



## HERITAGE PRESERVATION COMMISSION AGENDA

PUBLIC MEETING ROOM WEDNESDAY, OCTOBER  
15, 2025

6:00 PM

1. Call to Order
2. Approval of the Minutes
3. General Heritage Preservation Items
  - A. Citizen Comment Period
4. Design Reviews
  - A. COA for a Rear Service Door Replacement at 224 Central Ave
5. Items for Discussion
6. Adjournment



## HERITAGE PRESERVATION COMMISSION MINUTES

3RD FLOOR  
CONFERENCE ROOM

WEDNESDAY, OCTOBER 1, 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 David Sauer, Cori Weems, Ron Dwyer, Lee Nordmeyer, and Chair Hogan. Also in attendance was Harry Davis, IV.

Motion by David Sauer, seconded by Cori Weems to approve the agenda as presented. Motion passed by a 5/0 vote.

2. Approval of the Minutes

Motion by Lee Nordmeyer, seconded by Cori Weems to approve the meeting minutes as presented. The motion passed unanimously.

3. General Heritage Preservation Items

None.

A. Citizen Comment Period

None.

4. Design Reviews

A. COA for Building Facade Renovations at 429 Central Ave

Davis gave a report of the request of the applicant to replace the panels on the outside facade of the building located at 429 Central Ave. Tom Moline was present on behalf of the owner. Mr. Moline described the history of the property and the details of the project for the HPC. Weems asked about the potential for windows instead of the panels. Moline said there is interest. Dwyer asked about the costs of the panels versus the windows. Moline explained the difference and said that with an EDA grant, it could be possible. Dwyer supported seeing windows. Weems started supporting tabling the proposal to give the applicant time to revise the request and seek an EDA grant for the windows. Dwyer encouraged the window bay, transom and masonry (granite) in the updated proposal instead of the panels.

Motion by Cori Weems, seconded by David Sauer to table the matter until the next meeting to allow the applicant time to bring it back with the proposals. The motion passed on a 5/0 vote.

5. Items for Discussion

A. Summary of PreserveMN 2025 Conference and Potential Applications to Faribault

Wanberg gave a report of the conference. Sauer asked for details on how SHPO process is hard on the applicant. Wanberg explained and used a recent example. The chair supported the topics and supported improvement to buildings and the process for approval. Dwyer encouraged the City to keep advertising the Heritage Preservation District. The Chair supported engaging youth groups to be involved.

B. Initial Planning for the National Alliance of Preservation Commissions Forum 2026 in Minneapolis

Wanberg gave a summary of the upcoming NAPC conference. The HPC gave support for staff to look into the HPC and staff attending conference.

C. Requested HPC Representation on Faribault's Main Street Board

Wanberg gave a summary of the City and the Chambers efforts to restore the Main Street program and asked for interest to serve on the Board. Dwyer expressed interest.

6. Adjournment

Motion by David Sauer, seconded by Ron Dwyer to adjourn the meeting at 7:18 p.m. The motion passed unanimously.

By:\_\_\_\_\_.



## Request for Action

**TO:** Faribault Heritage Preservation Commission  
**FROM:** Leslie McGillivray-Rivas, Planner I  
**THROUGH:**  
**MEETING DATE:** October 15, 2025  
**SUBJECT:** COA for a Rear Service Door Replacement at 224 Central Ave

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### BACKGROUND:

Charles Driessen, (Applicant) applied for a Design Review on behalf of The Boyes Family Trust for property at 224 Central Avenue. The project proposes to install new rear entry service doors of the same dimension and material as the existing. The color of the door panels will be dark grey, the same as the existing door panels, with steel framing and simulated wood trim surrounding. The frame and trim will be a complimentary redwood color to match what exists and blend with the paint color of the rear building façade. Staff has reviewed the project and the Commercial District Design Guidelines and the Secretary of Interior's Standards and determined that the proposed replacement service doors are compatible and aligned with the existing service doors in character and appearance. Please see the attached resolution for a full list of criteria and findings.

### REQUESTED ACTION:

Request approval

### ATTACHMENTS:

1. Resolution HPC-2025-005 Approve a COA for a Rear Service Door Replacement at 224 Central Ave

## **CITY OF FARIBAULT**

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### **HERITAGE PRESERVATION COMMISSION**

#### **RESOLUTION #HPC-2025-005**

#### **APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A REAR SERVICE DOOR REPLACEMENT AT 224 CENTRAL AVE**

**WHEREAS**, Charles Driessen of Driessen builders on behalf of Boyes Family Trust (the Owner/Applicant), submitted a Certificate of Appropriateness (COA) application for property at 224 Central Ave in the City of Faribault's Heritage Preservation District (HPD); and

**WHEREAS**, the Applicant seeks approval to replace existing gray wood doors and frame which are located in the rear of the building with new steel doors with a steel frame, trimming the frame with a durable product which replicates a wood finish. The new door will be finished in a grey color similar to the existing and the trim will be finished in a redwood color to match the existing; and

**WHEREAS**, according to the City's Historic Building Inventory (# RC-FAC-624) notes this 1870's building is significant for Queen Anne architectural style illustrated by the seven raised arched second story windows with stone sills and a band of ornamental brickwork above the second story windows. (attached in Exhibit C); and

**WHEREAS**, the building has undergone renovation and restoration through the years specific to the front Central Avenue facing façade to accommodate a variety of retail businesses and retains the window which has a street level, first floor storefront with a cornice with bright red metal panels.

**WHEREAS**, the City's Historic Building Inventory does not identify the rear of the building having significant features, having undergone alterations by way of the addition of a steel fire escape; 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 15, 2025; and

**WHEREAS**, the HPC approved a Certificate of Appropriateness (Exhibit A) on October 15, 2025 subject to conditions stated in Section 2 of this Resolution, and adopted the following criteria and findings:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**  
*Finding: The replacement rear service doors will strongly resemble the existing rear doors in scale, color, location and use which will equate to a minimal change to the property.*
- 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 rear doors, framing and trim will largely retain the historic character of the existing service entrance. While the replacement doors will not retain the decorative emblem affixed to the current doors, the secondary entrance location of the proposed improvement makes this less objectionable and does not detract from the overall 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 new steel doors will be painted to match the existing grey door color. The frame and wood trim will be painted a redwood color with the intent to match what is existing and not add any elements detracting from other historic properties.*
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**  
*Finding: The existing rear alley-facing service doors are not historically significant. The scale, location and color palette has been chosen to preserve both the aesthetic and functionality of the doors in general.*

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

*Finding: the origins of existing ornamental emblems in relation to establishment of this feature is unknown. While the proposed rear steel doors do not replicate or add back a similar ornamentation. The proposed installation is in the rear of the structure in the alley. There will be no changes to the properties front façade and those distinctive architectural features on the second floor.*

- 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 service doors are not significant to the building and deteriorating, the proposed new doors will be installed with finishes matching existing door and trim colors. The steel used for the doors is not as new material element as a steel fire escape which is adjacent the door location.*

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

*Finding: 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 steel service doors will only minimally alter the appearance of the rear façade and not the rest of the building. The improvements will use the existing openings and will retain the size, scale and location of the existing door opening.*

- 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 doors are of service or secondary entrance location adjacent to a public alley, they serve an essential function. While they could be removed in the future, an egress would likely still be needed to meet building code requirements. As such, the essential form and integrity of the property and its environment would be unimpaired.*

**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 replacement of the west facing service doors with new steel doors, frame and trim on the rear 1<sup>st</sup> floor service entrance at 24 Central Avenue, 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 15, 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 October 16, 2026. If an extension is required, the applicant must submit a written request to the City Planning Manager by October 15, 2026. Failure to receive

an extension by October 15, 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 15, 2025

**Faribault Heritage Preservation Commission**

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**Chair**

**ATTEST:**

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**Planner I**

**Exhibit A**

**COA Design Review**  
(add after approval and signatures)

**DESIGN REVIEW APPLICATION FORM**  
Heritage Preservation Commission  
**CERTIFICATE OF APPROPRIATENESS**

**Site Address:** 224 Central Avenue, Faribault, MN 55021

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

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David Wanberg, Director of Community & Economic Development

**Notes:**

1. The application submitted by Charles Driessen on behalf of Boyes Family Trust for property at 224 Central Avenue, reviewed by the HPC on October 15, 2025, is approved and issued a Certificate of Appropriateness with the conditions outlined below per Resolution HPC-2025-005.
2. 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.
3. All work must be completed by October 16, 2026. If an extension is required, the applicant must submit a written request to the City Planning Manager by October 15, 2026. Failure to receive an extension by October 15, 2026 or failure to complete the work described in this document by the deadline will render this Certificate of Appropriateness void.

Date of Heritage Preservation Commission Review: 10/15/2025 \_\_\_\_\_  
Certificate of Appropriateness Issued: 10/16/2025 \_\_\_\_\_  
Expiration Date 10/17/2026 \_\_\_\_\_

Copies forwarded to  
Building Official: \_\_\_\_\_ Property Owner: \_\_\_\_\_ Site File: \_\_\_\_\_ SCDP File: \_\_\_\_\_

**Exhibit B**

**Design Review Application Submittal**

(insert application materials after this page)



P.O.C.  
Charles DRESSER  
driesenbuildersp  
gmail.com  
507-833-5008

### DESIGN REVIEW APPLICATION FORM Heritage Preservation Commission

#### APPLICANT INFORMATION

Site Address: 224 Central Ave

Owner/Applicant: Boyer Family Trust

Mailing Address: 925 10th St. SW City/State: FARIBAUT, MN

Phone Number: 1-507-210-1381 Site File Number:

Work Site Address: 224 Central Ave

#### TYPE OF WORK

Restoration  Demolition  Site Improvements

New Construction  Remodeling

#### SCOPE OF WORK

Brief Project Description:  
 Removing & Replacing new door & frame. And wood siding around opening, installing new steel door & steel frame and Trening exterior with L.P. Smart Siding & Trim boards. The door is painted gray & the L.P. siding color is Redwood Red

#### ATTACHMENTS

Historical Data / Site File Information  Detailed Drawings of Proposed Modifications  Manufacturers Specifications

Photographs  Site Plan  Material Samples / Color Samples

#### ACTION OF HPC BOARD

Meeting Date: Action Taken:

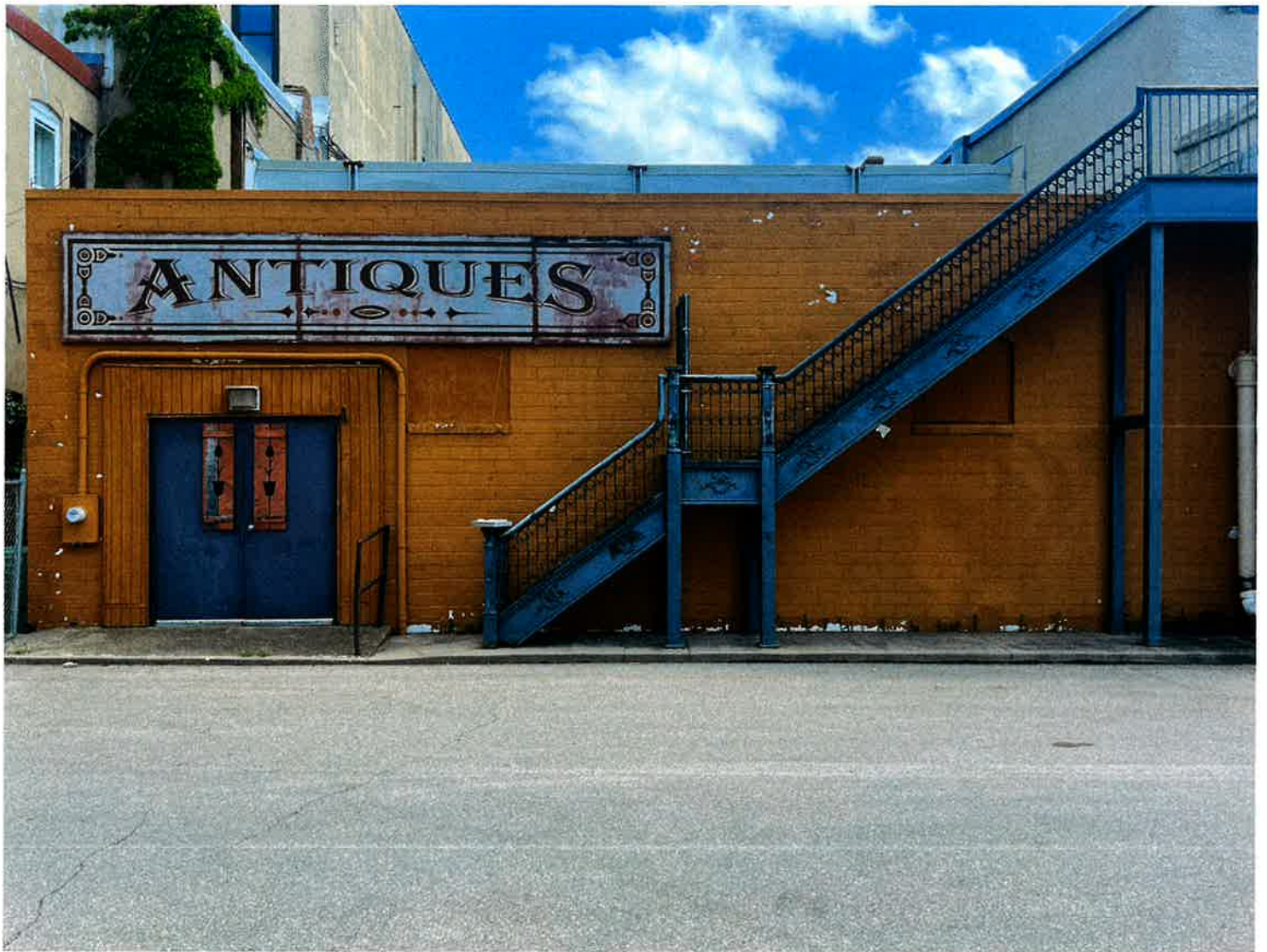
#### CERTIFICATE OF APPROPRIATENESS

Issued  Denied

#### NOTE

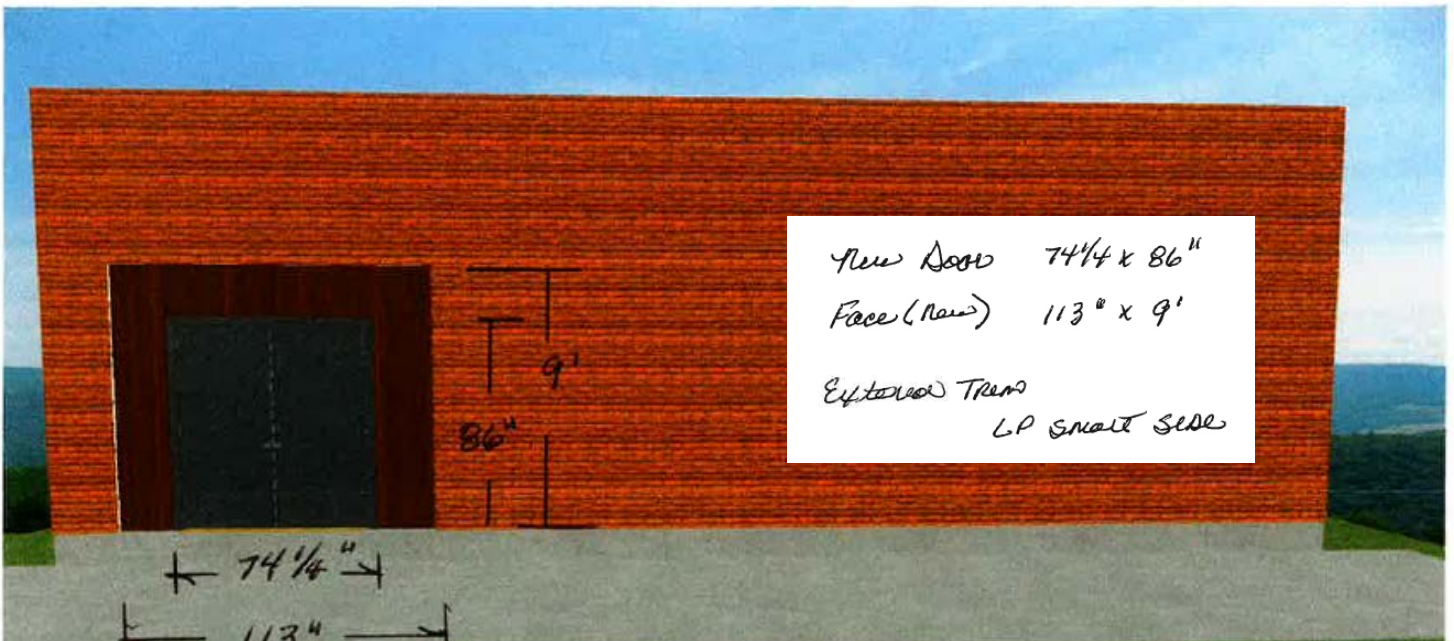
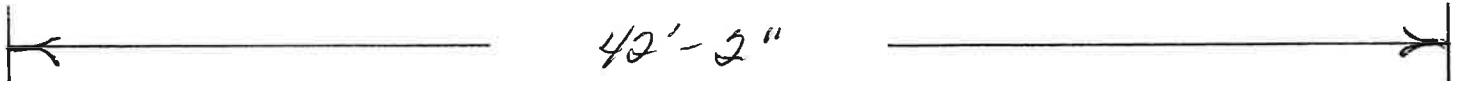
If this project is submitted as part of the City's SCDP rehabilitation program, it must receive a "no adverse effect" ruling from The State Historic Preservation Office.



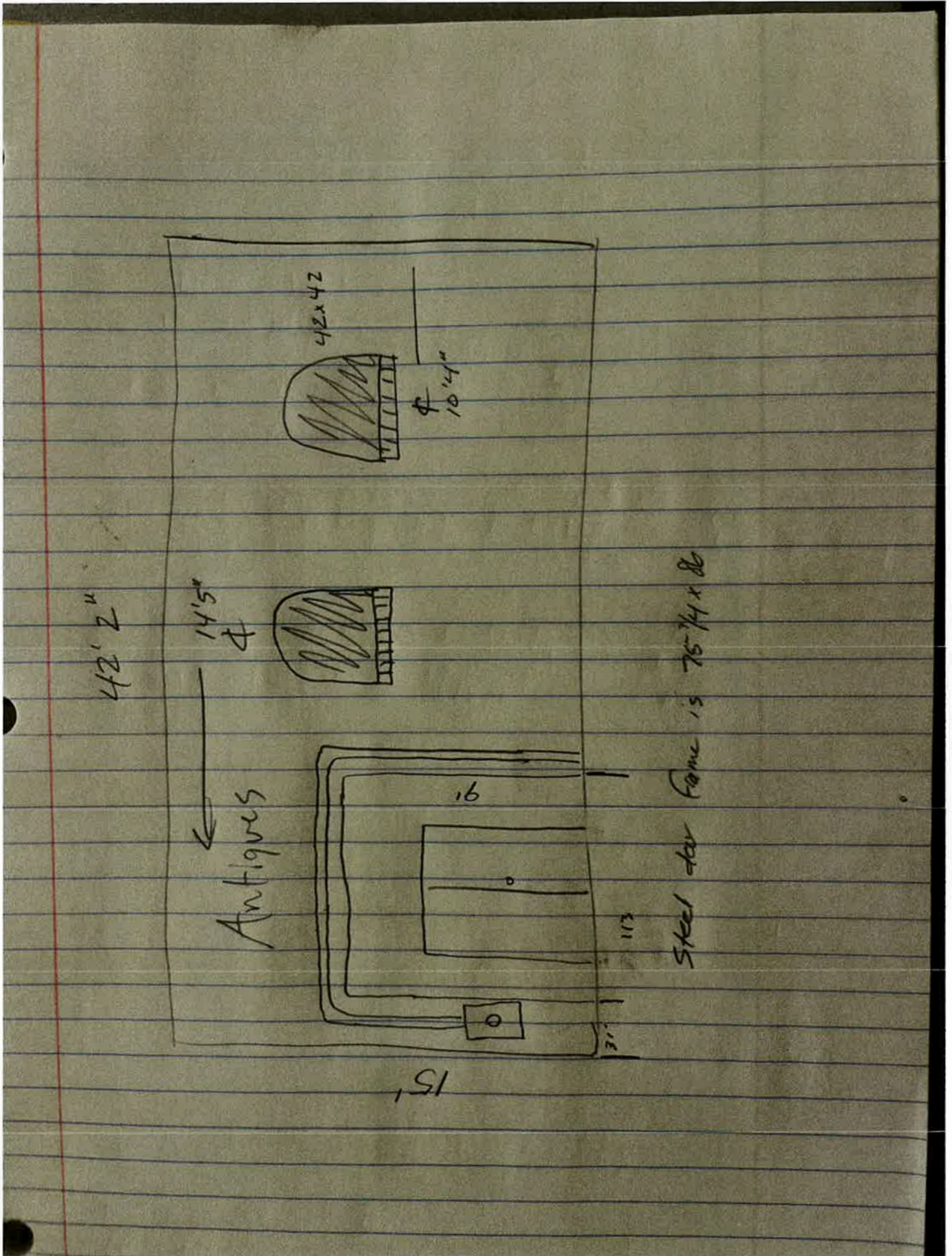


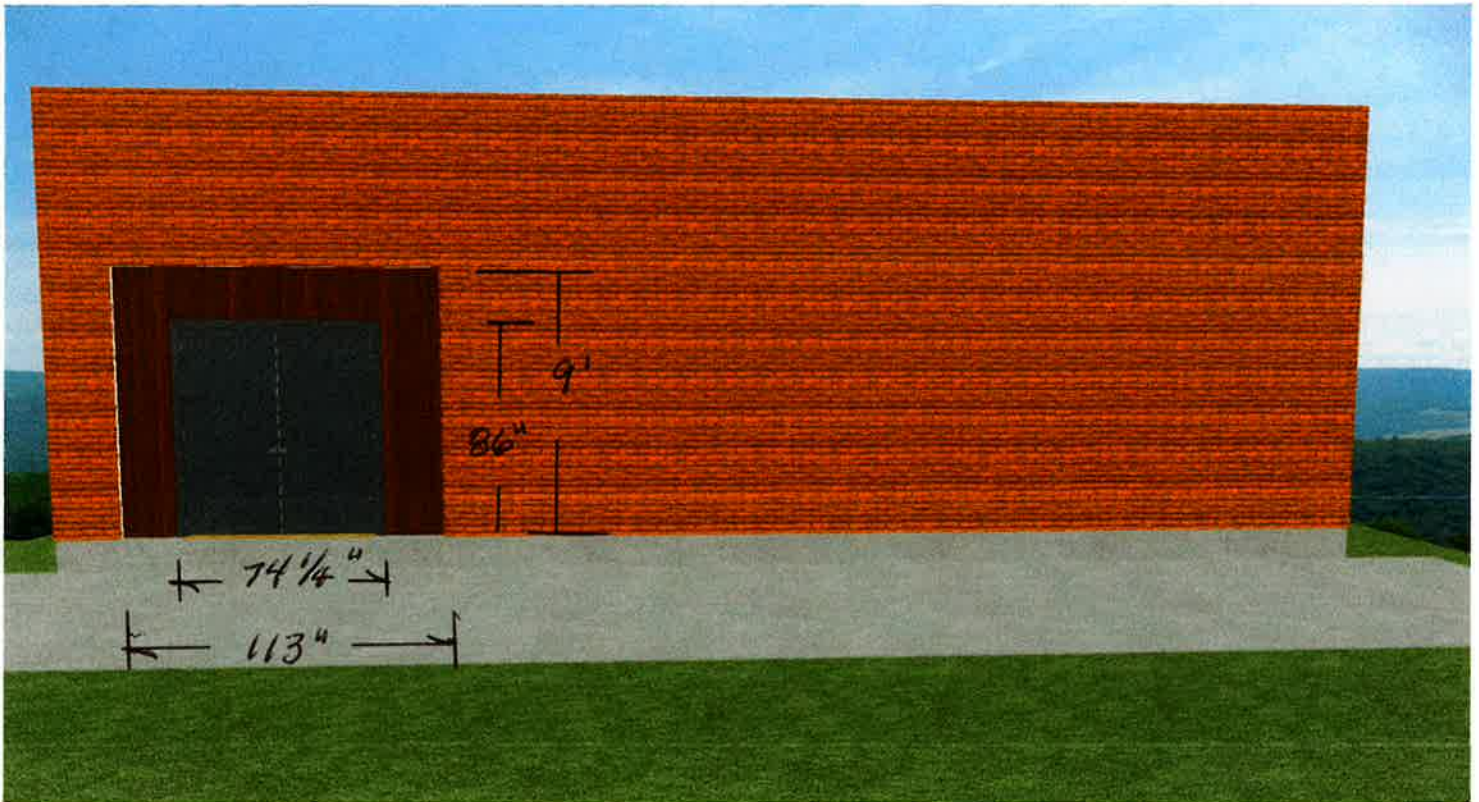


Building face 15" Tael x 42'-2"



New Door 74 1/4 x 86"  
 Face (New) 113" x 9'  
 Extended Trim  
 LP Small Side





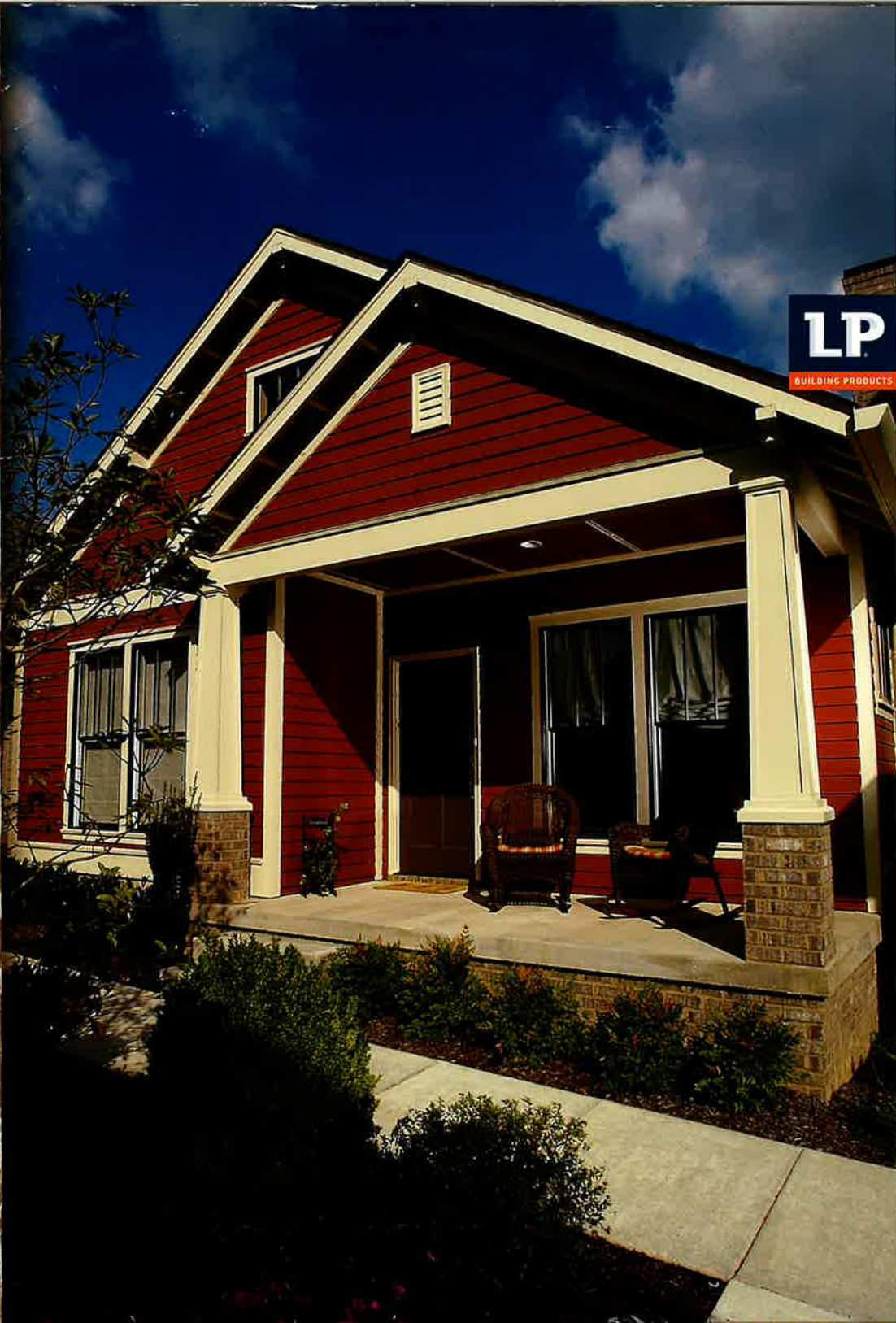
New Door 74 1/4 x 86"

Face (New) 113" x 9'

Extended Trim

LP Small Side

Item No.	Description	U/M
302718	HM FRAME OSM 76" X 86" WOOD STUD ANCHORS FR,ST,F,734,6070,D,16G,180M-HCR-SFBR-WELD- WSA	Each
303670M	PAIR FLUSH HM DOOR 2-BORE DR,ST,FSL,3070,NH,PS,61L,18G,CR,180M,GV- LDB218	Each
303675M	DR,ST,FSL,3070,NH,PS,86ED,18G,CR,180M,GV- SDL-BFB-Z AST	Each
206592	BB5NRP-4.5"-US26D HINGE,MORT,BB,NRP,4.5"	Each
512308	ALX53P-SAT-626-C123 LOCK,CYL,ENTRY,LEV,GR2	Each
407662	B560P-626-C123 DEADBOLT,SGL CYL,12-287,GR2	Each
281000	SERVICE LABOR NO CLOSER	Each
387205	DS75C-3070 WEATHERSTRIP,SET,VINYL,3070	SET
269850	FB458-12-MD-US26D FLUSH BOLT,MANUAL,MD,EXT,12"	Each
387250	797B-17' SMOKE SEAL,ADH,POLY,17'	Each
387475	S425A-72" THRESHOLD,SADDLE,72"	Each
387100	377C-36" SWEEP,VINYL,36"	Each
238152	BLP-110-630 LATCH PROTECTOR (3-1/4"X10")	Each
FREIGHT01	OUTBOUND FREIGHT CHARGE 01	Each



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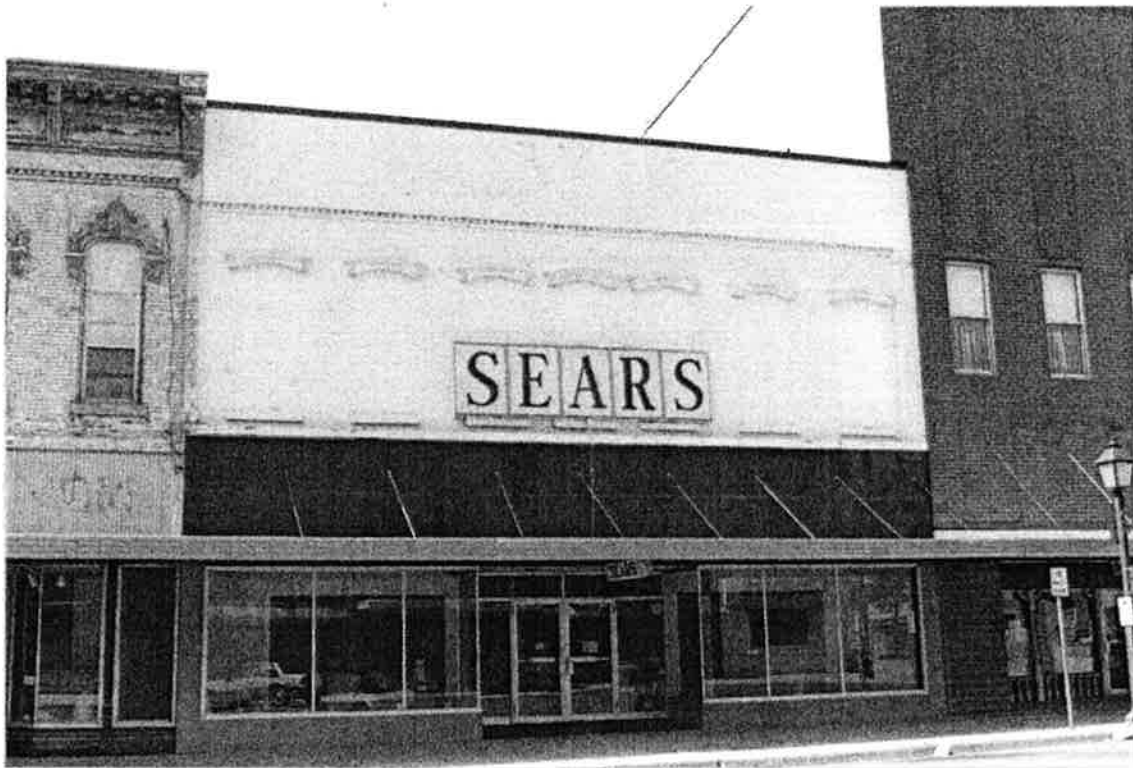
## Product Specifications

**Exhibit C**

**Historic Inventory Files Partial Record for Sites # 435  
(# RC-FAC-624)**

(insert records after this page)

HISTORIC SITES SURVEY  
OF FARIBAULT



ROLL # 17  
FRAME # 8

ADDRESS : 224 - 226 CENTRAL AVE N

HISTORIC SITES SURVEY OF FARIBAULT

PRESENT NAME OF SITE : SEARS

INVENTORY # RC-FAC-624

SITE ADDRESS : 224 - 226 CENTRAL AVE N  
W SIDE OF STREET

FIELDWORK DATE : 05 - 87  
FIELDWORKER : Granger

SITE SUMMARY

INVENTORY #	PROPERTY TYPE	CONTRIBUTING STATUS	PHOTO I.D.
624 *	Commercial bldg./store	Contributing Building	17.B

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 Downtown

## ELEMENT SPECIFIC INFO

PRESENT NAME : SEARS  
 HISTORIC NAME : LOYHED BLOCK

INVENTORY # RC-FAC-624

ADDRESS : 224 - 226 CENTRAL AVE N

## DESCRIPTION

DATE BUILT : Circa 1880  
 DATE SOURCE :

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

STYLE : Italianate

INTACTNESS :  
 INTACT  
 SLIGHT ALTERED  
 MODER ALTERED  
 VERY ALTERED

CONDITION :  
 EXCELL  
 GOOD  
 FAIR  
 POOR

STORIES : 2  
 ROOF STYLE : Flat  
 WINDOWS : Segmental arched  
 FOUNDATION :

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

ADDITIONAL COMMENTS : Painted brick. Italianate window hoods.

ALTERATIONS : Cornice removed, windows filled in, new storefront.

OPEN TO PUBLIC :  YES  NO  LIMITED

## BACKGROUND &amp; SIGNIFICANCE

ARCHITECT :  
 CONTRACTOR :

ORIGINAL OWNER :

HISTORIC BACKGROUND :

SOURCES : Historic name from N.R. nomination (Bloomberg, 1981).

STATEMENT OF SIGNIFICANCE :

BLOCK 9

B

Address: 226 Central Avenue

Date of Construction: 1870

Loyhed Block (now Sears)

Two stories

Painted brick

Seven arched second story windows with decorative  
hoods and stone sills

Band of ornamental brickwork above windows

Altered storefront

Second story window infill

Date of Photograph: January, 1982

Listed on the National Register of Historic Places

National Register Commercial District Nomination, 1981.

DESCRIPTION

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

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

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

200 Block, west side

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

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

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

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

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

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

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