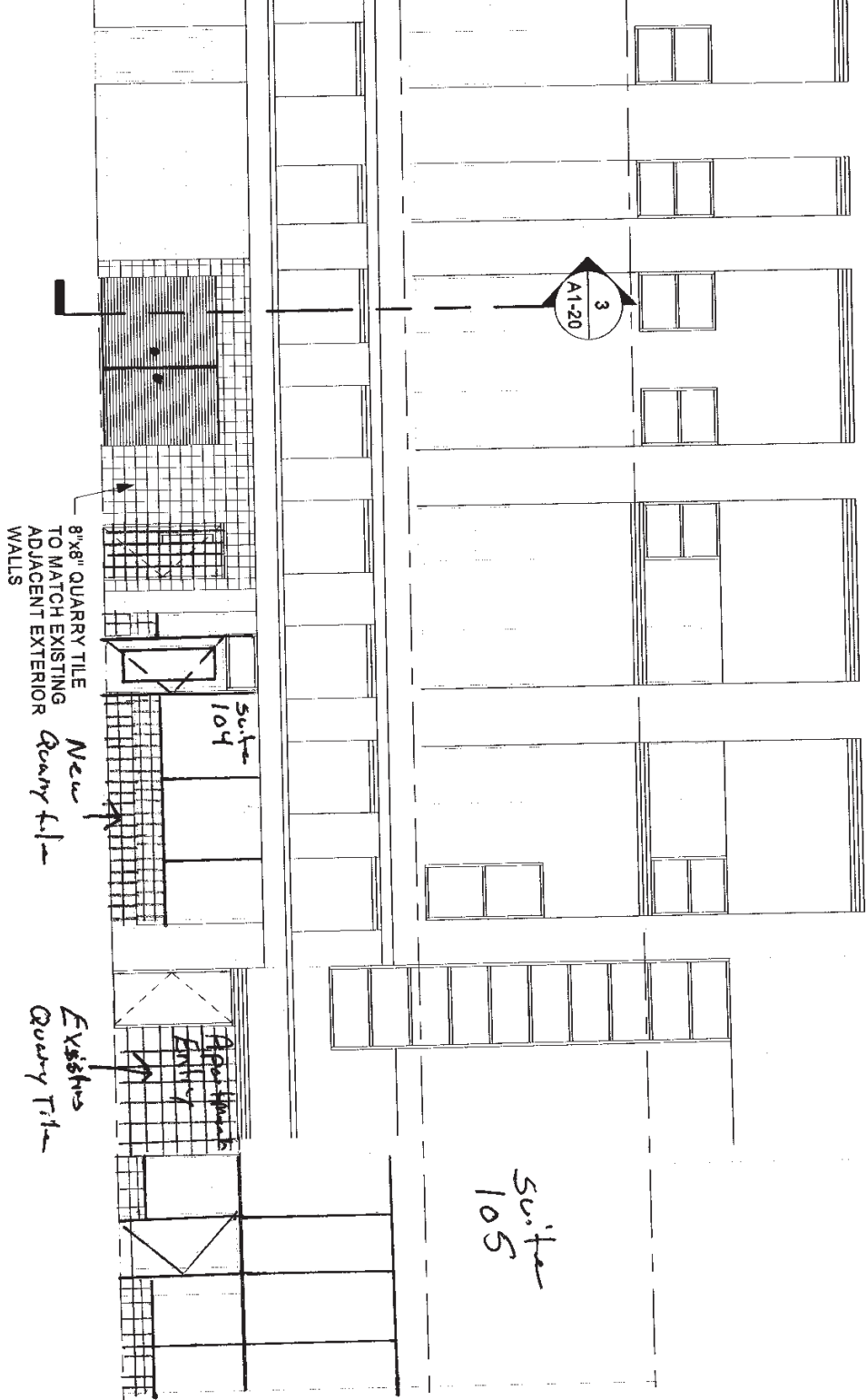
A1-20

T.O. WALL
149' - 3 1/8" 

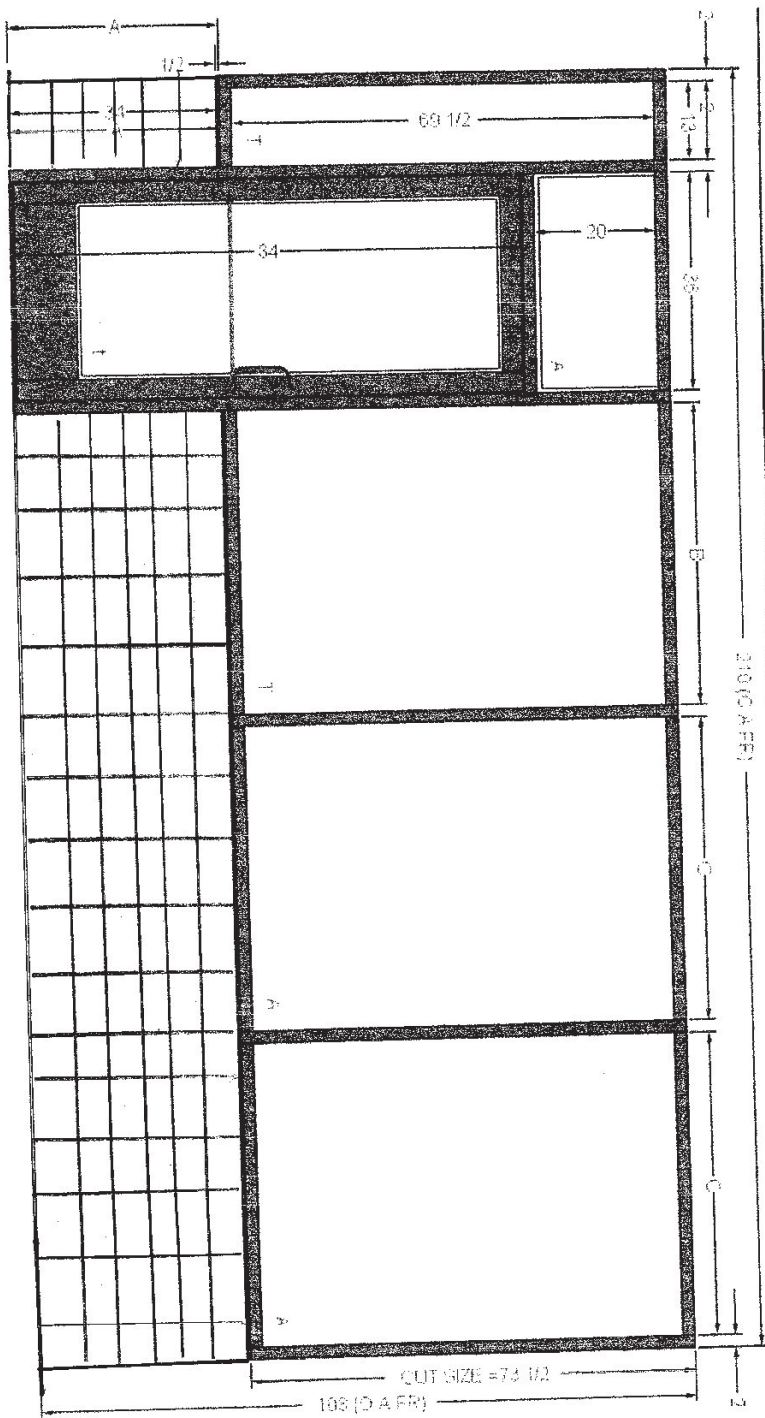
THIRD FLOOR
131' - 7 1/8" 

SECOND FLOOR
118' - 2 1/8" 

FIRST FLOOR
100' - 0" 



Frame Name: Frame 1
D/S: 1 **Frame Type:** Standard
Frame Width: 210 **Frame Height:** 108
Face Member Color: DB DARK BRONZE : ANODIZED



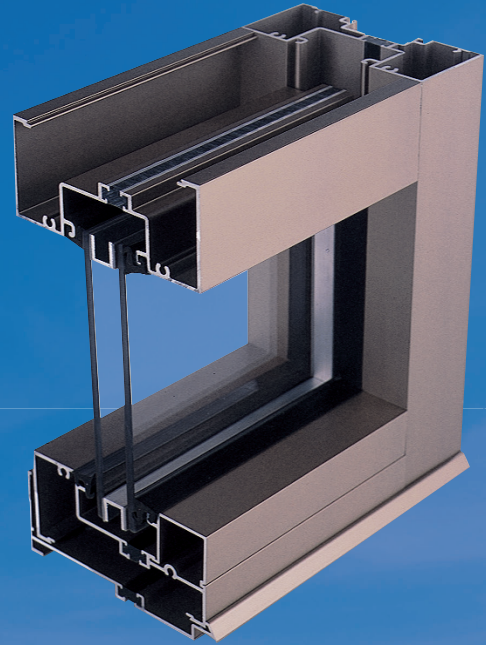
T14000 Series Storefront

Single cavity pour and debridge thermal barrier

For optimal strength and thermal performance, use Tubelite's 14000 Series Storefront Framing, a flush-glazed system for use on storefront and low-rise applications. Framing is available in standard single cavity pour and debridge thermal barrier members with 2" x 4-1/2" profiles and a 1/2" bite for use with glass or panels up to 1-1/8" thick. Extra-heavy intermediate verticals are available for high performance against strong windloads.

Reduce project labor costs with the flexibility of inside or outside glazing. Members can be assembled using screw spline or clip joinery, and framing is compatible with Tubelite Narrow, Medium and Wide Stile Doors.

Our 14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.



Wendy's, Cemetery Road, Hilliard, OH

**Standard Medium
Stile Entrances**

**ALSO
USED
WITH**

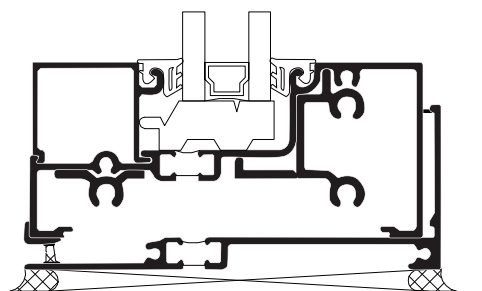
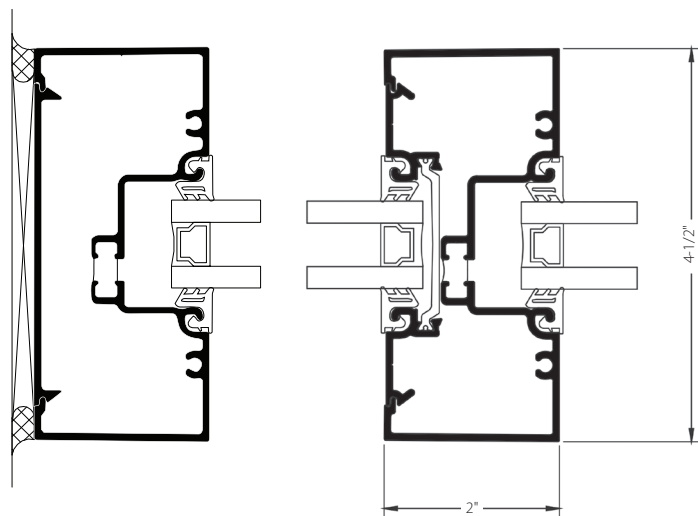
**200 Series
Curtainwall**

TUBELITE®
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

T14000 Series Storefront

Single cavity pour and debridge thermal barrier

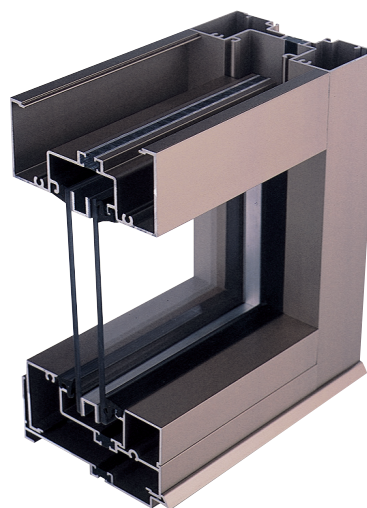


System Features:

- Standard 2" (50.8mm) sight-line on verticals and horizontals
- 4-1/2" (114.3mm) system depth
- Single cavity pour and debridge thermal barrier with Azon's Lancer® mechanical lock
- EPDM wedge type gaskets for 1" glass or panel thickness
- Glass centered in the system depth

Optional Features:

- Screw-spline or shear block connections
- Steel reinforcing if required
- Easily integrates with standard or thermal doors, operable vent windows & sun shades
- A wide variety of standard anodized and painted colors are available to complement any project with warranted protection, as well as street appeal.
- Curved Headers
- Non-thermal Framing



T14000 Series Product Specifications

Application: Low-rise commercial buildings: retail, office, healthcare, schools, etc.

Description: 2" x 4-1/2" center set, outside or inside flush glazed storefront

Face Width:	System Depth:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	CRF:	U-Factor**:	Acoustic:
2"	4-1/2"	1" std (1/8" – 1-1/8")	0.06 CFM/Ft.2 @ 6.24 PSF	10 PSF – Static 10 PSF – Dynamic	30 PSF – Design 45 PSF – Overload	T (Thermal) 62 _f 68 _g	0.38 - Thermally Insulated 0.33 - Thermally Broken	STC 32 OITC 26

** U-Factor per NFRC 100: COG = 0.24 with warm edge spacer, 1-3/4" x 4-1/2" non-thermal frame.

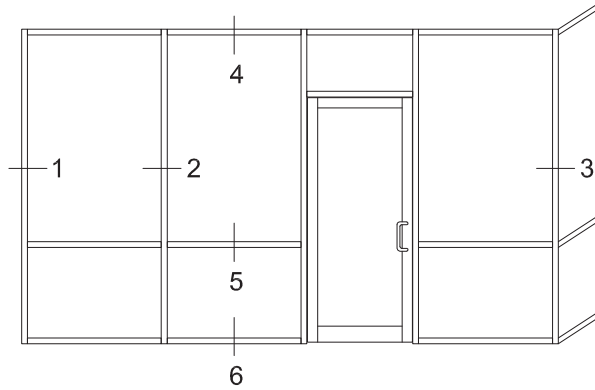
Refer to the U-Value table at: www.tubeliteinc.com/products/storefront/t14000-series-storefront-framing/ for other glass makeups and configurations.

DISCLAIMER: Tubelite takes no responsibility for product selection or application, including, but not limited to, compliance with building codes, safety codes, laws, merchantability or fitness for a particular purpose; and further disclaims all liability for the use, in whole or in part, of this Technical Guide in preparation of project specifications and/or other documents. Technical Guides are subject to change at any time, without notice, and at Tubelite's sole discretion. ©2017 Tubelite Inc.

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TUBELITE®
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

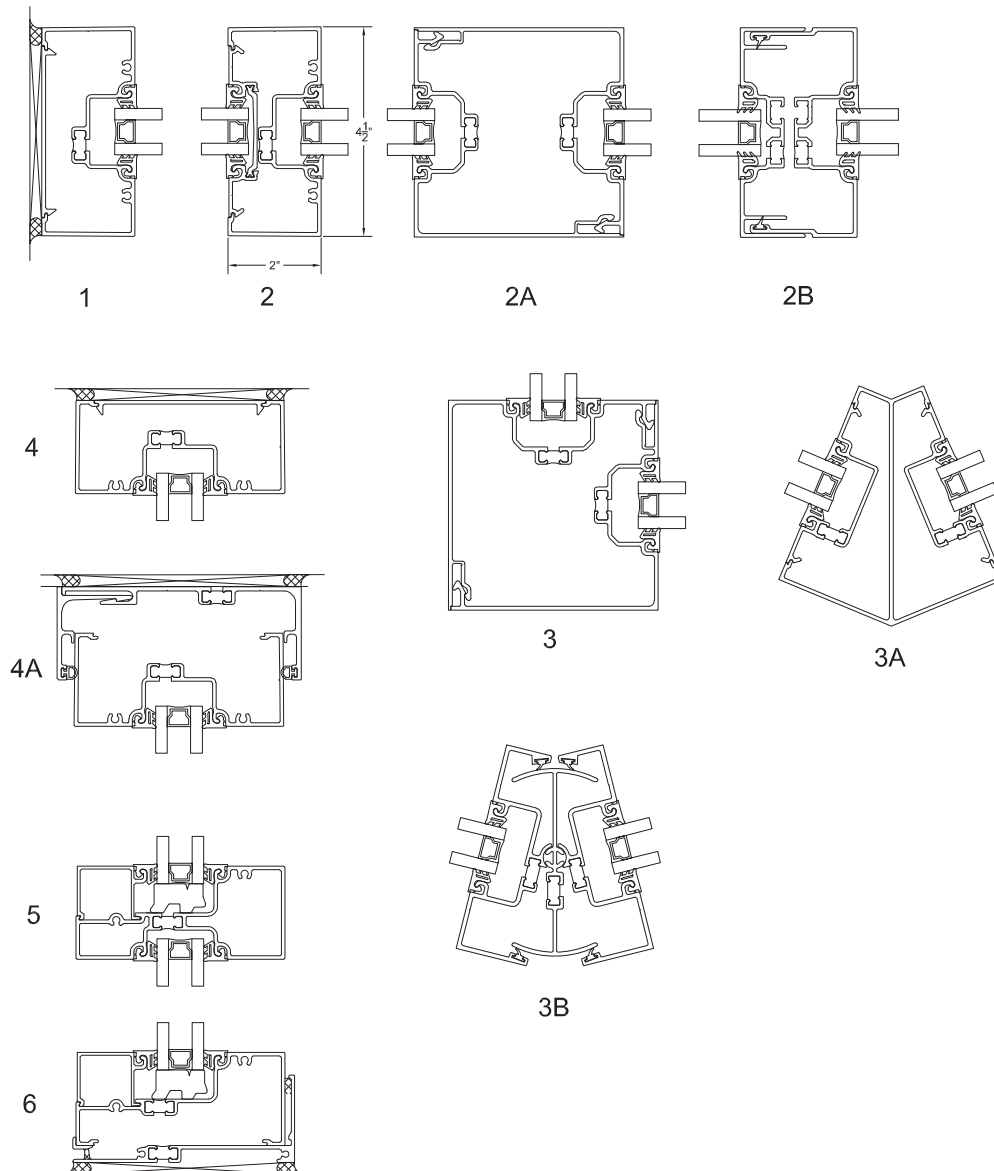


Tubelite reserves the right to change system configuration without prior notice when deemed necessary for product improvements.

Laws and building & safety codes governing the design and use of glazed entrance, window and curtain wall systems vary widely. Tubelite does not control the selection of product configurations, operating hardware or glazing materials, and assumes no responsibility thereof.

Standard Outside Glazed Details

1/4 scale



TUBELITE®
DEPENDABLE
LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

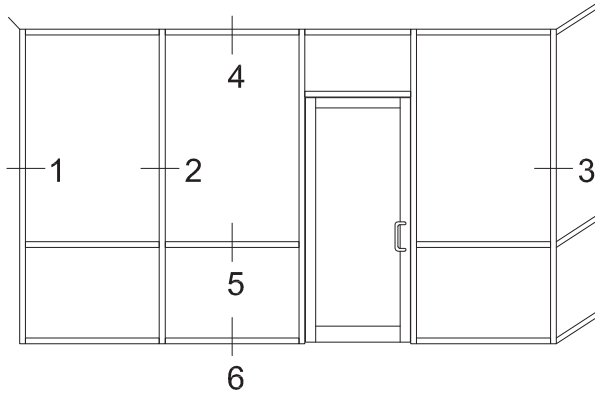
June 2020

For specific product applications, contact your Tubelite representative.

Details on this page represent standard details found on our website.

For more options, visit our website at

www.tubeliteinc.com/14000-series-storefront-framing/

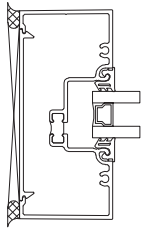


Tubelite reserves the right to change system configuration without prior notice when deemed necessary for product improvements.

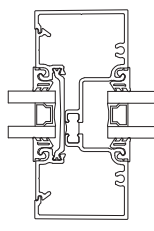
Laws and building & safety codes governing the design and use of glazed entrance, window and curtain wall systems vary widely. Tubelite does not control the selection of product configurations, operating hardware or glazing materials, and assumes no responsibility thereof.

Standard Inside Glazed Details

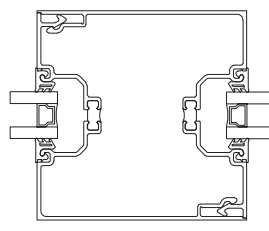
1/4 scale



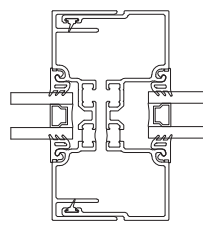
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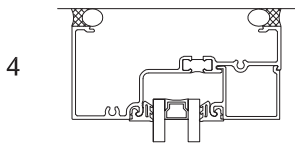
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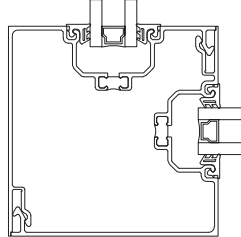
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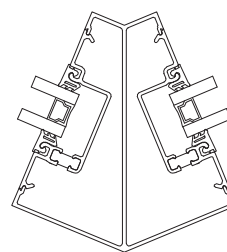
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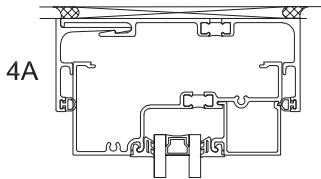
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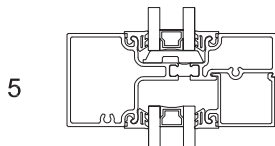
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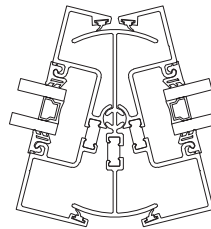
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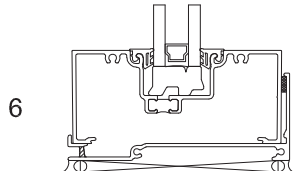
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5



3B



6

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DEPENDABLE
LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

June 2020

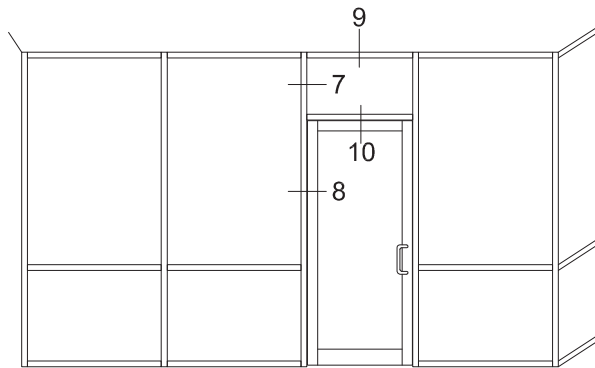
For specific product applications, contact your Tubelite representative.

Details on this page represent standard details found on our website.

For more options, visit our website at

www.tubeliteinc.com/14000-series-storefront-framing/

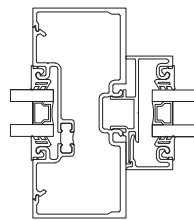
T14000 STOREFRONT



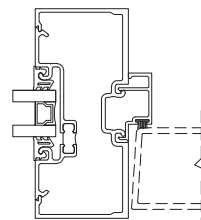
Tubelite reserves the right to change system configuration without prior notice when deemed necessary for product improvements.

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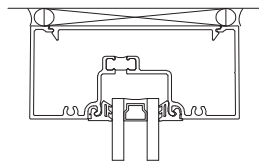
Standard Details 1/4 scale



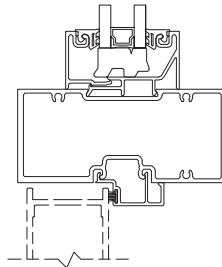
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8



9



10

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CURTAINWALL AND ENTRANCE SYSTEMS

June 2020

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Standard Medium Stile Entrances

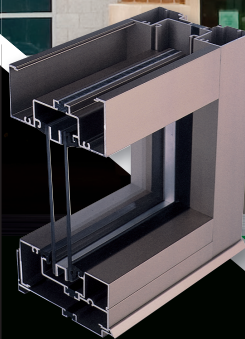
Our Standard Medium Entrances are designed for moderate to heavy use in commercial applications. Standard Medium Stile has 4" vertical stiles and top rail, and 6-1/2" bottom rail – optional up to 10" for ADA compliance. The smooth design of Tubelite's door hardware features a convenient pull handle and push bar with lock location 36" above the finished floor.

Durable Tie-Rod Construction

The strength and flexibility of steel tie-rod construction is what holds it all together and makes our doors endure. Tie-rod assembly is as durable as welded corner construction, but superior in many ways. Tubelite doors can be modified, disassembled or resized right in the field. No other door offers you this much strength and flexibility.



**400 Series
Curtainwall**



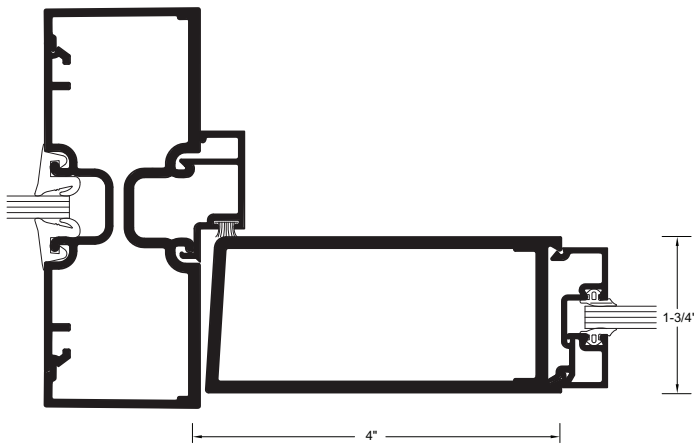
**14000 Series
Storefront**

ALSO
USED
WITH

TUBELITE®
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

Standard Medium Stile Entrances



System Features:

- Standard 4" (101.6mm) sight line on verticals and top rail
- Deadbolt lock
- 1" dia. push bar and offset pull handle
- Standard infill options 1" (25.4mm), and 1/4" (6.35mm), other infills available
- 3'0" and 3'6" width single doors, 6'0" width pairs of doors
- 7'0" height door leaves

Optional Features:

- 6" (152.4mm) and 10" (254mm) bottom rails
- Mortised butt hinges, offset pivots, continuous hinges, center pivots
- Latch locks, cvr & rim panics, electric strikes
- Hardware by others
- 1-3/4" or 2" x 4-1/2" sight line frame member
- Intermediate horizontal or vertical mid-rails
- A wide variety of standard anodized and painted colors are available to complement any project with warrantied protection, as well as street appeal.
- Custom height and width doors

Note: Dimensions do not include 1/2" glass stops.

Standard Entrance Series	Medium Stile
Traffic	Moderate to Heavy
Vertical Stile 1-3/4" x	4"
Top Rail 1-3/4" x	4"
Bottom Rail 1-3/4" x	6-1/2" (opt. up to 10")
Maximum Sizes	Single: 4'0" x 9'0" Pair: 8'0" x 9'0"

Standard Medium Series Product Specifications

Application: Retail Stores, Museums, Hotels

Description: 4" vertical stiles and top rail, and 6-1/2" bottom rail – optional up to 10" for ADA compliance

Glass:	Air Infiltration:	Structural:	U-Factor** Single Door:	U-Factor** Double Door:
1" std (1/8" – 1")	1.0 CFM / Ft.2 @ 1.57 PSF	30 PSF – Design 45 PSF – Overload	Medium: 0.72	Medium: 0.68

** U-Factor per NFRC 100. COG = 0.24 with warm edge spacer, 1-3/4" x 4-1/2" non-thermal frame.

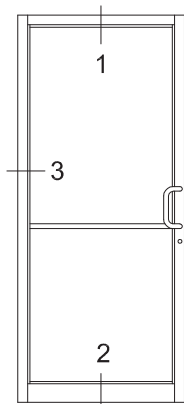
Refer to the U-Factor table at: www.tubeliteinc.com/products/entrances/standard-medium/ for other glass makeups and configurations.

DISCLAIMER: Tubelite takes no responsibility for product selection or application, including, but not limited to, compliance with building codes, safety codes, laws, merchantability or fitness for a particular purpose; and further disclaims all liability for the use, in whole or in part, of this Technical Guide in preparation of project specifications and/or other documents. Technical Guides are subject to change at any time, without notice, and at Tubelite's sole discretion. ©2017 Tubelite Inc.

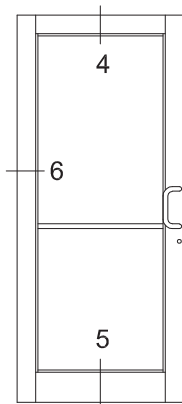
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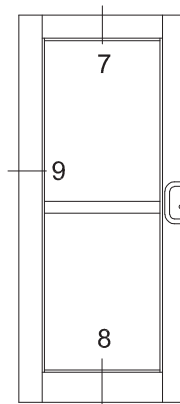
LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS



NARROW



MEDIUM

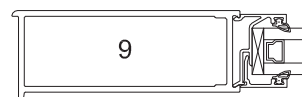
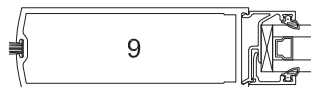
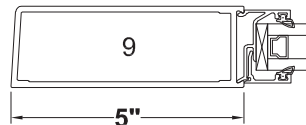
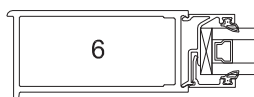
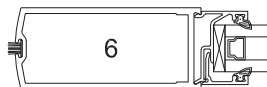
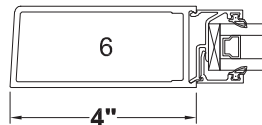
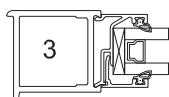
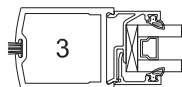
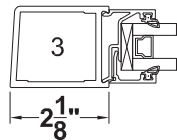
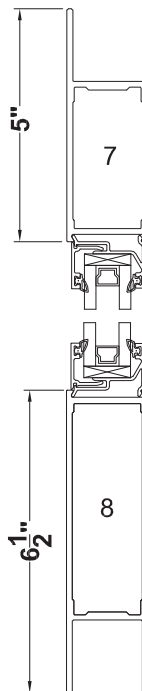
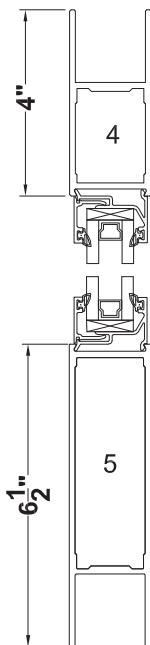
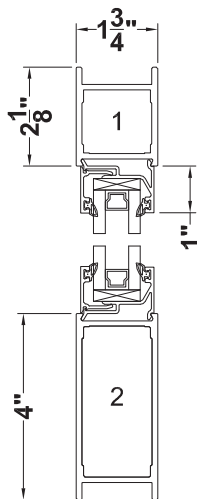


WIDE

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Standard Details 1/4 scale



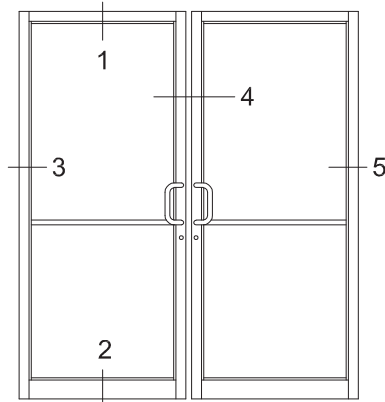
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CURTAINWALL AND ENTRANCE SYSTEMS

FEBRUARY 2020

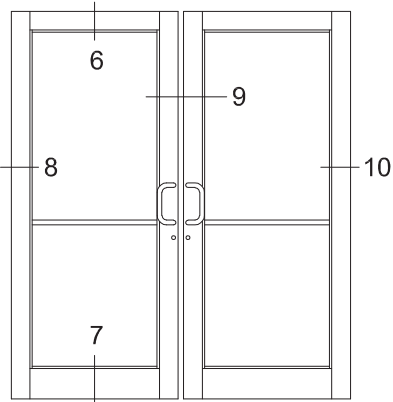
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Details on this page represent standard details found on our website.

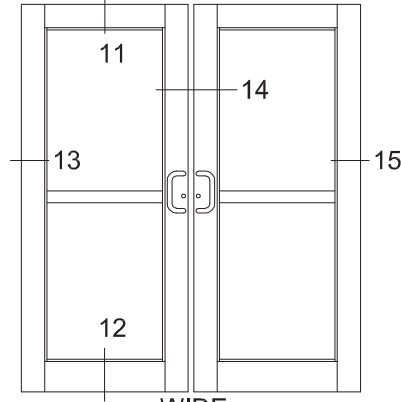
For more options, visit our website at
www.tubeliteinc.com/narrow-stile-and-standard-stile/



NARROW



MEDIUM



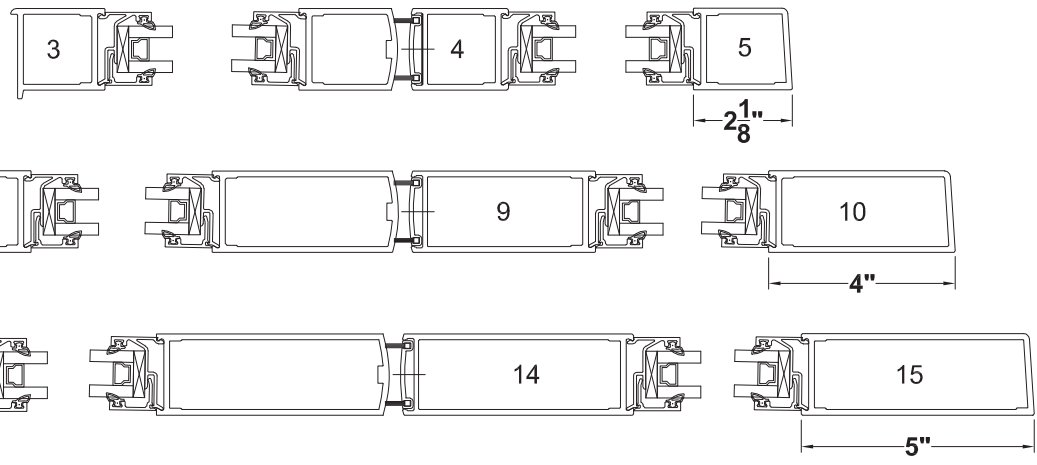
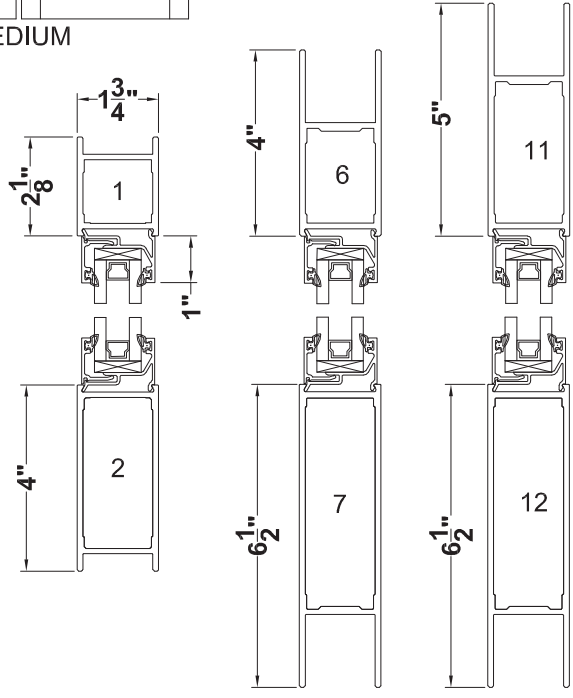
WIDE

REFER TO GLAZING AND DOOR
STOP SECTION FOR GLASS STOP
OPTIONS

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Standard Details 1/4 scale



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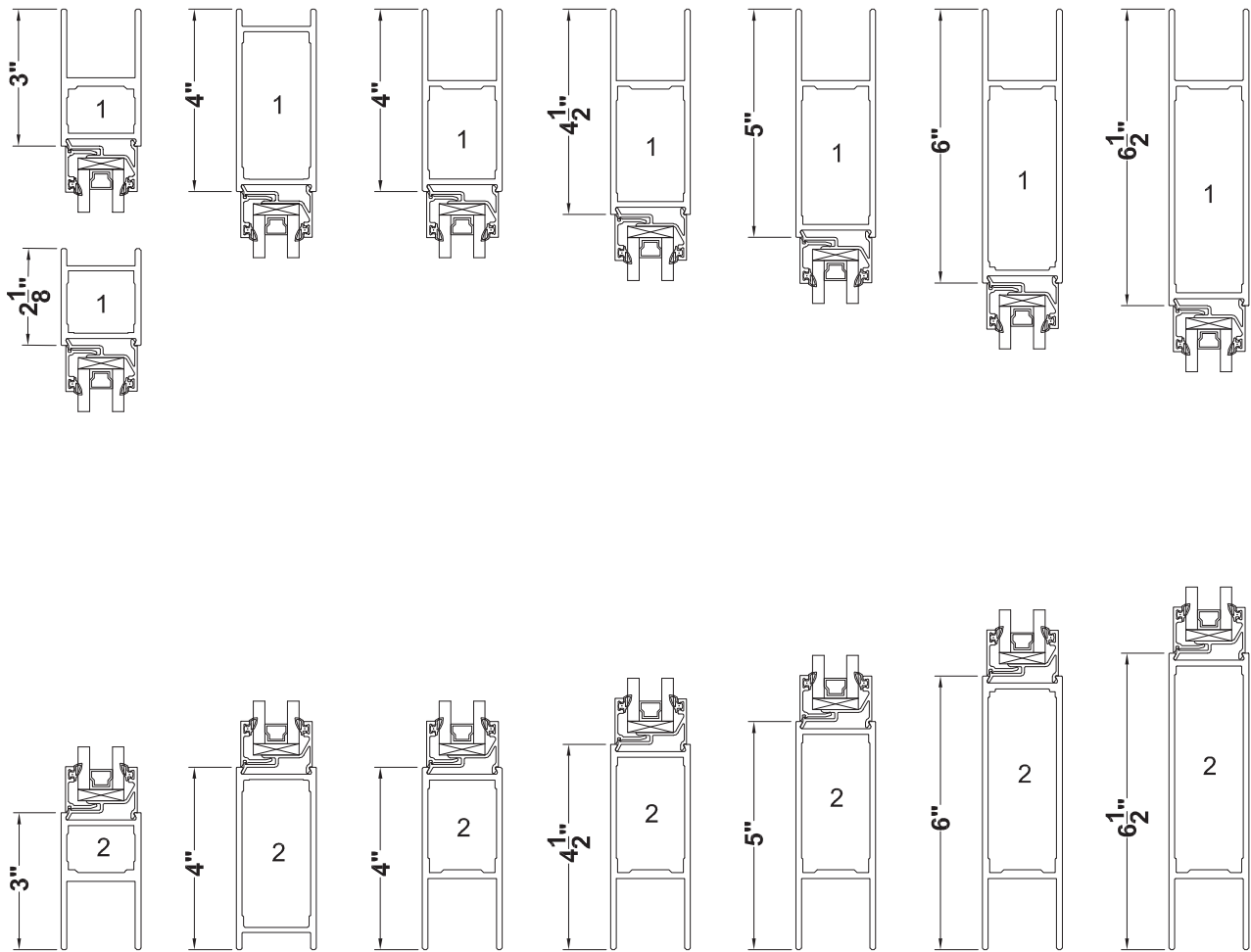
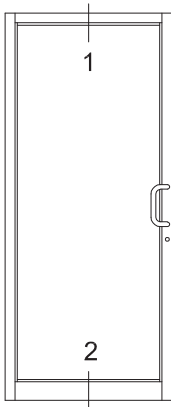
STANDARD ENTRANCES

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Standard Rails 1/4 scale

REFER TO GLAZING AND DOOR STOP SECTION FOR GLASS STOP OPTIONS



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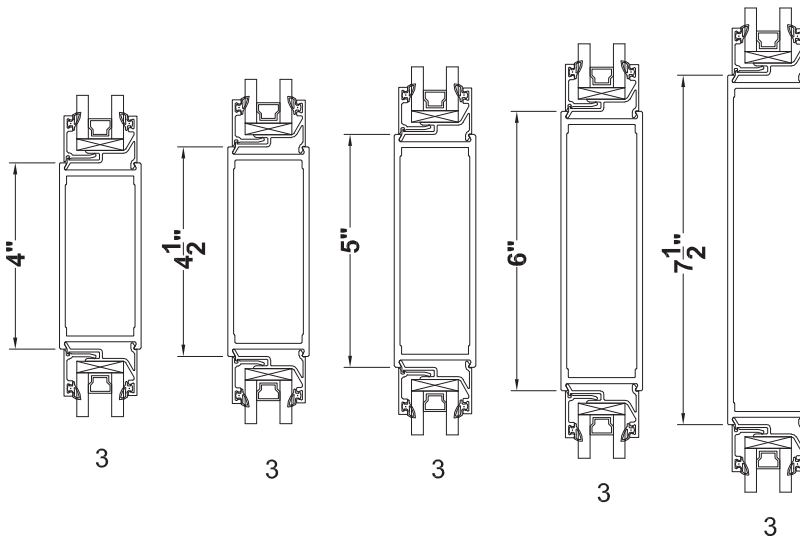
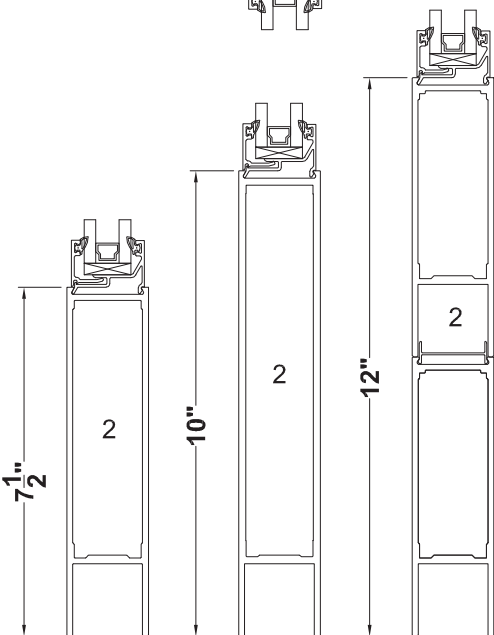
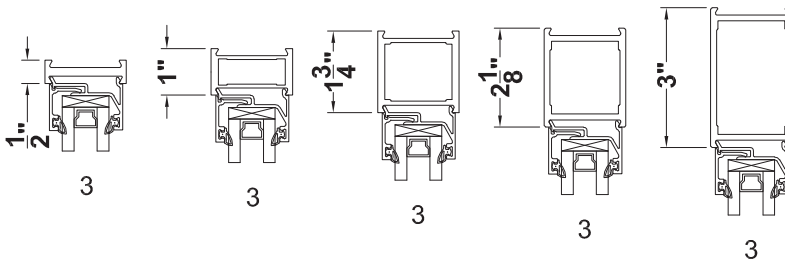
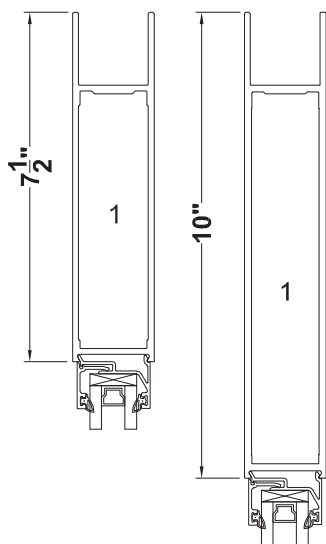
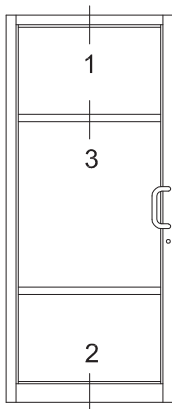
www.tubeliteinc.com/narrow-stile-and-standard-stile/

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Standard Rails & Midrails
1/4 scale

REFER TO GLAZING AND DOOR
STOP SECTION FOR GLASS STOP
OPTIONS



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QUARRY

USAGE



SEE CHARTS FOR FULL
PRODUCT DETAILS

FLOOR TILE



RED BLAZE OQ40 (1)



BLAZE FLASH OQ41 (2)



ARID GRAY OQ42 (2)



ARID FLASH OQ48 (2)

NOTES:

(1) and (2) indicate price groups, (1) being the least expensive. All colors are available in abrasive surface.



SLIP RESISTANT



WATERPROOF



STAINPROOF



DENTPROOF



SCRATCH-RESISTANT



FIRE-RESISTANT



INDOOR/OUTDOOR



SIMPLICLEAN™

VISIT THE WHY TILE PAGE AT WWW.DAL TILE.COM FOR A COMPLETE LIST OF QUALIFICATIONS AND EXCLUSIONS.

SIZES

			Thickness	Sq. Ft./ Carton	Pieces/ Carton
	6 x 6 Floor Tile	(6" x 6") (15.20 cm x 15.20 cm)	1/2"	11.00	44

APPLICATIONS

	Target DCOF wet	Suitable
Dry & Level – Interior Floor	N/A	✓
Wet & Level – Interior Floor	≥ 0.42	✓
Shower Floors - Standard Center Drain (Residential or Commercial)	≥ 0.42	✓
Shower Floor – Linear Drain	≥ 0.60	✓
Exterior Floor Applications (including patios, pool decking & other wet areas with minimal footwear)	≥ 0.60	✓
Subject to Oils		✓
Ramps & Inclines	≥ 0.65	✓*
Walls/Backsplashes	N/A	✓
Countertops	N/A	✓
Pool Linings	N/A	✓

A DCOF value of ≥0.42 is the standard for tiles specified for level interior spaces expected to be walked upon when wet, as stated in ANSI A137.1-A326.3. For more information about DCOF and the DCOF AcuTest™, visit daltille.com/DCOF.

APPLICATION NOTES:

Suitable for exterior applications (provided it is noted as suitable in the applications chart above) in freezing and non-freezing climates, when proper installation methods are followed.

Suitable for industrial installation requiring high compressive strength.

Subject to Oils: Absorbs oils, grease and other liquids to keep floors slip-resistant, yet does not contaminate the surface.

* Abrasive surface only

INSTALLATION

Grout Joint Recommendation	Shade Variation
3/8"	 High (V3) - non-Flash colors  Random (V4) - Flash colors

DURABILITY

Floor Surface Wear Resistance			
1	Residential Bathrooms	3	All Residential / Light Commercial
2	All Residential Areas	④	All Residential / Commercial



All or select items within this series meet the requirements for these qualifications. For more information, visit daltille.com.

TRIM

	Type	Number	Size	Pieces/ Carton
	Bullnose	Q1665*	6 x 6	44
	Bullnose Corner	QCRL1665**	6 x 6	44
	Round Top Cove Base	Q3565•	5 x 6	44
	Round Top Cove Base Corner Right	QCR3565•	5 x 6	20
	Round Top Cove Base Corner Left	QCL3565•	5 x 6	20
	Cove Base Inside Corner	QB3565•	1 x 5	25

Bullnose, cove base and cove base corner trim are intended to coordinate with floor tile in the standard 90-degree installation position.

* Available with abrasive grain.

** Not available with abrasive grain.

• Not available with abrasive surface or in Flash colors; use coordinating solid.

PERFORMANCE CHARACTERISTICS

	ASTM#	Result
Water Absorption	C373	< 3.0%
Breaking Strength	C648	> 350 lbs
Scratch Hardness	MOHS	7.0
Chemical Resistance	C650	Resistant

For additional information on test results, visit us at: daltille.com/information/TestResults.

NOTES

Since there are variations in all fired ceramic products, tile and trim supplied for your particular installation may not match these samples. Final color selection should be made from actual tiles and trim and not from tile samples or color reproductions. Manufactured in accordance with ANSI A137.1 standards.

Subject to Oils: Absorbs oils, grease and other liquids to keep floors slip-resistant, yet does not contaminate the surface. Proper cleaning methods easily remove any contaminants that do get absorbed into the tile.

Suitable for industrial installations requiring high compressive strength.

Water, oil, grease, etc. create slippery conditions. Floor applications with exposure to these conditions require extra caution in product selection.

Abrasive surface suitable for use on ramps. For additional information refer to "Factors to Consider" at: daltille.com/Factors. It is necessary to follow the proper procedures and recommendations from the grout and maintenance products' manufacturers.

Abrasive surface suitable for use on ramps. For additional information refer to "Factors to Consider" at: daltille.com/Factors.

It is necessary to follow the proper procedures and recommendations from the grout and maintenance products' manufacturers.

Strong random shading enhances the natural beauty of this product. To achieve optimal results, tile should be selected from multiple cartons and shading arrangement planned prior to installation.

Special care should be taken when grouting, a grout release is recommended to prevent finely powdered pigments from lodging in the pores of the tile surface.



7834 C.F. Hawn Freeway,
Dallas, Texas 75217 | 1.800.933.TILE

To view the complete collection of
Daltille® products and information,
visit our website at daltille.com.



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Exhibit C

**Historic Inventory Files Partial Record for Site # 438
(# RC-FAC-627)**

HISTORIC SITES SURVEY
OF FARIBAULT



ROLL # 17
FRAME # 16

ADDRESS : 228 - 230 CENTRAL AVE N

HISTORIC SITES SURVEY OF FARIBAULT

PRESENT NAME OF SITE : CHAMBER OF COMMERCE/POIRER DRUGS

INVENTORY # RC-FAC-627

SITE ADDRESS : 228 - 230 CENTRAL AVE N
SW CORNER OF CENTRAL AVE N AND 3RD ST NW

FIELDWORK DATE : 05 - 87

FIELDWORKER : Granger

SITE SUMMARY

INVENTORY #	PROPERTY TYPE	CONTRIBUTING STATUS	PHOTO I.D.
627 *	Commercial bldg./store	Contributing Building	17.16

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
Quality of Life

SIGNIFICANCE :

☒ LOCAL
☐ STATE
☐ NATIONAL

DESIGNATION STATUS :

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

ELEMENT SPECIFIC INFO

PRESENT NAME : CHAMBER OF COMMERCE/POIRER DRUGS
HISTORIC NAME : MASONIC BUILDING

INVENTORY # RC-FAC-627

ADDRESS : 228 - 230 CENTRAL AVE N

DESCRIPTION

DATE BUILT : 1875
DATE SOURCE : N.R. Nomination, 1981

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

STYLE :

INTACTNESS :

CONDITION :

☐ INTACT
☐ SLIGHT ALTERED
☐ MODER ALTERED
☒ VERY ALTERED

☐ EXCELL
☒ GOOD
☐ FAIR
☐ POOR

STORIES : 3
ROOF STYLE : Flat
WINDOWS : Rectangular 1/1
FOUNDATION :

STRUCTURAL SYSTEM : Brick
PRIMARY EXTERIOR : Brick
SECONDARY EXTERIOR :

ADDITIONAL COMMENTS :

ALTERATIONS : Principal facades obscured with new brickwork, new storefronts.

OPEN TO PUBLIC : ☐ YES ☐ NO ☒ LIMITED

BACKGROUND & SIGNIFICANCE

ARCHITECT :
CONTRACTOR :

ORIGINAL OWNER :

HISTORIC BACKGROUND : Built 1875-1878 according to National Register Nomination.
Used as fraternal hall (Quality of Life context).

SOURCES : N.R. Nomination (Bloomberg, 1981). "Then and Now" (Swanberg,
1976), pp. 151-152.

STATEMENT OF SIGNIFICANCE :

In 1930 the bank was moved to the northwest corner of Fourth Street and Central Avenue. It failed in 1933 because of excessive investments in bonds of various South American countries. The Faribault State Bank took over the former location and remained there until 1959 when it moved to 428 Central Avenue.

26. FIRST NATIONAL BANK SITE

230 Central Ave. (Masonic Building)

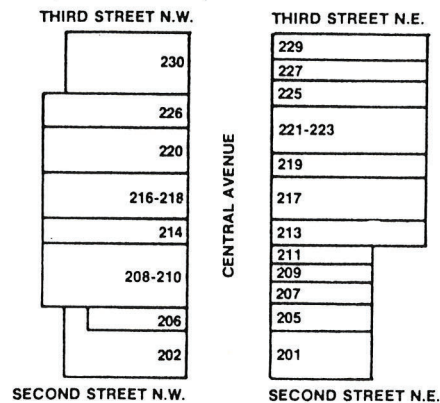
In 1868 this bank, with a capital of \$50,000, opened on the south corner of Third Street and Central Avenue. T. B. Clement was the president, E.W. Dike, vice president, and Thomas B. Buckham, cashier. In 1879 the bank building was destroyed by fire. When the structure was rebuilt, the bank then occupied the ground floor. It closed its doors in 1905 in financial difficulty.

27. FARIBAULT COMMERCIAL DISTRICT (N.R.)

Central Ave. between
2nd St. NE and 3rd St. NE

The Faribault Historic Commercial District is a remarkably intact concentration of late nineteenth century commercial buildings constructed between 1870 and 1898 in the heart of Faribault's central business district. The District consists of a one block area of Central Avenue (formerly Main Street) between Second and Third Streets NW. Together, the assemblage of two and three story buildings displays the stylistic variations of "Main Street" commercial architecture during the period the area was developed. Commercial Italianate and Queen Anne are the predominate styles utilized. Only one building in the District is considered intrusive. Exterior alterations have primarily affected the street level storefronts, and many are easily reversible. The individual buildings are listed below. The historic name (earliest traceable tenant or the historic name for the building) is stated first, followed by the year of construction, the current name, and a description.

**FARIBAULT HISTORIC
COMMERCIAL DISTRICT
THE "200 BLOCK"**



200 Block, west side

#230, **Masonic Building**, 1875/78 (now Poirier Drug). Three stories; recent red brick sheathing obliterating historic surface; windows exposed on first and second floors only. Original building destroyed by fire in 1879.

#226, **Loyhed Block**, c. 1870 (now Sears). Two stories; painted brick; seven arched second story windows with decorative hoods and stone sills; band of ornamental brickwork above windows; altered storefront and second story window infill.

#220, **Fred Fleckenstein Men's Furnishing Goods**, c. 1870 (now Nature's Nook and Outlet Store). Two stories; painted brick; two three-bay sections separated by center pilaster strip; arched second story windows with decorative hoods; brackets and modillions at cornice.

#216-218, **Wolf Building**, 1878 (now B&J Sewing Center and Employment Office). Three stories; buff colored with stone sills, hoods, and cornice; two three-bay sections with paired windows and single hood in center bays on both floors; upper stories' windows intact; broken pediment projecting from cornice with date plate and finial; storefront partially intact behind metal awning.

#214, **Cavanaugh and Co. Hardware, Stoves and Tinware**, c. 1870 (now Malterer's). Two stories; painted brick; three second story windows with hoods and original sash; cornice with brackets and modillions; altered storefront with metal awning.

#208-210, **Union Block**, 1883 (now Anderson Hardware and Quality T.V. and Appliance). Three stories; red brick with highly ornamental surface; decorative treatment including contrasting stone, terra cotta tiles and panels, and patterned brickwork; symmetrical seven bay facade with center bay accentuated by projecting pilasters and triangular pediment; metal cornice; altered storefront.

#206, **Batchelder and Buckham Building**, c. 1880. Three stories; painted brick; three bay symmetrical facade with paired windows in center bay; decorative hoods and cornice; altered storefront and upper sash infill.

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

moved to the northwest corner of Fourth Street and Central Avenue and soon failed because of excessive investments in bonds of various South American countries. The Faribault State Bank took over the former location and remained there until 1959 when it moved to 428 Central Avenue.

26. First National Bank Site 230 North Central

In 1868 this bank with a capital of \$50,000 opened on the south corner of Third Street and Central Avenue. T.B. Clement was the President, E.W. Dike, Vice-president, and Thomas B. Buckham, Cashier. In 1879 the bank building was destroyed by fire. The structure was rebuilt, and the bank then occupied the ground floor. It closed its doors in 1905 in financial difficulty.

27. Faribault Commercial District (N.R.) Central Ave. between 2nd St. NE & 3rd St. N.E

The 200 block along Central Avenue has many fine brick and stone store buildings built in the period from the 1860's to the 1890's. A number of these still retain original ornamental cornices and other noteworthy architectural features. (See pages 32-35)

28. George F. Batchelders' Block 120 Central Avenue North

"The Old Stone Church" was the name townspeople gave to the first three-story stone structure erected in 1868-9. The superior building with arched windows and rock-faced stone pillars supporting the recessed doorway was designed by C. N. Daniels, local architect and builder. It contains probably the first elevator in town run by counter weights and a hand-over-hand pull rope. George Batchelder used the building for his dry goods store and displayed carpets and rugs on the second floor.

29. The Heinrick Building 116 Central Avenue North

The stone building to the south of the Batchelder Block was built three years before in 1865 and used as a grocery. It is typical of the simple stone store of this period with only cut stone window caps and sills for ornament.

DESCRIPTION

The Faribault Historic Commercial District is a remarkably intact concentration of late nineteenth century commercial buildings constructed between 1870 and 1898 in the heart of Faribault's central business district. The District consists of a one block area of Central Avenue (formerly Main Street) between Second and Third Streets NW. Together, the assemblage of two and three story buildings displays the stylistic variations of "Main Street" commercial architecture during the period the area was developed. Commercial Italianate and Queen Anne are the predominate styles utilized.

Only one building in the District is considered intrusive. Exterior alterations have primarily affected the street level storefronts, and many are easily reversible.

The individual buildings are listed below. The historic name (earliest traceable tenant or the historic name for the building) is stated first, followed by the year of construction, the current name, and a description.

200 Block, west side

#230, Masonic Building, 1875/78 (now Poirier Drug). Three stories; recent red brick sheathing obliterating historic surface; windows exposed on first and second floors only. INTRUSIVE

#226, Loyhed Block, c 1870 (now Sears). Two stories; painted brick; seven arched second story windows with decorative hoods and stone sills; band of ornamental brickwork above windows; altered storefront and second story window infill.

#220 Fred Fleckenstein Men's Furnishing Goods, c1870 (now Missy 'n More and Outlet Store). Two stories; painted brick; two three-bay sections separated by center pilaster strip; arched second story windows with decorative hoods; brackets and modillions at cornice; altered storefront.

#216-218, Wolf Building, 1878 (now B & J Sewing Center and Employment Office). Three stories; buff colored with stone sills, hoods, and cornice; two three-bay sections with paired windows and single hood in center bays on both floors; upper stories' windows intact; broken pediment projecting from cornice with date plate and finial; storefront partially intact behind metal awning.

#214, Cavanaugh and Co. Hardware, Stoves and Tinware, c1870 (now Star Tailors). Two stories; painted brick; three second story windows with hoods and original sash; cornice with brackets and modillions; altered storefront with metal awning.

#208, Union Block, 1883 (now Mahler's Hardware). Three stories; red brick with highly ornamental surface; decorative treatment including contrasting stone, terra cotta tiles and panels, and patterned brickwork; symmetrical seven bay facade with center bay accentuated by projecting pilasters and triangular pediment; metal cornice; altered storefront.

#206, Batchelder and Buckham Building, c1880 (now Astro Lighting). Three stories; painted brick; three bay symmetrical facade with paired windows in center bay; decorative hoods and cornice; altered storefront and upper sash infill.

Faribault Commercial Historic District

Street No **Street Name**

230

CENTRAL AVE

SHPO No

RC-FAC-627

Property Name

Masonic Building

Current Owner

MASONIC BLDG ASSN

PIN

1831126335

Zone

15

UTM Easting

478566

UTM Northing

4904502

USGS Map

Faribault

Township

110

Range

20

Section

31

Quarter

NE

Q Q

SW

Legal Description

Lot 005 Block 057 of ORIGINAL TOWN FARIBAULT
ORIG TOWN E127FT N2/3 L5 B57

Historic Use

Commerce: Meeting Hall

Current Use

Commerce: Meeting Hall

Description

Architectural Style**Stories**

3

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

Brick

Foundation

Mix, stone & concrete

Roof Materials

Composition

Roof Form

Flat

Integrity

Significantly Altered

Condition

Good

Narrative Description

The Masonic Temple is an impressive three stories in height, sheathed in brick. It runs forty-one feet along Central Avenue and more than 100 facing 3rd Street NW. The primary commercial entry is on Central Avenue, under a metal canopy held in place by wire cables. The entire street level has been encased in a medium red brick. The single entry glass plate door is at a cantilevered wall on the northeast corner. Along Central Avenue, there are two sets of paired plate glass windows. There is an additional ground floor entry on the 3rd Street side. The street and the upper walls are separated by a metal band course. The upper wall consists of five bays on the primary facade, with recessed space running up both second and third floors. At the lower end, there are single double-sash, one over one windows with aluminum frames. Along the 3rd Ave wall there are twelve bays, asymmetrically divided by alternating brick piers and recessed spaces. It continues the window pattern. An addition off the rear (3rd Ave NW) was built to provide elevator access. This property also includes #11 3rd Street NW, listed

Faribault Commercial Historic District

Street No	Street Name	SHPO No	Property Name
230	CENTRAL AVE	RC-FAC-627	Masonic Building

History

Date Built	Date Source	Original Owner
1878	Historic Properties Survey, 1987	Masonic Lodge

Historical Background

This property is one of the most problematic in its preservation evaluation. The original Masonic Block, first built in 1878, went through several changes over the years, each substantially altering its appearance. The Masons were a significant presence in downtown Faribault over the years, with retail stores on the first floor and professional offices on the second floor. Lodge No. 9 was organized in 1856 and among its early members was James Shields, who would serve as U.S. Senator from three states. The current building, at its core, comes from the lodge hall built in 1878. The building was altered in the 1930s, and again remodeled in 1956. This is the current exterior.

It was considered noncontributing in the original 1983 historic district, clearly at odds with the surrounding Italianate and Queen Anne storefronts. Because it reflects the changes found within the period of significance, it is now considered contributing.

Sources

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

Historic Context

Commerce

NRHP Current	Local District Current	NRHP Recommend	Contributing
Yes	Yes	Yes	Noncontributing

Surveyed by Daniel J. Hoisington October, November 2012

Faribault Commercial Historic District

Street No

230

Street Name

CENTRAL AVE

SHPO No

RC-FAC-627

Property Name

Masonic Building





Request for Action

TO: Faribault Heritage Preservation
Commission
FROM: Harry Davis, City Planning Manager
THROUGH:
MEETING DATE: March 19, 2025
SUBJECT: Certificate of Appropriateness Procedures

BACKGROUND:

At the February HPC meeting, the Commissioners requested a presentation and discussion about the Certificate of Appropriateness and Design Review process.

REQUESTED ACTION:

No action needed at this time.

ATTACHMENTS:



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Harry Davis, City Planning Manager
THROUGH:
MEETING DATE: March 19, 2025
SUBJECT: Discussion on Education, Outreach, and Image of the HPC

BACKGROUND:

At the February HPC meeting, the Commissioners requested a discussion on outreach, education, and image of the HPC and HPC.

REQUESTED ACTION:

No action needed

ATTACHMENTS: