



HERITAGE PRESERVATION COMMISSION AGENDA

3RD FLOOR CONFERENCE
ROOM

WEDNESDAY, MAY 21, 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 - None.
5. Items for Discussion
 - A. Preservation of Items from Community & Economic Development
6. Adjournment



HERITAGE PRESERVATION COMMISSION MINUTES

3RD FLOOR
CONFERENCE ROOM

WEDNESDAY, MARCH 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 Colton Hogan at 6:04 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 February 19, 2025.
A motion was made by Cori Weens and seconded by Lee Nordmeyer to approve the minutes of February 19, 2025, as presented. The motion passed 4/0.

Citizen Comment Period:
No citizens were in attendance.

3. Design Reviews:
 - A. Resolution #HPC-2025-002 Approve a Certificate of Appropriateness for Facade Alterations at 230 Central Avenue.

A presentation was made by Community Development Director Dave Wanberg. Mr. Wanberg noted that the building elevations/plan submitted referenced a suite number that might be in error. Discussion occurred to determine if the review was to proceed as being for either Suite 104 or Suite 105. It was determined that the correct address would be clarified by staff. Mr. Wanberg noted the proposal included removing the angled recessed doorway. The entrance façade instead is proposed to be brought flush with the property line and public right of way. It was noted that because of the proposal, the door would swing into the street right way. Mr. Wanberg mentioned that there may be building code and potentially a public works city policy which may not allow the door swing to occur as proposed.

HPC members were asked if they wished to incorporate a condition for the proposal to be in conformance with building code and city right of way policy in their motion if they were considering approval and allowing issuance of the certificate of appropriateness.

Ms. Weens stated she liked the illustration which showed the continuation of the tiles on the building which extends that treatment along the building façade. Hearing no other comments, Chair Hogan requested a motion. A motion was made by Lee Nordmeyer motion to approve with staff's recommended condition and seconded by Susan Powell. The motion passed 4/0.

4. Items for Discussion

A. Certificate of Appropriate Procedures

B. Discussion on Education, Outreach and Image of the HPC

The Chair recalled that the discussion was to proceed for the two discussion items based on the previous meeting. The chair asked if there would be a desire to table the discussion until a time when there are more HPC members in attendance to fully participate in the discussion. Ms. Powell made a motion to table the discussion to a future meeting, Ms. Weems seconded the motion. The motion passed 4/0.

C. General Discussion

Discussion occurred about the distribution and receipt of the HPC packets and meeting notices by the members and staff. Members stated a variety of issues including that they are receiving four emails with the “no reply” email. Some members receive the “noreply” email that the HPC packet is posted, but when clicking on the link, it is indicated that they don’t have user access to the site. Staff suggested that the department send communication to members to confirm they are receiving the information as designed by the technology system. The membership was receptive to that suggestion.

5. Adjournment

Mr. Nordmeyer made the motion to adjourn, Ms. Weems seconded the motion to adjourn the meeting at 6:30 p.m. The motion passed 4/0.



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: David Wanberg, CED Director
Harry Davis, City Planning Manager
THROUGH:
MEETING DATE: May 21, 2025
SUBJECT: Preservation of Items from Community & Economic Development

BACKGROUND:

The City has collected various historic building documents over many years. Most of these documents are in organized files and stored in file cabinets. However, City Staff discovered several unorganized and unmarked boxes of historic photographs, slides, architectural plans, posters, and other documents. Some documents may have historic value, but they currently do not serve a meaningful purpose because they are not tied to specific properties and are not organized and easily accessible.

The City can dispose of unnecessary documents per its data retention and disposal procedures. One option is to give unneeded documents to the Rice County Historical Society (RCHS). Jenna Nelson, RCHS Curator, reviewed some of the City's documents and stated that RCHS may be interested in some of the documents. She noted that they may hire an intern to sort through the documents and identify any documents they could maintain. Presumably, all meaningful documents would be digitized so that the HPC and RCHS would have digital, if not physical, access to the documents.

In 2023, the Community and Economic Development Department hired a summer intern to digitize and archive the master site files of Faribault's historic properties. Refer to the attached documents of 26 1st Avenue for an example of a digitized master site file. Having these files in a digital format is helpful. However, it may be beneficial to create a georeferenced database and then connect any additional meaningful information from the unorganized documents to the master site file. One could then search the database for specific characteristics and provide a map of properties meeting those characteristics.

City Staff requests HPC input on what to do with the unorganized

documents. Would it be valuable to add some of these documents to the master site files? How, if at all, could the HPC use a georeferenced database of historic buildings and properties? Would it be helpful to have the Community and Economic Development Department budget to hire an intern to do this work?

REQUESTED ACTION:

Is the HPC interested in reviewing the unorganized documents and identifying which documents should be retained and filed, transferred to RCHS, or properly disposed of? Also, the HPC should comment on the value, if any, of creating a georeferenced database of historic properties.

ATTACHMENTS:

1. Historic Sites Survey of Faribault & Element Specific Info (3 pg)
2. Historic Sites Survey of Faribault HPC Research (3 pg)
3. Minnesota Historic Properties Inventory Form & 8 lines about house (2 pg)
4. Structures or Sites in the City (1 pg)

HISTORIC SITES SURVEY OF FARIBAULT

PRESENT NAME OF SITE :

INVENTORY # RC-FAC-37

SITE ADDRESS : 26 1ST AVE SW
NW CORNER OF 1ST AVE SW AND 1ST ST SWFIELDWORK DATE : 05 - 87
FIELDWORKER : Granger

SITE SUMMARY

INVENTORY #	PROPERTY TYPE	CONTRIBUTING STATUS	PHOTO I.D.
37 *	House	Contributing Building	20.10

PROPERTY SPECIFIC INFO

TAX PARCEL # 18-4435-000
ASSESSOR'S MAP # 11-31-15-06-008.000ZONING DISTRICT :
BUILDING PERMIT #

APPROX. LEGAL DESCRIPTION : E112ft L1 and L2, B5

PRESENT OWNER'S NAME AND ADDRESS : Corinne Colvin Remillard
25 2nd Ave. NW
Faribault

NEIGHBORHOOD SETTING : Area of very old houses just south of downtown.

SITE FEATURES : Built into hillside.

POTENTIAL THREATS : Deteriorating condition.

HISTORIC CONTEXTS :

Industry
Quality of Life

SIGNIFICANCE :

☒ LOCAL
☐ STATE
☐ NATIONAL

DESIGNATION STATUS :

☐ HPC SITE
☐ NR SITE
☐ HPC DIST _____
☐ NR DIST _____

ELEMENT SPECIFIC INFO

PRESENT NAME :
HISTORIC NAME : ANDREWS HOUSE

INVENTORY # RC-FAC-37

ADDRESS : 26 1ST AVE SW

DESCRIPTION

DATE BUILT : Circa 1870
DATE SOURCE :

PROPERTY TYPE : House
PRESENT USE : Apartments

STYLE : Italianate

INTACTNESS :

CONDITION :

☐ INTACT☐ EXCELL☒ SLIGHT ALTERED☐ GOOD☐ MODER ALTERED☐ FAIR☐ VERY ALTERED☒ POOR

STORIES : 2
ROOF STYLE : Truncated hip
WINDOWS : Segmental arched 4/4
FOUNDATION : Stone

STRUCTURAL SYSTEM : Woodframe
PRIMARY EXTERIOR : Clapboard
SECONDARY EXTERIOR :

ADDITIONAL COMMENTS : Rare segmental arched, dog-eared window frames on first story.
Second story windows have elliptically arched, dog-eared frames with architraves at top. Simple dentils at eaves, corner brackets, corner pilasters. Elliptically arched doorway with two paned transom window, once had double leaf door. Two story bay window on south side.

ALTERATIONS : Boxed eaves, new entrance porch.

OPEN TO PUBLIC : ☐ YES ☒ NO ☐ LIMITED

BACKGROUND & SIGNIFICANCE

ARCHITECT :
CONTRACTOR :

ORIGINAL OWNER :

HISTORIC BACKGROUND : According to "109 Structures", owned by Charles H. Andrews (b.1875-d.1951) senior partner in Andrews Nursery Company founded by his father. Merits 1880 and 1888-89 city directories, however, house is listed under Henry B. Andrews, carriage maker, who bought a wagon factory with W.M. Frink in 1872 and was later a partner of Frink and Ball and the Faribault Carriage House Works. He died in 1896. House merits further research to determine who original and subsequent owners were. Members of Andrews family still lived there in 1899.

SOURCES : "Then and Now" (Swanberg, 1976), p. 320. "109 Structures" (HPC, 1982). HPC research (1987), see worksheet, includes newspaper citations for further information.

STATEMENT OF SIGNIFICANCE : Architecturally significant as a rare, intact example of a circa 1870's frame house on a large scale. Merits restoration.

HISTORIC SITES SURVEY
OF FARIBAUT



ROLL # 20
FRAME # 10

ADDRESS : 26 1ST AVE SW

HISTORIC SITES SURVEY OF FARIBAULT

INVENTORY # _____

ADDRESS

26 1st AVE SW
corner of 1st AVE and 1st ST S.W., (EIM - HICKORY N.W.)
N.W. side of street

COMMON NAME _____

HISTORIC NAME _____

ORIGINAL USE

Residential
4 rental apts.

PRESENT USE

DATE BUILT

c1900

DATE SOURCE

Accessor Field card

1880 listed in City Directory

STYLE

CONDITION

___ Excellent ___ Good ___ Fair ___ Poor

STORIES

2 no attic

ROOF STYLE

low pitch

ROOF COVERING

shingle

WINDOWS

FOUNDATION

STRUCTURAL SYSTEM

PRIMARY EXTERIOR

FRAME

SECONDARY EXTERIOR

INTEGRITY

___ Intact ___ Slight. Alter. ___ Moder. Alt. ___ Very Altered

ADDIT./ALTERATIONS

SITE FEATURES

NEIGHBRHD SETTING

POTENTIAL THREATS

ADDITIONAL COMMENTS

ARCHITECT

CONTRACTOR

ORIGINAL OWNER

Andrews, H.B. (Henry) carriage maker

HISTORIC BACKGROUND

SOURCES

HISTORIC CONTEXTS

PROPERTY TYPE

STATEMENT OF SIGN

ON NAT'L REGISTER?
HPC SITE?
IN NR DISTRICT?
IN HPC DISTRICT?

Which?
Which?

PRESENT OWNER
OWNER'S ADDRESS

Remillard, Corinne Colvin / RO - Winkle, August G. ETAL / CONT
25 NW 2nd Ave. RR#6 Box 126 FABL, MN 55021

ASSESSORS' MAP #
TAX PARCEL #
LEGAL DESCRIPTION
BUILDING PERMIT #
ZONING

11 31 15 06 008.00
18-4435-000
E 112 FT L1 - L2 B5

SITE CONTAINS:

Contributing Buildings
Non-Contrib. Buildings
Contributing Structures
Non-Contrib. Structure
Contributing Objects
Non-Contrib. Objects

SIGNIFICANCE
OPEN TO PUBLIC?

Local State National
Yes No Limited

FIELDWORK DATE
PHOTO ID #

FIELD CODE

CONTINUATION SHEET

Partial basement - dirt floor
 unfinished
 no garage

1880 City Directory

Andrews, H.B. carriage maker, N.W. cor Elm & Hickory

1888-9

Andrews Henry B. carriage maker no 126 S. Elm.

1899

Andrews Rev. Samuel pastor Presb. Church r 126 S 1st Ave.

" Sam. jr. b. 126 S 1st Ave

Elizabeth student b. 126 S 1st Ave.

W.M. Trink & Henry Andrews buy wagon factory of E. Wheeler FR 3/27/1872

Mr. Trink, Andrews & Stafford buy wagon shop of J.D. Dennison FR 12/9/1874 2" 3:3

member of firm of Andrews & Ball, receives patent for Axelrod press FR 12/24/1879 3" 3:2 3L 3:1

death of daughter, Nellie FR 3/7/1883 3" 3:2

Sells the Faribault Carriage House Works to John B. Westervelt & O.W. Ball FR 11/14/1883 3" 3:2

Death FR 10/21/1896 6" 3:2

death of wife Laura Alice FR 11/22/1899 6" 3:5

MINNESOTA HISTORIC PROPERTIES INVENTORY FORM

HISTORIC NAME: COUNTY: Rice
CURRENT NAME: CITY/TWP.: Faribault
LEGAL DISC.: ADDRESS: 26 1st Ave. SW

T R Sec

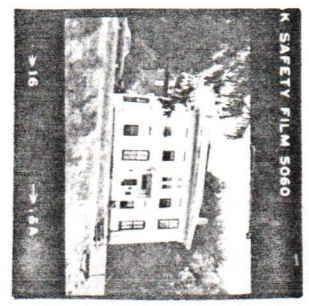
CLASSIFICATION:	CONDITION:	SIGNIFICANCE:	THEME/S:
Building <u>X</u>	Excellent <u> </u>	Local <u>X</u>	Primary <u> </u>
Structure <u> </u>	Good <u>X</u>	State <u> </u>	Secondary <u> </u>
Object <u> </u>	Fair <u> </u>	National <u> </u>	Others <u> </u>
District <u> </u>	Deteriorated <u> </u>		

OPEN TO THE PUBLIC: Yes No X Restricted PRESENT USE:
VISIBLE FROM THE ROAD: Yes X No
OCCUPIED: Yes X No

DATE CONSTRUCTED: ORIGINAL USE:
ORIGINAL OWNER: ARCHITECT/BUILDER:

OWNER'S NAME AND ADDRESS: <u>D. J. Remillard</u>	ACREAGE: Less than 1 acre <u> </u>
LOCAL CONTACT/ORG.: <u> </u>	UTM REFERENCE: <u> </u>
FORM PREPARED BY: <u>BIB</u>	
DATE: <u>10/80</u>	

frame Federal residence
nico



03651

no.
126.

1. Arts: Architecture
2. ^{NOTIFIED}
UNID HOUSE
3. ~~1st Ave. and 1st St. S.W., Faribault~~ (Rice county) *26 First Ave. S.W.*
4. Constructed at unknown date, c late 1860s or 1870s
5. Two story white frame simple Georgian with stacked, symmetrical fascade.
6. Unknown
7. Not listed
8. Research and classify

*(1975) currently owned by D.J. Remillard
used as four-unit apartment house*

Security Bank when the Theopold Mercantile Company moved to the three-story brick building one block east of Central Avenue on Third Street. Mr. Theopold was very civic-minded and served on many boards and committees, including serving on the Board of Directors for the First National Bank and the Faribault Gas Light Company.

108. C. H. Andrews Home 26 First Avenue S.W.

This frame Federal residence was owned by Charles H. Andrews, senior partner of the Andrews Nursery Company, one of the state's pioneer nurseries, founded by his father John F. Andrews. For sixty years, Charles played a leading role in the production of hardy fruits and nursery stock.

109. E.K. Clements Home 1 S.W. 1st

Dr. Edmund K. Clements was born in Napanee, Ontario, on December 15, 1865, the son of Sydney and Sarah Clements. When sixteen years of age, he came to Faribault with his parents, attended Shattuck, and then the University of Michigan, where he received his degree of Doctor of Dental Surgery. Starting in his father's dental office, he continued his career for sixty-eight years.

After his father-in-law's death, Dr. Clements moved his family to the Wheeler house and sold the property to Judge and Anna Buckham. Mrs. Buckham survived her husband and remained there until her death in 1935.