



HERITAGE PRESERVATION COMMISSION AGENDA

3RD FLOOR CONFERENCE WEDNESDAY, OCTOBER 1,
ROOM 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. COA for Building Facade Renovations at 429 Central Ave
5. Items for Discussion
 - A. Summary of PreserveMN 2025 Conference and Potential Applications to Faribault
 - B. Initial Planning for the National Alliance of Preservation Commissions Forum 2026 in Minneapolis
 - C. Requested HPC Representation on Faribault's Main Street Board
6. Adjournment



HERITAGE PRESERVATION COMMISSION MINUTES

3RD FLOOR
CONFERENCE ROOM

WEDNESDAY, AUGUST 6, 2025

6:00 PM

Meeting Items

1. Call to Order/ Approve Agenda

A special meeting of the Heritage Preservation Commission was called to order at 6:01 p.m. by Chair Colton Hogan. Committee members in attendance were Cori Weems, Ron Dwyer, Susan Power, and Chair Hogan. Also in attendance was Harry Davis, IV.

2. Approval of the Minutes

Motion by Cori Weems, seconded by Ron Dwyer, to approve meeting minutes as presented. Motion Passed.

3. General Heritage Preservation Items

A. Citizen Comment Period

None.

4. Design Reviews

A. Resolution HPC-2025-003 Approve a Certificate of Appropriateness for a Building Addition at 322 and 324 Central Ave

Motion by Ron Dwyer, seconded by Susan Powell, to approve and extend the timeline by three (3) months. Motion Passed.

5. Items for Discussion

None.

6. Adjournment

Motion by Susan Powell, seconded by Cori Weems, to adjourn the meeting at 6:21 p.m. Motion Passed.

By:_____



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Harry Davis, City Planning Manager
THROUGH:
MEETING DATE: October 1, 2025
SUBJECT: COA for Building Facade Renovations at 429 Central Ave

BACKGROUND:

Tom Moline with Roger Carlsen on behalf of Faribault Apartments, LLC (the Owner/Applicant), submitted a Certificate of Appropriateness (COA) application for property at 429 Central Ave in the City of Faribault's Heritage Preservation District (HPD). The Applicant seeks approval to replace existing panels in former storefront window bays with new panels and insulate behind the new panels. The Heritage Preservation Commission previously reviewed a COA application in October of 2018 for the Property Owner to replace the panels and reinsulate, which they largely replicated their previous proposal for this new request. The storefronts are boarded up with panels and have been this way since the adoption of the HPD. This proposed alteration to the façade will mimic the existing storefront assemblies along the Central Avenue façade and extend the look to the 5th St NE façade. No actual windows are proposed--instead the panels will be painted to match the recently renovated storefront bay on Central Ave and give the appearance of "blackened out" windows and an upper transom window bay. The proposal includes metal details that fit within the building character and panels along the bottom of the bay painted to look like granite.

Instead of supporting the proposal from 2018, the Heritage Preservation Commission previously determined that the applicant should seek a renovation that includes a window assembly, ceramic tiles or new granite to mimic the existing granite slabs along the bottom of the building, and that generally the former storefront bays should be opened back up. Summarized as the minutes state: the Heritage Preservation Commission in 2018 did not approve the proposed 2018 project and instead required the property owner to investigate restoring the storefront window and bay consistent with the adjacent storefront window, including bulkhead and transom windows, with no work approved on the 5th St NE façade. Despite the motion and direction coming from the 2018 HPC meeting, the applicant

completed the proposed alterations to the façade sometime between 2018 and July of 2019 without HPC approval or a building permit.

The City Planning Manager provided two resolutions: one resolution approving the requested changes, with findings supporting the request; and one resolution denying the request, based on the HPC's prior decision on materially the same proposal. City Staff suggests the HPC to seek a third option, which would be to table the requested proposal to a future meeting and give the applicant time to amend their request to include storefront windows in the 3 storefront bays that are part of the applicant's current proposal and potentially replace the panels installed without approval on the Central Ave storefront with a window assembly. This third option includes having the applicant work with the CED Director and EDA on a potential grant to help with the cost of finding and installing storefront windows in all four bays.

REQUESTED ACTION:

Table the requested COA to a future meeting and allow the applicant time to amend their request to include restoring storefront windows on the building facade(s).

ATTACHMENTS:

1. Resolution HPC-2025-004 Approve a COA for a Building Facade Renovation for 429 Central Ave
2. Resolution HPC-2025-004 Deny a COA for a Building Facade Renovation for 429 Central Ave
3. COA Submittal 429 Central Ave
4. 2018 COA Submittal
5. Minutes for 10-15-18 Meeting
6. HPD Site File 475
7. Current Photos of Facade
8. Google Streetview Photos of Facade

CITY OF FARIBAULT

HERITAGE PRESERVATION COMMISSION

RESOLUTION #HPC-2025-004

APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A BUILDING FAÇADE RENOVATION AT 429 CENTRAL AVE

WHEREAS, Tom Moline with Roger Carlsen on behalf of Faribault Apartments, LLC (the Owner/Applicant), submitted a Certificate of Appropriateness (COA) application for property at 429 Central Ave in the City of Faribault's Heritage Preservation District (HPD); and

WHEREAS, the Applicant seeks approval to replace existing panels in former storefront window bays with new panels and insulate behind the new panels; and

WHEREAS, according to the City's Historic Building Inventory (# RC-FAC-664) this building is significant for its Classical Revival detailing and for being one of two large hotels dating from the late 1920's and 1930's (attached in Exhibit C); and

WHEREAS, the Heritage Preservation Commission previously reviewed a COA application in 2018 for the Property Owner to replace the panels and reinsulate, which the applicant has largely replicated their previous proposal for this new request; 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 October 1, 2025; and

WHEREAS, the HPC approved a Certificate of Appropriateness (Exhibit A) on October 1, 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: Although the historic use of the ground floor adjoining the street is for storefront space and connection between the interior space and public realm, the storefronts are boarded up and have been this way since the adoption of the HPD. This alteration to the façade will mimic the existing storefront assemblies along the Central Avenue façade and extend the look to the 5th St NE façade.

- 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 new panels and detailing proposed for the former storefront window bays on the 5th St NE façade are not distinctive to the building and will be in character with the other improvements done to the façade.

- 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: While the new panels will be painted to match surrounding materials and mimic the existing storefront window assemblies along Central Ave, the look is not conjectural as the character is already present on the building.

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

Finding: The existing panels are not historically significant in their own right to the façade, so the changes will be more in character with the overall building.

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

Finding: No changes to distinctive examples of materials or craftsmanship on the building will be removed or altered.

- 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 existing panels are not significant to the building and deteriorating, so the proposed new panels and added details are an improvement on the building façade.

- 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: This standard does not apply. No chemical or physical treatments are used with 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: The new panels will only impact the current panels and not the rest of the building. The new panels and details will help bring back character and highlight the spatial relationships on the façade. The improvements will use the existing openings and not enlarge or alter said openings.

- 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: Because the panels cover previous storefront bays, it would still be possible later to reopen the storefront bays and

reinstall window assemblies to bring the historic storefront back to the façade.

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 renovating three storefront bays on the 5th St NE façade that are currently covered by panels nearest the corner of 5th St NE and Central Ave at 429 Central Ave, as requested.

Section 2. Conditions of Approval. The Heritage Preservation Commission adopts and applies the following conditions of approval to the COA issued on October 1, 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 February 2, 2027. If an extension is required, the applicant must submit a written request to the City Planning Manager by January 1, 2027. Failure to receive an extension by January 2, 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.

(Remainder of this page intentionally left blank)

Section 5. Effective Date. This resolution shall be effective upon passage.

Date Adopted: October 1, 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

(insert application materials after this page)

Exhibit C

**Historic Inventory Files Partial Record for Sites # 454 & # 455
(# RC-FAC-643 and # RC-FAC-644)**

(insert records after this page)

CITY OF FARIBAULT

HERITAGE PRESERVATION COMMISSION

RESOLUTION #HPC-2025-004

DENY A CERTIFICATE OF APPROPRIATENESS FOR A BUILDING FAÇADE RENOVATION AT 429 CENTRAL AVE

WHEREAS, Tom Moline with Roger Carlsen on behalf of Faribault Apartments, LLC (the Owner/Applicant), submitted a Certificate of Appropriateness (COA) application for property at 429 Central Ave in the City of Faribault's Heritage Preservation District (HPD); and

WHEREAS, the Applicant seeks approval to replace existing panels in former storefront window bays with new panels and insulate behind the new panels; and

WHEREAS, according to the City's Historic Building Inventory (# RC-FAC-664) this building is significant for its Classical Revival detailing and for being one of two large hotels dating from the late 1920's and 1930's (attached in Exhibit C); and

WHEREAS, the Heritage Preservation Commission previously reviewed a COA application in October of 2018 for the Property Owner to replace the panels and reinsulate, which the applicant has largely replicated their previous proposal for this new request; and

WHEREAS, the Heritage Preservation Commission in 2018 determined that the applicant should seek to do a renovation that includes a window assembly, ceramic tiles or new granite to mimic the existing granite slabs along the bottom of the building, and that generally the former storefront bays should be opened back up; and

WHEREAS, the Heritage Preservation Commission in 2018 did not approve the proposed 2018 project and instead required the property owner to investigate restoring the storefront window and bay consistent with the adjacent storefront window, including bulkhead and transom windows, with no work approved on the 5th St NE façade (meeting minutes and 2018 submittal attached as Exhibit D); and

WHEREAS, the applicant completed the proposed alterations to the façade sometime between 2018 and July of 2019 without HPC approval or a building permit (Google Streetview photos from 2016 and 2019 attached as Exhibit E); 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 October 1, 2025; and

WHEREAS, the HPC denied a Certificate of Appropriateness (Exhibit A) on October 1, 2025 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: While the panels do exist at the property, the property owner has an opportunity to add storefront windows back into bays that historically had windows and allowed a visual connection between the building interior and public street. Instead of continuing to cover the bays, the applicant should pursue a modern reconstruction of the historic storefront.

- 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 historic character of the property will not be retained if the panels are replaced with an appearance that looks like a storefront window bay but does not operate as such. The fake assembly will require more upkeep to keep the appearance, as opposed to a real window assembly. Bringing back windows would be completely in-line with the historic character of the building.

- 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 applicant's unapproved improvements made in 2018/2019 mimic the adjacent storefront and include historic-looking details that carry details across the façade. The proposed improvements to the three bays along the 5th St NE façade will include similar details. While the details are supportable, the overall concept of swapping existing panels covering storefront bays with new panels that appear to be functional and fit the rest of the façade is a false historical development. The bays could be brought back with modern window assemblies that bring back the original building character and function but without appearing to be fake.

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

Finding: No proposed changes to the property will remove or impair any historical changes made to the property that have achieved significance.

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

Finding: No changes to distinctive examples of materials or craftsmanship on the building will be removed or altered. However, potential storefront assemblies that are constructed well and integrated with the building interior are ignored and their existing spaces covered again if the proposed renovations move forward.

- 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: While the existing panels are in need of repair or maintenance, which would be solved through replacement and renovation, the storefront bays are significant features of the façade that should be brought back with window assemblies alongside careful selection of details and materials.

- 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: This standard does not apply. No chemical or physical treatments are used with 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 stated above in this Resolution, the proposed new panels and details will give the appearance of a window assembly but will not function as such, and will use painting to mimic materials and finishes. The distinction between old and new will not be achieved. Having a new, modern storefront window assembly will likely achieve the balance between functional need and purpose with distinction between old and new storefronts along the facades.

- 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: While the panels may be installed in a way that would allow someone later to remove the panels and install new storefronts, the historical and essential form of the building is to have storefronts along the public streets. New investment in the facades that do not further the historic form will, at best, delay or, at worst, disincentivize any changes to the façade that are in character with the original building design.

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 denies a COA for renovating three storefront bays on the 5th St NE façade that are currently covered by panels nearest the corner of 5th St NE and Central Ave at 429 Central Ave, as requested.

Section 2. Findings. The recitals in this Resolution are integral to this Resolution and, where applicable, constitute the findings of the Heritage Preservation Commission.

Section 3. 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.

(Remainder of this page intentionally left blank)

Section 5. Effective Date. This resolution shall be effective upon passage.

Date Adopted: October 1, 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

(insert application materials after this page)

Exhibit C

**Historic Inventory Files Partial Record for Sites # 454 & # 455
(# RC-FAC-643 and # RC-FAC-644)**

(insert records after this page)

Exhibit D

Design Review Application Submittal

(insert application materials after this page)

Exhibit E

Design Review Application Submittal

(insert application materials after this page)

DESIGN REVIEW APPLICATION FORM
Heritage Preservation Commission

Owner / Applicant: Roger Carlson Faribault Architects LLC
Mailing Address: PO Box 143
City/ State: Kasson Mn
Telephone Number: 507-269-9486
Work Site Address: 429 Central Ave Faribault
Site File Number: _____

Type of Work: Restoration _____ Remodeling _____
 New Construction _____ Site Improvements X

Brief Description of Project:

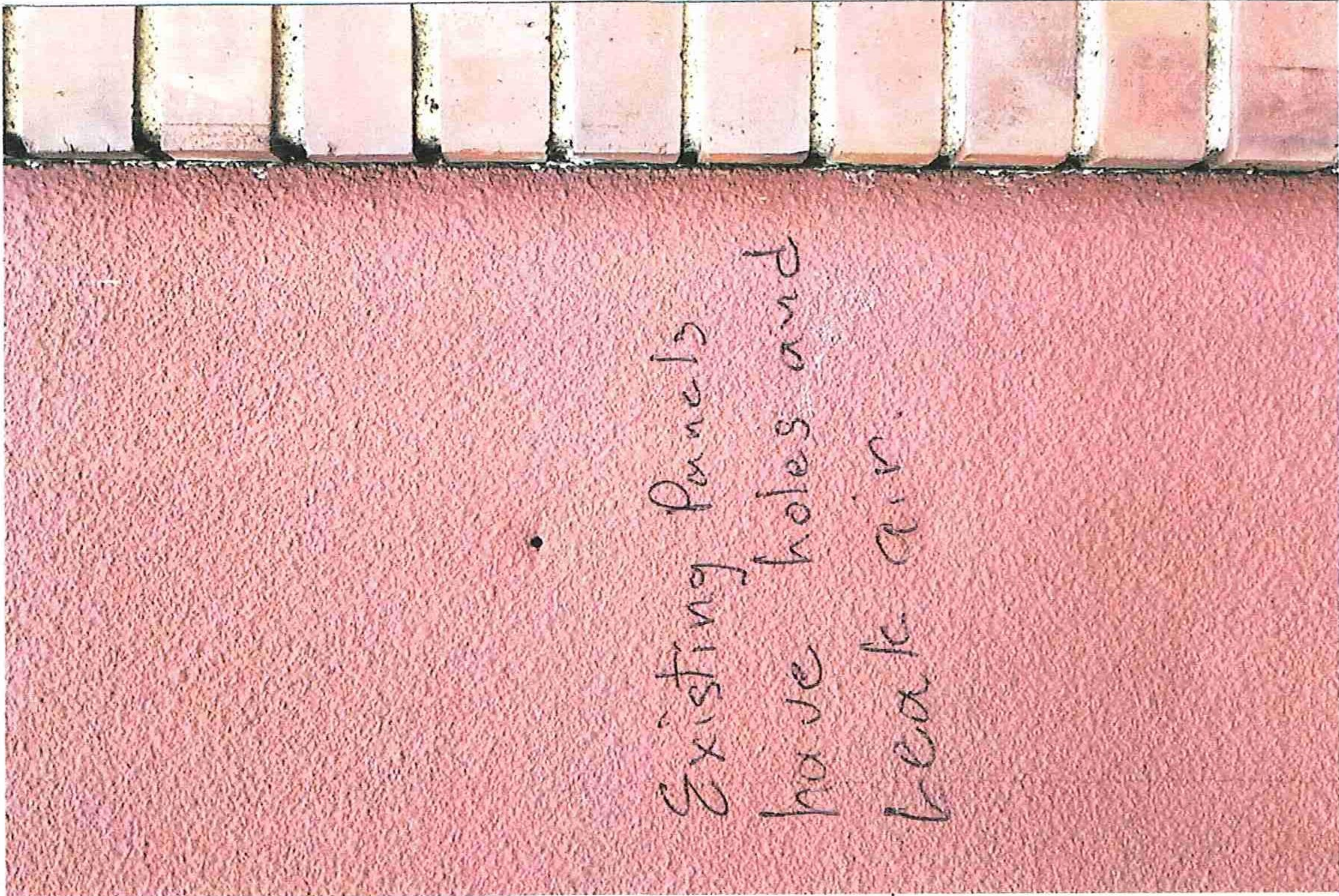
Remove Siding and Insulate and Replace Siding

Attachments: Historical Data / Site File Information _____
 Photographs X
 Detailed Drawings of Proposed Modifications X
 Site Plan Map
 Manufacturers Specifications _____
 Material Samples / Color Samples Photos

Action of HPC Board: Meeting Date: _____
 Action Taken: _____
 Meeting Date: _____
 Action Taken: _____

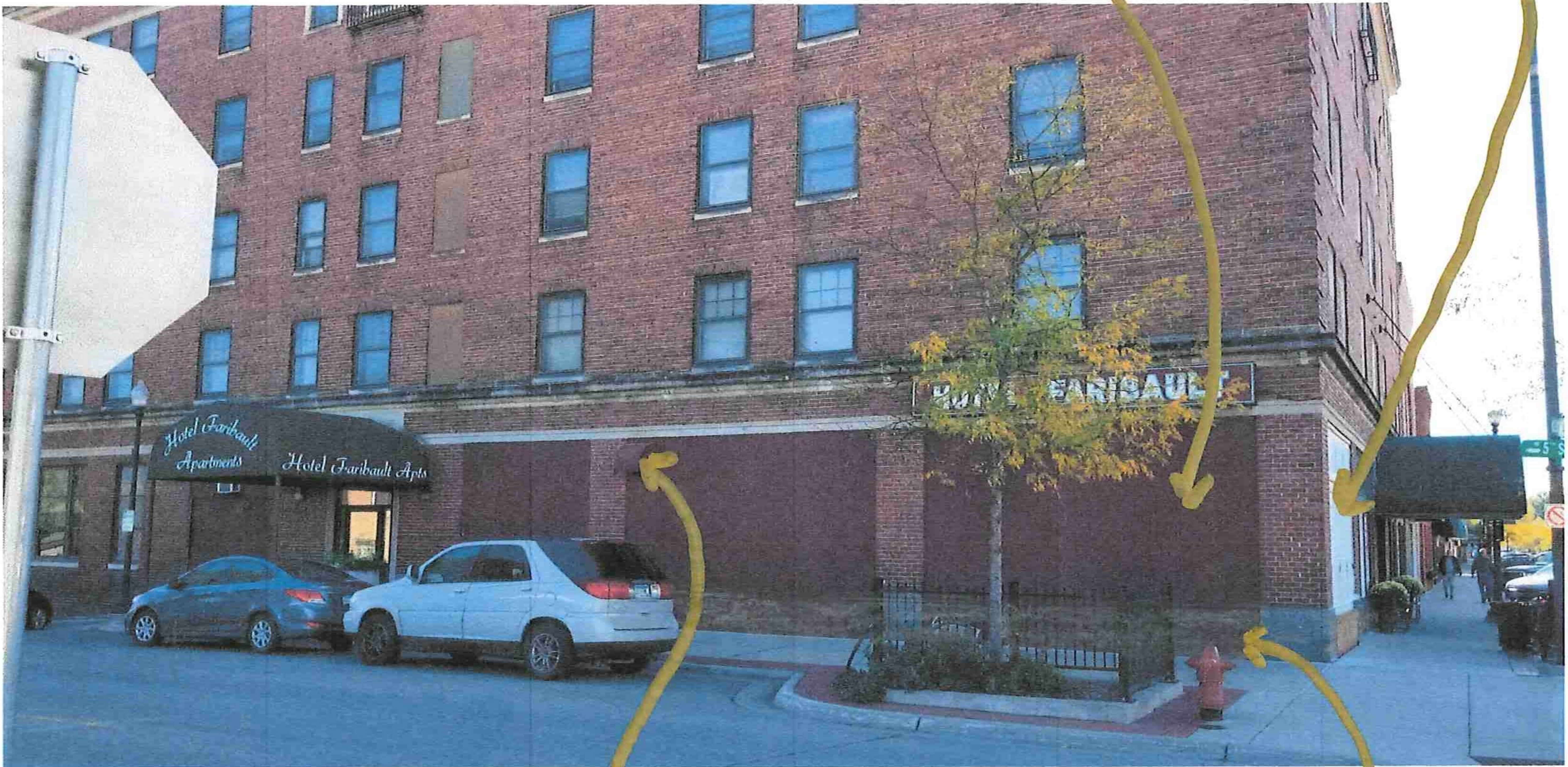
Certificate of Appropriateness: Issued: _____
 Denied: _____

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.



Front panel to Match
5th St Side
Panels

Old panels removed replaced
with LP Smartside Stucco Panels

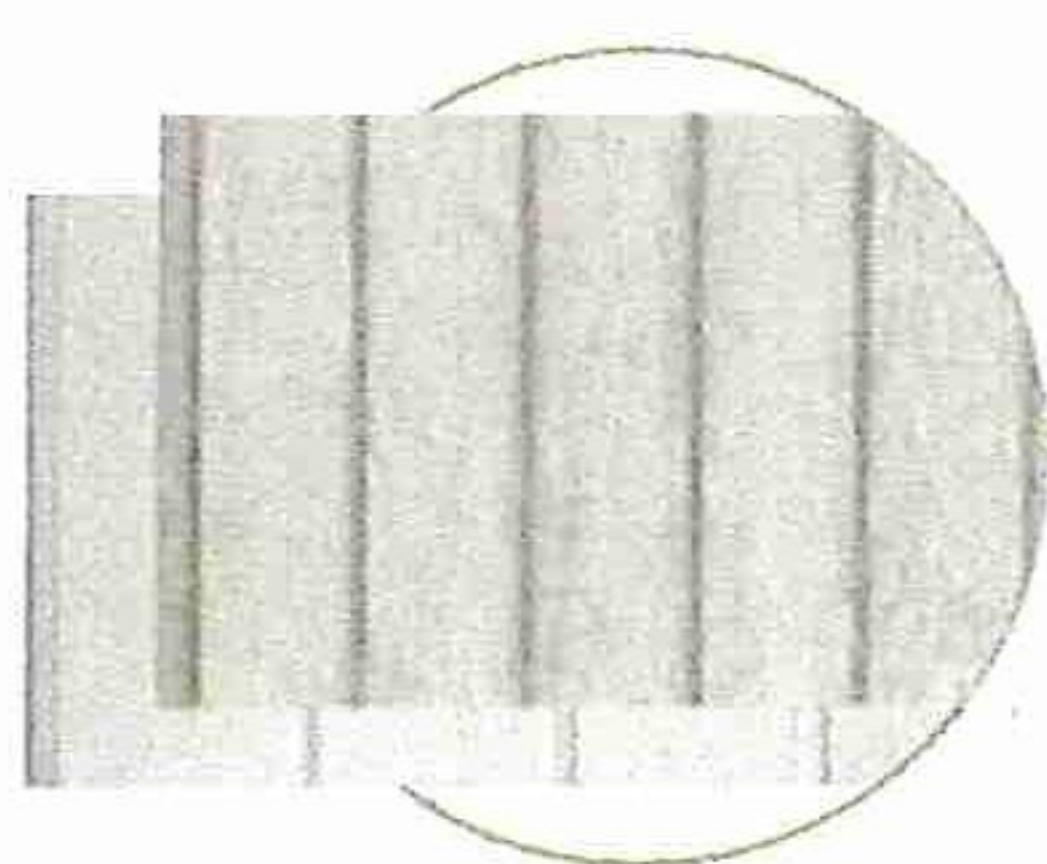


Vent Hood to be removed

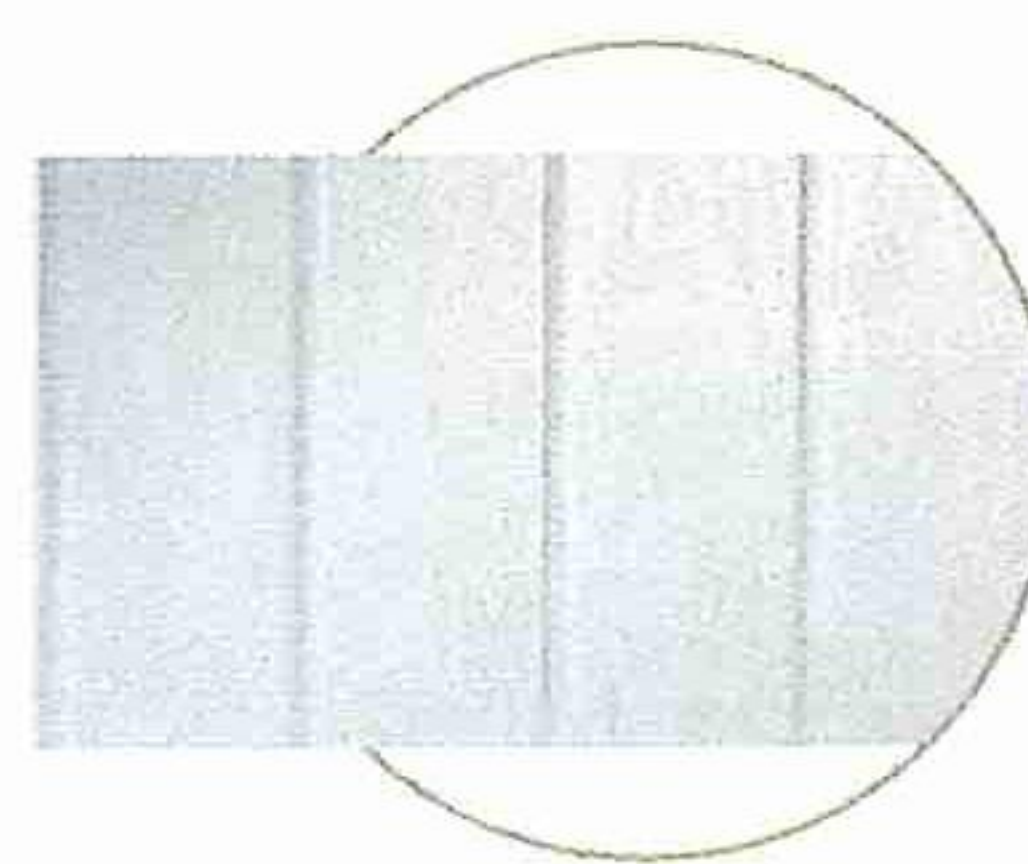
Bottom Portion of
Panels to be Painted
to Match Existing
Marble panels as
Close as possible.

Panel That Performs

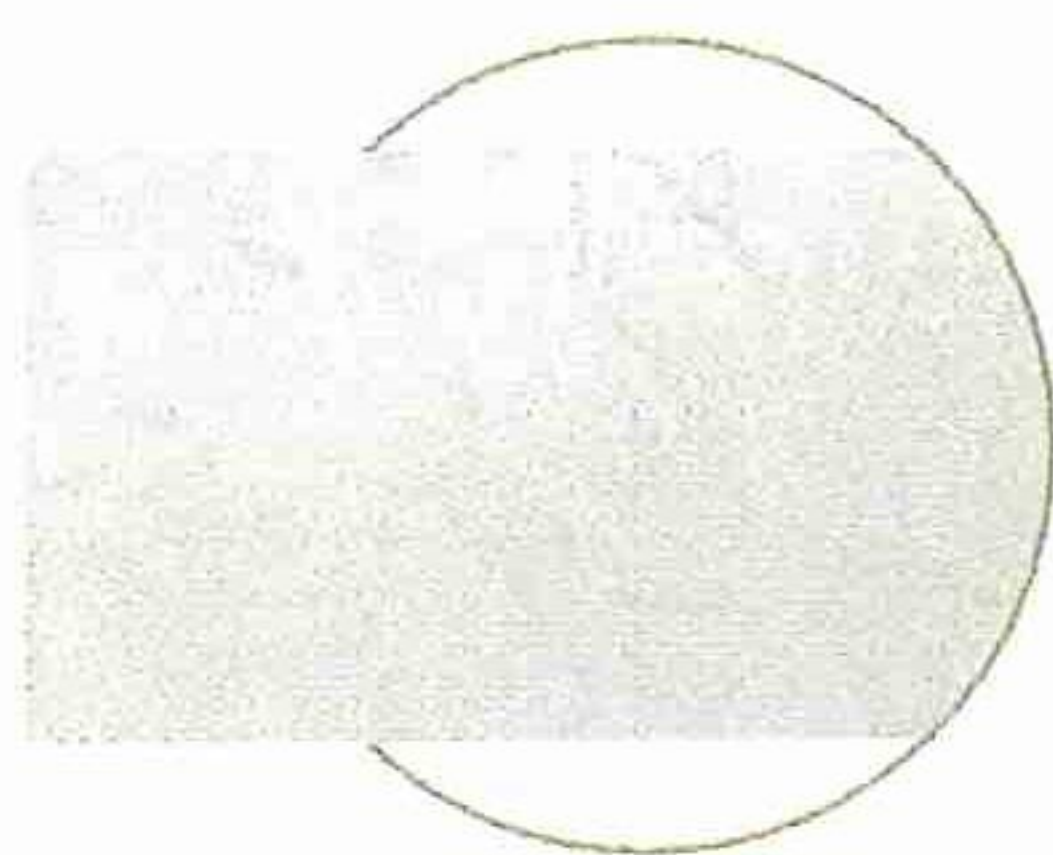
Tough to the core, LP® SmartSide® Panel Siding is a treated engineered wood product that's more durable, stable and consistent than traditional wood panels. It's easy to recommend for light commercial, shed and residential applications that require a premium look and the toughness to combat extreme weather.



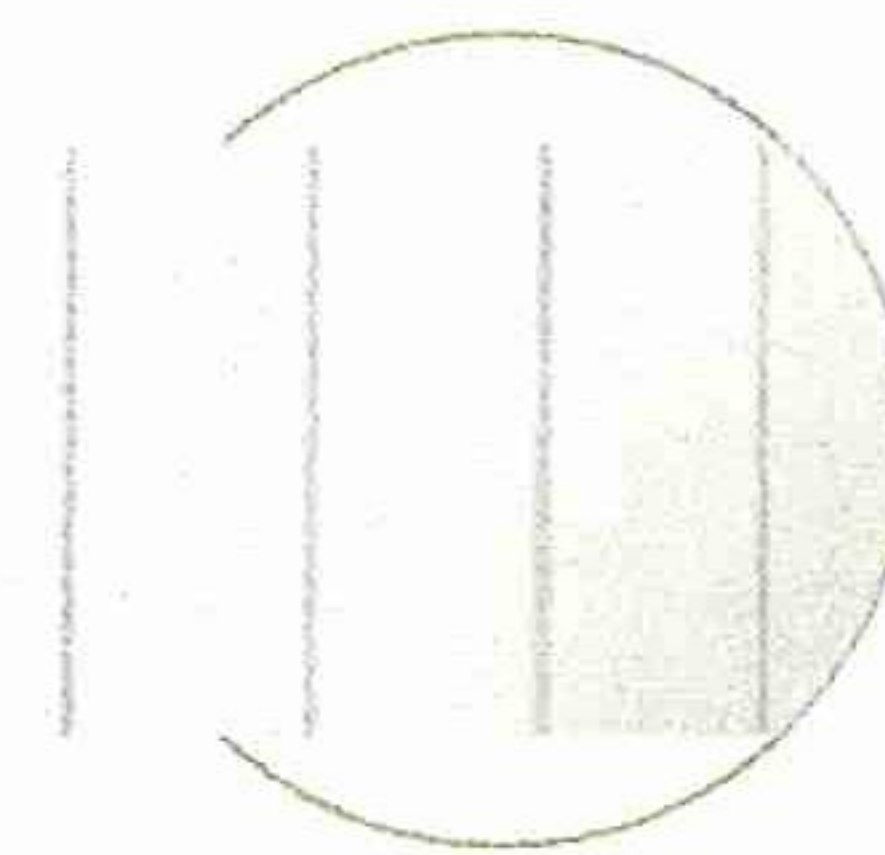
Cedar Texture Panel



Reverse Board & Batten



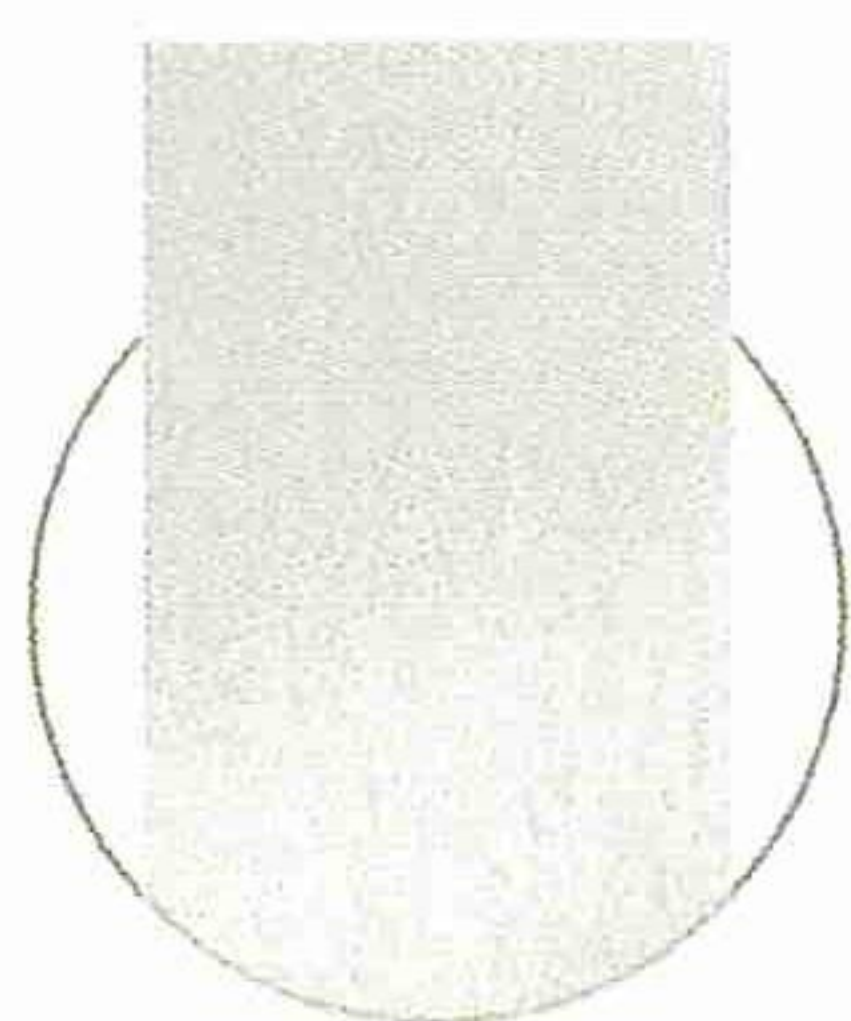
Stucco Texture Panel



Smooth Finish Panel

Strong, Stylish Vertical Siding

LP SmartSide Vertical Siding lets you recreate the charming appearance of board and batten while providing the added protection of the SmartGuard® process.



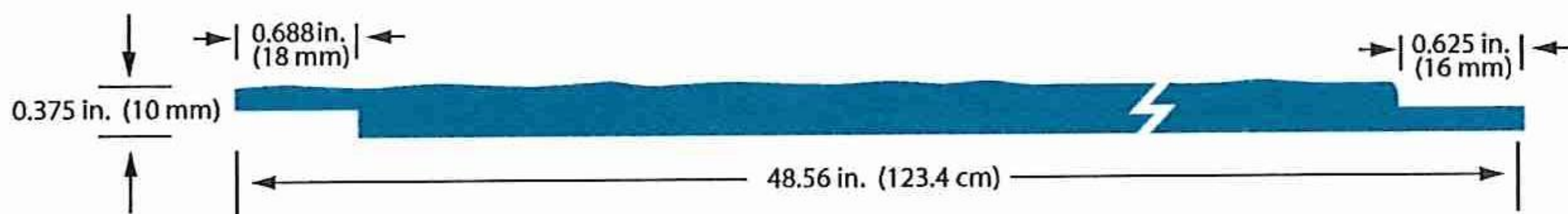
Vertical Siding

Stucco Texture Panel

The Rich Look of Stucco Made Easier

- The remarkably detailed soft, earthy, hand-troweled effect of stucco on a panel
- Deeply textured and varied from board to board
- Comes in easy-to-install shiplap edge panels
- Available pre-primed
- Not rated for structural use
- Treated engineered wood fiber substrate

Stucco Texture Panel (fiber)



Stucco texture

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
Stucco Texture Panel (fiber)	8 ft. (96 in.)(2.4 m)	48.56 in. (123.4 cm)	0.375 in. (10 mm)	25912	2 psf
	9 ft. (108 in.)(2.7 m)	48.56 in. (123.4 cm)	0.375 in. (10 mm)	25913	2 psf



SMARTSIDE®
TRIM & SIDING

**STRAND SUBSTRATE 38, 76 AND 190 SERIES
PRIMED PANEL SIDING
INCLUDING SILVERTECH & SMARTFINISH**

GENERAL

- At the time of manufacture, siding meets or exceeds the performance standards set forth in ICC-ES AC321 and has achieved code recognition under ESR-1301, CCMC 11826-L, APA recognition under PR-N124, and HUD recognition under HUD-MR# 1318b. For copies of ESR-1301, call LP Customer Support at 1-800-648-6893 or go online at http://www.icc-es.org/reports/pdf_files/ICC-ES/ESR-1301.pdf or <http://www.apawood.org>.
- Strand Substrate panel siding with SilverTech or SmartFinish is specifically for sheds and other outdoor structures where the interior wall cavities will remain permanently exposed.
- Minimum 6 inch clearance must be maintained between siding and finish grade.
- Siding applied adjacent to porches, patios, walks, etc. must have a clearance of at least 1 inch above any surface.
- Minimum 1 inch clearance at intersection with roof line
- Apply siding in a manner that prevents moisture intrusion and water buildup.
- All exposed wood substrate must be sealed in a manner that prevents moisture intrusion and water buildup.
- LP does not recommend LP SmartSide Panel for use in ICF and SIP assemblies. If used, LP will not warrant for Buckling and Shrinkage. However, balance of warranty does remain intact.
- DO NOT USE STAPLES
- SIDING MUST NOT BE IN DIRECT CONTACT WITH MASONRY, CONCRETE, BRICK, STONE, STUCCO OR MORTAR.

STORAGE

- Store off the ground well supported, on a flat surface, under a roof or separate waterproof covering
- Keep siding clean and dry. Inspect prior to application.

STUD SPACING

- Strand Substrate 38 and 76 Series panel siding must be installed on 16 inch o.c. framing only. When installing on 24 inch o.c. framing, 190 Series panel siding is required.
- In all installations over masonry or concrete walls, the wall shall be furred out and open at the top and bottom of the wall to allow for convective ventilation between framing spaced 16 inch o.c. The framing shall be of adequate thickness to accept 1-1/2 inches of nail penetration. A properly installed breathable water-resistive barrier is required between the siding and masonry or concrete walls.

MOISTURE

- Moisture control and water vapor control are critical elements of proper housing design. Check your local building codes for application procedures for handling moisture and water vapor in your area.
- When using wet blown cellulose insulation, the insulation must not be in direct contact with the siding and it must be allowed to dry a minimum of 24 hours or longer if specified by the insulation manufacturer.
- As with all wood products, do not apply engineered wood siding to a structure having excessive moisture conditions such as drying concrete, plaster or wet blown cellulose insulation. If such conditions exist, the building should be well ventilated to allow it to dry prior to the application of the siding.
- Siding must not be applied to green or crooked structural framing members. Do not apply siding over rain-soaked or buckled sheathing materials.
- Gutters are recommended for control of roof water run off.

SECONDARY WATER-RESISTIVE BARRIER

- LP strongly recommends the use of a secondary water-resistive barrier behind all LP SmartSide siding. A properly installed water-resistive barrier provides a second line of defense to incidental moisture behind the siding.
- The LP SmartSide limited warranty does not expressly or implicitly cover water penetration. LP does not assume responsibility for any water penetration.
- Sheds and other accessory structures that are not heated or cooled do not require a secondary water-resistive barrier if exempt by applicable building codes.

GAPS & SEALANTS

- Seal all gaps with a high-quality, non-hardening, paintable sealant. Follow the sealant manufacturer's instructions for application.
- Use a high-quality exterior sealant meeting the ASTM C920, minimum Class 25 sealant.

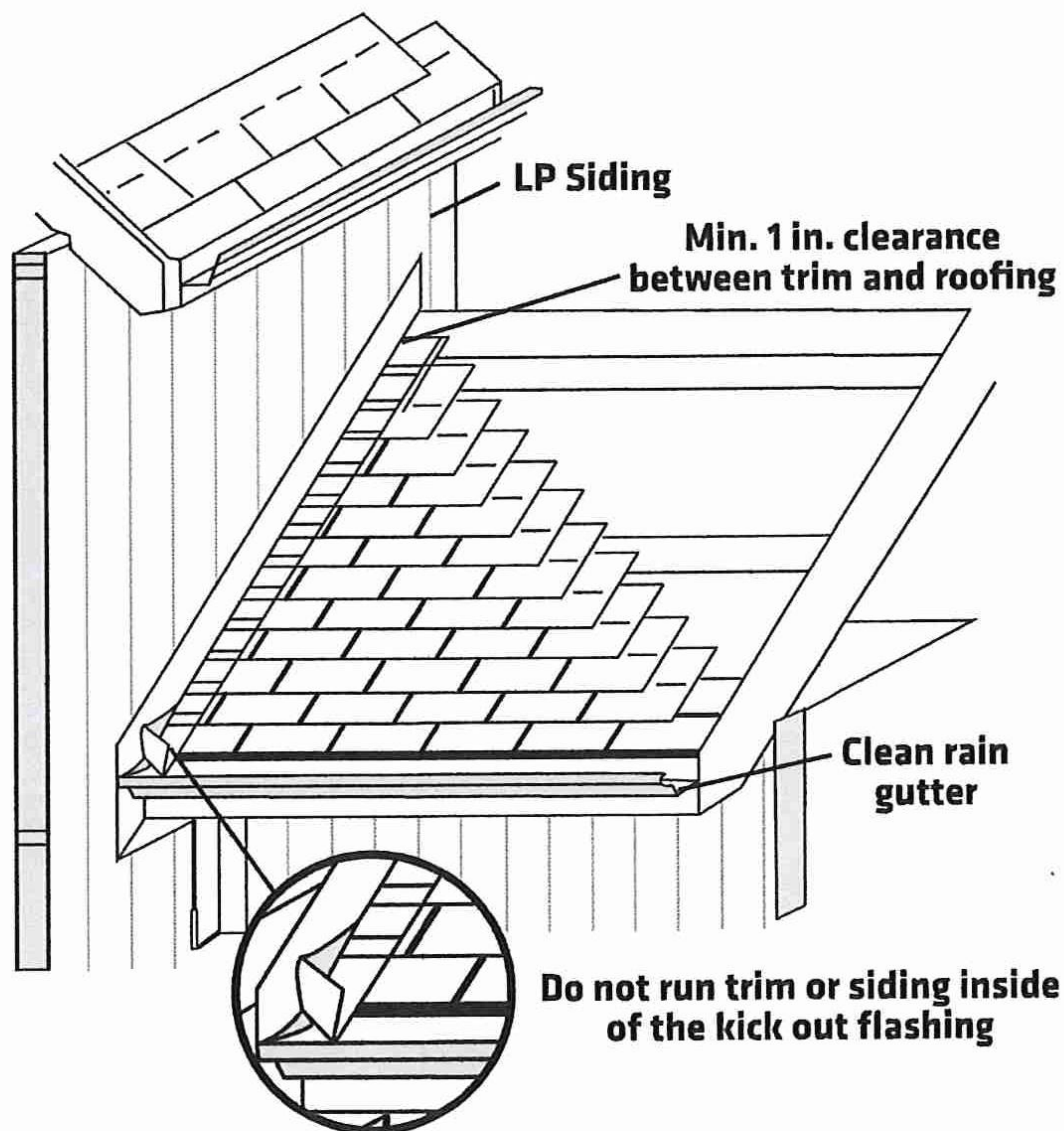
FLASHING, WINDOWS, DOORS & OPENINGS

- All openings must be properly sealed or flashed in a manner that prevents moisture intrusion or buildup. Several examples that accomplish this are shown on the following pages.

Application instructions (cont.)

KICK-OUT FLASHING

- Install kick-out flashing to direct the water into the gutter
- Install step flashing with minimum 4 inch upper leg
- Properly integrate flashing with the secondary water-resistive barrier. Use housewrap, flashing tape, Z-flashing, or other items as needed to maintain the counterflashing principle.
- DO NOT extend the siding or trim into the kick-out flashing or gutter
- Maintain a clearance between the end of the gutter and the adjoining wall to allow for proper maintenance of the siding
- Prime and paint ALL exposed cut edges



TRIM

Trim should be thick enough so the siding does not extend beyond the face of the trim.

- Trim and fascia must be applied in a manner that will not allow moisture intrusion or water buildup.
- LP® SmartSide® siding is not designed and/or manufactured to be used as trim or fascia. LP SmartSide trim and fascia are available in a variety of dimensions.

FINISHING INSTRUCTIONS

DO

- Prime and paint all exposed surfaces including all drip edges or where water will hang.
- Apply finish coat as soon as possible or within 180 days of application.

- High-quality acrylic latex paint, specially formulated for use on wood and engineered wood substrates, is highly recommended. Semi-gloss or satin finish oil or alkyd paints are acceptable. For flat alkyd paint, please check with the coating manufacturer for their recommendations for use on composite wood siding.
- Follow the coating manufacturer's application and maintenance instructions.

DO NOT USE

- Semi-transparent and transparent stains.
- Shake and shingle paints.
- Vinyl-based resin formulas such as vinyl acetate, PVA, vinyl acetate/acrylic copolymer paints.

HANDLE PREFINISHED LP SMARTSIDE PRODUCTS WITH EXTREME CARE DURING STORAGE AND APPLICATION. TOUCH UP ANY DAMAGE TO THE FINISH THAT MAY OCCUR DURING APPLICATION PER PREFINISHERS SPECIFICATIONS.

NAILING INSTRUCTIONS

- In braced wall assemblies, use minimum 6d (0.113 in. shank diameter) hot-dipped galvanized nails for 38 and 76 Series panels and minimum 8d (0.131 in. shank diameter) for 190 Series panels. Do not use electroplated fasteners. Refer to your local building code to verify the minimum allowable fastener size.
- Penetrate structural framing or wood structural panels and structural framing a minimum of 1-1/2 inches.
- For 38 Series panels, double nailing procedure meets wall bracing requirements and 5/16 inch shear wall design values.

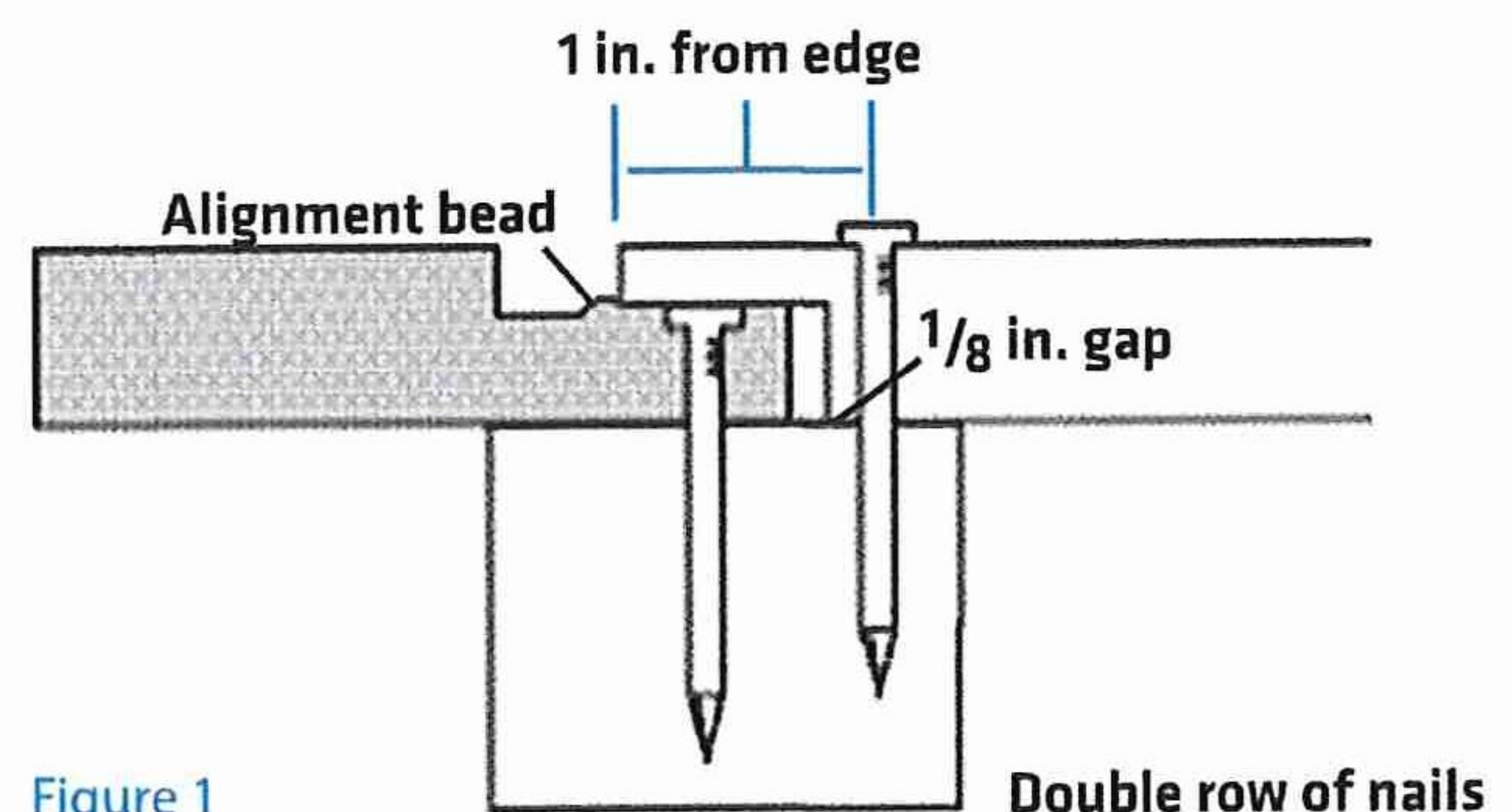


Figure 1

- For 76 and 190 Series panels, single nailing meets wall bracing requirements. To meet the equivalent 3/8 inch shear wall design values, double nailing procedures must be used. It may be necessary to angle drive the second nail in order to penetrate the framing. Seal nails driven below the surface.

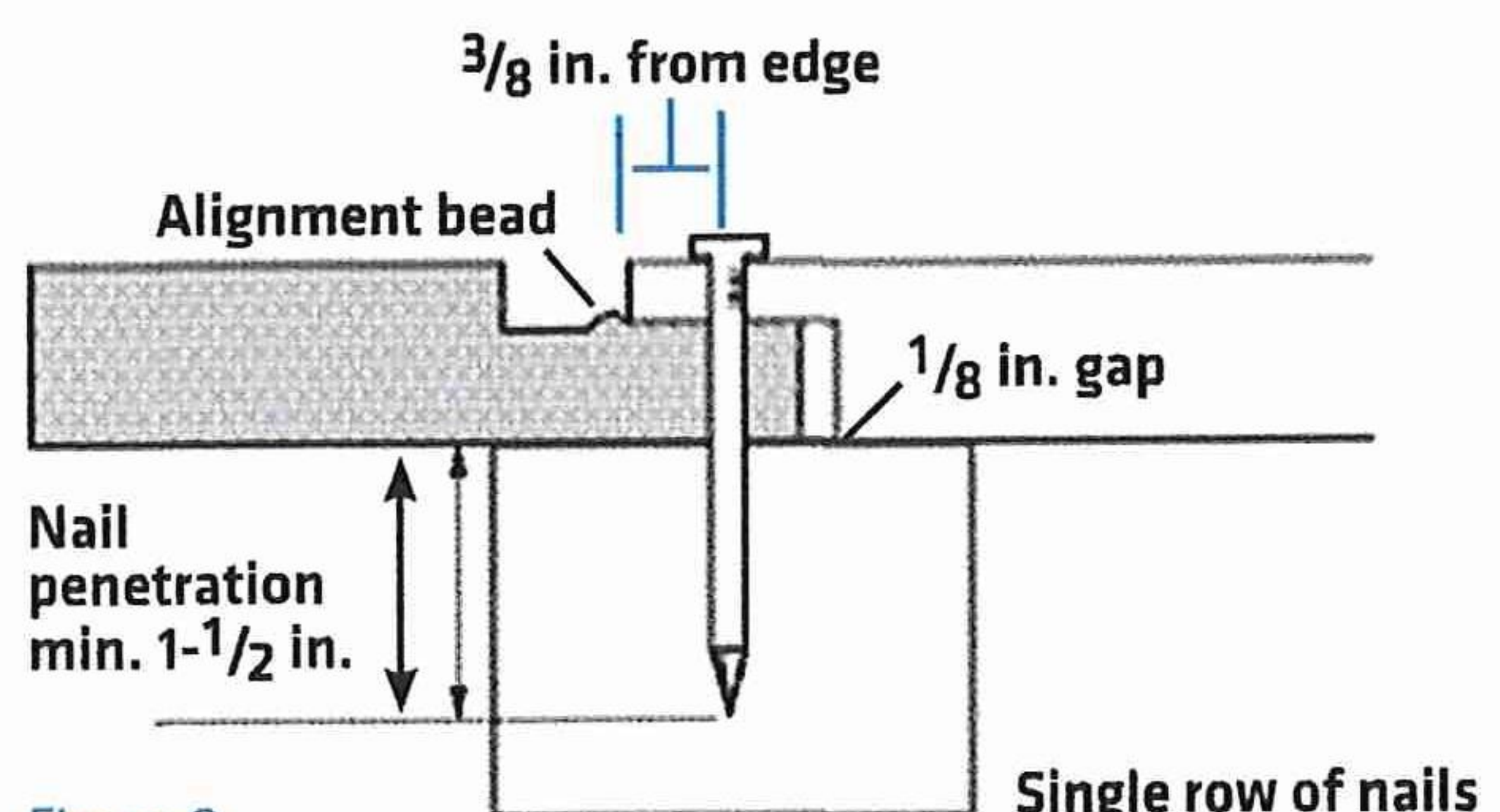


Figure 2

Application instructions (cont.)

- Shear values for panels applied directly to studs shall be no greater than noted in Table 1 of the ICC-ES Report ESR-1301 or Table 1 of APA PR-N124.
- **Not warranted for application on SIP and ICF assemblies.**

CAUTION

- 38 and 76 Series panels must be installed on 16 inch o.c. framing only. When installing on 24 inch o.c. framing, 190 Series panels are required.
- Backside of panel must not come in contact with masonry or concrete foundation.
- Do not force siding into place. Maintain the illustrated 1/8 inch space behind the joint to allow for expansion while the panel equilibrates with the local environment.
- LP® SmartSide® Panel siding must not be attached by stapling.
- **DO NOT INSTALL OVER ALIGNMENT BEAD.** Install panels in light contact to the edge of alignment bead. (see Figure 1 and Figure 2)
- Climb cut the surface of the siding such that the rotation of the blade cuts downward on the primed or prefinished surface.
- Where siding butts window trim, door casings and masonry, etc. leave a 3/16 inch gap and seal.

Insulated Sheathings

LP SmartSide Siding may be installed over low-compression rigid foam or exterior gypsum. The following precautions must be followed:

- Adequate bracing of the wall in accordance with the International Codes or other ruling building code is required.
- For rigid foam sheathing up to 1 inch (25.4 mm) thick, siding may be nailed directly to the foam sheathing unless a drainage plane is required by the local building code. Nail length must be increased to ensure a minimum 1-1/2 inch (38.1 mm) fastener penetration into the structural framing.
- For rigid foam sheathing greater than 1 inch (25.4 mm), a minimum 1-1/2 inch (38.1 mm) thick by 3-1/2 inch (88.9 mm) wide vertical strapping or furring strip must be installed over the sheathing to provide a solid, level nailing base for the siding. The strapping must be securely fastened to structural framing spaced no greater than 16 inches o.c. (406 mm) with a minimum nail penetration of 1-1/2 inches (38.1 mm) and a maximum nail spacing no greater than the width of the siding.

Louisiana-Pacific will assume no responsibility for any damage or condition arising from the use of rigid foam or exterior gypsum.

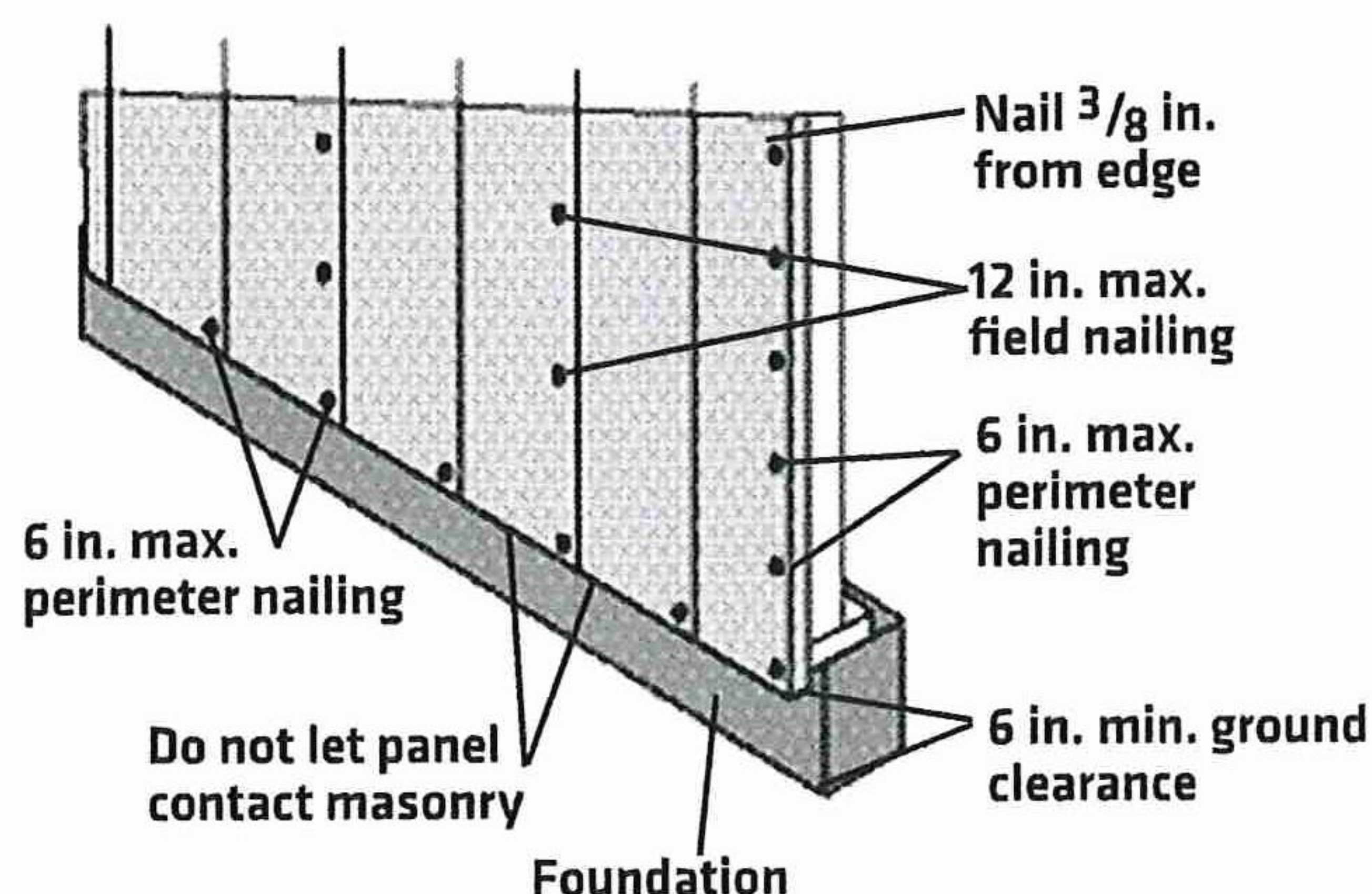


Figure 3

CONDITION

Snug

Flush

Visible fiber

Countersunk 1/16-1/8 IN.

Countersunk more than 1/8 in.

CORRECTION

OK

OK

Paint

Apply sealant

Apply sealant and re-nail

1 IN. ROOF & CHIMNEY CLEARANCE

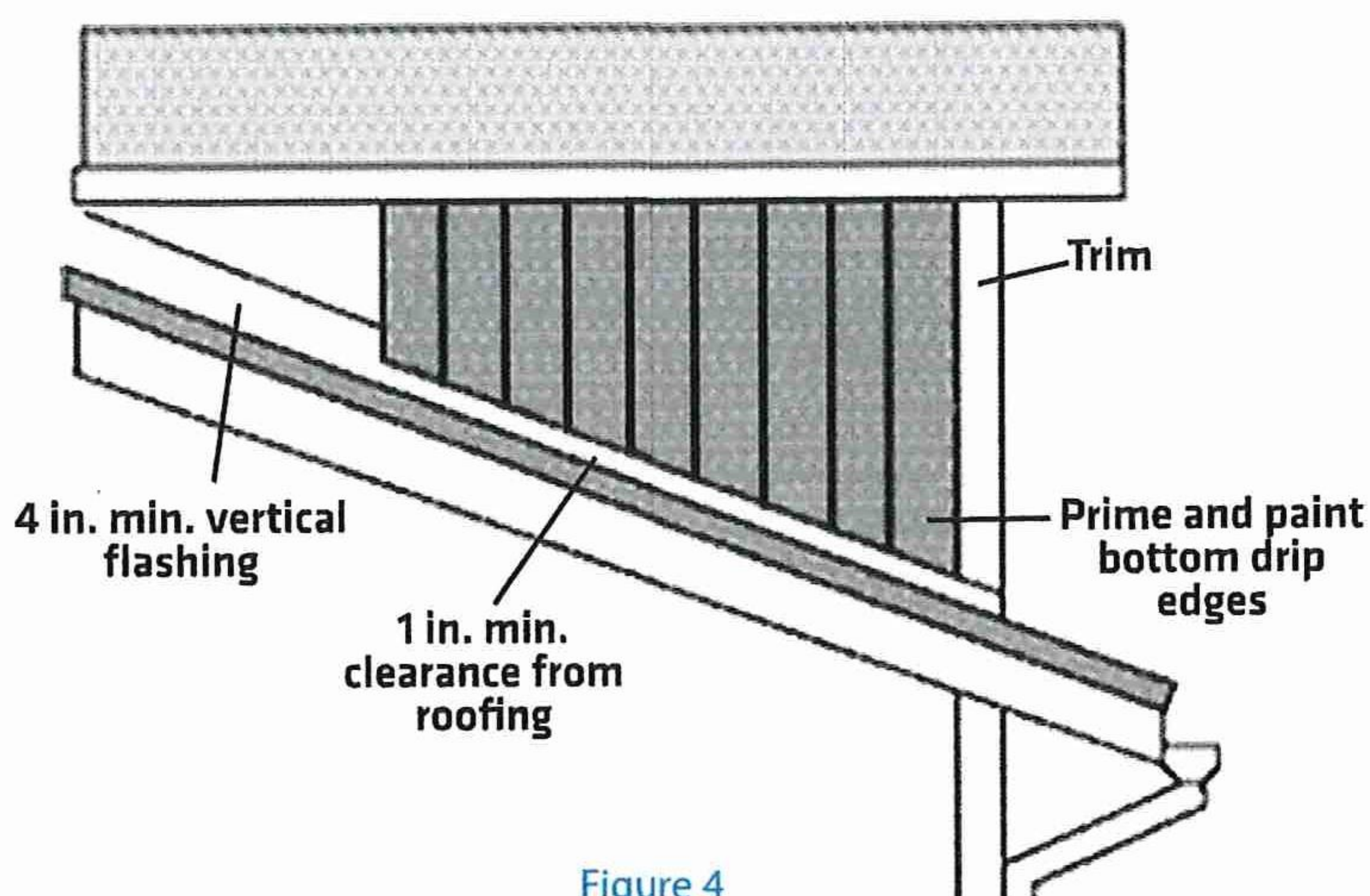


Figure 4

LP SMARTSIDE PANEL SIDING JOINT DETAILS

HORIZONTAL WALL JOINTS

BUTT & FLASH

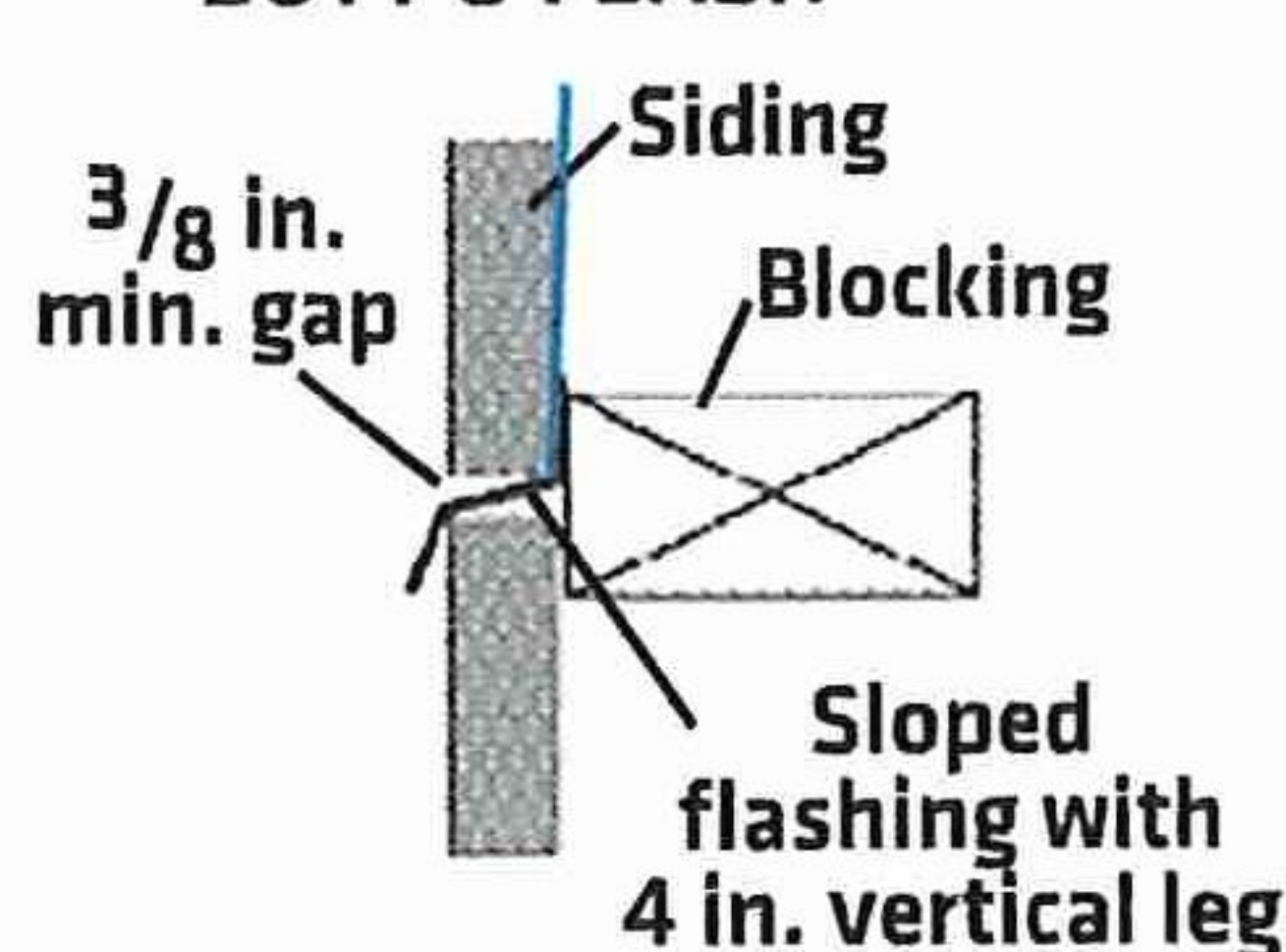


Figure 5A

LAP

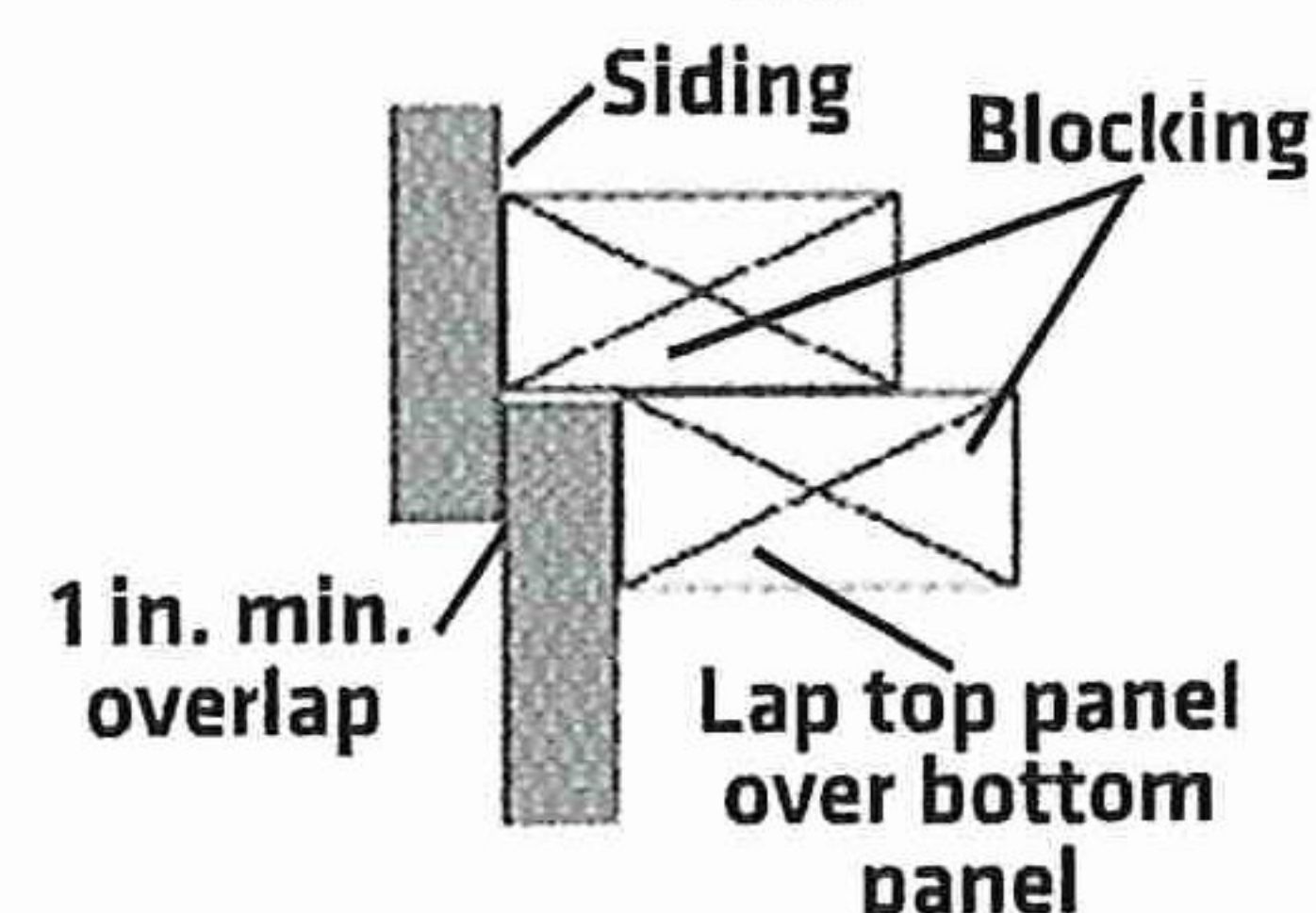


Figure 5B

LAPPED HORIZONTAL WALL JOINT

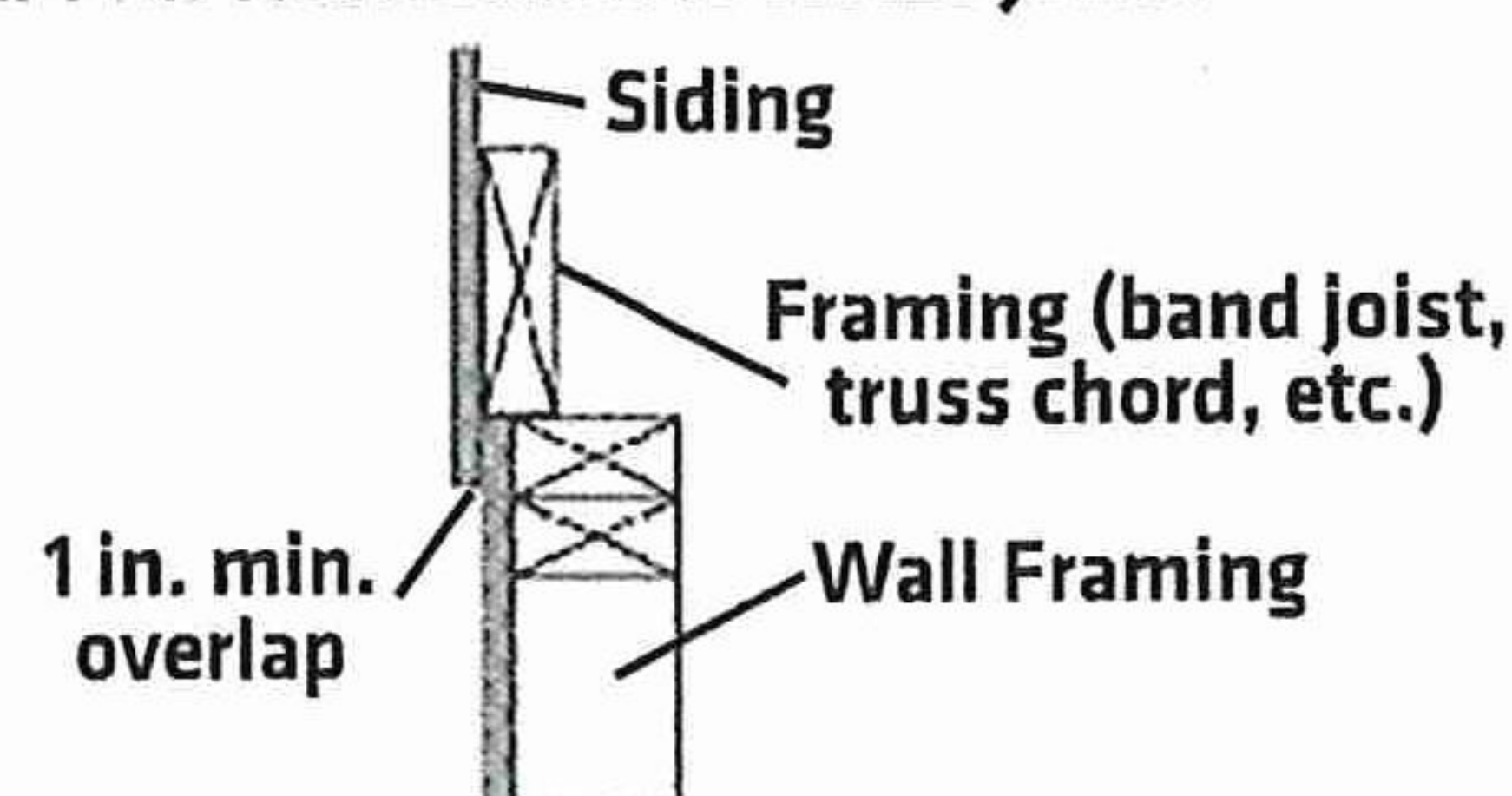


Figure 5C

LP SMARTSIDE PANEL SIDING JOINT DETAILS (CONT.)

HORIZONTAL BELTLINE JOINTS

For multi-story buildings, make provisions at horizontal joints for "setting" shrinkage of framing, especially when applying siding directly to studs.

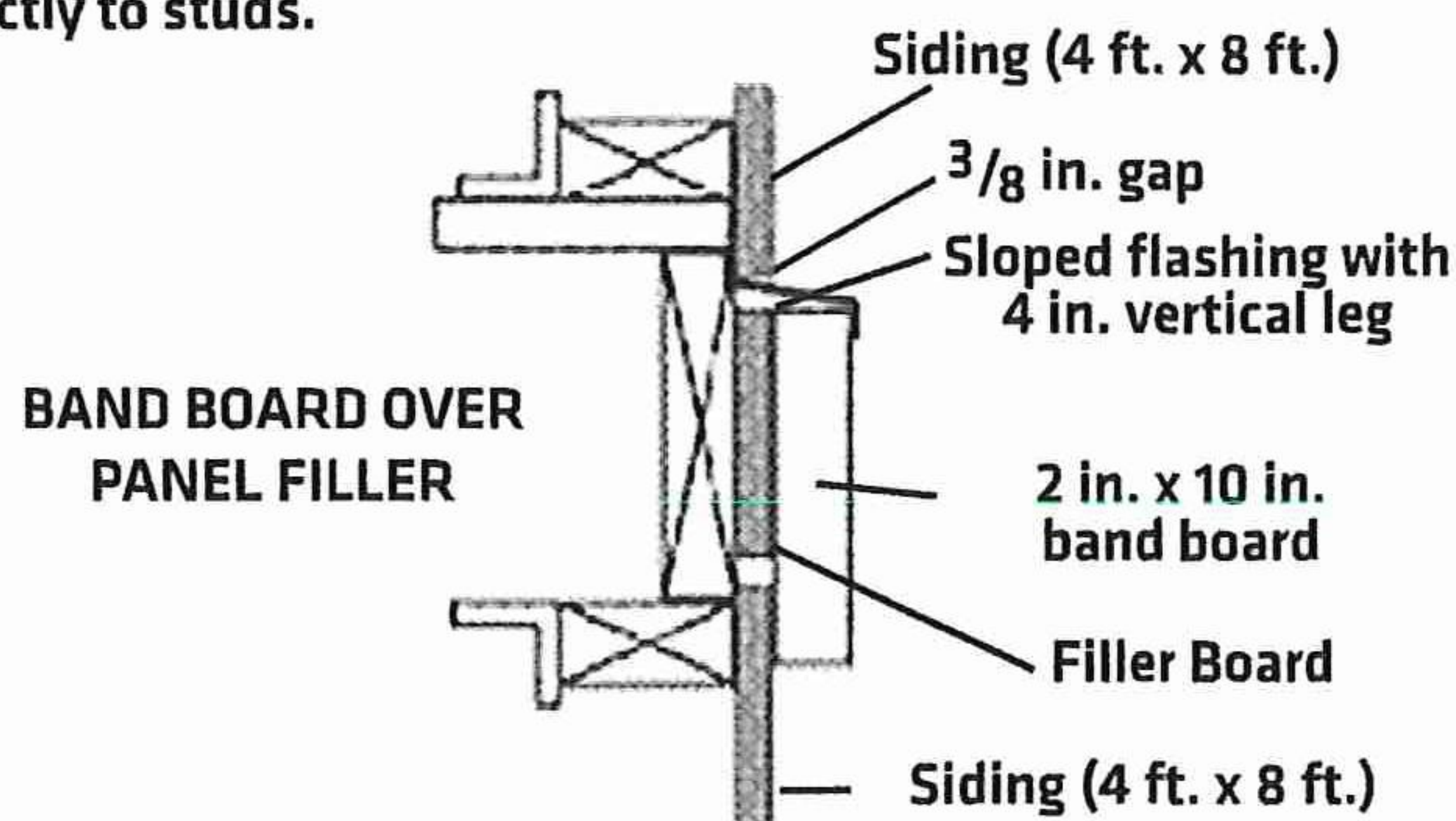


Figure 6

SIDING MUST NOT CONTACT MASONRY

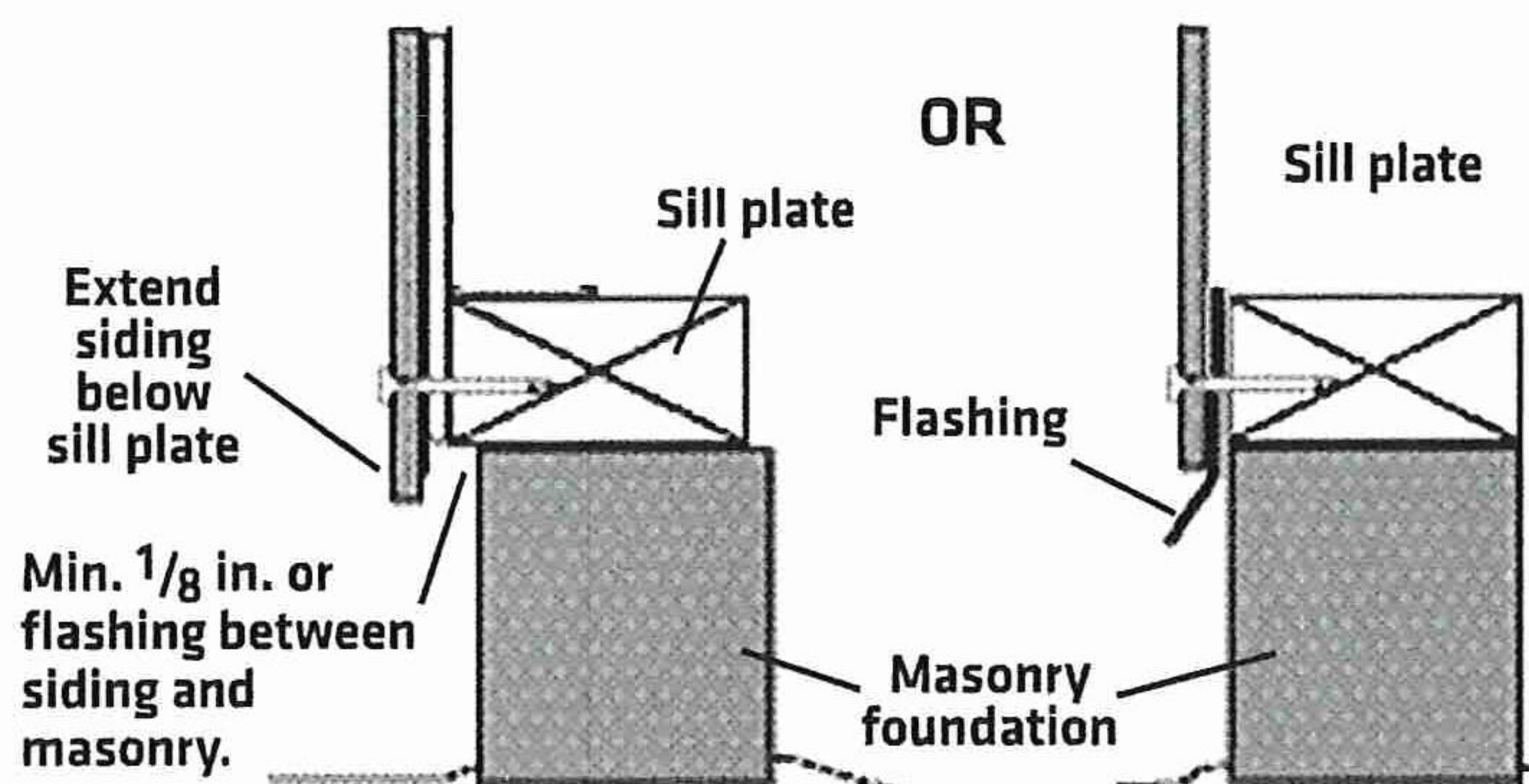


Figure 7A

Figure 7B

GAP, FLASH DOORS & WINDOWS

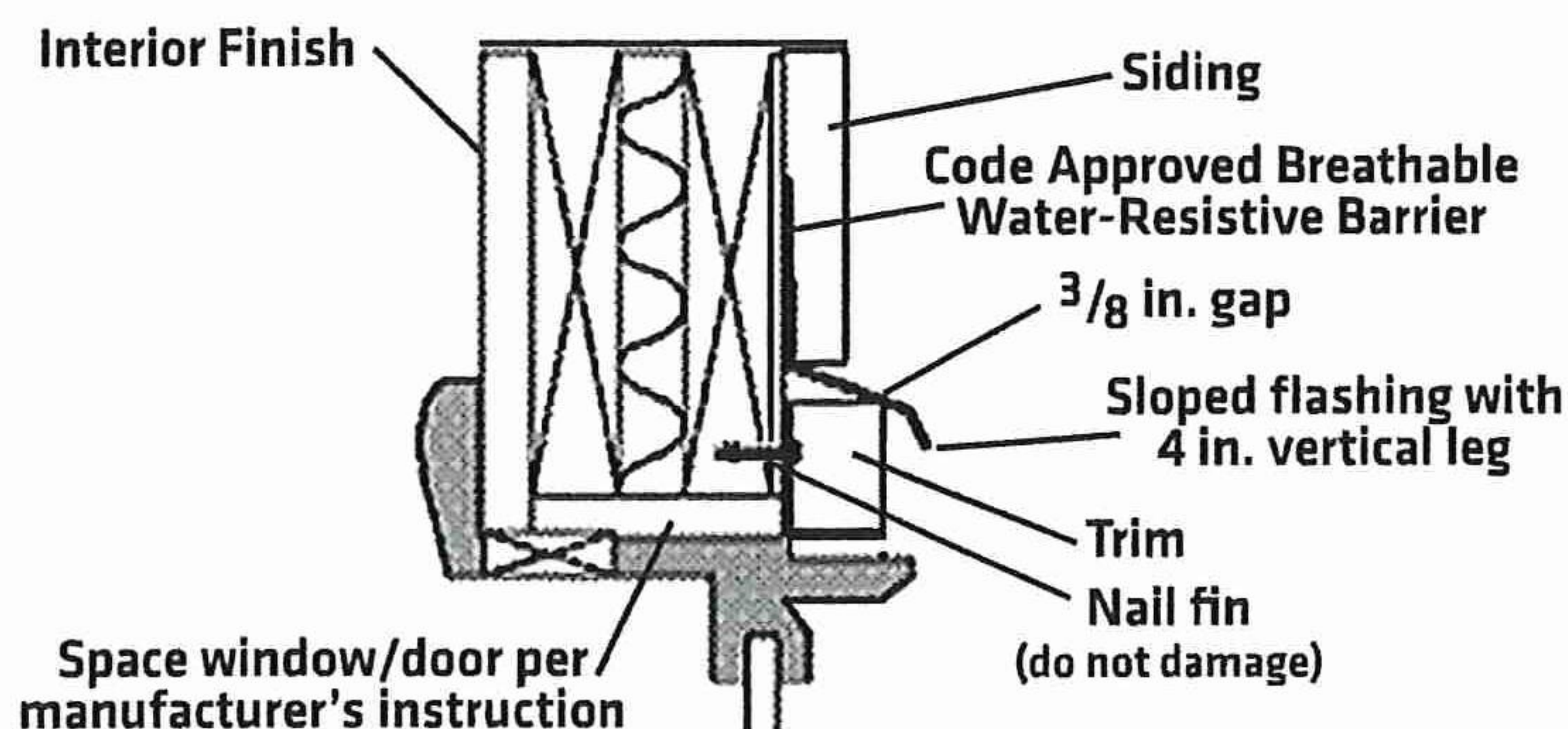
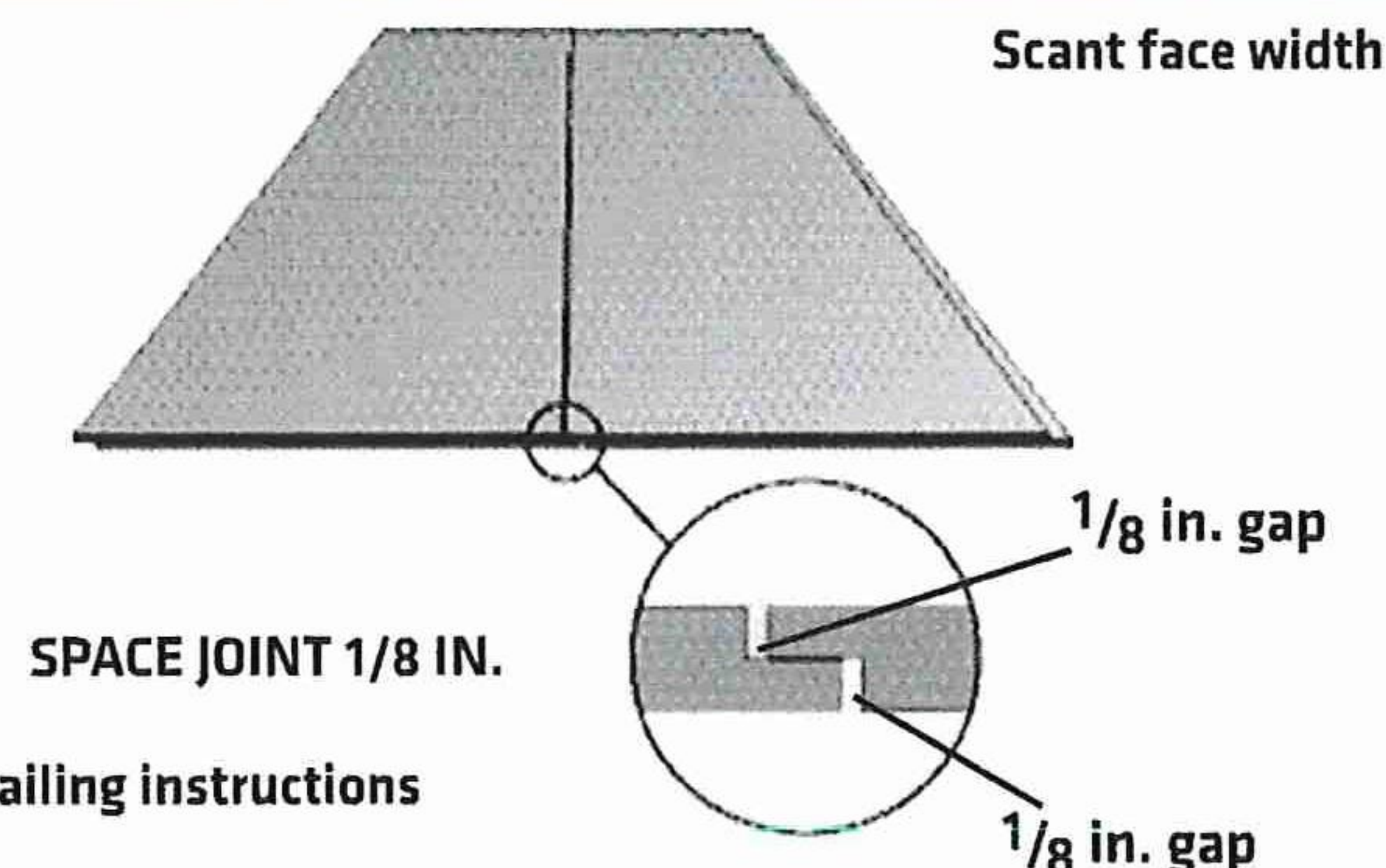


Figure 8

4 FT. X 8 FT. UNGROOVED SHIPLAP PANEL

Figure 9



Refer to nailing instructions

LP panel sidings are accepted by the State of California as category 8140- Exterior wall siding and sheathing for Wildland Urban Interface (WUI) applications. For WUI compliance, install LP panel sidings in accordance with Louisiana-Pacific's printed application instructions with the addition of fire retardant seal (UL Listed fire caulk, nominal 1/4 inch bead) in the vertical joint and nailing pattern of 3 inch o.c. perimeter nailing/8 inch o.c. field nailing. Look for the California State Fire Marshal Office label on our siding.

The Louisiana-Pacific Corporation ("LP") LP SmartSide Siding (the "Products") limited warranty (the "Warranty") applies only to structures on which the Products have been applied, finished and maintained in accordance with the published application, finishing and maintenance instructions in effect at the time of application. The failure to follow such application, finishing or maintenance instructions will void the Warranty as to the portion of the Products affected by the variance (the "Affected Products").

LP assumes no liability for any loss or damage sustained by the Affected Products and is expressly released by the purchaser or owner from any such loss or liability.

Any modification of the Warranty's application, finishing or maintenance requirements is void and unenforceable unless approved in writing prior to application by the Siding General Manager or his designee and a member of the LP Legal Department.

For a copy of the warranty or for installation and technical support, visit the LP SmartSide product support Web site at:

www.lpsmartside.com

or for additional support call 800-450-6106.

WARRANTY REMEDIES ARE NOT AVAILABLE IF REQUIREMENTS ARE NOT FOLLOWED.

Cal. Prop 65 Warning: Use of this product may result in exposure to wood dust, known to the State of California to cause cancer.



SMARTSIDE®
TRIM & SIDING

©2018 Louisiana-Pacific Corporation. All rights reserved. LP, SmartSide, SilverTech and SmartFinish are registered trademarks of Louisiana-Pacific Corporation. Printed in U.S.A.

NOTE: Louisiana-Pacific Corporation periodically updates and revises its product information. To verify that this version is current, call 800-450-6106.

alternate inside corner details

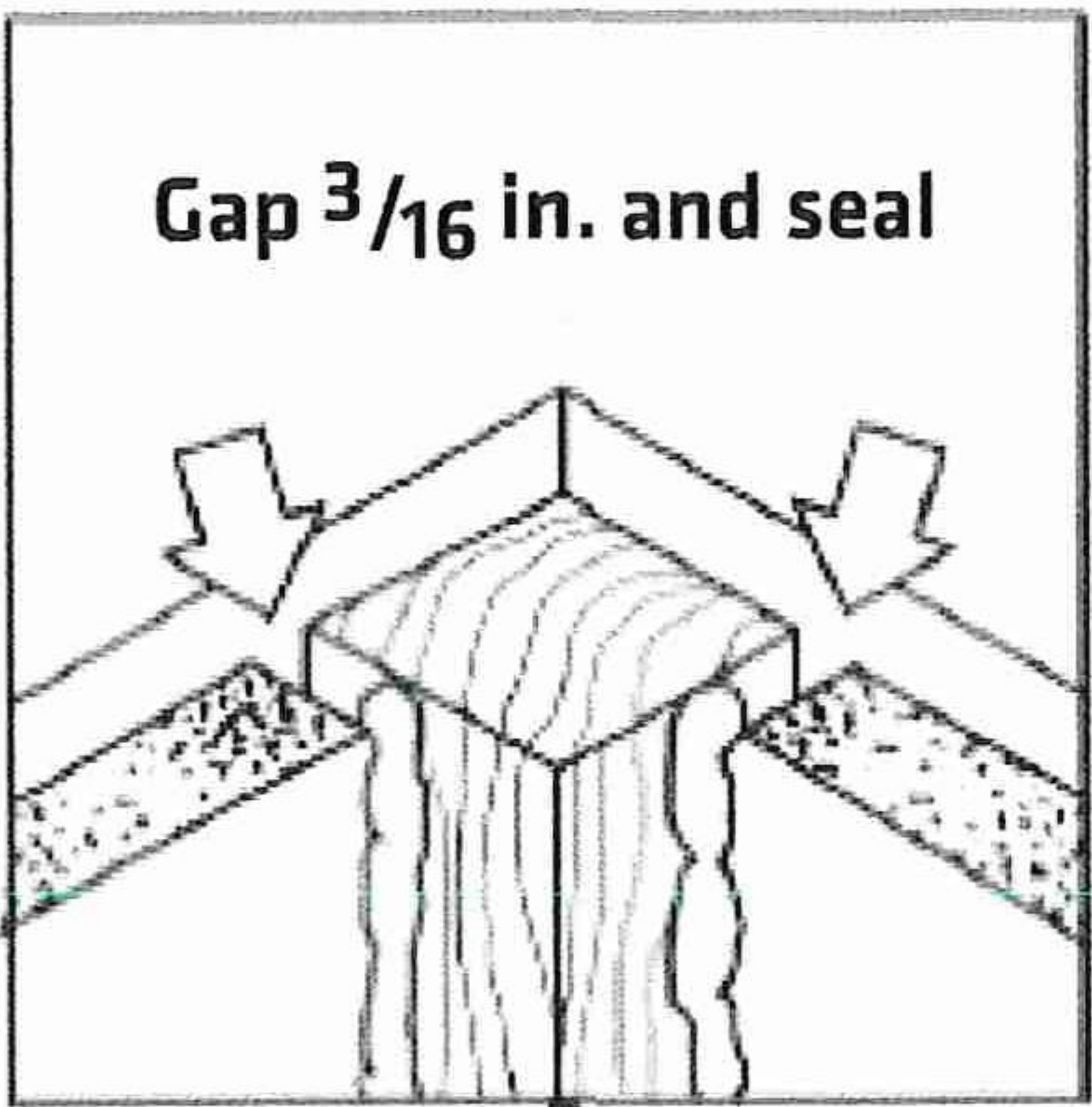


Figure 10A

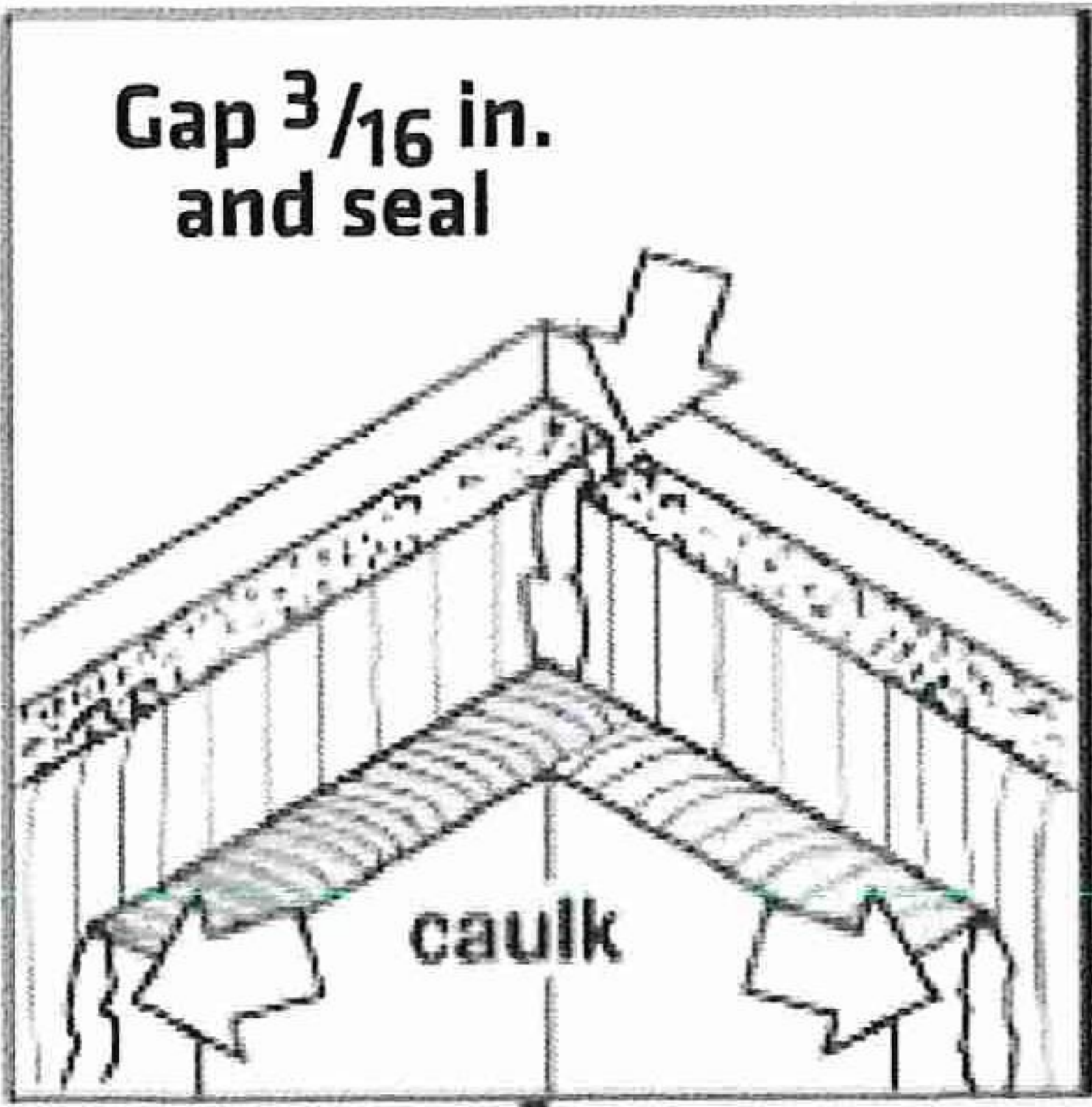
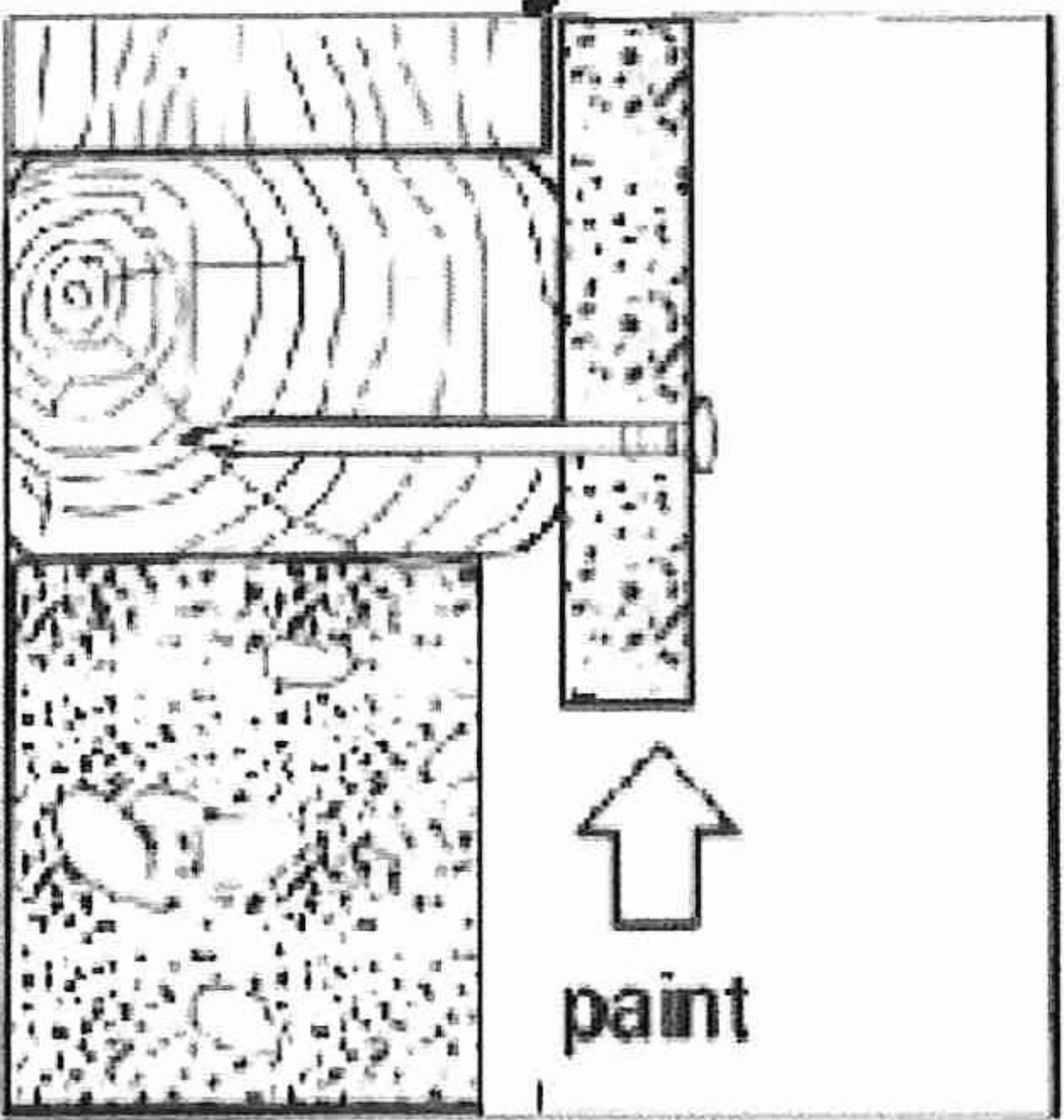
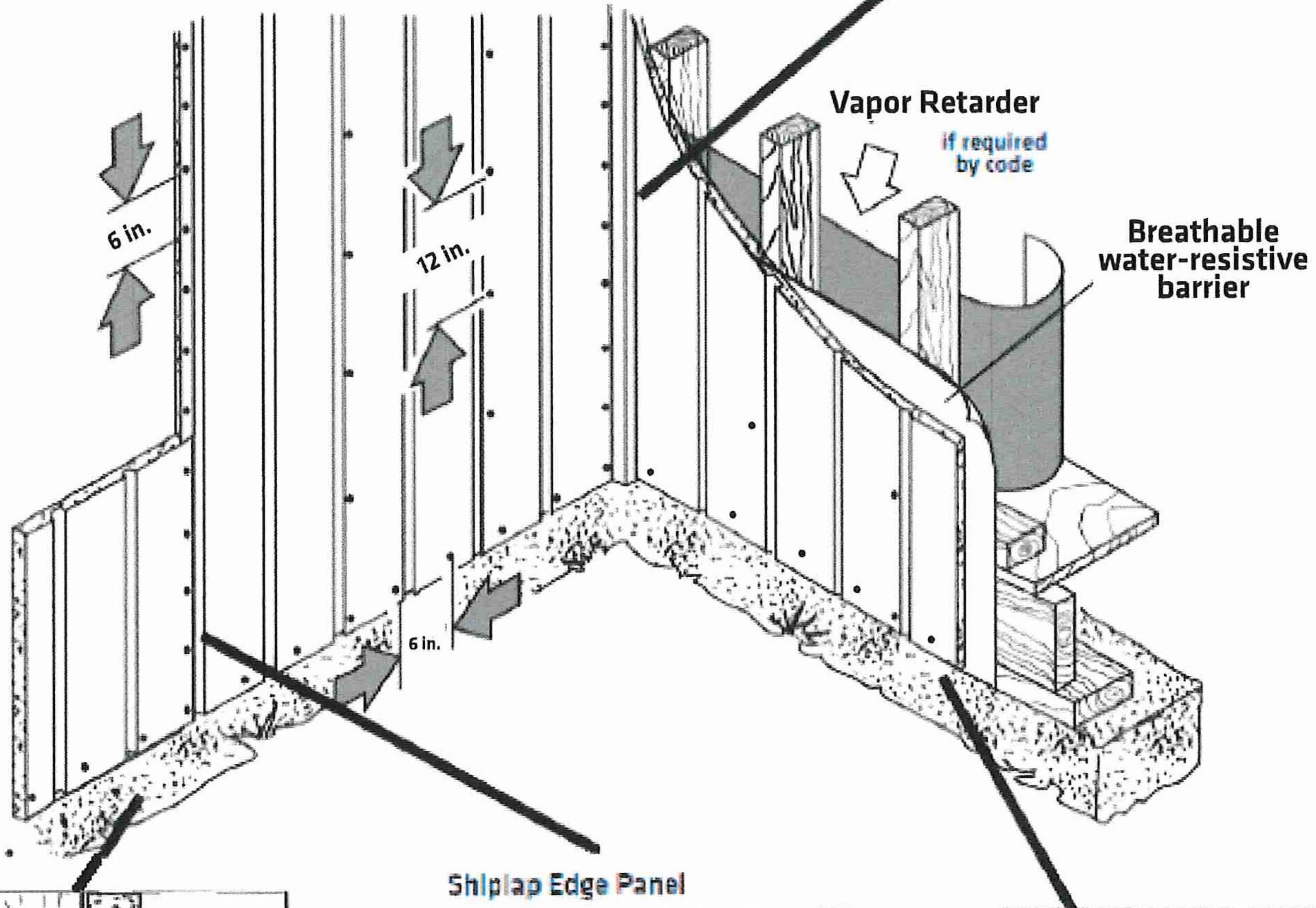


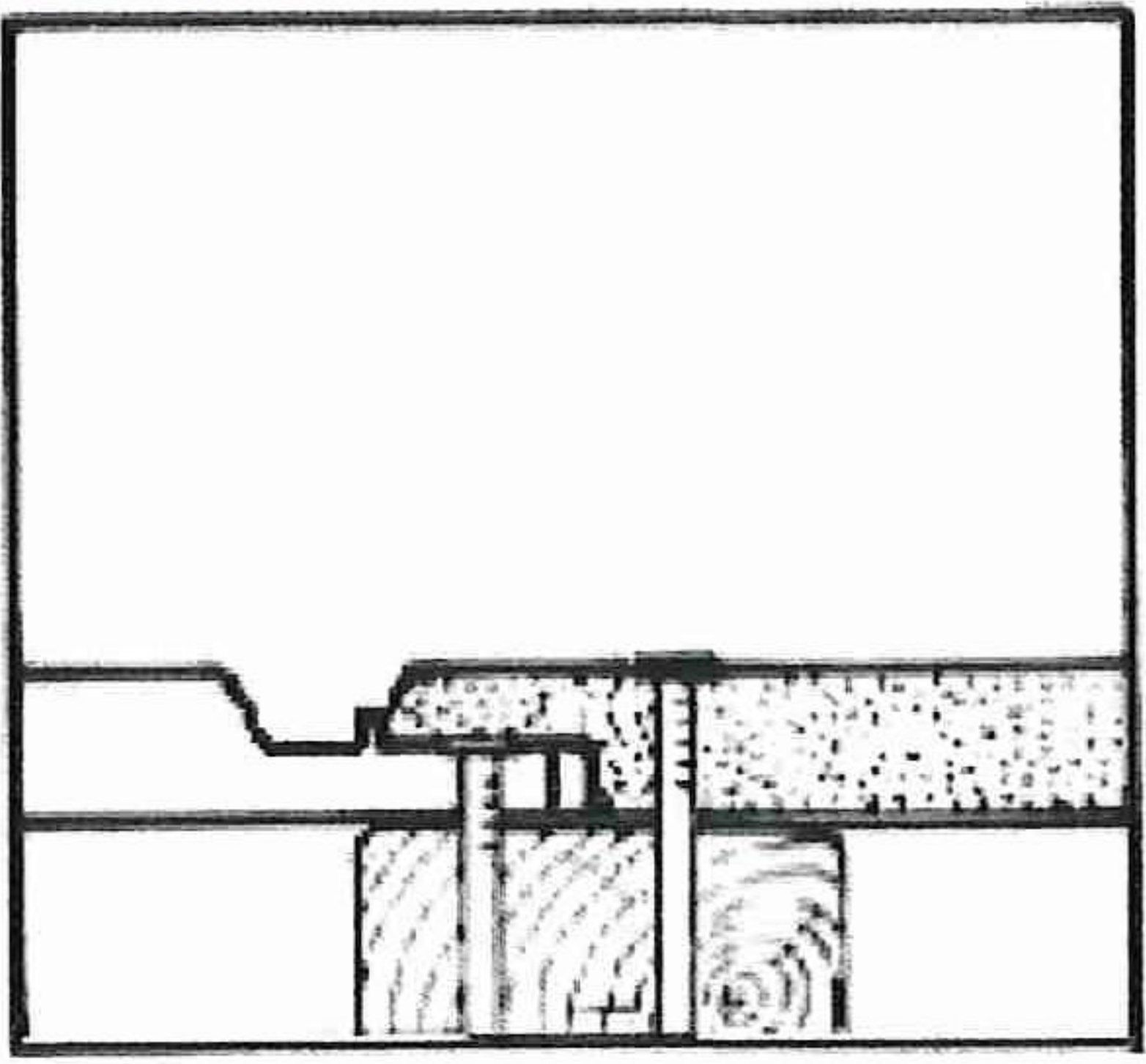
Figure 10B

Figure 10



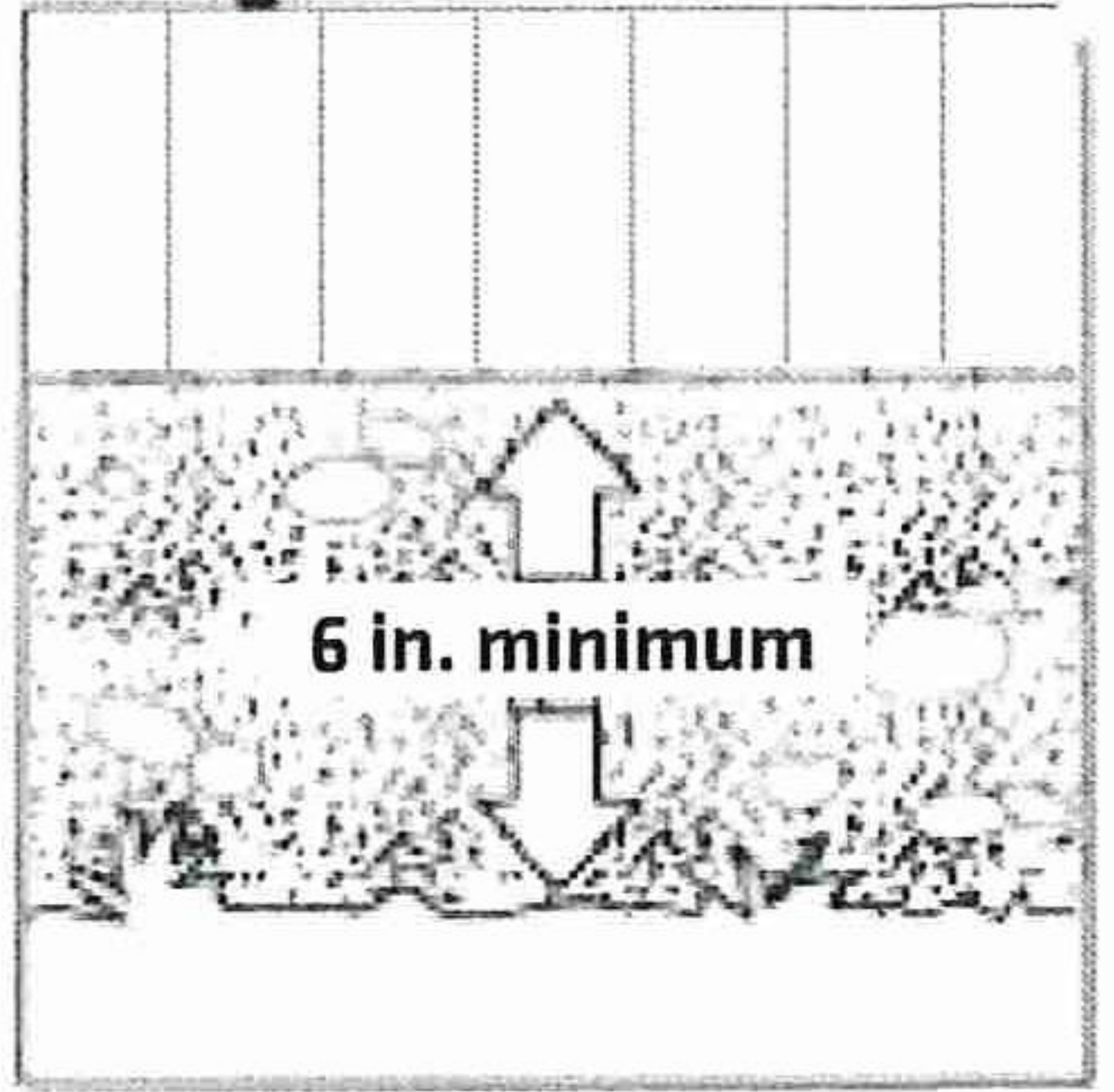
bottom course detail

Figure 10E



panel joint

Figure 10D



ground clearance

Figure 10C

BRONZE

1 1/2"

1 1/2"

DRIP EDGE

SMART SIDE 1 1/4" x 3/8"

7 PANELS

PROTECTIVE WINDOWS 1 1/8" x 1/4"

BRONZE

2 1/4"

1 1/2"

12"

COPPER

12"

25"

GRANITE

23"

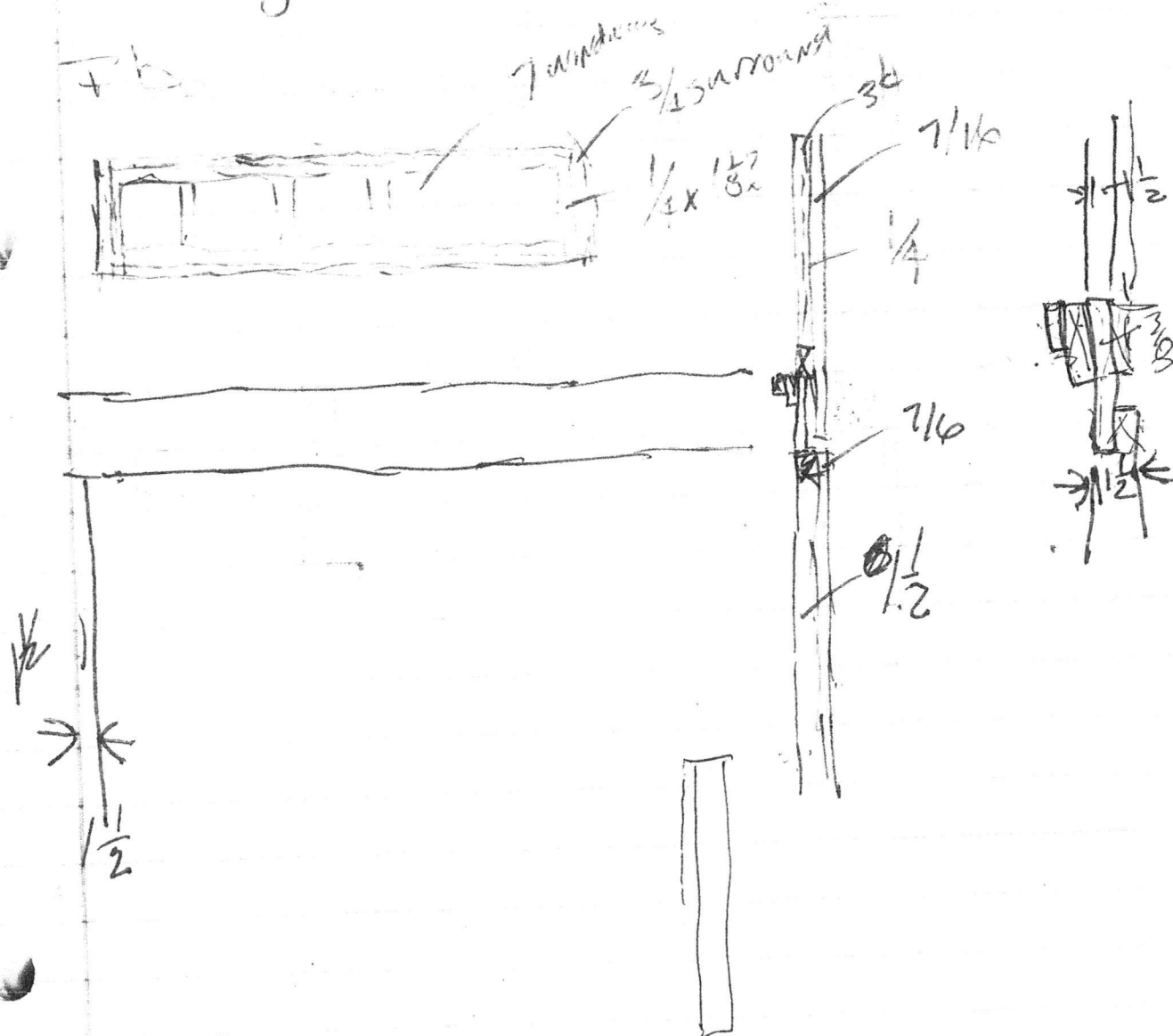
13' - 4 3/4"

Thursday November 1, 2018

#7 paint complete, cleanup

75- #14
4 seasons

Thursday November 6, 2016



2x2 - Copper Green

cut Glass
panels
Inside 2x2

8 Struts

27" 70
22.107 4 to 9

Drip
Edge
12" 7/16 7/8

3 center
mull
2 3/4

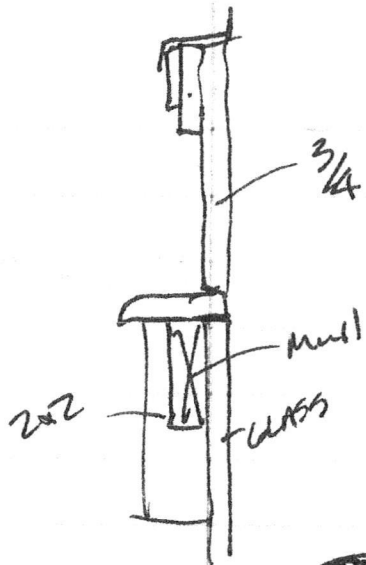
2 1/2 x 72 (2)
40
(40.1875)
x
21.5
3/16

Drip Edge
glass behind
2x2

- 1- Granite
- 2- 1" Flashing
- 3- Window Glass
- 4- 2x

9:23 meet with David K

13' - 4 3/4 160 3/4 154 3/4



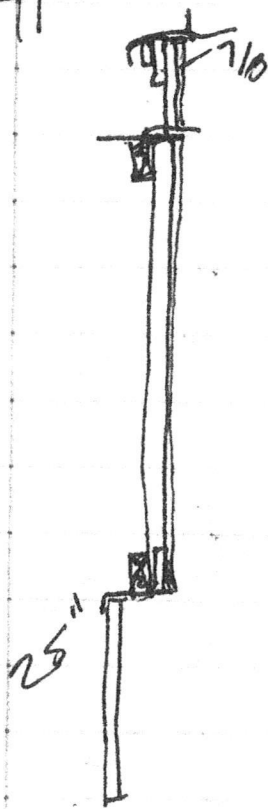
3/4

3/4

rail

GLASS

2x2



3/8
3/4
1/8
1 1/2

TOP



Frame w. no glass
Butts to 1 1/2

DESIGN REVIEW APPLICATION FORM

Heritage Preservation Commission

Owner / Applicant: Roger Carlsen, Faribault Apartments LLC

Mailing Address: PO Box 143

City/ State: Kasson, MN

Telephone Number: 507-269-9486

Work Site Address: 429 Central Avenue

Site File Number: 475

Type of Work:	Restoration <u> </u>	Remodeling <u>XX</u>	
	New Construction <u> </u>	Site Improvements <u> </u>	

Brief Description of Project:

The property owner is proposing to remove the existing stucco siding on the west and north sides of the building, insulate and install new LP SmartSide Stucco Panel Siding in its place. The panels are proposed to be painted to look like the window storefront on the west side of the building. To accomplish this, the bottom will be painted gray to resemble the adjacent marble slabs, while the top would be painted to resemble transom windows. The main portion of the panel will be painted maroon similar to the existing panels.

Applicable City of Faribault Commercial Historic District Design Guidelines:

1. General – Establishing the Area of Work

Primary Façade

- a. Buildings in the Faribault Historic District were commercial in nature, were built with common or abutting walls and typically had a primary façade that faced the street. The design, material and fenestration were usually more elaborate on this primary façade since it was the most visible part of the building.
- b. Corner buildings typically have a primary façade and a secondary façade (in some instances, corner buildings have two primary facades).

2. Windows and Doors

- a. Openings

- i. Existing window and door openings shall be retained. Original openings that have been covered or blocked in should be re-opened when feasible.
- ii. New window and door openings should not be introduced into the primary elevation(s).
- iii. Blocking down (reducing) or enlarging window or door openings to fit a stock window sash or new stock door sizes should not be done.

b. Panes, Sashes and Hardware

Much of a building's defining character comes from the window design. Typically the upper story windows in Faribault are vertical in orientation, wood and double hung.

- i. Original windows, doors and hardware shall be retained where possible.
- ii. The stylistic period or periods a building represents shall be respected. Replacement is acceptable if elements are no longer repairable and/or functioning properly. New windows for replacement or missing windows should match the original in material, size, general muntin and mullion proportion and configuration and reflective qualities of the glass. Different materials may be acceptable on a case-by-case basis. Replacement sash should not alter the setback relationship between window and wall.

3. Storefronts

The storefronts of downtown Faribault were originally used for merchandise display. Storefronts are typically divided into three sections:

- Bottom – bulkhead, typically wood, stone or brick
- Middle – glass display section framed with thin metal structural members
- Top – transom and steel lintel typically define the highest point of the storefront system. The transom was used primarily to allow light deep into the store.

A. Original storefronts and components such as windows, door configuration, transoms, signage, and decorative features shall be retained.

B. Existing storefront posts should remain exposed, or be uncovered in order to express the rhythm of a streetscape of facades. The storefront should have a strong horizontal form at its top to differentiate it from the upper façade.

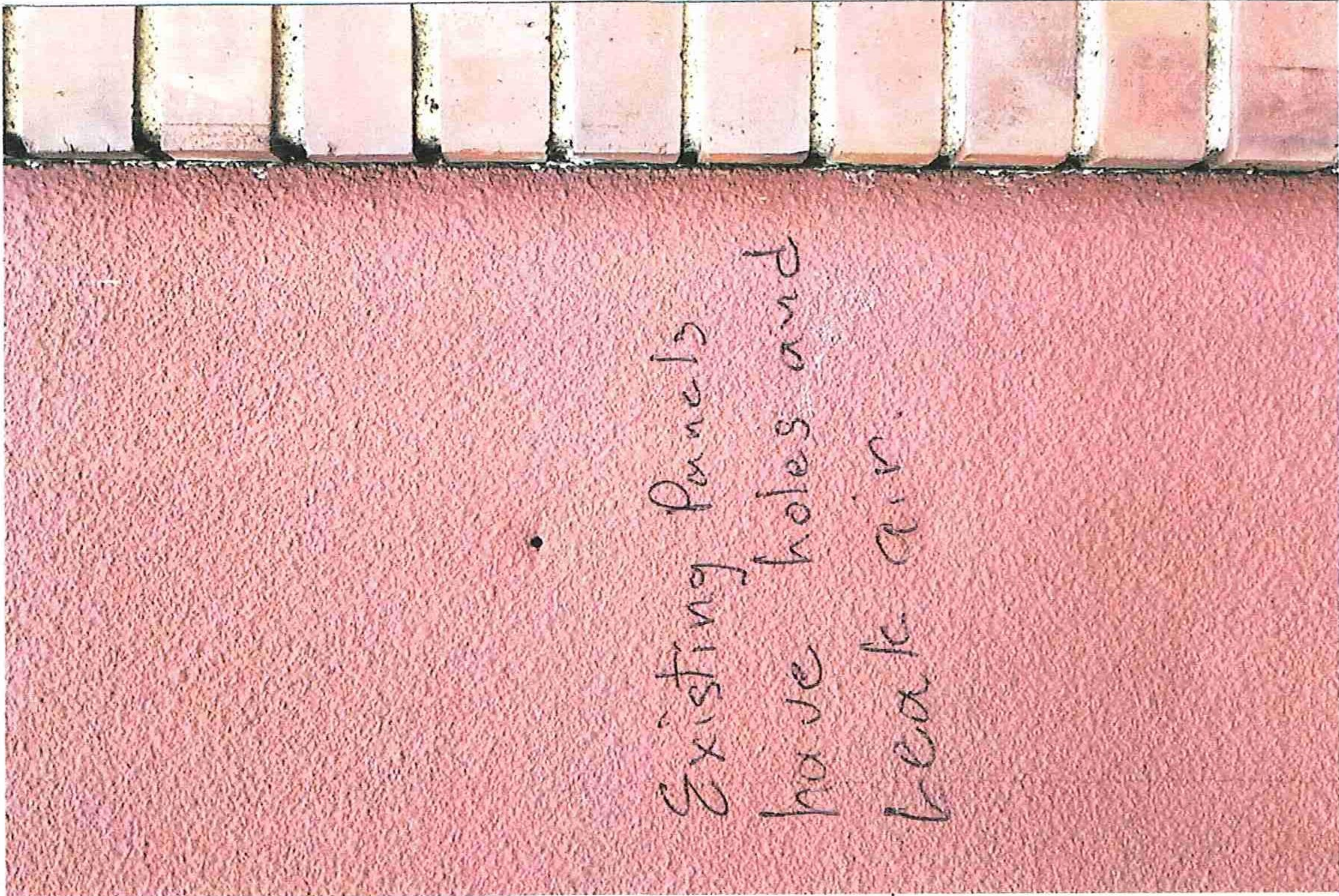
C. Where original or early storefronts no longer exist or are too deteriorated to save, the commercial character of the building should be retained through:

- i. Contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings.
- ii. An accurate restoration of the storefront based on historical research and physical evidence.

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

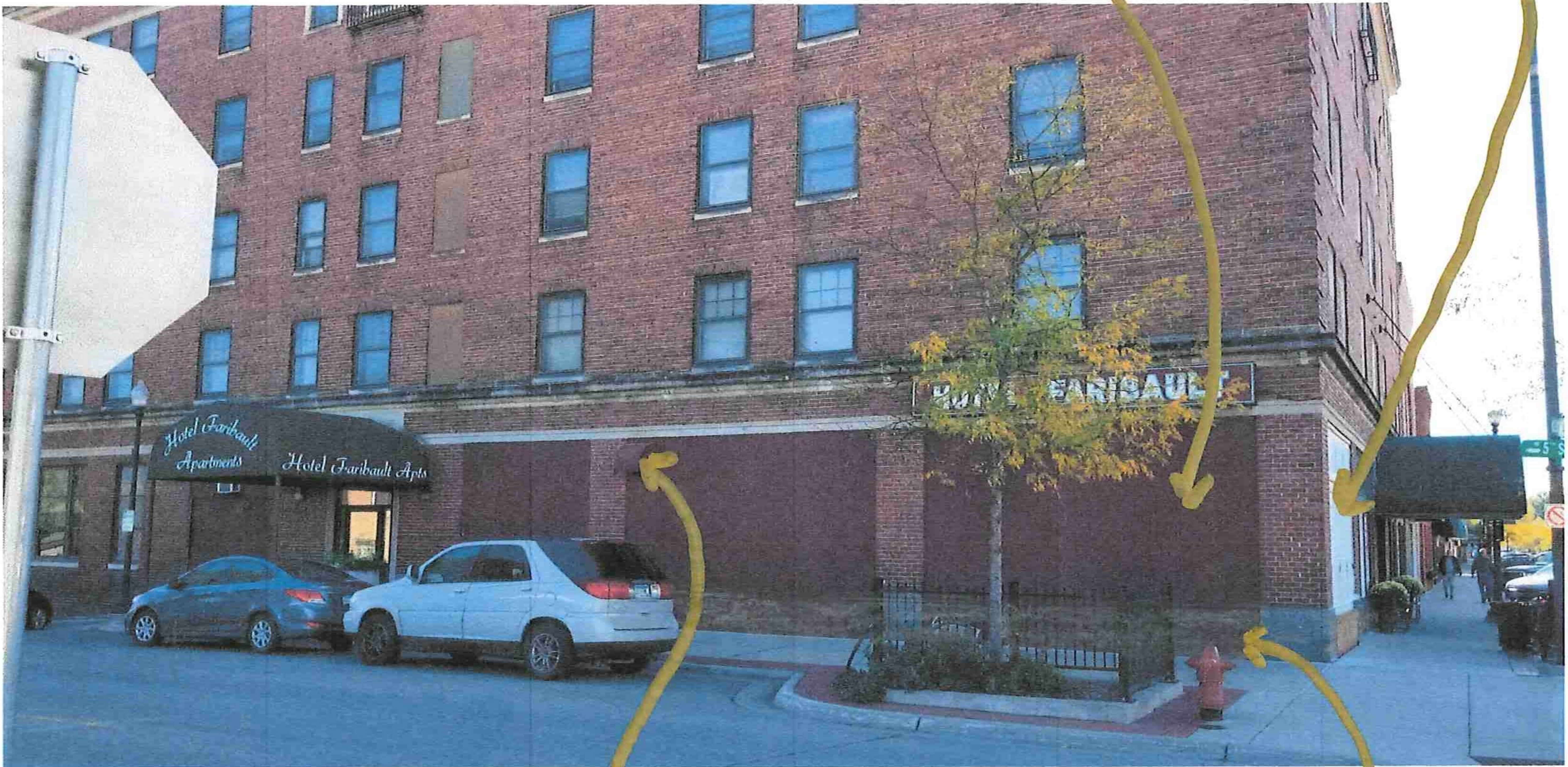
Action of HPC Board: Meeting Date: 15 October 2018
Action Taken: _____

Certificate of Appropriateness: Issued: _____
 Denied: _____



Front panel to Match
5th St Side
Panels

Old panels removed replaced
with LP Smartside Stucco Panels

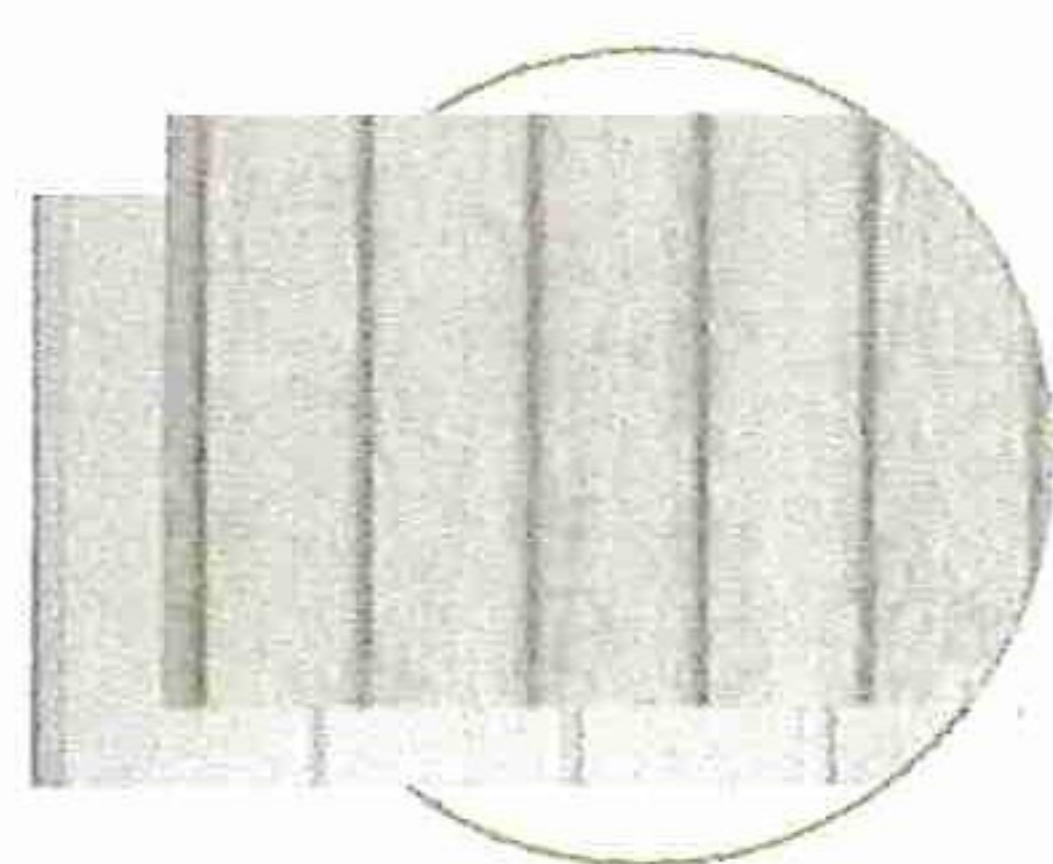


Vent Hood to be removed

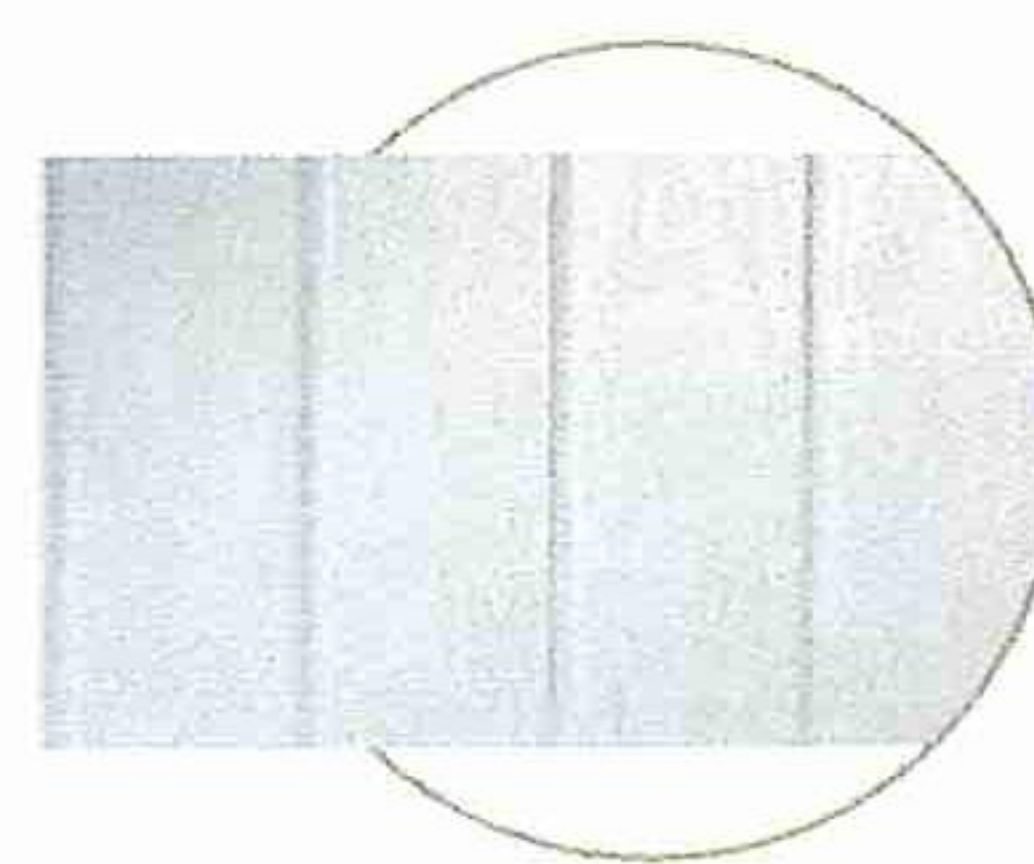
Bottom Portion of
Panels to be Painted
to Match Existing
Marble panels as
close as possible.

Panel That Performs

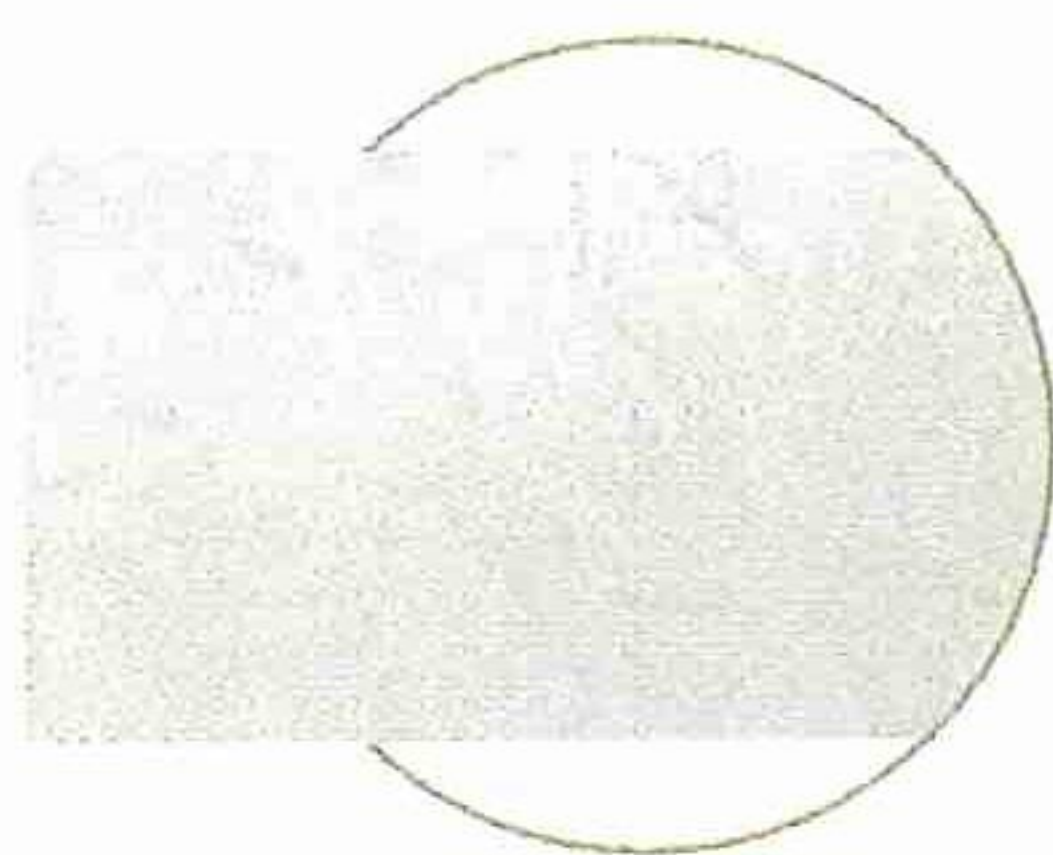
Tough to the core, LP® SmartSide® Panel Siding is a treated engineered wood product that's more durable, stable and consistent than traditional wood panels. It's easy to recommend for light commercial, shed and residential applications that require a premium look and the toughness to combat extreme weather.



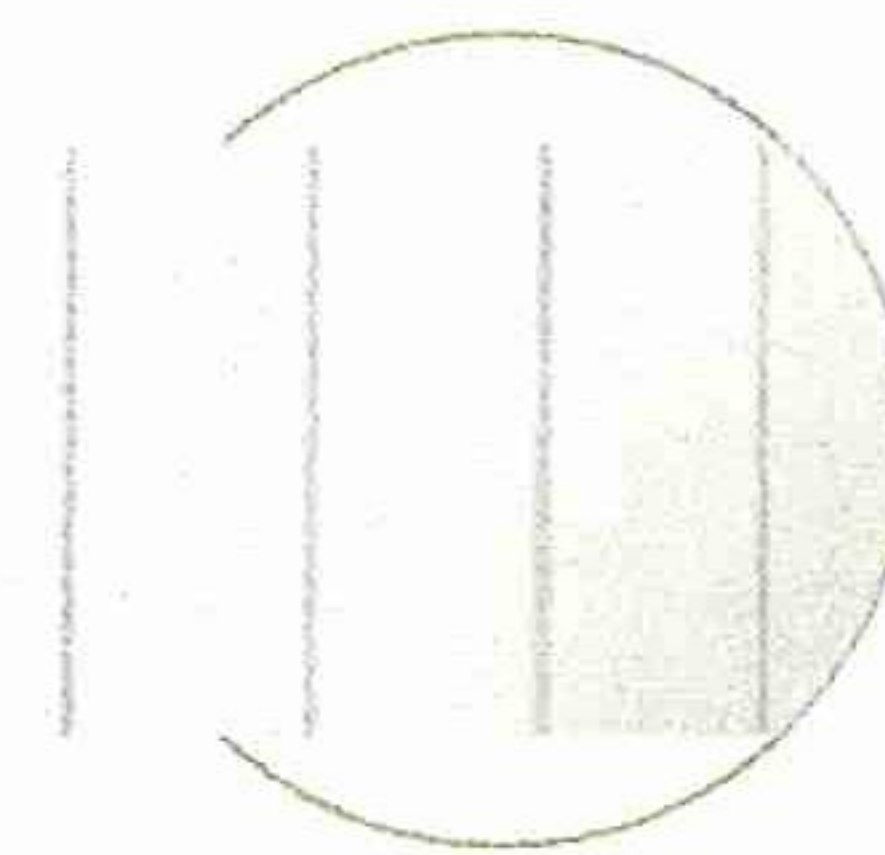
Cedar Texture Panel



Reverse Board & Batten



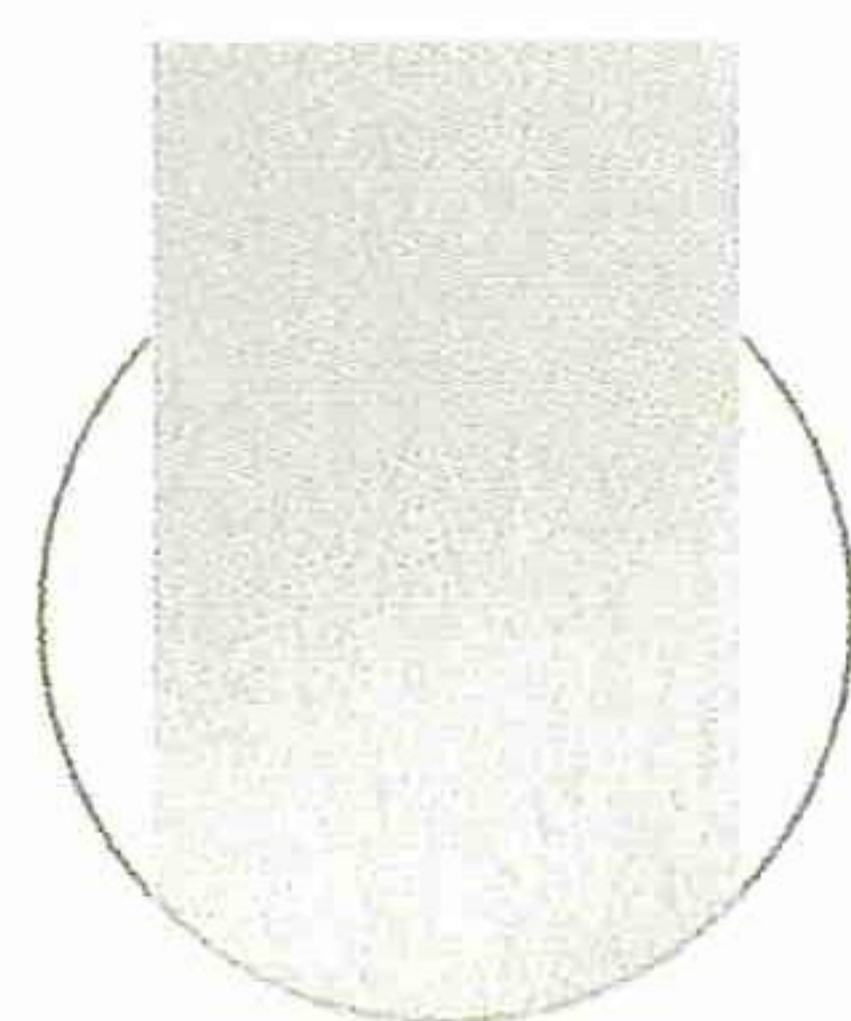
Stucco Texture Panel



Smooth Finish Panel

Strong, Stylish Vertical Siding

LP SmartSide Vertical Siding lets you recreate the charming appearance of board and batten while providing the added protection of the SmartGuard® process.



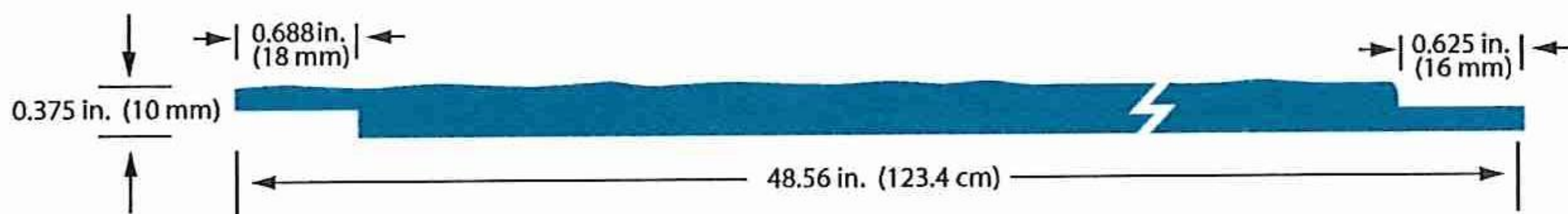
Vertical Siding

Stucco Texture Panel

The Rich Look of Stucco Made Easier

- The remarkably detailed soft, earthy, hand-troweled effect of stucco on a panel
- Deeply textured and varied from board to board
- Comes in easy-to-install shiplap edge panels
- Available pre-primed
- Not rated for structural use
- Treated engineered wood fiber substrate

Stucco Texture Panel (fiber)



Stucco texture

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
Stucco Texture Panel (fiber)	8 ft. (96 in.)(2.4 m)	48.56 in. (123.4 cm)	0.375 in. (10 mm)	25912	2 psf
	9 ft. (108 in.)(2.7 m)	48.56 in. (123.4 cm)	0.375 in. (10 mm)	25913	2 psf



SMARTSIDE®
TRIM & SIDING

**STRAND SUBSTRATE 38, 76 AND 190 SERIES
PRIMED PANEL SIDING
INCLUDING SILVERTECH & SMARTFINISH**

GENERAL

- At the time of manufacture, siding meets or exceeds the performance standards set forth in ICC-ES AC321 and has achieved code recognition under ESR-1301, CCMC 11826-L, APA recognition under PR-N124, and HUD recognition under HUD-MR# 1318b. For copies of ESR-1301, call LP Customer Support at 1-800-648-6893 or go online at http://www.icc-es.org/reports/pdf_files/ICC-ES/ESR-1301.pdf or <http://www.apawood.org>.
- Strand Substrate panel siding with SilverTech or SmartFinish is specifically for sheds and other outdoor structures where the interior wall cavities will remain permanently exposed.
- Minimum 6 inch clearance must be maintained between siding and finish grade.
- Siding applied adjacent to porches, patios, walks, etc. must have a clearance of at least 1 inch above any surface.
- Minimum 1 inch clearance at intersection with roof line
- Apply siding in a manner that prevents moisture intrusion and water buildup.
- All exposed wood substrate must be sealed in a manner that prevents moisture intrusion and water buildup.
- LP does not recommend LP SmartSide Panel for use in ICF and SIP assemblies. If used, LP will not warrant for Buckling and Shrinkage. However, balance of warranty does remain intact.
- DO NOT USE STAPLES
- SIDING MUST NOT BE IN DIRECT CONTACT WITH MASONRY, CONCRETE, BRICK, STONE, STUCCO OR MORTAR.

STORAGE

- Store off the ground well supported, on a flat surface, under a roof or separate waterproof covering
- Keep siding clean and dry. Inspect prior to application.

STUD SPACING

- Strand Substrate 38 and 76 Series panel siding must be installed on 16 inch o.c. framing only. When installing on 24 inch o.c. framing, 190 Series panel siding is required.
- In all installations over masonry or concrete walls, the wall shall be furred out and open at the top and bottom of the wall to allow for convective ventilation between framing spaced 16 inch o.c. The framing shall be of adequate thickness to accept 1-1/2 inches of nail penetration. A properly installed breathable water-resistive barrier is required between the siding and masonry or concrete walls.

MOISTURE

- Moisture control and water vapor control are critical elements of proper housing design. Check your local building codes for application procedures for handling moisture and water vapor in your area.
- When using wet blown cellulose insulation, the insulation must not be in direct contact with the siding and it must be allowed to dry a minimum of 24 hours or longer if specified by the insulation manufacturer.
- As with all wood products, do not apply engineered wood siding to a structure having excessive moisture conditions such as drying concrete, plaster or wet blown cellulose insulation. If such conditions exist, the building should be well ventilated to allow it to dry prior to the application of the siding.
- Siding must not be applied to green or crooked structural framing members. Do not apply siding over rain-soaked or buckled sheathing materials.
- Gutters are recommended for control of roof water run off.

SECONDARY WATER-RESISTIVE BARRIER

- LP strongly recommends the use of a secondary water-resistive barrier behind all LP SmartSide siding. A properly installed water-resistive barrier provides a second line of defense to incidental moisture behind the siding.
- The LP SmartSide limited warranty does not expressly or implicitly cover water penetration. LP does not assume responsibility for any water penetration.
- Sheds and other accessory structures that are not heated or cooled do not require a secondary water-resistive barrier if exempt by applicable building codes.

GAPS & SEALANTS

- Seal all gaps with a high-quality, non-hardening, paintable sealant. Follow the sealant manufacturer's instructions for application.
- Use a high-quality exterior sealant meeting the ASTM C920, minimum Class 25 sealant.

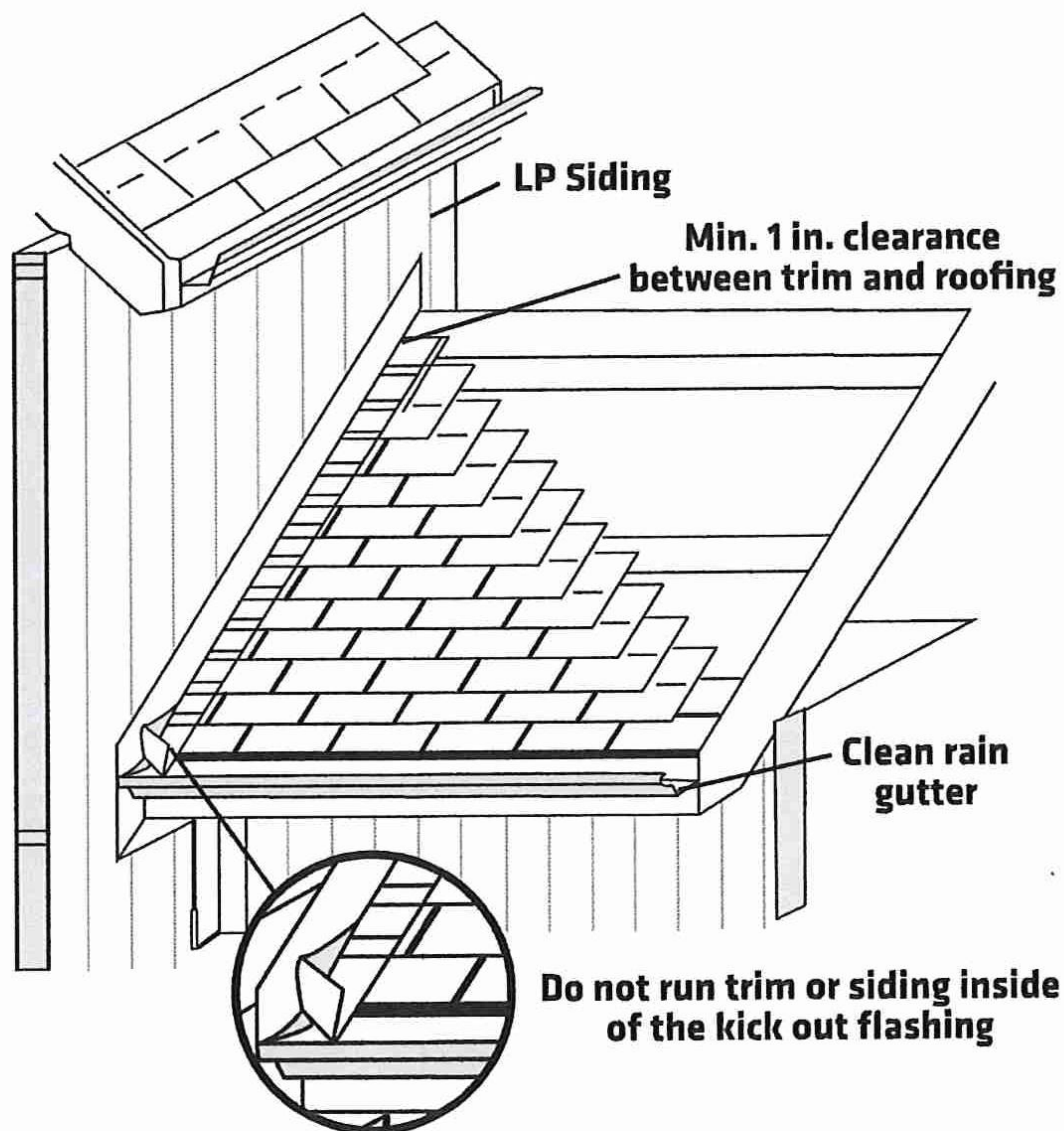
FLASHING, WINDOWS, DOORS & OPENINGS

- All openings must be properly sealed or flashed in a manner that prevents moisture intrusion or buildup. Several examples that accomplish this are shown on the following pages.

Application instructions (cont.)

KICK-OUT FLASHING

- Install kick-out flashing to direct the water into the gutter
- Install step flashing with minimum 4 inch upper leg
- Properly integrate flashing with the secondary water-resistive barrier. Use housewrap, flashing tape, Z-flashing, or other items as needed to maintain the counterflashing principle.
- DO NOT extend the siding or trim into the kick-out flashing or gutter
- Maintain a clearance between the end of the gutter and the adjoining wall to allow for proper maintenance of the siding
- Prime and paint ALL exposed cut edges



TRIM

Trim should be thick enough so the siding does not extend beyond the face of the trim.

- Trim and fascia must be applied in a manner that will not allow moisture intrusion or water buildup.
- LP® SmartSide® siding is not designed and/or manufactured to be used as trim or fascia. LP SmartSide trim and fascia are available in a variety of dimensions.

FINISHING INSTRUCTIONS

DO

- Prime and paint all exposed surfaces including all drip edges or where water will hang.
- Apply finish coat as soon as possible or within 180 days of application.

- High-quality acrylic latex paint, specially formulated for use on wood and engineered wood substrates, is highly recommended. Semi-gloss or satin finish oil or alkyd paints are acceptable. For flat alkyd paint, please check with the coating manufacturer for their recommendations for use on composite wood siding.
- Follow the coating manufacturer's application and maintenance instructions.

DO NOT USE

- Semi-transparent and transparent stains.
- Shake and shingle paints.
- Vinyl-based resin formulas such as vinyl acetate, PVA, vinyl acetate/acrylic copolymer paints.

HANDLE PREFINISHED LP SMARTSIDE PRODUCTS WITH EXTREME CARE DURING STORAGE AND APPLICATION. TOUCH UP ANY DAMAGE TO THE FINISH THAT MAY OCCUR DURING APPLICATION PER PREFINISHERS SPECIFICATIONS.

NAILING INSTRUCTIONS

- In braced wall assemblies, use minimum 6d (0.113 in. shank diameter) hot-dipped galvanized nails for 38 and 76 Series panels and minimum 8d (0.131 in. shank diameter) for 190 Series panels. Do not use electroplated fasteners. Refer to your local building code to verify the minimum allowable fastener size.
- Penetrate structural framing or wood structural panels and structural framing a minimum of 1-1/2 inches.
- For 38 Series panels, double nailing procedure meets wall bracing requirements and 5/16 inch shear wall design values.

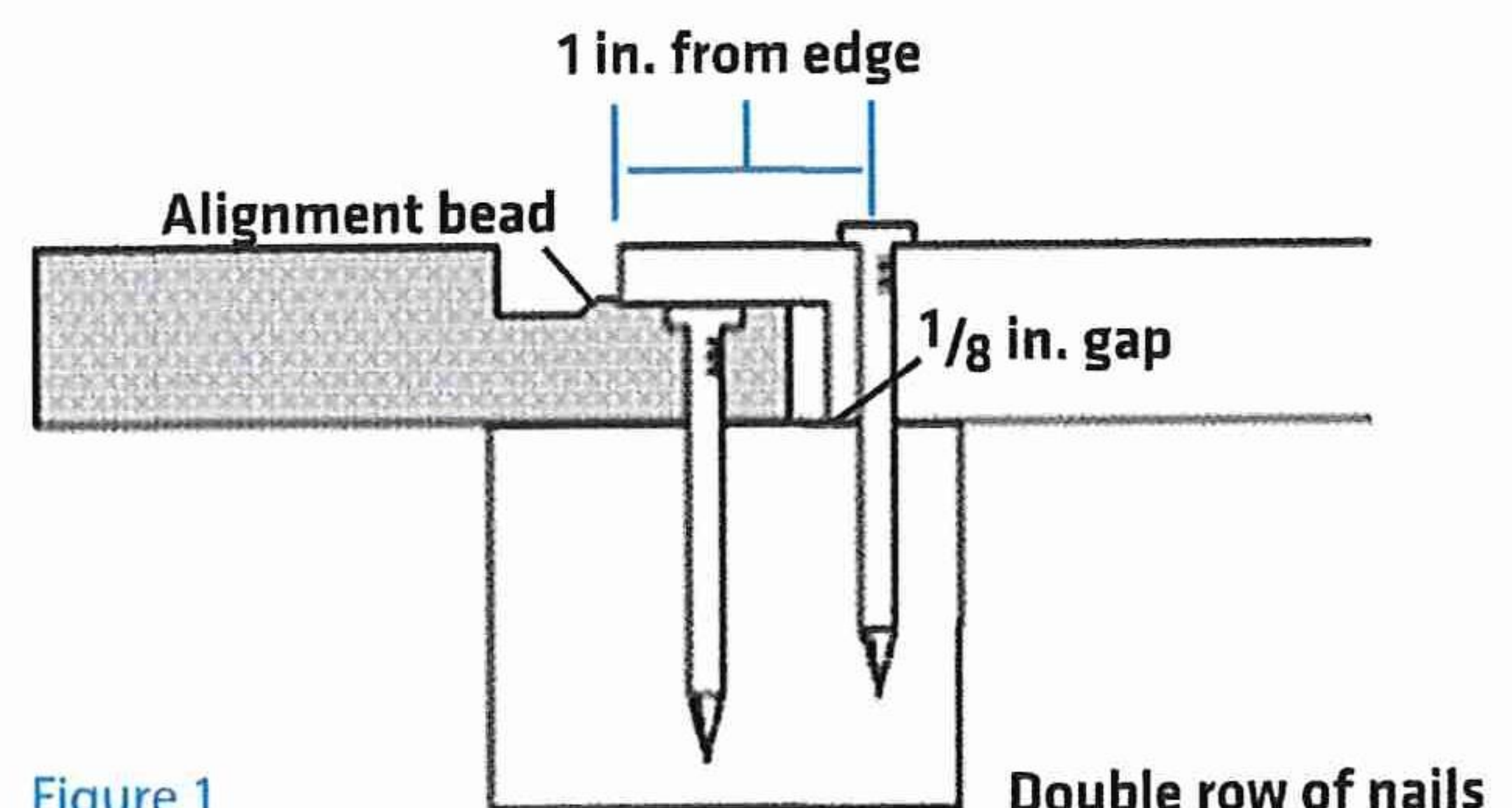


Figure 1

- For 76 and 190 Series panels, single nailing meets wall bracing requirements. To meet the equivalent 3/8 inch shear wall design values, double nailing procedures must be used. It may be necessary to angle drive the second nail in order to penetrate the framing. Seal nails driven below the surface.

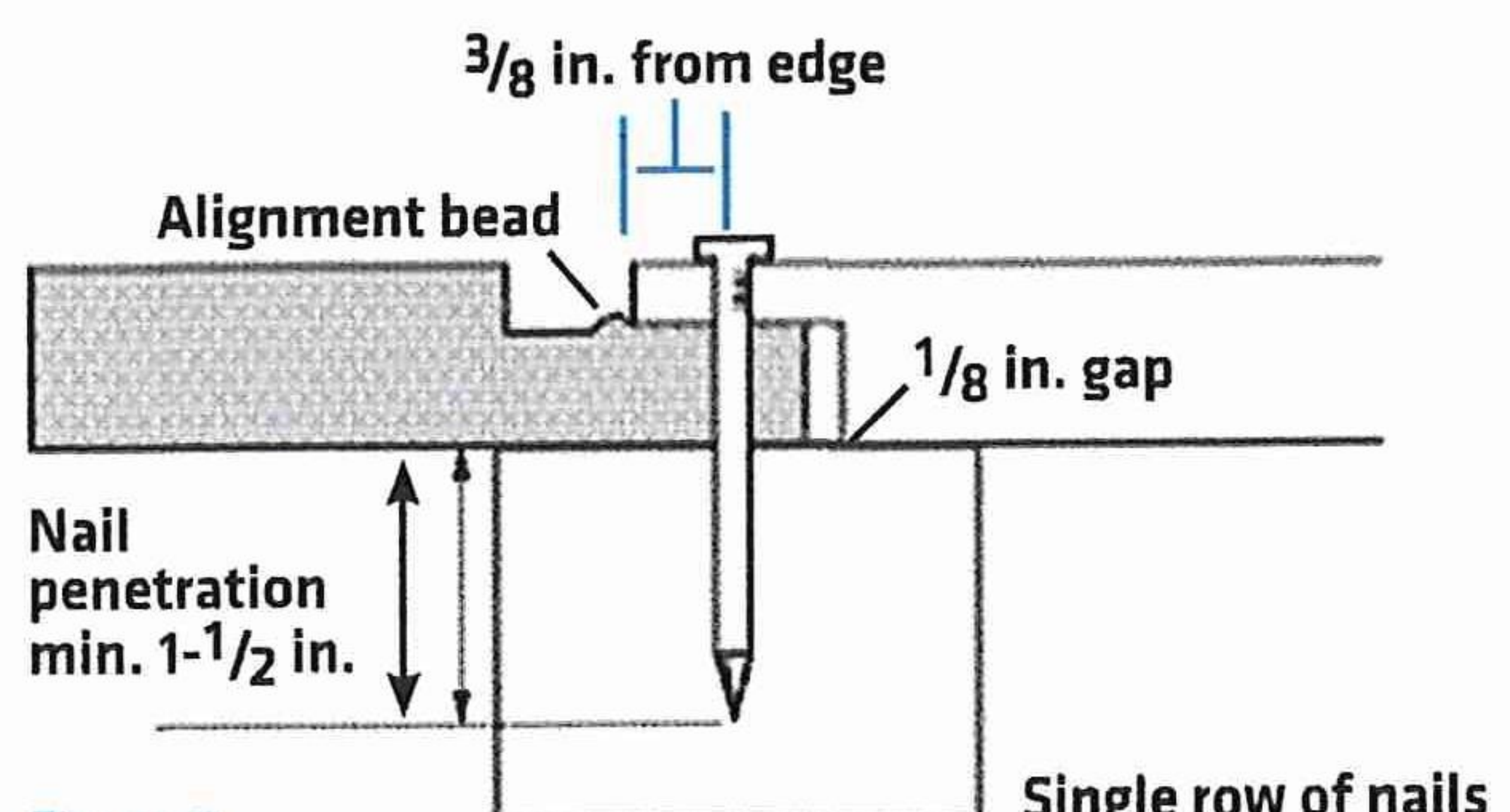


Figure 2

Application instructions (cont.)

- Shear values for panels applied directly to studs shall be no greater than noted in Table 1 of the ICC-ES Report ESR-1301 or Table 1 of APA PR-N124.
- **Not warranted for application on SIP and ICF assemblies.**

CAUTION

- 38 and 76 Series panels must be installed on 16 inch o.c. framing only. When installing on 24 inch o.c. framing, 190 Series panels are required.
- Backside of panel must not come in contact with masonry or concrete foundation.
- Do not force siding into place. Maintain the illustrated 1/8 inch space behind the joint to allow for expansion while the panel equilibrates with the local environment.
- LP® SmartSide® Panel siding must not be attached by stapling.
- **DO NOT INSTALL OVER ALIGNMENT BEAD.** Install panels in light contact to the edge of alignment bead. (see Figure 1 and Figure 2)
- Climb cut the surface of the siding such that the rotation of the blade cuts downward on the primed or prefinished surface.
- Where siding butts window trim, door casings and masonry, etc. leave a 3/16 inch gap and seal.

Insulated Sheathings

LP SmartSide Siding may be installed over low-compression rigid foam or exterior gypsum. The following precautions must be followed:

- Adequate bracing of the wall in accordance with the International Codes or other ruling building code is required.
- For rigid foam sheathing up to 1 inch (25.4 mm) thick, siding may be nailed directly to the foam sheathing unless a drainage plane is required by the local building code. Nail length must be increased to ensure a minimum 1-1/2 inch (38.1 mm) fastener penetration into the structural framing.
- For rigid foam sheathing greater than 1 inch (25.4 mm), a minimum 1-1/2 inch (38.1 mm) thick by 3-1/2 inch (88.9 mm) wide vertical strapping or furring strip must be installed over the sheathing to provide a solid, level nailing base for the siding. The strapping must be securely fastened to structural framing spaced no greater than 16 inches o.c. (406 mm) with a minimum nail penetration of 1-1/2 inches (38.1 mm) and a maximum nail spacing no greater than the width of the siding.

Louisiana-Pacific will assume no responsibility for any damage or condition arising from the use of rigid foam or exterior gypsum.

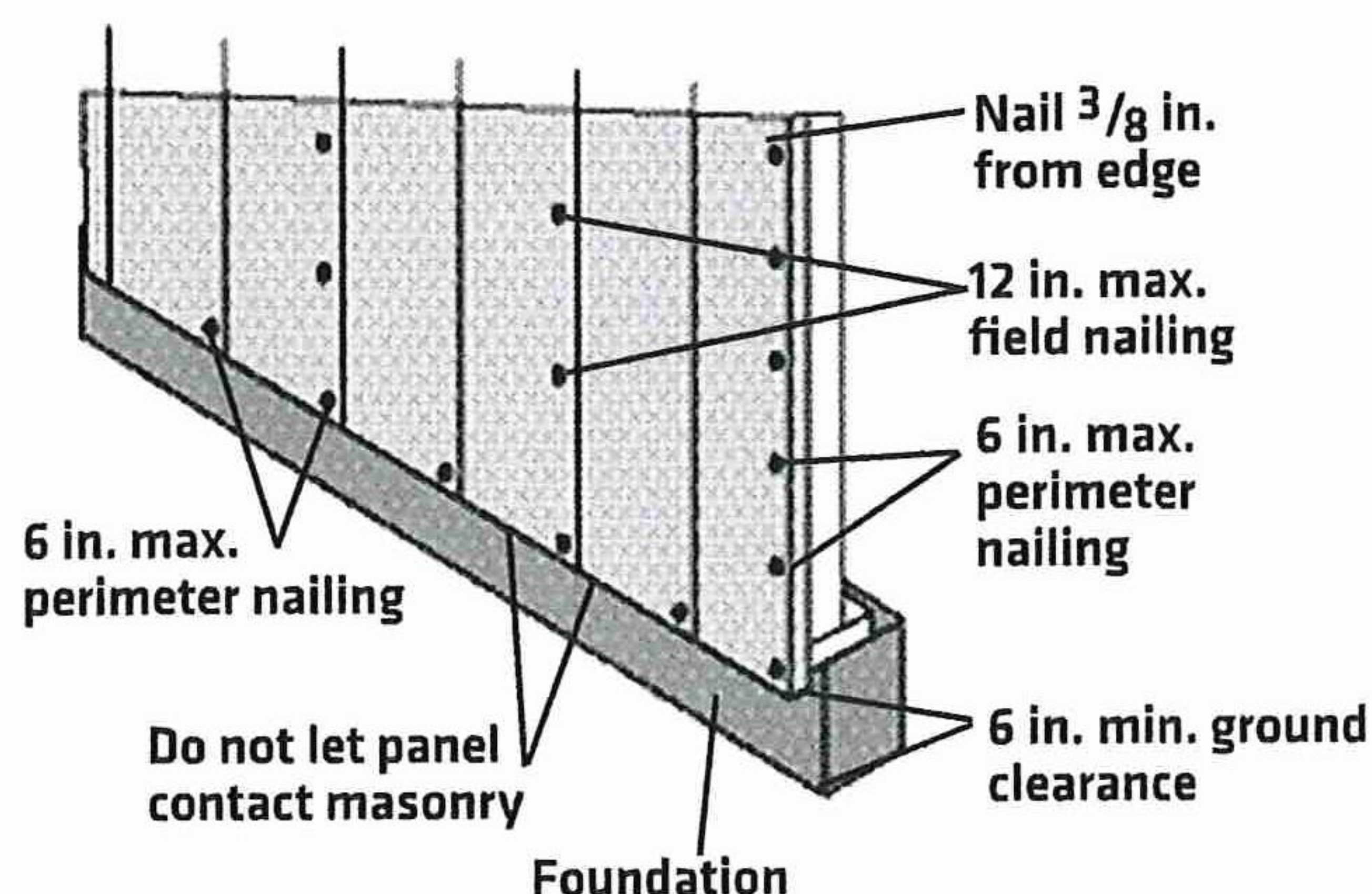


Figure 3

CONDITION

Snug



Flush



Visible fiber



Countersunk 1/16-1/8 IN.



Countersunk more than 1/8 in.



CORRECTION

OK



OK



Paint



Apply sealant



Apply sealant and re-nail



1 IN. ROOF & CHIMNEY CLEARANCE

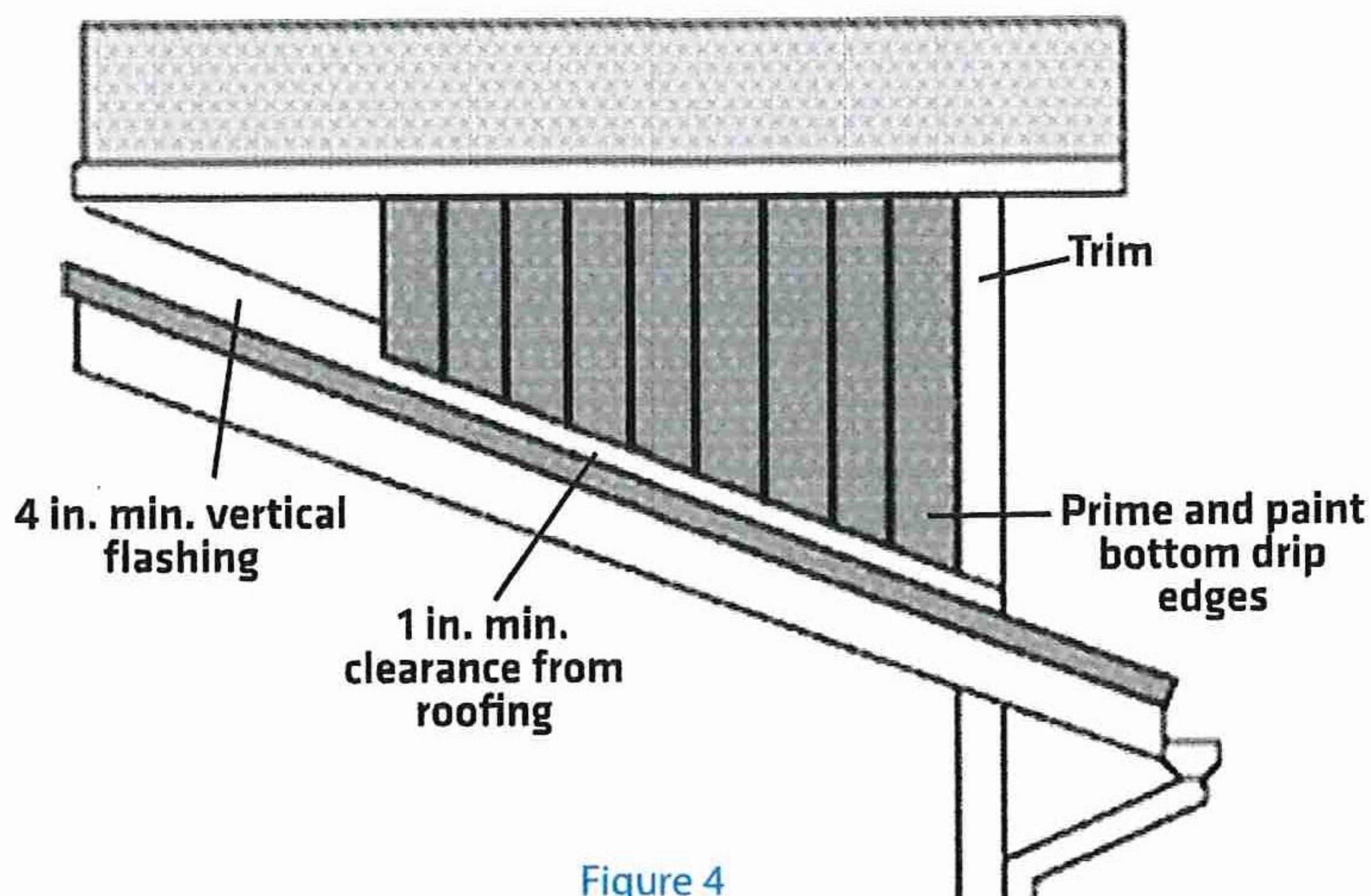


Figure 4

LP SMARTSIDE PANEL SIDING JOINT DETAILS

HORIZONTAL WALL JOINTS

BUTT & FLASH

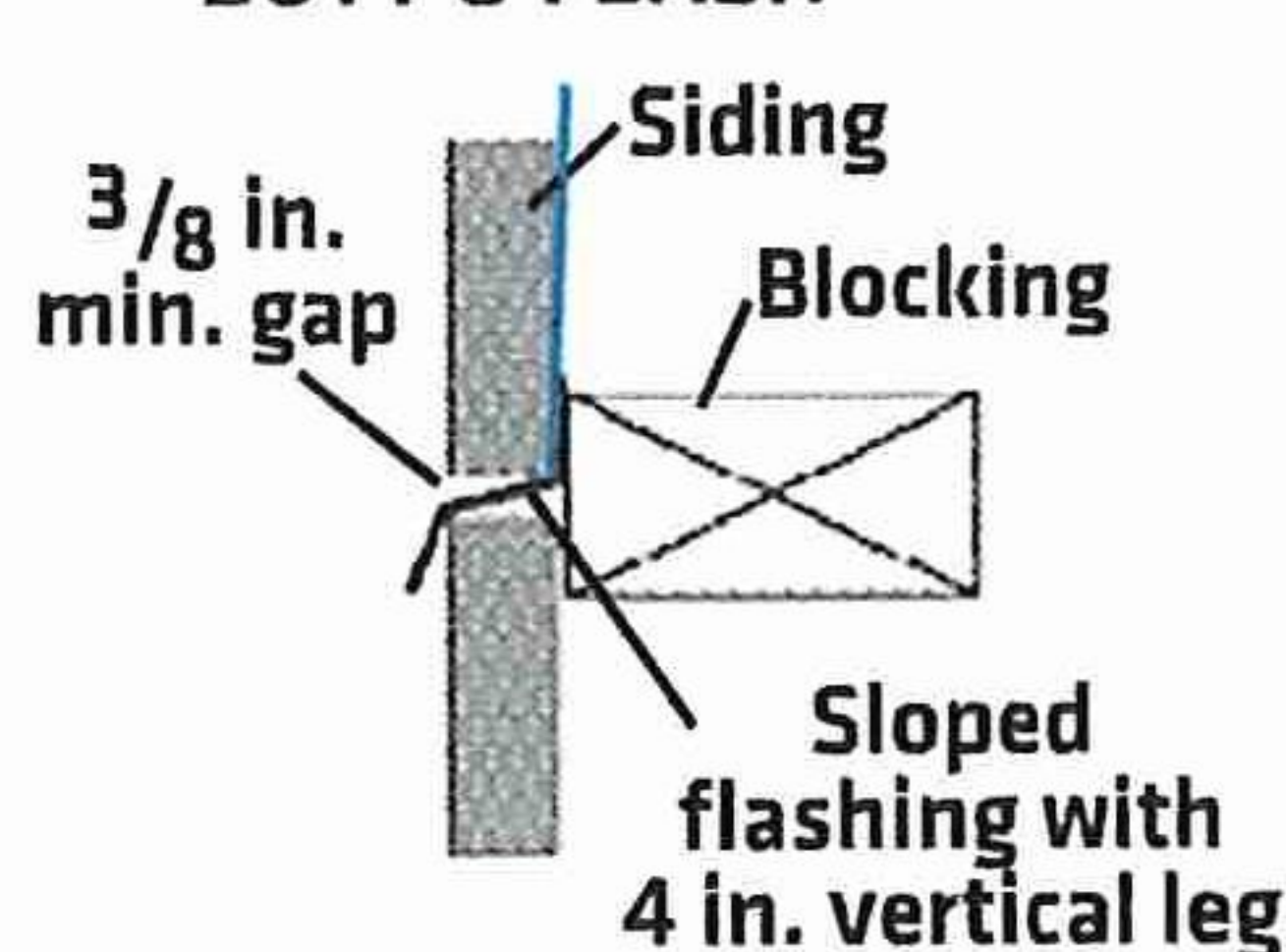


Figure 5A

LAP

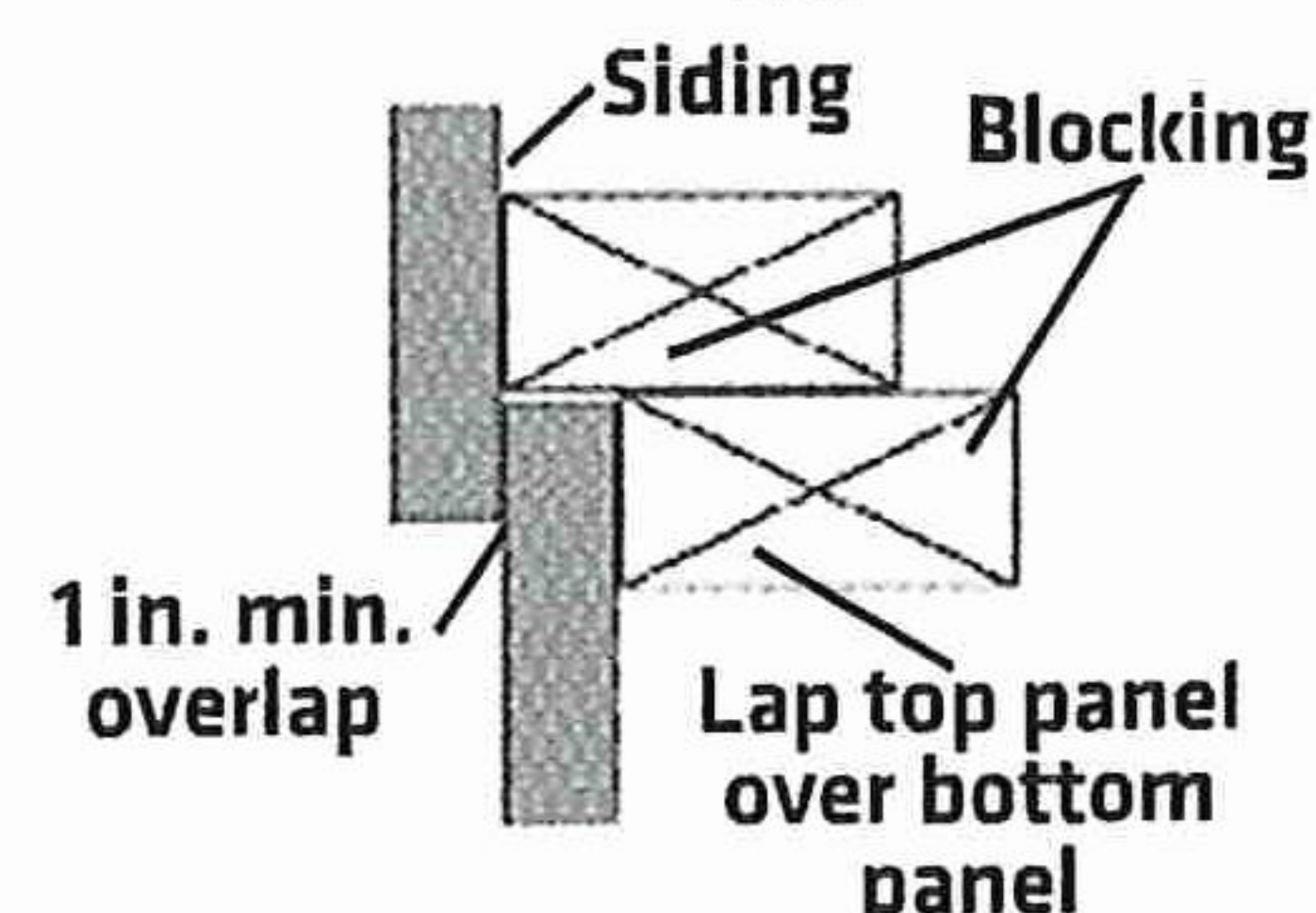


Figure 5B

LAPPED HORIZONTAL WALL JOINT

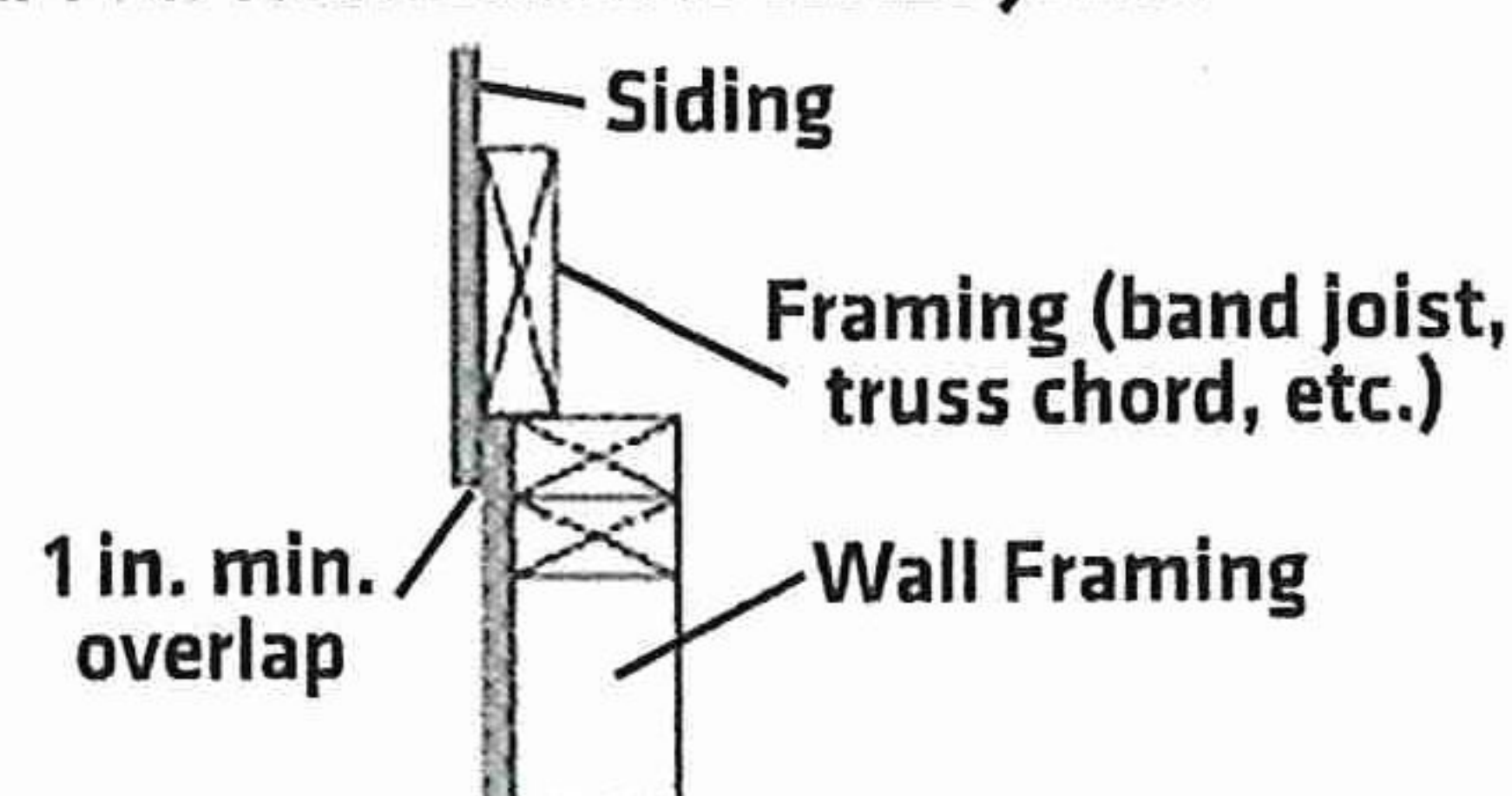


Figure 5C

LP SMARTSIDE PANEL SIDING JOINT DETAILS (CONT.)

HORIZONTAL BELTLINE JOINTS

For multi-story buildings, make provisions at horizontal joints for "setting" shrinkage of framing, especially when applying siding directly to studs.

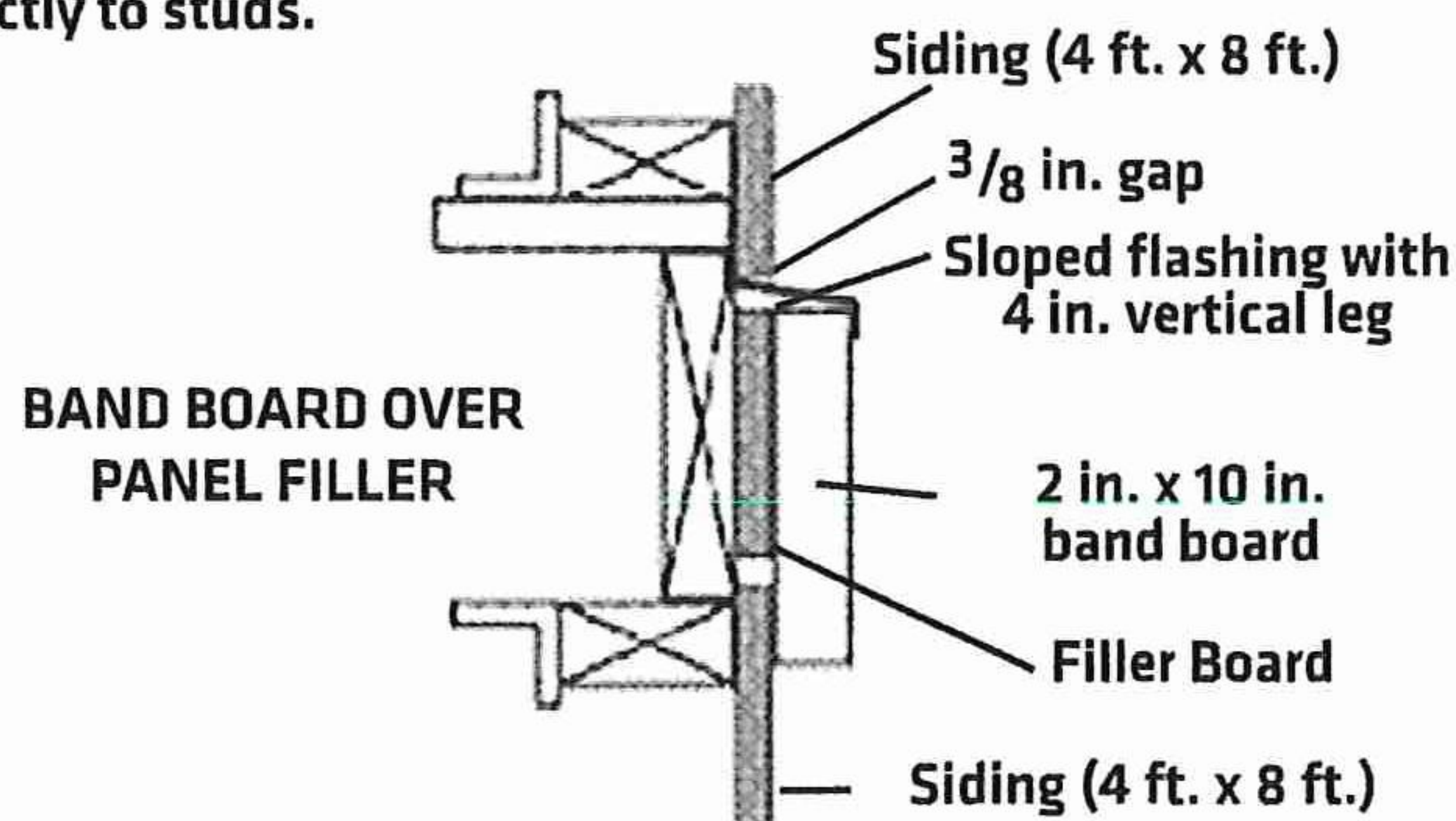


Figure 6

SIDING MUST NOT CONTACT MASONRY

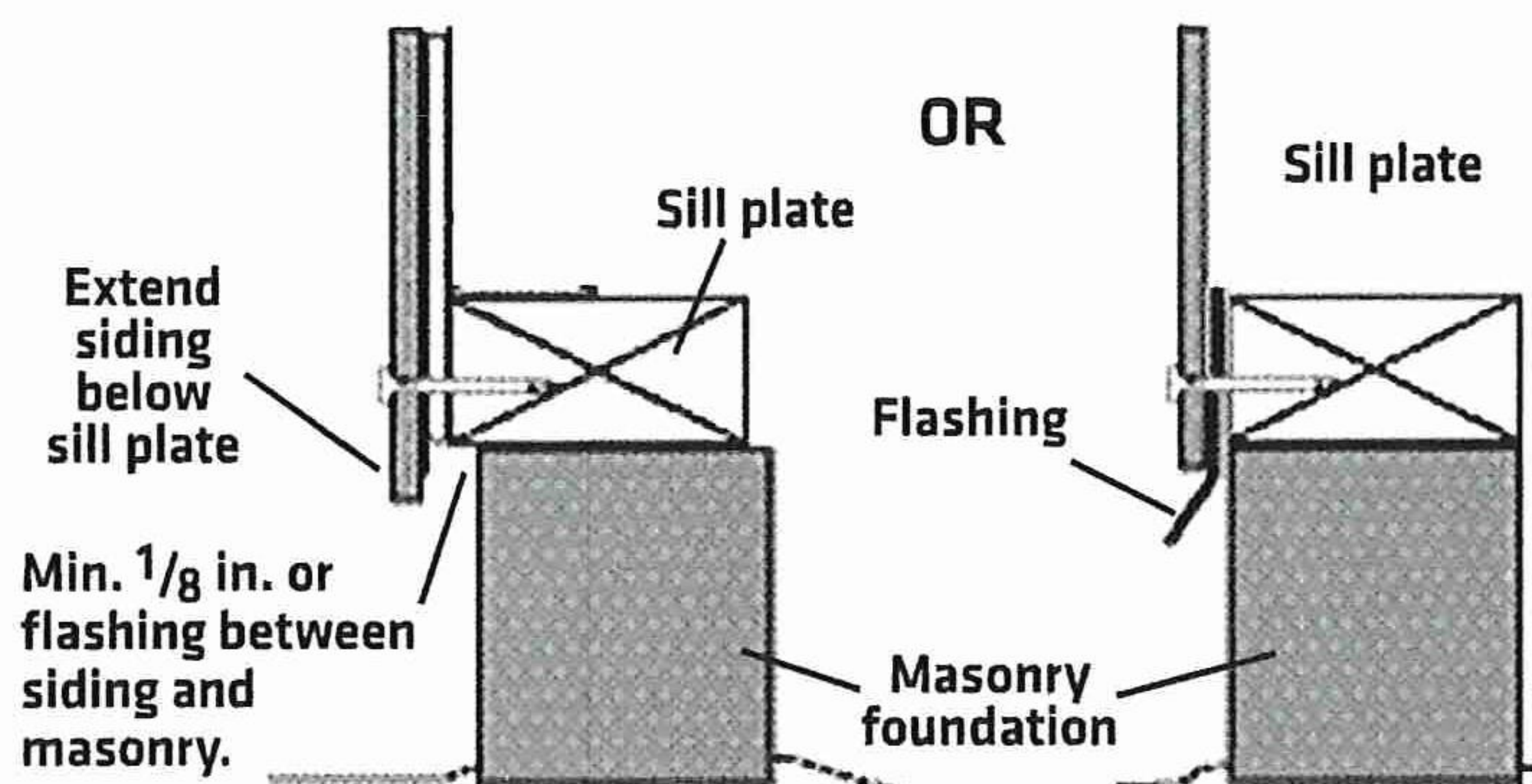


Figure 7A

Figure 7B

GAP, FLASH DOORS & WINDOWS

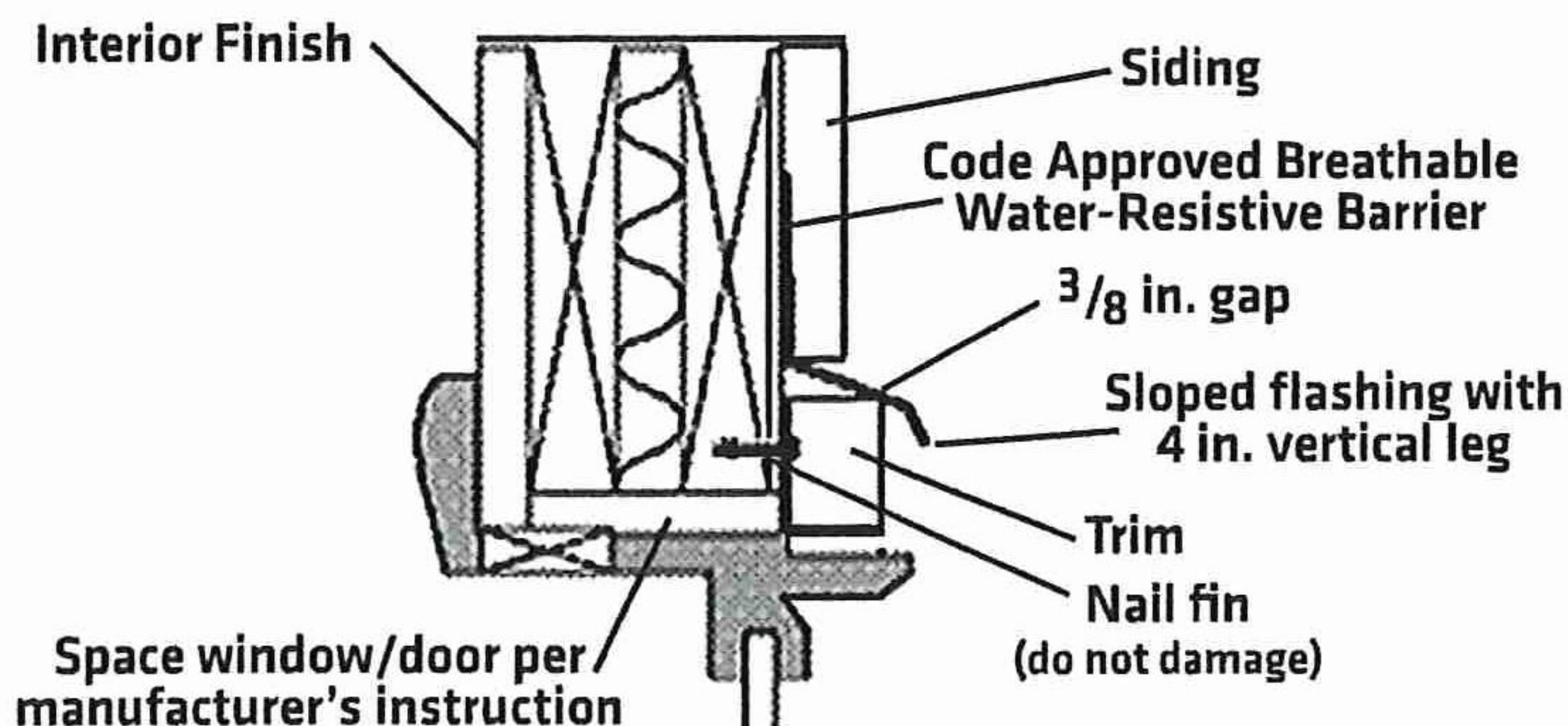
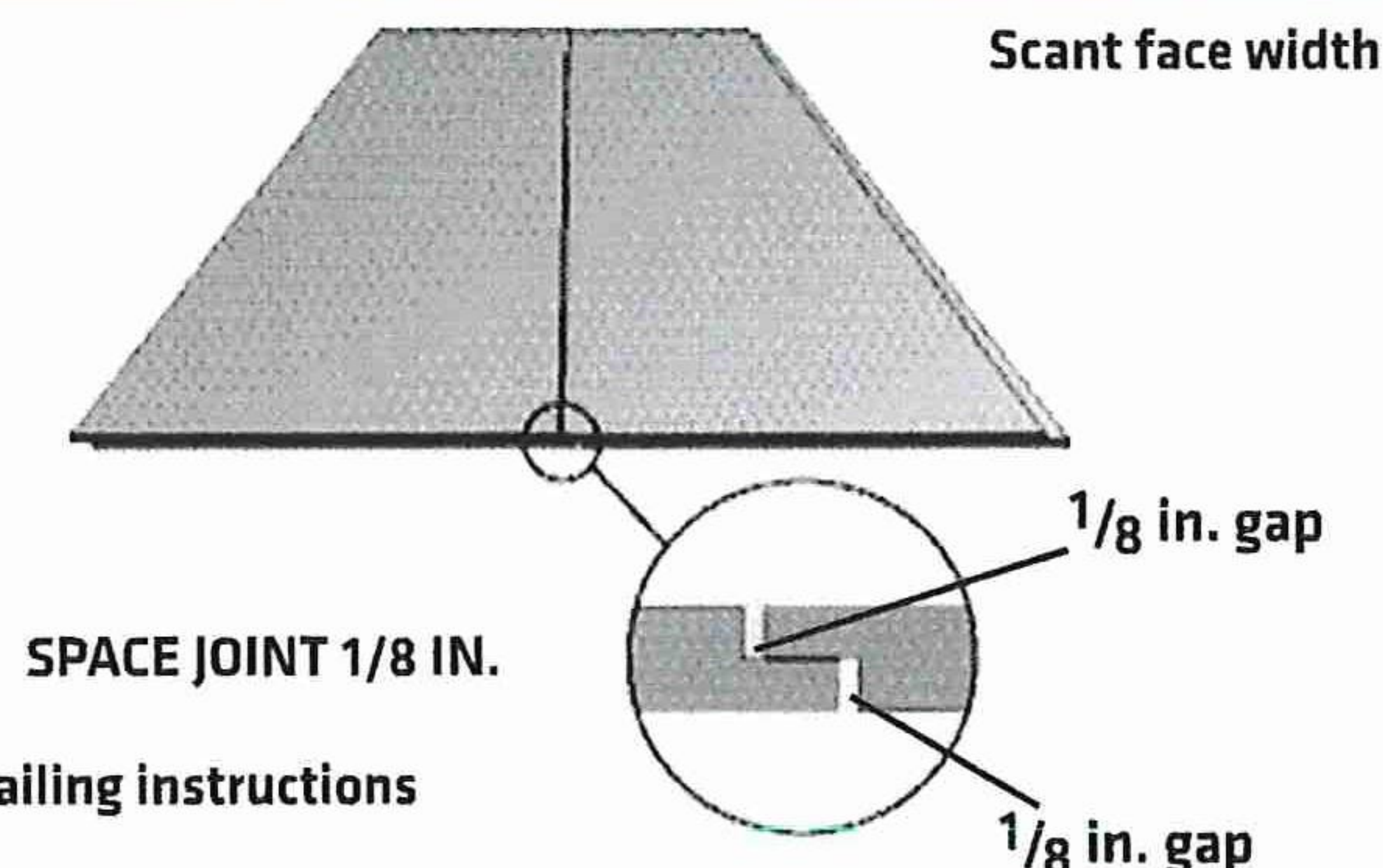


Figure 8

4 FT. X 8 FT. UNGROOVED SHIPLAP PANEL

Figure 9



Refer to nailing instructions

LP panel sidings are accepted by the State of California as category 8140- Exterior wall siding and sheathing for Wildland Urban Interface (WUI) applications. For WUI compliance, install LP panel sidings in accordance with Louisiana-Pacific's printed application instructions with the addition of fire retardant seal (UL Listed fire caulk, nominal 1/4 inch bead) in the vertical joint and nailing pattern of 3 inch o.c. perimeter nailing/8 inch o.c. field nailing. Look for the California State Fire Marshal Office label on our siding.

The Louisiana-Pacific Corporation ("LP") LP SmartSide Siding (the "Products") limited warranty (the "Warranty") applies only to structures on which the Products have been applied, finished and maintained in accordance with the published application, finishing and maintenance instructions in effect at the time of application. The failure to follow such application, finishing or maintenance instructions will void the Warranty as to the portion of the Products affected by the variance (the "Affected Products").

LP assumes no liability for any loss or damage sustained by the Affected Products and is expressly released by the purchaser or owner from any such loss or liability.

Any modification of the Warranty's application, finishing or maintenance requirements is void and unenforceable unless approved in writing prior to application by the Siding General Manager or his designee and a member of the LP Legal Department.

For a copy of the warranty or for installation and technical support, visit the LP SmartSide product support Web site at:

www.lpsmartside.com

or for additional support call 800-450-6106.

WARRANTY REMEDIES ARE NOT AVAILABLE IF REQUIREMENTS ARE NOT FOLLOWED.

Cal. Prop 65 Warning: Use of this product may result in exposure to wood dust, known to the State of California to cause cancer.



SMARTSIDE®
TRIM & SIDING

©2018 Louisiana-Pacific Corporation. All rights reserved. LP, SmartSide, SilverTech and SmartFinish are registered trademarks of Louisiana-Pacific Corporation. Printed in U.S.A.

NOTE: Louisiana-Pacific Corporation periodically updates and revises its product information. To verify that this version is current, call 800-450-6106.

alternate inside corner details

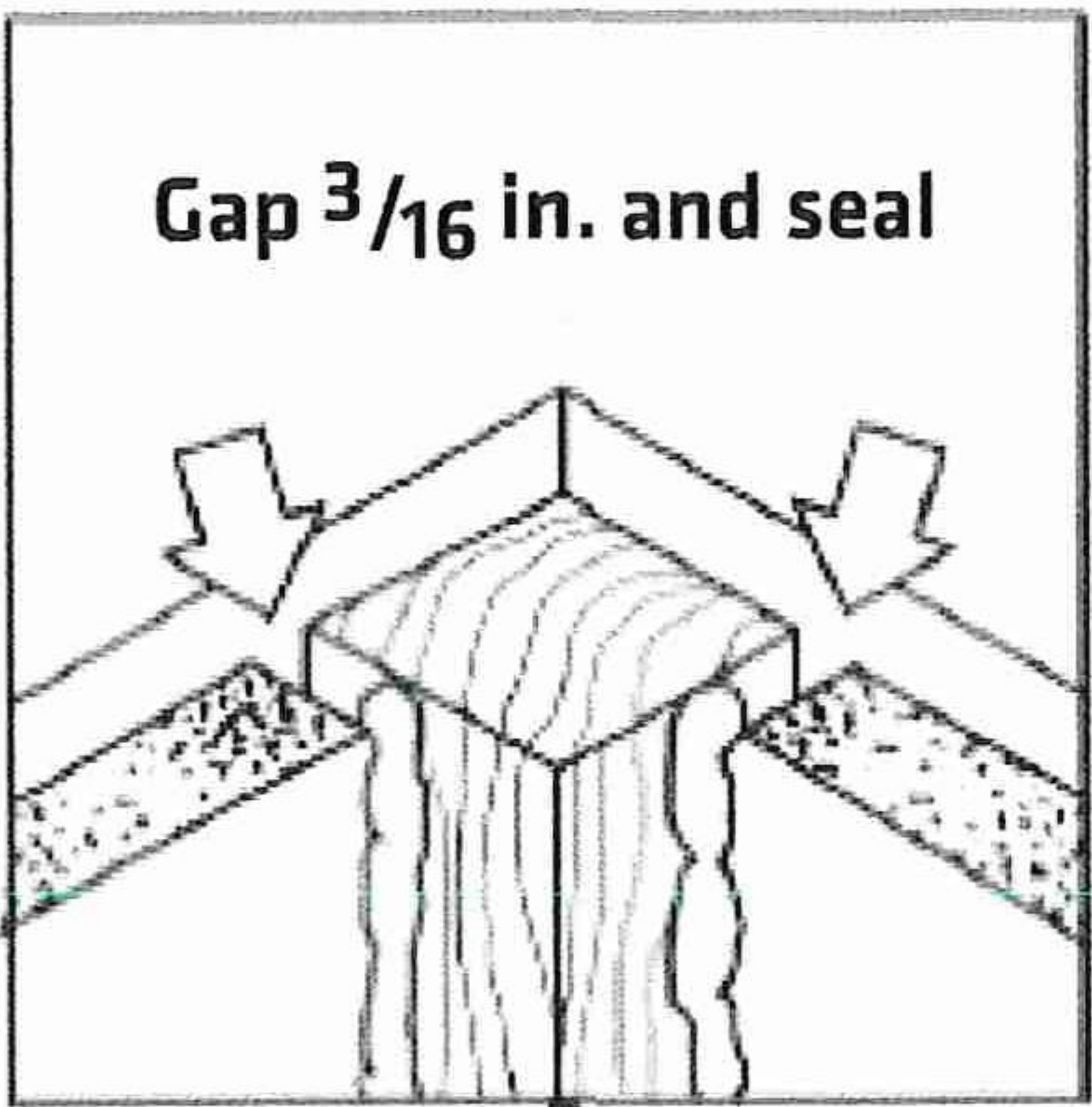


Figure 10A

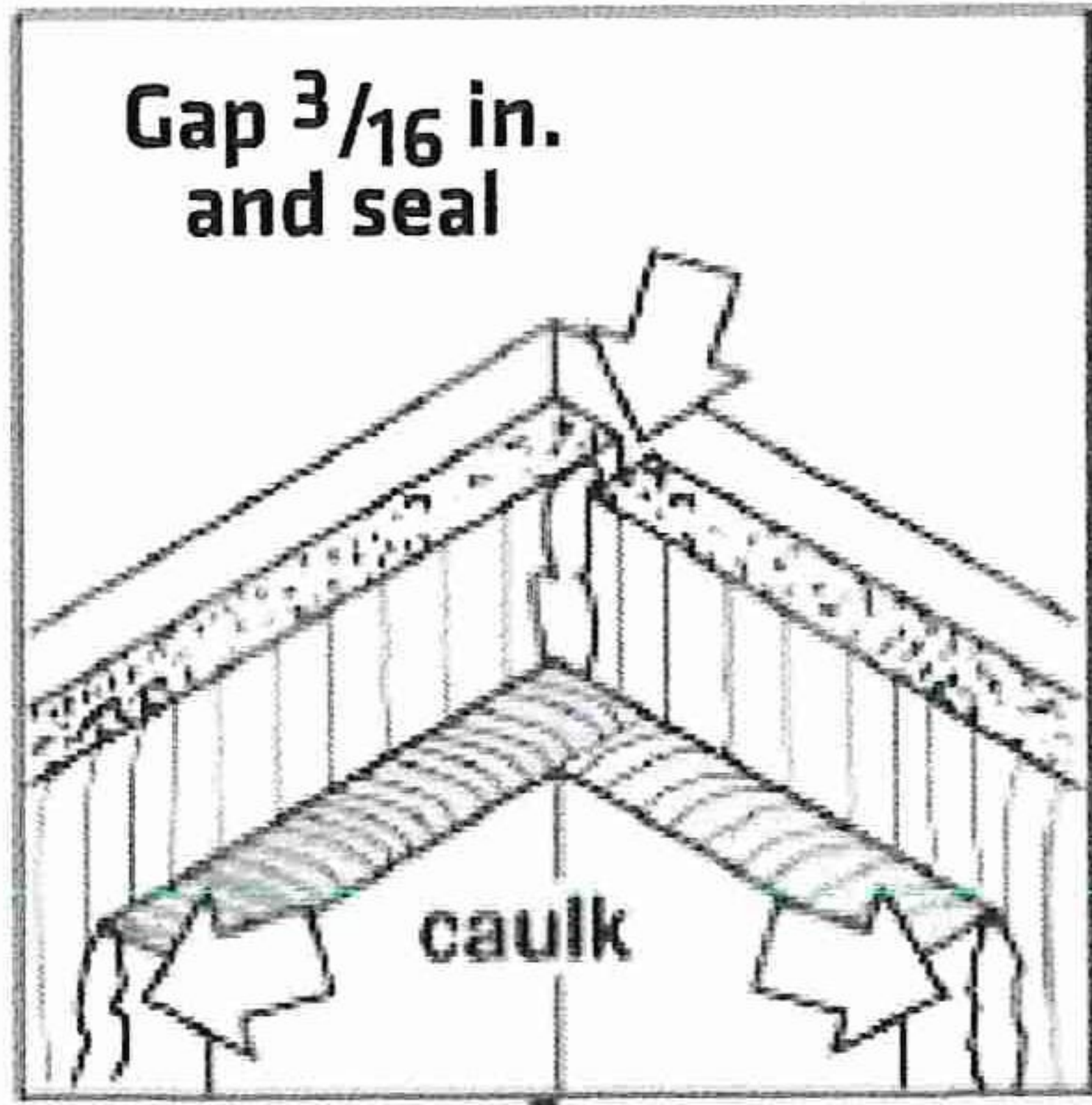
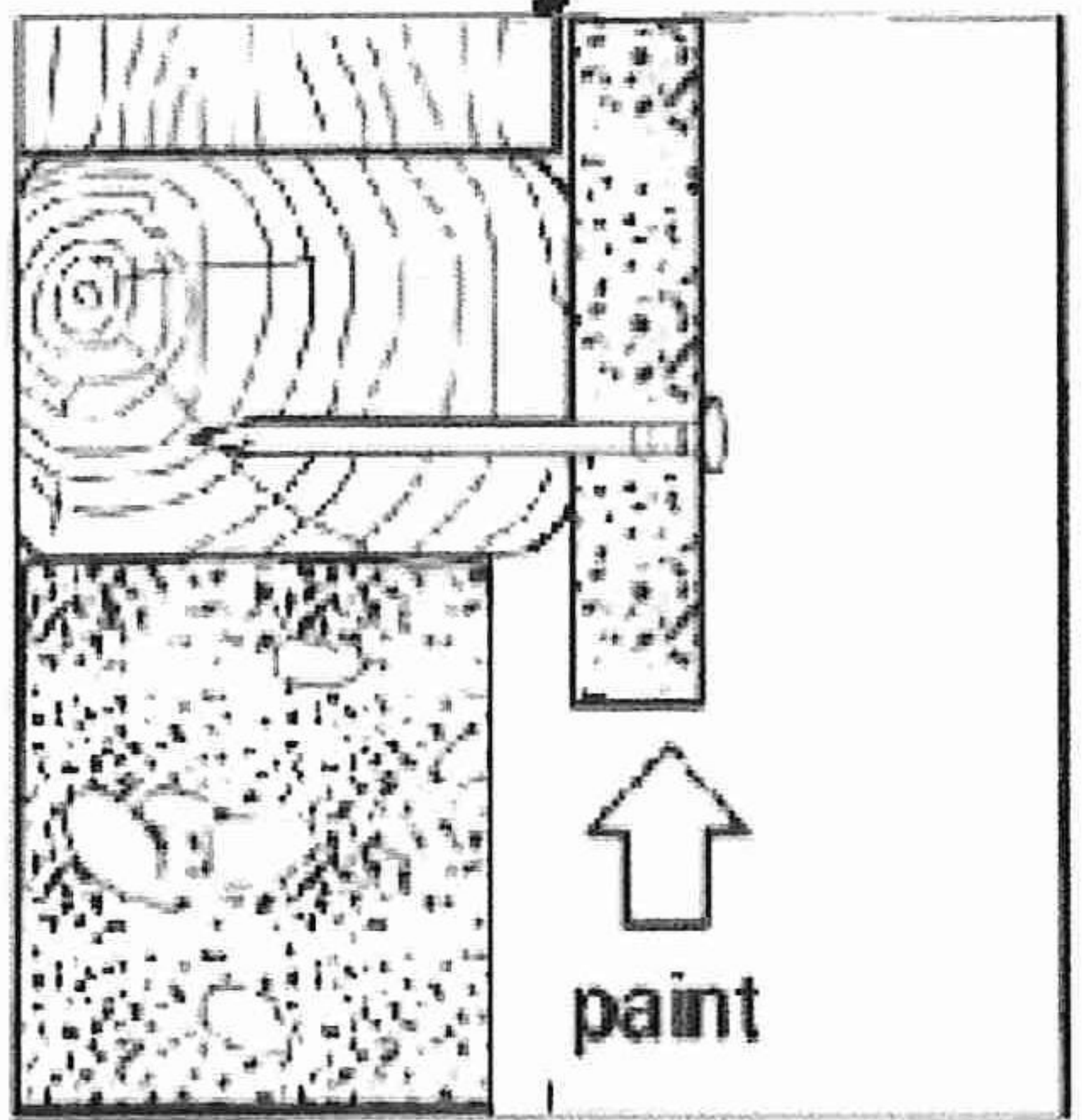
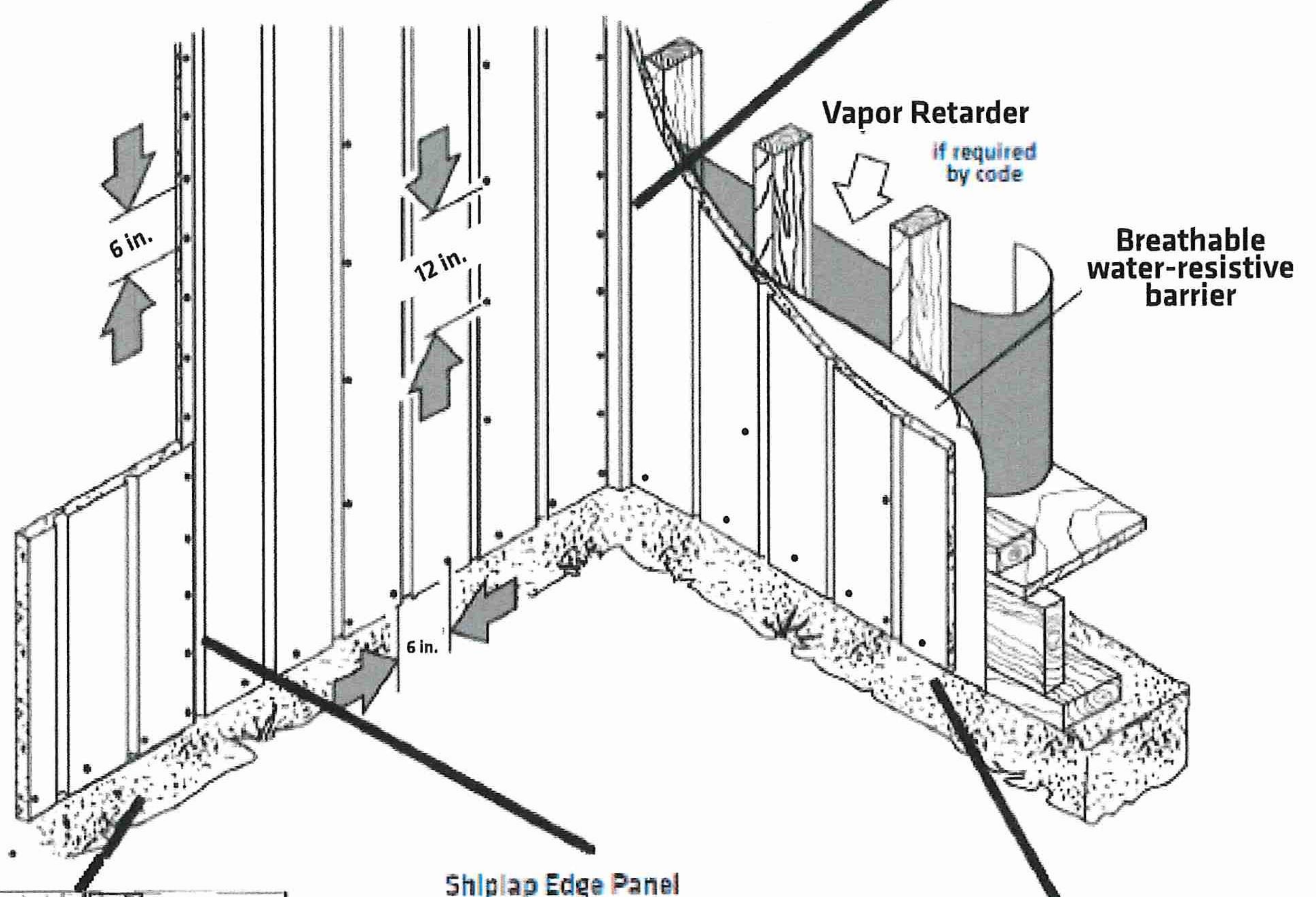


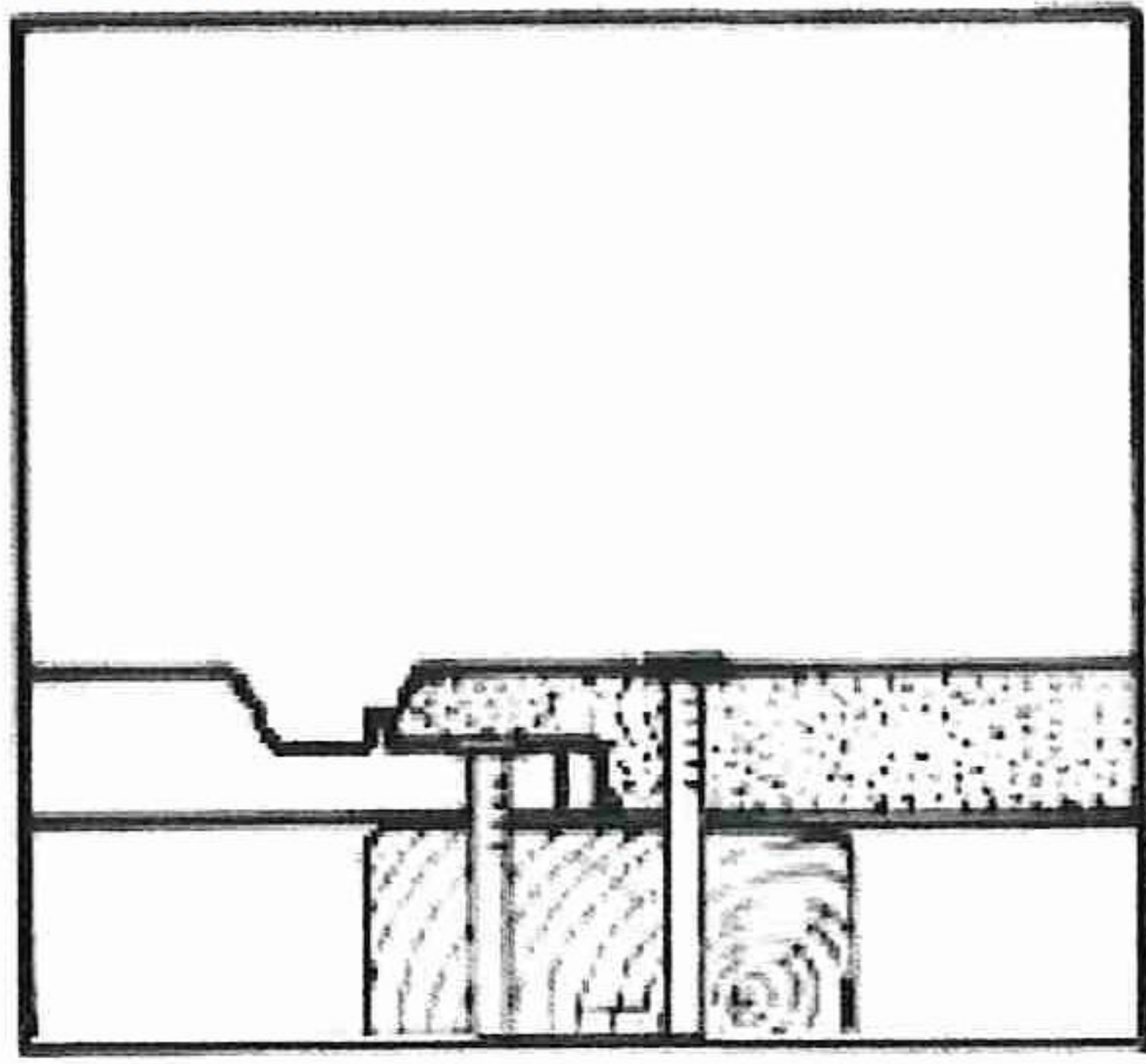
Figure 10B

Figure 10



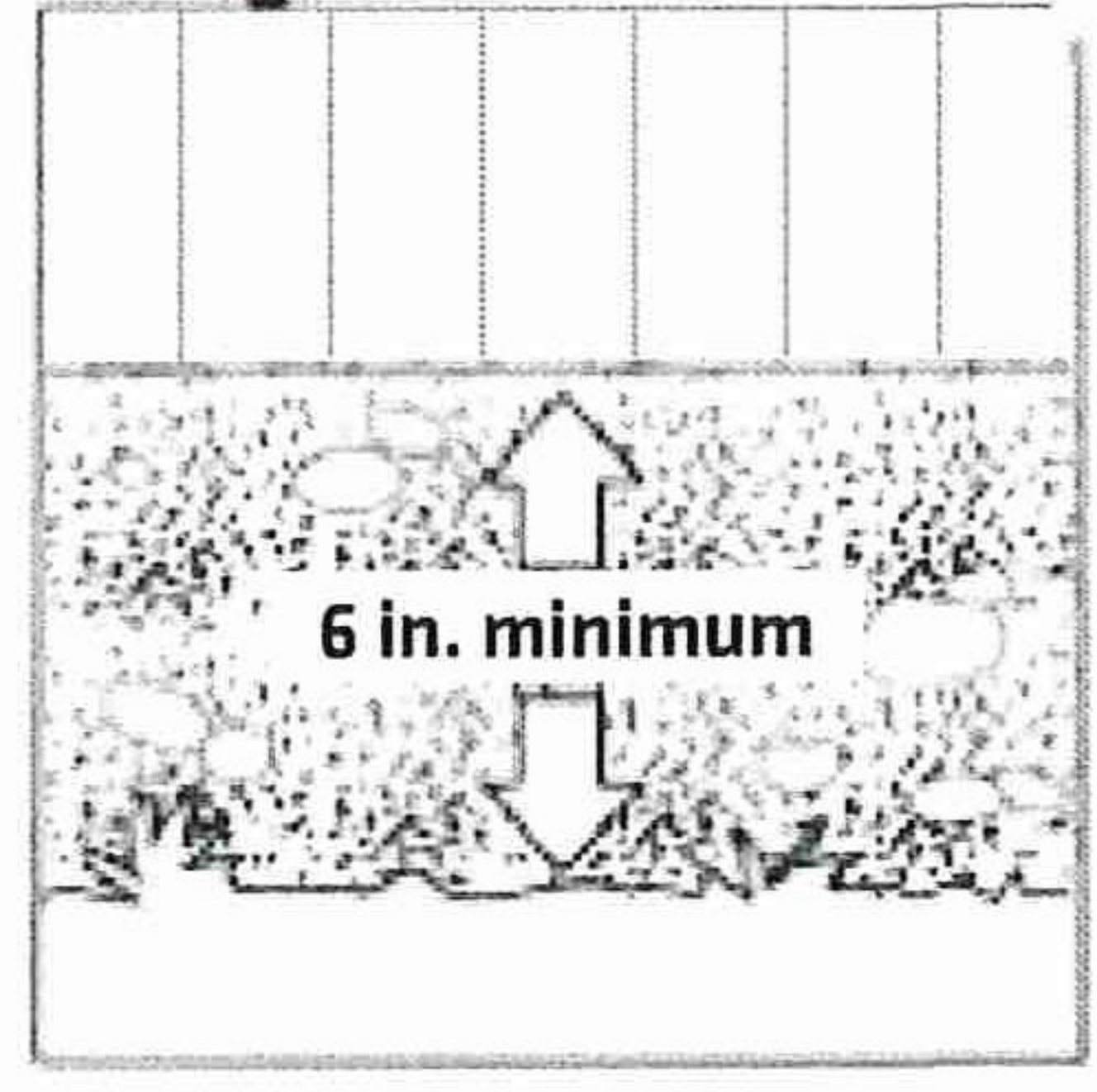
bottom course detail

Figure 10E



panel joint

Figure 10D



ground clearance

Figure 10C

HISTORIC SITES SURVEY OF FARIBAULT

PRESENT NAME OF SITE : HOTEL FARIBAULT/MACNAMARA'S

INVENTORY # RC-FAC-664

SITE ADDRESS : 429 CENTRAL AVE N
SE CORNER OF CENTRAL AVE N AND 5TH ST NEFIELDWORK DATE : 05 - 87
FIELDWORKER : Granger

SITE SUMMARY

INVENTORY #	PROPERTY TYPE	CONTRIBUTING STATUS	PHOTO I.D.
664 *	Hotel	Contributing Building	18.27

PROPERTY SPECIFIC INFO

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

APPROX. LEGAL DESCRIPTION :

PRESENT OWNER'S NAME AND ADDRESS :

NEIGHBORHOOD SETTING :

SITE FEATURES :

POTENTIAL THREATS :

HISTORIC CONTEXTS :

Commerce

SIGNIFICANCE :

☒ LOCAL
☐ STATE
☐ NATIONAL

DESIGNATION STATUS :

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

ELEMENT SPECIFIC INFO

PRESENT NAME : HOTEL FARIBAULT/MACNAMARA'S
HISTORIC NAME : HARVEY HOTEL

INVENTORY # RC-FAC-664

ADDRESS : 429 CENTRAL AVE N

DESCRIPTION

DATE BUILT : 1929
DATE SOURCE : "109 Structures", HPC, 1982

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

STYLE : Classical Revival

INTACTNESS :

☒ INTACT
☐ SLIGHT ALTERED
☐ MODER ALTERED
☐ VERY ALTERED

CONDITION :

☐ EXCELL
☐ GOOD
☒ FAIR
☐ POOR

STORIES : 5
ROOF STYLE : Flat
WINDOWS : Rectangular 6/1
FOUNDATION :

STRUCTURAL SYSTEM : Brick
PRIMARY EXTERIOR : Brick
SECONDARY EXTERIOR : Stone

ADDITIONAL COMMENTS : Reddish brown brick. Classical Revival detailing.

ALTERATIONS : Storefront level slightly altered.

OPEN TO PUBLIC : ☐ YES ☐ NO ☒ LIMITED

BACKGROUND & SIGNIFICANCE

ARCHITECT :

CONTRACTOR : Steinberg Construction Co., St. Paul

ORIGINAL OWNER : Thomas Harvey

HISTORIC BACKGROUND : Grand opening of Harvey hotel was held April 4, 1929.

SOURCES : "109 Structures" (HPC, 1982). "Then and Now" (Swanberg, 1976),
p. 132.

STATEMENT OF SIGNIFICANCE : One of two large hotels dating from the late 1920's and 1930's
in downtown Faribault. Both are handsome buildings meriting preservation.

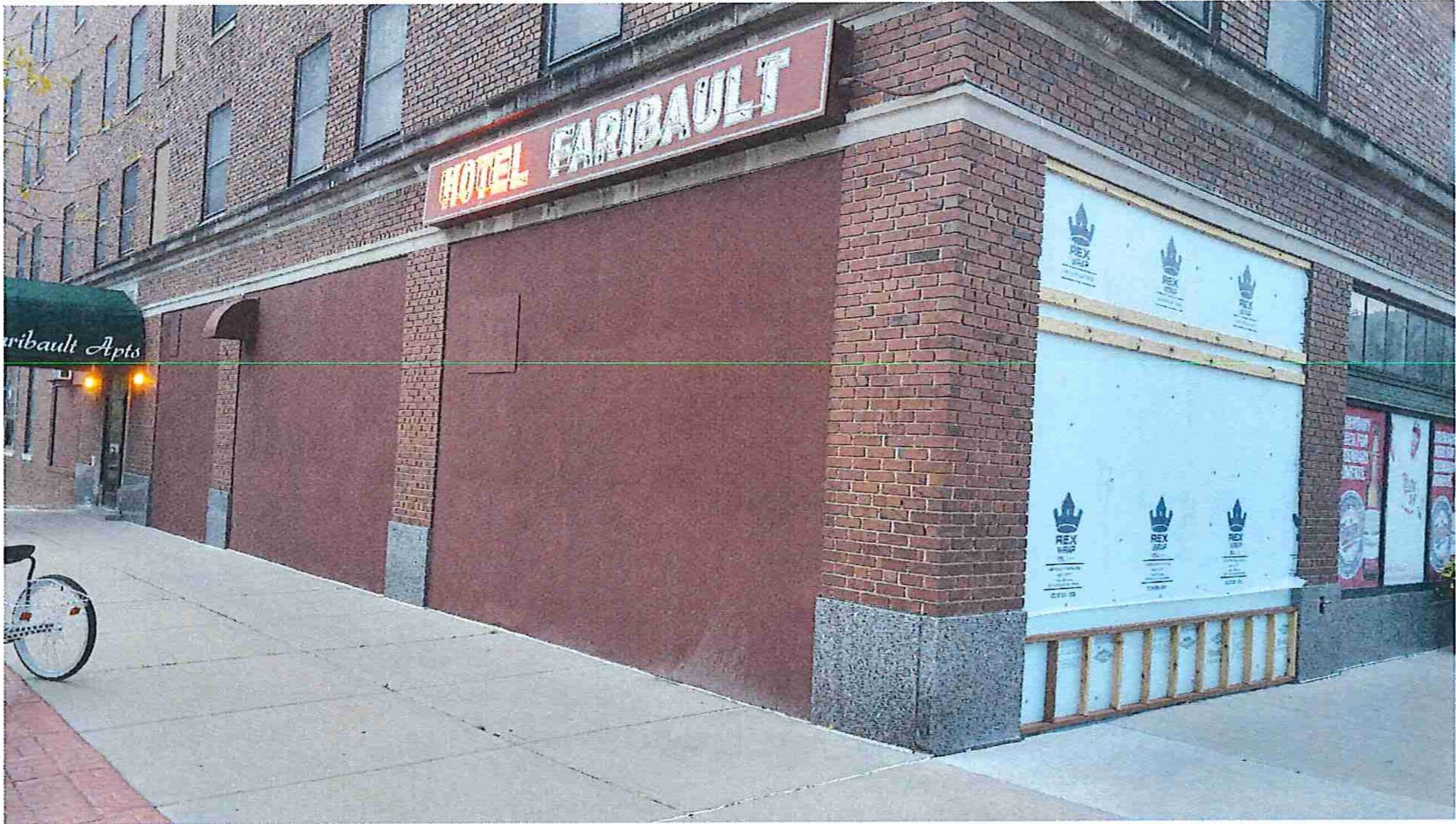
HPC SITE # 475

HISTORIC SITES SURVEY
OF FARIBAUT



ROLL # 18
FRAME # 27

ADDRESS : 429 CENTRAL AVE N







HOTEL FARIBAULT

Faribault, Minn.



**Heritage Preservation Commission
Meeting Minutes**

Monday, October 15, 2018

1. Call to Order

Keilen called the meeting to order at 6:32 p.m. in the First Floor Public Meeting Room, City Hall, 208 NW First Avenue, Faribault, Minnesota.

Members Present: Lyn Rein, Lee Nordmeyer, Karl Vohs, Ron Dwyer and Julie Schiffer

Members Absent: Roni Deschamp and Peggy Keilen

Staff Present: Kim Clausen, Community Development Coordinator; Mark Duchene, City Engineer

Others Present: Tom Moline, Representative for 429 Central Avenue

2. Minutes

A. Regular HPC Meeting – August 20, 2018

A motion was made by Vohs and seconded by Nordmeyer to approve the August 20, 2018 regular meeting minutes as presented. The motion passed unanimously.

3. General Heritage Preservation Items

- A. Citizen Comment Period** – No members of the public spoke, but Vohs noted he would like to discuss HPC Commissioner residency requirements at the next meeting. Staff will bring the By-Laws to the November meeting for review.

4. Design Reviews

A. Buckham Memorial Library Downtown Storywalk

Clausen presented information on the proposed downtown storywalk, which is an exhibit that contains pages from a book spread along a trail or path. The pages will be displayed in powder coated black angle frames with aluminum posts and plates, and bolted to the sidewalk. Duchene noted the storyboards would be located outside the pedestrian access route. The HPC was generally supportive of the project and made the following comments:

- Cautioned against putting too much on the sidewalks. During events the sidewalks get congested, need to be careful about obstructing access. Displays should be located outside the site triangle at intersections.
- Snow removal should be considered; plows have knocked over the bike racks downtown, need to minimize damage to infrastructure.

No action was necessary.

B. 429 Central Ave – Façade Renovations

Tom Moline, on behalf of 429 Central Avenue, presented a proposal to remove the existing aluminum panels on the west and north sides of the building, and replace them with new LP SmartSide Stucco Panel siding. The panels are proposed to be painted to look like the window storefront on the west side of the building. Moline noted the existing aluminum panels have popcorn insulation and are suffering from moisture infiltration. Behind the existing panels is wood frame construction with carsiding. The windows on the south side of the awning

have fake transoms using painted siding. Moline noted it would be cost prohibitive, at \$20,000 per window, for tempered glass with a custom mounting system. Dwyer noted that other downtown property owners have done similar remodels for considerably less. Rein noted that in other buildings ceramic 1' x 2' or 1' x 1' ceramic tiles have been approved in place of marble in order to reduce expenses. Dwyer added that 2 cm slabs of granite could also be used.

Commissioners agreed that the window on the west side should be opened back into a window for continuity and consistency of the storefront.

A motion was made by Dwyer and seconded by Vohs to require the property owner to further investigate restoring the west aluminum paneled area back into a storefront window consistent with the adjacent existing storefront window, including the bulkhead and transom windows. No work is to be done on the north storefront. The motion passed unanimously.

C. 17 3rd St NE – Demolition Permit

Staff presented the request to demolish the former Knights of Columbus building at 17 3rd Street NE in order to construct a new parking lot. According to the Site File, the building is contributing to the local historic district. However, Commissioners stated the building is incongruent with the rest of the block and incompatible with surrounding buildings. They noted they typically don't like to approve building demolitions, but there are better examples of post-modern architecture elsewhere in the district. Dwyer stated that the City would lose the tax base from this building demolition. He asked if trees could be added to the parking lot. Duchene said green space could be added to the lot.

A motion was made by Dwyer and seconded by Schiffer to approve the demolition of the former Knights of Columbus building at 17 3rd Street NE. The motion passed unanimously.

5. Items of Discussion

A. 2018 Annual Statewide Historic Preservation Conference Update

Staff presented information on the Annual Statewide Historic Preservation Conference in Winona from September 12-14.

6. Adjourn

A motion was made by Dwyer and seconded by Nordmeyer to adjourn the meeting at 7:44 p.m. The motion passed unanimously.

Respectfully Submitted,

Kim Clausen
Community Development Coordinator

Peggy Keilen, Chairperson

HISTORIC SITES SURVEY OF FARIBAUT

PRESENT NAME OF SITE : HOTEL FARIBAUT/MACNAMARA'S

INVENTORY # RC-FAC-664

SITE ADDRESS : 429 CENTRAL AVE N
SE CORNER OF CENTRAL AVE N AND 5TH ST NEFIELDWORK DATE : 05 - 87
FIELDWORKER : Granger

SITE SUMMARY

INVENTORY #	PROPERTY TYPE	CONTRIBUTING STATUS	PHOTO I.D.
664 *	Hotel	Contributing Building	18.27

PROPERTY SPECIFIC INFO

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

APPROX. LEGAL DESCRIPTION :

PRESENT OWNER'S NAME AND ADDRESS :

NEIGHBORHOOD SETTING :

SITE FEATURES :

POTENTIAL THREATS :

HISTORIC CONTEXTS :

Commerce

SIGNIFICANCE :

☒ LOCAL
☐ STATE
☐ NATIONAL

DESIGNATION STATUS :

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

ELEMENT SPECIFIC INFO

PRESENT NAME : HOTEL FARIBAULT/MACNAMARA'S
HISTORIC NAME : HARVEY HOTEL

INVENTORY # RC-FAC-664

ADDRESS : 429 CENTRAL AVE N

DESCRIPTION

DATE BUILT : 1929
DATE SOURCE : "109 Structures", HPC, 1982

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

STYLE : Classical Revival

INTACTNESS :

☒ INTACT
☐ SLIGHT ALTERED
☐ MODER ALTERED
☐ VERY ALTERED

CONDITION :

☐ EXCELL
☐ GOOD
☒ FAIR
☐ POOR

STORIES : 5
ROOF STYLE : Flat
WINDOWS : Rectangular 6/1
FOUNDATION :

STRUCTURAL SYSTEM : Brick
PRIMARY EXTERIOR : Brick
SECONDARY EXTERIOR : Stone

ADDITIONAL COMMENTS : Reddish brown brick. Classical Revival detailing.

ALTERATIONS : Storefront level slightly altered.

OPEN TO PUBLIC : ☐ YES ☐ NO ☒ LIMITED

BACKGROUND & SIGNIFICANCE

ARCHITECT :

CONTRACTOR : Steinberg Construction Co., St. Paul

ORIGINAL OWNER : Thomas Harvey

HISTORIC BACKGROUND : Grand opening of Harvey hotel was held April 4, 1929.

SOURCES : "109 Structures" (HPC, 1982). "Then and Now" (Swanberg, 1976),
p. 132.

STATEMENT OF SIGNIFICANCE : One of two large hotels dating from the late 1920's and 1930's
in downtown Faribault. Both are handsome buildings meriting preservation.

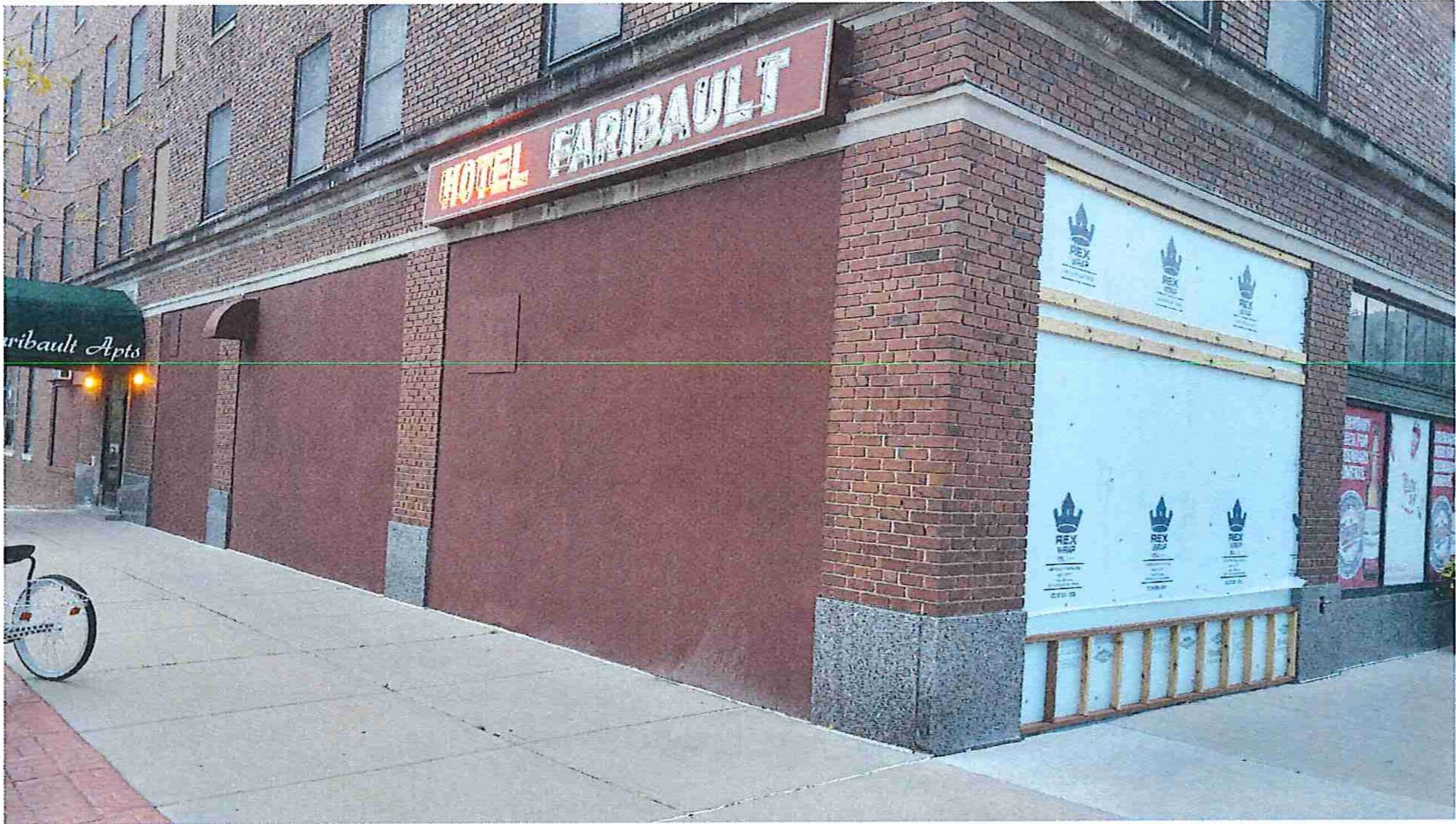
HPC SITE # 475

HISTORIC SITES SURVEY
OF FARIBAULT



ROLL # 18
FRAME # 27

ADDRESS : 429 CENTRAL AVE N





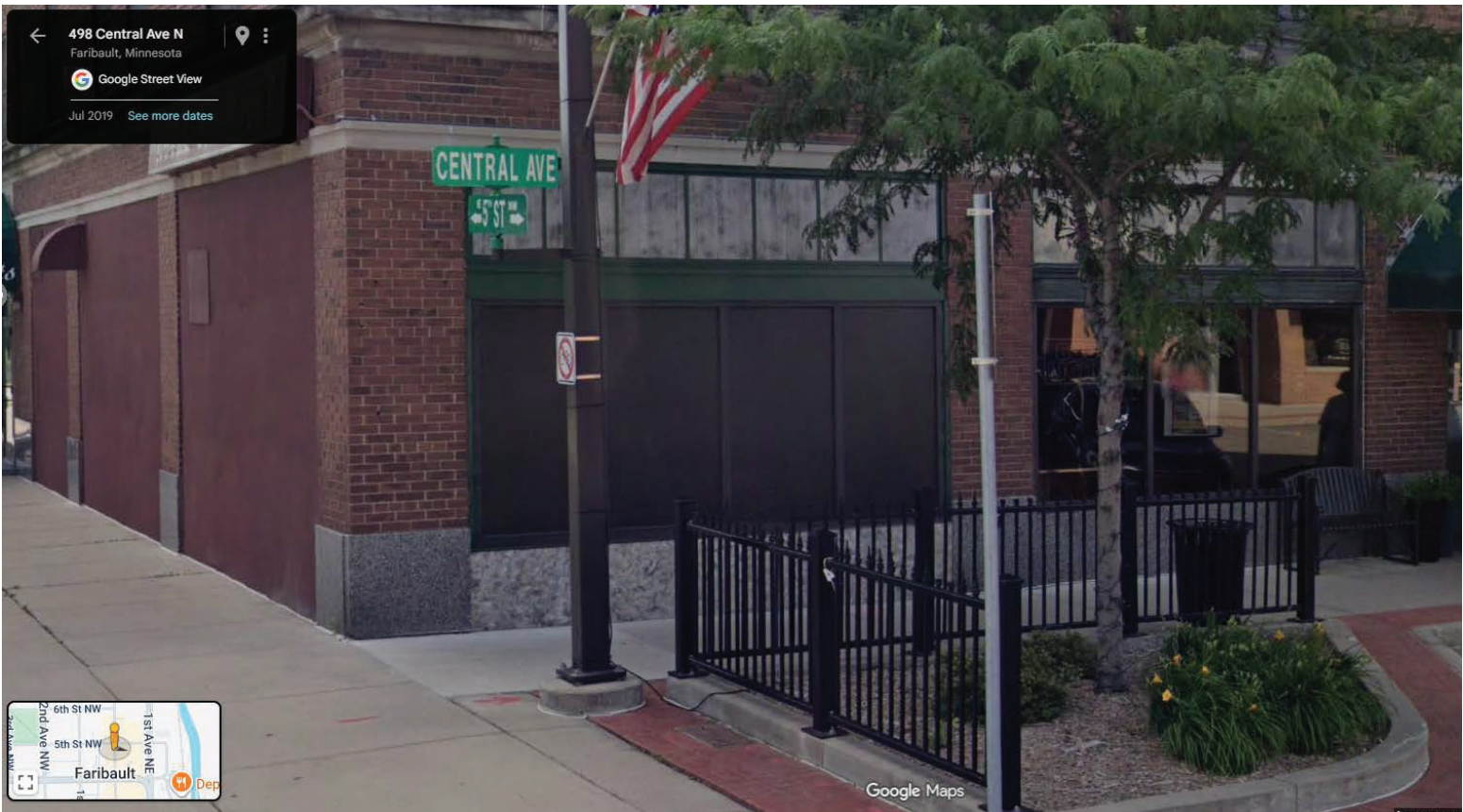


HOTEL FARIBAULT

Faribault, Minn.









Request for Action

TO: Faribault Heritage Preservation Commission
FROM: David Wanberg, CED Director
THROUGH:
MEETING DATE: October 1, 2025
SUBJECT: Summary of PreserveMN 2025 Conference and Potential Applications to Faribault

BACKGROUND:

David Wanberg, Community and Economic Development Director, attended this year's PreserveMN Conference in New Ulm. He will provide the HPC with a brief overview of the conference with an emphasis on the following:

- Tax incentives to revitalize underutilized historic buildings;
- Minnesota state climate action framework; and
- Preserving Minnesota's disability histories.

The Commission will briefly discuss the above topics and provide City staff with direction on integrating these topics into the Commission's 2026 work plan.

REQUESTED ACTION:

Provide direction on integrating any above the identified topics into the Commission's 2026 work plan.

ATTACHMENTS:



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: David Wanberg, CED Director
THROUGH:
MEETING DATE: October 1, 2025
SUBJECT: Initial Planning for the National Alliance of Preservation Commissions Forum 2026 in Minneapolis

BACKGROUND:

The National Alliance of Preservation Commissions (NAPC) offers technical support and manages an information network to assist local commissions in achieving their preservation objectives. NAPC offers online resources, webinars, training programs, the Commission Assistance and Mentoring Program (CAMP) meetings, and biennial FORUM conferences. Minneapolis will host the 2026 National Forum from July 22 to 26.

Michael Koop, with the State Historic Preservation Office, suggested that there may be some funding to help Heritage Preservation Commissions in Minnesota attend the national conference. The Commission should consider joining NAPC if it is not already a member. Membership is \$150 a year, which enables the Commission and City staff to participate in webinars and access training and resources.

REQUESTED ACTION:

Provide City staff with direction if Commission members are interested in participating in next year's NAPC Forum in Minneapolis.

ATTACHMENTS:



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: David Wanberg, CED Director
THROUGH:
MEETING DATE: October 1, 2025
SUBJECT: Requested HPC Representation on Faribault's Main Street Board

BACKGROUND:

Multiple boards, commissions, and outside entities play a role in preserving and restoring historic downtown properties. Traditionally, the Faribault Economic Development Authority (the "EDA") provided funds to the Chamber of Commerce to manage the City's Main Street Program. However, the Chamber stopped managing the program, and consequently, the EDA stopped funding the Chamber to manage the program.

The Chamber is now prepared to resurrect Faribault's Main Street Program, and the EDA has agreed to provide funds to the Chamber to manage the program. The Chamber is assembling a Main Street Board to guide the program. City staff suggested that the Main Street Board include an HPC representative. The EDA's agreement with the Chamber requires the Main Street Board to meet at least quarterly. City staff will provide the HPC with an overview of the Main Street Program and request that an HPC member volunteer to serve on the Main Street Board.

City staff will also provide the HPC with an overview of key HRA and EDA efforts to help preserve and revitalize Faribault's historic downtown, with the goal of identifying potential opportunities for collaboration.

REQUESTED ACTION:

If desired by the HPC, identify an HPC member to serve on the Main Street Board.

ATTACHMENTS: